OFFICIALS

Joe Stear, Mayor
Richard Cardoza, Council President
Briana Buban-Vonder Haar, Council Member
Pat Jones, Council Member
Greg McPherson, Council Member

CITY OF KUNA

Kuna City Hall Council Chamber, 751 W 4th Street, Kuna, Idaho

City Council Meeting
AGENDA
Tuesday, February 21, 2017

6:00 P.M. REGULAR CITY COUNCIL

1. ***Call to Order and Roll Call***

2. ***Invocation:*** Chris Bent, Calvary Chapel

3. ***Pledge of Allegiance:*** Mayor Stear

4. ***Consent Agenda:***

All items listed under the Consent Agenda are considered to be routine and are acted on with one motion by the City Council. There will be no separate discussion on these items unless the Mayor, Council Member, or City Staff requests an item to be removed from the Consent Agenda for discussion. Items removed from the Consent Agenda will be placed on the Regular Agenda under Business or as instructed by the City Council.

A. City Council Meeting Minutes:

1. Regular City Council Minutes, February 7, 2017

B. Accounts Payable Dated February 16, 2017 in the Amount of $626,898.35

C. Alcohol Licenses:

1. Lima Limon – Liquor-by-the-Drink and On Premise Beer

D. Final Plat

E. Resolutions

1. Consideration to approve Resolution No. R17-2017 – Approving the Park Use Agreement Between the City of Kuna, Idaho and the Kuna Youth Softball and Baseball Association, Inc.

NOTICE: Copies of all agenda materials are available for public review in the Office of the City Clerk. Persons who have questions concerning any agenda item may call the City Clerk's Office at 922-5546. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at 922-5546 at least forty-eight (48) hours prior to the meeting to allow the City to make reasonable arrangements to ensure accessibility to this meeting.

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING THE PARK USE AGREEMENT BY AND BETWEEN THE CITY OF KUNA, IDAHO AND THE KUNA YOUTH SOFTBALL AND BASEBALL ASSOCIATION, INC., PURSUANT TO THE TERMS OF THE AGREEMENT; AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT.

2. Consideration to approve Resolution No. R18-2017 – Authorizing Signatures for Banking Services

A RESOLUTION AUTHORIZING SIGNATURES, INCLUDING FACSIMILE SIGNATURES, FOR BANKING SERVICES ON BEHALF OF THE CITY OF KUNA.

F. Findings of Fact and Conclusions of Law

5. ***Community Reports or Requests:***

A. KPAL Presentation – Kody Aldrich, Ada County Sheriff's Office

6. ***Public Hearings:*** (6:00 p.m. or as soon thereafter as matters may be heard.)

A. Public Hearing and consideration to approve 15-05-S (Subdivision) – Troy Behunin, Senior Planner

A request from David Crawford with B & A Engineers and Tim Eck with DB Development for preliminary plat approval over approximately 130.55 acres, currently zoned R-6 (Medium Density Residential) in Kuna. The applicant proposes to develop 421 buildable lots and 56 common lots. The subject site is located on the south side of Columbia Road, between Ten Mile and Linder Roads. The south west corner of this project touches the east end of Mason Creek Street, which is south of Silver Trail Elementary School.

7. ***Business Items:***

A. Consideration to approve Kuna Splash Pad Location – Bobby Withrow, Parks Director

B. Consideration to approve Resolution No. R19-2017 – Supporting the Kuna School District's Bond and Supplemental Levy Election – Mayor Stear

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KUNA, IDAHO, RECOGNIZING THE IMPORTANCE OF A HIGH QUALITY PUBLIC EDUCATION SYSTEM TO THE LIVABILITY OF A COMMUNITY AND THE WELL-BEING OF ITS CHILDREN AND THE SUBSEQUENT BENEFITS TO OUR FAMILIES AND CITIZENS; SUPPORTING THE KUNA SCHOOL DISTRICT'S BOND AND SUPPLEMENTAL LEVY ELECTION ON TUESDAY, MARCH 14, 2017.

C. Consideration to approve Resolution No. R20-2017 – Approving the Selection of Agnew::Beck Consulting for the Preparation of a New City of Kuna, Idaho Comprehensive Plan – Wendy Howell, Planning and Zoning Director

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING THE SELECTION OF AGNEW::BECK CONSULTING FOR THE PREPARATION OF A NEW CITY OF KUNA, IDAHO COMPREHENSIVE PLAN, AND AUTHORIZING THE CITY'S SELECTION TEAM TO MOVE FORWARD WITH NEGOTIATIONS WITH AGNEW::BECK REGARDING THE FEE FOR SAID SERVICES.

8. ***Ordinances:***

A. Consideration to approve Ordinance No. 2017-02 – Annexing TNT's Certain Real Property into the City of Kuna, Idaho

AN ORDINANCE ANNEXING CERTAIN REAL PROPERTY, TO WIT: PARCEL NO. S1314438920 SITUATED IN THE UNINCORPORATED AREA OF ADA COUNTY, IDAHO AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF KUNA INTO THE CITY OF KUNA, IDAHO; ESTABLISHING THE ZONING CLASSIFICATION OF SAID REAL PROPERTY; DIRECTING THAT COPIES OF THIS ORDINANCE BE FILED AS PROVIDED BY LAW; AND PROVIDING AN EFFECTIVE DATE.

Consideration to waive three readings
Consideration to approve ordinance
Consideration to approve summary publication of ordinance

B. Consideration to approve Ordinance No. 2017-03 – Amending Kuna City Code Chapter 8, Title 3 - Special Events

AN ORDINANCE OF THE CITY OF KUNA, IDAHO AMENDING CERTAIN SECTIONS OF CHAPTER 8, TITLE 3 ENTITLED SPECIAL EVENTS OF THE KUNA CITY CODE SPECIAL EVENTS, AND PROVIDING AN EFFECTIVE DATE.

Consideration to waive three readings
Consideration to approve ordinance
Consideration to approve summary publication of ordinance

C. Consideration to approve Ordinance No. 2017-04 – Amending Kuna City Code 4-2-1 - Building Codes

AN ORDINANCE OF THE CITY COUNCIL FOR CITY OF KUNA, IDAHO AMENDING KUNA CITY CODE 4-1-2 TO CLARIFY THE SUBSECTION REGARDING VIOLATION, NOTICE, REMEDY AND ADDITIONAL COSTS; ESTABLISHING THAT CIVIL FINES SHALL BE ASSESSED FOR

VIOLATIONS OF THE ADOPTED BUILDING CODES AND SETTING FORTH A GRADUATED CIVIL FINE PENALTY FOR SAID VIOLATIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING AN EFFECTIVE DATE.

Consideration to waive three readings
Consideration to approve ordinance
Consideration to approve summary publication of ordinance

9. ***Mayor/Council Discussion Items:***

A. Discussion of Special Events partnerships with the City and sponsorships of City events

10. ***Announcements:***

11. ***Executive Session:***

12. ***Adjournment:***

OFFICIALS

Joe Stear, Mayor
Richard Cardoza, Council President
Briana Buban-Vonder Haar, Council Member
Pat Jones, Council Member
Greg McPherson, Council Member

CITY OF KUNA

Kuna City Hall Council Chamber, 751 W 4th Street, Kuna, Idaho

City Council Meeting
MINUTES
Tuesday, February 7, 2017

6:00 P.M. REGULAR CITY COUNCIL

1. ***Call to Order and Roll Call***

COUNCIL MEMBERS PRESENT:
Mayor Joe Stear
Council Member Pat Jones
Council President Richard Cardoza
Council Member Briana Buban-Vonder Haar
Council Member Greg McPherson

CITY STAFF PRESENT:
Richard Roats, City Attorney
Chris Engels, City Clerk
Wendy Howell, P & Z Director
Gordon Law, City Engineer
John Marsh, City Treasurer
Bobby Withrow, Parks Director
Trevor Kesner, Planner II
Troy Behunin, Planner III

2. ***Invocation:*** None

3. ***Pledge of Allegiance:*** Mayor Stear

Consideration to Amend the Agenda
(Council must move to amend the agenda per IC 74-204(4)(b))
(Timestamp 00:00:46)

Add item 7E under Business - Request from Mayor Stear to confirm appointment of Paul Stevens P.E to the position of Kuna City Engineer

Add Executive Session to discuss personnel pursuant to Idaho Code 74-206(b)

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The City Clerk was notified of the request on Monday, February 6, 2017

Council Member Jones moved to amend the agenda to include item 7E and an executive session. Seconded by Council Member Buban-Vonder Haar. Motion carried 3-0. Council Member McPherson absent.

4. *Consent Agenda:*
(Timestamp 00:01:22)

All items listed under the Consent Agenda are considered to be routine and are acted on with one motion by the City Council. There will be no separate discussion on these items unless the Mayor, Council Member, or City Staff requests an item to be removed from the Consent Agenda for discussion. Items removed from the Consent Agenda will be placed on the Regular Agenda under Business or as instructed by the City Council.

A. City Council Meeting Minutes:

1. Regular City Council Minutes, January 17, 2017

B. Accounts Payable Dated February 2, 2017 in the Amount of $372,196.82

C. Final Plat

D. Resolutions

1. Consideration to approve Resolution No. R08-2017 – Accepting Temporary Water Main Easement from RAMA Group, LLC

RESOLUTION APPROVING ACCEPTANCE OF A TEMPORARY EASEMENT ON GRANTOR'S PROPERTY FOR THE PURPOSE OF CONSTRUCTING, OPERATING AND MAINTAINING A WATER MAIN IN THE VICINITY OF MEADOW VIEW DRIVE AND HIGHWAY 69.

2. Consideration to approve Resolution No. R09-2017 – Accepting Perpetual Water and Pressure Irrigation Main Easement from Hansen & Hansen, LLP

RESOLUTION APPROVING ACCEPTANCE OF A PERPETUAL EASEMENT ON GRANTOR'S PROPERTY FOR THE PURPOSE OF CONSTRUCTING, OPERATING AND MAINTAINING WATER AND PRESSURE IRRIGATION MAINS IN THE VICINITY OF DEER FLAT AND HIGHWAY 69.

3. Consideration to approve Resolution No. R10-2017 – Accepting Temporary Sewer Main Easement from Debra Young and Black Creek Ltd. Partnership

RESOLUTION APPROVING ACCEPTANCE OF A SEWER EASEMENT ON GRANTOR'S PROPERTY FOR THE PURPOSE OF CONSTRUCTING,

OPERATING AND MAINTAINING A SEWER MAIN FOR THE ORCHARD REGIONAL LIFT STATION PROJECT.

4. Consideration to approve Resolution No. R11-2017 – Authorizing the Destruction of Certain Records

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO AUTHORIZING THE DESTRUCTION OF CERTAIN RECORDS.

5. Consideration to approve Resolution No. R12-2017 – Authorizing the Mayor to Execute the Indian Creek Irrigation Maintenance Access Easement

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AUTHORIZING THE MAYOR TO EXECUTE THE IRRIGATION MAINTENANCE ACCESS EASEMENT GRANTING TO THE KUNA JT. SCHOOL DISTRICT NO. 3, THE RIGHT TO ACCESS ITS IRRIGATION PUMP LOCATED IN INDIAN CREEK AND USED TO IRRIGATE THE SCHOOL PROPERTY, AS PROVIDED FOR IN THE EASEMENT AND DESCRIBED IN THE ATTACHMENTS, AS ATTACHED HERETO AND MADE A PART OF AS EXHIBIT A.

6. Consideration to approve Resolution No. R13-2017 – Ardell Pump Station Sole Source Purchase Declaration

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO DECLARING THAT THERE IS ONLY ONE (1) PRACTICAL VENDOR AVAILABLE FOR PROCUREMENT OF THE EQUIPMENT FOR THE CITY'S IRRIGATION PUMP STATION AT THE ARDELL SUBDIVISION.

E. Findings of Fact and Conclusions of Law

Council President Cardoza had a question pertaining to item D3. The schematic on page 9 of 10 shows the right of way going all the way to Stroebel Road. He thought it should say Sailor.

City Engineer Gordon Law said it does go to Stroebel Road.

Council Member Buban-Vonder Haar moved to approve the consent agenda. Seconded by Council Member Jones. Approved by the following roll call vote:
Voting Aye: Council Members Cardoza, Jones, and Buban-Vonder Haar
Voting No: None
Absent: Council Member McPherson
Motion carried 3-0.

5. ***Community Reports or Requests:*** None

6. ***Public Hearings:*** (6:00 p.m. or as soon thereafter as matters may be heard.)

7. *Business Items:*

A. Update on Downtown Revitalization Project funding. – Chris Engels, City Clerk and Bob Bachman, Facilities Director
(Timestamp 00:03:04)

City Clerk Chris Engels reviewed the potential additional funding that was discussed at the previous Council Meeting. Part of that funding did come and staff is still pursuing other funding. The City received an additional $75,981.00 in federal funding. She explained the breakdown and the options Council was being asked to consider. She stood for questions.

Council Member Buban-Vonder Haar asked if staff was still trying to get Idaho Power to pay for the power.

City Attorney Richard Roats explained Idaho Power was going to pay $11,000.00 for the power pole to be moved. In reading the agreement, he determined that Idaho Power would be obligated to move it but not to put it under ground so they agreed to pay that portion of it.

Council Member Jones was concerned that the power pole was being moved at city staff recommendation because it is a safety issue but he was not finding anything concurring that from anything else Council had heard from the engineer or the police department. He was not convinced it was a true safety issue and that made it hard for him to allocate money for it.

Mayor Stear explained that a little more research had been done on that since the last discussion. That power pole had recently been replaced because it had been run into several times; mostly just scraping the edge off the post so it was getting thinner. He could not say exactly when that was replaced but Facilities Director Bob Bachman might be able to. However, it has been scraped about three (3) or four (4) more times since it has been replaced. The concern from staff's point of view is that to move the pole will actually move it closer to the Super C building and a little bit more into that lane, making it possible for it to be hit even more frequently than it is now. It looks like it might impede operations for the business there.

Council Member Jones thought that if it was a safety issue that would mean it is not properly located and therefore Idaho Power would be responsible for paying for it.

Mr. Roats said Council Member Jones' point was well taken but Idaho Power will only pay to move the pole. They do not want to establish precedence for putting lines underground. He was not sure where that pole could be moved to when taking stringing distance into consideration.

Council Member Jones agreed that moving the pole may not help and in fact may make it worse. At this point, since putting the power underground would be paid with grant funds and not tax payer money he would not have a problem burying the

pole but he still disagreed with the path. His preference was to do Option 1 if the rest of Council was agreeable.

Council Member Buban-Vonder Haar was still not convinced the path would be used since it does not lead to a safe place to cross the street. She agreed to go with Option 1.

Council Member Jones moved to allow Option Number 1. Seconded by Council Member Buban-Vonder Haar. Motion carried 3-0. Council Member McPherson absent.

B. Discussion on City Hall Parking Lot use by groups under special event plans. – Richard Roats, City Attorney
(Timestamp 00:09:54)

City Attorney Richard Roats explained there had been inquiries about groups renting the City Hall parking lot on weekends. With the special event plan rewrite being done, this is an opportunity for the Council to discuss whether it should be rented out to groups such as crafters, the Farmer's Market, possibly music events, and possibly incorporating the parking lot with the greenbelt. Staff would like Council's thoughts on whether they should move forward with this and incorporate it into special events.

Council Member Buban-Vonder Haar clarified that Mr. Roats was talking about using the parking lot as an event space versus using it as a parking lot for an event to be held somewhere.

Mr. Roats said that is correct.

Mayor Stear added that Lloyd Stubbs usually uses the parking lot to sell fireworks and had inquired about it that day. He suggested that he give the City a percentage of sales. Last year the sales were around $5,000.00 so he would be willing to give 10%. It would be off to the side in a corner so it shouldn't be a problem. Mayor Stear added that he would like to bring more to this end of town so he would like to let people use the parking lot on weekends to provide special events, however that can be worked out; through percentages of sales or spaces sold or through a flat fee rate.

Council President Cardoza said he had no problem with the allocation of the parking lot for public use since it is a public building and they do basically own the property. The only thing he would like to see in the contract would be a hold harmless endorsement to protect the City but as far as charging he may not be agreeable. He did not think the parking lot could be damaged.

Mayor Stear said staff was thinking along the lines of use of city parks and facilities where there is a small fee to use the location.

Council Member Buban-Vonder Haar said it is basically paying for exclusive use to the extent that, if someone reserved it for a special event, people would not be able to park there like they normally would. She agreed that it should be handled like the city parks with the only difference being for any type of sales or event something more official would be required and there should be no first come first serve otherwise people could come set up a table and sell things in the parking lot whenever they want.

Council President Cardoza said he understands a fee for park use since there are things to maintain but there is nothing that can be destroyed in a parking lot. He was concerned about the amount of fees coming before Council.

Council Member Buban-Vonder Haar explained the parks can be used with no charge but if someone wants to use the park for their own personal barbeque to the exclusion of the public there is a different way to go about that. The same should go for the parking lot. People can park in it if they want but if they want to keep other people from parking in it so they can host a craft fair or sell fireworks there should be an additional cost because they are excluding others who have an equal right to be there.

Council Member Jones said he had no issue with events using the parking lot. It should be used on a reserve basis and treated like anything else that requires a special event plan. He personally felt any event that has sales, collection of fees, or anything like that should be required to have a special event plan and their own insurance. He wanted it to be clear that anyone using the City parking lot would not be under the City's policy unless the City decides to partner with an event like in the past with Trunk or Treat. That was something he would like to discuss during the special event plan rewrite meeting. He was concerned that there would be no public restrooms around if there are no requirements for porta potties. He was against the facilities in the building being used.

City Clerk Chris Engels informed Council there are porta potty/sanitary facilities requirements in the special event plan. They are sometimes even required when an event's crowd is too large for its location's facilities. Those requirements will continue to be a part of the special event plan.

Council Member Jones said lighting issues will need to be considered for evening events. He felt there was limited lighting in the parking lot for something like that but that could be discussed later. There are little things that still need to be figured out but, if Council is willing to allow the special event committee some leeway to figure them out, it will be brought back to Council for approval. He asked if Facilities Director Bob Bachman had any concerns.

Facilities Director Bob Bachman said he did not.

Council Member Buban-Vonder Haar asked how many things or events should be allowed to use the parking lot at one (1) time and should that be based on how much space each thing would need. She thought it would be better to set an objective at the front end of this so it would be easier to implement at the back end. She suggested the committee look into it. Otherwise, she agreed with everything that Council Member Jones said.

Council Member Jones added that other cities have had issues with vendors in parks and the like. They have done lotteries when multiple vendors come in so that no one has precedence over another. He would think, from a City stand point, no partiality should be shown.

C. Update of Indigency Applications – Richard Roats, City Attorney
(Timestamp 00:20:45)

City Attorney Richard Roats reviewed the decision to update Council monthly on indigency requests. There was one (1) completed application in February 2017 and it was denied. The individual is purchasing a home in Kuna with the lender IHA. The applicant has a significant other live in that makes $34,000.00. The applicant was terminated from employment back in September 2016 and is still unemployed. The total monthly income for the household is just under $3,000.00. In going through the applicant's bills, a monthly bill for $160.00 from T-Mobile was found as well as other assets. There was no documentation that the applicant had done any employment searching. It seemed the applicant took the fast approach to filling out the application in order to get the money without really making an effort so it was denied.

Council Member Buban-Vonder Haar asked if there were any limits as to how frequently someone can apply after they have been denied.

Mr. Roats said that was not put in. The thought was that it would be a one-time deal but they will see how it plays out.

Council Member Buban-Vonder Haar said it sounded like this application was rushed so now that they know how it works they may choose to try again with supplemental information or removing unnecessary bills. She was not sure what kind of feedback an applicant gets when they are denied.

Mr. Roats said it would be considered if they did. A letter was sent to the applicant outlining the reasons they were denied so if the applicant read it and realized they should not be asking for City assistance when they are carrying a $160.00 a month phone bill and other assets they can correct those and come back in if assistance is still needed.

D. Consideration to approve the charitable donation of real property in Ardell Estates No. 1 from DB Development, LLC – Richard Roats, City Attorney
(Timestamp 00:23:30)

City Attorney Richard Roats explained the donation from DB Development, LLC. He stood for questions.

Council Member Jones asked if this property works with City Engineer Gordon Law's plans for the city facilities in the future.

City Engineer Gordon Law said yes.

Council President Cardoza asked Mr. Roats about the validity of Tim Eck's signature on the Certificate of Authority. He signed as the manager of EAMI, LLC; not as the authority of DB Development.

Mr. Roats explained EAMI, LLC is the parent LLC of the other LLCs. Mr. Eck is the manager of EAMI which manages all the DB Development, LLCs. It specifically says in the first paragraph the managers of that and then he is signing as the manager of all that so he would have the authority as the EAMI manger.

Council President Cardoza asked if, for legal reasons, should there be a paragraph in there specifying that EAMI is the parent company of DB Development, LLC since there are two (2) separate LLCs. He asked if there was continuity between them or if they were individual LLCs.

Mr. Roats said he could have him add that paragraph.

Council President Cardoza said he appreciates what Mr. Eck is doing but he wanted to make sure that this does not come back to bite the City. He wanted to be sure EAMI had the legal authority to sign for a different LLC.

Mr. Roats said EAMI is the parent LLC over the DB LLCs.

Mayor Stear asked if Mr. Roats was going to add something to it.

Mr. Roats said he did not think it was necessary but if Council President Cardoza would like it in there he will.

Council President Cardoza said if the City Attorney is comfortable with it he is too he just wasn't sure how one (1) LLC could sign for another.

Mr. Roats explained how EAMI, LLC is over the other LLCs and how they trace back.

Council Member Buban-Vonder Haar said it did not matter what was under his signature block so long as it says at the top the undersigned constituting all the mangers of DB Development, LLC. As long as all the managers of DB Development, LLC have signed it, it is good to go.

Mayor Stear said each resolution needs to be approved separately but can be done consecutively unless there is a question concerning one (1) of the items.

a. Consideration to approve Resolution No. R14-2017 – Accepting the Special Warranty Deed from DB Development, LLC

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO ACCEPTING THE SPECIAL WARRANTY DEED FROM DB DEVELOPMENT, LLC GRANTING TO THE CITY OF KUNA, IDAHO THE REAL PROPERTY IN ARDELL ESTATES NO. 1 TO BE USED AS AN IRRIGATION POND FOR THE PLANNED EXPANSION OF THE CITY'S MUNICIPAL IRRIGATION SYSTEM WITH A FAIR MARKET VALUE OF $163,724.31.

Council Member Buban-Vonder Haar moved to approve Resolution No. R14-2017. Seconded by Council Member Jones. Motion carried 3-0. Council Member McPherson absent.

b. Consideration to approve Resolution No. R15-2017 – Authorizing the Mayor to Execute the DB Development, LLC Gift Agreement

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AUTHORIZING THE MAYOR TO EXECUTE THE GIFT AGREEMENT BY AND BETWEEN THE CITY OF KUNA, IDAHO AND DB DEVELOPMENT, LLC REGARDING THE DONATION OF REAL PROPERTY IN ARDELL ESTATES NO. 1 TO BE USED AS AN IRRIGATION POND FOR THE PLANNED EXPANSION OF THE CITY'S MUNICIPAL IRRIGATION SYSTEM WITH A FAIR MARKET VALUE OF $163,724.31.

Council Member Buban-Vonder Haar moved to approve Resolution No. R15-2017. Seconded by Council Member Jones. Motion carried 3-0. Council Member McPherson absent.

c. Consideration to approve Resolution No. R16-2017 – Authorizing the Mayor to Execute a Letter of Appreciation for the Charitable Donation of Real Property from DB Development, LLC

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AUTHORIZING THE MAYOR TO EXECUTE THE LETTER TO DB DEVELOPMENT, LLC EXPRESSING THE CITY'S APPRECIATION FOR THE CHARITABLE DONATION OF REAL PROPERTY IN ARDELL ESTATES NO. 1 TO BE USED AS AN IRRIGATION POND FOR THE PLANNED EXPANSION OF THE CITY'S MUNICIPAL IRRIGATION SYSTEM WITH A FAIR MARKET VALUE OF $163,724.31.

Council Member Buban-Vonder Haar moved to approve Resolution No. R16-2017. Seconded by Council Member Jones. Motion carried 3-0. Council Member McPherson absent.

E. Request from Mayor Stear to confirm appointment of Paul Stevens P.E to the position of Kuna City Engineer
(Timestamp 00:30:31)

Mayor Stear explained the process he and the directors went through to select the new City Engineer. They agreed on Paul Stevens being the right pick for Kuna's new City Engineer. He had the most working knowledge in the areas City Engineer Gordon Law works. He was a little lacking in knowledge on the membrane systems at the waste water treatment plant but staff did not see that as a big problem. Mr. Stevens currently works in Oregon but has a home in Payette, Idaho. He was not able to come out for this meeting to introduce himself. Mayor Stear asked Council's permission to offer the position to Mr. Stevens and negotiate with him. It would not mean Mr. Stevens will definitely take the job; it just allows Mayor Stear to finish the negotiations and then Mr. Stevens can put in his 30 day notice and City Engineer Gordon Law can start training him.

Council President Cardoza had looked at Mr. Stevens' resume and said it looks like he has some experience in Oregon waste systems.

Mayor Stear said he does but it is not the same as Kuna's. He does have experience in drilling wells and that type of thing. He thought Mr. Law was comfortable with Mr. Stevens' answers. He added that Council is welcome to ask staff their thoughts. It is hard to make a decision without meeting someone or going through the process.

Council Member Buban-Vonder Haar said she defers to the expertise of the folks involved in the selection process so if they feel Mr. Stevens is a good fit she is good with it.

Council Member Jones asked if the decision was unanimous.

Mayor Stear said everyone was on board with it.

Council Member Jones asked if there was any concern about Mr. Stevens meeting the City's hiring policies. He asked City Treasurer John Marsh if the leftover money from what was budgeted for a full year of training the new engineer would be put back into contingency.

City Treasurer John Marsh said there is a savings from not hiring this person until this point but there will also be a loss later on if Mr. Law stays on longer to help train that person. It should come in very close on a budget stand point. It is not likely there will be anything leftover to put back into contingency. It just depends on how the negotiation process goes.

Council Member Jones asked City Attorney Richard Roats if this was something that could not be openly discussed.

City Attorney Richard Roats explained that if there is any money left over between Mr. Law's departure and the late hire it will go back into the contingency. Council Member Jones said he would assume the amount budgeted for October 1, 2016 up to the hire date would go back into contingency. He understood that the current engineer might stay on for part of the next fiscal year but Council has not received notice that the extra money may need to be carried over to the next year.

Mr. Roats said that is correct.

Mayor Stear said he thought the overlap would not be as long as anticipated.

Mr. Marsh clarified that was not correct. As of that moment things were looking like there would not be much, especially not four (4) months, to go back into contingency. That is why he said it depends on the negotiation process and where that salary comes in at. It was budgeted at a certain number but, as Mayor Stear pointed out, the market is entirely different than it was when the City budgeted so that number will change and it is not looking like there will be anything left over from that singularly budgeted item.

Council Member Buban-Vonder Haar asked if part of that was because they only budgeted for Mr. Law to be with the City for part of the year instead of a full year or is it entirely due to salary change for the prospective employee.

Mr. Marsh said it is both.

Council Member Buban-Vonder Haar said that helps explain.

Council Member Jones said he thought it was budgeted for two (2) people for a full year.

Council Member Buban-Vonder Haar said Mr. Law's salary was not discussed but whatever was included in the calculation was included in the calculation and the only thing she remembers being discussed was a full year for the new hire. She will take Mr. Marsh's word that the budget did not include a full year's salary for Mr. Law.

Mr. Marsh said it did. A full year was budgeted for Mr. Law and a full year at a particular rate for the new hire not knowing exactly how it would pan out. The new hire was planned for at a materially lower rate than what is actually panning out in the market place so the number is coming in materially higher than was planned. The City is losing some ground there but is gaining ground since the new hire is coming in later. Some will also be saved by Mr. Law's early departure before the end of the fiscal year but the longer this is drawn out the less the savings will be from Mr. Law's departing. When those factors are taken into account it looks like it will come out pretty close to what was budgeted overall.

Council Member Jones said that explains it. He had not taken into account the competitive rates.

Mr. Marsh added that the number given during budgeting was taken from the Idaho Department of Labor for the State of Idaho. That number turned out to be very outdated considering the current marketplace.

Mr. Law said Mayor Stear could share his retirement date with Council if he would like.

Mayor Stear said Mr. Law turned in a letter for the date of June 3, 2017. He added jokingly that it has not been decided if the party will be before or after that.

Council President Cardoza asked Mr. Law how he felt about Mr. Stevens.

Mr. Law said there were two (2) qualified and capable people but, when they were through, he felt he could talk the language and explain the duties and responsibilities to Mr. Stevens as well as explain the nuances of the city. That was what was important to him.

Mayor Stear added that Mr. Law had an extensive list of technical questions. He felt Mr. Stevens' answers helped with Mr. Law's comfort level. Mr. Law's opinion carried a lot of weight in this decision.

Council President Cardoza asked if he felt the transition should be smooth.

Mr. Law said he did.

Council President Cardoza said he had no problem with appointing Mr. Stevens.

Council Member Buban-Vonder Haar moved to appoint Paul Stevens P.E. to the position of Kuna City Engineer. Seconded by Council Member Jones.
Approved by the following roll call vote:
Voting Aye: Council Members Cardoza, Jones, Buban-Vonder Haar
Voting No: None
Motion carried 3-0.
Absent: Council Member McPherson

8. ***Ordinances:***

9. ***Mayor/Council Discussion Items:***
(Timestamp 00:43:54)

Council Member Jones asked City Attorney Richard Roats about the status of determining compensation for the Council President.

City Attorney Richard Roats said his understanding at this time is that the Council President is not interested in compensation.

Council President Cardoza added that if Council Member Jones would like to bring it up as an issue for future Council Presidents he can.

Council Member Jones said it can be discussed during budgeting.

Council President Cardoza asked about the purchase of the ACHD building.

Mayor Stear said he had not had that discussion yet due to the past month's series of events. He will be setting up a meeting for the following week to discuss that and a few other items. He felt the City is in good standing with ACHD so it is a good time to talk about it.

Council President Cardoza asked about restrooms at the west end of the greenbelt.

Parks Director Bobby Withrow answered there normally aren't restrooms there but, with moving Movies in the Park down to the greenbelt behind City Hall this summer, they will be putting a porta potty somewhere in the vicinity.

Council President Cardoza said it might be a good time because of the greenbelt.

10. ***Announcements:***

11. ***Executive Session:***
(Timestamp 00:46:30)

Adjourn to Executive Session Pursuant to Idaho Code 74-206(b) for the Purpose of Discussing a Personnel Matter

Council Member Buban-Vonder Haar moved to adjourn to Executive Session. Seconded by Council President Cardoza. Motion carried 3-0. Council Member McPherson absent.

Executive Session was adjourned at 7:15 PM.

12. ***Adjournment:*** *7:17 PM*

_____
Joe L. Stear, Mayor

ATTEST:

_____
Chris Engels, City Clerk

Minutes prepared by Ariana Welker, Customer Service Specialist
Date Approved: CCM 02.21.2017

City of Kuna | Payment Approval Report - City Council Approval | Page: 1
Report dates: 2/3/2017-2/16/2017 | Feb 16, 2017 03:40PM

Report Criteria:
Detail report.
Invoices with totals above $0.00 included.
Paid and unpaid invoices included.

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
A COMPANY, INC.												
1463	A COMPANY, INC.	B-267675		RENTAL HITECH RESTROOM, SN#T273, RENTAL 10.00, SERVICE 73.00, DAMAGE WAIVER 7.50, EOW, CITY FARM, SEWER, FEB 17	02/05/2017	90.50	.00	21-6212 RENT-EQUIPMENT	0	2/17		
Total B-267675:						90.50	.00					
Total A COMPANY, INC.:						90.50	.00					
ADA COUNTY HIGHWAY DISTRICT (IMPACT)												
5	ADA COUNTY HIGHWAY DISTRICT (IMPACT)	020817		ACHD IMPACT FEES, JAN 17	02/08/2017	37,442.00	37,442.00	01-2510 ACHD IMPACT FEE TRANSFER	0	2/17	02/08/2017	
Total 020817:						37,442.00	37,442.00					
Total ADA COUNTY HIGHWAY DISTRICT (IMPACT):						37,442.00	37,442.00					
ADA COUNTY HIGHWAY DISTRICT (RENT)												
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	14159		ACHD SHOP RENT FOR FEB, MAR 17, PARKS	02/14/2017	148.50	.00	01-6140 MAINT. & REPAIR BUILDING	1004	3/17		
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	14159		ACHD SHOP RENT FOR FEB, MAR 17, WATER	02/14/2017	126.00	.00	20-6140 MAINT. & REPAIR BUILDING	0	2/17		
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	14159		ACHD SHOP RENT FOR FEB, MAR 17, SEWER	02/14/2017	121.50	.00	21-6140 MAINT & REPAIR BUILDING	0	2/17		
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	14159		ACHD SHOP RENT FOR FEB, MAR 17, PI	02/14/2017	54.00	.00	25-6140 MAINT & REPAIR BUILDING	0	2/17		
Total 14159:						450.00	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total ADA COUNTY HIGHWAY DISTRICT (RENT):						450.00	.00					
ADA COUNTY SHERIFF'S OFFICE												
6	ADA COUNTY SHERIFF'S OFFICE	6900		SHERIFF SERVICES, FEB 17	02/01/2017	132,903.58	.00	01-6000 LAW ENFORCEMENT SERVICES	0	2/17		
Total 6900:						132,903.58	.00					
Total ADA COUNTY SHERIFF'S OFFICE:						132,903.58	.00					
ALBERTSON'S LLC												
1840	ALBERTSON'S LLC	012717	5170	PURCHASE OF DIGITAL THERMOMETER AND AAA BATTERIES FOR WELL WATER SAMPLING (R. JONES)	01/27/2017	21.96	.00	20-6150 MAINT. & REPAIRS - SYSTEM	0	1/17		
Total 012717:						21.96	.00					
Total ALBERTSON'S LLC:						21.96	.00					
ALLOWAY ELECTRIC CO												
1087	ALLOWAY ELECTRIC CO	42047		LABOR AND ELECTRICIAN TO REMOVE POLE FROM LINDER FROM ACCIDENT, D CROSLEY, STREETLIGHTS, FEB 17	02/08/2017	287.50	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1002	2/17		
Total 42047:						287.50	.00					
1087	ALLOWAY ELECTRIC CO	42062	5134	REMOVING AND REPLACING STREET LIGHT THAT WAS HIT, LINDER & WOOD OWL, D.CROSSLEY, JAN.'17	02/08/2017	2,235.00	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1002	2/17		
Total 42062:						2,235.00	.00					
Total ALLOWAY ELECTRIC CO:						2,522.50	.00					
AMERICAN CONSTRUCTION SUPPLY, INC.												

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1451	AMERICAN CONSTRUCTION SUPPLY, INC.	2164306-2164		ADD CHARGES INV#2164306, SEWER, DEC 16	12/08/2016	1.06	.00	21-6150 MAINT. & REPAIRS - SYSTEM	0	12/16		
1451	AMERICAN CONSTRUCTION SUPPLY, INC.	2164306-2164		ADD CHARGES INV#2164558, SEWER, DEC 16	12/08/2016	1.06	.00	21-6150 MAINT. & REPAIRS - SYSTEM	0	12/16		
Total 2164306-2164558:						2.12	.00					
Total AMERICAN CONSTRUCTION SUPPLY, INC.:						2.12	.00					
ANALYTICAL LABORATORIES												
1	ANALYTICAL LABORATORIES	41757		LAB TESTS, WATER, JAN 17	01/31/2017	315.00	.00	20-6150 MAINT. & REPAIRS - SYSTEM	0	1/17		
Total 41757:						315.00	.00					
1	ANALYTICAL LABORATORIES	41758		LAB TESTS, SEWER, JAN 17	01/31/2017	972.00	.00	21-6150 MAINT. & REPAIRS - SYSTEM	0	1/17		
Total 41758:						972.00	.00					
Total ANALYTICAL LABORATORIES:						1,287.00	.00					
BIG SKY RENTALS LLC												
1846	BIG SKY RENTALS LLC	2544	5137	BACKHOE RENTAL, FOR SNOW REMOVAL, B.BACHMAN, JAN.'17	01/10/2017	798.00	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1107	1/17		
Total 2544:						798.00	.00					
Total BIG SKY RENTALS LLC:						798.00	.00					
BOISE-KUNA IRRIGATION DISTRICT												
12	BOISE-KUNA IRRIGATION DISTRICT	196A		FALL ASSESSMENT-IRRIGTION FOR MEADOWVIEW PARCEL, S1419314950, NOV 16	11/07/2016	54.35	.00	01-6150 MAINTENANCE & REPAIRS -				

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
								SYSTEM	0	11/16		
Total 196A:						54.35	.00					
12	BOISE-KUNA IRRIGATION DISTRICT	280 A		SPRING ASSESSMENT FOR NEW ACRES, PT SW4 SW4 SEC 14 2N 1W, NOV 16	11/02/2016	149.07	.00	25-6116 IRRIGATION / WATER COSTS	0	11/16		
Total 280 A:						149.07	.00					
Total BOISE-KUNA IRRIGATION DISTRICT:						203.42	.00					
BRADY INDUSTRIES OF IDAHO LLC												
1240	BRADY INDUSTRIES OF IDAHO LLC	5337839	5177	2 CS IN MOTION ROLL PAPER TOWELS, CITY HALL, FEB 17	02/06/2017	30.72	.00	01-6025 JANITORIAL	0	2/17		
1240	BRADY INDUSTRIES OF IDAHO LLC	5337839	5177	2 CS IN MOTION ROLL PAPER TOWELS, CITY HALL, FEB 17, P&Z	02/06/2017	10.98	.00	01-6025 JANITORIAL	1003	2/17		
1240	BRADY INDUSTRIES OF IDAHO LLC	5337839	5177	2 CS IN MOTION ROLL PAPER TOWELS, CITY HALL, FEB 17, WATER	02/06/2017	28.55	.00	20-6025 JANITORIAL	0	2/17		
1240	BRADY INDUSTRIES OF IDAHO LLC	5337839	5177	2 CS IN MOTION ROLL PAPER TOWELS, CITY HALL, FEB 17, SEWER	02/06/2017	28.55	.00	21-6025 JANITORIAL	0	2/17		
1240	BRADY INDUSTRIES OF IDAHO LLC	5337839	5177	2 CS IN MOTION ROLL PAPER TOWELS, CITY HALL, FEB 17, PI	02/06/2017	10.98	.00	25-6025 JANITORIAL	0	2/17		
Total 5337839:						109.78	.00					
Total BRADY INDUSTRIES OF IDAHO LLC:						109.78	.00					
BUYWYZ LLC												
1795	BUYWYZ LLC	98159	5179	1 BOX 9X12 CLASP ENVELOPES, 1 AVERY ADDRESS LABELS, 32 CT KLEENEX, COUNTERFEIT MONEY PENS, 3X5 UNRULED POST ITS, 21 BIG TAB FILE DIVIDERS, FEB 17,	02/01/2017	58.34	.00	01-6165 OFFICE SUPPLIES	0	2/17		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1795	BUYWYZ LLC	98159	5179	1 BOX 9X12 CLASP ENVELOPES, 1 AVERY ADDRESS LABELS, 32 CT KLEENEX, COUNTERFEIT MONEY PENS, 3X5 UNRULED POST ITS, 21 BIG TAB FILE DIVIDERS, FEB 17, P&Z	02/01/2017	20.85	.00	01-6165 OFFICE SUPPLIES	1003	2/17		
1795	BUYWYZ LLC	98159	5179	1 BOX 9X12 CLASP ENVELOPES, 1 AVERY ADDRESS LABELS, 32 CT KLEENEX, COUNTERFEIT MONEY PENS, 3X5 UNRULED POST ITS, 21 BIG TAB FILE DIVIDERS, FEB 17, WATER	02/01/2017	54.20	.00	20-6165 0FFICE SUPPLIES	0	2/17		
1795	BUYWYZ LLC	98159	5179	1 BOX 9X12 CLASP ENVELOPES, 1 AVERY ADDRESS LABELS, 32 CT KLEENEX, COUNTERFEIT MONEY PENS, 3X5 UNRULED POST ITS, 21 BIG TAB FILE DIVIDERS, FEB 17, SEWER	02/01/2017	54.20	.00	21-6165 OFFICE SUPPLIES	0	2/17		
1795	BUYWYZ LLC	98159	5179	1 BOX 9X12 CLASP ENVELOPES, 1 AVERY ADDRESS LABELS, 32 CT KLEENEX, COUNTERFEIT MONEY PENS, 3X5 UNRULED POST ITS, 21 BIG TAB FILE DIVIDERS, FEB 17, PI	02/01/2017	20.85	.00	25-6165 OFFICE SUPPLIES	0	2/17		
Total 98159:						208.44	.00					
1795	BUYWYZ LLC	98568	5196	TAPE DISPENSER, COPY HOLDER, CHAIR, PHONE STAND, SPEAKERS, 10-KEY, PACKING TAPE, CORK, FOR NEW HIRE N STAUFFER IN UTILITY BILLING, FEB 17	02/09/2017	79.05	.00	01-6165 OFFICE SUPPLIES	0	2/17		
1795	BUYWYZ LLC	98568	5196	TAPE DISPENSER, COPY HOLDER, CHAIR, PHONE STAND, SPEAKERS, 10-KEY, PACKING TAPE, CORK, FOR NEW HIRE N STAUFFER IN UTILITY BILLING, FEB 17, WATER	02/09/2017	104.36	.00	20-6165 0FFICE SUPPLIES	0	2/17		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1795	BUYWYZ LLC	98568	5196	TAPE DISPENSER, COPY HOLDER, CHAIR, PHONE STAND, SPEAKERS, 10-KEY, PACKING TAPE, CORK, FOR NEW HIRE N STAUFFER IN UTILITY BILLING, FEB 17, SEWER	02/09/2017	104.36	.00	21-6165 OFFICE SUPPLIES	0	2/17		
1795	BUYWYZ LLC	98568	5196	TAPE DISPENSER, COPY HOLDER, CHAIR, PHONE STAND, SPEAKERS, 10-KEY, PACKING TAPE, CORK, FOR NEW HIRE N STAUFFER IN UTILITY BILLING, FEB 17, PI	02/09/2017	28.46	.00	25-6165 OFFICE SUPPLIES	0	2/17		
Total 98568:						316.23	.00					
1795	BUYWYZ LLC	98568.1		SHARP CALCULATOR WAS ON BACK ORDER FOR NEW HIRE N STAUFFER, FEB 17	02/10/2017	14.69	.00	01-6165 OFFICE SUPPLIES	0	2/17		
1795	BUYWYZ LLC	98568.1		SHARP CALCULATOR WAS ON BACK ORDER FOR NEW HIRE N STAUFFER, FEB 17, WATER	02/10/2017	19.40	.00	20-6165 0FFICE SUPPLIES	0	2/17		
1795	BUYWYZ LLC	98568.1		SHARP CALCULATOR WAS ON BACK ORDER FOR NEW HIRE N STAUFFER, FEB 17, SEWER	02/10/2017	19.40	.00	21-6165 OFFICE SUPPLIES	0	2/17		
1795	BUYWYZ LLC	98568.1		SHARP CALCULATOR WAS ON BACK ORDER FOR NEW HIRE N STAUFFER, FEB 17, PI	02/10/2017	5.30	.00	25-6165 OFFICE SUPPLIES	0	2/17		
Total 98568.1:						58.79	.00					
Total BUYWYZ LLC:						583.46	.00					
CENTURYLINK												
62	CENTURYLINK	208922113601		DEDICATED LANDLINE, SCADA, 1-25-17 TO 02-24-17, WATER	01/25/2017	16.79	.00	20-6255 TELEPH0NE EXPENSE	0	2/17		
62	CENTURYLINK	208922113601		DEDICATED LANDLINE, SCADA, 1-25-17 TO 02-24-17, SEWER	01/25/2017	21.92	.00	21-6255 TELEPH0NE EXPENSE	0	2/17		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
62	CENTURYLINK	208922113601		DEDICATED LANDLINE, SCADA, 1-25-17 TO 02-24-17, PI	01/25/2017	7.11	.00	25-6255 TELEPH0NE EXPENSE	0	2/17		
Total 20892211360125170224:						45.82	.00					
Total CENTURYLINK:						45.82	.00					
CITY OF KUNA												
473	CITY OF KUNA	02062017		CASH SURETY RECEIVED FROM P&F DEVELOPMENT (R02-2017) FOR STREET LIGHT INSTALLATION, FROM US BANK TO BOTC, FEB 17	02/06/2017	4,994.00	4,994.00	99-1002 CASH IN BANK /BOT CASCADES	0	2/17	02/07/2017	
473	CITY OF KUNA	02062017		CASH SURETY RECEIVED FROM COLEMAN HOMES FOR TIMBERMIST 3 (R92-2016 $80,076+R93-2016 $116,910.00, FROM US BANK TO BOTC, FEB 17	02/06/2017	196,986.00	196,986.00	99-1002 CASH IN BANK /BOT CASCADES	0	2/17	02/07/2017	
473	CITY OF KUNA	02062017		CASH SURETY RECEIVED FROM BLACKS CREEK LIMITED PARTNERSHIP FOR JOURNEY'S END SUBDIVISION, (NO RESOLUTION $122,784.00), FROM US BANK TO BOTC, FEB 17	02/06/2017	122,784.00	122,784.00	99-1002 CASH IN BANK /BOT CASCADES	0	2/17	02/07/2017	
Total 02062017:						324,764.00	324,764.00					
Total CITY OF KUNA:						324,764.00	324,764.00					
CUSTOM ELECTRIC, INC.												
147	CUSTOM ELECTRIC, INC.	7595		TEN MILE LIGHT SWITCH, CLEANED, LUBRICATED THE EXPLOSION PROOF SWITCH, G LAW, FEB 17	02/13/2017	130.00	.00	21-6150 MAINT. & REPAIRS - SYSTEM	0	2/17		
Total 7595:						130.00	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
147	CUSTOM ELECTRIC, INC.	7596		MEMORY RANCH SUBMITTAL REVIEW FOR LIFT STATION, G LAW, FEB 17	02/13/2017	510.00	.00	21-6020 CAPITAL IMPR0VEMENTS	0	2/17		
Total 7596:						510.00	.00					
Total CUSTOM ELECTRIC, INC.:						640.00	.00					
DIGLINE												
25	DIGLINE	0055763-IN		DIG FEES, JAN 17, WATER	01/31/2017	36.63	.00	20-6065 DIG LINE EXPENSE	0	1/17		
25	DIGLINE	0055763-IN		DIG FEES, JAN 17, SEWER	01/31/2017	36.63	.00	21-6065 DIG LINE EXPENSE	0	1/17		
25	DIGLINE	0055763-IN		DIG FEES, JAN 17, PI	01/31/2017	13.95	.00	25-6065 DIG LINE EXPENSE	0	1/17		
Total 0055763-IN:						87.21	.00					
Total DIGLINE:						87.21	.00					
DMH ENTERPRISES												
1745	DMH ENTERPRISES	020817		PLUMBING INSPECTION FEES, JAN 17	02/08/2017	2,991.00	2,991.00	01-6202 PR0FESSI0NAL SERVICES	1003	2/17	02/08/2017	
Total 020817:						2,991.00	2,991.00					
Total DMH ENTERPRISES:						2,991.00	2,991.00					
ED STAUB & SONS PETROLEUM, INC												
1731	ED STAUB & SONS PETROLEUM, INC	N28231-O2775		ADDITIONAL CHARGES ON INV#N28231-IN, DEC 16	12/05/2016	4.55	.00	01-6290 UTILITIES	0	12/16		
1731	ED STAUB & SONS PETROLEUM, INC	N28231-O2775		ADDITIONAL CHARGES ON INV#N28231-IN, DEC 16	12/05/2016	4.54	.00	21-6150 MAINT. & REPAIRS - SYSTEM	0	12/16		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total N28231-O277541:						9.09	.00					
Total ED STAUB & SONS PETROLEUM, INC:						9.09	.00					
EDNETICS INC												
1831	EDNETICS INC	77082		MONTHLY INTERNET CHARGES FOR CITY HALL AND NWWTP, FEB 17,	02/10/2017	95.00	.00	01-6052 CONTRACT SERVICES	0	2/17		
1831	EDNETICS INC	77082		MONTHLY INTERNET CHARGES FOR CITY HALL AND NWWTP, FEB 17, WATER	02/10/2017	65.00	.00	20-6052 CONTRACT SERVICES	0	2/17		
1831	EDNETICS INC	77082		MONTHLY INTERNET CHARGES FOR CITY HALL AND NWWTP, FEB 17, SEWER	02/10/2017	65.00	.00	21-6052 C0NTRACT SERVICES	0	2/17		
1831	EDNETICS INC	77082		MONTHLY INTERNET CHARGES FOR CITY HALL AND NWWTP, FEB 17, PI	02/10/2017	25.00	.00	25-6052 C0NTRACT SERVICES	0	2/17		
Total 77082:						250.00	.00					
Total EDNETICS INC:						250.00	.00					
ELECTRIC LIGHTWAVE HOLDINGS INC												
1411	ELECTRIC LIGHTWAVE HOLDINGS INC	14368388		MONTHLY TELEPHONE, NETWORK, DATA, JAN 17	01/01/2017	597.28	.00	01-6255 TELEPH0NE	0	1/17		
1411	ELECTRIC LIGHTWAVE HOLDINGS INC	14368388		MONTHLY TELEPHONE, NETWORK, DATA, JAN 17, P&Z	01/01/2017	213.33	.00	01-6255 TELEPH0NE	1003	1/17		
1411	ELECTRIC LIGHTWAVE HOLDINGS INC	14368388		MONTHLY TELEPHONE, NETWORK, DATA, JAN 17, WATER	01/01/2017	554.64	.00	20-6255 TELEPH0NE EXPENSE	0	1/17		
1411	ELECTRIC LIGHTWAVE HOLDINGS INC	14368388		MONTHLY TELEPHONE, NETWORK, DATA, JAN 17, SEWER	01/01/2017	554.64	.00	21-6255 TELEPH0NE EXPENSE	0	1/17		
1411	ELECTRIC LIGHTWAVE HOLDINGS INC	14368388		MONTHLY TELEPHONE, NETWORK, DATA, JAN 17, PI	01/01/2017	213.33	.00	25-6255 TELEPH0NE EXPENSE	0	1/17		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 14368388:						2,133.22	.00					
Total ELECTRIC LIGHTWAVE HOLDINGS INC:						2,133.22	.00					
ELECTRICAL CONTROLS & INSTRUMENTATION												
1744	ELECTRICAL CONTROLS & INSTRUMENTATION	02082017		ELECTRICAL INSPECTION FEES, JAN 17	02/08/2017	3,654.00	3,654.00	01-6202 PR0FESSI0NAL SERVICES	1003	2/17	02/08/2017	
Total 02082017:						3,654.00	3,654.00					
Total ELECTRICAL CONTROLS & INSTRUMENTATION:						3,654.00	3,654.00					
FERGUSON WATERWORKS #1701												
219	FERGUSON WATERWORKS #1701	0649240	5068	12" SCRAPE FOR LAGOONS, POND 10 REPLACE GaTE IN DIVERSION BOX, T. FLEMING, DEC.'16 - SEWER	02/07/2017	2,924.00	.00	21-6150 MAINT. & REPAIRS - SYSTEM	0	2/17		
Total 0649240:						2,924.00	.00					
Total FERGUSON WATERWORKS #1701:						2,924.00	.00					
HD SUPPLY WATERWORKS LTD												
63	HD SUPPLY WATERWORKS LTD	G679020	5168	METER INSULATION, C.DEYOUNG, JAN.'17	02/01/2017	420.00	.00	20-6020 CAPITAL IMPR0VEMENTS	0	2/17		
Total G679020:						420.00	.00					
63	HD SUPPLY WATERWORKS LTD	G684305	5169	BALL VALVES, REPLACEMENT VALVES FOR 1" SETTERS, C.DEYOUNG, JAN.'17	02/01/2017	162.60	.00	20-6150 MAINT. & REPAIRS - SYSTEM	0	2/17		
Total G684305:						162.60	.00					
Total HD SUPPLY WATERWORKS LTD:						582.60	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
HOCOHAN HOLDINGS, INC.												
1619	HOCOHAN HOLDINGS, INC.	AR515845		MONTHLY LEASE 2-1-17 TO 2-28-17, FEB 17	01/31/2017	98.98	.00	01-6052 CONTRACT SERVICES	0	2/17		
1619	HOCOHAN HOLDINGS, INC.	AR515845		MONTHLY LEASE 2-1-17 TO 2-28-17, FEB 17, P&Z	01/31/2017	35.35	.00	01-6052 CONTRACT SERVICES	1003	2/17		
1619	HOCOHAN HOLDINGS, INC.	AR515845		MONTHLY LEASE 2-1-17 TO 2-28-17, FEB 17, WATER	01/31/2017	91.91	.00	20-6052 CONTRACT SERVICES	0	2/17		
1619	HOCOHAN HOLDINGS, INC.	AR515845		MONTHLY LEASE 2-1-17 TO 2-28-17, FEB 17, SEWER	01/31/2017	91.91	.00	21-6052 C0NTRACT SERVICES	0	2/17		
1619	HOCOHAN HOLDINGS, INC.	AR515845		MONTHLY LEASE 2-1-17 TO 2-28-17, FEB 17, PI	01/31/2017	35.35	.00	25-6052 C0NTRACT SERVICES	0	2/17		
Total AR515845:						353.50	.00					
Total HOCOHAN HOLDINGS, INC.:						353.50	.00					
IDAHO PRESS TRIBUNE, LLC												
1802	IDAHO PRESS TRIBUNE, LLC	1028758	5187	AD#1575749, LEGAL NOTICES, SILVERTRAIL, 15-05-S, K. STAUFFER, FEB.'17 - P & Z	02/01/2017	60.50	.00	01-6125 LEGAL PUBLICATI0NS	1003	2/17		
Total 1028758:						60.50	.00					
1802	IDAHO PRESS TRIBUNE, LLC	1029732	5181	AD#1577920, LEGAL NOTICE, PUBLICATION FOR TNT, 16-04-S, T.BEHUNIN, FEB.'17 - P & Z	02/08/2017	61.24	.00	01-6125 LEGAL PUBLICATI0NS	1003	2/17		
Total 1029732:						61.24	.00					
Total IDAHO PRESS TRIBUNE, LLC:						121.74	.00					
INTEGRINET SOLUTIONS, INC.												

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1595	INTEGRINET SOLUTIONS, INC.	97610		INSTALL UTILITY SOFTWARE ON G SMITH PC, JAN 17	01/31/2017	17.58	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	0	1/17		
1595	INTEGRINET SOLUTIONS, INC.	97610		INSTALL UTILITY SOFTWARE ON G SMITH PC, JAN 17, WATER	01/31/2017	23.24	.00	20-6142 MAINT. & REPAIRS-EQUIPMENT	0	1/17		
1595	INTEGRINET SOLUTIONS, INC.	97610		INSTALL UTILITY SOFTWARE ON G SMITH PC, JAN 17, SEWER	01/31/2017	23.24	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	1/17		
1595	INTEGRINET SOLUTIONS, INC.	97610		INSTALL UTILITY SOFTWARE ON G SMITH PC, JAN 17, PI	01/31/2017	6.34	.00	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	1/17		
Total 97610:						70.40	.00					
Total INTEGRINET SOLUTIONS, INC.:						70.40	.00					
INTERMOUNTAIN GAS CO												
37	INTERMOUNTAIN GAS CO	482135196112		NATURAL GAS CONSUMPTION, 01-12-17 TO 2-8-17, SR CENTER, FEB 17	02/09/2017	470.74	.00	01-6290 UTILITIES	1001	2/17		
Total 4821351961121720817:						470.74	.00					
37	INTERMOUNTAIN GAS CO	482634665112		NATURAL GAS CONSUMPTION, 01-12-17 TO 02-08-17, CITY HALL, DEC 16,	02/09/2017	160.86	.00	01-6290 UTILITIES	0	2/17		
37	INTERMOUNTAIN GAS CO	482634665112		NATURAL GAS CONSUMPTION, 01-12-17 TO 02-08-17, CITY HALL, DEC 16, P&Z	02/09/2017	57.45	.00	01-6290 UTILITIES	1003	2/17		
37	INTERMOUNTAIN GAS CO	482634665112		NATURAL GAS CONSUMPTION, 01-12-17 TO 02-08-17, CITY HALL, DEC 16, WATER	02/09/2017	149.37	.00	20-6290 UTILITIES EXPENSE	0	2/17		
37	INTERMOUNTAIN GAS CO	482634665112		NATURAL GAS CONSUMPTION, 01-12-17 TO 02-08-17, CITY HALL, DEC 16, SEWER	02/09/2017	149.37	.00	21-6290 UTILITIES EXPENSE	0	2/17		
37	INTERMOUNTAIN GAS CO	482634665112		NATURAL GAS CONSUMPTION, 01-12-17 TO 02-08-17, CITY								

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
				HALL, DEC 16, PI	02/09/2017	57.45	.00	25-6290 UTILITIES EXPENSE	0	2/17		
Total 4826346651121720817:						574.50	.00					
Total INTERMOUNTAIN GAS CO:						1,045.24	.00					
J & M SANITATION, INC.												
230	J & M SANITATION, INC.	01272017-020		SANITATION RECEIPT TRANSFER, 1/27/17-2/2/17	02/03/2017	12,609.85	12,609.85	26-7000 SOLID WASTE SERVICE FEES	0	2/17	02/03/2017	
230	J & M SANITATION, INC.	01272017-020		SANITATION RECEIPT TRANSFER LESS FRANCHISE FEES, 1/27/17-2/2/17	02/03/2017	-1,245.85	-1,245.85	01-4170 FRANCHISE FEES	0	2/17	02/03/2017	
Total 01272017-02022017:						11,364.00	11,364.00					
230	J & M SANITATION, INC.	020317-02091		SANITATION RECEIPT TRANSFER, 02-03-17 TO 02-09-17, FEB 17	02/10/2017	45,175.88	45,175.88	26-7000 SOLID WASTE SERVICE FEES	0	2/17	02/10/2017	
230	J & M SANITATION, INC.	020317-02091		SANITATION RECEIPT TRANSFER LESS FRANCHISE FEE 02-03-17 TO 02-09-17, FEB 17	02/10/2017	-4,463.37	-4,463.37	01-4170 FRANCHISE FEES	0	2/17	02/10/2017	
Total 020317-020917:						40,712.51	40,712.51					
Total J & M SANITATION, INC.:						52,076.51	52,076.51					
JACK HENRY & ASSOCIATES, INC.												
1328	JACK HENRY & ASSOCIATES, INC.	2483504		BANK FEES, JAN 17	01/31/2017	48.00	.00	01-6052 CONTRACT SERVICES	0	1/17		
1328	JACK HENRY & ASSOCIATES, INC.	2483504		BANK FEES, JAN 17, P&Z	01/31/2017	17.15	.00	01-6052 CONTRACT SERVICES	1003	1/17		
1328	JACK HENRY & ASSOCIATES, INC.	2483504		BANK FEES, JAN 17, WATER	01/31/2017	44.59	.00	20-6052 CONTRACT SERVICES	0	1/17		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1328	JACK HENRY & ASSOCIATES, INC.	2483504		BANK FEES, JAN 17, SEWER	01/31/2017	44.59	.00	21-6052 C0NTRACT SERVICES	0	1/17		
1328	JACK HENRY & ASSOCIATES, INC.	2483504		BANK FEES, JAN 17, PI	01/31/2017	17.15	.00	25-6052 C0NTRACT SERVICES	0	1/17		
Total 2483504:						171.48	.00					
Total JACK HENRY & ASSOCIATES, INC.:						171.48	.00					
J-U-B ENGINEERS, INC.												
1236	J-U-B ENGINEERS, INC.	0106385		PROFESSIONAL SERVICES FROM 12-4-16 TO 12-31-16, KUNA DOWNTOWN REVITALIZATION, JAN 17	01/28/2017	14,039.60	.00	03-6378 EXPENDITURE-CDBG DWNTWN REVIT.	0	1/17		
Total 0106385:						14,039.60	.00					
Total J-U-B ENGINEERS, INC.:						14,039.60	.00					
KUNA LUMBER												
499	KUNA LUMBER	B95756	5107	ITEMS TO FIX LEAK IN ROOF OVER UTILITY BILLING AT CITY HALL, JAN.'17	01/04/2017	2.73	.00	01-6140 MAINT. & REPAIR BUILDING	0	1/17		
499	KUNA LUMBER	B95756	5107	ITEMS TO FIX LEAK IN ROOF OVER UTILITY BILLING AT CITY HALL, JAN.'17, P&Z	01/04/2017	.98	.00	01-6140 MAINT. & REPAIR BUILDING	1003	1/17		
499	KUNA LUMBER	B95756	5107	ITEMS TO FIX LEAK IN ROOF OVER UTILITY BILLING AT CITY HALL, JAN.'17, WATER	01/04/2017	2.54	.00	20-6140 MAINT. & REPAIR BUILDING	0	1/17		
499	KUNA LUMBER	B95756	5107	ITEMS TO FIX LEAK IN ROOF OVER UTILITY BILLING AT CITY HALL, JAN.'17, SEWER	01/04/2017	2.54	.00	21-6140 MAINT & REPAIR BUILDING	0	1/17		
499	KUNA LUMBER	B95756	5107	ITEMS TO FIX LEAK IN ROOF OVER UTILITY BILLING AT CITY HALL, JAN.'17, PI	01/04/2017	.98	.00	25-6140 MAINT & REPAIR BUILDING	0	1/17		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total B95756:						9.77	.00					
499	KUNA LUMBER	B96245	5146	16" FOAM PAINT ROLLER FOR PATAGONIA LIFT STATION, C.MCDANIEL, JAN.'17 - SEWER	01/20/2017	6.11	.00	21-6150 MAINT. & REPAIRS - SYSTEM	0	1/17		
Total B96245:						6.11	.00					
Total KUNA LUMBER:						15.88	.00					
KUNA MACHINE LLC												
1775	KUNA MACHINE LLC	1103		REPAIR ON JOHN DEERE PLOW MOUNT AR 400 BLADE, PARKS, JAN 17	01/12/2017	135.00	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	1/17		
Total 1103:						135.00	.00					
Total KUNA MACHINE LLC:						135.00	.00					
KUNA TRUE VALUE HARDWARE												
43	KUNA TRUE VALUE HARDWARE	163886	5158	HEATERS FOR BATHROOMS, P.KAUFMAN, JAN.'17	01/25/2017	56.98	.00	01-6140 MAINT. & REPAIR BUILDING	1004	1/17		
Total 163886:						56.98	.00					
Total KUNA TRUE VALUE HARDWARE:						56.98	.00					
KUNA WELDING												
46	KUNA WELDING	3184CR		FINE SCREEN REPAIR AND PRESSURE TEXT WAS PAID BY HUBER TECHNOLOGY AS A WARRANTY, ORIGINAL INV#3128 DATED 11-23-16, CREDIT MEMO, JAN 17	01/05/2017	77.50	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	1/17		
Total 3184CR:						77.50	.00					
Total KUNA WELDING:						77.50	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
LES SCHWAB TIRES												
221	LES SCHWAB TIRES	12800231507	5117	6 TIRES FOR TRUCK #23, A COOK, SEWER, JAN 17	01/06/2017	2,005.14	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	1/17		
Total 12800231507:						2,005.14	.00					
Total LES SCHWAB TIRES:						2,005.14	.00					
MISCELLANEOUS VENDORS 2												
1849	MISCELLANEOUS VENDORS 2	02082017		REFUND PLUMBING PERMIT #11268, P&Z, FEB 17	02/08/2017	260.00	260.00	01-4361 PLUMBING PERMITS	1003	2/17	02/08/2017	
1849	MISCELLANEOUS VENDORS 2	02082017		REFUND ELECTRICAL PERMIT #11268, P&Z, FEB 17	02/08/2017	260.00	260.00	01-4362 ELECTRICAL PERMITS	1003	2/17	02/08/2017	
Total 02082017:						520.00	520.00					
Total MISCELLANEOUS VENDORS 2:						520.00	520.00					
PAIGE MECHANICAL GROUP, INC.												
1654	PAIGE MECHANICAL GROUP, INC.	535		SERVICE AT THE SOLID BUILDING HVAC, T.SHAFFER, FEB.'17 - SEWER	02/07/2017	225.00	.00	21-6140 MAINT & REPAIR BUILDING	0	2/17		
Total 535:						225.00	.00					
Total PAIGE MECHANICAL GROUP, INC.:						225.00	.00					
PARKS WESTSIDE BODY WORKS INC												
1866	PARKS WESTSIDE BODY WORKS INC	204588		BODY REPAIRS 2014 FORD F-150 XL, DAMAGED BY ROOF ICE AT NWWTP, ICRIMP TO REIMBURSE, FEB17	02/09/2017	2,237.55	2,237.55	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	2/17	02/09/2017	
Total 204588:						2,237.55	2,237.55					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total PARKS WESTSIDE BODY WORKS INC:						2,237.55	2,237.55					
PARTS, INC.												
470	PARTS, INC.	130114	5161	THERMOSTAT FOR TRUCK#6 (R.FORD)AND TOOLS TO REMOVE/REPLACE, B.GILLOGLY, JAN.'17 - WATER	01/25/2017	46.38	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	1/17		
Total 130114:						46.38	.00					
470	PARTS, INC.	130117		CREDIT FOR RETURNED THERMOSTAT, FOR TRUCK #6, B.GILLOGLY, JAN.'17 - WATER	01/25/2017	-1.09	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	1/17		
470	PARTS, INC.	130117		THERMOSTAT, FOR TRUCK #6, B.GILLOGLY, JAN.'17 - WATER	01/25/2017	1.09	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	1/17		
Total 130117:						.00	.00					
470	PARTS, INC.	130148	5162	RADIATOR HOSE FOR TRUCK #6, B.GILLOGLY, JAN.'17 - WATER	01/26/2017	19.05	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	1/17		
Total 130148:						19.05	.00					
470	PARTS, INC.	130488	5172	ELECTRICAL TAPE AND ZIP TIES, FOR THE SHOP, B.GILLOGLY, JAN.'17 - PARKS	01/31/2017	7.35	.00	01-6140 MAINT. & REPAIR BUILDING	1004	1/17		
470	PARTS, INC.	130488	5172	ELECTRICAL TAPE AND ZIP TIES, FOR THE SHOP, B.GILLOGLY, JAN.'17 - WATER	01/31/2017	9.70	.00	20-6140 MAINT. & REPAIR BUILDING	0	1/17		
470	PARTS, INC.	130488	5172	ELECTRICAL TAPE AND ZIP TIES, FOR THE SHOP, B.GILLOGLY, JAN.'17 - SEWER	01/31/2017	9.70	.00	21-6140 MAINT & REPAIR BUILDING	0	1/17		
470	PARTS, INC.	130488	5172	ELECTRICAL TAPE AND ZIP TIES, FOR THE SHOP, B.GILLOGLY, JAN.'17 - P.I	01/31/2017	2.66	.00	25-6140 MAINT & REPAIR BUILDING	0	1/17		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 130488:						29.41	.00					
470	PARTS, INC.	130533		TERMINAL ASSORTMENT FOR TRUCK #10, B.GILLOGLY, FEB.'17 - PARKS	02/01/2017	2.98	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	1004	2/17		
Total 130533:						2.98	.00					
470	PARTS, INC.	130556	5178	FUSES AND WIRE CONNECTORS, FOR GPS ON VEHICLES, B. GILLOGLY, FEB.'17 - ADMIN	02/01/2017	1.29	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	0	2/17		
470	PARTS, INC.	130556	5178	FUSES AND WIRE CONNECTORS, FOR GPS ON VEHICLES, B. GILLOGLY, FEB.'17 - PARKS	02/01/2017	4.25	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	1004	2/17		
470	PARTS, INC.	130556	5178	FUSES AND WIRE CONNECTORS, FOR GPS ON VEHICLES, B. GILLOGLY, FEB.'17 - WATER	02/01/2017	2.57	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	2/17		
470	PARTS, INC.	130556	5178	FUSES AND WIRE CONNECTORS, FOR GPS ON VEHICLES, B. GILLOGLY, FEB.'17 - SEWER	02/01/2017	2.70	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	2/17		
470	PARTS, INC.	130556	5178	FUSES AND WIRE CONNECTORS, FOR GPS ON VEHICLES, B. GILLOGLY, FEB.'17 - P.I	02/01/2017	.64	.00	25-6305 VEHICLE MAINTENANCE & REPAIR	0	2/17		
470	PARTS, INC.	130556	5178	FUSES AND WIRE CONNECTORS, FOR GPS ON VEHICLES, B. GILLOGLY, FEB.'17 - BUILDING INSPECTION	02/01/2017	1.42	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	1005	2/17		
Total 130556:						12.87	.00					
470	PARTS, INC.	130821		WIPER BLADES FOR TRUCK #6, R.JONES, FEB.'17 - WATER	02/06/2017	10.02	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	2/17		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
470	PARTS, INC.	130821		WIPER BLADES FOR TRUCK #6, R.JONES, FEB.'17 - P.I	02/06/2017	2.50	.00	25-6305 VEHICLE MAINTENANCE & REPAIR	0	2/17		
Total 130821:						12.52	.00					
470	PARTS, INC.	130892	5185	WATER PUMP TRUCK#1, SERPENTINE BELT, B. GILLOGLY, FEB.'17 - SEWER	02/07/2017	93.23	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	2/17		
Total 130892:						93.23	.00					
470	PARTS, INC.	130914	5188	2 GAL ANTIFREEZE, B.GILLOGLY, FEB.'17 - ADMIN	02/07/2017	2.00	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	0	2/17		
470	PARTS, INC.	130914	5188	2 GAL ANTIFREEZE, B.GILLOGLY, FEB.'17 - PARKS	02/07/2017	6.58	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	1004	2/17		
470	PARTS, INC.	130914	5188	2 GAL ANTIFREEZE, B.GILLOGLY, FEB.'17 - BUILDING INSPECTION	02/07/2017	2.20	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	1005	2/17		
470	PARTS, INC.	130914	5188	2 GAL ANTIFREEZE, B.GILLOGLY, FEB.'17 - WATER	02/07/2017	4.00	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	2/17		
470	PARTS, INC.	130914	5188	2 GAL ANTIFREEZE, B.GILLOGLY, FEB.'17 - SEWER	02/07/2017	4.20	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	2/17		
470	PARTS, INC.	130914	5188	2 GAL ANTIFREEZE, B.GILLOGLY, FEB.'17 - P.I	02/07/2017	1.00	.00	25-6305 VEHICLE MAINTENANCE & REPAIR	0	2/17		
Total 130914:						19.98	.00					
470	PARTS, INC.	130983	5190	OIL FILTER FOR TRUCK #29, B.GILLOGLY, FEB.'17 - BUILDING INSPECTION	02/08/2017	6.63	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	1005	2/17		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 130983:						6.63	.00					
470	PARTS, INC.	130984	5190	MOTOR OIL AND FILTER FOR TRUCK #29, B.GILLOGLY, FEB.'17 - BUILDING INSPECTION	02/08/2017	34.72	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	1005	2/17		
Total 130984:						34.72	.00					
470	PARTS, INC.	131015	5191	OIL AND OIL FILTER FOR TRUCK #27, B.GILLOGLY, FEB.'17 - PARKS	02/08/2017	19.09	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	1004	2/17		
470	PARTS, INC.	131015	5191	OIL AND OIL FILTER FOR TRUCK #27, B.GILLOGLY, FEB.'17 - ADMIN	02/08/2017	8.68	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	0	2/17		
470	PARTS, INC.	131015	5191	OIL AND OIL FILTER FOR TRUCK #27, B.GILLOGLY, FEB.'17 - BUILDING INSPECTION	02/08/2017	3.47	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	0	2/17		
470	PARTS, INC.	131015	5191	OIL AND OIL FILTER FOR TRUCK #27, B.GILLOGLY, FEB.'17 - WATER	02/08/2017	1.39	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	2/17		
470	PARTS, INC.	131015	5191	OIL AND OIL FILTER FOR TRUCK #27, B.GILLOGLY, FEB.'17 - SEWER	02/08/2017	1.39	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	2/17		
470	PARTS, INC.	131015	5191	OIL AND OIL FILTER FOR TRUCK #27, B.GILLOGLY, FEB.'17 - P.I	02/08/2017	.69	.00	25-6305 VEHICLE MAINTENANCE & REPAIR	0	2/17		
Total 131015:						34.71	.00					
470	PARTS, INC.	131043	5195	WIRE FOR INSTALLING GPS UNITS, B.GILLOGLY, FEB.'17 - PARKS	02/09/2017	4.52	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	1004	2/17		
470	PARTS, INC.	131043	5195	WIRE FOR INSTALLING GPS UNITS, B.GILLOGLY, FEB.'17 - BUILDING INSPECTION	02/09/2017	1.50	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	1005	2/17		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
470	PARTS, INC.	131043	5195	WIRE FOR INSTALLING GPS UNITS, B.GILLOGLY, FEB.'17 - ADMIN	02/09/2017	1.37	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	0	2/17		
470	PARTS, INC.	131043	5195	WIRE FOR INSTALLING GPS UNITS, B.GILLOGLY, FEB.'17 - WATER	02/09/2017	2.74	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	2/17		
470	PARTS, INC.	131043	5195	WIRE FOR INSTALLING GPS UNITS, B.GILLOGLY, FEB.'17 - SEWER	02/09/2017	2.88	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	2/17		
470	PARTS, INC.	131043	5195	WIRE FOR INSTALLING GPS UNITS, B.GILLOGLY, FEB.'17 - P.I	02/09/2017	.69	.00	25-6305 VEHICLE MAINTENANCE & REPAIR	0	2/17		
Total 131043:						13.70	.00					
470	PARTS, INC.	131360	5205	HEATER CORE FOR TRUCK #13, B.GILLOGLY, FEB.'17	02/13/2017	42.75	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	1004	2/17		
Total 131360:						42.75	.00					
470	PARTS, INC.	131364		CREDIT FOR RETURNED HEATER CORE, PURCHASED WRONG ITEM, B.GILLOGLY, FEB.'17	02/13/2017	-42.75	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	1004	2/17		
470	PARTS, INC.	131364		HEATER CORE FOR TRUCK #13, B.GILLOGLY, FEB.'17 - PARKS	02/13/2017	25.65	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	1004	2/17		
Total 131364:						-17.10	.00					
Total PARTS, INC.:						351.83	.00					
PEAK ALARM COMPANY, INC												
1021	PEAK ALARM COMPANY, INC	791733		ALARM MONITORING FOR WELLS (SEGO PRAIRIE, SNOWHAWK, DANSKIN, BUTLER, BEST BATH, EL CAJON, & CEDAR), 3/1/17-3/31/17-WATER	02/21/2017	204.09	.00	20-6140 MAINT. & REPAIR BUILDING	0	3/17		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1021	PEAK ALARM COMPANY, INC	791733		ALARM MONITORING FOR WELLS (SEGO PRAIRIE, SNOWHAWK, DANSKIN, BUTLER, BEST BATH, EL CAJON, & CEDAR), 3/1/17-3/31/17-P.I	02/21/2017	51.02	.00	25-6140 MAINT & REPAIR BUILDING	0	3/17		
Total 791733:						255.11	.00					
1021	PEAK ALARM COMPANY, INC	791785		ALARM MONITORING FOR THE TREATMENT PLANT, 3/1/17-5/31/17 - SEWER	02/21/2017	89.01	.00	21-6140 MAINT & REPAIR BUILDING	0	3/17		
Total 791785:						89.01	.00					
Total PEAK ALARM COMPANY, INC:						344.12	.00					
RIDLEY'S FOOD CORP												
1673	RIDLEY'S FOOD CORP	012001271814	5130	PADLOCKS/SPARE KEYS FOR FIREPROOF FILING CABINETS FOR ACCOUNTS PAYABLE & PAYROLL RECORDS	01/12/2017	11.69	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	0	1/17		
1673	RIDLEY'S FOOD CORP	012001271814	5130	PADLOCKS/SPARE KEYS FOR FIREPROOF FILING CABINETS FOR ACCOUNTS PAYABLE & PAYROLL RECORDS	01/12/2017	8.00	.00	20-6142 MAINT. & REPAIRS-EQUIPMENT	0	1/17		
1673	RIDLEY'S FOOD CORP	012001271814	5130	PADLOCKS/SPARE KEYS FOR FIREPROOF FILING CABINETS FOR ACCOUNTS PAYABLE & PAYROLL RECORDS	01/12/2017	8.00	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	1/17		
1673	RIDLEY'S FOOD CORP	012001271814	5130	PADLOCKS/SPARE KEYS FOR FIREPROOF FILING CABINETS FOR ACCOUNTS PAYABLE & PAYROLL RECORDS	01/12/2017	3.06	.00	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	1/17		
Total 012001271814-448:						30.75	.00					
Total RIDLEY'S FOOD CORP:						30.75	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
RIKE ENTERPRISES												
1864	RIKE ENTERPRISES	931900	5167	113 BINDERS, A.WELKER, JAN.'17	02/21/2017	2,758.90	.00	01-6045 C0NTINGENCY	1108	2/17		
1864	RIKE ENTERPRISES	931900	5167	113 BINDERS, A.WELKER, JAN.'17, WATER	02/21/2017	70.44	.00	20-6045 C0NTINGENCY	1108	2/17		
1864	RIKE ENTERPRISES	931900	5167	113 BINDERS, A.WELKER, JAN.'17, SEWER	02/21/2017	70.44	.00	21-6045 C0NTINGENCY	1108	2/17		
1864	RIKE ENTERPRISES	931900	5167	113 BINDERS, A.WELKER, JAN.'17, PI	02/21/2017	35.22	.00	25-6045 C0NTINGENCY FUND	1108	2/17		
Total 931900:						2,935.00	.00					
Total RIKE ENTERPRISES:						2,935.00	.00					
SHARP ELECTRONICS CORP -LEASE												
1734	SHARP ELECTRONICS CORP - LEASE	5003708048		COPIER LEASE, MODEL MX2615N, 2/1/17-2/28/17 - PARKS	02/02/2017	17.33	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	2/17		
1734	SHARP ELECTRONICS CORP - LEASE	5003708048		COPIER LEASE, MODEL MX2615N, 2/1/17-2/28/17 - WATER	02/02/2017	27.92	.00	20-6142 MAINT. & REPAIRS- EQUIPMENT	0	2/17		
1734	SHARP ELECTRONICS CORP - LEASE	5003708048		COPIER LEASE, MODEL MX2615N, 2/1/17-2/28/17 - SEWER	02/02/2017	34.65	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	2/17		
1734	SHARP ELECTRONICS CORP - LEASE	5003708048		COPIER LEASE, MODEL MX2615N, 2/1/17-2/28/17 - P.I	02/02/2017	16.36	.00	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	2/17		
Total 5003708048:						96.26	.00					
Total SHARP ELECTRONICS CORP -LEASE:						96.26	.00					
SOUTHWEST IDAHO OPERATORS SECTION												
1439	SOUTHWEST IDAHO OPERATORS SECTION	02082017SWI		MEMBERSHIP DUES FOR 2017 - M.FISETTE, M.MEADE, C.MCDANIEL, M.NADEAU, A.COOK, T.SHAFFER,								

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
				T.FLEMING - SEWER	02/08/2017	105.00	105.00	21-6075 DUES & MEMBERSHIPS	0	2/17	02/09/2017	
1439	SOUTHWEST IDAHO OPERATORS SECTION	02082017SWI		MEMBERSHIP DUES FOR 2017 - R.FORD, R.JONES, M.DAVILA, J.WEBB, J.MORFIN, C.DEYOUNG, J.COX - WATER	02/08/2017	84.00	84.00	20-6075 DUES & MEMBERSHIPS	0	2/17	02/09/2017	
1439	SOUTHWEST IDAHO OPERATORS SECTION	02082017SWI		MEMBERSHIP DUES FOR 2017 - R.FORD, R.JONES, M.DAVILA, J.WEBB, J.MORFIN, C.DEYOUNG, J.COX - P.I	02/08/2017	21.00	21.00	25-6075 DUES & MEMBERSHIPS EXPENSE	0	2/17	02/09/2017	
1439	SOUTHWEST IDAHO OPERATORS SECTION	02082017SWI		MEMBERSHIP DUES FOR 2017 - B.WITHROW - PARKS	02/08/2017	15.00	15.00	01-6075 DUES & MEMBERSHIPS	1004	2/17	02/09/2017	
1439	SOUTHWEST IDAHO OPERATORS SECTION	02082017SWI		MEMBERSHIP DUES FOR 2017 - D.CROSSLEY - WATER	02/08/2017	6.30	6.30	20-6075 DUES & MEMBERSHIPS	0	2/17	02/09/2017	
1439	SOUTHWEST IDAHO OPERATORS SECTION	02082017SWI		MEMBERSHIP DUES FOR 2017 - D.CROSSLEY -SEWER	02/08/2017	6.30	6.30	21-6075 DUES & MEMBERSHIPS	0	2/17	02/09/2017	
1439	SOUTHWEST IDAHO OPERATORS SECTION	02082017SWI		MEMBERSHIP DUES FOR 2017 - D.CROSSLEY - P.I	02/08/2017	2.40	2.40	25-6075 DUES & MEMBERSHIPS EXPENSE	0	2/17	02/09/2017	
Total 02082017SWIOS:						240.00	240.00					
Total SOUTHWEST IDAHO OPERATORS SECTION:						240.00	240.00					
STAR CONSTRUCTION, L.L.C.												
260	STAR CONSTRUCTION, L.L.C.	2168	4929	INSTALLATION OF BRACKETS ON MIXED LIQUOR PIPES ON EAST SIDE, T.SHAFFER, JAN.'17 - SEWER	01/05/2017	11,612.93	.00	21-6166 PP&E PURCHASES - OPERATIONS	0	1/17		
Total 2168:						11,612.93	.00					
Total STAR CONSTRUCTION, L.L.C.:						11,612.93	.00					
T-O ENGINEERS INC												
1836	T-O ENGINEERS INC	160146-4		PROFESSIONAL SERVICES FROM 1/1/17-1/31/17 - SEWER MASTER PLAN, JAN.'17 - SEWER	02/07/2017	10,324.05	.00	21-6020 CAPITAL IMPR0VEMENTS	1059	1/17		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
	Total 160146-4:					10,324.05	.00					
	Total T-O ENGINEERS INC:					10,324.05	.00					
TREASURE VALLEY COFFEE												
992	TREASURE VALLEY COFFEE	2160:04876215	5216	4 CREAMERS FOR CITY HALL, FEB.'17	02/14/2017	7.20	.00	01-6165 OFFICE SUPPLIES	0	2/17		
	Total 2160:04876215:					7.20	.00					
	Total TREASURE VALLEY COFFEE:					7.20	.00					
U.S. BANK (VISA)												
1444	U.S. BANK (VISA)	128970199800	5157	INLA CONFERENCE ATTENDANCE, N.PURKEY, JAN.'17 - PARKS	01/18/2017	160.00	.00	01-6265 TRAINING & SCH00LING	1004	1/17		
	Total 12897019980007199618:					160.00	.00					
1444	U.S. BANK (VISA)	450070115003	5122	DOMINO'S PIZZA PROVIDED FOR CITY STAFF ENGAGED IN CITY-WIDE SNOW REMOVAL/FLOOD MITIGATION PROCEDURES, B.BACHMAN, JAN.'17	01/10/2017	49.66	.00	01-6045 C0NTINGENCY	1107	1/17		
	Total 45007011500397286679:					49.66	.00					
1444	U.S. BANK (VISA)	554270221702	5157	INLA CONFERENCE PARKING, N.PURKEY, JAN.'17 - PARKS	01/22/2017	12.00	.00	01-6265 TRAINING & SCH00LING	1004	1/17		
	Total 55427022170225616058:					12.00	.00					
1444	U.S. BANK (VISA)	554270237302	5157	INLA CONFERENCE PARKING, N.PURKEY, JAN.'17 - PARKS	01/22/2017	12.00	.00	01-6265 TRAINING & SCH00LING	1004	1/17		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 55427023730237154270:						12.00	.00					
1444	U.S. BANK (VISA)	554270237302	5157	INLA CONFERENCE PARKING, N.PURKEY, JAN.'17 - PARKS	01/22/2017	12.00	.00	01-6265 TRAINING & SCH00LING	1004	1/17		
Total 55427023730237155244:						12.00	.00					
1444	U.S. BANK (VISA)	753963653892	5095	GSDIRECT, 100-24" BLUEPRINT BINDING STRIPS, M.BORZICK, DEC.'16 - water	12/29/2016	15.71	.00	20-6175 SMALL TOOLS	0	12/16		
1444	U.S. BANK (VISA)	753963653892	5095	GSDIRECT, 100-24" BLUEPRINT BINDING STRIPS, M.BORZICK, DEC.'16 - SEWER	12/29/2016	15.71	.00	21-6175 SMALL TOOLS	0	12/16		
1444	U.S. BANK (VISA)	753963653892	5095	GSDIRECT, 100-24" BLUEPRINT BINDING STRIPS, M.BORZICK, DEC.'16 - P.I	12/29/2016	5.99	.00	25-6175 SMALL TOOLS	0	12/16		
Total 75396365389200908388:						37.41	.00					
1444	U.S. BANK (VISA)	921570108946	5120	IDAHO ASSOCIATION OF BUILDING OFFICIALS, 1-DAY INTERNATIONAL MECHANICAL FUEL GAS CODES SEMINAR, J.COULTER, JAN.'17	01/10/2017	150.00	.00	01-6265 TRAINING & SCH00LING	1005	1/17		
1444	U.S. BANK (VISA)	921570108946	5120	IDAHO ASSOCIATION OF BUILDING OFFICIALS 1-DAY EXISTING BUILDING CODE, 2015 SEMINAR, B.BACHMAN, JAN.'17	01/10/2017	150.00	.00	01-6265 TRAINING & SCH00LING	1005	1/17		
Total 92157010894629550168:						300.00	.00					
1444	U.S. BANK (VISA)	921570118946		IDAHO ASSOCIATION OF BUILDING OFFICIALS, ANNUAL MEMBERSHIP RENEWALS FOR B.BACHMAN AND J.COULTER, JAN.'17 - BUILDING INSPECTION	01/11/2017	190.00	.00	01-6075 DUES & MEMBERSHIPS	1005	1/17		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 92157011894665265571:						190.00	.00					
1444	U.S. BANK (VISA)	921670050001	5108	AMAZON.COM, OFFICE CHAIR, B.BACHMAN, JAN.'16 - ADMIN	01/05/2017	21.75	.00	01-6175 SMALL TOOLS	0	1/17		
1444	U.S. BANK (VISA)	921670050001	5108	AMAZON.COM, OFFICE CHAIR, B.BACHMAN, JAN.'16 - PARKS	01/05/2017	47.84	.00	01-6175 SMALL TOOLS	1004	1/17		
1444	U.S. BANK (VISA)	921670050001	5108	AMAZON.COM, OFFICE CHAIR, B.BACHMAN, JAN.'16 - BUILDING INSPECTION	01/05/2017	8.70	.00	01-6175 SMALL TOOLS	1005	1/17		
1444	U.S. BANK (VISA)	921670050001	5108	AMAZON.COM, OFFICE CHAIR, B.BACHMAN, JAN.'16 - WATER	01/05/2017	3.48	.00	20-6175 SMALL TOOLS	0	1/17		
1444	U.S. BANK (VISA)	921670050001	5108	AMAZON.COM, OFFICE CHAIR, B.BACHMAN, JAN.'16 - SEWER	01/05/2017	3.48	.00	21-6175 SMALL TOOLS	0	1/17		
1444	U.S. BANK (VISA)	921670050001	5108	AMAZON.COM, OFFICE CHAIR, B.BACHMAN, JAN.'16 - P.I	01/05/2017	1.74	.00	25-6175 SMALL TOOLS	0	1/17		
Total 92167005000186648973:						86.99	.00					
1444	U.S. BANK (VISA)	921670050004	5112	LOWES, PURCHASE OF SCREWS, DRILL BITS, OSB SHEATHING, CAULK, AND LUMBER FOR ADMINSTRATIVE SHELVING AT THE NWWTP, M.BORZICK, JAN.'17 - WATER	01/05/2017	182.63	.00	20-6175 SMALL TOOLS	0	1/17		
1444	U.S. BANK (VISA)	921670050004	5112	LOWES, PURCHASE OF SCREWS, DRILL BITS, OSB SHEATHING, CAULK, AND LUMBER FOR ADMINSTRATIVE SHELVING AT THE NWWTP, M.BORZICK, JAN.'17 - SEWER	01/05/2017	182.63	.00	21-6175 SMALL TOOLS	0	1/17		
1444	U.S. BANK (VISA)	921670050004	5112	LOWES, PURCHASE OF SCREWS, DRILL BITS, OSB SHEATHING, CAULK, AND LUMBER FOR ADMINSTRATIVE SHELVING AT THE NWWTP, M.BORZICK, JAN.'17 - P.I	01/05/2017	69.56	.00	25-6175 SMALL TOOLS	0	1/17		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 92167005000436725498:						434.82	.00					
1444	U.S. BANK (VISA)	921670050004	5108	AMAZON.COM, OFFICE CHAIR, C.OSWALD, JAN.'17 - ADMIN	01/05/2017	6.27	.00	01-6175 SMALL TOOLS	0	1/17		
1444	U.S. BANK (VISA)	921670050004	5108	AMAZON.COM, OFFICE CHAIR, C.OSWALD, JAN.'17 - PARKS	01/05/2017	72.49	.00	01-6175 SMALL TOOLS	1004	1/17		
1444	U.S. BANK (VISA)	921670050004	5108	AMAZON.COM, OFFICE CHAIR, C.OSWALD, JAN.'17 - BUILDING INSPECTION	01/05/2017	2.51	.00	01-6175 SMALL TOOLS	1005	1/17		
1444	U.S. BANK (VISA)	921670050004	5108	AMAZON.COM, OFFICE CHAIR, C.OSWALD, JAN.'17 - WATER	01/05/2017	1.00	.00	20-6175 SMALL TOOLS	0	1/17		
1444	U.S. BANK (VISA)	921670050004	5108	AMAZON.COM, OFFICE CHAIR, C.OSWALD, JAN.'17 - SEWER	01/05/2017	1.00	.00	21-6175 SMALL TOOLS	0	1/17		
1444	U.S. BANK (VISA)	921670050004	5108	AMAZON.COM, OFFICE CHAIR, C.OSWALD, JAN.'17 - P.I	01/05/2017	.60	.00	25-6175 SMALL TOOLS	0	1/17		
Total 92167005000493082288:						83.87	.00					
1444	U.S. BANK (VISA)	921670130005		INTERNATIONAL CODE COUNCIL, ANNUAL MEMBERSHIP RENEWAL, J.COULTER, JAN.'17	01/13/2017	80.00	.00	01-6075 DUES & MEMBERSHIPS	1005	1/17		
Total 92167013000541700832:						80.00	.00					
1444	U.S. BANK (VISA)	921670240001	5156	AMAZON.COM, LANYARDS FOR ID CARDS, C.OSWALD, JAN.'17 - PARKS	01/24/2017	29.99	.00	01-6165 OFFICE SUPPLIES	1004	1/17		
Total 92167024000107271043:						29.99	.00					
Total U.S. BANK (VISA):						1,488.74	.00					
ULTIMATE HEATING & AIR, INC.												
1538	ULTIMATE HEATING & AIR, INC.	6512J	5147	REPLACING WALL MOUNTED A/C UNIT, M.NADEAU, JAN.'17 - SEWER	01/26/2017	1,887.00	.00	21-6140 MAINT & REPAIR BUILDING	0	1/17		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 6512J:						1,887.00	.00					
Total ULTIMATE HEATING & AIR, INC.:						1,887.00	.00					
USA BLUE BOOK												
265	USA BLUE BOOK	169860	5171	CHLORINE PACKETS, GLASS BOTTLES, TH STRIPS, THERMOMETERS, D.CROSSLEY, JAN.'17 - WATER	01/31/2017	282.75	.00	20-6150 MAINT. & REPAIRS - SYSTEM	0	1/17		
Total 169860:						282.75	.00					
Total USA BLUE BOOK:						282.75	.00					
UTILITY REFUNDS #1												
1863	UTILITY REFUNDS #1	111470.04		DON HENSELY, 542 E ROSEMARY ST, WATER OVERPAYMENT	02/08/2017	103.66	.00	99-1075 Utility Cash Clearing	0	2/17		
Total 111470.04:						103.66	.00					
1863	UTILITY REFUNDS #1	121400.01		RENDI BELL, 1980 W ESCONDIDO ST, WATER OVERPAYMENT	02/06/2017	11.35	.00	99-1075 Utility Cash Clearing	0	2/17		
Total 121400.01:						11.35	.00					
1863	UTILITY REFUNDS #1	150040.01A		GLEN SCHWENKE, 1394 N TUMBLER DR, WATER OVERPAYMENT	02/14/2017	10.46	.00	99-1075 Utility Cash Clearing	0	2/17		
Total 150040.01A:						10.46	.00					
1863	UTILITY REFUNDS #1	163070.01A		VALERIE GATHAGAN, 271 E LINMAR DR, WATER OVERPAYMENT	02/14/2017	75.39	.00	99-1075 Utility Cash Clearing	0	2/17		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 163070.01A:						75.39	.00					
1863	UTILITY REFUNDS #1	170425.01		MOLLY WU, 1721 W YUKON DR, WATER OVERPAYMENT	02/08/2017	86.35	.00	99-1075 Utility Cash Clearing	0	2/17		
Total 170425.01:						86.35	.00					
1863	UTILITY REFUNDS #1	173125.01		PLACERVILLE LAND, 1309 W PENELOPE ST, WATER OVERPAYMENT	01/27/2017	104.97	.00	99-1075 Utility Cash Clearing	0	2/17		
Total 173125.01:						104.97	.00					
1863	UTILITY REFUNDS #1	180980.02		ROBERT JOHNSON, 1367 N TASAVOL AVE, WATER OVERPAYMENT	02/06/2017	76.77	.00	99-1075 Utility Cash Clearing	0	2/17		
Total 180980.02:						76.77	.00					
1863	UTILITY REFUNDS #1	180990.00		JOYCE BARTOLINE, 1343 N TASAVOL AVE, WATER OVERPAYMENT	02/06/2017	120.70	.00	99-1075 Utility Cash Clearing	0	2/17		
Total 180990.00:						120.70	.00					
1863	UTILITY REFUNDS #1	181150.01		THOMAS W WILSON, 1344 N ATHERTON AVE, WATER OVERPAYMENT	02/06/2017	83.32	.00	99-1075 Utility Cash Clearing	0	2/17		
Total 181150.01:						83.32	.00					
1863	UTILITY REFUNDS #1	200010.01		WENDI HERDA, 1917 N SPARROW HAWK AVE, WATER OVERPAYMENT	02/07/2017	66.00	.00	99-1075 Utility Cash Clearing	0	2/17		
Total 200010.01:						66.00	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1863	UTILITY REFUNDS #1	201920.02		MICHAEL RODGERS, 244 E CHAPPAROSA DR, WATER OVERPAYMENT	01/30/2017	27.57	.00	99-1075 Utility Cash Clearing	0	2/17		
Total 201920.02:						27.57	.00					
1863	UTILITY REFUNDS #1	20810.02		RITA BURKE, 210 E MORRIS CT, WATER OVERPAYMENT	01/27/2017	79.11	.00	99-1075 Utility Cash Clearing	0	2/17		
Total 20810.02:						79.11	.00					
1863	UTILITY REFUNDS #1	230100.02		JOSEPH SPURRIER, 1236 W PENELOPE ST, WATER OVERPAYMENT	02/06/2017	7.80	.00	99-1075 Utility Cash Clearing	0	2/17		
Total 230100.02:						7.80	.00					
1863	UTILITY REFUNDS #1	240185.02		MICHAEL D GOUGH, 742 N KEROGEN PL, WATER OVERPAYMENT	02/15/2017	33.02	.00	99-1075 Utility Cash Clearing	0	2/17		
Total 240185.02:						33.02	.00					
1863	UTILITY REFUNDS #1	240650.01		ANGELA JENSEN, 635 N SILTSTONE AVE, WATER OVERPAYMENT	02/06/2017	100.00	.00	99-1075 Utility Cash Clearing	0	2/17		
Total 240650.01:						100.00	.00					
1863	UTILITY REFUNDS #1	250150.02A		D TOEPFERT, 316 W TROY ST, WATER OVERPAYMENT	02/07/2017	117.61	.00	99-1075 Utility Cash Clearing	0	2/17		
Total 250150.02A:						117.61	.00					
1863	UTILITY REFUNDS #1	251010.04		LAURA CHRISTENSEN, 1038 S SARAH AVE, WATER OVERPAYMENT	02/13/2017	81.52	.00	99-1075 Utility Cash Clearing	0	2/17		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 251010.04:						81.52	.00					
1863	UTILITY REFUNDS #1	264460.01		CBH, 1975 W MELON DR, WATER OVERPAYMENT	02/14/2017	98.12	.00	99-1075 Utility Cash Clearing	0	2/17		
Total 264460.01:						98.12	.00					
1863	UTILITY REFUNDS #1	264480.01A		CBH, 1897 W MELON DR, WATER OVERPAYMENT	02/09/2017	55.28	55.28	99-1075 Utility Cash Clearing	0	2/17	02/09/2017	
Total 264480.01A:						55.28	55.28					
1863	UTILITY REFUNDS #1	276028.01		CBH, 467 W BUTTON BUSH DR, WATER OVERPAYMENT	02/14/2017	114.89	.00	99-1075 Utility Cash Clearing	0	2/17		
Total 276028.01:						114.89	.00					
1863	UTILITY REFUNDS #1	276064.01		CBH, 2308 N BLUEBLOSSOM WAY, WATER OVERPAYMENT	01/27/2017	55.27	.00	99-1075 Utility Cash Clearing	0	1/17		
Total 276064.01:						55.27	.00					
1863	UTILITY REFUNDS #1	280330.01A		TRIDENT HOMES, 1951 N AZURITE DR, WATER OVERPAYMENT	02/14/2017	58.12	.00	99-1075 Utility Cash Clearing	0	2/17		
Total 280330.01A:						58.12	.00					
1863	UTILITY REFUNDS #1	280605.01A		TRIDENT HOMES, 1085 W TANZANITE DR, WATER OVERPAYMENT	02/14/2017	58.30	.00	99-1075 Utility Cash Clearing	0	2/17		
Total 280605.01A:						58.30	.00					
1863	UTILITY REFUNDS #1	30740.01		LINDA GOVAN, 435 S SAN MATEO AVE, WATER OVERPAYMENT	02/06/2017	38.55	.00	99-1075 Utility Cash Clearing	0	2/17		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 30740.01:						38.55	.00					
1863	UTILITY REFUNDS #1	310028.01		COLEMAN HOMES, 1188 W SAGWON DR, WATER OVERPAYMENT	02/08/2017	58.12	.00	99-1075 Utility Cash Clearing	0	2/17		
Total 310028.01:						58.12	.00					
1863	UTILITY REFUNDS #1	310033.01		COLEMAN HOMES, 9330 S MACADAN WAY, WATER OVERPAYMENT	02/08/2017	58.12	.00	99-1075 Utility Cash Clearing	0	2/17		
Total 310033.01:						58.12	.00					
1863	UTILITY REFUNDS #1	310037.01		COLEMAN HOMES, 9426 S MACADAN WAY, WATER OVERPAYMENT	01/27/2017	20.43	.00	99-1075 Utility Cash Clearing	0	1/17		
Total 310037.01:						20.43	.00					
1863	UTILITY REFUNDS #1	70410.01		BILL CORPSTEIN, 920 N GIORI ST, WATER OVERPAYMENT	02/06/2017	39.60	.00	99-1075 Utility Cash Clearing	0	2/17		
Total 70410.01:						39.60	.00					
1863	UTILITY REFUNDS #1	70600.03		DYLAN GREEN, 712 W MENDI PL, WATER OVERPAYMENT	02/06/2017	175.60	.00	99-1075 Utility Cash Clearing	0	2/17		
Total 70600.03:						175.60	.00					
Total UTILITY REFUNDS #1:						2,016.00	55.28					
UTILITY TRAILER SALES OF IDAHO, INC.												
1641	UTILITY TRAILER SALES OF IDAHO, INC.	FC11969		INTEREST CHARGES ON INVOICE #AI01145, FEB.'17 - WATER	02/01/2017	2.75	.00	20-6175 SMALL TOOLS	0	2/17		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1641	UTILITY TRAILER SALES OF IDAHO, INC.	FC11969		INTEREST CHARGES ON INVOICE #AI01145, FEB.'17 - P.I	02/01/2017	.69	.00	25-6175 SMALL TOOLS	0	2/17		
Total FC11969:						3.44	.00					
Total UTILITY TRAILER SALES OF IDAHO, INC.:						3.44	.00					
VALLI INFORMATION SYSTEMS, INC												
857	VALLI INFORMATION SYSTEMS, INC	40019		ESTATEMENT AND POSTAGE FOR JAN.'17 - ADMIN	01/31/2017	830.83	.00	01-6190 P0STAGE & BILLING	0	1/17		
857	VALLI INFORMATION SYSTEMS, INC	40019		ESTATEMENT AND POSTAGE FOR JAN.'17 - WATER	01/31/2017	1,305.58	.00	20-6190 P0STAGE & BILLING	0	1/17		
857	VALLI INFORMATION SYSTEMS, INC	40019		ESTATEMENT AND POSTAGE FOR JAN.'17 - SEWER	01/31/2017	1,305.58	.00	21-6190 P0STAGE & BILLING	0	1/17		
857	VALLI INFORMATION SYSTEMS, INC	40019		ESTATEMENT AND POSTAGE FOR JAN.'17 - P.I	01/31/2017	514.32	.00	25-6190 P0STAGE & BILLING	0	1/17		
Total 40019:						3,956.31	.00					
857	VALLI INFORMATION SYSTEMS, INC	40020		IOCKBOX TRANSACTIONS AND POSTAGE FOR JAN.'17 - ADMIN	01/31/2017	56.74	.00	01-6190 P0STAGE & BILLING	0	1/17		
857	VALLI INFORMATION SYSTEMS, INC	40020		IOCKBOX TRANSACTIONS AND POSTAGE FOR JAN.'17 - WATER	01/31/2017	89.17	.00	20-6190 P0STAGE & BILLING	0	1/17		
857	VALLI INFORMATION SYSTEMS, INC	40020		IOCKBOX TRANSACTIONS AND POSTAGE FOR JAN.'17 - SEWER	01/31/2017	89.17	.00	21-6190 P0STAGE & BILLING	0	1/17		
857	VALLI INFORMATION SYSTEMS, INC	40020		IOCKBOX TRANSACTIONS AND POSTAGE FOR JAN.'17 - P.I	01/31/2017	35.12	.00	25-6190 P0STAGE & BILLING	0	1/17		
Total 40020:						270.20	.00					
Total VALLI INFORMATION SYSTEMS, INC:						4,226.51	.00					
VERIZON WIRELESS												

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1575	VERIZON WIRELESS	9779488969		CELL PHONE SERVICE, 12/29/16-1/28/17 - ADMIN	01/28/2017	62.07	.00	01-6255 TELEPH0NE	0	2/17		
1575	VERIZON WIRELESS	9779488969		CELL PHONE SERVICE, 12/29/16-1/28/17 - PARKS	01/28/2017	266.02	.00	01-6255 TELEPH0NE	1004	1/17		
1575	VERIZON WIRELESS	9779488969		CELL PHONE SERVICE, 12/29/16-1/28/17 - BUILDING INSPECTION	01/28/2017	53.20	.00	01-6255 TELEPH0NE	1005	1/17		
1575	VERIZON WIRELESS	9779488969		CELL PHONE SERVICE, 12/29/16-1/28/17 - WATER	01/28/2017	309.47	.00	20-6255 TELEPH0NE EXPENSE	0	1/17		
1575	VERIZON WIRELESS	9779488969		CELL PHONE SERVICE, 12/29/16-1/28/17 - SEWER	01/28/2017	380.40	.00	21-6255 TELEPH0NE EXPENSE	0	1/17		
1575	VERIZON WIRELESS	9779488969		CELL PHONE SERVICE, 12/29/16-1/28/17 - P.I	01/28/2017	81.58	.00	25-6255 TELEPH0NE EXPENSE	0	1/17		
Total 9779488969:						1,152.74	.00					
1575	VERIZON WIRELESS	9779570171		TABLET SERVICE, 01/02/17-02/01/17	02/01/2017	3.97	.00	01-6255 TELEPH0NE	0	1/17		
1575	VERIZON WIRELESS	9779570171		TABLET SERVICE, 01/02/17-02/01/17-PARKS	02/01/2017	8.73	.00	01-6255 TELEPH0NE	1004	1/17		
1575	VERIZON WIRELESS	9779570171		TABLET SERVICE, 01/02/17-02/01/17-BUILDING INSPECTION	02/01/2017	17.46	.00	01-6255 TELEPH0NE	1005	1/17		
1575	VERIZON WIRELESS	9779570171		TABLET SERVICE, 01/02/17-02/01/17-WATER	02/01/2017	38.72	.00	20-6255 TELEPH0NE EXPENSE	0	1/17		
1575	VERIZON WIRELESS	9779570171		TABLET SERVICE, 01/02/17-02/01/17-SEWER	02/01/2017	48.24	.00	21-6255 TELEPH0NE EXPENSE	0	1/17		
1575	VERIZON WIRELESS	9779570171		TABLET SERVICE, 01/02/17-02/01/17-P.I	02/01/2017	9.84	.00	25-6255 TELEPH0NE EXPENSE	0	1/17		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 9779570171:						126.96	.00					
Total VERIZON WIRELESS:						1,279.70	.00					
WATER ENVIRONMENT FEDERATION												
1031	WATER ENVIRONMENT FEDERATION	02132017WEF	5208	MEMBERSHIP RENEWAL AND DUES, MEMBER #17773746, T.FLEMING, FEB.'17	02/13/2017	120.00	.00	21-6075 DUES & MEMBERSHIPS	0	2/17		
Total 02132017WEF:						120.00	.00					
Total WATER ENVIRONMENT FEDERATION:						120.00	.00					
WESTERN RECORDS DESTRUCTION, INC.												
1633	WESTERN RECORDS DESTRUCTION, INC.	0342940		RECORDS DESTRUCTION FOR 1/1/17-1/31/17 - ADMIN	02/01/2017	7.00	.00	01-6052 CONTRACT SERVICES	0	1/17		
1633	WESTERN RECORDS DESTRUCTION, INC.	0342940		RECORDS DESTRUCTION FOR 1/1/17-1/31/17 - P & Z	02/01/2017	2.25	.00	01-6052 CONTRACT SERVICES	1003	1/17		
1633	WESTERN RECORDS DESTRUCTION, INC.	0342940		RECORDS DESTRUCTION FOR 1/1/17-1/31/17 - WATER	02/01/2017	6.63	.00	20-6052 CONTRACT SERVICES	0	1/17		
1633	WESTERN RECORDS DESTRUCTION, INC.	0342940		RECORDS DESTRUCTION FOR 1/1/17-1/31/17 - SEWER	02/01/2017	6.63	.00	21-6052 C0NTRACT SERVICES	0	1/17		
1633	WESTERN RECORDS DESTRUCTION, INC.	0342940		RECORDS DESTRUCTION FOR 1/1/17-1/31/17 - PI	02/01/2017	2.49	.00	25-6052 C0NTRACT SERVICES	0	1/17		
Total 0342940:						25.00	.00					
Total WESTERN RECORDS DESTRUCTION, INC.:						25.00	.00					
WEX BANK												
1234	WEX BANK	48478721		FUEL, JAN.'17 - ADMIN	01/31/2017	15.43	.00	01-6300 FUEL	0	1/17		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1234	WEX BANK	48478721		FUEL, JAN.'17 - PARKS	01/31/2017	1,218.98	.00	01-6300 FUEL	1004	1/17		
1234	WEX BANK	48478721		FUEL, JAN.'17 - BUILDING INSPECTION	01/31/2017	189.94	.00	01-6300 FUEL	1005	1/17		
1234	WEX BANK	48478721		FUEL, JAN.'17 - WATER	01/31/2017	320.66	.00	20-6300 FUEL	0	1/17		
1234	WEX BANK	48478721		FUEL, JAN.'17 - SEWER	01/31/2017	106.27	.00	21-6300 FUEL	0	1/17		
1234	WEX BANK	48478721		FUEL, JAN.'17 - P.I	01/31/2017	129.01	.00	25-6300 FUEL	0	1/17		
	Total 48478721:					1,980.29	.00					
	Total WEX BANK:					1,980.29	.00					
	Grand Totals:					626,898.35	423,980.34					

Dated: _____

Mayor: _____

City Council: _____

_____

_____

_____

_____

_____

City Treasurer: _____

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided

Report Criteria:
Detail report.
Invoices with totals above $0.00 included.
Paid and unpaid invoices included.

City of Kuna
Alcohol Beverage License

~~763 W. AVALON~~
P.O. BOX 13
KUNA, ID 83634
Phone: 208-922-5546 Fax: 208-922-5989

***** OFFICE USE ONLY *****

Date 2.16.17 City License No. 192A

New X Renewal ___ Modification ___ Transfer ~~X~~

LICENSE:

APPROVED ___ DENIED ___

Date Fee Paid and Receipt No.: 11.001388

ALL FEES ARE NON-REFUNDABLE

LIQUOR-BY-THE-DRINK (Includes On Premise Wine)	$ 562.50	✓ 50% prorated as per code
OFF PREMISE BEER	$ 50.00	
OFF PREMISE WINE	$ 200.00	
ON PREMISE BEER	$ 200.00	✓ 50% prorated as per code
ON PREMISE WINE	$ 200.00	
CHANGE IN LOCATION OF LICENSE (15% OF THE ANNUAL FEE)		

TOTAL $ 381.25

All applications include: Copy of the IDAHO STATE LICENSE and ADA COUNTY LICENSE
New applications also include: Copy of ABC stamped approved Foot Print
All Licenses will expire annually on May 1 at 2:00 a.m.

BUSINESS NAME: Lima Limon Peruvian Restaurant. **PHONE:** 922-3144

BUSINESS LOCATION: 379 W Main St. Kuna, ID 83634
(City, State, Zip Code)

BUSINESS MAILING ADDRESS: 1009 E Kuna Rd Apt 109 Kuna, ID 83634
(City, State, Zip Code)

APPLICANT NAME: Agustin Contreras **PHONE:** 850-0538

RESIDENCE ADDRESS 1009 E Kuna Rd Apt 109 Kuna, ID 83634
(City, State, Zip Code)

IF APPLICANT IS A *PARTNERSHIP* OR *CORPORATION*, LIST NAMES AND ADDRESSES OF PARTNERS OR OFFICERS

NAME _____ **ADDRESS** _____

NAME _____ **ADDRESS** _____

NAME _____ **ADDRESS** _____

Applicant Signature 2-16-17 **Date**

APPLICANT: *Please be advised that bars, nightclubs, lounges, taverns and other permanent locations where alcoholic beverages are sold, not including restaurants where the principle business is serving food, are required to procure a Special Use Permit along with an application for a liquor license permit, provided the zone in which the use is located affords the sale of alcohol. The Special Use Application may be acquired from the City's Planning Department. If there is any doubt or uncertainty whether the principle business is food, that determination will be made by the Planning Department.*

ALCOHOL FOOTPRINT EXPANSION SIGN-OFF SHEET

Date: 2-

Name(s): Agustin Contreras **Telephone:** 850-0538

Address: 1009 E Kuna Rd Apt 109 Kuna, ID 83634

Business Name: Lima Limon Peruvian Rest. **Telephone:** 922-3144

Business Type: Restaurant

Business Address: 379 W Main St. Kuna, ID 83634

APPROVALS

Planning and Zoning Department: [signature] **Date:** 2/16/17

Zoning: CBH

Comments:

DOCUMENTS REQUIRED FOR CONSIDERATION

1. Copy of expanded footprint stamped and approved by Alcohol Beverage Control.
2. Special Use Permit Application, if required.
3. Verification of zoning and land use by the Planning and Zoning Department.
4. Verification that the property complies with City Code Section 3-1-15: LOCATION OF LICENSED PREMISES.

COPY

RECEIVED
FEB - 1 2017
IDAHO STATE POLICE
ALCOHOL BEVERAGE CONTROL

State of Idaho

Idaho State Police

Cycle Tracking Number: 91802
ISLD ID: 8077

Premise Number: 1A-229
Incorporated City

Retail Alcohol Beverage License

License Year: 2017
License Number: 2469

This is to certify, that Agustin Contreras

doing business as: Lima Limon Peruvian Restaurant

is licensed to sell alcoholic beverages as stated below at:
379 W Main Street, Kuna, Ada County

Acceptance of a license by a retailer shall constitute knowledge of and agreement to operate by and in accordance to the Alcohol Beverage Code, Title 23. Only the licensee herein specified shall use this license.
County and city licenses are also required in order to operate.

Liquor	Yes	$375.00
Beer	Yes	$20.00
On-premise consumption	Yes	$0.00
Kegs to go	No	
Restaurant	Yes	$0.00
Wine by the bottle	Yes	$0.00
Wine by the glass	Yes	$0.00
Multipurpose arena	No	
Growlers	No	

TOTAL FEE: $395.00

Signature of Licensee, Corporate Officer, LLC Member or Partner

AGUSTIN CONTRERAS
LIMA LIMON PERUVIAN RESTAURANT
1009 E KUNA ROAD
APT 109
KUNA, ID 83634
Mailing Address

License Valid: 02/03/2017 - 04/30/2017

***Expires:* 04/30/2017**

Director of Idaho State Police

THIS LICENSE MUST BE CONSPICUOUSLY DISPLAYED

ABC FORM NO ABC 03

2016-2017 RETAIL ALCOHOL BEVERAGE LICENSE 2017880

ADA COUNTY, IDAHO

STATE OF IDAHO

This is to certify, that Agustin Contreras

dba: Lima Limon Peruvian Restaurant

is licensed hereby as a retailer of alcohol beverage, as stated below, to the provisions of Title 23, Idaho Code and the laws of the State of Idaho and regulations and ordinances of Board of County Commissioners in regard to the sale of alcoholic beverage at: 379 W Main Street, Kuna, ID 83634

License valid from February 14, 2017 to April 30, 2018

Beer	DRAFT, bottled or canned, ON or OFF premises consumption	$5.00
Liquor	Kuna City	$0.00

Signature of Licensee or Officer of Corporation

APPROVED by the Board of County Commissioners this 14th day of February, 2017

Christopher D. Rich, Clerk

Chairman

(THIS LICENSE MUST BE CONSPICUOUSLY DISPLAYED)

RESOLUTION NO. R17-2017
CITY OF KUNA, IDAHO

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING THE PARK USE AGREEMENT BY AND BETWEEN THE CITY OF KUNA, IDAHO AND THE KUNA YOUTH SOFTBALL AND BASEBALL ASSOCIATION, INC., PURSUANT TO THE TERMS OF THE AGREEMENT; AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT.

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Kuna, Idaho as follows:

Section 1. The Park Use Agreement by and between the City of Kuna, Idaho and the Kuna Youth Softball and Baseball Association, Inc., in substantially the form as attached hereto as EXHIBIT A is hereby approved.

Section 2. The Mayor of the City of Kuna, Idaho is hereby authorized to execute the Agreement, and the City Clerk is hereby authorized to attest to said execution as so authorized and approved for on behalf of the City of Kuna, Idaho.

PASSED BY THE COUNCIL of Kuna, Idaho this 21st day of February 2017.

APPROVED BY THE MAYOR of Kuna, Idaho this 21st day of February 2017.

_____
Joe L. Stear, Mayor

ATTEST:

_____
Chris Engels, City Clerk

PARK USE AGREEMENT
CITY OF KUNA, IDAHO AND KUNA YOUTH SOFTBALL AND BASEBALL ASSOCIATION, INC.
BERNIE FISHER CITY PARK

This Park Use Agreement (AGREEMENT) is entered into by and between the city of Kuna, Idaho, (CITY), an Idaho municipal corporation and the Kuna Youth Softball and Baseball Association, Inc. (KYSBA) an Idaho general non-profit corporation, jointly referred to herein as the PARTIES.

WHEREAS, CITY owns and maintains Bernie Fisher City Park (PARK) located at Kuna, Idaho; and

WHEREAS, the PARK has certain improvements including baseball fields, excluding the concession stand; and

WHEREAS, KYSBA desires to use the PARK for its baseball clinics, practices and games during specified times of the year; and

WHEREAS, CITY grants KYSBA permission to use the PARK in exchange for certain contributions including maintenance, care, and improvements at the PARK.

NOW, THEREFORE, in consideration of the above recitals, which recitals are contractual in nature, the mutual covenants herein contained and such other and further consideration as is hereby acknowledged, the parties agree as follows:

1. USE: KYSBA agrees to use the PARK for the sole purpose of operating the baseball and softball program to provide athletic opportunities for the children of Kuna, Idaho.

2. RESPONSIBILITIES:

The CITY Will:

2.1. Have the PARK field reserved for KYSBA's exclusive use according to the following schedule:

From March 1 to the third Sunday in July, Monday through Friday after 4:00 PM until dark, and all day Saturday.

2.2. At all other times, individuals and/or groups may use the fields. Groups using the fields must contact the City Clerk's Office to ensure fields are available, register for their use, and review and sign the City's Baseball Field Use Agreement, which will include a training on maintaining the fields.

2.3. Send out a Notice of Intent to Renew this Agreement on or before December 31, as provided for in paragraph 5.

2.4. Maintain the fields including mowing, over-seeding, and irrigating during the schedule set by the CITY. Maintain the irrigation system.

KYSBA Will:

2.5. Operate and manage the youth baseball program, including programs and clinics.

2.6. On or about November 1, provide the City Clerk with the names of the officers for the KYSBA for the upcoming year.

2.7. If there is going to be a change in the reserved schedule as provided for in paragraph 2.1, provide the change to the City Clerk on or before January 31.

2.8. After January 31, reservations for the fields for unscheduled dates and times, as provided for in paragraph 2.1, will be first come, first served.

2.9. KYSBA may, upon good cause, modify the reserved schedule during the season, however any prior reservation, as provided for in paragraph 2.8, will have priority to use the fields.

2.10. Return the Notice of Intent to Renew acknowledgement by January 31.

2.11. Hire and staff the umpires.

2.12. Ensure that the fields are in presentable and playable condition prior to each use.

2.13. Purchase and apply diamond dust as needed.

2.14. Provide trashcans during KYSBA events, practice and games and keep the area clean.

3. USAGE FEE: There will be no usage fee.

4. TERM: The term of this AGREEMENT shall be February 1, 2017 to January 31, 2018.

5. The City will send out a Notice of Intent to Renew to the KYSBA organization's address of file with the Secretary of State for Idaho and the president of the Board of Directors at the organization's post office box. The Notice of Intent to Renew will extend this AGREEMENT for additional one (1) year terms.

6. INSPECTION: KYSBA has inspected and hereby accepts the PARK in the condition at the beginning of this AGREEMENT.

7. ALTERATIONS: KYSBA shall not make any renovations, alterations, additions, or install any fixtures, equipment, fencing, etc., without the express written consent of

CITY. All fixtures and improvements shall become the property of CITY at no cost to the City at termination or expiration of this AGREEMENT.

8. OTHER REQUIREMENTS: KYSBA shall maintain oversight and control of the participants in its program. Littering, vandalizing, destroying or otherwise damaging CITY property is prohibited.

9. COMPLIANCE WITH GOVERNING LAW: Each PARTY shall comply with all federal, state and local laws, rules and regulations, now in force or which may hereafter be in force pertaining to the use of the PARK.

10. INDEMNIFICATION: KYSBA shall indemnify, hold harmless and defend the CITY and its elected or appointed officials, employees and agents from and against all liabilities, claims, suits, losses and expenses, including reasonable attorney's fees and court costs, arising out of or in the course of the use contemplated by this AGREEMENT that is caused in whole or in part by any act or omission of KYSBA, any act or omission of anyone directly or indirectly employed by KYSBA, or any act or omission for which KYSBA may be liable, whether or not it is caused in whole or in part by the party indemnified.

11. INSURANCE: KYSBA shall, at all times, obtain, pay for, and maintain insurance for the coverages and amounts of coverage not less than those set forth as follows:

    11.1. Worker's Compensation – in compliance with the state and federal laws, if required.

    11.2. Comprehensive Automobile Liability Policy – a minimum coverage of $1,000,000.00 combined single limits of liability for bodily injuries, death and property damage resulting from any one occurrence.

    11.3. Comprehensive Premises Liability Policy- a minimum coverage of $1,000,000.00 including the following coverage:

        11.3.1. Premises and operations; and

        11.3.2. Broad Form Commercial General Liability Endorsement to include blanket contractual liability (specifically covering but not limited to the contractual obligations assumed by the organization; and

        11.3.3. Personal injury (with employment and contractual exclusions deleted); and

        11.3.4. Broad Form Property Damages coverage.

    11.4. KYSBA shall provide to CITY original Certificates of Insurance satisfactory to evidence such coverages before operations pursuant to this AGREEMENT commence.

11.5. CITY shall be named as an additional insured on all policies related to this Agreement, excluding Workers Compensation. Such policies shall provide that there shall be no termination, non-renewal, modification, or expiration of such coverage without forty-five (45) calendar days written notice to the CITY.

11.6. All insurance shall be written with a company having an A.M. Best rating of at least the "A" category and size categories of VII.

12. UTILITIES: CITY will provide general field maintenance, including lawn mowing, fertilizing, seeding, irrigation and irrigation system maintenance. Any other utility, including electricity shall be provided by KYSBA.

13. RUBBISH: KYSBA shall be responsible for garbage or refuse removal during its use of the PARK.

14. DAMAGE BY FIRE OR OTHER CASUALTY: If the PARK, or any part thereof is damaged by fire or other casualty to such an extent that it is rendered unusable, in whole or in part, the CITY shall have the option to terminate this AGREEMENT, or repair the premises. KYSBA shall have no claim for any loss of use during the period that the PARK is being repaired.

15. NOTICES: Any notice required or intended to be given to the other PARTY under the terms of this AGREEMENT shall be in writing and shall be deemed to be duly delivered the earlier of (a) actual receipt by personal delivery to the representative (as defined herein), or in lieu of personal service, (b) by way of private courier, such as Federal Express or United Parcel Service addressed to the appropriate party and address as set forth herein, or in lieu of private courier, (c) U.S. Mail, registered, postage pre-paid, return receipt requested.

15.1. CITY notice shall be sent to:

City Clerk for the City of Kuna, Idaho
Post Office Box 13
Kuna, Idaho 83634

15.2. KYSBA notice shall be sent to:

Kuna Youth Softball and Baseball Association, Inc.
Post Office Box 449
Kuna, Idaho 83634

16. TERMINATION: Either Party reserves the right to terminate this AGREEMENT by providing written notice of its election to terminate to the other Party at least sixty (60) days prior to the date of termination.

17. ASSIGNMENT: This AGREEMENT is not assignable without the written consent of CITY.

18. WAIVER: No failure of the CITY to enforce any term hereof shall be deemed to be a waiver.

19. ENTIRE AGREEMENT: This AGREEMENT contains the entire agreement between the parties and may be modified only by an addendum to this AGREEMENT or by a new AGREEMENT in writing, signed by CITY and KYSBA.

20. ATTORNEY'S FEES: If either PARTY is required to commence any proceeding or legal action to enforce or interpret any term, covenant or condition of the AGREEMENT, the prevailing party in such proceeding or action shall be entitled to recover from the other PARTY its reasonable attorney's fees and legal costs.

In witness whereof, the parties hereto have set their hands and seals on the day and year first written above.

CITY OF KUNA, IDAHO

Dated this ____ day of _____ 2017.

BY:_____
Joe Stear, Mayor

KUNA YOUTH SOFTBALL AND BASEBALL ASSOCIATION, INC.

Dated this 10 day of FEBRUARY 2017.

BY: _____
Brett Currin, President

ATTEST:

Dated this____ day of _____, 2017.

BY: _____
Chris Engels, City Clerk

APPROVED AS TO FORM AND CONTENT:

BY: _____
Richard T. Roats, City Attorney for Kuna, Idaho

RESOLUTION NO. R18-2017

A RESOLUTION AUTHORIZING SIGNATURES, INCLUDING FACSIMILE SIGNATURES, FOR BANKING SERVICES ON BEHALF OF THE CITY OF KUNA.

WHEREAS, recent City Council adopted changes in the position of City Council President have necessitated a change in the authorized signatures for bank drafts drawn on the City's various cash depositories.

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Kuna, Idaho:

1. **THAT** the following are authorized to make periodic operational changes as necessary to established City depository accounts:

   Treasurer of the City, AND

   Either of the following:
   Mayor of the City
   Council President of the City

2. **THAT** drafts drawn on the City's depository accounts contain the following signatures:

   Treasurer of the City, AND

   Either of the following:
   Mayor of the City
   Council President of the City

3. **THAT** William P. Jones – outgoing City Council President – will be deleted from the signature cards and Richard C. Cardoza – incoming City Council President – will be added to the signature cards effective upon this passage.

4. **THAT** the Treasurer of the City is authorized to use facsimile signatures when processing bank drafts. The facsimile signature device shall be kept secured in a locked safe when not in use and shall be fully protected at all times.

PASSED BY THE CITY COUNCIL of Kuna, Idaho this 21st day of February, 2017.

APPROVED BY THE MAYOR of Kuna, Idaho this 21st day of February, 2017.

_____
Joe L. Stear, Mayor

ATTEST:

_____
Chris Engels, City Clerk

City of Kuna

City Council Staff Memo

P.O. Box 13
Phone: (208) 922-5274
Fax: (208) 922-5989
www.Kunacity.id.gov

To: City Council

Case Numbers: 15-05-S (Preliminary Plat) ***Silver Trail Addition Subdivision***

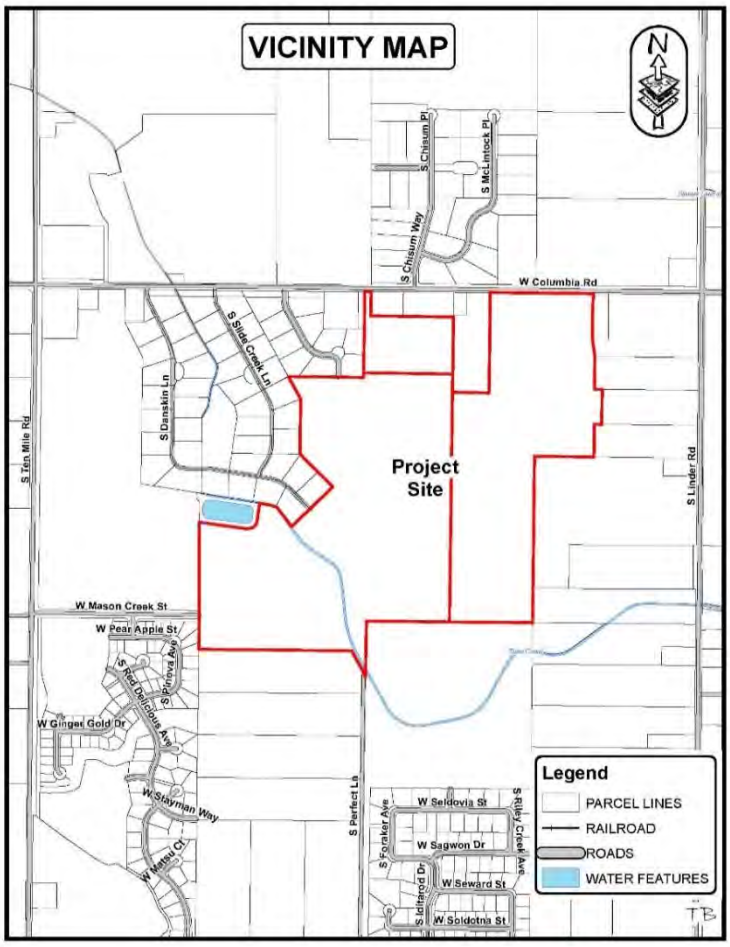
Location: South East Corner (SEC) Ten Mile and Columbia Roads, Kuna, Idaho 83634

Planner: Troy Behunin, Planner III

Hearing Date: February 21, 2017

Applicant: **DB Development,**
Tim Eck
6152 W. Half Moon Ln.
Eagle, ID, 83616
208.850.0591
Timothyeck@me.com

Engineer: **B&A Engineers,**
David Crawford
5505 W. Franklin Rd.
Boise, ID, 83705
208.342.5792
dacrawford@baengineers.com



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N. P & Z Commission Recommendation
O. Proposed Recommended Conditions of Approval

A. Process and Noticing:

1. Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states that subdivisions are designated as public hearings, with the City Council as the decision making body. These land use applications were given proper public notice and followed the requirements set forth in Idaho Code, Chapter 65 Local Planning Act.

a. Notifications

i. Neighborhood Meeting July 20, 2015 (seven persons attended)

ii.	Agency Comment Request	October 23, 2015
iii.	315' Property Owners Notice	December 5, 2016
iv.	Kuna, Melba Newspaper	February 1, 2017
v.	Site Posted	February 9, 2017

B. Applicant's Request:

On behalf of Viper Investments, LLC, David Crawford with B & A Engineers, is requesting approval for a preliminary plat over approximately 130.55 acres, currently zoned R-6 (Medium Density Residential). The applicant proposes to subdivide three properties into 421 buildable lots and 56 common lots. The subject site is located on the south side of Columbia Road, between Ten Mile and Linder Roads. The south west corner of this project touches the east end of Mason Creek Street, which is south of Silvertrail Elementary school.

C. Aerial Map:

©Copyrighted

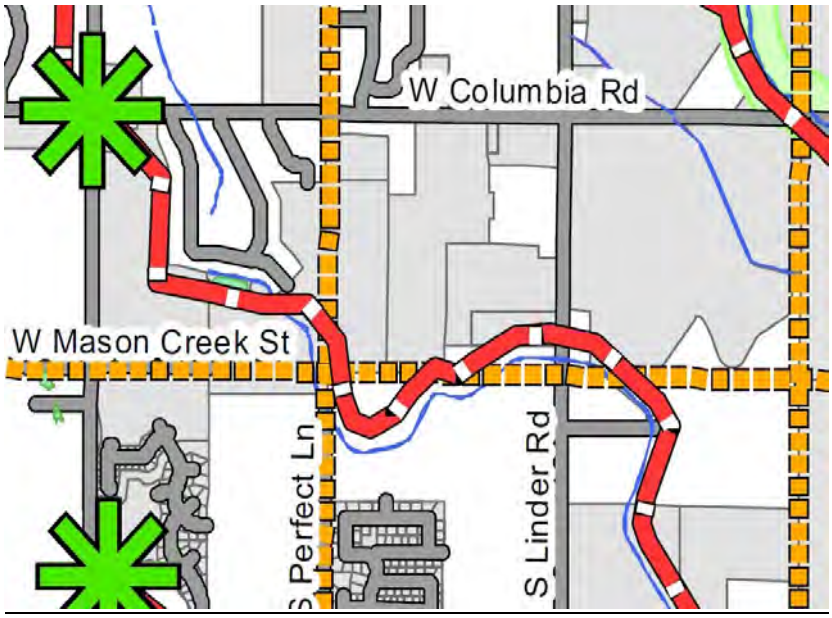
D. Site History:

This site is in the City, and has been undeveloped for many years. It is adjacent to four existing subdivisions. Three are County subdivisions, while one is a City subdivision. Two of the subject properties are lots within the Danskin Ridge subdivision. Historically, it has been farmed.

E. General Projects Facts:

1. **Comprehensive Plan Map:** The Future Land Use Map (Comp Plan Map) is intended to serve as a *guide* for the decision making body for the City. This map indicates land use designations generally speaking, it is not the actual zone. The Comp Plan Map identifies this entire site as Medium Density Residential. The range for Medium Density is 4 - 8 dwelling units per acre (DUA).

2. **Recreation and Pathways Map:** The Recreation and Pathways Master Plan Map indicates a future trail along the southwest boundary of the site, situated along the Kuna Canal.



3. **Surrounding Land Uses:**

North	RR, A	Rural Residential & Agriculture – Ada County and Kuna City
South	RR	Rural Residential – Ada County
East	RR, A	Rural Residential & Agriculture – Ada County and Kuna City
West	RR, R-6	Rural Residential & Medium Density Residential – Ada County and Kuna City

4. **Parcel Sizes, Current Zoning, Parcel Number(s):**
   - Project Size in total: 130.55 acres (approximately)
   - Zoning: R-6; Medium Density Residential, Kuna; for all parcels
   - Parcel #: R1727750100 (74.2 ac.) Lot 68, Block 1, Danskin Ridge Sub No. 6,
     Parcel #: S1311111350 (48.7 ac.)
     Parcel #: R1727730050 (7.5 ac.) Lot 52, Block 1, Danskin Ridge Sub No. 4.

5. **Services:**

   Sanitary Sewer– City of Kuna
   Potable Water – City of Kuna
   Irrigation District – Boise-Kuna Irrigation District
   Pressurized Irrigation – City of Kuna (KMID)
   Fire Protection – Kuna Rural Fire District
   Police Protection – Kuna Police (Ada County Sheriff's office)
   Sanitation Services – J&M Sanitation

6. **Existing Structures, Vegetation and Natural Features:**

   The land is being used for agricultural purposes. Applicant anticipates that the land will continue the historic Ag. uses on the lands until development occurs. This site is generally flat, with a slight slope from the center of the site to the west and south west, generally.

7. **Transportation / Connectivity:**

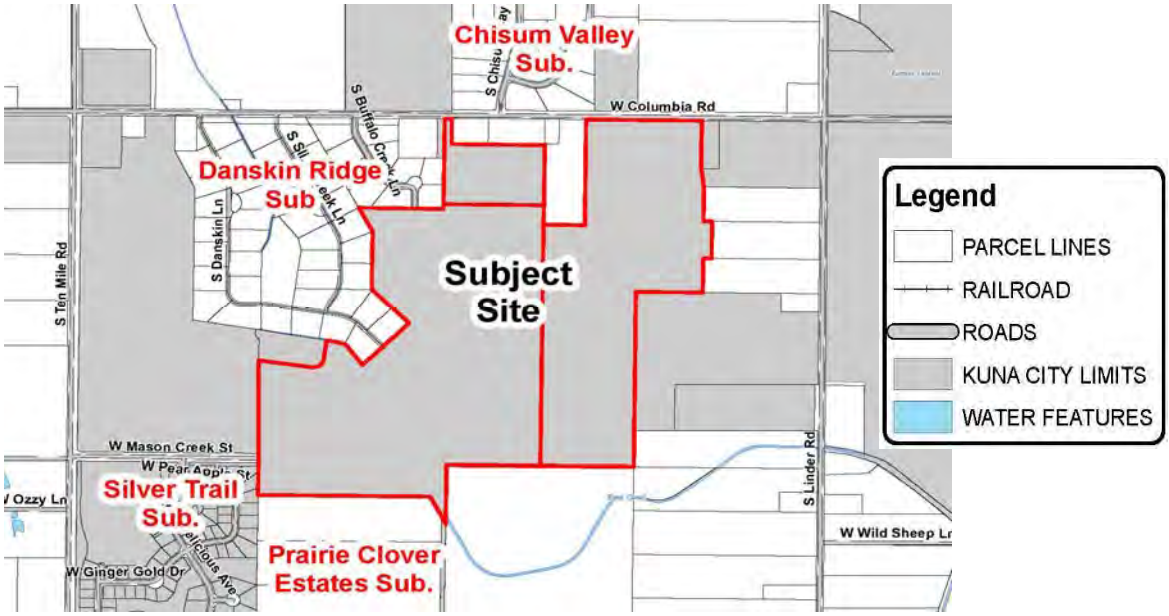
The applicant proposes two access points on Columbia Road. The applicant has also proposed extending the mid-mile road (Mason Creek Street) on the entire south side of the project which runs east-west. As the project develops, additional points of access will be provided through proposed stub streets.

8. **Environmental Issues:**
Staff is not aware of any environmental, health or safety conflicts.

9. **Agency Responses:**
The following agencies returned comments: City Engineer (Gordon Law, P.E.) Exhibit B 1, Ada County Highway District (Mindy Wallace) Exhibit B 2, Boise Project Board of Control (Bob Carter) Exhibit B 3, Central Dist. Health Dept. (Lori Badigian), Exhibit B 4, Idaho Transportation Department (ITD) Exhibit B 5, which are included with this case file and are included with this report.

F. Staff Analysis:

This subdivision application involves two lots within recorded plats, and an un-platted City parcel. All three properties are in Kuna City limits and already zoned R-6 (Medium Density Residential). This project is adjacent to four other platted subdivisions and is adjacent to a minor arterial (Columbia Rd.) and touches another mid-mile collector road (Mason Creek St.). All major public utilities are near, or adjacent to this site. Applicant intends to prepare the site for a new single-family housing development to be built over an anticipated 13 phases. Applicant believes full build-out will be achieved in approximately 13 years, if one phase per year (or 40 homes) is developed. The applicant is prepared to adjust their timeline with market demands.



Staff has reviewed Kuna's Comprehensive Plan (Comp Plan), which encourages a variety of housing types and income levels numerous times throughout the Comp Plan. The sections of the Comp Plan that address housing types are included below, in Section K (Comp Plan analysis) of this report. The City attempts to balance all housing types within the City. The project site is already zoned R-6 (Medium Density Residential) and the applicants request for a gross density of 3.65 dwellings per acre, is well under the existing zones density limits of six units per acre. Staff has reviewed the preliminary plat for technical compliance with KCC Chapter 6, and has determined that it appears to conform to KCC as required. Staff would recommend that the applicant work with Kuna Rural Fire District (KRFD) to conform to the secondary access limits of the KRFD, for the number of homes utilizing access points.

The applicant has proposed a landscape buffer adjacent to Columbia Road and another landscape buffer on the south side of the project between the homes that will back the extended Mason Creek Street and the roadway. The applicant also proposes to install landscaping on both sides of a required north-south mid-mile collector (future School Avenue) that will be constructed near the middle of the project. The landscape plan provides other landscaped areas throughout the subdivision at the end of streets, and in landscape pockets. Staff has reviewed the landscape plan, and determined it appears to follow Kuna City Code 5-17. Staff recommends the applicant add two notes to the landscape plan for planting requirements, and submit an 11 X 17 for approval bearing the requested changes that are listed in the Recommended Conditions of Approval. The applicant has proposed 8.68 acres for open space, which is 6.65% of the projects area.

Staff has determined this application complies with its current zone and Title 5 and 6 of the Kuna City Code; Idaho Statute § 67-6511; and the Kuna Comprehensive Plan; and forwards a recommendation of approval for Case No. 15-05-S subject to any conditions of approval outlined by Council.

G. Applicable Standards:

1. City of Kuna Zoning Ordinance Title 5, Chapter 13
2. City of Kuna Comprehensive Plan, adopted September 1, 2009
3. City of Kuna Design Review Code Title 5, Chapter 4
4. City of Kuna Landscape Code Title 5, Chapter 17.
5. Idaho Code, Title 67, Chapter 65- the Local Land Use Planning Act.

H. Procedural Background:

On February 21, 2017, the Council considered case number 15-05-S, including the application, agency comments, staff's report, application exhibits and public testimony presented or given.

I. Proposed Factual Summary:

This site is located on the south side of Columbia Road, between Ten Mile and Linder Roads. The project consists of 130.55 (approx.) acres that are already in the City limits and currently zoned R-6 (Med. Den. Residential). Applicant requests preliminary plat approval for a new subdivision of 421 buildable lots, and 56 common lots consisting of 13 development phases. If approved, this project will take access from Columbia Road in two places, and a third access from a classified road will come from Mason Creek Street in the SWC of the project. Additionally, this project will continue the mid-mile road to the east, and provide multiple access points for future projects.

J. Proposed City Council's Findings of Fact:

Based upon the record in **15-05-S,** including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, including the exhibits, and the testimony elicited during the public hearing, the Council hereby *approves/denies* Case No. 15-05-S, a request for a subdivision preliminary plat request by the applicant as follows:

The Council concludes that the Application does/does not comply with the City of Kuna's Zoning regulations (Title 5) of KCC and/or the Subdivision regulations outlined in title 6 of KCC.

1. In making a decision regarding the Subdivision application, the Council is to consider Idaho Code §67-6535 (2), which states the following:

   The approval or denial of any application required or authorized pursuant to this chapter shall be in writing and accompanied by a reasoned statement that explains the criteria and standards considered relevant, states the relevant contested facts relied upon, and explains the rationale for the decision based on the applicable provisions of the comprehensive plan, relevant ordinance and statutory provisions, pertinent constitutional principles and factual information contained in the record.

In addition, Idaho Code §67-6535(2)(a), provides that:

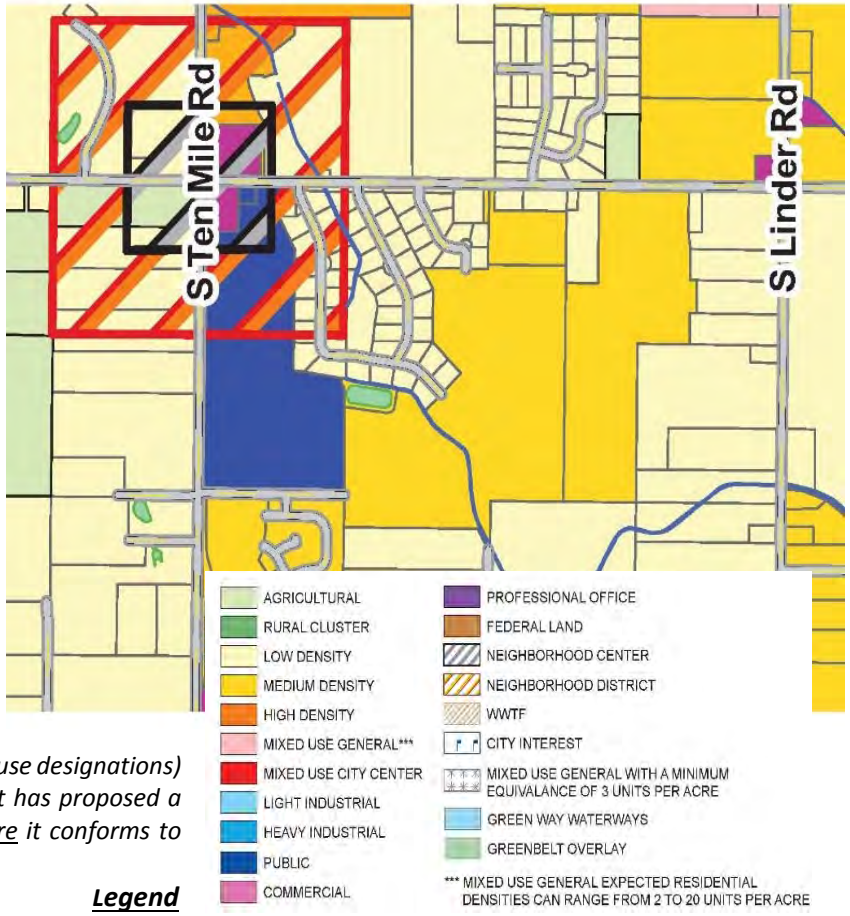
Failure to identify the nature of compliance or noncompliance with express approval standards or failure to explain compliance or noncompliance with relevant decision criteria shall be grounds for invalidation of an approved permit or site-specific authorization, or denial of same, on appeal.

2. The Kuna City Council has the authority to approve or deny Case No. 15-05-S. On February 21, 2017, Kuna's Council voted to approve/deny of Case No. 15-05-S.

3. The public notice requirements were met and the public hearing was conducted within the guidelines of applicable Idaho Code and City Ordinances to hold a public hearing on February 21, 2017 with the City Council.

K. <u>City Council Comprehensive Plan Analysis:</u>

Council determines the proposed subdivision for the *site is/is not* consistent with the following Comp Plan components:



Legend

<u>*Housing:*</u>

Residents envisioned higher densities in the City's core to include opportunities for mixed residential and light commercial activity. They expressed interest in a mix of residential type dwellings applications; including single-family, *multi-family*, apartments and condominiums. They were receptive to a greater mix of lot sizes and house price to appeal to a variety of people. A goal expressed by many was the preservation of large lots and rural cluster development in appropriate balance with a complement of other types of residential development (Page 21 [CP]).

***Comment**: The Comp Plan and the corresponding Future Land Use Map (with land use designations) provides for medium density (R-6). This project has proposed a density of less than six units per acre, <u>therefore</u> it conforms to the Comp Plan and the Future Land Use Map.*

<u>*Private Property Rights Goals and Objectives - Section 2 - Summary:*</u>

Ensure the City *land use policies, restrictions, conditions and fees do not violate private property rights and ensure that land use actions, decisions, and regulations do not effectively eliminate all economic value of the subject property.* Ensure that City land use actions, decisions, and regulations do not prevent a private property owner from taking advantage of a fundamental property right and staff shall evaluate with guidance from the City's attorney; the Idaho Attorney General's six criterion established to determine the potential for property taking.

***Comment:** Utilizing the Idaho Attorney General's criteria, and a review by the City Attorney, the proposed project <u>does not</u> constitute a "takings" and the Economic value is intact.*

Economic Development Goals and Objectives - Section 5 - Summary*:*
Ensure an adequate supply of housing for all income levels and facilitate pedestrian connections, both visually and physically, to enhance pedestrian movement (Pg. 42 – 1.5 and Pg. 43 – 3.1 [CP]).

Comment: *The Comp Plan encourages adequate housing for all income levels and calls for increasing pedestrian connections. This project supplies a number of additional housing types to Kuna's inventory and provides opportunities for quality housing. This development enhances the City's pedestrian network for non-motorized transportation, by proposing pathway connections to other subdivisions and the nearby elementary school.*

Land Use Goals and Objectives - Section 6 - Summary:
Adopt a future land use plan and map that includes natural and developed open spaces, while providing a variety of housing densities and types to accommodate various lifestyles, ages and economic groups. Protect existing neighborhoods and ensure new development is sustainable and keeps Kuna desirable. Develop cohesive neighborhoods with character and quality while incorporating a variety of densities and styles (Pg. 64 – 3.1 & Goal 3 and Pg. 65 – 4.3 [CP]).

Comment: *This project adds a number of quality housing varieties to the City's inventory for all types of lifestyles, ages and economic groups. This project also proposes 6.65% open space which adds to the greenspaces in Kuna, keeping it a desirable City while enhancing the City's overall pathway network.*

Housing Goals and Objectives - Section 12 - Summary*:*
Encourage developers to provide high-quality development with a variety of lot sizes, dwelling types, densities and price points to meet the needs of current and future population while creating safe and aesthetically-pleasing neighborhoods. Ensure housing is available throughout the community for all income levels and those with special needs. Encourage logical and orderly residential development while discouraging developers from developing land divisions greater than one half acre because large lot subdivisions increase municipal costs, require public subsidy and create sprawl (Pg. 155 – Obj. 1.1, Pg. 163 12.4 and Pg. 165 – 2.1 [CP]).
Encourage mixed-use development that includes town centers, single-family, *multi-family*, accessory units, and other types of residential development. – Policy 1.1.2, Section 12, Housing (Page 155 [CP]).

Comment: *Applicant proposes a high-quality development with a variety of dwelling types, densities, and price points for all income levels in this part of Kuna as encouraged by the Comp Plan. This project significantly adds to the City's overall network of utilities, sidewalks and roadways, therefore it complies with logical, orderly development and discourages land divisions and development greater than one half acre, and avoids increased municipal services costs and sprawl.*

Community Design Goals and Objectives - Section 13 - Summary*:*
Strengthen Kuna's Image through good community and urban design principles that create self-sufficient neighborhoods. Foster good community design concepts that incorporate landscape features to serve as buffers between incompatible uses while reducing scale and creates a sense of place (Pg.167 – Goal 1 and Pg. 168 – 1.2[CP]).

Comment: *Applicant proposes good community and urban design principles through creation of greenspaces, extension of the pedestrian pathway network and adding to the City's sidewalk network. Applicant also proposes extending Mason Creek Street, which adds to the roadway system thereby complying with the adopted Master Street Plan of Kuna (Functional Classified Road Map). This development also incorporates landscape buffers, and creates a sense of place for citizens. Therefore, this project fosters sound community design concepts and complies with the Comp Plan goals and strengthens Kuna's image.* Applicant has proposed a positive affect for adjoining property owners by developing under the allowed densities of the R-6 zone (3.65 Gross Density).

Neighborhoods:
Kuna's updated Plan is an advocate for the development of self-sufficient neighborhoods. These neighborhoods are intended to be connected by transit and other non-motorized methods of transportation. Each neighborhood will have a center, a core and an edge (Page 179 [CP]).

Comment: *Applicant proposes an extension of the sidewalk and roadway system which complies with the Master Street Plan adopted by Kuna. Applicant also proposes connections to adjacent neighborhoods by adding pathways and sidewalks for pedestrian and non-motorized transportation. Applicant proposes R-6 housing densities thereby complying with Medium Density land use designation outlined within the Comp Plan and Comp Plan Map.*

L. Proposed Council's Idaho State Code Analysis:

1. **IC §67-6511 (2) C** requires that the Council analyze the proposed changes to zoning ordinances to ensure that they are not in conflict with the policies of the adopted comprehensive plan. If the request is found by the governing board to be in conflict with the adopted plan, ***or*** would result in demonstrable adverse impacts upon the delivery of services by any political subdivision providing public services, including school districts, within the planning jurisdiction.

2. **IC §67-6513** provides that the City provide for mitigation of the effects of subdivision development on the ability of political subdivisions of the state, including school districts, to deliver services without compromising quality of service delivery to current residents or imposing substantial additional costs upon current residents to accommodate the proposed subdivision.

3. Through discussions and comments submitted by public service providers, the project would not create demonstrable adverse impact to quality of emergency service and/or delivery of said services, or impose substantial additional costs to current residents.

M. Proposed Council's Conclusions of Law:

The public notice requirements have been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.

1. The Council feels the site *is/is not* physically suitable for subdivision and development into a single-family subdivision, as proposed.

   Comment: *The 130.55 acre (approximate) project does/does not appear to be suitable for subdivision and development as single-family subdivision, as proposed.*

2. The subdivision uses are not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.

   Comment: *The land to be subdivided is not used as wildlife habitat. Roads, driveways, family units and open spaces are planned for construction according the City and ACHD requirements and best practices and will therefore not cause environmental damage or loss of habitat.*

3. The rezone and subdivision applications are not likely to cause adverse public health problems.

   Comment: *The subdivision of the property would comply with the Comp Plan. The project would connect to public sewer and potable water systems, therefore eliminating the occurrence of adverse public health problems.*

4. The application appears to avoid detriment to the present and potential surrounding uses; to the health, safety, and general welfare of the public taking into account the physical features of the site, public facilities and existing adjacent uses.

   Comment*: Through correspondence with public service providers and application evaluation, this project appears to avoid detriment to surrounding uses.* Council *did consider the subdivision and the location of the property with adjacent uses.*

5. The existing and proposed street and utility services in proximity to the site are suitable *or* adequate for residential purposes.

   Comment: *Correspondence from ACHD and Kuna Public Works confirms that the streets and utility services are suitable and adequate for the residential project.*

6. Based on the evidence contained in Case No. 15-05-S, Council finds Case No. 15-05-S adequately complies with Kuna City Code.

7. Based on the evidence contained in Case Nos. 15-05-S, Council finds Case No. 15-05-S, generally does/does not comply with Kuna's Subdivision Code.

N. *Recommendation by the Commission*:

On January 24, 2017, the Planning and Zoning Commission voted to recommend conditional *approval* for Case No. 15-05 S based on the facts outlined in staff's memo and the public testimony during the public hearing by the Planning and Zoning Commission of Kuna, Idaho, the Commission hereby recommends approval for Case No. 15-05-S, a Preliminary Plat and Subdivision request from David Crawford (B&A Engineers) and Tim Eck with DB Development, with the following conditions of approval to Council:

- Applicant shall follow all conditions outlined in the staff memo, City Engineers comments, and all other applicable agency comments.

O. Proposed Recommended Conditions of Approval:

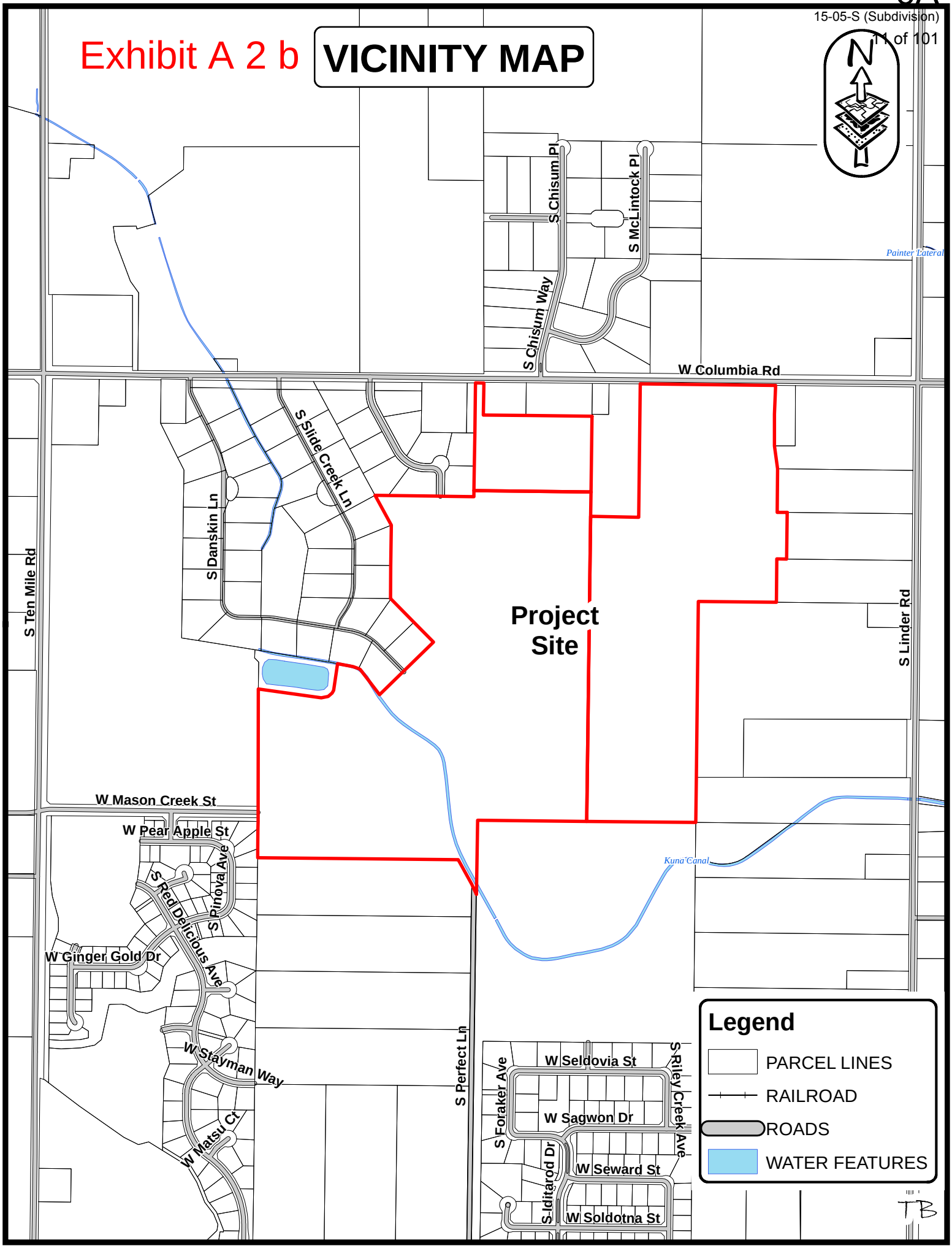
Based upon the Comp Plan, Kuna City Code, the record before the Kuna Council, the applicant's presentation and testimony at the February 21, 2017, and discussion at the public hearing, the Kuna Council votes to recommend approval for Case Nos. 15-05-S, including the request for a new subdivision with the following conditions of approval:

1. The applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
   a. The City Engineer shall approve the sewer hook-ups.
   b. The City Engineer shall approve the drainage and grading plans. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties". No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
   c. The Kuna Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District is required.
   d. The *Boise-Kuna* Irrigation District shall approval any modifications to the existing irrigation system.
   e. Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to *issuance* of any building permit(s).

2. All public rights-of-way shall be dedicated and constructed to standards of the City, Ada County Highway District and Idaho Transportation Department. No public street construction may commence without the approval and permit from Ada County Highway District and/or Idaho Transportation Department.
   2.1– With development and as necessary, dedicate right-of-way in sufficient amounts to follow City and ACHD standards and widths.
3. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see **KCC 6-4-2-W**.
4. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
5. When required, submit a petition to the City (as necessary, confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and request to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation system of the City (KMID).
6. Street lights within the site shall be LED lighting and must comply with Kuna City Code and established Dark Skies practices.
7. Parking within the site shall comply with Kuna City Code. (Unless specifically approved otherwise).
8. Fencing within and around the site shall comply with Kuna City Code (Unless specifically approved otherwise and permitted). Perimeter fencing (and permit) is required prior to requesting final plat signatures from Kuna City Clerk and Engineer.
9. All signage within/for the project shall comply with Kuna City Code.
10. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting within public rights-of-way shall be with approval from the public entities owning the property.
11. Applicant shall add the following notes to the landscape plans and resubmit a PDF for Planning and Zoning approved plans, bearing the changes.
    11.1 – Landscape contractor shall remove all twine/ropes and burlap from root balls.
    11.2 – Landscape contractor shall remove the wire basket from the top 1/2 of the root ball.
12. The land owner/applicant/developer, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through public hearing processes.
13. Applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
14. Developer/owner/applicant shall comply with all local, state and federal laws.

DATED: This _____ day of _____, 2017.

Exhibit A 2 b VICINITY MAP



TB

Exhibit A 2 b

W Columbia Rd
S Deanskin Ln
W Mason Creek St
S Perfecta Ln
W Saldovia St
W Sagwon St
© 2016 Google
Google earth

B & A Engineers, Inc.
Consulting Engineers & Surveyors
5505 W. Franklin Rd. Boise, Id. 83705
Ph. 208-343-3381 Fax 208-342-5792

August 12, 2015

City of Kuna
763 W. Avalon St.
Kuna, Idaho 83634

Subject: **Preliminary Plat Approval Request for the for Silver Trail Subdivision**

Council, Commission and Staff:

We are pleased to present this request for approval of a Preliminary Plat of Silver Trail Subdivision on behalf of the land owner, Viper Investments LLC. The project site is located east of Ten Mile Road, south of Columbia Road and north of Hubbard Road, in Kuna City, Idaho.

The site consists of 130.55 acres of land. It is located within the Kuna City Limits, Zoned R-6, and is included within the City of Kuna Sanitary Sewer Local Improvement District.

Site Information

The property consists of several parcels of land. The Ada County Assessor lists the parcel numbers as follows:

R1727730050
R1727750100
S1311111350

The lands are currently utilized for agricultural activities.

General Site Features
The property has several special elements which are to be considered. These elements are generally described with some discussion as follows:

Existing Public Streets
N. W. Mason Creek Street on the project's west boundary
W. Columbia Road on the project's north boundary
Several private lanes extend to the northwesterly boundary of the development site from Danskin Ridge Subdivision.

Each of the roadways noted are considered collector roads. Each is unique in their situation and current improvements. Each is presented in a manner consistent with the required improvements for their classification. A detailed description of all the nuances necessary for development of these roads is not being presented with this letter.

B & A Engineers, Inc.
Consulting Engineers & Surveyors
5505 W. Franklin Rd. Boise, Id. 83705
Ph. 208-343-3381 Fax 208-342-5792

The attached plan is representative of communication with the City, the Ada County Highway District (ACHD) and the developer, to ensure proper alignment, width and construction of the roadways that is consistent with the City's and ACHD's vision. We will continue to work with and provide for the required improvements on these roadways as necessary during the development of the subdivision.

Sanitary Sewer
The project has an existing sanitary sewer trunk line located at the current terminus of W. Mason Creek St. along the project's southwesterly boundary. The sanitary sewer lines within the development are to be installed as development occurs to provide service to the lots within the subdivision. The preliminary design of the sanitary sewer mainlines to service the development is represented within the preliminary plat.

Water
The project has an existing domestic water main line located at the current terminus of W. Mason Creek St. along the projects southwesterly boundary. The development will provide main line extensions as necessary to provide water service to all the lots in the subdivision. This may include oversized mainlines, as may be required by the City's master plan.

Pressure Irrigation
The development will provide main line extensions as necessary, in accordance with the City's master plan, to provide pressure irrigation service to all the lots in the subdivision. This may include oversized mainlines, as may be required by the City's master plan.

Irrigation
There are several surface irrigation ditches that exist on the property. These are anticipated to be piped through the development to ensure continued delivery of surface irrigation waters to downstream users.

An irrigation well exists near the north portion of the development which provides irrigation water for a land owner adjoining the development. The well is to remain through the initial development of the project. As development progresses the well may have to be relocated to the lands which it services.

Based on the phasing plan provided for the project it is anticipated that many years will pass prior to development

Kuna Canal
The Kuna Canal exists near the southwesterly portion of the development; this canal is anticipated to be partially piped through the development, under the Mason Creek Road extension.

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Consulting Engineers & Surveyors
5505 W. Franklin Rd. Boise, Id. 83705
Ph. 208-343-3381 Fax 208-342-5792

Site History

Silver Trail Subdivision has been proposed with a commensurate development strategy, fitting with the adjoining lands already developed in the area. A portion of the land included within the development was open space from Danskin Subdivision. The Danskin Subdivision was platted in Ada County. Since the Danskin development has occurred, urban services have been made available in the area. The lands comprising Silver Trail Subdivision have been annexed into the City of Kuna and have been included within the Kuna Sewer LID. Residential lots within Danskin Subdivision are not located within the City limits of Kuna.

Pre-Application Meeting

A pre-application meeting was held for the project with City Staff. During this meeting it was identified that the project does consist of more than 50 lots and is considered a Large Scale Subdivision.

Kuna Fire Chief John Tillman indicated that all public roadways shall be constructed to public road standards which shall act as fire access roads. He also indicated a secondary access would be required for any development beyond 30 lots. Additionally, dead end fire apparatus access roads in excess of 150 feet shall be provided with turnarounds.

Secondary fire access may be required after 30 lots have been developed. When this threshold of building lots has occurred a secondary access will be provided through the development. This may be a temporary emergency access gravel road suitable for fire apparatus equipment to access the development from an alternative access point. This access point may be provided from Columbia Road or another suitable location coordinated with the fire department at the appropriate time.

Neighborhood Meeting

A neighborhood meeting was held for the proposed project on Monday July 20, 2015 at 6:00PM at the project Site. The neighborhood sign in sheet has been included within the application. Several questions were brought up during the meeting from individual land owners. These were as follows:

Question:	*Will the project be phased? When and where will the project start construction?*
Answer:	We do anticipate approximately 13 total phases, starting with phase one from the extension of Mason Creek Road. Construction of the development may realistically commence within 12-18 months and is dependent on many factors.
Question:	*Will all the roads be built at the same time?*
Answer:	The infrastructure for the development will be built to service the lots within each consecutive phase of development.
Question:	*Will the development rebuild the fence along the existing Danskin Subdivision?*

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Answer: Fencing will be installed as required by Kuna City Code. Kuna Code is restrictive on the material types allowed. Additional discussion with the affected landowners would be appropriate when the development has reached that area.

Question: *What are the home sizes?*

Answer: Home sizes will be similar to those being built in the area. Home sizes may range from 1,400 – 2,800 Square Feet, more or less. Depending on what future homeowners may want and market conditions at the time of home construction.

Question: *Will the development provide a benefit for schools?*

Answer: The large scale development application requirements of the City of Kuna do require that an economic study is provided. The economic study will be made available as a public record when the application is submitted.
The lands comprising Silvertrail Subdivision are currently being taxed at an agricultural rate. Development will increase the land values and commensurately benefit schools based on taxes generated from the improvements to the land.

Question: *How was the contact information for the neighborhood meeting notification generated?*

Answer: The neighborhood meeting list was provided by the City as requested and as required by Kuna Code. Neighbors within 300-feet of the development site were notified.

Question: *Why are there smaller lots adjacent to the existing Danskin Development*

Answer: Danskin Subdivision was developed as a "Non-Farm or Cluster" Subdivision. Larger lot sizes and dedicated open space were required with this rural development style. The lands comprising Silver Trail are located within the urban City Limits. The R6 zone allows for denser development than that being shown. The Danskin Development is not located within the Kuna City limits.

Adjoining Land Use

The properties that surround the subject lands are not all within Kuna's city limits. However all adjoining properties are located within of the city of Kuna's impact area and surrounded by the City Limits.

The following list generally identifies adjoining land uses:

North:	Single Family Residential, Agricultural – City limits Agricultural – County RR
South:	Single Family Residential, Agricultural – City Limits R6, Agricultural, County RR
East:	Single Family Residential – City Limits Agricultural, County RR
West:	Agricultural, Single Family, Kuna School District – City Limits R6, Agricultural and County RR

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Zoning

Kuna City Code 5-2-2 indicates the following:

Medium density residential district (R-6): The purpose of the R-6 district is to promote the development of medium density living areas, not to exceed six (6) dwelling units per net acre. A district requirement is connection to public sewer and water. The zone is intended to accommodate single-family dwellings, duplexes, manufactured homes and group living arrangements. There is an opportunity to initiate mixed-use activity in this zone through the PUD process.

The following identifies the specific items related to Ardell Estates Subdivision as follows:

- **Density**

Density has been calculated as 3.65 residential homes per acre, far under the maximum listed as 6 dwelling units per acre. We believe that this is consistent with surrounding land uses and previous developments adjacent to the project.

- **Public Utility Connections sewer and water**

The development will provide utility connections for water, sewer, and pressure irrigation service to each lot in the development through necessary and required extensions of the City services. The project is located within the City of Kuna Sanitary Sewer Local Improvement District.

- **Zone**

This development anticipates providing lots for single family homes.
No mixed use activity is being provided with this development.

Economic Study

An economic analysis has been attached with the application for the City's review.

Traffic Analysis

A traffic analysis has been provided with this application for the city's review. This analysis has been provided to the Ada County Highway District.

The traffic analysis has highlighted several development related items. Improvements will be provided as necessary for the collector and arterial roadways adjacent to the development, in accordance with the Ada County Highway District requirements and as may be identified later in the life of the project.

The Ada County Highway District has not provided any input at the time this letter was written. Additional coordination may be required to definitively identify specific requirements and when they may be appropriate to provide.

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Utilities

Extensions of existing city infrastructure will provide the necessary utilities to develop the property. This will include the extension of sanitary sewer, potable water and pressure irrigation as discussed earlier in this letter.

Public utilities such as power, phone, etceteras will be provided to the extent necessary to serve the appropriate elements within the project.

Though the specifics of these utility extensions have not been designed for every area of the property, specific information for the design elements have been provided on the preliminary plat indicating the water services, sanitary sewer lines and pressure irrigation lines to service the entire property.

With the development of Silver Trail Subdivision, the necessary infrastructure of public utilities, such as gas, phone, and power will be coordinated for extension throughout the development via specific plans as they are required for construction.

Storm Drainage

Each Phase of Silver Trail Subdivision requires the installation of public roads meeting the Ada County Highway District's policy construction standards to be accepted into the public street system. Each phase of development is anticipated to retain all storm drainage on site in the form of underground seepage facilities.

Specific plans for the additional phases of the development are anticipated to be consistent with this development strategy and mitigation of stormwater as required.

Hazardous Areas

This property is not located within a flood hazard area.
The property does not have any slopes in excess of 15%.
There are not rock outcroppings on the site.

Project Phasing

A phasing plan has been provided for the development. The phasing of the development is critical to maintain consistent predictable economic development for the project. This will allow the appropriate sizing of facilities to be developed and allow the consistent extension of utilities necessary to provide the services for the development.

Market conditions which consider the absorption rate of homes have been considered within the phasing of the development. The plan this phasing plan has used a lot market absorption rate of

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approximately 40 lots per year. It is anticipated one phase will be developed per year. There are 13 phases shown, therefore 13 years for build out have been identified.

Summary

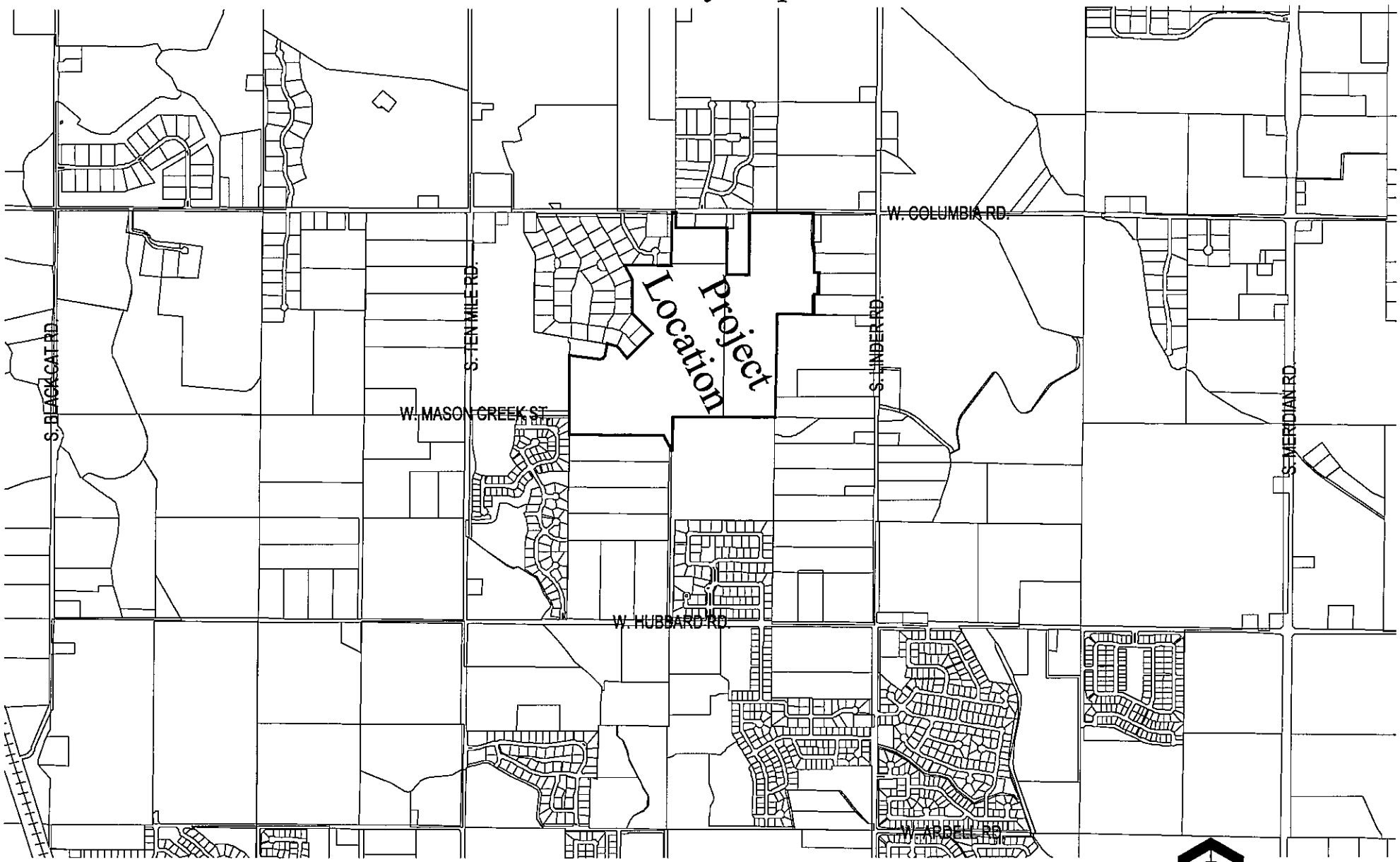
We look forward to continue working with the city of Kuna throughout this process and ultimately to the completion of this development. The goal is to provide an attractive economic asset for the city. The proposed development is intended to reasonably blend into the fabric of the existing neighborhood with proposed land uses that comply with the uses proposed in the comprehensive plan. A reasonable development is being presented that has considered the area, projected land uses and economic viability.

On behalf of the applicant, as their representative, we respectfully request approval for the preliminary plat of Silver Trail Subdivision.

Sincerely,

David Crawford
B&A Engineers, Inc.

Silver Trail Subdivision
Vicinity Map



B&A Engineers, Inc.
Consulting Engineers, Surveyors & Planners
5505 W. Franklin Rd. Boise, Id. 83705
(208) 343-3381

NORTH
NOT TO SCALE

City of Kuna
Planning & Zoning
Department
P.O. Box 13
Kuna, Idaho 83634
208.922.5274
Fax: 208.922.5989
Website: www.kunacity.id.gov

Commission & Council Review Application

Note: Engineering fees shall be paid by the applicant if required.

*Please submit the appropriate checklist (s) with application

For Office Use Only	
File Number (s)	
Project name	
Date Received	
Date Accepted/ Complete	
Cross Reference Files	
Commission Hearing Date	
City Council Hearing Date	

Type of Review (check all that apply):

- ☐ Annexation
- ☐ Appeal
- ☐ Comprehensive Plan Amendment
- ☐ Design Review
- ☐ Development Agreement
- ☐ Final Planned Unit Development
- ☐ Final Plat
- ☐ Lot Line Adjustment
- ☐ Lot Split
- ☐ Planned Unit Development
- ☒ Preliminary Plat
- ☐ Rezone
- ☐ Special Use
- ☐ Temporary Business
- ☐ Vacation
- ☐ Variance

Contact/Applicant Information

Owners of Record: Viper Investments, LLC
Address: 1977 E. Overland Rd.
City, State, Zip: Boise, ID 83642
Phone Number:
E-Mail:
Fax #:

Applicant (Developer): Timothy Eck
Address: 6152 W. Half Moon Lane.
City, State, Zip: Eagle, Id. 83616
Phone Number: 208.850.0591
E-Mail: timothyeck@me.com
Fax #:

Engineer/Representative: David Crawford B&A Engineers, Inc.
Address: 5505 W. Franklin Rd.
City, State, Zip: Boise, Id. 83705
Phone Number: 208.343.3381
E-Mail: dacrawford@baengineers.com
Fax #: 208.342.5792

Subject Property Information

Site Address: 2111 N. Linder Rd.
Site Location (Cross Streets): West of Linder Rd., South of Columbia Rd. and East of Ten Mile Rd.
Parcel Number (s): R1727730050, S1311111350, R1727750100
Section, Township, Range: Section 11, Township 2 North, Range 1, West
Property size : 130.55Acres
Current land use: Agricultural
Proposed land use: Single Family Residential
Current zoning district: R6
Proposed zoning district: No change

Project Description

Project / subdivision name: Silver Trail Estates Subdivision

General description of proposed project / request: Preliminary Plat approval request

Type of use proposed (check all that apply):

- [x] Residential
- [ ] Commercial
- [ ] Office
- [ ] Industrial
- [ ] Other

Amenities provided with this development (if applicable):

Residential Project Summary (if applicable)

Are there existing buildings? [ ] Yes [x] No

Please describe the existing buildings:

Any existing buildings to remain? [ ] Yes [x] No

Number of residential units: 421 Number of building lots: 477

Number of common and/or other lots: 56

Type of dwellings proposed:

- [x] Single-Family
- [ ] Townhouses
- [ ] Duplexes
- [ ] Multi-Family
- [ ] Other

Minimum Square footage of structure (s): 1,400 SF

Gross density (DU/acre-total property): 3.65 Net density (DU/acre-excluding roads): 4.66

Percentage of open space provided: 6.65% Acreage of open space: 8.68

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

Non-Residential Project Summary (if applicable) Not Applicable

Number of building lots: Other lots:

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

Hours of operation (days & hours): Building height:

Total number of employees: Max. number of employees at one time:

Number and ages of students/children: Seating capacity:

Fencing type, size & location (proposed or existing to remain):

Proposed Parking:

a. Handicapped spaces: Dimensions:
b. Total Parking spaces: Dimensions:
c. Width of driveway aisle:

Proposed Lighting:

Proposed Landscaping (berms, buffers, entrances, parking areas, common areas, etc.):

Applicant's Signature: Date:

Estimate of Revenue Generation

Silver Trail Subdivision

Kuna, Idaho

June 8, 2015

Submitted by:
Mr. Timothy Eck
DB Development
2228 West Piazza Street
Meridian, Idaho 83634
(208) 286-0520

Prepared by:
Development Planning & Financing Group
950 W. Bannock Street, 11th Floor
Boise, Idaho 83702
(208) 340-5146

DPFG
DEVELOPMENT PLANNING & FINANCING GROUP

Silver Trail Subdivision
Estimate of Revenue Generation
June 8, 2015

Assumptions [1]		
Number of Acres		130.55
Number of Residential Lots		476
Number of phases		12
Estimated Average Home Price [2]	$	215,000
2015 Homeowners Exemption [3]	$	89,580
Estimated Average Assessed Property Value [4]	$	125,420
Average Square Feet/house [5]	$	2,100

ONE TIME FEES

Item	Per Lot	Total
Drawing Review Fee/Phase [6]	$ 10	$ 7,160
Record Drawing Fee/Phase [7]	N/A	$ 2,400
Sewer Hook-up Fee [8]	$ 5,155	$ 2,453,780
Water Hook-up Fee [9]	$ 2,584	$ 1,229,984
Irrigation Hook-up Fee [10]	$ 1,520	$ 723,520
Administrative [11]	N/A	$ 150
Preliminary Plat Base Fee [12]	N/A	$ 1,276
Preliminary Plat Per Lot Fee [12]	$ 20	$ 9,520
Final Plat Base Fee [13]	N/A	$ 600
Final Plat Per Lot Fee [13]	$ 20	$ 9,520
Mechanical Fee w/o Gas Fireplace - 75%	$ 93	$ 33,201
Mechanical Fee with Gas Fireplace - 25%	$ 128	$ 15,232
Building Permit-Zoning Fee	$ 40	$ 19,040
Building Permit-Application Fee	$ 30	$ 14,280
Building Permit-Residential Check Fee	$ 25	$ 11,900
Building Permit-Average SF Fee [14]	$ 1,271	$ 604,877
Streetlight Inspection Fee	N/A	$ 35
Landscape Inspection Fee	N/A	$ 150
ACHD Impact Fee [15]	$ 2,994	$ 1,425,144
TOTAL ONE-TIME FEES		**$ 6,561,769**

ANNUAL TAXES AND FEES

Annual Usage Fees	Monthly Usage Fee per Lot	Annualized Usage Fee Per Lot	Total
Annual Water Fee	$ 19.46	$ 234	$ 111,156
Annual Sewer Fee	$ 25.37	$ 304	$ 144,913
TOTAL ANNUAL FEES		$ 538	$ 256,069

Annual Taxes by Taxing District	Levy [16]	Per Lot [17]	Total
Ada County	0.003024432	$ 379	$ 180,558
Emergency Medical	0.000157028	$ 20	$ 9,375
Ada County Highway District	0.001083315	$ 136	$ 64,674
School District No. 3	0.006651477	$ 834	$ 397,093
Kuna Library	0.000652119	$ 82	$ 38,931
Kuna City	0.003197657	$ 401	$ 190,900
Kuna Cemetery	0.000137394	$ 17	$ 8,202
Kuna Fire	0.001443226	$ 181	$ 86,160
Mosquito Abatement	0.000030348	$ 4	$ 1,812
College of Western Idaho	0.000166280	$ 21	$ 9,927
TOTAL ANNUAL TAX LEVY	**0.0165432760**	**$ 2,075**	**$ 987,632**

Source: City of Kuna unless otherwise noted.

Footnotes

(1) Source: Client unless otherwise noted.

(2) Client estimates home prices to be between $185,000 and $250,000. $215,000 equals the approximate mid-point between the two prices.

(3) Source: Idaho State Tax Commission website: http://tax.idaho.gov/i-1051.cfm.

(4) Estimated Assessed Value is calculated by subtracting the Homeowners Exemption from Average Home Price.

(5) Client estimates square footage of homes to range between 2,000 sq. ft. and 2,200 sq. ft.; 2,100 sq. ft. equals the approximate mid -point between the two home sizes.

(6) The fee for the drawing review by the City Engineer is $200 per phase plus $10 per lot and is charged at the beginning of the project.

(7) The Record Drawing Fee of $200 per phase is charged at the end of each phase.

(8) Includes sewer treatment connection and sewer trunk connection.

(9) Includes water supply, trunk, water meter and well mitigation/water source capacity fee.

(10) Assumes 8,531 sf /lot.

(11) Administrative fee totals $150. In addition, the City will charge hard costs for publishing and mailing notices.

(12) The fee for the Preliminary Plat is $1,276 plus $20 per lot.

(13) The fee for the Final Plat is $600 plus $20 per lot.

(14) Troy Behunin of City of Kuna indicates that the building permit fee is calculated based upon the square footage of the home and national construction cost factors. Troy calculated the fee based upon a 2,100 sf home.

(15) Source: ACHD website for 2014-15 base impact fees. Troy Behunin at the City of Kuna indicates that ACHD allows a homeowners exception of $77 that Kuna applies to all residential permits. Kuna collects the net amount of $2,994.

(16) Source: Ada County Clerk 2014 Preliminary L-1 report and Ada County Assessor website.

(17) Estimated Assessed Value is calculated by subtracting the Homeowners Exemption from the Estimated Average Home Price and then multiplying that amount by the levy rate.

CITY OF KUNA
P.O. BOX 13
KUNA, ID 83634
www.cityofkuna.com

GORDON N. LAW
CITY ENGINEER

Telephone (208) 287-1727; Fax (208) 287-1731
Email: glaw@cityofkuna.com

MEMORANDUM

TO: Director of Kuna Planning and Zoning

FROM: Gordon N. Law
Kuna City Engineer

RE: Silver Trail Project
Preliminary Plat
15-05-S, 15-08-DR

DATE: October 26, 2015

The City Engineer has reviewed the Preliminary Plat request of the above applicant dated October 22, 2015. It is noted that specific development plans are provided, which includes 421 single family residential lots and 56 common lots. Accordingly, the City Engineer provides the following comments:

1. **Sanitary Sewer Needs**

   a) The City has sufficient sewer treatment capacity to serve this site. The Sewer Master Plan for disposal of wastewater from this area designates discharge to the existing Danskin regional lift station. All wastewater flows from this project would receive treatment at the North Wastewater Treatment facility. This site is not presently connected to the city system and would be subject to connection fees for the demand of the ultimate connected load as provided in the City's Standard Table.
   b) This property was included in Local Improvement District 2006-1 and satisfied its obligations to the District and consequently has reserved treatment capacity for 406 single family lots. Treatment capacity for the remaining lots may be secured for this site only from those who have reserved capacity or from capacity not reserved and upon payment of appropriate fees. When connecting to the sewer system, the applicant will need to abide by any relevant sewer reimbursement policies and agreements and any relevant connection fees.
   c) City Code (6-4-2O) requires connection to the City sewer system for all sanitary sewer needs.
   d) For any connected load, it is recommended this application be conditioned to conform to the sewer master plan. This requirement includes extension of a 10-inch gravity main from the east end of Mason Creek Road throughout the project.

e) At all reasonable locations where sewer service could be extended to adjoining properties, sewer mains should be stubbed to the property line or extended at useable depths in right-of-way adjacent to the project. This applies to a sewer main to serve the lots in Danskin Ridge Subdivisions 2, 3 and 5 and presently on private community sewer, sewer mains in entry-way streets, and sewer stubs in stub streets.
f) For assistance in locating existing facilities and understanding issues associated with connection, please contact the City Engineer at 287-1727.

2. Potable Water Needs

a) The City has sufficient potable water supply to serve this site. This site is not connected to the city system and would be subject to connection fees for the demand of the ultimate connected load as provided in the City's Standard Table.
b) The nearest available water main (12-inch) is located in Columbia Road right-of-way adjacent to the project and in Mason Creek Road at the western boundary of the project.
c) City Code (6-4-2X) requires connection to the City water system for all potable water needs.
d) For any connected load, it is recommended this application be conditioned to conform to the water master plan. Specifically, 12-inch water mains are required in the portions of Mason Creek Road and School Street extensions where they do not presently exist.
e) 8-inch water mains should be installed by developer in internal subdivision streets.
f) At least 8-inch water mains are to be stubbed by developer to the property line or trunk lines in all entry-way streets and stub streets.
g) Improvements necessary to provide adequate fire protection as required by Kuna Fire District will be required of the development.
h) For assistance in locating existing facilities, please contact the City Engineer at 287-1727.
i) The City Engineer concludes redundancy of water transmission route to the development site is provided by existing facilities.

3. Pressure Irrigation

a) The applicant's property is not connected to the City pressure irrigation system. The nearest pressure main (12-inch) is located in Mason Creek Road.
b) The property's irrigation needs are presently served by the Boise-Kuna Irrigation District. The city does not have pressure irrigation pumping facilities in the vicinity of this development but the proposed use ultimately justifies the construction of a regional pump station at the Danskin Sewer evaporation pond adjacent to the project site.
c) It is recommended this application be conditioned to conform to the pressure irrigation master plan. Specifically, 12-inch pressure irrigation mains are required in the portions of Columbia Road fronting the project, Mason Creek Road and School Street extensions where they do not presently exist. The City Engineer also recommends the extension of a major transmission main from the new pump station to Mason Creek Road.
d) Relying on drinking water for irrigation purposes is contrary to City Code (6-4-2I) and the public interest and is not accounted for in the approved Water Master Plan. It is recommended this project be conditioned to require connection and annexation to the City Pressure Irrigation system at the time of development.
e) The development is subject to connection fees based on number of dwellings and lot size for the residential area and based on ultimate landscaped area for the common lots, as provided in City Resolutions.

f) It is further recommended that annexation into the municipal irrigation district and pooling of water rights is a requirement at the time of and precedent to final platting.
g) It is recommended that conformity with approved City PI standards is required, including the providing of adequately sized internal loop lines.

4. Grading and Storm Drainage

The following is required because alteration of surface features is proposed (such as grading or paving) in connection with this application:

a) Runoff from public right-of-way is regulated by ACHD or ITD, depending on the agency responsible for the right-of-way. Plans are required to conform to the appropriate agency standards.
b) Exclusive of public right-of-way, any increase in quantity or rate of runoff or decrease in quality of runoff compared to historical conditions must be detained, treated and released at rates no greater than historical amounts. In the alternative, offsite disposal of storm water in excess of historical rates or conditions of disposal at locations different than provided historically, approval of the operating entity is required. The City of Kuna relies on the ACHD Stormwater Policy Manual to establish the requirements for design of any private disposal system.
c) The city is now requiring with every new development, a documentation map that illustrates the surface and sub-surface water irrigation supply as well as drainage ways that exist in the applicant's property and in the right-of-way adjacent to the proposed development to be submitted with construction plans. The map must include 2-foot contours, a layout and essential features of existing irrigation ditches, drainage ditches and pipelines within and adjacent to the proposed development. Open and piped facilities should be noted. The map should include any proposed changes to the systems.
d) All upstream drainage rights and downstream water delivery rights are to be preserved as a condition of development.

5. General

a) With the addition of this property into the corporate limits of Kuna and its potential connection to water and irrigation services, this property will be placing demand not only on constructed facilities but on water rights provided by others. It is the reasonable expectation, in return, that this property transfer to the City at time of connection any conveyable water rights by deed and "Change of Ownership" form from IDWR. The domestic water right associated solely with a residence and ½ acre or less is not conveyable. The water right held in trust by an irrigation district is also not conveyable.
b) A plan approval letter will be required if this project affects any local irrigation districts.
c) The City reserves the right of prior approval to all agreements involving the applicant (or its successors) and the irrigation or drainage district related to the property of this application and any attempt to abandon surface water rights.
d) Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties.
e) State the vertical datum used for elevations on all drawings.
f) Provide engineering certification on all final engineering drawings.
g) The submittals attached to the application may include some alignments for City infrastructure. This information is helpful but has not been reviewed in detail and has

not received final approval. The applicant is advised that detailed review and plan approval occurs at the time of approval of the official improvement plans.

6. Inspection Fees

An inspection fee will be required for City inspection of the construction of any **public** water, sewer and irrigation facility associated with this development. The developer will still require a qualified responsible engineer to do sufficient inspection to justly certify to DEQ the project was completed in accordance with approved plans and specifications and to provide accurate as-built drawings to the City. The developer's engineer and the City's inspector are permitted to coordinate inspections as much as possible. The current City inspection fee is $1.00 per lineal foot of sewer, water and pressure irrigation pipe and payment is due and payable prior to City's scheduling of a pre-construction conference.

7. Right-of-Way

The subject property fronts on its north side on a section line arterial street (Columbia Road) and includes extensions to two mid-mile collectors (Mason Creek, School). The following conditions are related to these classified streets:

a) Sufficient half right-of-way on the quarter line and section line for the classified streets should be provided pursuant to City and ACHD standards.
b) Residential Easements – City Code (6-3-8) requires the providing of 10-foot front and back lot line easements and side-lot easements, as necessary. The City Engineer recommends the following:
    a. 10-foot minimum subdivision boundary easement;
    b. 10-foot minimum street frontage easement;
    c. 10-foot back lot line easement as required in code;
    d. 5-foot side lot line easement.
c) It is recommended approaches onto classified streets comply with ACHD approach policies.
d) At the time these comments were prepared, ACHD had not provided their comments on needed stub streets, particularly on the east side of the project and into existing phases of Danskin Ridge Subdivisions. The City Engineer will reserve any comments on this subject until ACHD submits their recommendations.
e) It is recommended sidewalk, curb and gutter, street widening and any related storm drainage facilities, consistent with city code and policies, are provided at the time of land-use change, development or re-development.

8. As-Built Drawings

As-built drawings are required at the conclusion of any public facility construction project and are the responsibility of the developer and its engineer. The city may help track changes, but will not be responsible for the finished product. As-built drawings will be required before occupancy or final plat approval is granted.

9. Phasing of Development

a) Any phasing plan, to be acceptable, must extend city services, extend transportation facilities and extend other utilities in a manner to maintain reliable service to the buildable lots in the subdivision and not disrupt service to neighboring properties.
b) A phasing plan, to be acceptable, must not delay expenditures for infrastructure to burden later phases of a project with expenses in a disproportionate amount compared to early phases.
c) Irrespective of compliance with the above conditions, the City Engineer in general does not approve or reject phasing plans without the advice and consent of the Planning and Zoning Director.

10. Property Description

a) The applicant provided a metes and bounds property description of the subject parcel.

John S. Franden, President
Mitchell A. Jaurena, Vice President
Rebecca W. Arnold, Commissioner
Sara M. Baker, Commissioner
Jim D. Hansen, Commissioner

Date: October 13, 2016

To: Tim Eck
6152 W. Half Moon Lane
Eagle, ID 83616

Subject: Silver Trail Subdivision

On October 12, 2016 the Ada County Highway District Commission acted on your applications for the above referenced project. The attached report lists site-specific requirements, conditions of approval and street improvements, which the District may require with future specific development applications.

While the ACHD Commission approved this preliminary plat application, they did not approve the proposed streets layout for the development. ACHD's first site specific condition of approval requires a revised preliminary plat to be submitted for review and approval prior to final plat approval.

If you have any questions, please to contact me at (208) 387-6178.

Sincerely,

Mindy Wallace, AICP
Planner III
Development Services
Ada County Highway District

CC: Project file
City of Kuna – Troy Behunin
B & A Engineers – David Crawford

Project/File: **Silver Trail/ KPP15-0006/ 15-05-S/ 15-08-DR**
This is a preliminary plat and design review application to construct 421 single family dwelling units and 56 common lots on 131-acres. The site is located south of Columbia Road, east of Ten Mile Road, and west of Linder Road in Kuna, Idaho.

Lead Agency: City of Kuna

Site address: S of Columbia Rd and E of Ten Mile Rd

Commission Hearing: October 12, 2016
Consent Agenda

Commission Approval: October 12, 2016

Applicant: Timothy Eck
6152 W Half Moon Lane
Eagle, ID 83616

Representative: B&A Engineers, Inc.
David Crawford
5505 W Franklin Road
Boise, ID 83705

Staff Contact: Mindy Wallace, AICP
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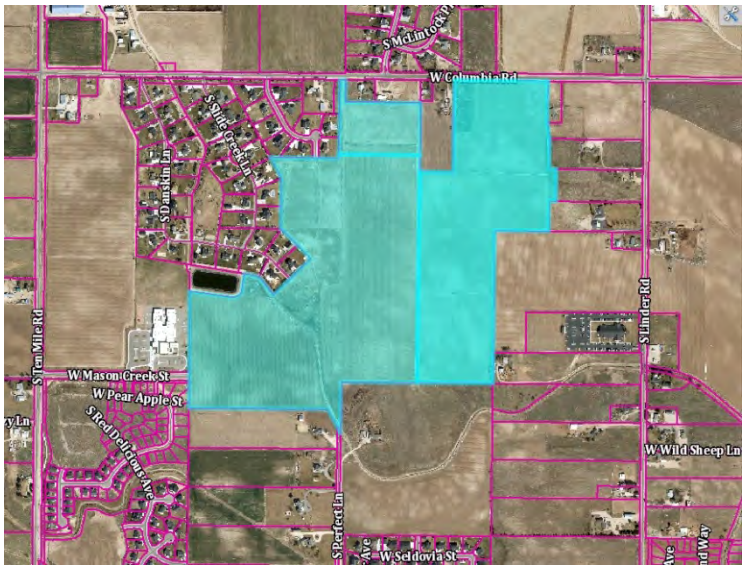


A. Findings of Fact

1. **Description of Application:** The applicant is requesting approval of a preliminary plat and design review application to construct 421 single family dwelling units and 56 common lots on 131-acres. The property is currently zoned R-6 (medium density residential) and is consistent with the City of Kuna's comprehensive plan.

2. **Description of Adjacent Surrounding Area:**

Direction	Land Use	Zoning
North	Rural Residential (Ada County)	RR
South	Rural Residential (Ada County)	RR
East	Rural Residential (Ada County)	RR
West	Rural Residential (Ada County)	RR

3. **Site History:** ACHD has not previously reviewed this site for a development application.

4. **Adjacent Development:** The following developments are pending or underway in the vicinity of the site:

   - Arbor Ridge is in various phases of development directly north of the site.
   - Crimson Point is in various phases of development west of the site.
   - Ardell Estates, consisting of 261 single-family residential lots and 27 common lots on 69-acres is located south of the site and was approved by the ACHD Commission on August 24, 2015.

5. **Transit:** Transit services are not available to serve this site.

6. **New Center Lane Miles:** There are 4.77 new centerline miles of public roadway associated with this project.

7. **Impact Fees:** There will be an impact fee that is assessed and due prior to issuance of any building permits. The assessed impact fee will be based on the impact fee ordinance that is in effect at that time.

8. **Capital Improvements Plan (CIP)/ Integrated Five Year Work Plan (IFYWP):**

   - The intersection of Linder Road and Deer Flat Road is scheduled in the IFYWP to be widened to 5-lanes on the north leg, 4-lanes on the south, 5-lanes east, and 5-lanes on the west leg, and reconstructed/signalized in 2020.
   - Deer Flat Road is listed in the CIP to be widened to 5-lanes from Linder Road to SH-69/ Meridian Road between 2026 and 2030.
   - The intersection of Columbia Road and Ten Mile Road is scheduled in the CIP to be widened to a single lane roundabout between 2031 and 2035.

B. Traffic Findings for Consideration

1. **Trip Generation:** This development is estimated to generate 4,532 vehicle trips per day; 476 vehicle trips per hour in the PM peak hour, based on the traffic impact study.

2. **Traffic Impact Study**
   Thompson Engineers prepared a traffic impact study for the proposed Silver Trail Subdivision. Below is an executive summary of the findings **as presented by Thompson Engineers**. The following executive summary is **not the opinion of ACHD staff**. ACHD has reviewed the submitted traffic impact study for consistency with ACHD policies and practices, and may have additional requirements beyond what is noted in the summary. ACHD Staff comments on the submitted traffic impact study can be found below under staff comments.

   Executive Summary

   Thompson Engineers, Inc. has been retained to prepare a traffic impact study for the proposed Silver Trail Subdivision in Kuna, Idaho. The purposed of this study is to evaluate the potential traffic impacts resulting from the project and make recommendations for mitigation of the impacts. The study is prepared in accordance with the requirements of the Ada County Highway District.

   Proposed Development

   The project is a residential development of approximately 476 single family dwelling units. The site plan was not considered final at the time of this report and the final plan may include minor modifications.

   The site is expected to access the transportation system via Columbia Road. There is also connectivity via Mason Creek Street to Ten Mile Road.

Study Area

The area of influence is anticipated to be southwest Ada County, Idaho, including the City of Kuna. The primary impacts will be along Columbia Road, with secondary impacts along Ten Mile Road. The study area will include the intersections of Columbia Road and Linder Road, Ten Mile Road and Columbia Road, Columbia Road and Meridian Road (SH-69), as determined by the COMPASS transportation model.

Conclusions

Below are the findings of this report:

- Based on the trip generation methods recommended in the Trip Generation Manual, the site will generate 4,532 trips per day of which 357 trips will occur during the AM peak hour and 476 trips will occur during the PM peak hour.
- Initially, the site will access the transportation system via Mason Creek Street for the first several phases. At build out, the site will access the transportation system primarily via Columbia Road and secondarily via Mason Creek Street. Future connections to Linder Road via the extension of Mason Creek Street are anticipated.
- The intersection of Columbia Road and Linder Road will operate at unacceptable levels of service under total traffic conditions in build out year. Both the AM peak hour and the PM peak hour are impacted. The level of service can be improved with the addition of left turn lanes on Columbia Road. *Without turn lanes, a roundabout or signal will be required to improve the operation of the intersections. Traffic from this project will comprise 16.2% of the total traffic at the intersection in the PM peak hour.*
- The intersection of Columbia Road and Ten Mile Road will operate at unacceptable levels of service under total traffic conditions in the build out year. Both the AM peak your and the PM peak hour are impacted. The level of service can be improved with the addition of left turn lanes on Ten Mile Road. This intersection is scheduled for a roundabout in the 20 year plan. Without turn lanes, a roundabout or signal will be required to improve the operation of the intersections. Traffic from this project will comprise 18.2% of the total traffic at the intersection in the PM peak hour.
- The intersection of Columbia Road and Meridian Road will operate at acceptable levels of service under background and total traffic conditions in the build out year. The left turn bay will be insufficient for the queue.
- Columbia Road will need widening to three lanes west of Linder Road, and at least three lanes east of Linder Road. This project will be phased and not take access to Columbia Road for several years. Any improvements to Columbia Road will not be required until that time. At that time, this report should be reviewed to see what additional development has occurred and what improvements will be required at that time.
- This development will construct School Avenue as a mid-mile collector through the entire
- The development will construct Mason Creek Street as a mid-mile collector through the entire project. No front on housing is proposed for Mason Creek Street.
- It is estimated that existing Mason Creek Street east of Ten Mile Road will not exceed 3,000 vpd with the addition of site traffic.
- None of the internal roadways with front on housing are expected to incur a daily traffic of 1,000 vpd or more, and should be classified as local roads.

Staff Comments: ACHD Traffic Services and Planning Review staff has reviewed and generally agree with the finding and conclusions of the submitted traffic impact study for Silver Trail Subdivision.

Although not noted in the executive summary the TIS did include a phasing analysis, which included 2 phases. The study noted that 215 homes could be built prior to needing to access Columbia Road and that 84 homes could be built prior to the Columbia/Ten Mile Road intersection exceeding acceptable LOS "E".

To accommodate the total traffic conditions in the build-out (2018) the traffic impact study recommends signalizing (or constructing a single lane roundabout) the Columbia/Ten Mile Road and Columbia Road/Linder Road intersections and widening Columbia Road to 3 lanes between SH-69 and Ten Mile. These improvements are all located off-site.

The widening of Columbia Road to 3 lanes between SH-69 and Ten Mile cannot be constructed as recommended as there is not enough existing right-of-way to accommodate the improvements and the recommended improvements are off-site and not adjacent to property owned by the applicant. There is enough right-of-way to allow for the installation of interim signals at the Columbia/Ten Mile and Columbia/Linder Road intersections.

Staff Recommendations: The first several phases of the development are proposed to access the site using Mason Creek Street via Ten Mile Road. The traffic impact study notes that 84 homes could be built before the Columbia/Ten Mile Road intersection exceeds acceptable LOS "E". Therefore staff recommends that prior to ACHD's signature on the final plat which contains the 85th lot that the applicant be required to install an interim signal within the existing right-of-way at the Columbia/Ten Mile intersection. The applicant should be required to coordinate the design and construction of the interim signal with ACHD's Development Review staff.

The traffic study notes that a connection to Columbia Road is necessary after 215 homes have been built. Prior to ACHD's signature on the final plat which contains the 216th lot the applicant should be required to make the Columbia Road connection. When the Columbia Road connection is made the applicant should be required to widen Columbia Road to provide a continuous center left turn lane with tapers between School Street and Greyjoy Road. Road widening will fit within the existing right-of-way in this area if the road is widened 6-feet on both sides (north and south) of Columbia Road.

The traffic study also notes that when the Columbia Road connection is made that Columbia/Linder Road intersection will exceed acceptable LOS "E" and will need to be improved with an interim signal (or single lane roundabout). To verify the assumptions of the traffic impact study and to ensure that improvements are made when warranted; prior to the ACHD's signature on the final plat which contains the 216th lot the applicant should be required to submit an updated traffic impact study to staff for review.

The updated traffic impact study should include a signal warrant analysis for the Columbia/Linder Road intersection, as well as an analysis of the Columbia /SH-69 intersection, the School Street/Mason Creek intersection, and the Columbia Road segment between Ten Mile Road and SH-69. Additional improvements such as capacity improvements at the Columbia/Linder Road intersection and spot widening along Columbia Road may be required based on the findings of the future updated traffic impact study

The applicant can make the Columbia Road connection at any time (prior to final platting 216 lots), but the continuous center left turn lane with tapers on Columbia Road between School Street and Greyjoy Road and the updated traffic study will need to be submitted to ACHD for review when the connection occurs.

Due to the lack of existing right-of-way necessary to accommodate the construction of the widening of Columbia Road to 3 lanes between Ten Mile Road and SH-69 (offsite) staff recommends a waiver of the Roadway Level of Service standards for Columbia Road, as the applicant will be widening a portion of Columbia Road to 3-lanes between School Street and Greyjoy Road, installing an interim signal at the Columbia/Ten Mile Road intersection, and the

applicant will be submitting an updated traffic impact study and may have additional requirements based on the finding at that time.

3. Condition of Area Roadways

Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service	Existing Plus Project
Columbia Road	850-feet	Minor Arterial	370	Better than "D"	"F"
Ten Mile Road	0-feet	Minor Arterial	339	Better than "D"	Better than "D"
Linder Road	0-feet	Minor Arterial	139	Better than "D"	Better than "D"
Mason Creek Street	50-feet	Collector	333	Better than "D"	Better than "D"

* Acceptable level of service for a two-lane collector is "D" (425 VPH).
* Acceptable level of service for a three-lane collector is "D" (530 VPH).

* Acceptable level of service for a two-lane minor arterial is "D" (550 VPH).
* Acceptable level of service for a three-lane minor arterial is "D" (720 VPH)

4. Average Daily Traffic Count (VDT)

Average daily traffic counts are based on ACHD's most current traffic counts.

- The average daily traffic count for Columbia Road east of Ten Mile was 3,849 on 6/9/15.
- The average daily traffic count for Ten Mile Road south of Columbia was 6,624 on 7/26/16.
- The average daily traffic count for Linder Road south of Columbia was 2,597 on 8/20/14.
- The average daily traffic count for Mason Creek Street east of Ten Mile was 946 on 1/21/16.

C. Findings for Consideration

1. Columbia Road/Ten Mile Road Intersection

As noted above prior to ACHD's signature on the final plat which contains the 85th lot the applicant should be required to install an interim signal within the existing right-of-way at the Columbia/Ten Mile intersection. The applicant will need to obtain plan approval and enter into a signal agreement with ACHD.

The signal agreement should note that the intersection should be designed to provide a 3 X 3 intersection with three 12-foot wide travel lanes; one receiving lane, one dedicated left turn lane, and one thru/right lane on each approach, that the applicant is responsible for all costs associated with the hardware, design, and installation of the interim signal, and that interim improvements are not eligible for reimbursement.

In order to ensure the Columbia/Ten Mile Road intersection will be improved when warranted, the following items must be in place prior plans acceptance for the final plat which contains the 85th building lot:

- Signal Agreement
- Full design and approved plans for the intersection

2. Columbia/Linder Road Intersection

The traffic study notes that a connection to Columbia Road is necessary after 215 homes have been built. It also notes that when the Columbia Road connection is made that the Columbia/Linder Road intersection will exceed acceptable LOS "E" and will need to be improved with an interim signal. To verify the assumptions of the traffic impact study and to ensure that improvements are made when warranted; staff has recommended that an updated traffic impact study be provided, which includes an update analysis of the Columbia/Linder Road intersection. The updated traffic impact study should be submitted prior to the ACHD's signature on the final plat which contains the 216th lot.

If the updated traffic impact study shows that Columbia/Linder Road intersection will exceed acceptable LOS "E" and that signal warrants are met, then the applicant will be required to install an interim signal prior to ACHD's signature on the final plat which contains the 216th lot. Additionally, the applicant will need to obtain plan approval and enter into a signal agreement with ACHD.

The signal agreement should note that the intersection should be designed to provide a 3 X 3 intersection with three 12-foot wide travel lanes; one receiving lane, one dedicated left turn lane, and one thru/right lane on each approach, that the applicant is responsible for all costs associated with the hardware, design, and installation of the interim signal, and that interim improvements are not eligible for reimbursement.

In order to ensure the Columbia/Linder Road intersection will be improved when warranted, the following items must be in place prior plans acceptance for the final plat which necessitates the improvement based on the findings of the updated traffic impact study:

- Signal Agreement
- Full design and approved plans for the intersection

3. Columbia Road

a. Existing Conditions: Columbia Road is improved with 2-travel lanes, 27-feet of pavement, and no curb, gutter or sidewalk abutting the site. There is 55-feet of right-of-way for Columbia Road (28-feet from centerline).

b. Policy:

Arterial Roadway Policy: District Policy 7205.2.1 states that the developer is responsible for improving all street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets.

Master Street Map and Typology Policy: District Policy 7205.5 states that the design of improvements for arterials shall be in accordance with District standards, including the Master Street Map and Livable Streets Design Guide. The developer or engineer should contact the District before starting any design.

Street Section and Right-of Way Width Policy: District Policy 7205.2.1 & 7205.5.2 states that the standard 3-lane street section shall be 46-feet (back-of-curb to back-of-curb) within 70 feet of right-of-way. This width typically accommodates a single travel lane in each direction, a continuous center left-turn lane, and bike lanes.

Right-of-Way Dedication: District Policy 7205.2 states that The District will provide compensation for additional right-of-way dedicated beyond the existing right-of-way along arterials listed as impact fee eligible in the adopted Capital Improvements Plan using available impact fee revenue in the Impact Fee Service Area.

No compensation will be provided for right-of-way on an arterial that is not listed as impact fee eligible in the Capital Improvements Plan.

The District may acquire additional right-of-way beyond the site-related needs to preserve a corridor for future capacity improvements, as provided in Section 7300.

Sidewalk Policy: District Policy 7205.5.7 requires a concrete sidewalk at least 5-feet wide to be constructed on both sides of all arterial streets. A parkway strip at least 6-feet wide between the back-of-curb and street edge of the sidewalk is required to provide increased safety and protection of pedestrians. Consult the District's planter width policy if trees are to be placed within the parkway strip. Sidewalks constructed next to the back-of-curb shall be a minimum of 7-feet wide.

Detached sidewalks are encouraged and should be parallel to the adjacent roadway. Meandering sidewalks are discouraged.

A permanent right-of-way easement shall be provided if public sidewalks are placed outside of the dedicated right-of-way. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the sidewalk. Sidewalks shall either be located wholly within the public right-of-way or wholly within an easement.

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, arterial street requirements, and specific roadway features required through development. This segment of Columbia Road is designated in the MSM as a Residential Arterial with 3-lanes and on-street bike lanes, a 46-foot street section within 74-feet of right-of-way.

Frontage Improvements Policy: District Policy 7205.2.1 states that the developer shall widen the pavement to a minimum of 17-feet from centerline plus a 3-foot wide gravel shoulder adjacent to the entire site. Curb, gutter and additional pavement widening may be required (See Section 7205.5.5).

c. **Applicant Proposal:** The applicant has proposed to construct a 5-foot wide detached concrete sidewalk on Columbia Road abutting the site.

d. **Staff Comments/Recommendations:** Consistent with the MSM the applicant should be required to dedicated 37-feet of right-of-way from the centerline of Columbia Road abutting the site. Per ACHD policy 7205.2, the applicant will not be compensated for this right-of-way dedication, as this section of Columbia Road is not listed for improvements in ACHD's CIP.

The applicant's proposal to construct a 5-foot wide detached concrete sidewalk meet's ACHD policy and should be approved, as proposed. The sidewalk should be located a minimum of 30-feet from the centerline of Columbia Road abutting the site.

The applicant should be required to widen the pavement on Columbia Road to minimum of 17-feet from centerline plus a 3-foot wide gravel shoulder adjacent to the entire site.

Additionally, the applicant should be required to widen the pavement on Columbia Road to provide a continuous center left turn lane with tapers between School Street and Greyjoy Road. Widening for the continuous center left turn lane should occur prior to ACHD's signature on the final plat which contains the 216th lot, or when the connection to Columbia Road is made. Road widening will fit within the existing right-of-way in this area if the road is widened 6-feet on both sides (north and south) of Columbia Road. The applicant should be required to coordinate the design and construction of the continuous center left turn lane with ACHD's Development Review staff.

4. School Street

a. Existing Conditions: There are no existing collector roadways within the site.

b. Policy:

Collector Street Policy: District policy 7206.2.1 states that the developer is responsible for improving all collector frontages adjacent to the site or internal to the development as required below, regardless of whether access is taken to all of the adjacent streets.

Master Street Map and Typologies Policy: District policy 7206.5 states that if the collector street is designated with a typology on the Master Street Map, that typology shall be considered for the required street improvements. If there is no typology listed in the Master Street Map, then standard street sections shall serve as the default.

Street Section and Right-of-Way Policy: District policy 7206.5.2 states that the standard right-of-way width for collector streets shall typically be 50 to 70-feet, depending on the location and width of the sidewalk and the location and use of the roadway. The right-of-way width may be reduced, with District approval, if the sidewalk is located within an easement; in which case the District will require a minimum right-of-way width that extends 2-feet behind the back-of-curb on each side.

The standard street section shall be 46-feet (back-of-curb to back-of-curb). This width typically accommodates a single travel lane in each direction, a continuous center left-turn lane, and bike lanes.

Residential Collector Policy: District policy 7206.5.2 states that the standard street section for a collector in a residential area shall be 36-feet (back-of-curb to back-of-curb). The District will consider a 33-foot or 29-foot street section with written fire department approval and taking into consideration the needs of the adjacent land use, the projected volumes, the need for bicycle lanes, and on-street parking.

Sidewalk Policy: District policy 7206.5.6 requires a concrete sidewalks at least 5-feet wide to be constructed on both sides of all collector streets. A parkway strip at least 6-feet wide between the back-of-curb and street edge of the sidewalk is required to provide increased safety and protection of pedestrians. Consult the District's planter width policy if trees are to be placed within the parkway strip. Sidewalks constructed next to the back-of-curb shall be a minimum of 7-feet wide.

Detached sidewalks are encouraged and should be parallel to the adjacent roadway. Meandering sidewalks are discouraged.

A permanent right-of-way easement shall be provided if public sidewalks are placed outside of the dedicated right-of-way. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the sidewalk. Sidewalks shall either be located wholly within the public right-of-way or wholly within an easement.

Minor Improvements Policy: District Policy 7203.3 states that minor improvements to existing streets adjacent to a proposed development may be required. These improvements are to correct deficiencies or replace deteriorated facilities. Included are sidewalk construction or replacement; curb and gutter construction or replacement; replacement of unused driveways with curb, gutter and sidewalk; installation or reconstruction of pedestrian ramps; pavement repairs; signs; traffic control devices; and other similar items.

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, collector street requirements, and specific roadway features required through development. A new collector roadway was identified on the MSM. The new collector roadway should continue through the property stubbing to the north and south. The Collector typology as depicted in the Livable Street Design Guide recommends a 2-lane roadway with bike lanes, a 36-foot street section within 54-feet of right-of-way.

c. **Applicant Proposal:** The applicant has proposed to construct School Street as a 36-foot street section with vertical curb, gutter, and an 8-foot wide attached concrete sidewalk within 60-feet of right-of-way.

d. **Staff Comments/Recommendations:** The applicant's proposal meet's District policy and should be approved, as proposed. The applicant may reduce the sidewalk width to 7-feet in width and should reduce the right-of-way by 4-feet to only extend 2-feet behind the back of the sidewalk on both sides of the roadway.

5. Mason Creek Street

a. **Existing Conditions:** There are no existing collector streets internal to the site.

b. **Policy:**

Collector Street Policy: District policy 7206.2.1 states that the developer is responsible for improving all collector frontages adjacent to the site or internal to the development as required below, regardless of whether access is taken to all of the adjacent streets.

Master Street Map and Typologies Policy: District policy 7206.5 states that if the collector street is designated with a typology on the Master Street Map, that typology shall be considered for the required street improvements. If there is no typology listed in the Master Street Map, then standard street sections shall serve as the default.

Street Section and Right-of-Way Policy: District policy 7206.5.2 states that the standard right-of-way width for collector streets shall typically be 50 to 70-feet, depending on the location and width of the sidewalk and the location and use of the roadway. The right-of-way width may be reduced, with District approval, if the sidewalk is located within an easement; in which case the District will require a minimum right-of-way width that extends 2-feet behind the back-of-curb on each side.

The standard street section shall be 46-feet (back-of-curb to back-of-curb). This width typically accommodates a single travel lane in each direction, a continuous center left-turn lane, and bike lanes.

Residential Collector Policy: District policy 7206.5.2 states that the standard street section for a collector in a residential area shall be 36-feet (back-of-curb to back-of-curb). The District will consider a 33-foot or 29-foot street section with written fire department approval and taking into consideration the needs of the adjacent land use, the projected volumes, the need for bicycle lanes, and on-street parking.

Sidewalk Policy: District policy 7206.5.6 requires a concrete sidewalks at least 5-feet wide to be constructed on both sides of all collector streets. A parkway strip at least 6-feet wide between the back-of-curb and street edge of the sidewalk is required to provide increased safety and protection of pedestrians. Consult the District's planter width policy if trees are to be placed within the parkway strip. Sidewalks constructed next to the back-of-curb shall be a minimum of 7-feet wide.

Detached sidewalks are encouraged and should be parallel to the adjacent roadway. Meandering sidewalks are discouraged.

A permanent right-of-way easement shall be provided if public sidewalks are placed outside of the dedicated right-of-way. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the sidewalk. Sidewalks shall either be located wholly within the public right-of-way or wholly within an easement.

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, collector street requirements, and specific roadway features required through development. A new collector roadway was identified on the MSM. The new collector roadway should continue through the property stubbing to the west and

east. The Collector typology as depicted in the Livable Street Design Guide recommends a 2-lane roadway with bike lanes, a 36-foot street section within 54-feet of right-of-way.

c. **Applicant Proposal:** The applicant is proposing to continue and construct Mason Creek Street into the site as a new east/west residential collector street, as a 46-foot street section with bike lanes, vertical curb, gutter, a 3-foot wide planter strip, and an 8-foot wide detached sidewalk, within 70-feet of right-of-way.

d. **Staff Comments/Recommendations:** Although the proposed street section matches the existing improvements on Mason Creek Street west of the site, the proposal is not consistent with the MSM, which requires the construction of a 36-foot street section.

The applicant should be required to extend Mason Creek into the site as a 46-foot street section to match the existing street section, the roadway should then taper to a 36-foot residential collector street section with vertical curb, gutter, and a 5-foot wide detached (or 7-foot wide attached) concrete sidewalk within 54-feet of right-of-way. If detached sidewalks are constructed, then the right-of-way can be reduced to 2-feet behind the back of curb.

Per ACHD's Tree Planter Policy, an 8-foot wide planter strip is required between the top back of curb and the face of the detached sidewalk.

6. School Street/Mason Creek Street Intersection

a. **Policy:**

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, collector street requirements, roundabout requirements, and specific roadway features required through development. A new roundabout was identified on the MSM. The new single lane roundabout is planned at the mid-mile at the School Street and Mason Creek Street intersection.

b. **Staff Comments/Recommendations:** As noted above, the intersection of School Street and Mason Creek Street is shown as a single lane roundabout on the MSM. The traffic impact study included a warrant analysis for a roundabout at this intersection and concluded that a roundabout is not warranted, but instead the use of stop signs should be considered. Therefore construction of a roundabout at the School Street/Mason Creek Street intersection is not required at this time. However, the applicant should be required to dedicate right-of-way at the School Street/Mason Creek Street intersection consistent with the template shown on attachment 3 to accommodate the future construction of the single lane roundabout at the intersection.

This intersection should be re-evaluated as part of the required traffic impact study update required to be submitted prior to ACHD's signature on the final plat which contains the 216th building lot. If the roundabout is warranted as a result of the updated traffic impact study, then the applicant should be required to design and construct the roundabout at that time. If the roundabout is not warranted, then the intersection will be re-evaluated through future traffic impact studies as parcels to the south and east develop, extending School Street to Hubbard Road and Mason Creek Street to Linder Road.

7. Internal Local Streets

a. **Existing Conditions:** There are no internal local streets within the site.

b. **Policy:**

Local Roadway Policy: District Policy 7207.2.1 states that the developer is responsible for improving all local street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets.

Street Section and Right-of-Way Policy: District Policy 7207.5 states that right-of-way widths for all local streets shall generally not be less than 50-feet wide and that the standard street section shall be 36-feet (back-of-curb to back-of-curb). The District will consider the utilization of a street width less than 36-feet with written fire department approval.

Standard Urban Local Street—36-foot to 33-foot Street Section and Right-of-way Policy: District Policy 7207.5.2 states that the standard street section shall be 36-feet (back-of-curb to back-of-curb) for developments with any buildable lot that is less than 1 acre in size. This street section shall include curb, gutter, and minimum 5-foot concrete sidewalks on both sides and shall typically be within 50-feet of right-of-way.

The District will also consider the utilization of a street width less than 36-feet with written fire department approval. Most often this width is a 33-foot street section (back-of-curb to back-of-curb) for developments with any buildable lot that is less than 1 acre in size.

Sidewalk Policy: District Policy 7207.5.7 states that five-foot wide concrete sidewalk is required on both sides of all local street, except those in rural developments with net densities of one dwelling unit per 1.0 acre or less, or in hillside conditions where there is no direct lot frontage, in which case a sidewalk shall be constructed along one side of the street. Some local jurisdictions may require wider sidewalks.

The sidewalk may be placed next to the back-of-curb. Where feasible, a parkway strip at least 8-feet wide between the back-of-curb and the street edge of the sidewalk is recommended to provide increased safety and protection of pedestrians and to allow for the planting of trees in accordance with the District's Tree Planting Policy. If no trees are to be planted in the parkway strip, the applicant may submit a request to the District, with justification, to reduce the width of the parkway strip.

Detached sidewalks are encouraged and should be parallel to the adjacent roadway. Meandering sidewalks are discouraged.

A permanent right-of-way easement shall be provided if public sidewalks are placed outside of the dedicated right-of-way. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the sidewalk. Sidewalks shall either be located wholly within the public right-of-way or wholly within an easement.

Cul-de-sac Streets Policy: District policy 7207.5.8 requires cul-de-sacs to be constructed to provide a minimum turning radius of 45-feet; in rural areas or for temporary cul-de-sacs the emergency service providers may require a greater radius. Landscape and parking islands may be constructed in turnarounds if a minimum 29-foot street section is constructed around the island. The pavement width shall be sufficient to allow the turning around of a standard AASHTO SU design vehicle without backing. The developer shall provide written approval from the appropriate fire department for this design element.

The District will consider alternatives to the standard cul-de-sac turnaround on a case-by-case basis. This will be based on turning area, drainage, maintenance considerations and the written approval of the agency providing emergency fire service for the area where the development is located.

c. Applicant's Proposal: The applicant has proposed to construct the internal local streets as 36-foot street section with rolled curb, gutter, and 5-foot wide attached concrete sidewalks within 50-feet of right-of-way.

The applicant has proposed to construct 5 cul-de-sac turnarounds at the terminus of the following roadways:

- Sandor Place
- Tyrion Court

- Arya Place
- Arlene Court
- Minerva Court

The applicant has proposed to construct 9 knuckles throughout the site.

d. Staff Comments/Recommendations: The applicant's proposal meet's ACHD policy and should be approved, as proposed. The internal local streets may be constructed as 33 to 36-foot street sections. The cul-de-sac turnarounds should be constructed with a minimum radius of 45-feet.

8. Roadway Offsets

a. Existing Conditions: There are no roadways within the site.

b. Policy:

Local Street Intersection Spacing on Minor Arterials: District policy 7205.4.3 states that new local streets should not typically intersect arterials. Local streets should typically intersect collectors. If it is necessary, as determined by ACHD, for a local street to intersect an arterial, the minimum allowable offset shall be 660-feet as measured from all other existing roadways as identified in Table 1a (7205.4.6).

Collector Offset Policy: District policy 7205.4.2 states that the optimum spacing for new signalized collector roadways intersecting minor arterials is one half-mile.

District policy 7206.4.2 states that the preferred spacing for new collectors intersecting existing collectors is ¼ mile to allow for adequate signal spacing and alignment.

Local Offset Policy: District policy 7206.4.5, requires local roadways to align or offset a minimum of 330-feet from a collector roadway (measured centerline to centerline).

District policy 7207.4.2, requires local roadways to align or provide a minimum offset of 125-feet from any other street (measured centerline to centerline).

c. Applicant's Proposal: The applicant is proposing to construct two new roadways to intersect Columbia Road. A new north/south collector roadway, School Street, located at the half mile, and a local street, Greyjoy, located approximately 400-feet west of the east property line.

School Street is proposed to offset of Buffalo Creek Lane by 652-feet and Chisum Way by 370-feet.

d. Staff Comments/Recommendations: The applicant's proposal to construct a new collector street, School Street, is consistent with the MSM and ACHD's Roadway Offset policy, but does not meet District Local Street Intersection Spacing on Minor Arterials, which requires public streets intersecting minor arterial roadways to align or offset by 660-feet.

However, staff recommends a modification of policy to allow School Street to be located as proposed, as the proposed location meet's ACHD policy and the location is consistent with the MSM.

The applicant's proposal for Greyjoy meet's ACHD policy and should be approved, as proposed.

9. Stub Streets

a. Existing Conditions: There is one stub street to the site, Mason Creek Street, located at the site's southwest property line.

b. Policy:

Stub Street Policy: District policies 7206.2.4 and 7207.2.4 state that stub streets will be required to provide circulation or to provide access to adjoining properties. Stub streets will conform with the requirements described in Sections 7206.2.5.4 and 7207.2.5.4, except a temporary cul-de-sac will not be required if the stub street has a length no greater than 150-feet. A sign shall be installed at the terminus of the stub street stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE." or "THIS IS A DESIGNATED COLLECTOR ROADWAY. THIS STREET WILL BE EXTENDED AND WIDENDED IN THE FUTURE."

In addition, stub streets must meet the following conditions:

- A stub street shall be designed to slope towards the nearest street intersection within the proposed development and drain surface water towards that intersection; unless an alternative storm drain system is approved by the District.
- The District may require appropriate covenants guaranteeing that the stub street will remain free of obstructions.

Temporary Dead End Streets Policy: District policies 7206.2.4 and 7207.2.4 require that the design and construction for cul-de-sac streets shall apply to temporary dead end streets. The temporary cul-de-sac shall be paved and shall be the dimensional requirements of a standard cul-de-sac. The developer shall grant a temporary turnaround easement to the District for those portions of the cul-de-sac which extend beyond the dedicated street right-of-way. In the instance where a temporary easement extends onto a buildable lot, the entire lot shall be encumbered by the easement and identified on the plat as a non-buildable lot until the street is extended.

c. Applicant Proposal: The applicant has proposed to extend Mason Creek Street into the site and to construct 2 stub streets to the east; Mason Creek Street, and Jared Street. Mason Creek Street is proposed to be constructed abutting the site's south property line. Jared Street is proposed to be located approximately 950-feet north of the south property line.

d. Staff Comments/Recommendations: The applicant's proposal meet's District policy and should be approved, as proposed. Additionally, the applicant should be required to extend Stark Street, east of Hodor Road stubbing the roadway to the east property line.

The applicant should also be required to extend Drogo Road as a stub street to the north and Podrick Way to the west as a stub street to provide access and provide connectivity to the adjacent parcels.

The applicant should be required to construct a temporary turnaround at the terminus of Mason Creek Street, as it is proposed to extend greater than 150-feet. The temporary turnaround should be constructed to the dimensional requirements of a standard cul-de-sac. If the turnaround is constructed within a temporary easement and the temporary easement extends onto a buildable lot, the entire lot shall be encumbered by the easement and identified on the plat as a non-buildable lot until the street is extended.

The applicant should be required to install a sign at the terminus of Jared Street, Stark Street, Drogo Road and Podrick Way, stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE."

The applicant should be required to install a sign at the terminus Mason Creek Street stating that, "THIS IS A DESIGNATED COLLECTOR ROADWAY. THIS STREET WILL BE EXTENDED AND WIDENDED IN THE FUTURE."

10. Traffic Calming

a. Speed Control and Traffic Calming Policy: District policy 7206.3.8 states that collector street should be designed to discourage speeds above 35 MPH, and in a residential area collector streets should be designed to discourage speeds above 30 MPH. The design of collector street systems should discourage excessive speeds by using passive design elements. If the design or layout of a development is anticipated to necessitate future traffic calming implementation by the District, then the District will require changes to the layout and/or the addition of passive design elements such as horizontal curves, bulb-outs, chokers, etc. The District will also consider texture changes to the roadway surface (i.e. stamped concrete) as a passive design element. These alternative methods may require maintenance and/or license agreement.

Speed Control and Traffic Calming Policy: District policy 7207.3.7 states that the design of local street systems should discourage excessive speeds by using passive design elements. If the design or layout of a development is anticipated to necessitate future traffic calming implementation by the District, then the District will require changes to the layout and/or the addition of passive design elements such as horizontal curves, bulb-outs, chokers, etc. The District will also consider texture changes to the roadway surface (i.e. stamped concrete) as a passive design element. These alternative methods may require maintenance and/or license agreement.

b. Staff Comments/Recommendations: There are several long sections of both collector and local roadways proposed with the Silver Trail Subdivision, which are greater than 1,000-feet in length and will need to be redesigned to reduce the length of the roadways or to include the use of passive design elements. The following roadways should be redesigned:

- School Street
- Mason Creek Street
- Jennell Avenue
- Declan Way
- Hordor Road
- Corbin Drive

Speed humps/bumps and valley gutter will not be accepted as traffic calming.

The applicant should be required to submit a revised preliminary plat showing the redesigned roadways for review and approval prior to ACHD's signature on the first final plat.

11. Bridge for Kuna Canal Crossing

The District will require that the applicant submit the bridge plans for the crossing of the Kuna Canal (W Mason Creek) for review and approval prior to the pre-construction meeting and final plat approval. Note: all plan submittals for bridges or pipe crossings of irrigation facilities should be submitted to ACHD for review no later than December 15th for construction in the following year prior to irrigation season.

12. Tree Planters

Tree Planter Policy: Tree Planter Policy: The District's Tree Planter Policy prohibits all trees in planters less than 8-feet in width without the installation of root barriers. Class II trees may be allowed in planters with a minimum width of 8-feet, and Class I and Class III trees may be allowed in planters with a minimum width of 10-feet.

13. Landscaping

Landscaping Policy: A license agreement is required for all landscaping proposed within ACHD right-of-way or easement areas. Trees shall be located no closer than 10-feet from all public storm drain facilities. Landscaping should be designed to eliminate site obstructions in the vision triangle at intersections. District Policy 5104.3.1 requires a 40-foot vision triangle and a 3-foot height restriction on all landscaping located at an uncontrolled intersection and a 50-foot offset from stop signs. Landscape plans are required with the submittal of civil plans and must meet all District requirements prior to signature of the final plat and/or approval of the civil plans.

14. Other Access

Columbia Road is classified as a minor arterial roadway. School Street and Mason Creek Street are classified as collector roadways. Other than the access specifically approved with this application, direct lot access is prohibited to these roadways and should be noted on the final plat.

D. Site Specific Conditions of Approval

1. Redesign the following roadways to reduce the length of the roadways or to include the use of passive design elements and submit a revised preliminary plat showing the redesigned roadways for review and approval prior to ACHD's signature on the first final plat.

- School Street
- Mason Creek Street
- Jennell Avenue
- Declan Way

- Hordor Road
- Corbin Drive

Speed humps/bumps and valley gutter will not be accepted as traffic calming.

2. Prior to ACHD's signature on the final plat which contains the 85th lot install an interim signal within the existing right-of-way at the Columbia/Ten Mile intersection. Coordinate the design and construction of the interim signal with ACHD's Development Review staff.

3. Enter into a signal agreement with ACHD for the installation of the interim signal at the Columbia/Ten Mile Road intersection. The signal agreement shall note that the intersection be designed to provide a 3 X 3 intersection with three 12-foot wide travel lanes; one receiving lane, one dedicated left turn lane, and one thru/right lane on each approach, that the applicant is responsible for all costs associated with the hardware, design, and installation of the interim signal, and that interim improvements are not eligible for reimbursement.

In order to ensure the Columbia/Ten Mile Road intersection will be improved when warranted, the following items must be in place prior plans acceptance for the final plat which contains the 85th building lot:

- Signal Agreement
- Full design and approved plans for the intersection

4. Prior to ACHD's signature on the final plat which contains the 216th lot make the Columbia Road connection. When the Columbia Road connection is made widen Columbia Road to provide a continuous center left turn lane with tapers between School Street and Greyjoy Road. The road widening, 6-feet on both sides (north and south) of Columbia Road will fit within the existing right-of-way. Coordinate the design and location of the center turn lane and tapers with ACHD's Development Review staff.

5. Prior to the ACHD's signature on the final plat which contains the 216th lot the applicant should be required to submit an updated traffic impact study to staff for review. The updated traffic impact study should include a signal warrant analysis for the Columbia/Linder Road intersection, the Columbia /SH-69 intersection, the School Street/Mason Creek intersection, and the Columbia Road segment between Ten Mile Road and SH-69.

6. Additional improvements such as capacity improvements at the Columbia/Linder Road intersection, School Street/Mason Creek intersection, and spot widening along Columbia Road may be required based on the findings of the future updated traffic impact study.

7. If it is determined through the updated traffic impact study that improvements are needed at the Columbia/Linder Road intersection, then install an interim signal within the existing right-of-way at the Columbia/Linder Road intersection. Coordinate the design and construction of the interim signal with ACHD's Development Review staff.

Enter into a signal agreement with ACHD for the installation of the interim signal at the Columbia/Linder Road intersection. The signal agreement shall note that the intersection be designed to provide a 3 X 3 intersection with three 12-foot wide travel lanes; one receiving lane, one dedicated left turn lane, and one thru/right lane on each approach, that the applicant is responsible for all costs associated with the hardware, design, and installation of the interim signal, and that interim improvements are not eligible for reimbursement.

In order to ensure the Columbia/Linder Road intersection will be improved when warranted, the following items must be in place prior plans acceptance for the final plat which contains the 216th building lot:

- Signal Agreement
- Full design and approved plans for the intersection

8. The applicant can make the Columbia Road connection at any time (prior to final platting 216 lots), but widening of Columbia Road as noted in site specific condition 3 is required and the updated traffic study will need to be submitted to ACHD for review when the connection occurs.

9. Dedicate 37-feet of right-of-way from the centerline of Columbia Road abutting the site. The applicant will not be compensated for this right-of-way dedication.

10. Construct a 5-foot wide detached concrete sidewalk located a minimum of 30-feet from the centerline of Columbia Road abutting the site. Provide a permanent right-of-way easement for any sidewalk located outside of the dedicated right-of-way.

11. Widen the pavement on Columbia Road to minimum of 17-feet from centerline plus a 3-foot wide gravel shoulder adjacent to the entire site.

12. Construct School Street onto Columbia Road at the half-mile, as a 36-foot street section with vertical curb, gutter, and an 8-foot wide attached concrete sidewalk, as proposed. The applicant may reduce the sidewalk width to 7-feet in width and shall reduce the right-of-way to only extend 2-feet behind the back of the sidewalk on both sides of the roadway.

13. Extend Mason Creek into the site as a 46-foot street section to match the existing improvements, then taper the roadway to a 36-foot residential collector street section with vertical curb, gutter, and a 5-foot wide detached (or 7-foot wide attached) concrete sidewalk within 54-feet of right-of-way. If detached sidewalks are constructed, then the right-of-way can be reduced to 2-feet behind the back of curb. If detached sidewalks are constructed, an 8-foot wide planter strip is required between the top back of curb and the face of the detached sidewalk.

14. Dedicate additional right-of-way to accommodate the construction of a future construction of a single lane roundabout at the School Street/Mason Creek Street intersection consistent with the template shown on attachment 3.

15. Construct the internal local streets as 33-36-foot street section with rolled curb, gutter, and 5-foot wide attached concrete sidewalks within 50-feet of right-of-way.

16. Construct 5 cul-de-sac turnarounds with a minimum radius of 45-feet at the terminus of the following roadways:

- Sandor Place
- Tyrion Court
- Arya Place
- Arlene Court
- Minerva Court

17. Construct 9 knuckles throughout the site, as proposed.

18. Construct Greyjoy Road onto Columbia Road, located 400-feet west of the east property line, as proposed.

19. Construct 5 stub streets, Jared, Stark, Drogo, Podrick, and Mason Creek as depicted on page 13. Install a sign at the terminus of Jared Street, Stark Street, Drogo Road and Podrick Way, stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE."

20. Construct a temporary turnaround at the terminus of Mason Creek Street. The temporary turnaround shall be constructed to the dimensional requirements of a standard cul-de-sac. If the

turnaround is constructed within a temporary easement and the temporary easement extends onto a buildable lot, the entire lot shall be encumbered by the easement and identified on the plat as a non-buildable lot until the street is extended.

21. Install a sign at the terminus Mason Creek Street stating that, "THIS IS A DESIGNATED COLLECTOR ROADWAY. THIS STREET WILL BE EXTENDED AND WIDENDED IN THE FUTURE."

22. Submit the bridge plans for the crossing of the Kuna Canal (W Mason Creek) for review and approval prior to the pre-construction meeting and final plat approval.

23. Payment of impacts fees are due prior to issuance of a building permit.

24. Comply with all Standard Conditions of Approval.

E. Standard Conditions of Approval

1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).

2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.

3. In accordance with District policy, 7203.3, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA) requirements. The applicant's engineer should provide documentation of ADA compliance to District Development Review staff for review.

4. Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 387-6280 (with file number) for details.

5. A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.

6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.

7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.

8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 387-6258 (with file numbers) for details.

9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.

10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.

11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an

authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.

12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.

F. Conclusions of Law

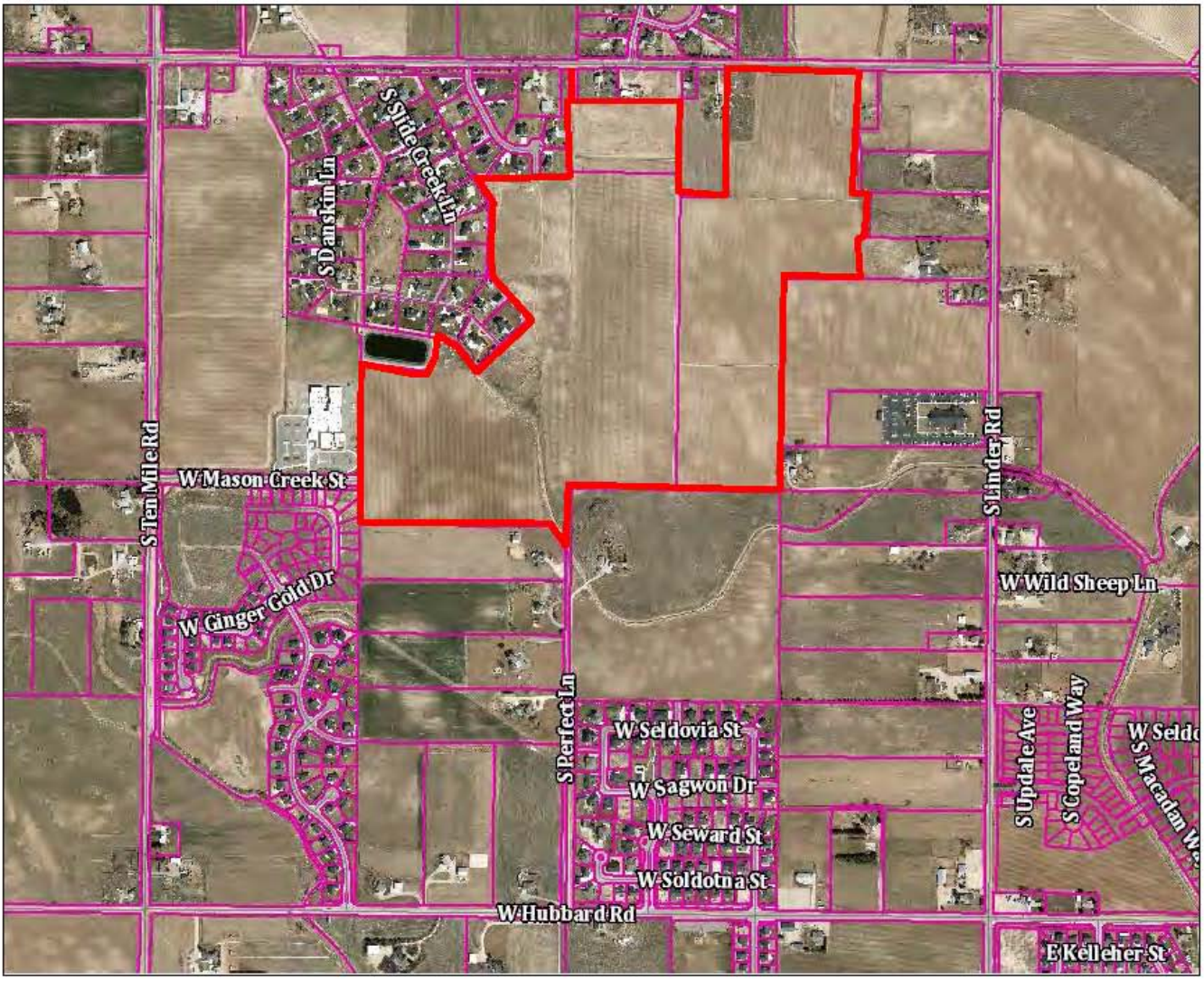
1. The proposed site plan is approved, if all of the Site Specific and Standard Conditions of Approval are satisfied.

2. ACHD requirements are intended to assure that the proposed use/development will not place an undue burden on the existing vehicular transportation system within the vicinity impacted by the proposed development.

G. Attachments

1. Vicinity Map
2. Site Plan
3. Roundabout Template
4. Utility Coordinating Council
5. Development Process Checklist
6. Request for Reconsideration Guidelines

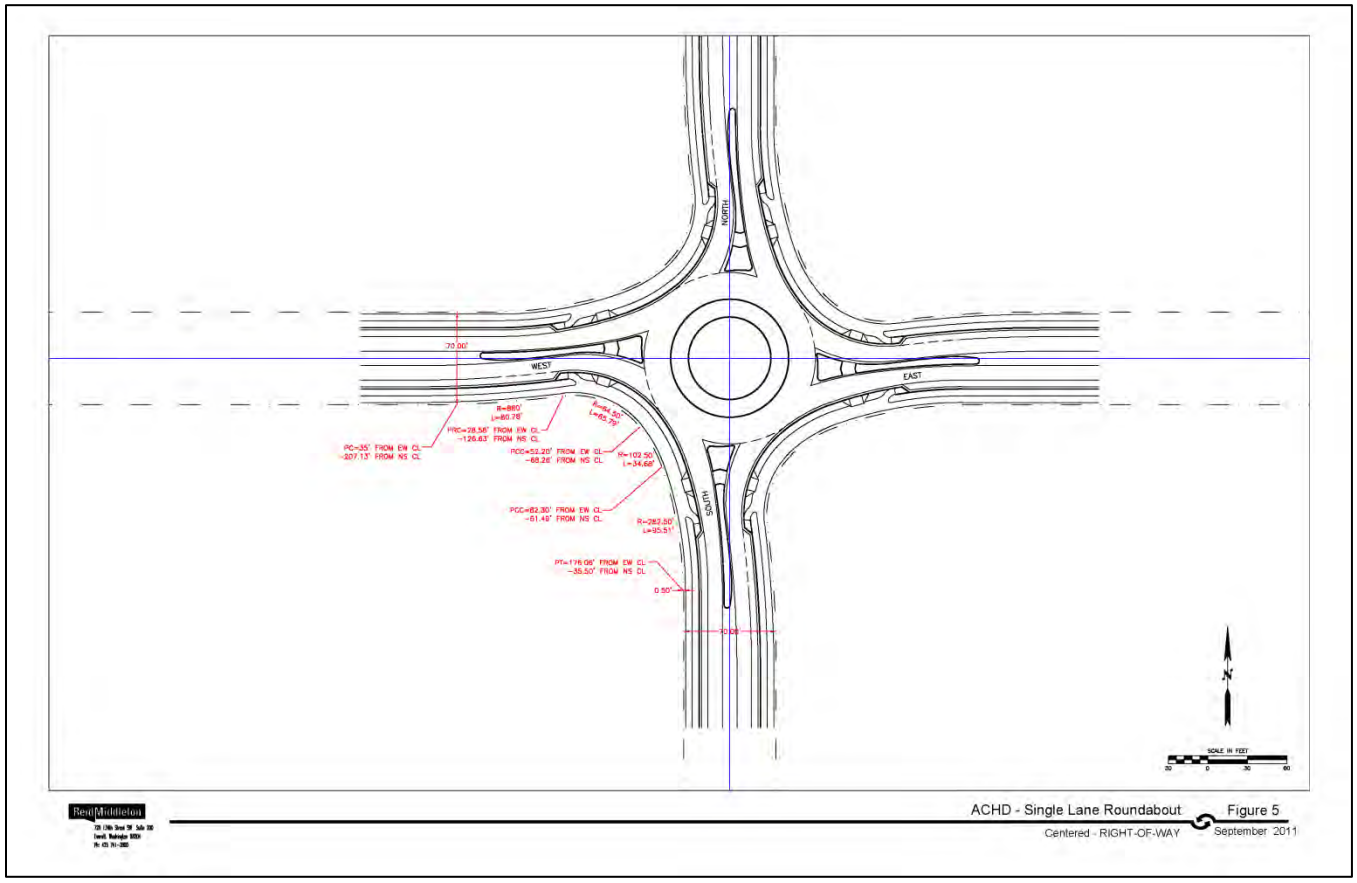
VICINITY MAP



SITE PLAN

LANDSCAPE CALCULATIONS
LOCATION BUFFER WIDTH LENGTH REQUIRED PROVIDED
W. COLUMBIA RD 20' 710' / 100' = 16 TREES 16.3 TREES (12 SHADE TREES + 4 ORNAMENTAL TREES)
24 EVERGREENS 24 EVERGREENS
142 SHRUBS 128 SHRUBS
S. SCHOOL AVE. (WEST) 20' 1775' / 100' = 36 TREES 36 TREES (25 SHADE TREES + 22 ORNAMENTAL TREES)
54 EVERGREENS 55 EVERGREENS
213 SHRUBS 454 SHRUBS
S. SCHOOL AVE. (EAST) 20' 2985' / 100' = 44 TREES 44 TREES (36 SHADE TREES + 16 ORNAMENTAL TREES)
66 EVERGREENS 67 EVERGREENS
284 SHRUBS 400 SHRUBS
W. MASON CREEK ST. 20' 2535' / 100' = 51 TREES 51.3 TREES (31 SHADE TREES + 25 ORNAMENTAL TREES)
76 EVERGREENS 80 EVERGREENS
304 SHRUBS 478 SHRUBS
NUMBER OF TREES PROVIDED ON COMMON LOTS: 204
NUMBER OF TREES PROVIDED ON BUFFERS: 410
TOTAL NUMBER OF TREES: 614
THERE ARE NO EXISTING TREES ON SITE
NO MITIGATION IS REQUIRED
NOTES
1. ALL LANDSCAPE SHALL BE INSTALLED IN
WITH KUNA CITY ORDINANCE REQUIRING
2. ALL PLANTING AREAS TO BE WATERED
3. ALL COMMON SPACE LANDSCAPING SHAL
4. TREES SHALL NOT BE PLANTED WITHIN TH
SEEPAGE BEDS MUST BE PROTECTED FR
LANDSCAPE IRRIGATION SYSTEM.
5. NO TREES SHALL IMPEDE THE 40' STREET
OR SHRUBS OVER 3' HIGH AT MATURITY
OWNER SHALL BE RESPONSIBLE FOR PRU
WITHIN 40' STREET AND DEPARTURE VIS
6. LANDSCAPE AND TREES IN FRONT OF BU
LOTS. TREE LOCATIONS MAY BE ALTERE
3' OF WATER METERS OR UTILITY LINES.
7. PLANT LIST IS REPRESENTATIVE AND SU
PRE-APPROVAL. BURLAP AND WIRE BA
DOWN THE BALL OF THE TREE. ALL NYLO
DEVELOPMENT F
TOTAL AREA
RESIDENTIAL LOTS
OPEN SPACE LOTS
RIGHT-OF-WAY
EXISTING ZONING
SCALE 1" = 150'
NORTH
OWNER/APPLICANT
VIPER INVESTMENTS, LLC
1977 E. OVERLAND RD.
MERIDIAN, ID 83642
SILVER TRAIL
KUNA, ID

Roundabout Template



WILL PATTERSON
CHAIRMAN OF THE BOARD

MAX SVATY
VICE CHAIRMAN OF THE BOARD

TIMOTHY M. PAGE
PROJECT MANAGER

ROBERT D. CARTER
ASSISTANT PROJECT MANAGER

APRYL GARDNER
SECRETARY-TREASURER

JERRI FLOYD
ASSISTANT SECRETARY-TREASURER

BOISE PROJECT BOARD OF CONTROL

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2465 OVERLAND ROAD
BOISE, IDAHO 83705-3155

OPERATING AGENCY FOR 167,000 ACRES FOR THE FOLLOWING IRRIGATION DISTRICTS

NAMPA-MERIDIAN DISTRICT
BOISE-KUNA DISTRICT
WILDER DISTRICT
NEW YORK DISTRICT
BIG BEND DISTRICT

TEL: (208) 344-1141
FAX: (208) 344-1437

24 November 2015

City of Kuna
P.O. Box 13
Kuna, Idaho 83634

RE: B & A Engineers, David Crawford- Viper Investments, LLC **15-05-S**
S.E. Corner of Ten Mile & Columbia Roads
Boise-Kuna Irrigation District BK-264
Kuna Lateral 281+00
Sec. 11, T2N, R1W, BM.

City of Kuna:

The United States' Kuna Lateral lies within the boundary of the above-mentioned location. The easement for this lateral is held in the name of the United States through the Bureau of Reclamation under the authority of the Act of August 30, 1890. (26 Stat. 391; 43 U.S.C. 945)

The Boise Project Board of Control is contracted to operate and maintain this lateral. We assert this federal easement 25 feet northeast and 28 feet southwest of the lateral's centerline. Whereas this area is for the operation and maintenance of our facility, no activity should hinder our ability to do so.

Project easements must be called out on any future preliminary and final plats.

Fencing (as may be required) must be constructed just off the canal easement.

The Boise Project does not approve landscaping (other than grass) within its easements.

The Boise Project Board of Control does not approve of pathways within our easements. We are constantly trying to uphold these federal easements in order to perform our obligation to operate, maintain and deliver surface irrigation water to our patrons. The introduction of pedestrians, cyclists, etc. into our work area, becomes a burden on our personnel trying to perform their duties. The Project maintains its facilities with large vehicles and heavy equipment, to include dump trucks, dozers, graders, backhoes and long booms with counter weights. Although our operators possess the highest regard for safety, this machinery offers many blind spots that limit visibility. Project work

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CITY OF KUNA

easements are barely wide enough for this equipment. Any proposed pathways should be relocated outside of our easements and segregated from canal maintenance operations.

Utilities planning to cross any project facility must do so in accordance with the master policies now held between the Bureau of Reclamation and most of the utilities. In any case no work shall take place within the easement before proper crossing agreements have been secured through both the Bureau of Reclamation and the Boise Project Board of Control.

The construction of any roadway crossings must be conducted only during the non-irrigation season when the lateral is dewatered. In any case no work shall take place within the easement before the proper crossing agreements have been secured through the Bureau of Reclamation and the Boise Project Board of Control.

Storm Drainage and/or Street Runoff must be retained on site.

The proposed piping of the Kuna Lateral (to include all appurtenant boxes and/or structures) must be warranted by the land owner for a period of (5) five-years. The Warrantee Agreement must be secured prior to ANY disturbance of that facility.

Boise Project Board of Control must approve any requests and/or relocation of delivery points prior to construction.

Our records indicate the water rights through the Boise-Kuna Irrigation District are NOT available for this entire development. Of the 130.55 acres for the proposed subdivision, there are only 27.95 acres of District surface water rights. Those lots, which do not hold valid water rights, must be so noted on the plat and/or irrigation plan.

Using district water rights on other properties than what it was designated for is considered water spreading. Therefore it is important to contact Boise-Kuna Irrigation District to discuss if the intent of these water rights is to be used or co-mingled together with other water from another source to service the above-mentioned property.

Whereas this property lies within the Boise-Kuna Irrigation District it is important that representatives of this development contact the BKID office as soon as possible to discuss the pressure system prior to any costly design work. If applicable, the irrigation system will have to be built to specific specifications as set by the District / Project.

If the irrigation system will be incorporated into the City of Kuna's pressure system, we will require confirmation from both the City of Kuna and the Boise-Kuna Irrigation District.

Local irrigation/drainage ditches that cross this property, in order to serve neighboring properties, must remain unobstructed and protected by appropriate easements.

Wording on the preliminary and final recorded plat needs to state that any proposed and/or future usage of the Boise Project Board of Control facilities are subject to Idaho Statutes, Title 42-1209.

This development is subject to Idaho Code 31-3805, in accordance, this office is requesting a copy of the irrigation and drainage plans.

Boise Project Board of Control requests a full set of plans for our review and approval when applicable.

Whereas this development is in its preliminary stages, Boise Project Board of Control reserves the right to review plans and require changes when our easements and/or facilities are affected by unknown factors.

If you have any further questions or comments regarding this matter, please do not hesitate to contact me at (208) 344-1141.

Sincerely,

Bob Carter
Assistant Project Manager, BPBC

bdc/bc
cc: Clint McCormick — Watermaster, Div; 2 BPBC
Lauren Boehlke — Secretary – Treasurer, BKID
File

CENTRAL DISTRICT HEALTH DEPARTMENT

CENTRAL DISTRICT HEALTH DEPARTMENT

Environmental Health Division

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Return to:
- ☐ ACZ
- ☐ Boise
- ☐ Eagle
- ☐ Garden City
- ☒ Kuna
- ☐ Meridian
- ☐ Star

Rezone # _____

Conditional Use # _____

Preliminary / Final / Short Plat 15-05-S

Sect. 11

☐ 1. We have No Objections to this Proposal.

☐ 2. We recommend Denial of this Proposal.

☐ 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.

☐ 4. We will require more data concerning soil conditions on this Proposal before we can comment.

☐ 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
- ☐ high seasonal ground water
- ☐ bedrock from original grade
- ☐ waste flow characteristics
- ☐ other _____

☐ 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.

☐ 7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.

☒ 8. After written approval from appropriate entities are submitted, we can approve this proposal for:
- ☒ central sewage
- ☐ interim sewage
- ☐ individual sewage
- ☐ community sewage system
- ☒ central water
- ☐ individual water
- ☐ community water well

☒ 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
- ☒ central sewage
- ☐ sewage dry lines
- ☐ community sewage system
- ☒ central water
- ☐ community water

☐ 10. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.

☐ 11. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.

☐ 12. We will require plans be submitted for a plan review for any:
- ☐ food establishment
- ☐ beverage establishment
- ☐ swimming pools or spas
- ☐ grocery store
- ☐ child care center

☒ 13. Infiltration beds for storm water disposal are considered shallow injection wells. An application and fee must be submitted to CDHD.

☐ 14. _____ Reviewed By: Rob Bachy

_____ Date: 10/29/15

IDAHO TRANSPORTATION DEPARTMENT
P.O. Box 8028
Boise, ID 83707-2028

(208) 334-8300
itd.idaho.gov

October 30, 2015

Troy Behunin
City of Kuna, Planning and Zoning Department
P.O. Box 13
Kuna, ID 83634

VIA EMAIL

RE: 15-04-S AND 15-08-DR SILVER TRAIL SUBDIVISION

The Idaho Transportation Department has reviewed the referenced subdivision and design review application for the Silver Trail Subdivision east of Ten Mile Road, south of Columbia Road and north of Hubbard Road west of SH-69. ITD has the following comments:

1. ITD has no objection to the requested application. The project does not generate any more trips than anticipated under the Comprehensive Plan and this site does not require access to the State Highway System.

If you have any questions, you may contact Shona Tonkin at 334-8341 or me at 332-7191.

Sincerely,

James K. Morrison
Development Services Manager
jim.morrison@itd.idaho.gov

Traffic Impact Study
Silver Trail Subdivision
Kuna, Idaho

Prepared For:

CBH Homes
2228 W. Piazza St.
Meridian, Id. 83646

May 14, 2015

Thompson *Engineers*
Traffic and Civil *Inc.*
181 East 50th St
Garden City, ID 83714
(208) 484-4410

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INTRODUCTION

Thompson Engineers, Inc. has been retained to prepare a traffic impact study for the proposed Silver Trail Subdivision in Kuna, Idaho, approximately as shown in **Figure 1**. The purpose of this study is to evaluate the potential traffic impacts resulting from the project and make recommendations for mitigation of the impacts. In particular, the scope of the study includes the following:

- Trip Generation of the proposed development
- Trip distribution and traffic assignment of the site generated traffic
- The capacity of the transportation system to support the development
- Intersection treatment of the site access points

Figure 1- Project Location

PROPOSED DEVELOPMENT

The project is residential development of approximately 476 single family dwelling units. The final site plan was not finalized at the time of this report. A preliminary site plan is shown in **Figure 2**.

The site is expected to access the transportation system via Columbia Road and Ten Mile Road via Mason Creek Road.

Figure 2 - Preliminary Site Plan

STUDY AREA CONDITIONS

Study Area

The area of influence is anticipated to be southwest Ada County, Idaho, including the City of Kuna. The primary impacts will be along Columbia Road. The study area will include the intersections of Ten Mile Road and Columbia Road, Linder Road and Columbia Road, and Meridian Road and Columbia Road, as determined by a model run of the COMPASS transportation model.

Land Use

The site is within the Kuna city area of impact and is currently vacant. Existing zoning and land uses are for agricultural. A zoning change for residential use will be required.

STUDY PERIOD

Build Out Year

The Build out Year for this project is assumed to be 2018 to correspond with COMPASS data. The actual build out of the site will depend on market conditions and project implementation.

Horizon Year

2030 was selected as the horizon year, in accordance with the requirements of the Ada County Highway District.

EXISTING CONDITIONS

Road System

Columbia Road is classified as a minor arterial road by ACHD. In the vicinity of this project, it has one through lane in each direction, and narrow shoulders. Lanes are approximately 12 feet wide. It does not have curb and gutter on either side of the roadway. There are multiple driveways on both sides of the highway. It has a posted speed of 50 MPH in front of the project.

Linder Road is classified as an arterial road by ACHD. In the vicinity of this project, it has one through lane in each direction, and narrow shoulders. Lanes are approximately 12 feet wide. It does not have curb and gutter on either side of the roadway. There are multiple driveways on both sides of the highway. It has a posted speed of 45 MPH in the vicinity of the project.

Ten Mile Road is classified as an arterial road by ACHD. In the vicinity of this project, it has one through lane in each direction, and narrow shoulders. Lanes are approximately 12 feet wide. It does not have curb and gutter on either side of the roadway. There are multiple driveways on both sides of the highway. It has a posted speed of 45 MPH in the vicinity of the project.

Table 4 - PM Peak Hour Intersection Summary

LOS Summary PM Peak Hour Condition	2015 Existing			Build Out Background			Build Out Total			Build Out Mitigated		
	Delay s/v	v/c	LOS	Delay s/v	v/c	LOS	Delay s/v	v/c	LOS	Delay s/v	v/c	LOS
Columbia Ten Mile	17.4		C	26.8		C	76.4		F	26.5		D
NB Approach	16.7	0.58	C	24.6	0.74	C	29.7	0.84	E	17.2	0.53	C
SB Approach	18.9	0.66	C	34.3	0.85	D	138.8	1.00	F	29.9	0.82	D
EB Approach	13.3	0.18	B	16.6	0.53	D	23.9	0.62	C	18.2	0.56	C
WB Approach	18.8	0.65	C	30.0	0.76	D	56.3	0.94	F	34.7	0.84	D
Columbia Linder	14.1		B	18.4		C	59.0		F	18.5		C
NB Approach	10.5	0.41	B	12.1	0.45	B	14.3	0.45	B	13.0	0.45	B
SB Approach	10.1	0.32	B	12.0	0.41	B	14.4	0.45	B	13.1	0.45	B
EB Approach	10.0	0.39	A	11.2	0.40	B	14.1	0.47	B	13.3	0.44	B
WB Approach	17.7	0.69	C	25.5	0.80	D	100.6	1.00	F	23.8	0.80	C
Columbia Meridian	23.4	0.51	C	22.9	0.55	C	24.8	0.59	C			
EB Approach	50.5		D	51.9		D	48.5		D			
Left	59.3	0.80	E	62.3	0.81	E	56.4	0.84	E			
Through/Right	38.6	0.32	D	37.7	0.32	D	34.4	0.27	C			
WB Approach	66.2		E	52.2		D	50.7		D			
Left	66.2	0.78	E	51.5	0.77	D	51.3	0.77	D			
Through	64.8	0.84	E	54.2	0.84	D	52.1	0.85	D			
Right	39.8	0.13	D	39.0	0.13	D	38.1	0.12	D			
NB Approach	13.0		B	13.9		B	15.9		B			
Left	52.0	0.57	D	51.9	0.58	D	51.9	0.58	D			
Through	10.9	0.23	B	11.9	0.26	B	14.1	0.28	B			
Right	9.4	0.02	A	10.1	0.03	B	11.9	0.03	B			
SB Approach	14.0		B	15.6		B	18.5		B			
Left	52.2	0.66	D	52.5	0.68	D	52.5	0.68	D			
Through	13.2	0.49	B	14.9	0.54	B	17.7	0.58	B			
Right	11.1	0.26	B	12.3	0.29	B	16.8	0.46	B			
Greyjoy Entrance							12.7		B			
NB Approach							17.2	0.05	C			
WB Approach							7.8	0.05	A			
EB Approach							0.0	0.00	A			
School Avenue							14.0		B			
NB Approach							19.3	0.10	C			
WB Approach							8.1	0.10	A			
EB Approach							0.0	0.00	A			

Intersection Analysis

The intersection of Columbia Road and Ten Mile Road will operate at a poor level of service in the build out scenario. This impact can be mitigated with the construction of left turn lanes on the north and south bound approaches.

The intersection of Columbia Road and Linder Road will operate at a poor level of service in the build out scenario. This impact can be mitigated with the construction of left turn lanes on the east and west bound approaches.

The intersection of Columbia Road and Meridian Road will operate at an acceptable level of service without any improvements to the intersection.

Roadway Analysis

Roadway segments are analyzed under horizon year peak hour traffic in accordance with Table 2 of the ACHD Development Policy Manual. The results are shown in Table 5.

Table 5- Roadway Segment Analysis

Roadway		Existing	Background	Off Site	Site	Total	LOS
Columbia Road	AM Peak	605	670	0	120	790	>E
E. of Linder	PM Peak	443	490	0	155	645	E
Columbia Road	AM Peak	453	500	0	120	620	E
W. of Linder	PM Peak	333	370	0	180	550	D

Columbia Road is a classified as a minor arterial roadway, and the minimum level of service by ACHD policy is LOS D. The maximum permissible hourly volume in one direction is 550 vehicles per hour for a LOS D. Columbia Road between Linder and Meridian Roads currently exceeds this volume in the westbound direction in the AM peak hour, and is anticipated to exceed this volume in the eastbound direction in the PM peak hour under background traffic conditions. With the addition of site traffic, Columbia Road between Linder and Ten Mile Roads will exceed this threshold.

Columbia Road between School Avenue and Linder should be widened to three lanes as soon as access is taken to Linder Road.

Columbia Road between Linder Road and Meridian Road will need widening to at least three lanes. However, very little of the land fronting on Columbia Road is developed. Widening should occur as development occurs along this corridor.

Site Access

The developer is proposing access from several locations including:

- A full access on Linder at the extension of School Avenue. School Avenue will be extended completely through the project as a mid-mile collector. No front on housing is proposed for School Avenue.
- A full access on Linder, at Greyjoy Road, east of School Avenue. Based on the anticipated traffic volume, Greyjoy Road will need to be classified as a collector road. No front on housing is proposed for this segment of Greyjoy road.
- The project will connect to Mason Creek Road at the south end of the site. Mason Creek Road currently connects to Ten Mile Road.

Mason Creek Road extends across the entire project as a mid-mile collector road with no front on housing. It is anticipated that Mason Road will be extended to Linder Road when future development occurs.

All access approaches are in conformance with the ACHD Access Policy.

Site Circulation

The site plan provides good internal circulation, several access points to the subdivision, and cross connection to other development. None of the internal roadways that show front on housing should exceed 1,000 vpd.

Figure 12- Internal Daily Traffic Volumes

Roadway Improvements

Required Due to Existing Traffic Conditions

All intersections included in the study function at an acceptable level of service under existing traffic conditions. No improvements are required.

Columbia Road east of Linder Road is currently operating at LOS E in the AM peak hour. Additional lanes will be required to improve the roadway to LOS D. There is no plan to improve Columbia Road in the 5 year or 20 year ACHD Improvement Plans.

Required Due to Background Traffic Conditions

All of the intersections function at an acceptable level of service under background traffic conditions. No improvements are required.

Columbia Road east of Linder Road will continue to operate at LOS E. Columbia Road west of Linder Road will operate at LOS D.

The left turn bay for the eastbound left turn movement at Columbia Road and Meridian Road will need to be lengthened to handle the anticipated queue.

Required Due to Total Traffic Conditions

With the addition of site traffic, the intersection of Ten Mile and Columbia will require capacity improvements to operate at an acceptable level of service. Adding north and southbound left turn lanes will improve the level of service to an acceptable level. Since this intersection is scheduled for a roundabout in the 20 year plan, a contribution to the roundabout may be considered in lieu of constructing improvements.

With the addition of site traffic, the intersection of Linder and Columbia will require capacity improvements to operate at an acceptable level of service. Adding east and westbound left turn lanes will improve the level of service to an acceptable level.

Columbia Road will need to be widened to at least three lanes for the roadway to operate at LOS D. The development does not front on large portions of Columbia Road or the intersections. It is not known if there is sufficient right-of-way to construct any of the above improvements.

On-site Traffic

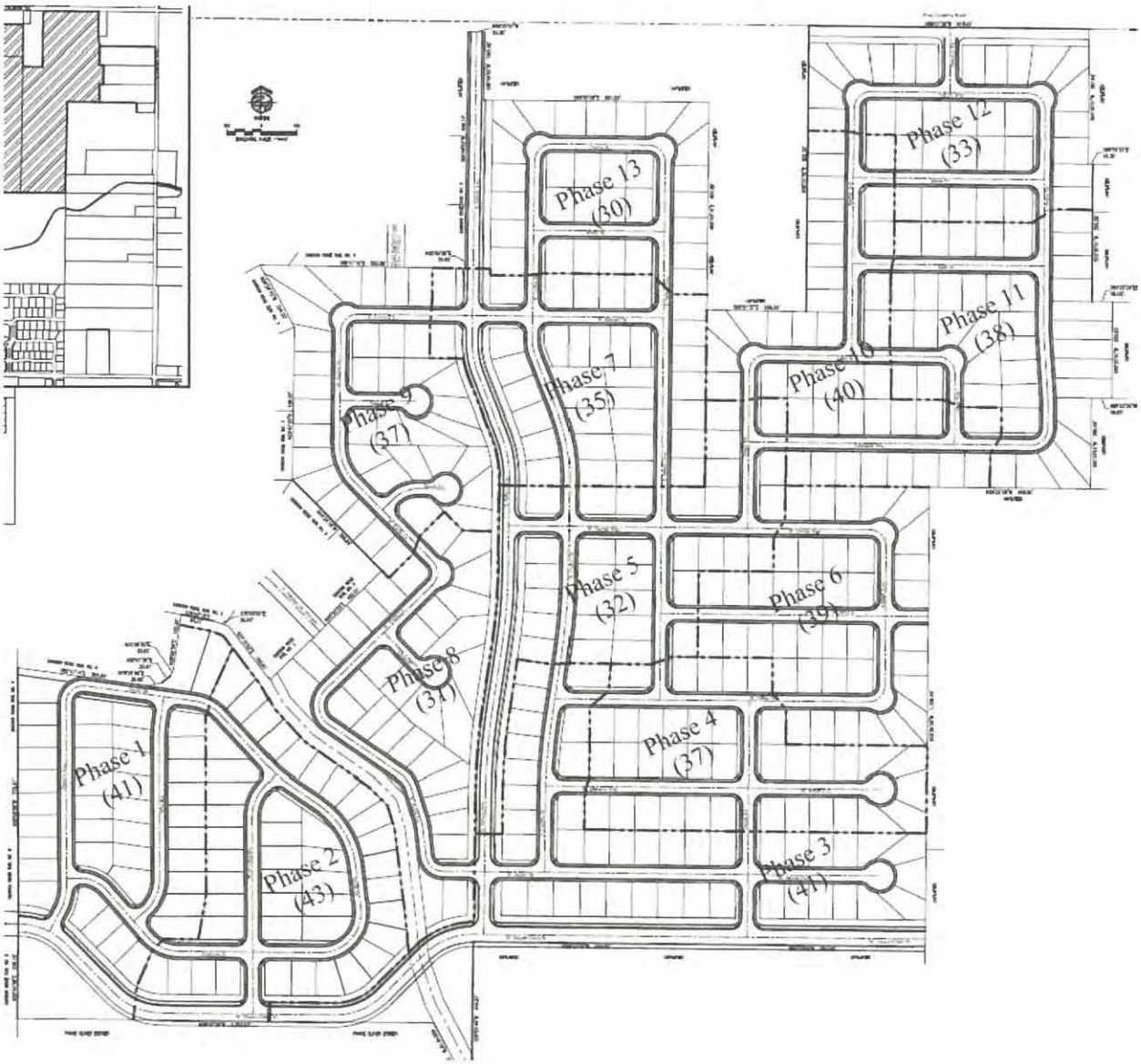
The internal roadway system of will allow good site circulation. School Avenue and Mason Creek Road are planned as mid-mile collector roads and will not have any front on housing. None of the other internal roadways will exceed a daily volume of 1,000 vpd.

Phasing

The developer is proposing to construct the subdivision in as many as 10 phases as shown in Figure 15. The phasing is required in part because of sewer and water availability. Sewer and water availability also will require phasing to begin in the southwest cornter of the project. Access for the first several phases will be via Mason Creek Road. If vehicles

are forced to use Mason Creek Road for the initial access, they will likely use Ten Mile Road for access to Interstate 84. The impact to Columbia Road would be significantly decreased. A significant number of housing units could be constructed without connecting to Columbia Road if emergency access is obtained to any one of the private roads abutting the site. Once School Avenue connects to Columbia Road, traffic patterns will be altered and improvements will be required to Columbia Road.

Figure 15- Phasing Plan



It will be several years before access is needed onto Columbia Road. The undeveloped parcels along Columbia Road between Linder Road and Meridian Road may be developed in that time. This may provide an opportunity for widening in advance of the connections by this project. When the project does connect to Columbia Road, this report should be reviewed and updated.

CONCLUSIONS

This study identifies transportation impacts associated with the proposed Silver Trail Subdivision in Kuna, Idaho. The development is a residential development. Below are the findings of this report:

- Based on the trip generation methods recommended in the Trip Generation Manual, the site will generate 4532 trips per day of which 357 trips will occur during the AM peak hour and 476 trips will occur during the PM peak hour.
- Initially, the site will access the transportation system Mason Creek Road for the first several phases. At build out, the site will access the transportation system primarily via Columbia Road and secondarily via Mason Creek Road. Future connections to Linder Road via the extension of Mason Creek Road are anticipated.
- The intersection of Columbia Road and Linder Road will operate at unacceptable levels of service under total traffic conditions in build out year. Both the AM peak hour and the PM peak hour are impacted. The level of service can be improved with the addition of left turn lanes on Columbia Road.
- The intersection of Columbia Road and Ten Mile Road will operate at unacceptable levels of service under total traffic conditions in the build out year. Both the AM peak hour and the PM peak hour are impacted. The level of service can be improved with the addition of left turn lanes on Ten Mile Road. This intersection is scheduled for a roundabout in the 20 year plan.
- The intersection of Columbia Road and Meridian Road will operate at acceptable levels of service under background and total traffic conditions in the build out year. The left turn bay will be insufficient for the queue.
- Columbia Road will need widening to three lanes west of Linder Road, and at least three lanes east of Linder Road. This project will be phased and not take access to Columbia Road for several years. Any improvements to Columbia Road will not be required until that time. At that time, this report should be reviewed to see what additional development has occurred and what improvements will be required at that time.
- This development will construct School Avenue as a mid-mile collector through the entire project. No front on housing is proposed for School Avenue.
- The development will construct Mason Creek Road as a mid-mile collector through the entire project. No front on housing is proposed for Mason Creek Road.
- None of the internal roadways with front on housing are expected to incur a daily traffic of 1,000 vpd or more, and should be classified as local roads.

Exhibit A 2 k

Exhibit A 2 k

Silver Trail Subdivision

Phasing Sketch

PARCELS OF LAND BEING A PORTION OF LOT 52, BLOCK 1 OF DANSKIN RIDGE SUBDIVISION NO. 4, ALL OF LOT 68, BLOCK 1 OF DANSKIN RIDGE SUBDIVISION NO. 6, AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF KUNA, ADA COUNTY, IDAHO.

Owner/Applicant
VIPER INVESTMENTS, LLC
1977 E. OVERLAND RD.
MERIDIAN, ID 83642

Parcel Numbers
R1177750100
R1177750050
S1311111250

DATE:	MAY 12, 2015
HORIZ. SCALE:	AS NOTED
VERT. SCALE:	AS NOTED
DRAWN BY:	J.L. HALL
CHECKED BY:	J.D. CANNING
FILE:	D:\Projects\Silver Trail\Dwg

SHEET NO.: 1

B&A Engineers, Inc.
Consulting Engineers, Surveyors & Planners
3505 W. Franklin Rd. Boise, Id. 83705
(208) 343-3361

REGISTERED LAND SURVEYOR
JOSEPH D. CANNING
STATE OF IDAHO
11115

THE MONUMENTS SHOWN HEREON HAS BEEN BASED ON AN ASTRONOMIC FIELD SURVEY.

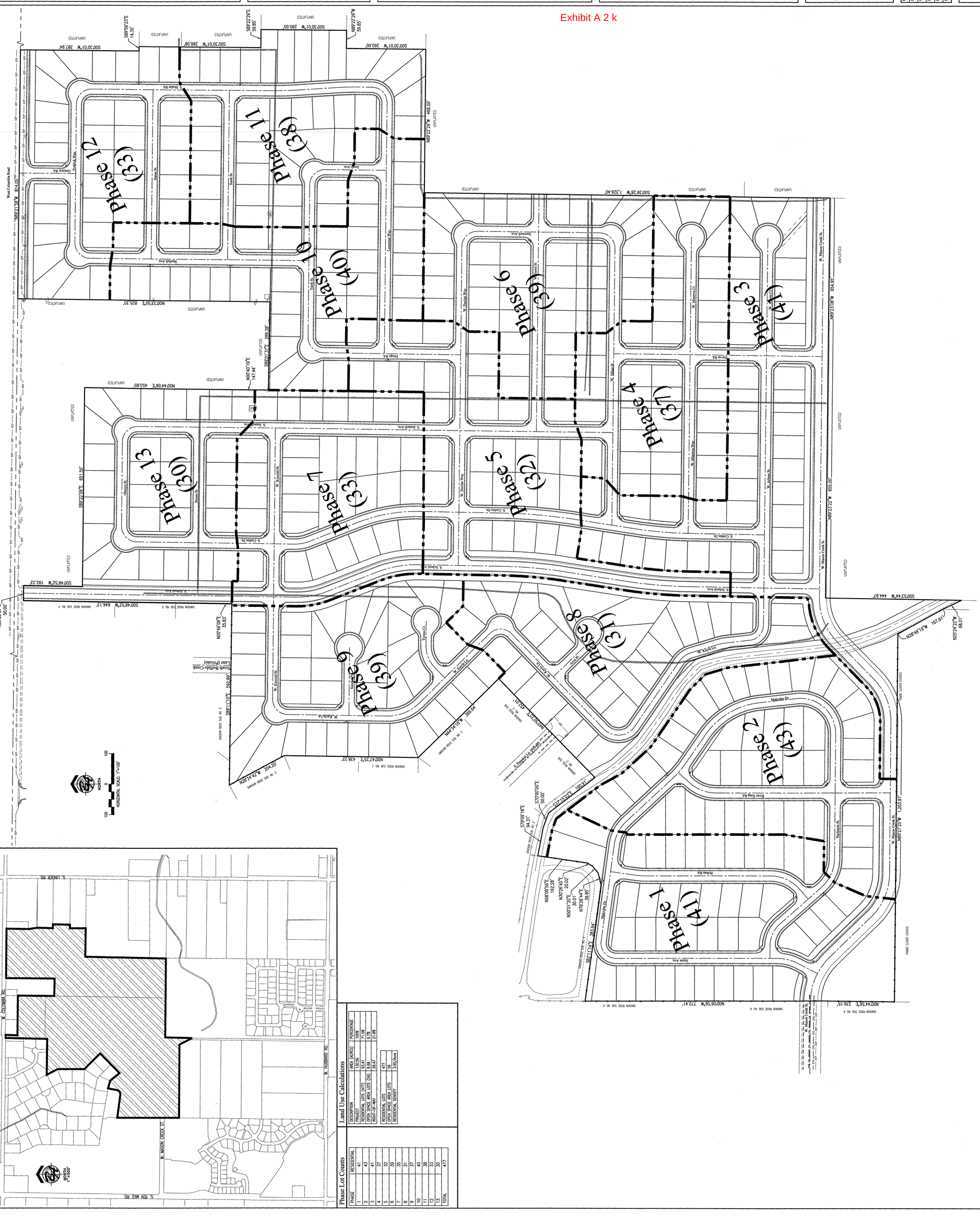
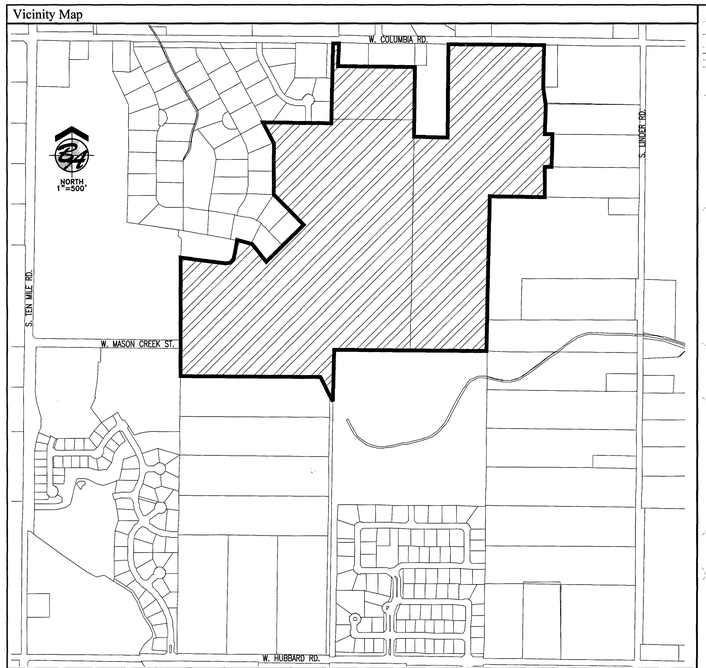

Phase 1 (41)
Phase 2 (43)
Phase 3 (41)
Phase 4 (37)
Phase 5 (32)
Phase 6 (39)
Phase 7 (33)
Phase 8 (31)
Phase 9 (39)
Phase 10 (40)
Phase 11 (38)
Phase 12 (33)
Phase 13 (30)
S. Danskin Ridge Rd.
W. Kuna Rd.
W. Meridian Rd.
S. Linder Rd.
W. Columbia Rd.
W. Hubbard Rd.
W. Owyhee St.
W. Deer Flat St.
W. Boise St.
W. Nampa St.
W. Caldwell St.
W. Homedale St.
W. Parma St.
W. Adams St.
W. Greenleaf St.
W. Middleton St.
W. Notus St.
W. Wilder St.
W. Roswell St.
W. Star St.
W. Greenhurst St.
W. Middleton Rd.
W. Notus Rd.
W. Wilder Rd.
W. Roswell Rd.
W. Star Rd.
W. Greenhurst Rd.
W. Owyhee Ave.
W. Deer Flat Ave.
W. Boise Ave.
W. Nampa Ave.
W. Caldwell Ave.
W. Homedale Ave.
W. Parma Ave.
W. Adams Ave.
S. Danskin Ridge Rd.
S. Linder Rd.
S. Ten Mile Rd.
S. Cheshire Dr.
S. Cheshire Ln.
S. Cheshire Ct.
S. Cheshire Way
S. Cheshire Pl.
S. Cheshire Cir.
S. Cheshire Ave.
S. Cheshire Ln.
S. Cheshire Dr

Exhibit A 2 p

Vicinity Map



Sewer Manhole Invert Table

SSMH NUMBER	INVERT IN			INVERT OUT			RIM/EG	DEPTH
	SIZE (IN)	ELEV	DIR	SIZE (IN)	ELEV	DIR	ELEV	(FEET)
EX--1	10	2657.77	E	10	2657.67	W	2670.87	13.1
1	8	2658.24	NE	10	2657.98	W	2671.78	13.80
	10	2658.08	SE					
2	8	2658.98	N	8	2658.88	SW	2671.62	12.74
3	8	2659.52	N/E	8	2659.42	S	2671.98	12.56
4	8	2663.28	N	8	2663.18	S	2672.84	9.66
5	---	---	---	8	2668.00	S	2675.21	7.21
6	8	2660.15	SE	8	2660.05	W	2671.34	11.29
7	8	2661.51	SE/NE	8	2661.41	NW	2670.42	9.01
8	8	2662.33	N	8	2662.23	SW	2671.18	8.95
9	8	2664.30	N	8	2664.20	S	2672.75	8.55
10	8	2666.86	E	8	2666.76	S	2676.00	9.24
11	8	2668.14	SE	8	2668.01	W	2676.00	7.99
12	---	---	---	8	2669.70	NW	2676.71	7.01
13	8	2662.45	E	8	2662.35	NW	2670.80	8.45
14	8	2664.50	E/N	8	2664.40	W	2673.40	9.00
15	8	2667.02	N	8	2666.92	S	2673.92	7.00
16	8	2668.00	NE	8	2667.90	S	2675.06	7.16
17	8	2669.30	SE	8	2669.20	SW	2676.64	7.44
18	---	---	---	8	2670.00	NW	2677.35	7.35
19	8	2667.93	NE	8	2667.83	W	2676.02	8.19
20	8	2668.46	N/W	8	2668.36	SW	2677.72	9.36
21	---	---	---	8	2670.00	SE	2677.16	7.16
22	10	2659.12	E	10	2659.02	NW	2668.43	9.41
23	10	2660.17	E	10	2660.07	W	2672.27	12.20
24	10	2661.15	N/E	10	2661.05	W	2676.00	14.95
25	10	2662.00	N/E	10	2661.90	SW	2682.23	20.33
26	10	2662.54	N	10	2662.44	SW	2686.33	23.89
27	8	2663.30	W	8	2663.04	S	2686.25	23.21
	10	2663.14	E					
28	8	2663.68	N/E	10	2663.52	W	2689.32	25.80
29	8	2665.06	E	8	2664.96	W	2691.37	25.41
30	8	2666.44	E	8	2666.34	W	2689.83	23.49
31	8	2667.58	E/SE	8	2667.48	W	2689.72	22.24
32	---	---	---	8	2667.91	W	2690.00	22.09
33	8	2668.69	E	8	2668.59	NW	2689.05	20.46
34	8	2664.76	N/E	8	2664.66	S	2688.07	23.41
35	8	2668.46	E	8	2668.36	W	2689.99	21.63
36	8	2681.62	E	8	2681.52	W	2691.86	10.34
37	---	---	---	8	2684.00	W	2691.15	7.15
38	8	2665.85	N/E/E	8	2665.75	SW	2688.09	22.34
39	8	2666.47	E	8	2666.37	W	2689.46	23.09
40	8	2667.23	N/E	8	2667.13	W	2691.04	23.91
41	8	2675.43	E	8	2675.33	W	2691.00	15.67
42	8	2683.57	N	8	2683.47	W	2692.00	8.53
43	---	---	---	8	2691.58	S	2697.58	7.00
44	8	2667.78	N	8	2667.68	S	2691.01	23.33
45	8	2668.39	N/E	8	2668.29	S	2690.90	22.61
46	8	2668.94	E	8	2668.84	W	2692.00	23.16
47	8	2669.86	E	8	2669.76	W	2692.04	22.28
48	8	2671.25	N/E	8	2671.15	W	2691.94	20.79
49	---	---	---	8	2680.66	S	2691.98	11.32
50	8	2669.47	N/E	8	2669.37	S	2691.59	22.22
51	8	2670.55	N/E	8	2670.45	W	2693.57	23.12
52	8	2673.86	E	8	2673.76	W	2693.51	19.75
53	---	---	---	8	2684.00	W	2692.44	8.44
54	8	2671.63	N/E	8	2671.53	S	2694.00	22.47
55	8	2672.18	E	8	2672.08	W	2694.02	21.94
56	8	2672.99	E	8	2672.89	W	2694.11	21.22
57	8	2674.27	N/E	8	2674.17	W	2693.20	19.03
58	8	2675.39	N	8	2675.29	W	2693.55	18.26
59	8	2676.03	S/W	8	2675.93	N	2694.49	18.56
60	8	2676.92	N	8	2676.82	S	2695.84	19.02
61	---	---	---	8	2691.28	S	2678.27	13.02
62	8	2687.29	W	8	2687.19	S	2694.99	7.80
63	---	---	---	8	2688.51	E	2695.51	7.00
64	8	2672.24	N	8	2672.14	S	2694.25	22.11
65	8	2672.80	E	8	2672.70	S	2694.95	22.25
66	8	2674.08	N	8	2673.98	W	2694.46	21.48
67	8	2675.23	N/E	8	2675.13	S	2694.14	19.01
68	8	2677.66	E	8	2677.56	W	2693.48	15.92
69	---	---	---	8	2685.00	W	2692.23	7.23
70	8	2676.31	N/E	8	2676.21	S	2690.62	14.41
71	8	2677.62	E	8	2677.52	W	2688.42	10.90
72	---	---	---	8	2681.00	W	2688.01	7.01
73	8	2676.95	N	8	2676.85	S	2688.56	11.71
74	8	2677.48	E	8	2677.38	S	2686.40	9.02
75	8	2678.66	E	8	2678.56	W	2683.94	5.38
76	8	2679.84	S	8	2679.74	W	2688.42	8.68
77	---	---	---	8	2681.95	N	2690.16	8.21
78	8	2678.31	N	8	2678.21	S	2692.00	13.79
79	8	2679.56	N	8	2679.46	S	2693.04	13.58
80	8	2680.81	N	8	2680.71	S	2693.08	12.37
81	---	---	---	8	2682.50	S	2689.73	7.23
82	8	2672.02	NE	8	2671.92	SW	2688.38	16.46
83	8	2673.13	N	8	2673.03	SW	2689.20	16.17
84	8	2674.27	N/W	8	2674.17	S	2690.23	16.06
85	8	2675.08	N/W	8	2674.98	SE	2690.62	15.64
86	8	2676.08	N	8	2675.98	SE	2690.10	14.12
87	8	2676.52	N/E	8	2676.42	S	2690.25	13.83
88	---	---	---	8	2685.00	W	2692.40	7.40
89	8	2677.12	N	8	2677.02	S	2690.45	13.43
90	8	2677.69	N/E	8	2677.59	S	2692.00	14.41
91	---	---	---	8	2685.00	W	2692.03	7.03
92	8	2678.77	E	8	2678.67	S	2690.16	11.49
93	---	---	---	8	2681.00	W	2688.00	7.00
94	8	2668.80	NW	8	2668.70	E	2682.33	13.63
95	8	2669.32	NW	8	2669.22	SE	2682.08	12.86
96	8	2670.32	NW	8	2670.22	SE	2680.72	10.50
97	8	2671.66	NE	8	2671.56	SE	2680.93	9.37
98	8	2672.07	NE	8	2671.97	SW	2681.64	9.67
99	8	2673.12	NE/SE	8	2673.02	SW	2686.07	12.05
100	---	---	---	8	2677.00	NW	2684.22	7.22
101	8	2674.19	NW	8	2674.09	SW	2688.00	13.91
102	8	2674.77	NW	8	2674.67	SE	2687.81	13.14
103	8	2675.39	NW/NE	8	2675.29	SE	2687.25	11.96
104	8	2678.30	NE	8	2678.20	SW	2687.40	9.20
105	---	---	---	8	2681.00	SW	2688.01	7.01
106	8	2676.20	N	8	2676.10	SE	2685.86	9.76
107	8	2677.01	N/E	8	2676.91	S	2685.56	8.65
108	---	---	---	8	2680.00	W	2687.11	7.11
109	8	2678.09	E	8	2677.99	S	2685.05	7.06
110	---	---	---	8	2680.50	W	2687.51	7.01

Notes

1. THERE ARE NO POTENTIALLY HAZARDOUS AREAS.
2. THERE ARE NO STREAMS, PONDS, LAKES, OR WETLANDS ON THIS PROPERTY.
3. THERE ARE NO NATURAL DRAINAGE SWALES ON THIS PROPERTY.
4. THERE ARE NO PERMANENT AND/OR SEASONAL HIGH GROUNDWATER AREAS ON THIS PROPERTY.
5. THERE ARE NO SHALLOW BEDROCK AREAS, UNSTABLE ROCK FORMATIONS, OR LANDSLIDE AREAS ON THIS PROPERTY.
6. THIS PROPERTY IS NOT IN A FLOOD PLAIN AREA.
7. THIS PROPERTY IS NOT WITHIN THE AIRPORT INFLUENCE AREA.
8. THIS PROPERTY IS NOT WITHIN THE WILDLAND-URBAN FIRE INTERFACE.
9. THIS PROPERTY IS NOT PART OF A HILLSIDE DEVELOPMENT.
10. THIS PROPERTY IS NOT IN AN AQUIFER RECHARGE AREA.
11. THIS PROPERTY IS WITHIN THE BOISE-KUNA IRRIGATION DISTRICT.
12. THIS PROPERTY IS WITHIN THE KUNA RURAL FIRE DISTRICT.
13. NO UNSTABLE SOILS SUSCEPTIBLE TO EROSION EXISTING ON THIS PROPERTY. ALL AREAS ARE SUITABLE FOR DEVELOPMENT.
14. ALL STORM WATER GENERATED BY THIS DEVELOPMENT WILL BE RETAINED ON SITE AND/OR BY ACCEPTED STORM WATER DISPOSAL METHODS.
15. MINIMUM BUILDING SETBACKS AND DIMENSIONAL STANDARDS WITHIN THIS SUBDIVISION SHALL COMPLY WITH THE APPLICABLE ZONING ORDINANCE AT THE TIME OF ISSUANCE OF THE BUILDING PERMITS.

N89°25'57"W 50.00'
Found Aluminum Cap CP&F No. 97031113
Found Aluminum Cap CP&F No. 108041610
S89°21'58"E 930.15'
West Columbia Road
Found Brass Cap CP&F No. 108041610
S89°21'58"E 803.86'
N89°21'58"W 814.05'
S00°48'52"W 192.33'
S00°48'52"W 646.13'
S89°22'09"E 651.50'
UNPLATTED
NORTH
100 0 100
HORIZONTAL SCALE: 1"=100'
DAWSON RIDGE SUB. NO. 5
South Buffalo Creek Lane (Private)
N00°49'09"E 35.83'
S89°11'10"E 592.89'
N00°24'10"E 334.20'
N00°47'25"E 438.22'
N00°44'56"E 239.15'
S89°11'14"E 383.94'
N00°06'56"W 772.41'
S79°09'18"E 94.31'
S70°00'00"E 50.00'
S70°00'00"E 193.01'
N08°09'56"E 162.28'
N30°26'45"E 20.02'
N50°01'20"E 30.01'
N76°26'44"E 39.85'
N25°24'22"W 68.01'
S00°53'44"W 444.97'
N89°23'22"W 655.00'
N89°23'08"W 654.95'
N89°27'25"W 1,203.97'
S00°39'26"W 1,326.40'
S89°59'23"E 14.35'
S89°22'29"E 59.85'
S00°30'01"W 260.00'
N89°22'29"W 59.85'
S00°30'01"W 468.50'
S00°30'01"W 361.94'
S00°30'01"W 398.58'
N00°13'35"E 625.39'
N00°40'19"E 147.44'
S88°01'37"E 289.28'
N00°44'06"E 451.85'
EXISTING 20'X20' WELL EASEMENT PER INST. NO. 104064408 AND 104405417
EXISTING WELL HOUSE
Observa St.
Shelish Ave.
Sansa St.
Stark St.
Tarth St.
Lannister Way
Jaqen Ave.
Dorea Rd.
Jeyne Ave.
Tyrion Ct.
Harkness St.
Minerva Way
Minerva Ct.
Arlene St.
Arlene Ct.
W. Declan Way
W. Kindell St.
W. Kilburn St.
W. Mason Creek St.
Sawyer Pl.
Tyrion Ct.
Harkness St.
W. Declan Way
W. Minerva Way
W. Minerva Ct.
W. Arlene St.
W. Arlene Ct.
W. Mason Creek St.
S. Dawkins Ln.
S. School Ave.
S. Jared Ave.
S. Jaime Ave.
S. Tywin Ave.
S. Robert Ave.
S. Eddard Ave.
S. Ramsey Ave.
S. Theon Ave.
S. Brandon Ave.
S. Rickard Ave.
S. Lyanna Ave.
S. Cersei Ave.
S. Tommen Ave.
S. Joffrey Ave.
S. Myrcella

Exhibit A 2 m

LANDSCAPE CALCULATIONS

LOCATION	BUFFER WIDTH	LENGTH	REQUIRED	PROVIDED
W. COLUMBIA RD.	20'	770' / 100' =	16 TREES	16.5 TREES (12 SHADE TREES + 9 ORNAMENTAL TREES)
			24 EVERGREENS	24 EVERGREENS
			93 SHRUBS	128 SHRUBS
S. SCHOOL AVE. (WEST)	20'	1775' / 100' =	36 TREES	36 TREES (25 SHADE TREES + 22 ORNAMENTAL TREES)
			54 EVERGREENS	55 EVERGREENS
			213 SHRUBS	434 SHRUBS
S. SCHOOL AVE. (EAST)	20'	2195' / 100' =	44 TREES	44 TREES (36 SHADE TREES + 16 ORNAMENTAL TREES)
			66 EVERGREENS	67 EVERGREENS
			264 SHRUBS	400 SHRUBS
W. MASON CREEK ST.	20'	2535' / 100' =	51 TREES	51.5 TREES (39 SHADE TREES + 25 ORNAMENTAL TREES)
			76 EVERGREENS	80 EVERGREENS
			304 SHRUBS	478 SHRUBS

NUMBER OF TREES PROVIDED ON COMMON LOTS: 204
NUMBER OF TREES PROVIDED ON BUFFERS: 410
TOTAL NUMBER OF TREES: 614

THERE ARE NO EXISTING TREES ON SITE.
NO MITIGATION IS REQUIRED.

PLANT PALETTE

SYM	COMMON NAME	BOTANICAL NAME
EVERGREEN TREES		
BH	BLACK HILLS SPRUCE	PICEA GLAUCA DENSATA
BS	COLUMNAR BLUE SPRUCE	PICEA PUNGENS 'GLAUCA FASTIGIATA'
VP	VANDERWOLF PINE	PINUS FLEXILIS 'VANDERWOLF'
SHADE TREES		
HL	SUNBURST HONEYLOCUST	GLEDITSIA TRIACANTHOS F. INERMIS 'SUNBURST'
PA	AUTUMN PURPLE ASH	FRAXINUS AMERICANA 'AUTUMN PURPLE'
SM	SUNSET MAPLE	ACER RUBRUM 'FRANKSRED'
ORNAMENTAL TREES		
AM	AMUR MAPLE	ACER GINNALLA 'FLAME'
AP	ARISTOCRAT PEAR	PYRUS CALERYANA 'ARISTOCRAT'
PF	PRAIRIEFIRE CRABAPPLE	MALUS sp. 'PRAIRIEFIRE'
SHRUBS/ORNAMENTAL GRASSES		
	BLACK EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTRUM'
BR	BLUE RUG JUNIPER	JUNIPERUS HORIZONTALIS 'WILTONI'
	CRIMSON PYGMY BARBERRY	BERBERIS THUNBERGII 'CRIMSON PYGMY'
	CREEPING MAHONIA	MAHONIA REPENS
CR	RED FLOWER CARPET ROSE	ROSA 'FLOWER CARPET- NOARE'
	DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELN'
DG	DARTS GOLD NINEBARK	PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD'
DL	STELLA D'ORO DAYLILY	HEMEROCALLIS 'STELLA D'ORO'
	EMERALD 'N' GOLD EUONYMUS	EUONYMUS FORTUNEI 'EMERALD 'N' GOLD'
	ENDLESS SUMMER HYDRANGEA	HYDRANGEA ARBORESCENS 'PIIHM-I'
FL	FINE LINE BUCKTHORN	RHAMNUS FRAGULA 'RON WILLIAMS'
GL	GRO-LOW SUMAC	RHUS AROMATICA 'GRO-LOW'
IH	IVORY HALO DOGWOOD	CORNUS ALBA 'BAILHALO'
KF	KARL FOERSTER REED GRASS	CALAMAGROSTIS ARUNDINACEA 'K.F.'
LD	LITTLE DEVIL NINEBARK	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY'
MG	MAIDEN GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'
OL	OTTO LUYKEN LAUREL	PRUNUS LAUROCERASUS 'OTTO LUYKEN'
OR	ORANGE ROCKET BARBERRY	BERBERIS THUNBERGII 'ORANGE ROCKET'
	P.J.M RHODODENDRON	RHODODRENDRON 'P.J.M'
SF	SHONOFF FORSYTHIA	FORSYTHIA x INTERMEDIA 'MINDOR'
	SKY HIGH JUNIPER	JUNIPERUS SCOPULORUM 'BAILIGH'
	SUMMERWINE NINEBARK	PHYSOCARPUS OPULIFOLIA 'SEWARD'

LAWN

NOTES

1. ALL LANDSCAPE SHALL BE INSTALLED IN ACCORDANCE WITH KUNA CITY ORDINANCE REQUIREMENTS. ALL LOTS WILL COMPLY WITH KUNA CITY ORDINANCE REQUIRING ONE (1) TREE PER LOT (PROVIDED BY BUILDER AND/OR DEVELOPER).
2. ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
3. ALL COMMON SPACE LANDSCAPING SHALL BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION.
4. TREES SHALL NOT BE PLANTED WITHIN THE 10-CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE, STRUCTURES, OR FACILITIES. SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
5. NO TREES SHALL IMPEDE THE 40' STREET AND DEPARTURE VISION TRIANGLES AT ALL INTERSECTIONS. NO CONIFEROUS TREES OR SHRUBS OVER 3' HIGH AT MATURITY WILL BE LOCATED WITHIN VISION TRIANGLE OR ACHD ROW. AS TREES MATURE, THE OWNER SHALL BE RESPONSIBLE FOR PRUNING TREE CANOPIES TO MEET ACHD REQUIREMENTS FOR MAINTAINING CLEAR VISIBILITY WITHIN 40' STREET AND DEPARTURE VISION TRIANGLE. TREES SHALL BE PLANTED NO CLOSER THAN 50' FROM STOP SIGNS.
6. LANDSCAPE AND TREES IN FRONT OF BUILDING LOTS ON INTERIOR STREETS TO BE COMPLETED DURING CONSTRUCTION OF THESE LOTS. TREE LOCATIONS MAY BE ALTERED TO ACCOMMODATE DRIVEWAYS AND UTILITIES. TREES SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UTILITY LINES.
7. PLANT LIST IS REPRESENTATIVE AND SUBJECT TO SUBSTITUTIONS OF SIMILAR SPECIES BY OWNER, SUBJECT TO CITY FORESTER'S PRE-APPROVAL. BURLAP AND WIRE BASKETS TO BE REMOVED FROM ROOT BALL AS MUCH AS POSSIBLE, AT LEAST HALFWAY DOWN THE BALL OF THE TREE. ALL NYLON ROPES TO BE COMPLETELY REMOVED FROM TREES.

DEVELOPMENT FEATURES

TOTAL AREA		130.55 ACRES
RESIDENTIAL LOTS	476	93.22 ACRES (71%)
OPEN SPACE LOTS	56	8.81 ACRES (7%)
RIGHT-OF-WAY		28.52 ACRES (22%)
EXISTING ZONING		R-6

OWNER/APPLICANT
VIPER INVESTMENTS, LLC
1977 E. OVERLAND RD.
MERIDIAN, ID 83642

STATE OF IDAHO — LANDSCAPE ARCHITECT — 6535

JENSENBELTS ASSOCIATES
Site Planning / Landscape Architecture
495 Main Street, Boise, Idaho 83702
Ph. (208) 343-7175, Fx. (208) 343-7178

JUNE 18, 2015
SHEET 1.0

B & A Engineers, Inc.
Consulting Engineers, Surveyors & Planners
5505 West Franklin Road Boise, ID 83705
Voice: 208.343.3381 Fax: 208.342.5792
Web: http://www.baengineers.com

SILVER TRAIL SUBDIVISION

KUNA, ID — PRELIMINARY PLAT LANDSCAPE PLAN

Exhibit A 2 m

PLANT PALETTE

(REFERENCE SHEET L8)

SYM	COMMON NAME

EVERGREEN TREES

SYM	COMMON NAME
BH	BLACK HILLS SPRUCE
BS	COLUMNAR BLUE SPRUCE
VP	VANDERWOLF PINE

SHADE TREES

SYM	COMMON NAME
HL	SUNBURST HONEYLOCUST
PA	AUTUMN PURPLE ASH
SM	SUNSET MAPLE

ORNAMENTAL TREES

SYM	COMMON NAME
AM	AMUR MAPLE
AP	ARISTOCRAT PEAR
PF	PRAIRIEFIRE CRABAPPLE

LAWN

UNMOWN GRASS

6' VINYL FENCE ALONG PERIMETER PROPERTY LINES AND SIDE LOTS (TYP) SEE DTL 4, SHT L8

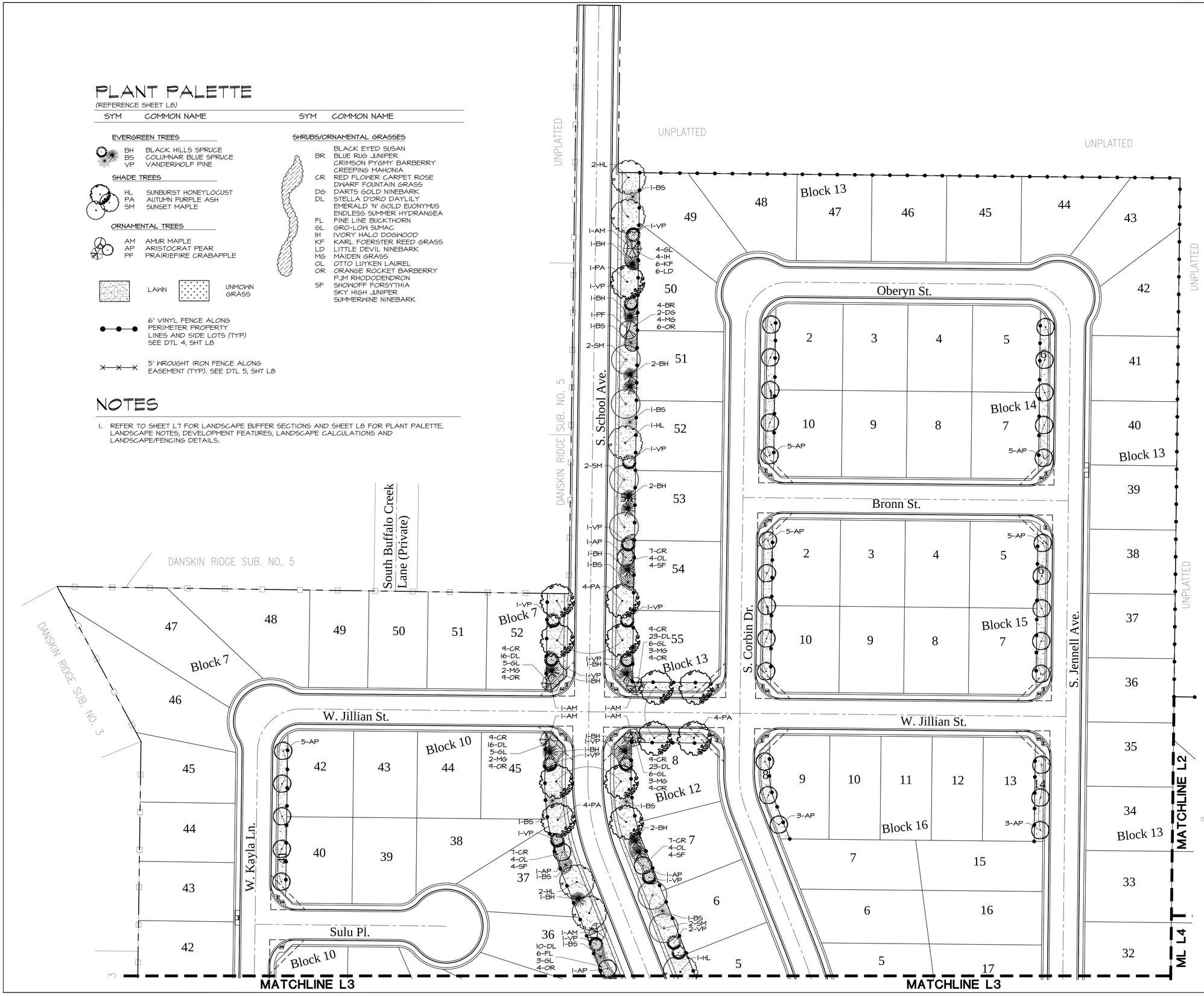
5' WROUGHT IRON FENCE ALONG EASEMENT (TYP). SEE DTL 5, SHT L8

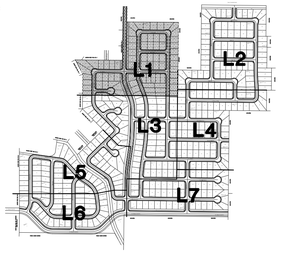
SHRUBS/ORNAMENTAL GRASSES

SYM	COMMON NAME
BR	BLACK EYED SUSAN
	BLUE RUG JUNIPER
	CRIMSON PYGMY BARBERRY
	CREEPING MAHONIA
CR	RED FLOWER CARPET ROSE
	DWARF FOUNTAIN GRASS
DG	DARTS GOLD NINEBARK
DL	STELLA D'ORO DAYLILY
	EMERALD N' GOLD EUONYMUS
	ENDLESS SUMMER HYDRANGEA
FL	FINE LINE BUCKTHORN
GL	GRO-LOW SUMAC
IH	IVORY HALO DOGWOOD
KF	KARL FOERSTER REED GRASS
LD	LITTLE DEVIL NINEBARK
MG	MAIDEN GRASS
OL	OTTO LUYKEN LAUREL
OR	ORANGE ROCKET BARBERRY
	PJM RHODODENDRON
SF	SHOWOFF FORSYTHIA
	SKY HIGH JUNIPER
	SUMMERWINE NINEBARK

NOTES

1. REFER TO SHEET L1 FOR LANDSCAPE BUFFER SECTIONS AND SHEET L8 FOR PLANT PALETTE, LANDSCAPE NOTES, DEVELOPMENT FEATURES, LANDSCAPE CALCULATIONS AND LANDSCAPE/FENCING DETAILS.





NORTH

0' 50' 100' 150'

SCALE 1" = 50'

JENSEN BELTS ASSOCIATES

Site Planning / Landscape Architecture

495 Main Street, Boise, Idaho 83702

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B&A Engineers, Inc.

Consulting Engineers, Surveyors & Planners

5505 W. Franklin Rd. Boise, Id. 83705

(208) 343-3381

STATE OF IDAHO — DARIN C. KELLER — 6535 — LICENSED LANDSCAPE ARCHITECT

SILVER TRAIL SUBDIVISION

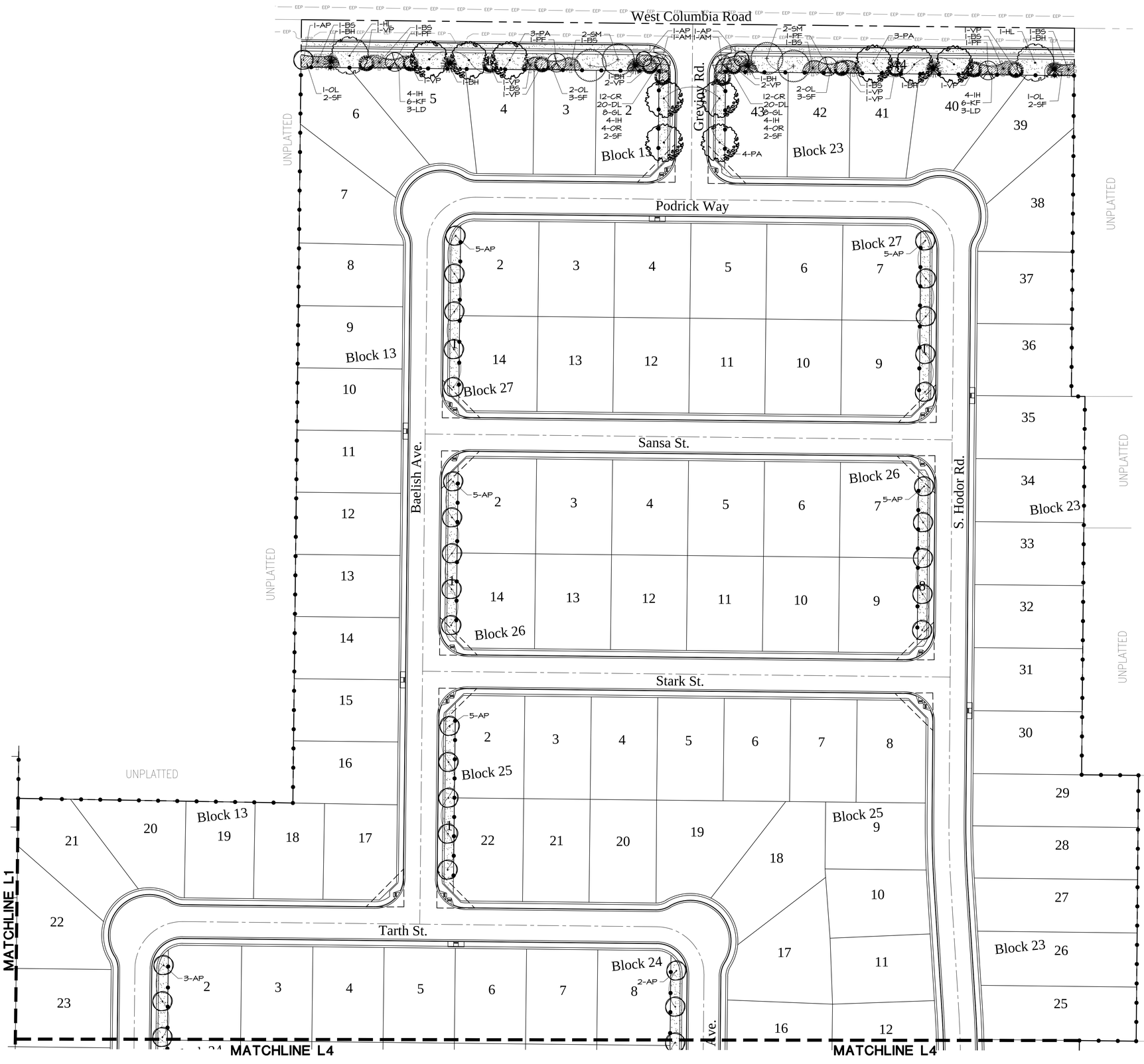
PARCELS OF LAND BEING A PORTION OF LOT 52, BLOCK 1 OF DANSKIN RIDGE SUBDIVISION NO. 4, ALL OF LOT 68, BLOCK 1 OF DANSKIN RIDGE SUBDIVISION NO. 5, AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF KUNA, ADA COUNTY, IDAHO.

Preliminary Plat
Landscape Plan

DATE:	JUNE 18, 2015
HORIZ. SCALE:	AS NOTED
VERT. SCALE:	AS NOTED
DRAWN BY:	JN
CHECKED BY:	KCS
FILE:	

SHEET NUMBER : 1 of 8

L 1



PLANT PALETTE

(REFERENCE SHEET L8)

SYM	COMMON NAME
EVERGREEN TREES	
BH	BLACK HILLS SPRUCE
BS	COLUMNAR BLUE SPRUCE
VP	VANDERWOLF PINE
SHADE TREES	
HL	SUNBURST HONEYLOCUST
PA	AUTUMN PURPLE ASH
SM	SUNSET MAPLE
ORNAMENTAL TREES	
AM	AMUR MAPLE
AP	ARISTOCRAT PEAR
FF	PRAIRIEFIRE CRABAPPLE
SHRUBS/ORNAMENTAL GRASSES	
	BLACK EYED SUSAN
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	CRIMSON PYGMY BARBERRY
	CREEPING MAHONIA
CR	RED FLOWER CARPET ROSE
	DWARF FOUNTAIN GRASS
DG	DARTS GOLD NINEBARK
DL	STELLA D'ORO DAYLILY
	EMERALD 'N' GOLD EUONYMUS
	ENDLESS SUMMER HYDRANGEA
FL	FINE LINE BUCKTHORN
GL	GRO-LOW SUMAC
IH	IVORY HALO DOGWOOD
KF	KARL FOERSTER REED GRASS
LD	LITTLE DEVIL NINEBARK
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OL	OTTO LUYKEN LAUREL
OR	ORANGE ROCKET BARBERRY
	PJM RHODODENDRON
SF	SHOWOFF FORSYTHIA
	SKY HIGH JUNIPER
	SUMMERWINE NINEBARK

LAWN

UNMOWN GRASS

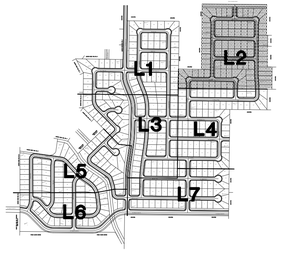
6' VINYL FENCE ALONG PERIMETER PROPERTY LINES AND SIDE LOTS (TYP) SEE DTL 4, SHT L8

5' WROUGHT IRON FENCE ALONG EASEMENT (TYP). SEE DTL 5, SHT L8

NOTES

1. REFER TO SHEET L7 FOR LANDSCAPE BUFFER SECTIONS AND SHEET L8 FOR PLANT PALETTE, LANDSCAPE NOTES, DEVELOPMENT FEATURES, LANDSCAPE CALCULATIONS AND LANDSCAPE/FENCING DETAILS.

KEY MAP



NORTH

JENSENBELTS ASSOCIATES
Site Planning / Landscape Architecture
405 Main Street, Boise, Idaho 83702
Ph. (208) 343-7778, Fx. (208) 343-7778

0' 50' 100' 150'
SCALE 1" = 50'

B&A Engineers, Inc.
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5505 W. Franklin Rd. Boise, Id. 83705
(208) 343-3381

STATE OF IDAHO — JAMES C. SELLERS — 6558 — LANDSCAPE ARCHITECT

SILVER TRAIL SUBDIVISION

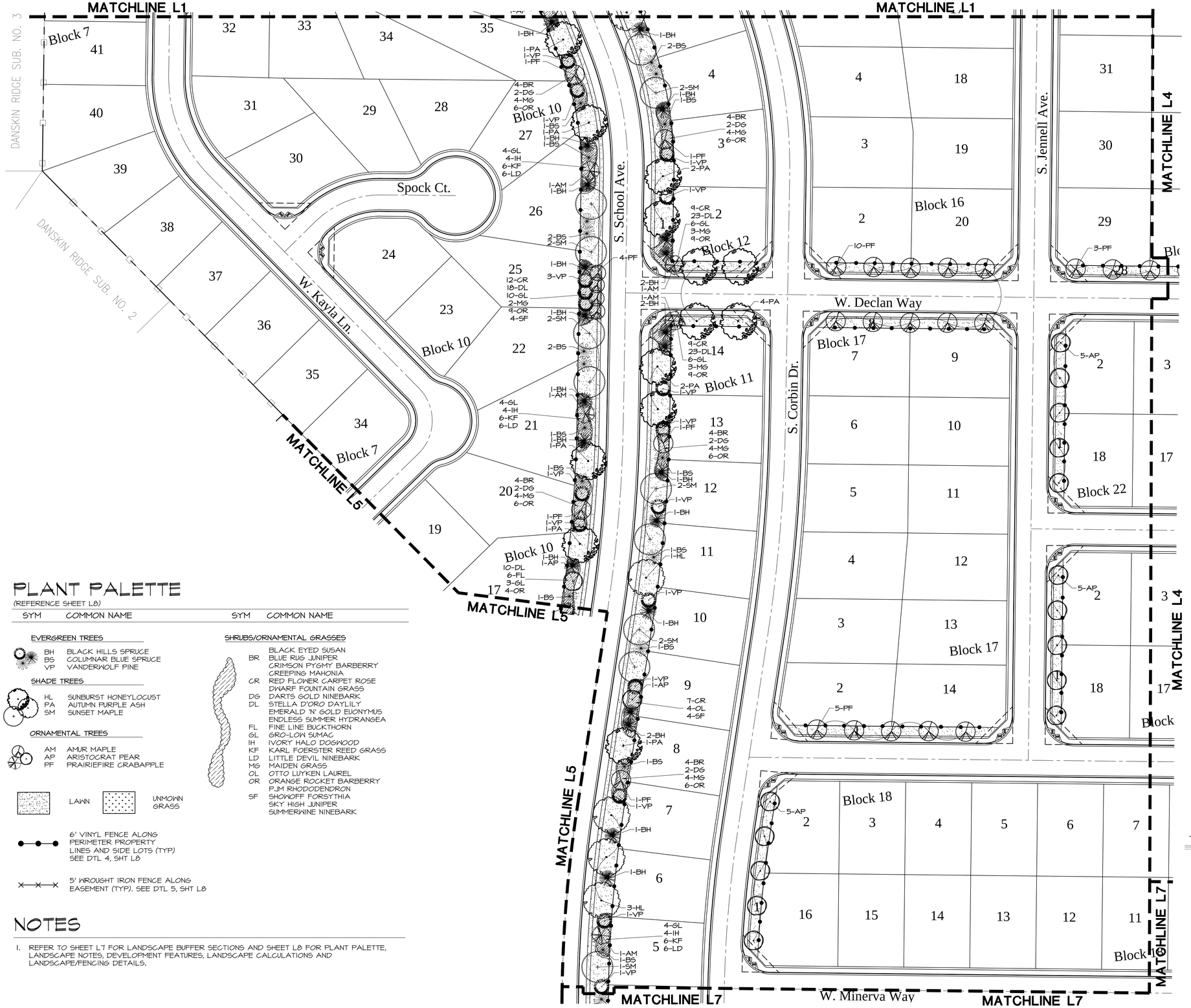
PARCELS OF LAND BEING: A PORTION OF LOT 52, BLOCK 1 OF DANSKIN RIDGE SUBDIVISION NO. 4, ALL OF LOT 68, BLOCK 1 OF DANSKIN RIDGE SUBDIVISION NO. 6, AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF KUNA, ADA COUNTY, IDAHO.

Preliminary Plat
Landscape Plan

DATE:	JUNE 18, 2015
HORIZ. SCALE:	AS NOTED
VERT. SCALE:	AS NOTED
DRAWN BY:	JN
CHECKED BY:	KCS
FILE:	

SHEET NUMBER : 2 of 8

L 2



PLANT PALETTE

(REFERENCE SHEET L8)

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EVERGREEN TREES	
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BS	COLUMNAR BLUE SPRUCE
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5' WROUGHT IRON FENCE ALONG EASEMENT (TYP). SEE DTL 5, SHT L8

SYM	COMMON NAME
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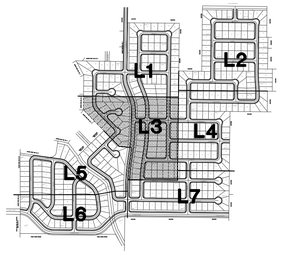
	ENDLESS SUMMER HYDRANGEA
FL	FINE LINE BUCKTHORN
GL	GRO-LOW SUMAC
IH	IVORY HALO DOGWOOD
KF	KARL FOERSTER REED GRASS
LD	LITTLE DEVIL NINEBARK
MG	MAIDEN GRASS
OL	OTTO LUYKEN LAUREL
OR	ORANGE ROCKET BARBERRY
	P.J.M RHODODENDRON
SF	SHOWOFF FORSYTHIA
	SKY HIGH JUNIPER
	SUMMERWINE NINEBARK

NOTES

1. REFER TO SHEET L7 FOR LANDSCAPE BUFFER SECTIONS AND SHEET L8 FOR PLANT PALETTE, LANDSCAPE NOTES, DEVELOPMENT FEATURES, LANDSCAPE CALCULATIONS AND LANDSCAPE/FENCING DETAILS.



NORTH

0' 50' 100' 150'

SCALE 1" = 50'

JENSEN BELTS ASSOCIATES
Site Planning / Landscape Architecture
495 Main Street, Boise, Idaho 83702
Ph. (208) 343-7775, Fx. (208) 343-7778

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Consulting Engineers, Surveyors & Planners
5505 W. Franklin Rd. Boise, Id. 83705
(208) 343-3381

STATE OF IDAHO — PUBLIC SECTOR — Kimberly Allegretto — 6558 — LANDSCAPE ARCHITECT

SILVER TRAIL SUBDIVISION

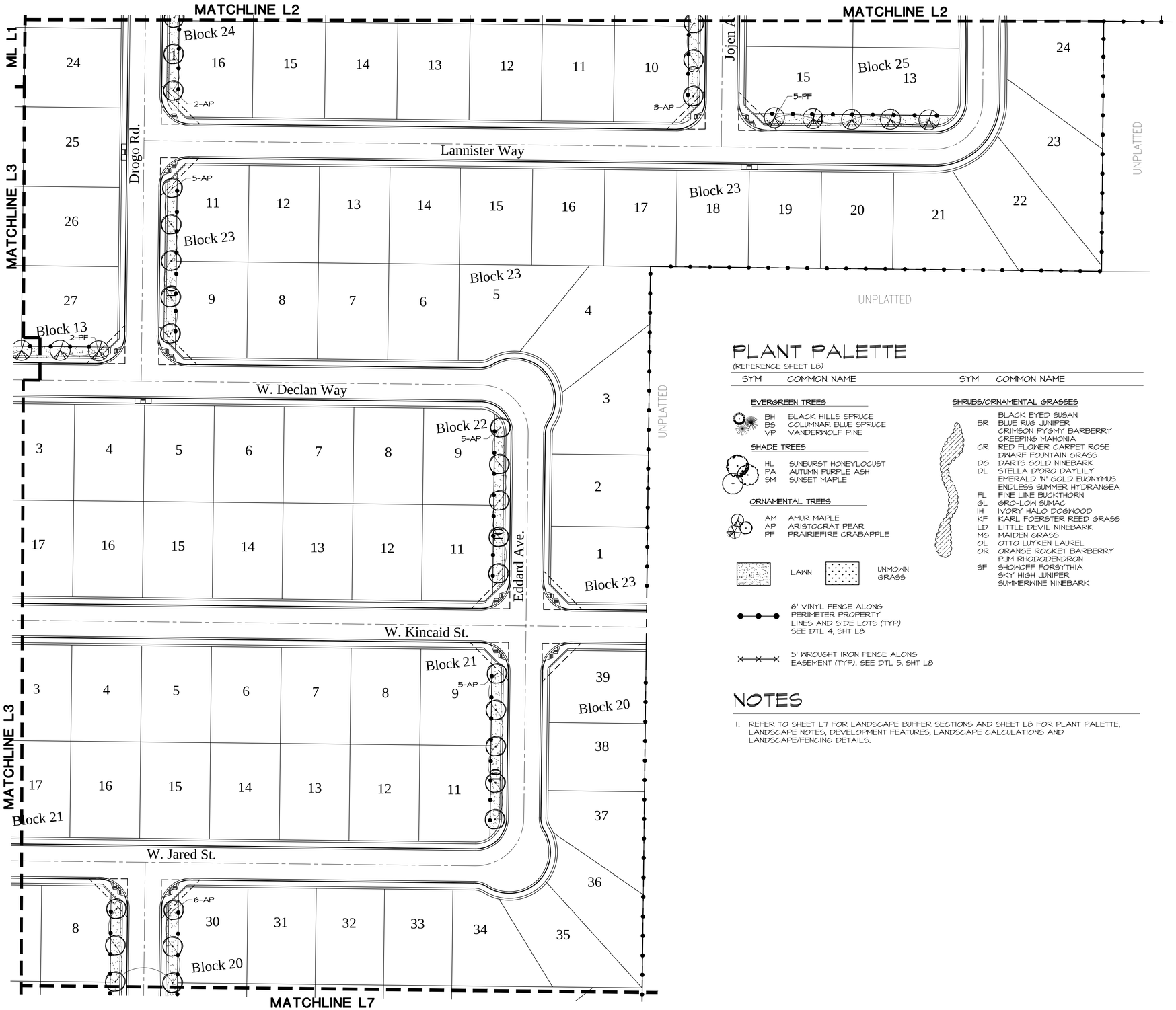
PARCELS OF LAND BEING A PORTION OF LOT 52, BLOCK 1 OF DANSKIN RIDGE SUBDIVISION NO. 4, ALL OF LOT 68, BLOCK 1, OF DANSKIN RIDGE SUBDIVISION NO. 6 AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF KUNA, ADA COUNTY, IDAHO.

Preliminary Plat
Landscape Plan

DATE:	JUNE 18, 2015
HORIZ. SCALE:	AS NOTED
VERT. SCALE:	AS NOTED
DRAWN BY:	JN
CHECKED BY:	KCS
FILE:	

SHEET NUMBER : 3 of 8

L 3



PLANT PALETTE

(REFERENCE SHEET L8)

SYM	COMMON NAME
EVERGREEN TREES	
BH	BLACK HILLS SPRUCE
BS	COLUMNAR BLUE SPRUCE
VP	VANDERWOLF PINE
SHADE TREES	
HL	SUNBURST HONEYLOCUST
PA	AUTUMN PURPLE ASH
SM	SUNSET MAPLE
ORNAMENTAL TREES	
AM	AMUR MAPLE
AP	ARISTOGRAT PEAR
PF	PRAIRIEFIRE CRABAPPLE
	LAWN
	UNMOWN GRASS
	6' VINYL FENCE ALONG PERIMETER PROPERTY LINES AND SIDE LOTS (TYP) SEE DTL 4, SHT L8
	5' WROUGHT IRON FENCE ALONG EASEMENT (TYP). SEE DTL 5, SHT L8

SYM	COMMON NAME
SHRUBS/ORNAMENTAL GRASSES	
	BLACK EYED SUSAN
BR	BLUE RUG JUNIPER
	CRIMSON PYGMY BARBERRY
	CREEPING MAHONIA
CR	RED FLOWER CARPET ROSE
	DWARF FOUNTAIN GRASS
DG	DARTS GOLD NINEBARK
DL	STELLA D'ORO DAYLILY
	EMERALD 'N' GOLD EUONYMUS
	ENDLESS SUMMER HYDRANGEA
FL	FINE LINE BUCKTHORN
GL	GRO-LOW SUMAC
IH	IVORY HALO DOGWOOD
KF	KARL FOERSTER REED GRASS
LD	LITTLE DEVIL NINEBARK
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OL	OTTO LUYKEN LAUREL
OR	ORANGE ROCKET BARBERRY
	PJM RHODODENDRON
SF	SHOWOFF FORSYTHIA
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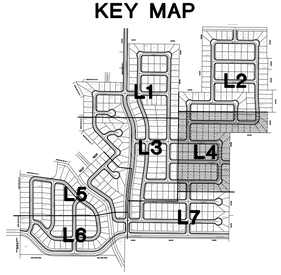
KEY MAP



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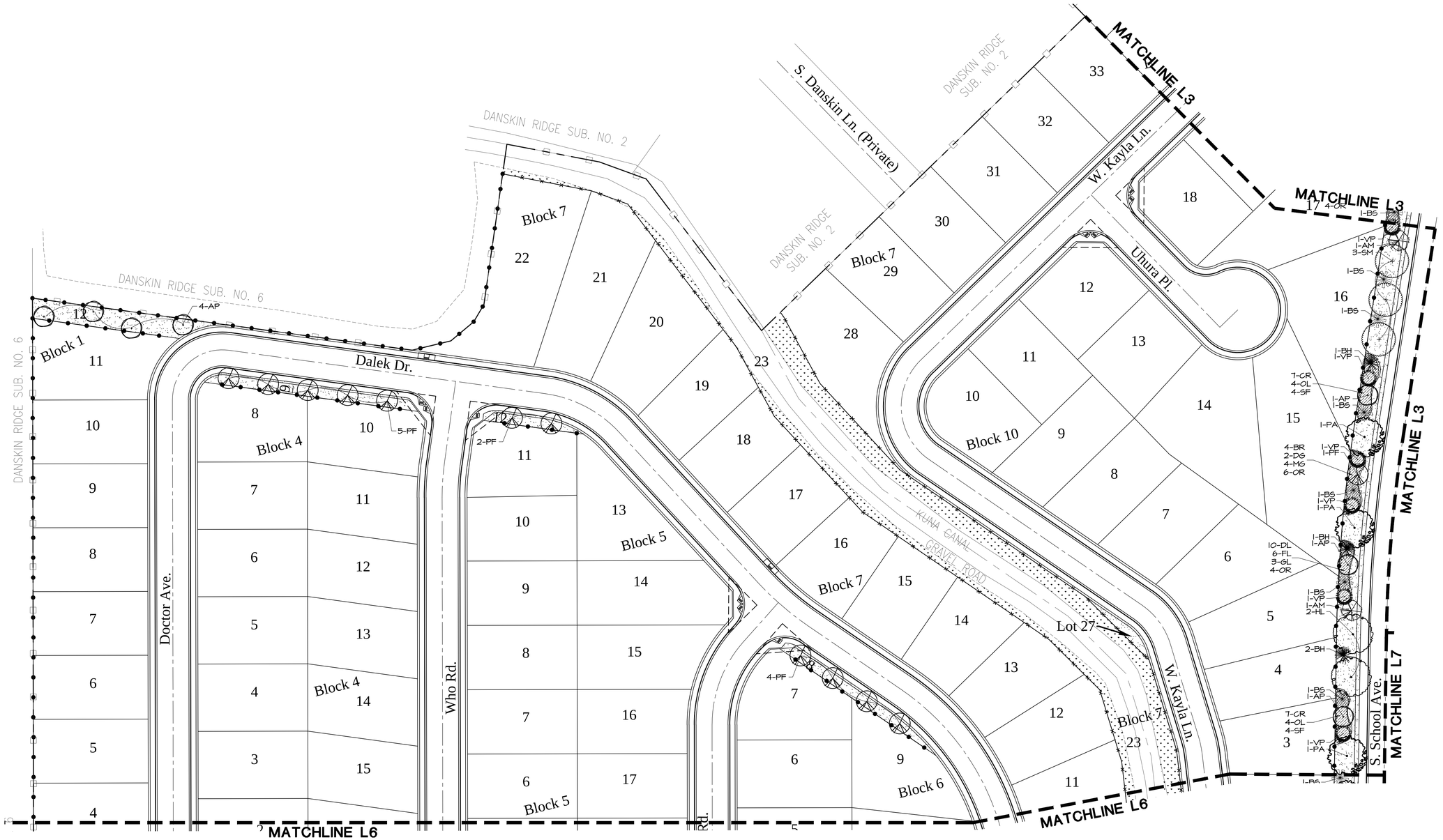
SHEET NUMBER : 4 OF 8

L 4



PLANT PALETTE

(REFERENCE SHEET L8)

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BH	BLACK HILLS SPRUCE
BS	COLUMNAR BLUE SPRUCE
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SHADE TREES	
HL	SUNBURST HONEYLOCUST
PA	AUTUMN PURPLE ASH
SM	SUNSET MAPLE
ORNAMENTAL TREES	
AM	AMUR MAPLE
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PF	PRAIRIEFIRE CRABAPPLE

SYM	COMMON NAME
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GL	GRO-LOW SUMAC
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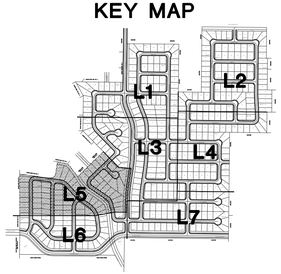
LAWN

UNMOWN GRASS

6' VINYL FENCE ALONG PERIMETER PROPERTY LINES AND SIDE LOTS (TYP) SEE DTL 4, SHT L8

5' WROUGHT IRON FENCE ALONG EASEMENT (TYP). SEE DTL 5, SHT L8

KEY MAP



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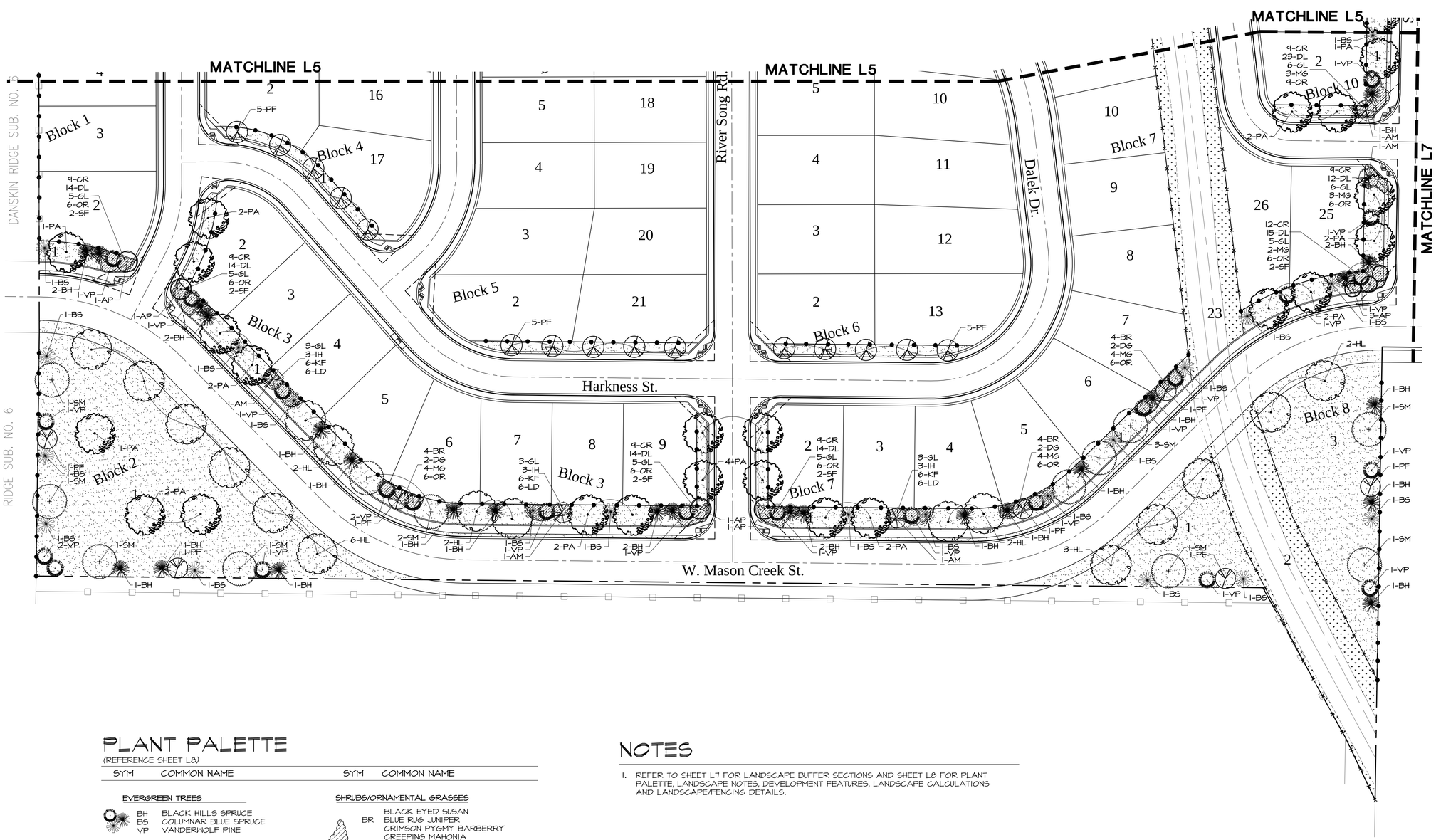
L 5



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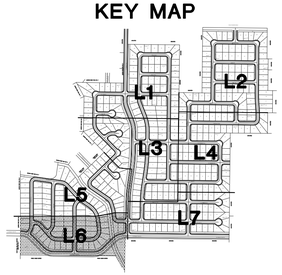

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STATE OF IDAHO — Kimberly Clegg Rutherford — 6558 — LICENSED LANDSCAPE ARCHITECT

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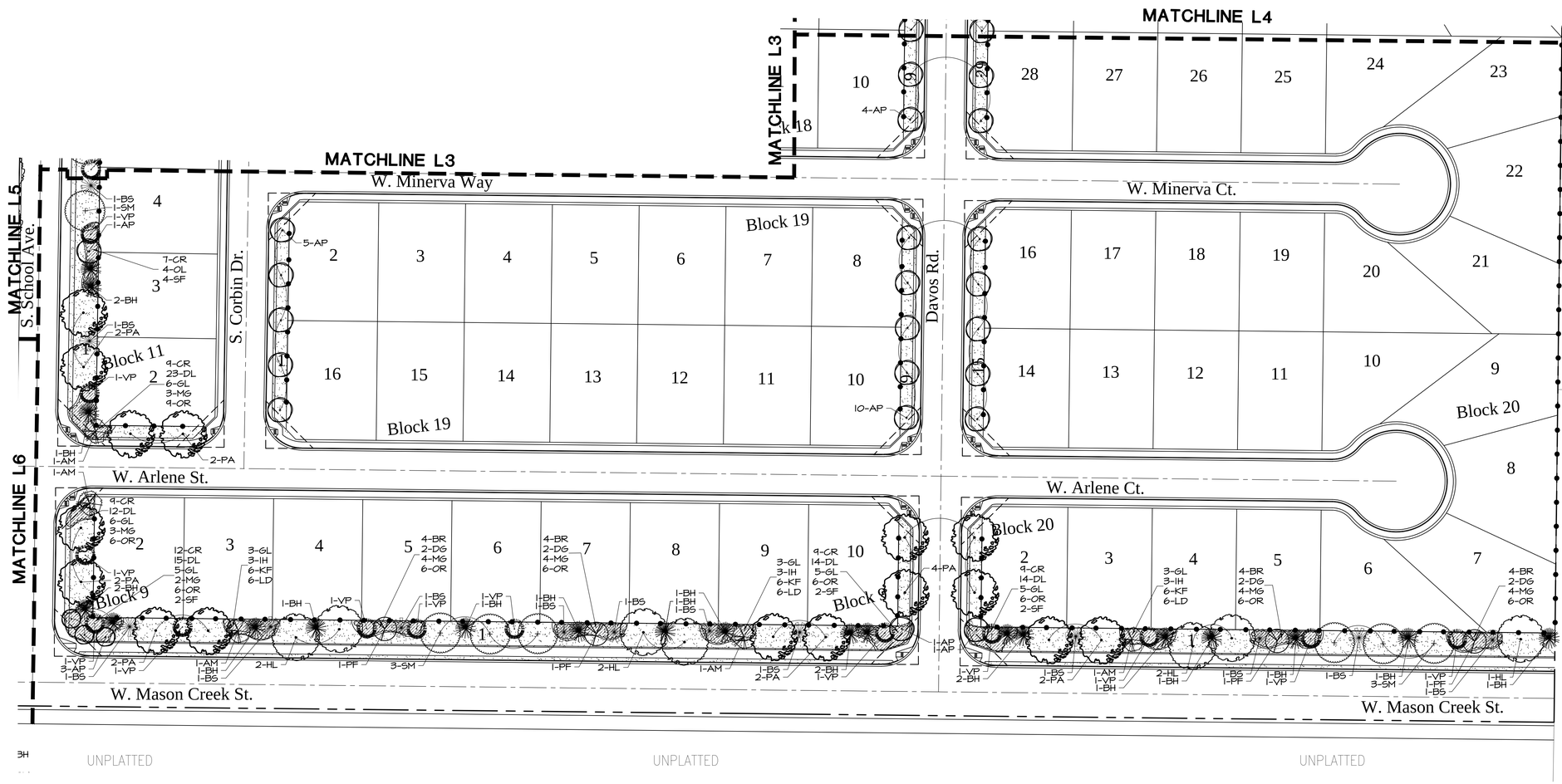
L 6



PLANT PALETTE

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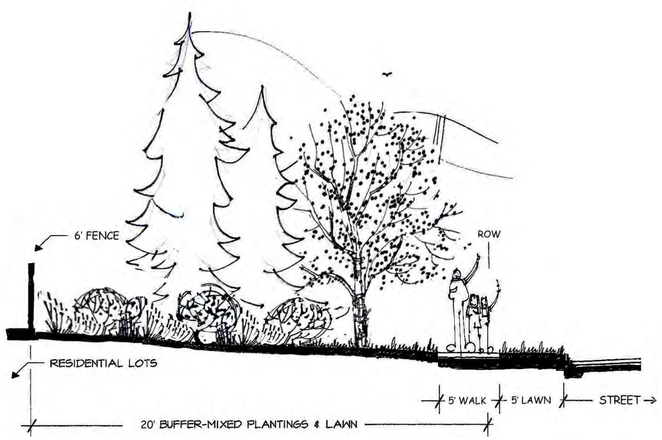
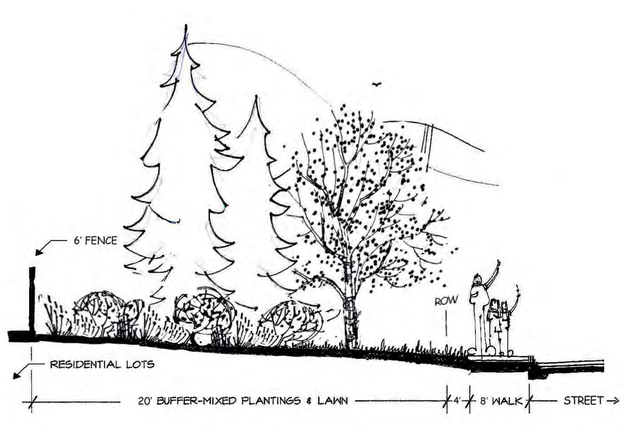


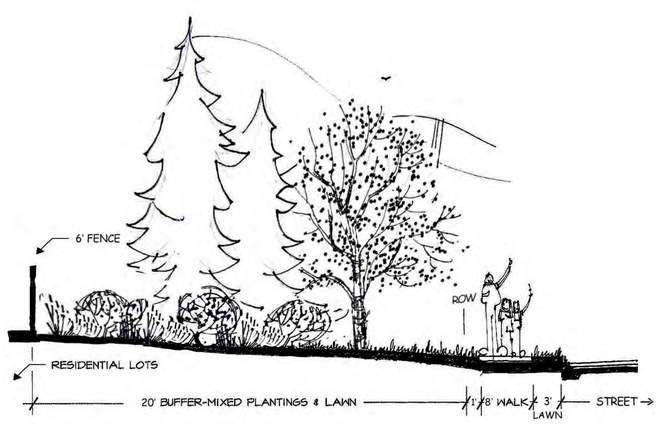
1 20' LANDSCAPE BUFFER SECTION- W. COLUMBIA ROAD

NOT TO SCALE



2 20' LANDSCAPE BUFFER SECTION- S. SCHOOL AVE.

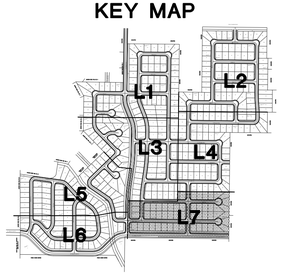
NOT TO SCALE



3 20' LANDSCAPE BUFFER SECTION- W. MASON CREEK ST.

NOT TO SCALE

KEY MAP



NORTH

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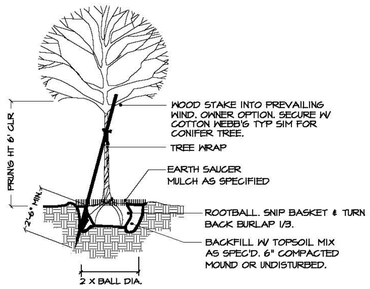
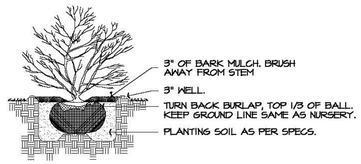
L 7



1 TREE PLANTING/STAKING

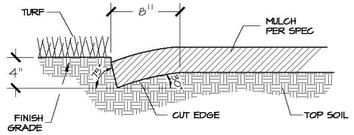
NOT TO SCALE



NOTE: DIG HOLE TWICE THE SIZE OF ROOTBALL.

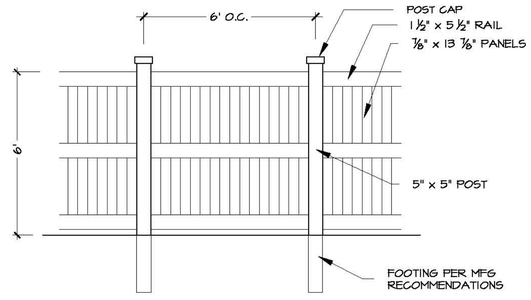
2 SHRUB PLANTING

NOT TO SCALE



3 PLANTER CUT BED EDGE

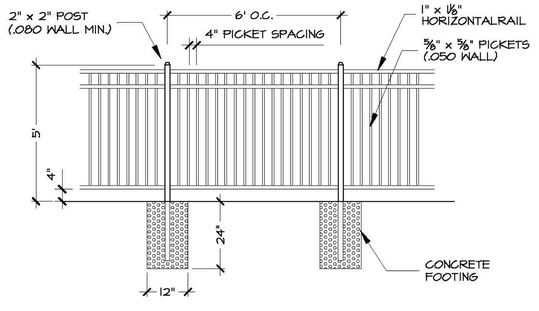
NOT TO SCALE



NOTES:
1. FENCE TO STEP DOWN TO 3' HEIGHT 20' FROM ROW.

4 VINYL PRIVACY FENCE

NOT TO SCALE



NOTES:
1. WROUGHT IRON FENCE STYLE MAY VARY SLIGHTLY.
2. FENCE TO STEP DOWN TO 3' HEIGHT 20' FROM ROW.

5 WROUGHT IRON FENCE

NOT TO SCALE

PLANT PALETTE

SYM	COMMON NAME	BOTANICAL NAME	SIZE	MATURE SIZE	QUANTITY
EVERGREEN TREES					
BH	BLACK HILLS SPRUCE	PICEA GLAUCA DENSATA	6-8' HT B&B	35' HT x 15' W	89
BS	COLUMNAR BLUE SPRUCE	PICEA PUNGENS 'GLAUCA FASTIGIATA'	6-8' HT B&B	50' HT x 25' W	13
VP	VANDERWOLF PINE	PINUS FLEXILIS 'VANDERWOLF'	6-8' HT B&B	20' HT x 10' W	86
SHADE TREES					
HL	SUNBURST HONEYLOCUST	GLEDITSIA TRIACANTHOS F. INERMIS 'SUNBURST'	2" CAL B&B	45' HT x 35' W	38
PA	AUTUMN PURPLE ASH	FRAXINUS AMERICANA 'AUTUMN PURPLE'	2" CAL B&B	45' HT x 40' W	78
SM	SUNSET MAPLE	ACER RUBRUM 'FRANKSRED'	2" CAL B&B	45' HT x 35' W	43
ORNAMENTAL TREES					
AM	AMUR MAPLE	ACER GINNALLA 'FLAME'	2" CAL B&B	25' HT x 20' W	25
AP	ARISTOCRAT PEAR	PYRUS CALERYANA 'ARISTOCRAT'	2" CAL B&B	20' HT x 15' W	150
PF	PRAIRIEFIRE CRABAPPLE	MALUS sp. 'PRAIRIEFIRE'	2" CAL B&B	25' HT x 20' W	77
SHRUBS/ORNAMENTAL GRASSES					SHRUBS QUANTITY (BUFFERS ONLY)
	BLACK EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTRUM'	1 GAL, 24" O.C.	2' HT x 2' W	
BR	BLUE RUG JUNIPER	JUNIPERUS HORIZONTALIS 'WILTONI'	2 GAL	6" HT x 6' W	56
	CRIMSON PYGMY BARBERRY	BERBERIS THUNBERGII 'CRIMSON PYGMY'	3 GAL	3' HT x 3' W	
	CREEPING MAHONIA	MAHONIA REPENS	3 GAL	18" HT x 3' W	
CR	RED FLOWER CARPET ROSE	ROSA 'FLOWER CARPET- NOARE'	3 GAL	3' HT x 3' W	253
	DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELN'	1 GAL	2' HT x 2' W	
DG	DARTS GOLD NINEBARK	PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD'	5 GAL	4' HT x 4' W	28
DL	STELLA D'ORO DAYLILY	HEMEROCALLIS 'STELLA D'ORO'	1 GAL	1.5' HT x 2' W	396
	EMERALD 'N' GOLD EUONYMUS	EUONYMUS FORTUNEI 'EMERALD 'N' GOLD'	3 GAL	2' HT x 4' W	
	ENDLESS SUMMER HYDRANGEA	HYDRANGEA ARBORESCENS 'PIIHM-I'	5 GAL	4' HT x 4' W	
FL	FINE LINE BUCKTHORN	RHAMNUS FRAGULA 'RON WILLIAMS'	5 GAL	6' HT x 2.5' W	18
GL	GRO-LOW SUMAC	RHUS AROMATICA 'GRO-LOW'	5 GAL	2.5' HT x 6' W	167
IH	IVORY HALO DOGWOOD	CORNUS ALBA 'BAILHALO'	5 GAL	5' HT x 6' W	50
KF	KARL FOERSTER REED GRASS	CALAMAGROSTIS ARUNDINACEA 'K.F.'	1 GAL	4' HT x 2' W	72
LD	LITTLE DEVIL NINEBARK	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY'	3 GAL	3' HT x 3' W	66
MG	MAIDEN GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	1 GAL	7' HT x 4' W	92
OL	OTTO LUYKEN LAUREL	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	5 GAL	3' HT x 6' W	34
OR	ORANGE ROCKET BARBERRY	BERBERIS THUNBERGII 'ORANGE ROCKET'	5 GAL	4' HT x 2' W	245
	P.M RHODODENDRON	RHODODENDRON 'P.M'	5 GAL	4' HT x 4' W	
SF	SHOWOFF FORSYTHIA	FORSYTHIA x INTERMEDIA 'MINDOR'	5 GAL	5' HT x 5' W	62
	SKY HIGH JUNIPER	JUNIPERUS SCOPULORUM 'BAILIGH'	5'-6' HT B&B	12' HT x 4' W	
	SUMMERWINE NINEBARK	PHYSOCARPUS OPULIFOLIA 'SEWARD'	5 GAL	6' HT x 6' W	

LAWN

UNMOWN GRASS

6' VINYL FENCE ALONG PERIMETER PROPERTY LINES AND SIDE LOTS (TYP) SEE DTL 4, THIS SHT

5' WROUGHT IRON FENCE ALONG EASEMENT (TYP). SEE DTL 5, THIS SHT

DEVELOPMENT FEATURES

TOTAL AREA		130.55 ACRES
RESIDENTIAL LOTS	476	93.22 ACRES (71%)
OPEN SPACE LOTS	56	8.81 ACRES (7%)
RIGHT-OF-WAY		28.52 ACRES (22%)
EXISTING ZONING		R-6

LANDSCAPE CALCULATIONS

LOCATION	BUFFER WIDTH	LENGTH	REQUIRED	PROVIDED
W. COLUMBIA RD.	20'	766' / 100' =	16 TREES	16.5 TREES (12 SHADE TREES + 9 ORNAMENTAL TREES)
			23 EVERGREENS 92 SHRUBS	24 EVERGREENS 128 SHRUBS
S. SCHOOL AVE. (WEST)	20'	1785' / 100' =	36 TREES	36 TREES (25 SHADE TREES + 22 ORNAMENTAL TREES)
			54 EVERGREENS 215 SHRUBS	55 EVERGREENS 434 SHRUBS
S. SCHOOL AVE. (EAST)	20'	2206' / 100' =	44 TREES	44 TREES (36 SHADE TREES + 16 ORNAMENTAL TREES)
			66 EVERGREENS 265 SHRUBS	67 EVERGREENS 400 SHRUBS
W. MASON CREEK ST.	20'	2535' / 100' =	51 TREES	51.5 TREES (39 SHADE TREES + 25 ORNAMENTAL TREES)
			76 EVERGREENS 304 SHRUBS	80 EVERGREENS 478 SHRUBS

NUMBER OF TREES PROVIDED ON COMMON LOTS: 204
NUMBER OF TREES PROVIDED ON BUFFERS: 410
TOTAL NUMBER OF TREES: 614

THERE ARE NO EXISTING TREES ON SITE. NO MITIGATION IS REQUIRED.

NOTES

1. ALL LANDSCAPE SHALL BE INSTALLED IN ACCORDANCE WITH KUNA CITY ORDINANCE REQUIREMENTS. ALL LOTS WILL COMPLY WITH KUNA CITY ORDINANCE REQUIRING ONE (1) TREE PER LOT (PROVIDED BY BUILDER AND/OR DEVELOPER).
2. ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
3. ALL COMMON SPACE LANDSCAPING SHALL BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION.
4. TREES SHALL NOT BE PLANTED WITHIN THE 10-CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE, STRUCTURES, OR FACILITIES. SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
5. NO TREES SHALL IMPEDE THE 40' STREET AND DEPARTURE VISION TRIANGLES AT ALL INTERSECTIONS. NO CONIFEROUS TREES OR SHRUBS OVER 3' HIGH AT MATURITY WILL BE LOCATED WITHIN VISION TRIANGLE OR ACHD ROW. AS TREES MATURE, THE OWNER SHALL BE RESPONSIBLE FOR PRUNING TREE CANOPIES TO MEET ACHD REQUIREMENTS FOR MAINTAINING CLEAR VISIBILITY WITHIN 40' STREET AND DEPARTURE VISION TRIANGLE. TREES SHALL BE PLANTED NO CLOSER THAN 50' FROM STOP SIGNS.
6. LANDSCAPE AND TREES IN FRONT OF BUILDING LOTS ON INTERIOR STREETS TO BE COMPLETED DURING CONSTRUCTION OF THESE LOTS. TREE LOCATIONS MAY BE ALTERED TO ACCOMMODATE DRIVEWAYS AND UTILITIES. TREES SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UTILITY LINES.
7. PLANT LIST IS REPRESENTATIVE AND SUBJECT TO SUBSTITUTIONS OF SIMILAR SPECIES BY OWNER, SUBJECT TO CITY FORESTER'S PRE-APPROVAL. BURLAP AND WIRE BASKETS TO BE REMOVED FROM ROOT BALL AS MUCH AS POSSIBLE, AT LEAST HALFWAY DOWN THE BALL OF THE TREE. ALL NYLON ROPES TO BE COMPLETELY REMOVED FROM TREES.

JENSENBELTS ASSOCIATES
Site Planning / Landscape Architecture
495 Main Street, Boise, Idaho 83702
Ph. (208) 343-7176, Fx. (208) 343-7178

B&A Engineers, Inc.
Consulting Engineers, Surveyors & Planners
5505 W. Franklin Rd. Boise, Id. 83705
(208) 343-3381

SILVER TRAIL SUBDIVISION

PARCELS OF LAND BEING A PORTION OF LOT 52, BLOCK 1 OF DANSKIN RIDGE SUBDIVISION NO. 4, ALL OF LOT 68, BLOCK 1 OF DANSKIN RIDGE SUBDIVISION NO. 6, AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF KUNA, ADA COUNTY, IDAHO.

Preliminary Plat
Landscape Plan

DATE:	JUNE 18, 2015
HORIZ. SCALE:	AS NOTED
VERT. SCALE:	AS NOTED
DRAWN BY:	JN
CHECKED BY:	KCB
FILE:	

SHEET NUMBER : 8 of 8

L 8

B & A Engineers, Inc.
Consulting Engineers & Surveyors
5505 W. Franklin Rd. Boise, Id. 83705
Phone. 208-343-3381 Facsimile 208-342-5792

Silvertrail Subdvision
Parcel Boundary Description

September 23, 2015

A portion of Lot 52, Block 1 of Danskin Ridge Subdivision No. 4 as shown in Book 86 of Plats at Page 9720 records, Ada County, Idaho, Lot 68, Block 1 of Danskin Ridge Subdivision No. 6 as shown in Book 103 of Plats at Page 13739, records, Ada County, Idaho, and a parcel of land situate in the northeast quarter of Section 11, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho, being more particularly described as follows:

Commencing at the northwest corner of said Section 11; thence S89°25'57"E, 2.637.73 feet along the northerly boundary of the northwest quarter of said Section 11 to the north quarter corner of said Section 11; thence S00°48'52"W, 30.00 feet along the easterly boundary of the northwest quarter of said Section 11 to the southerly right-of-way of W. Columbia Road and to a corner of said Lot 52, which is the **Point of Beginning**:

Thence continuing S00°48'52"W, 192.33 feet along the easterly boundary of said Lot 52;

Thence S89°22'09"E, 651.50 feet along the northerly boundary of said Lot 52;

Thence S00°44'08"W, 453.85 feet along the easterly boundary of said Lot 52 to the northeasterly corner of said Lot 68;

Thence S00°40'19"W, 147.44 feet along the northerly boundary of said Lot 68;

Thence S89°01'37"E, 289.28 feet;

Thence N00°37'50"E, 825.30 feet to the northerly boundary of the northeast quarter of said Section 11 and the centerline of W. Columbia Rd.;

Thence S89°21'58"E, 814.05 feet along the northerly boundary of the northeast quarter of said Section 11 and the centerline of W. Columbia Rd.;

Thence S00°30'01"W, 387.94 feet;

Thence S89°59'23"E, 14.35 feet;

Thence S00°30'01"W, 398.58 feet;

Thence S89°22'29"E, 59.85 feet;

Thence S00°30'01"W, 280.00 feet;

Thence N89°22'29"W, 59.85 feet;

Thence S00°30'01"W, 260.00 feet;

Thence N89°22'29"W, 468.50 feet;

Thence S00°39'28"W, 1,326.40 feet;

Thence N89°23'08"W, 654.95 feet to the southeast corner of said Lot 68;

B & A Engineers, Inc.
Consulting Engineers & Surveyors
5505 W. Franklin Rd. Boise, Id. 83705
Phone. 208-343-3381 Facsimile 208-342-5792

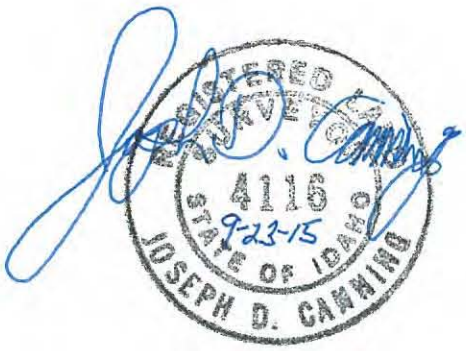
Thence the following courses and distances along the boundary of said Lot 68:

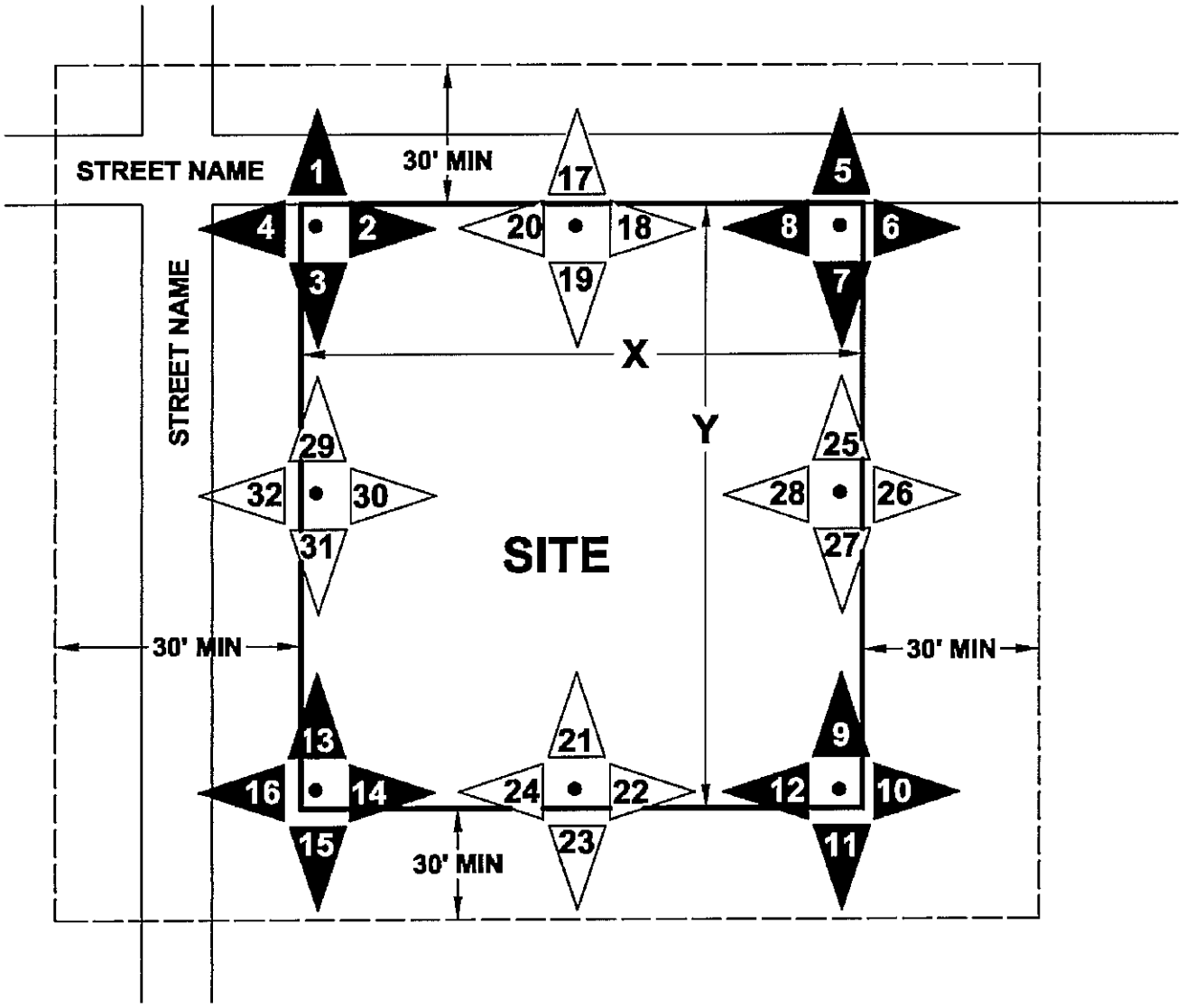
N89°23'22"W, 655.00 feet;
S00°53'44"W, 444.97 feet;
N25°24'22"W, 68.01 feet;
N28°49'19"W, 167.91 feet;
N89°27'25"W, 1,203.97 feet;
N00°44'56"E, 239.15 feet to the southerly right-of-way of W. Mason Creek St.;
Continuing N00°06'56"E, 35.00 feet to the centerline of W. Mason Creek St.;
N00°06'56"W, 737.41 feet;
S82°11'14"E, 383.94 feet;
N76°26'44"E, 39.85 feet;
N50°01'20"E, 30.01 feet;
N30°26'45"E, 20.02 feet;
N08°09'56"E, 162.28 feet;
S79°09'18"E, 94.31 feet;
S70°00'00"E, 50.00 feet;
S37°15'03"E, 190.91 feet;
N45°50'23"E, 452.01 feet;
N44°34'18"W, 369.64 feet;
N00°47'25"E, 438.22 feet;
N28°24'42"W, 204.20 feet;
S89°11'10"E, 592.89 feet;
N00°49'09"E, 35.83 feet to the southwest corner of said Lot 52;

Thence N00°48'52"E, 646.13 feet to the southerly right-of-way of W. Columbia Rd.;

Thence S89°25'57"E, 50.00 feet along the southerly right-of-way of W. Columbia Rd and parallel to the northerly boundary of the northwest quarter of said Section 11 to the **Point of Beginning**.

Comprising 130.56 acres, more or less.





Project Information:

Name: .....
Project:.....
Gross Acre:.....

NOTE:

Provide Site Plan on an 8 1/2" x 11" paper—indicating placement of photo orientation.

All applicants are expected to provide COLOR photographs at a 1-16 minimum.

If Distance 'X' is GREATER than 500-feet, also take photos 17-24.

If Distance 'Y' is GREATER than 500-feet, also take photos 17-24.

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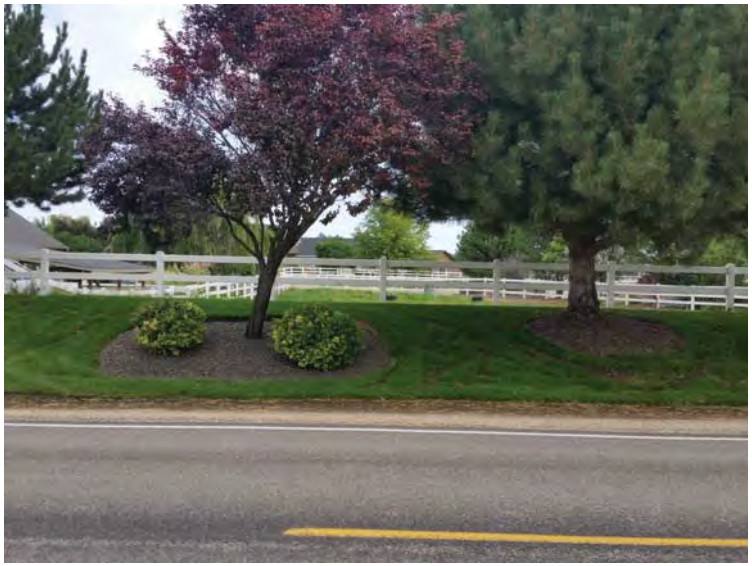

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AFFIDAVIT OF LEGAL INTEREST

STATE OF IDAHO)
)ss
COUNTY OF ADA)

I, Timothy W. Eck (name) 6152 W Half Moon Ln (address)

Eagle (city), Idaho (state) Being first duly sworn upon oath, depose and say

1. That I am the record owner of the property described on the attached, and I grant my permission to:

B&A Engineers, Inc. located at 5505 W. Franklin Rd. Boise, ID.

to submit the accompanying application and documents pertaining to that property.

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

Dated this 9th day of June, 20 14.

(signature)

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

ANNE MERRELL NOTARY PUBLIC STATE OF IDAHO

Notary Public for Idaho

Residing at Residing in: Boise, Idaho Commission Expires: 05/16/2018

(address)

My Commission Expires:

Neighborhood Meeting Certification

CITY OF KUNA PLANNING & ZONING * 763 W. Avalon, Kuna, Idaho, 83634 * www.kunacity.id.gov * (208) 922-5274 * Fax: (208) 922-5989

GENERAL INFORMATION:

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

The meeting must be held either on a weekend between 10 a.m. and 7 p.m., or a weekday between 6 p.m. and 8 p.m. Meetings cannot be conducted on holidays, holiday weekends, or the day before or after a holiday or holiday weekend. The meeting must be held at one of the following locations:

- The Subject Property;
- The nearest available public meeting place (Examples include fire stations, libraries and community centers);
- An office space within a 1-mile radius of the subject property.

The meeting cannot take place more than 2 months prior to acceptance of the application and the application will not be accepted before the neighborhood meeting is conducted. You are required to send written notification of your meeting, allowing a reasonable amount of time before your meeting for property owners to plan to attend. Contacting and/or meeting individually with residents will not fulfill Neighborhood Meeting requirements.

You may request a list of the people you need to invite to the neighborhood meeting from our department. This list includes property owners within 300 feet of the subject property. Once you have held your neighborhood meeting, please complete this certification form and include it with your application.

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

Please include a copy of the sign-in sheet for your neighborhood meeting, so we have written record of who attended your meeting and the letter of intent sent to each recipient. In addition, provide any concerns that may have been addressed by individuals that attended the meeting.

Description of proposed project: Single Family Residential Subdivision

Date and time of neighborhood meeting: July 20, 2015 at 6pm

Location of neighborhood meeting: East end of Mason Creek St. near Silver Trail Elementary

SITE INFORMATION:

Location: Quarter: N1/2 Section: 11 Township: 2N Range: 1W Total Acres: 130.56

Subdivision Name: Danskin Ridge #4/Danskin Ridge #6 Lot: 52 / 68 Block: 1 / 1

Site Address: W. Columbia Rd. and S. Buffalo Creek Ln. Tax Parcel Number(s): R1727750100, R1727730050

S1311111350

Please make sure to include **all** parcels & addresses included in your proposed use.

CURRENT PROPERTY OWNER:

Name: Viper Investments, LLC

Address: 1977 E. Overland Rd. City: Meridian State: ID Zip: 83642

CONTACT PERSON (Mail recipient and person to call with questions):

Name: David Crawford Business (if applicable): B&A Engineers, Inc.

Address: 5505 W. Franklin Rd. City: Boise State: ID Zip: 83705

PROPOSED USE:

I request a neighborhood meeting list for the following proposed use of my property (check all that apply):

Application Type	*Brief Description*
Annexation	
Re-zone	
Subdivision (Sketch Plat and/or Prelim. Plat)	477 Res. lots, 56 Common Lots, 130+ Acres of land
Special Use	
Variance	
Expansion of Extension of a Nonconforming Use	
Zoning Ordinance Map Amendment	

APPLICANT:

Name: David Crawford - B&A Engineers, Inc.

Address: 5505 W. Franklin Rd.

City: Boise State: ID Zip: 83705

Telephone: 208-343-3381 Fax: 208-342-5792

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

Signature: (Applicant) Date 9/23/15

Neighborhood Meeting For Silver Trail Subdivision
Preliminary Plat
Sign in Sheet

July 20, 2015 6:00 p.m.

Name	Address	Phone number	
DAVID CRAWFORD (B&A Engineers, Inc.)	5505 W. Franklin Rd Boise, ID.	343-3381	
BILL & BEV (phasing plan)	8194S Buffalo Creek Ln Meridian ID	8879463	
WAYNE SAXTON	711 Porter St. Kuna	472-9711	KSD #3
Collin (Mike) Roberts	2135 W Columbia Rd	789-4034	
Ted Winn	2400 W Hubbard Rd	794-7752	
Dave Case	7866 S. McIntock Pl.	283-5510	
Karen Burger	8216S Buffalo Creek	724-4537	

ADA COUNTY RECORDER Christopher D. Rich AMOUNT .00 9
BOISE IDAHO 04/17/14 03:50 PM
DEPUTY Gail Garrett
RECORDED-REQUEST OF
Kuna City
114028918

Notice of Release of Development Agreement

IN ACKNOWLEDGEMENT of the action of the City Council for the City of Kuna, Idaho on April 1, 2014, and after notice and public hearing, the City Council for the City of Kuna, Idaho did release the Development Agreement recorded against the Real Property, as evidenced by EXHIBIT A, as attached hereto, and described in the Development Agreement and recorded against the Real Property as Instrument Number 106113969. & rerecord 106118591.

Grantor: **Kuna City**

Brenda S. Bingham — 4/16/14

City of Kuna
By: City Clerk — Date

CITY OF KUNA CORPORATE SEAL STATE OF IDAHO

State of Idaho

County of Ada

On this 16 day of April, 2014, before me the undersigned, a Notary Public in and for the State of Idaho, personally appeared, Brenda S. Bingham known to me to be the City Clerk of the City of Kuna, Idaho, as the person who executed the instrument on behalf of said entity, and acknowledged to me that such city executed the same.

KIM RICE NOTARY PUBLIC IDAHO SEAL

Notary Public
Residing at: Ada County
My Commission Expires: 2/18/17

RE-RECORD WITH ATTACHED EXHIBIT A

ADA COUNTY RECORDER J. DAVID NAVARRO AMOUNT .00 8
BOISE IDAHO 07/25/06 12:35 PM
DEPUTY Gail Garrett
RECORDED-REQUEST OF
Kuna City
[redacted]
106118591
RE-RECORD

Recording Requested By and
When Recorded Return to:

City Clerk
City of Kuna
P.O. Box 13
Kuna, Id 83634

ADA COUNTY RECORDER J. DAVID NAVARRO AMOUNT .00 4
BOISE IDAHO 07/17/06 01:24 PM
DEPUTY Gail Garrett
RECORDED-REQUEST OF
Kuna City
[redacted]
106113969

For Recording Purposes Do
Not Write Above This Line

DEVELOPMENT AGREEMENT

This Development Agreement entered into by and between the City of Kuna, a municipal corporation in the State of Idaho, hereinafter referred to as "City", and Stetson Properties, LP whose address is 516 S. Capitol Blvd. Boise Id. 83702, the owner of the real property described herein and applicant(s) for Danskin/Applewood Subdivision, hereafter referred to as "Developer".

WHEREAS, the developer has applied to the City for annexation and rezone of the property described as attached hereto and incorporated by reference herein on Exhibit A ("Property"), R-6 for the purpose of developing a Residential Subdivision. The Property is currently zoned RR (Rural Residential); and

WHEREAS, the City, pursuant to Section 67-6511A, Idaho Code, has the authority to conditionally rezone the property and to enter into a development agreement for the purpose of allowing, by agreement, a specific development to proceed in a specific area and for a specific purpose or use which is appropriate in the area, but for which all allowed uses for the requested zoning may not be appropriate pursuant to the Idaho Code and the Kuna City Code; and

WHEREFORE, the City of Kuna and The Developer do enter into this Agreement and for and in consideration of the mutual covenants, duties and obligations herein set forth, it is agreed as follows:

ARTICLE I
LEGAL AUTHORITY

1.1 This Development Agreement is made pursuant to and in accordance with the provisions of Idaho Code Section 67-6511A and Kuna City Code, Title 5, Chapter 14.

ARTICLE II
ZONING ORDINANCE AMENDMENT

2.1 The City will adopt an ordinance annexing the Property and amending the Kuna Zoning Ordinance to rezone it as R-6. The Ordinance will become effective after its passage, approval, and publication and the execution and recordation of this Development Agreement.

ARTICLE III
CONDITIONS ON DEVELOPMENT

3.1 The sole uses(s) allowed and restrictions pursuant to this conditional rezone as reflected in this Agreement are as follows:

3.1.1 Density, the overall density of this property shall be a maximum of 3 DU per gross acre(257.08X3=771 lots minimum).

3.1.2 The developer agrees to submit a master plan for the entire property prior to approval of the first preliminary plat to show how the density will be disbursed on the entire site.

3.1.3 The developer agrees to sign Agreement for Pre-Purchase of sewer connections attached as exhibit "C" to provide a guarantee of a minimum of 200 sewer connections prior to completion of new sewer plant.

3.1.4 The developer agrees to construct sewer facilities commonly known as the Danskin Lift station and the City agrees to allow developer a latecomer's agreement for the cost of the project above the cost to serve the developers project as per Code.

Exhibit 'A' to Release of Development Agreement

3.1.5 The Developer agrees to participate in any city LID for Sewer improvements.
3.1.6 The Developer agrees to provide ½ acre transitional lots along Danskin #1, including the lots abutting the 30' wide landscaped pedestrian path with the future sewer overlay, along Danskin phase 1.
3.1.7 [redacted]er agrees to provide a 30' wide lot with an 8' wide pedestrian path and landscaping with an overlay easement for future sewer along phase 1 of the Danskin Subdivision. including a stub to Danskin for future connection to City sewer.
3.1.8 The Developer agrees to donate a 12 acre school site to be shown on the Master Plan and approved by the School District prior to the Preliminary Plat of the subdivision and locate the highest density lots in the development around the school site. The Developer is to construct an 8 acre park with landscaping and amenities to be donated to the City.

3.2 No change in the use or restriction specified in this Agreement shall be allowed or changed without modification of this Agreement pursuant to the requirements of the Kuna City Code. In the event Developer changes or expands the use permitted by this Agreement or fails to comply with the restrictions without formal modification of this Agreement as allowed by the Kuna City Code, Developer shall be in default of this Agreement.

3.3 The Applewood Subdivision shall be constructed as per the approved Master Plan.

3.4 Conditions, bonding for Completion: All of the conditions set forth herein shall be complied with or shall be bonded for completion by the Developer before a Final Plat Approval or Occupancy permit will be granted. Failure to comply or bond for completion of the conditions within the time frame established in the subdivision plat approval conditions, the Kuna City Code or the terms of this Agreement shall result in a default of this Agreement by the Developer. The Developer may be allowed to bond for certain conditions at one hundred and ten percent (110%) of the estimated cost of completion pursuant to Kuna City Code.

3.5 Commencement of Construction: The Developer shall commence construction within 365 days of the construction of the mechanical bio reactor wastewater treatment plant. In the event the Developer fails to commence construction within the time periods herein stated, the Developer shall be in default of this Agreement

ARTICLE IV
AFFIDAVIT OF PROPERTY OWNERS

4.1 An affidavit of all owners of the Property agreeing to submit the Property to this Development Agreement and to the provisions set forth in Idaho Code Section 67-6511A and Kuna City Code shall be provided and is incorporated herein by reference.

ARTICLE V
DEFAULT

5.1 In the event the Developer, her/his heirs or assigns or subsequent owners of the property or any other person acquiring an interest in the property, fail to faithfully comply with all of the terms and conditions included in the Agreement, this Agreement may be modified or terminated by the Kuna City Council upon compliance with the requirements of Kuna City Code. In the event City Council determines that this Agreement shall be modified, the terms of this Agreement shall be amended and the Developer shall comply with the amended terms. Failure to comply with the amended terms shall result in default. In the event City Council, after compliance with the requirements of the Kuna City Code, determines that this Agreement shall be terminated, the zoning of the property shall revert to RR (Rural Residential) Zoning. All uses of property, which are not consistent with R-6 Zoning, shall cease. Nothing herein shall prevent the Developer from applying for any nature of use permit consistent with RR (Rural Residential) Zoning. A waiver by City of Kuna for any default by the Developer of any one or more of the covenants or conditions hereof shall apply solely to the breach and breaches waived an shall not bar any other rights or remedies of the City or apply to any subsequent breach of any such or other covenants and conditions.

5.2 Consent to Rezone: The Developer, by entering into the Development Agreement, does hereby agree that in the event there shall be a default in the terms and conditions of this Agreement that this Agreement shall serve as consent to a reversion of the subject property to RR (Rural Residential) zoning as provided in Idaho Code.

ARTICLE VI

UNENFORCEABLE PROVISIONS

6.1 If any term,. Provision, commitment or restriction of this Development Agreement or the application thereof to any party or circumstances shall, to any extent be held invalid or unenforceable, the remainder of this instrument shall remain in full force and effect.

ARTICLE VII
ASSIGNMENT AND TRANSFER

7.1 After its execution, the Development Agreement shall be recorded in the office of the County Recorder at the expense of the Applicant. Each commitment and restriction on the development subject to this Agreement, shall be a burden on the Property, shall be appurtenant to and for the benefit of the Property, adjacent property and other residential property near the Property and shall run with the land. This Development Agreement shall be binding on the City and the Applicant and owners, and their respective heirs, administrators, executors, agents, legal representatives, successors and assigns; provided, however, that if all or any portion of the Property is divided and each owner of a legal lot shall only be responsible for duties and obligations associated with an owner's parcel and shall not be responsible for duties and obligations or defaults as to other parcels of lots within the Property. The new owner of the Property or any portion thereof (including, without limitation, any owner who acquires its interest by foreclosure, trustee's sale or otherwise) shall be liable for all commitments and other obligations arising under this Agreement with respect only to such owner's lot or parcel.

ARTICLE VIII
GENERAL MATTERS

8.1 **Amendments.** Any alteration or change to this Development Agreement shall be made only after complying with the notice and hearing provision of Idaho Code Section 67-6509, as required by Kuna City Code, Title 5, Chapter 14.

8.2 **Paragraph Headings.** This Development Agreement shall be construed according to its fair meaning and as if prepared by both parties hereto. Title and captions are for convenience only and shall not constitute a portion of this Development Agreement. As used in this Development Agreement, masculine, feminine or neuter gender and the singular or plural number shall each be deemed to include the others wherever and whenever the context so dictates.

8.3 **Choice of Law.** This Development Agreement shall be construed in accordance with the laws of the State of Idaho in effect at the time of the execution of this Development Agreement. Any action brought in connection with this Development Agreement shall be brought in a court of competent jurisdiction located in Ada County, Idaho.

8.4 **Notice.** Any notice which a party may desire to give to another party must be in writing and may be given by personal delivery, by mailing the same be registered or certified mail, return receipt requested postage prepaid, or by Federal Express or other reputable overnight delivery service, to the party to whom the notice is directed at the address of such party set forth below.

Kuna: City Clerk
City of Kuna
P.O. Box 13
Kuna, Idaho 83634

Developer: Stetson Properties, LP
516 S. Capitol Blvd.
Boise, Idaho 83702

Or such other addresses and to such other persons as the parties may hereafter designate in writing to the other parties. Any such notice shall be deemed given upon delivery if by personal delivery, upon deposit in the United States mail, if sent by mail pursuant to the foregoing.

8.5 **Effective Date.** This Development Agreement shall be effective after delivery to each of the parties hereto of a fully executed copy of the Development Agreement.

Exhibit 'A' to Release of Development Agreement

IN WITNESS WHEREOF, the parties have hereunto caused this Agreement to be executed, on the day and year first above written.

Dated this 18th day of April, 2006.

CITY OF KUNA

By: _____
O. Dean Obray, Mayor

ATTEST:

Lynda Burgess
Lynda Burgess, City Clerk

CITY OF KUNA CORPORATE SEAL STATE OF IDAHO

Exhibit 'A' to Release of Development Agreement

Kuna Splash Pad

Bobby Withrow
Parks Director

vortex-intl.com

Splash Pad Public Survey Statistics

- Do you plan on using the Splash Pad?
  - 90.6% of the people who voted said Yes
- How many children do you have?
  - 71% of the entries have 2 or more kids
- What age range are your kids?
    - 2-5 years old 42.8%
    - 5-8 years old 38.8%
    - 8 and older 54.9%
    - Under 2 years old 22.0%

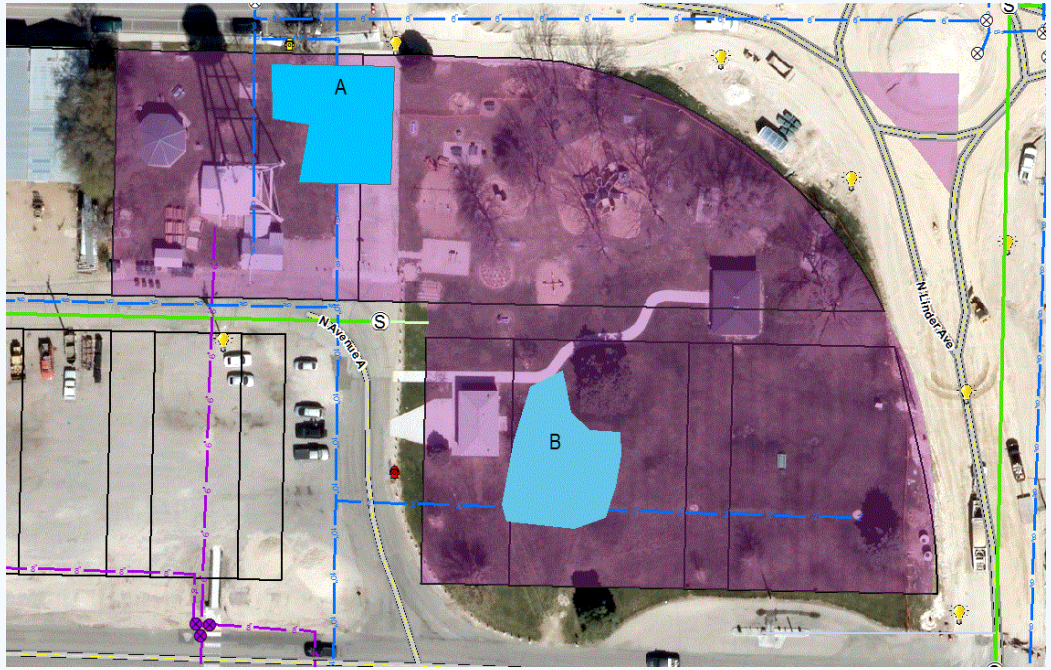
Splash Pad Public Survey Statistics

- How often do you plan on using the Splash Pad?
  - Never 6.7%
  - Once a month 15.7%
  - Once a week 32.5%
  - Several times a week 28.6%
  - Twice a month 14.5%

- What park would you like to see the Splash Pad at?
  - Bernie Fisher 33.3%
  - Greenbelt 33.3%
  - The Farm 33.3%

Bernie Fisher Park

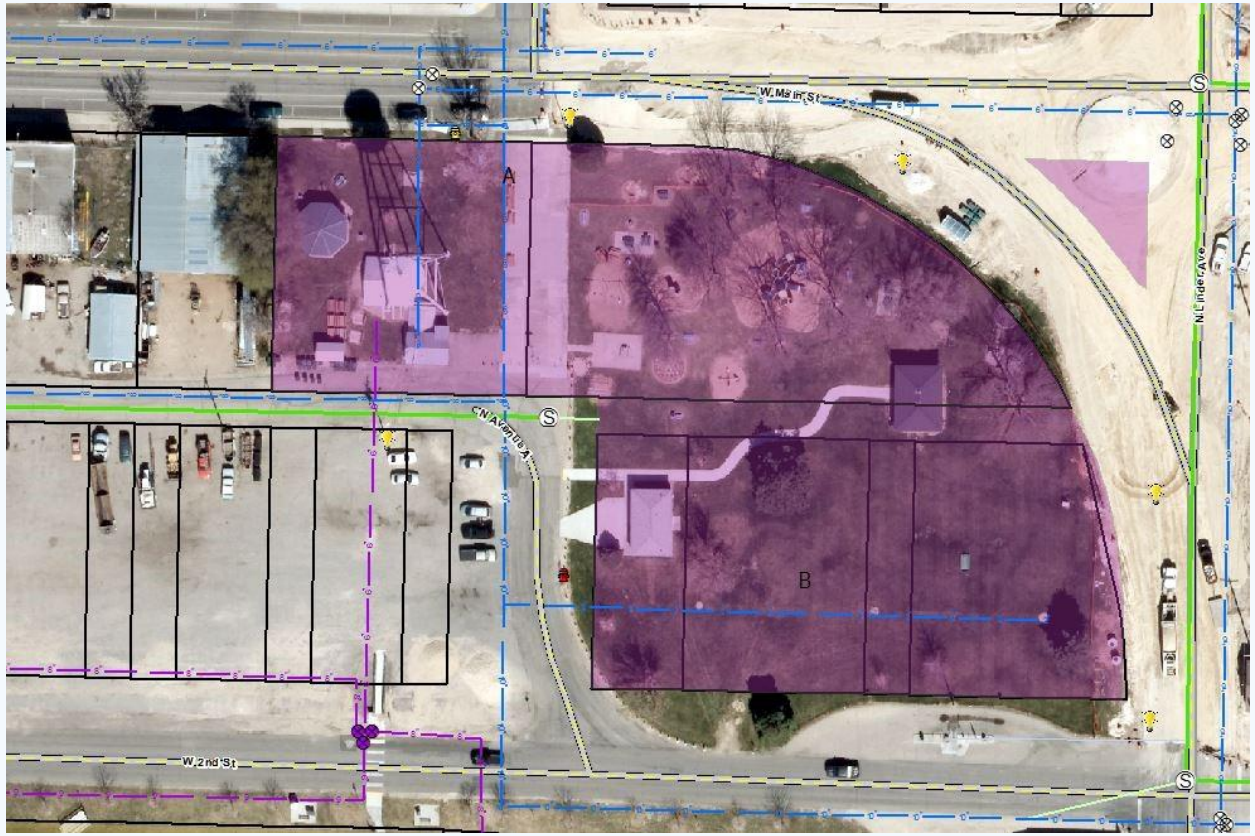
- Pros
  - Downtown/central location
  - Parking
  - Water lines easily accessible
  - Existing restrooms
  - Existing shelters
  - Fencing around nearly the whole park
  - Easily visible to public



A & B are present to show the general size of the Splash Pad, NOT to represent the precise locations.

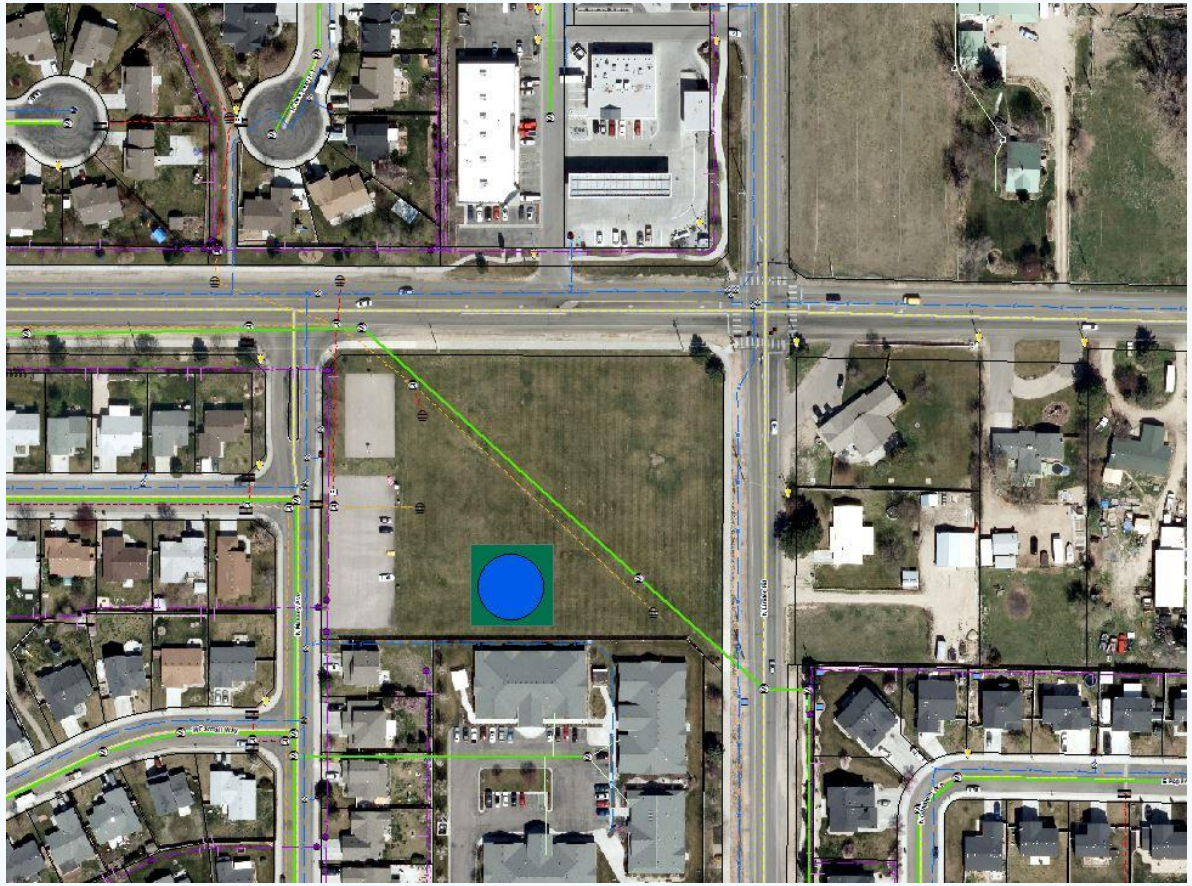
Bernie Fisher Park

- Cons
  - Potentially conflict with Kuna Days and Farmer's Market
  - May need to remove a couple trees (maintenance)
  - May need to relocate amenities



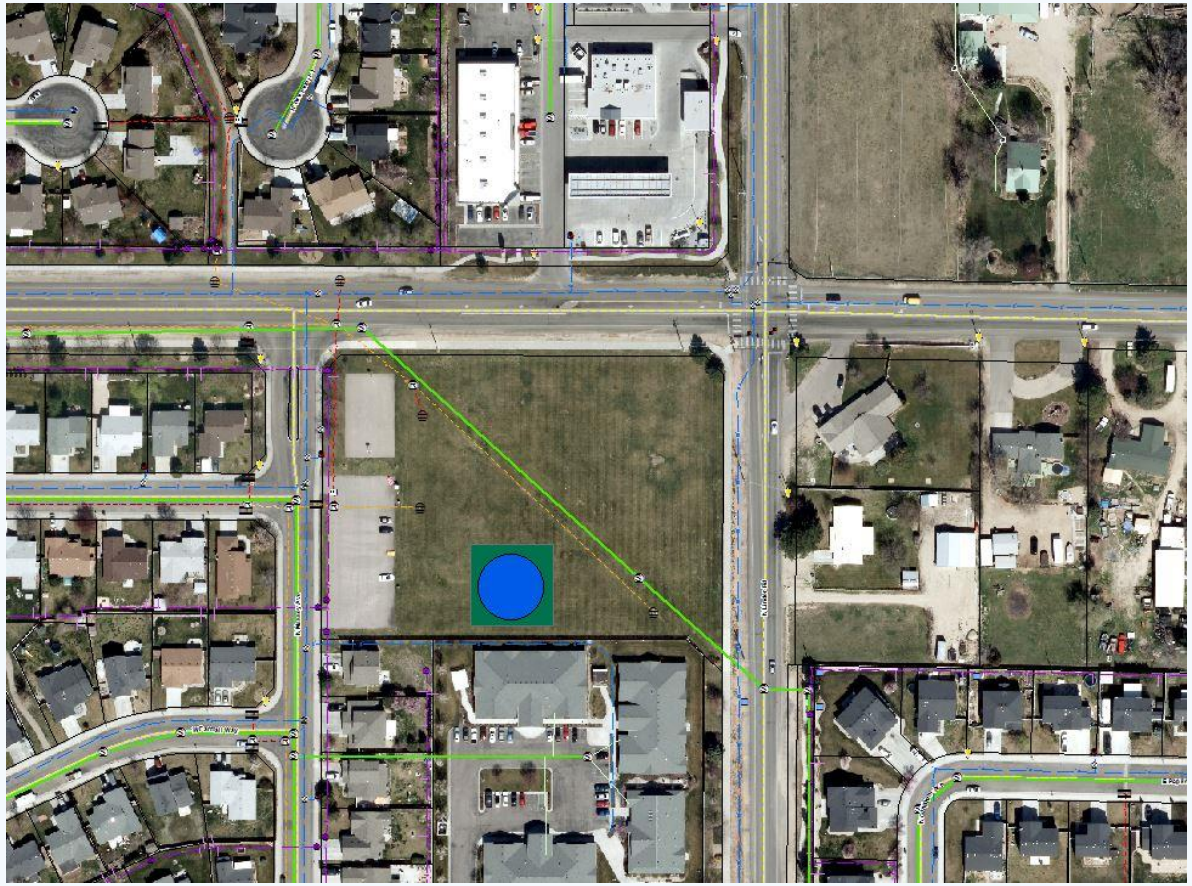
The Farm

- Pros
  - Plenty of space
  - Already have a small paved parking lot
  - Trees recently planted could be used for shade
  - Easily visible to the public



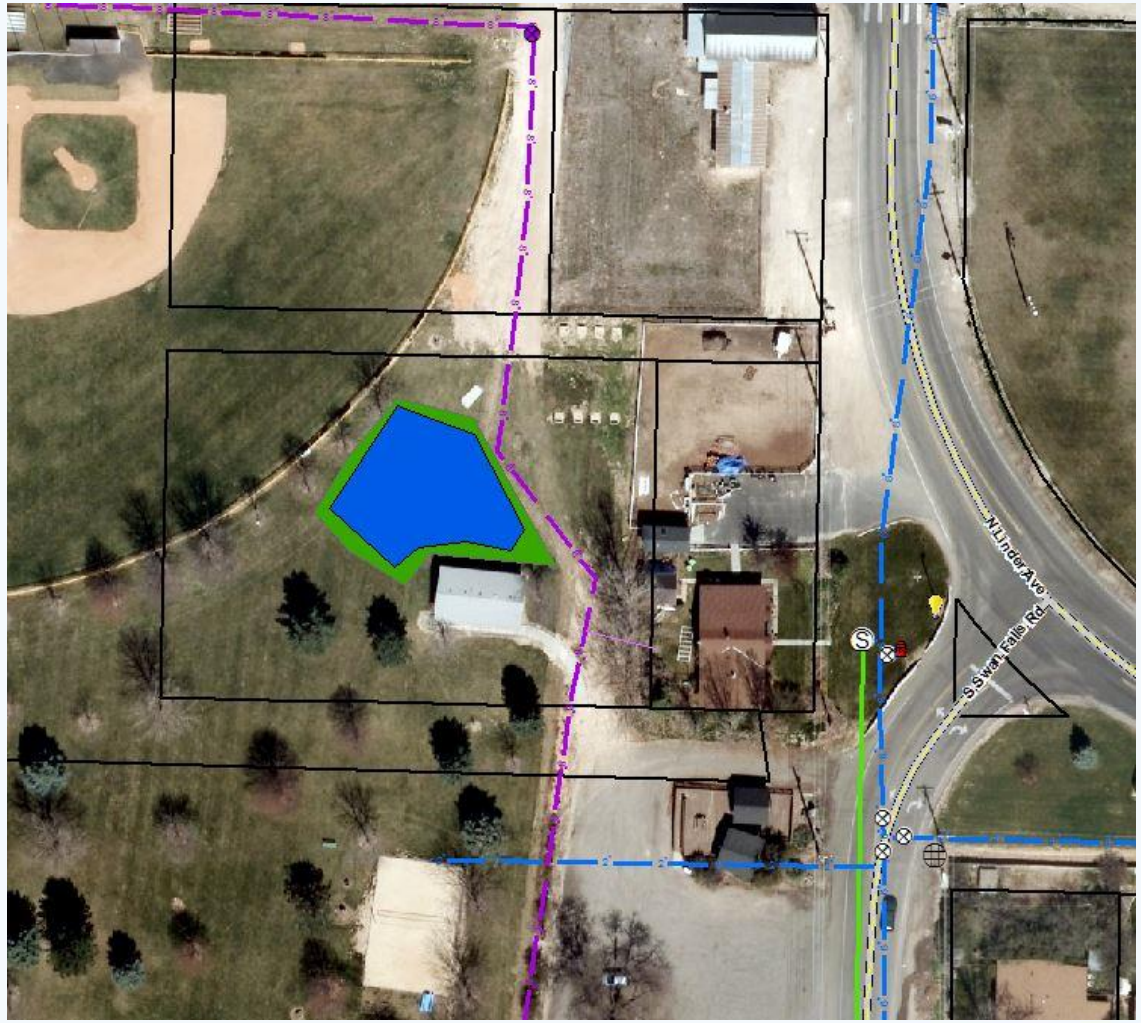
The Farm

- Cons
  - Busy intersection (noise and safety concern)
  - Added traffic to the neighborhood
  - Would need to expand the parking lot
  - No shelters
  - No restrooms
  - Added noise to Assisted Living Center
  - Used as a storm drainage area



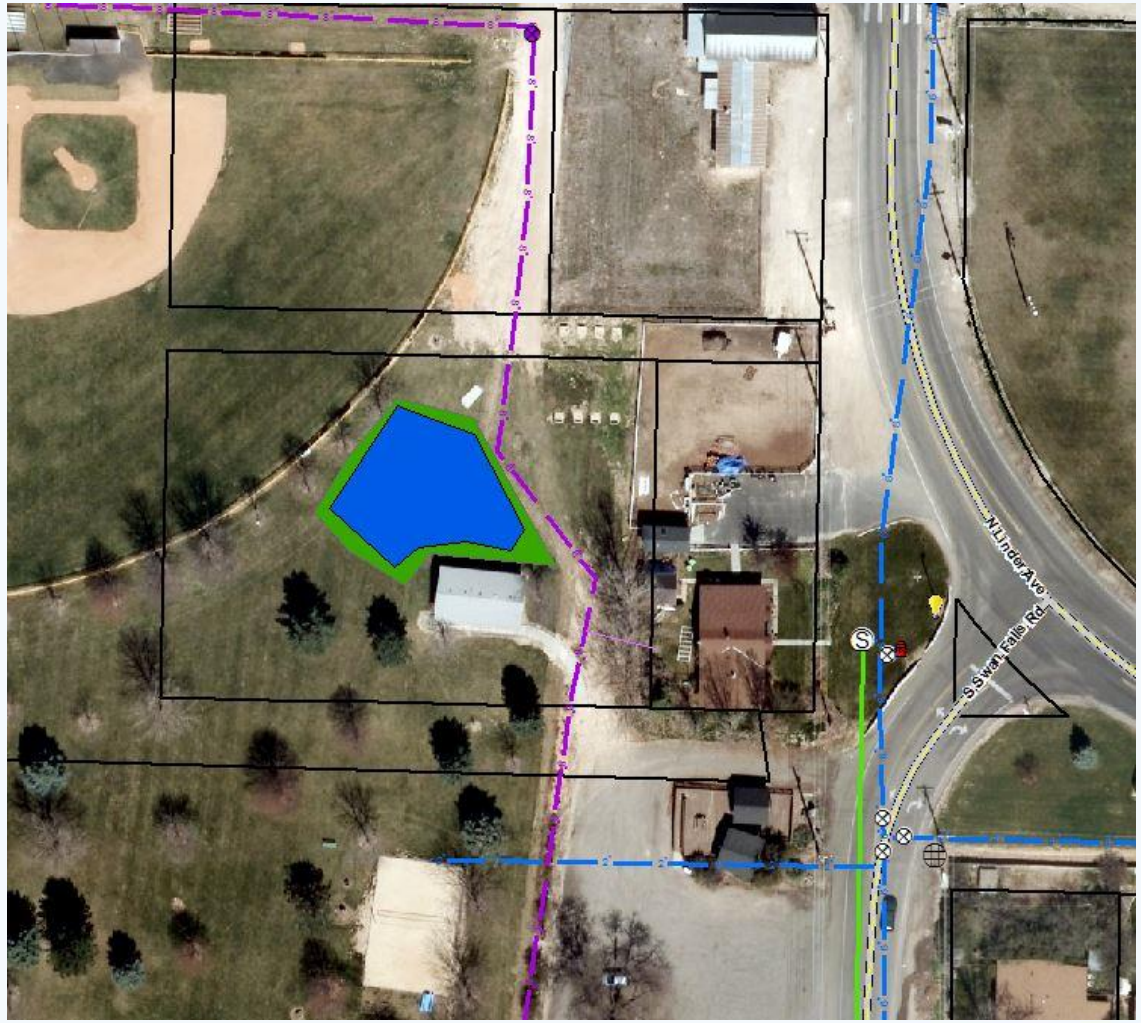
Greenbelt

- Pros
  - Downtown/ central location
  - Parking at either Bernie Fisher or by Indian Creek
  - Existing restrooms
  - Trees could be used for shade
  - Place to wait- floaters, volleyball, disc golf, baseball



Greenbelt

- Cons
  - Would need to move a disc golf tee pad
  - Baseball safety concerns- add a net
  - Need pathways from parking lots for A.D.A compliance
  - May need to remove trees
  - No shelters
  - Close to the creek
  - Water line is farther which means more construction. Need to tear up the street

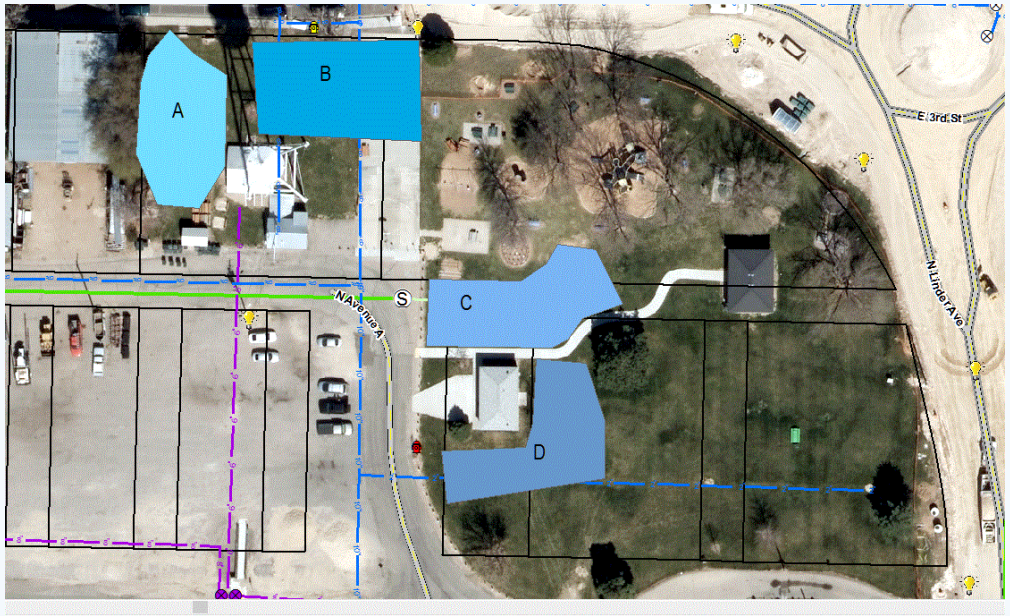


Conclusion

After analyzing the Facebook feedback, the online surveys and budget considerations, I conclude that the most economical and advantageous location to position the Splash Pad is in Bernie Fisher Park.

LOCATION OF THE SPLASH PAD IN BERNIE FISHER PARK

The placement of the Splash Pad could be anywhere within Bernie Fisher Park. I provided a few areas of the park that I feel the splash pad would be a good fit. Each site would require moving amenities and/or removal of trees.



The shapes shown aren't the exact shapes

Pad Placement:

A) We would move the gazebo east of the basketball court and north of the swings

B) We would have to remove two trees and part of the basketball court

C) We would need to move the little kid swing set and bouncy toy

D) We would need to remove a tree to two

RESOLUTION NO. R19-2017
CITY OF KUNA, IDAHO

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KUNA, IDAHO, RECOGNIZING THE IMPORTANCE OF A HIGH QUALITY PUBLIC EDUCATION SYSTEM TO THE LIVABILITY OF A COMMUNITY AND THE WELL-BEING OF ITS CHILDREN AND THE SUBSEQUENT BENEFITS TO OUR FAMILIES AND CITIZENS; SUPPORTING THE KUNA SCHOOL DISTRICT'S BOND AND SUPPLEMENTAL LEVY ELECTION ON TUESDAY, MARCH 14, 2017.

WHEREAS, America's public schools are the cornerstones of our democracy, providing our nation's children with the education needed to be productive members of society; and

WHEREAS, public schools are a critical component of our national and local economies, developing our children's ability to be lifelong learners and contributing and responsible citizens through preparing young people for a wide range of careers in order to provide the well-educated workforce essential to family prosperity, business advancement and national economic success in the global marketplace; and

WHEREAS, every local public school plays a key role in the vitality of its neighborhood and community and represents an important civic investment for learning and for a wide range of public activities, from voting to meetings of clubs and community organizations as well as recreation and enrichment opportunities, all of which contribute to the livability of our community; and

WHEREAS, the Kuna School District is preparing for unprecedented growth in our community with the prediction of seven hundred (700) new students enrolling in our schools within the next three (3) years; and

WHEREAS, due to a lack of state funding for facilities, safety equipment and personnel, curriculum materials and technology resources to support all children, the Kuna School District will use the forty million dollars ($40,000,000.00) bond to build phase one of a second high school, complete critical repairs in existing facilities, convert Teed to a middle school, add four classrooms to both Reed Elementary and Silver Trail Elementary and add in a multi-purpose athletic room to Kuna High School and use the two and one half million dollars ($2,500,000.00) million to purchase curriculum materials, technology, safety equipment and safety personnel; and

WHEREAS, in the spirit of productive collaboration to best benefit the taxpayers we serve, the City of Kuna and the Kuna School District have agreed to continue to work closely on all issues of importance to the citizens that we mutually represent and serve; and

WHEREAS, the Kuna School District continues to implement transparent, prudent and frugal financial practices, demonstrating its strong commitment to the stewardship of finite resources for the instruction and benefit of its students; and

WHEREAS, the ballot language of the bond proposed by the Kuna School District addresses the most crucial educational needs for the next two years and create a positive legacy for our future, while not raising the tax rate; and

WHEREAS, in order for the City of Kuna to be the most livable cities in the country, it is imperative that the Kuna School District have the resources to continue to provide education to our citizens at the highest level and that our school buildings serve as important centers for the educational, social, and cultural needs of their neighborhoods.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF KUNA, IDAHO:

Section 1. That the Mayor and City Council support the forty million dollars ($40,000,000.00) and the two and one half million dollars ($2,500,000.00) supplemental levy proposed by the Kuna School District.

Section 2. That the Mayor and City Council urge the voters of the Kuna School District to vote affirmatively when the bond and supplemental levy proposal are placed before them in the election of March 14, 2017.

Section 3. That this Resolution shall be in full force and effect immediately upon its adoption and approval.

ADOPTED BY THE COUNCIL of Kuna, Idaho this 21st day of February 2017.

APPROVED BY THE MAYOR of Kuna, Idaho this 21st day of February 2017.

_____
Joe L. Stear, Mayor

ATTEST:

_____
Chris Engels, City Clerk

RESOLUTION NO. R20-2017
CITY OF KUNA, IDAHO

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING THE SELECTION OF AGNEW::BECK CONSULTING FOR THE PREPARATION OF A NEW CITY OF KUNA, IDAHO COMPREHENSIVE PLAN, AND AUTHORIZING THE CITY'S SELECTION TEAM TO MOVE FORWARD WITH NEGOTIATIONS WITH AGNEW::BECK REGARDING THE FEE FOR SAID SERVICES.

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Kuna, Idaho as follows:

Section 1. The Agnew::Beck Consulting team, consisting of Agnew::Beck, JUB Engineers and Planning and Facilities Management is hereby approved to provide the services of preparing a new City of Kuna, Idaho Comprehensive Plan.

Section 2. The City's Comprehensive Plan Update team is authorized to move forward with negotiation with Agnew::Beck regarding the fees for said services.

PASSED BY THE COUNCIL of Kuna, Idaho this 21st day of February 2017.

APPROVED BY THE MAYOR of Kuna, Idaho this 21st day of February 2017.

_____
Joe L. Stear, Mayor

ATTEST:

_____
Chris Engel, City Clerk

(Space above reserved for recording)

KUNA CITY ORDINANCE NO. 2017-02

AN ORDINANCE ANNEXING CERTAIN REAL PROPERTY, TO WIT: PARCEL NO. S1314438920 SITUATED IN THE UNINCORPORATED AREA OF ADA COUNTY, IDAHO AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF KUNA INTO THE CITY OF KUNA, IDAHO; ESTABLISHING THE ZONING CLASSIFICATION OF SAID REAL PROPERTY; DIRECTING THAT COPIES OF THIS ORDINANCE BE FILED AS PROVIDED BY LAW; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Kuna, Idaho is a municipal corporation organized and operating under the laws of the State of Idaho and is authorized to annex into and incorporate within the boundaries of the City contiguous real property in the manner provided by Section 50-222, Idaho Code; and

WHEREAS, the owner of the parcel of real property situated in the unincorporated area of Ada County and as more particularly described in Section 2 of this ordinance, has requested, in writing, annexation of said real property to the City of Kuna; and

WHEREAS, the Planning and Zoning Commission of the City, pursuant to public notice as required by law, held a public hearing on April 28, 2016, as required by Section 67-6525, Idaho Code, made findings (approved by the Commission on July 12, 2016) where it was recommended to the Mayor and Council that the annexation and zoning request be approved with a zoning classification of R-12; and

WHEREAS, the Kuna City Council, pursuant to public notice as required by law, held a public hearing on June 21, 2016, on the proposed annexation and zoning for the real property described in Section 2 below, as required by Section 67-6525, Idaho Code, made findings (approved on July 5, 2016) where it determined that the requested annexation should be granted with a zoning classification R-12; and

WHEREAS, the zoning classification of R-12 is appropriate to meet the requirements of the Kuna City Code and should be granted.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KUNA, IDAHO, as follows:

Section 1: The Kuna City Council hereby finds and declares that the real property described below is contiguous to the City, that said property can be reasonably assumed to be used for the orderly development of the City, and that the owner of said property has requested, in writing, annexation thereof to the City.

Section 2: The real property, all situated in Ada County, Idaho, adjacent and contiguous to the City, commonly known as Parcel No. **S1314438920**; and more particularly described in "Exhibit A" – Legal Description and "Exhibit B" – Location Map, attached hereto and incorporated herein by reference, is annexed to and incorporated in the incorporated territorial limits of the City of Kuna, Idaho.

Section 3: From and after the effective date of this Ordinance, all property and persons within the boundaries and territory described above shall be subject to all ordinances, resolutions, police regulations, taxation and other powers of the City of Kuna.

Section 4: The zoning land use classifications of the land described in Section 2 above is hereby established as R-12, as provided by the Zoning Ordinance of the City. The Zoning Map of the City is hereby amended to include the real property described in Section 2 above in the R-12 zoning land use classification.

Section 5: The City Clerk is hereby directed to file, within ten (10) days of passage and approval of this Ordinance, a certified copy of this Ordinance with the offices of the Auditor, Treasurer, and Assessor of Ada County, Idaho, and with the Idaho State Tax Commission, Boise, Idaho, as required by Section 50-223, Idaho Code, and to comply with the provisions of Section 63-215, Idaho Code, with regard to the preparation and filing of a map and legal description of the real property annexed by this Ordinance.

Section 6: This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law. In lieu of publication of the entire ordinance, a summary thereof in compliance with Section 50-901A, Idaho Code, may be published.

DATED this 21st day of February, 2017.

CITY OF KUNA

_____
Joe L. Stear, Mayor

ATTEST:

_____
Chris Engels, City Clerk

EXHIBIT A
TNT ANNEXATION
LEGAL DESCRIPTION

A parcel of land being a portion of the SW 1/4 SE 1/4 of Section 14, Township 2 North, Range 1 West, Boise Meridian, Kuna, Ada County Idaho, more particularly described as follows:

Commencing at a found 3 inch diameter brass disk marking the SW corner of said SW 1/4 SE 1/4, (South 1/4 corner), said corner bears N. 89° 50' 22" W., a distance of 2642.67 feet from a found 5/8 inch diameter iron pin marking the SE corner of said SW 1/4 SE 1/4, (Section corner common to sections 13, 14, 23 and 24);

to the POINT OF BEGINNING, said point monumented with a
Thence along the south boundary of said SW 1/4 SE 1/4, S. 89° 50' 22" E., a distance of 685.46 feet;

Thence N. 00° 04' 01" E., a distance of 25.00 feet to a found 5/8 inch diameter iron pin with no cap marking the northerly right of way of Deer Flat Road and also marking the boundary corner for Saratoga Subdivision as on file in Book 76 of Plats at Page 7878 and 7879 in the Office of the Recorder of Ada County, Idaho. Said corner being the POINT OF BEGINNING;

Thence along the easterly boundary of said Saratoga Subdivision, N. 00° 04' 01" E., a distance of 322.89 feet to a found 5/8 inch diameter iron pin stamped "PLS 6111" marking a boundary angle point of said subdivision;

Thence along the southerly boundary of said Saratoga Subdivision, S. 89° 50' 46" E., a distance of 636.00 feet to a found 5/8 inch diameter iron pin stamped "PLS 6111" marking a boundary angle point of said subdivision and marking a point on the westerly boundary of DeerHorn Subdivision as on file in Book 79 of Plats at Page 8506 through 8508 in the Office of the Recorder of Ada County;

Thence along the westerly boundary of said DeerHorn Subdivision, S. 00° 04' 08" W., a distance of 322.97 feet to the northerly right of way of Deer Flat Road;

Thence leaving said westerly boundary and along the northerly right of way of said Deer Flat Road, N. 89° 50' 22" W., a distance of 635.99 feet to the POINT OF BEGINNING

This parcel contains 4.71 acres or 205,386 square feet more or less.

EXHIBIT B
LOCATION MAP
N
N Andrew Ln
N Deerhorn Pl
W Trophy St
W Mule Ct
N Deerhorn Ave
W Whitetail Ct
SUBJECT PROPERTY
W Deer Flat Rd
W Rams Hill St
rew Ave
N Misty Springs Ave
W Hesston St
N Caterpillar Ave
LEGEND
SUBJECT PROPERTY
ROADS
CITY LIMITS

ORDINANCE NO. 2017-03

AN ORDINANCE OF THE CITY OF KUNA, IDAHO AMENDING CERTAIN SECTIONS OF CHAPTER 8, TITLE 3 ENTITLED SPECIAL EVENTS OF THE KUNA CITY CODE SPECIAL EVENTS, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Article XII, Section 2 of the Idaho Constitution and Idaho Code Section 50-302 allow municipal corporations to adopt regulations which are not contrary to the general laws; and

WHEREAS, Idaho Code Section 50-302 grants to cities the power to make ordinances to promote the health, safety and general welfare and provides for enforcement of such ordinances by criminal penalty; and

WHEREAS, The Kuna City Council finds Special Events which are offered to the public that attract large gatherings of people which may cause adverse public health and safety conditions requiring municipal regulation to ensure adequate protection of public health and safety; and

WHEREAS, Since the adoption of the Special Events Chapter, the City Council appointed a committee to review it, and after the committee has made certain recommendations; it is therefore the intent of the Kuna City Council that this Chapter be amended to further protect and promote the health, welfare and safety of the citizens of and visitors to the City of Kuna, and to regulate Special Events for the benefit and protection of the public health and safety. Special Event applicants, promoters and sponsors whose Special Events require the use of extraordinary City resources as a result of their anticipated attendance or heightened security concerns should pay for those extraordinary resources.

WHEREAS, It is the further intent of the Kuna City Council that this Chapter be construed liberally in favor of protecting and promoting the health, welfare and safety of the citizens of and visitors to the City of Kuna.

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KUNA, ADA COUNTY, IDAHO, as follows:

Section 1: Chapter 8 of Title 3, titled “Special Events” of the Kuna City Code and shall be amended as follows:

CHAPTER 8 - SPECIAL EVENTS

SECTION:

3-8-1: - DEFINITIONS:

APPLICANT: Person or legal entity making application to the City of Kuna for a special event permit to plan and operate a special event within the City of Kuna. As used herein,

applicant also includes the terms promoter or sponsor and said terms may be used interchangeably.

CITY PROPERTY: All property including the greenbelt that is owned, operated, leased or maintained by the City of Kuna.

DEADLY WEAPON: Includes the definition of "deadly weapon" as defined by Idaho Code §18-3302(2)(b).

EXTRAORDINARY RESOURCES: Any government, public health and safety personnel, equipment or other resources which would not, in the absence of the special event, be required or expended.

INSURANCE: A general liability policy, and if necessary, an automobile liability policy for each permitted event in the amount designated within this chapter written by an insurer authorized by the State of Idaho to write insurance policies, and continuously in force for the full term of the permit.

PERMITTEE: Person or legal entity having received a city special event permit, that is in full force and effect, and issued hereunder, to plan and operate a special event within the City of Kuna.

PROHIBITED ACTIVITIES: No sales of tobacco, tobacco product, item to ingest tabacco or other substance, including any paraphernalia, or any item depicting any nudity, sexual act or profanity shall be sold on any city property. *PROJECTED ATTENDEES OR PARTICIPANTS:* The estimated number of persons who will attend or participate, are reasonably likely to attend or participate, or are expected to attend or participate in a special event. The number estimate should consider the type and format of the special event, the size and location of the event, any prior events which were similar, including the special event history itself if it is an annual event or part of a series of gatherings or events, and the entertainment, if any, planned.

SPECIAL EVENT: A gathering or event that is planned to occur on a day, consecutive days, or a recurring schedule that is that is expected to draw members of the general public at any of these gatherings or events as participants or spectators where;

1. The event is held on city property and/or

2. Alcohol available for consumption and a catering permit is required, and/or

3. A deadly weapon is available for sale or trade, excluding a private sale, and/or

4. The event requires a permit from any other jurisdiction or agency, such as ACHD or the fire department: and/or

5. The event is of an entertainment, cultural, recreational, educational, or sporting nature.

Examples of special events include, by way of illustration and without limitation, concerts, dances, assemblages, parades, circuses, fairs, festivals, retail sales, community events, mass participation sports (such as, marathons and running events, bicycle races or tours, sports tournaments), other organized activity conducted for a common or collective use. A special event does not include a gathering or event that is private and not open to the general public.

SPECIAL EVENT APPLICATION FEES: Application fees as established and adopted by resolution of the Kuna City Council.

3-8-2: - SPECIAL EVENT PERMIT REQUIRED:

A. No person or entity shall hold any special event within the city, as defined by this chapter, without first obtaining a special event permit from the city clerk or the city clerk's designee and paying any application fees. The requirements for permitting under this chapter shall not apply to:

1. First Amendment events, where the expressive or associative activity being exercised is protected by the Idaho Constitution and the First and Fourteenth Amendments to the United States Constitution;

2. Funeral processions;

3. Spontaneous events for the purpose of expressive activity that occur in response to breaking or emerging news;

4. Lawful picketing on sidewalks;

5. School sponsored events for the benefit of the school on school property; or weapons are offered for sale;

6. Church sponsored events for the benefit of the church held exclusively on church property; unless alcohol is available for consumption and a catering permits is required, excluding alcohol consumed during religious services, or a deadly weapon or weapons is/are offered for sale or as a prize, if the weapon is displayed during the event;

7. Public Events on private property, unless KCC 3-8-2(B) is applicable.

B. An event on private property shall require a special event permit if:

1. Alcohol is being served and a catering permit is required; and/or

2. Weapons are being offered for sale; and/or

3. Attendance is estimated to exceed five hundred (500) persons and the event has the potential to impact traffic, safety or public services as determined by the city clerk or other city department or pertinent agency.

C. In determining whether an event is exempt, no consideration shall be given to the content of any constitutionally-protected expression connected with the planned activity. No permit shall be required under this chapter, nor any condition imposed on any permit, if requiring a permit or imposing the condition would violate rights protected by the Constitution of the United States or by the Constitution of the State of Idaho.

D. In determining the estimated attendance of a special event, all special events occurring during the event time period shall be used in the attendance calculation.

E. No fee, extraordinary resource cost, or insurance requirement shall be imposed when prohibited by the First and Fourteenth Amendments to the United States Constitution. Political or religious activity intended primarily for the communication or expression of ideas shall be presumed to be a constitutionally protected event. First Amendment events include those for the exercise of the right to speech, press, assembly and the right to petition, but does not include commercial advertising. Factors that may be considered in evaluating whether or not an event or an activity is constitutionally protected and therefore exempt include the nature of the event, the extent of commercial activity, the extent of any advertising or promotion of goods or services, the sales of food, goods, and services, any other business participation in the event, the use or application of any funds raised, and, if part of any annual tradition or series, previous events in the sequence.

3-8-3: - PERMIT APPLICATION; FEES; INSURANCE AND INDEMNIFICATION:

A. All persons holding An event that requires a special event permit shall first obtain a special event application from the city clerk.

B. The completed special event permit application shall be submitted to the city clerk.

1. The application for special event permit shall be submitted no later than twenty (20) days and no earlier than one (1) year prior to the date of commencement of the special event. Upon good cause shown, a late application may be submitted less than twenty (20) days prior to the event however in such a case, there is no guarantee that the permit will be issued.

C. The application for a special event permit shall contain the required information as determined by the city clerk.

1. The information shall include:
   a) The name of the person or entity submitting the application;
   b) Event dates;
   c) Event times;
   d) Contact information;

e) Number of attendees;
f) Event specifics to include but not limited to boundaries, vendor locations, seating areas, fenced areas, accommodations for disabled, traffic blockades, vehicle parking, unloading and loading locations, locations of portable restrooms and locations of alcohol areas;
g) The estimated number of vendors and type of vending who will be operating at the special event. The applicant shall provide a list of actual vendors who are participating prior to the event;
h) Any other relevant and necessary information as required by the city clerk.

D. The permit application fees shall be set by resolution of the Kuna City Council and published on the Kuna City Clerk fee schedule.
E. Upon submission of the completed application for the special event permit, the city clerk shall review the application for completeness. If any additional information is needed, the city clerk shall advise the applicant of the additional information that is required.

F. When the application is deemed complete, the applicant and the city clerk shall schedule a pre-permit issuance hearing if needed by the city clerk to review the information contained in the application. The city clerk, the city attorney, the Kuna Police Department, and any other party that the city deems necessary, shall be responsible for reviewing the application.

1. At the pre-permit issuance meeting, the parties shall determine what requirements or conditions are necessary before the special event permit will be issued; the requirements to be considered, include but are not limited to:

a) A safety plan, as recommended by the Kuna City Police which may include:
i) A transportation plan that will establish and define measures and means by which the applicant intends to accommodate the movement of people to, from, and around the event.
ii) Event security plan that provides for emergency and contingency plans to ensure that the event is conducted in a safe and secure manner.
b) Emergency personnel needed.
c) Any sanitary facilities, such as porta-potties and trash removal that may be required by local, state or federal regulation or law..
d) Any other condition or conditions, as recommended by the city or other governmental agency.
e) The amount of the special event fee to be charged.
f) Any damage deposits that may be required after reviewing the event plan.

G. In addition to the application, separate licenses and/or permits and/or permissions may be required for the following;

1. Sale and/or consumption of alcoholic beverages on public or private property, as required by Idaho law, or the applicable laws, policies, and procedures of Kuna City Code. (Applications for events which provide for the sale and/or consumption of

alcohol or alcoholic beverages may require a transportation plan to be submitted with the application).

2. Use of any portion of the public right-of-way (road, sidewalk or street parking area) requires a use permit, pursuant to by Idaho law, or the applicable laws, policies, and procedures of the Ada County Highway District, Idaho Transportation Department and/or Kuna City Code.

3. Any use permits that may be required.

4. Firework permits.

H. If the event is held on city property, applicants shall provide a copy of the comprehensive general liability insurance policy in the amount of one million dollars ($1,000,000.00) with the City of Kuna or Ada County Highway District (or both, depending upon the location of the special event) named as a certificate holder, and written by a company authorized to write insurance policies within the State of Idaho, and filed with the Kuna City Clerk's office. Applicants must also execute indemnification and hold harmless provisions contained within the application.

3-8-4: - ISSUANCE OF PERMIT; EXTRAORDINARY RESOURCES; CONDITIONS OF APPROVAL; GROUNDS FOR DENIAL:

A. Within ten (10) business days of the receipt of an application, the city clerk shall provide a written notice to the applicant for any additional items that may be required before the permit will be issued. The applicant has ten (10) business days to provide the additional requested information unless the city clerk and the applicant agree on the amount of additional time. Upon receipt of the items as specified by the city clerk, the city clerk shall within five (5) business days, either approve a permit with standard or special conditions, or a combination of each, or deny a permit.

B. An applicant, whose special event may require the use of extraordinary city resources as a result of anticipated attendance or increased security demands, shall be required to pay for those extraordinary resources, as determined by the city or affected agency prior to the event. If there is additional extraordinary expenses or damages, the applicant shall pay for the same within fifteen (15) days following the conclusion of the special event, and as condition of approval, the city may require a cash deposit, as a security for any additional extraordinary resources or damage.

C. Special event application may be denied or revoked if the city clerk determines:

1. The applicant has made any false, material representation in the application;

2. The applicant fails to provide any of the items or information required by this chapter;

3. The applicant failed to pay for extraordinary resources or potential estimated damages attributable to the event as specified in subsection 3-8-4-B of this chapteror to pay costs associated with extraordinary resources or damage to city property for a previously-permitted event.

5. The applicant fails to gain required licenses, permits, conditions, or permissions from the police department, fire department, central district health department, Ada County Highway District, city planning and zoning and/or city clerk's office.

6. The special event will substantially interfere with a special event where the other special event has applied for a special event permit and its fee and any other costs have been paid for in full. D. The city clerk may conditional the issuance of a special event permit by imposing reasonable requirements concerning the time, place, and manner of the event, and such requirements as are necessary to protect the safety and rights of persons and property, and the control of traffic as recommended by city staff or external agencies.

E. The following conditions apply to all special events permits:

1. The time, place and manner of the event proposed on the application may not be altered or modified;

2. The area of the event or the facility must be returned immediately to its original pre-event condition, reasonable wear and tear excluded, including:
   i) Removal and appropriate disposal of trash and/or recyclables generated by event activities and by the event's spectators and attendees in coordination with the city's designated trash service company;
   ii) Removal of vehicles, equipment, portable toilets, and other support equipment which are used for the event; and
   iii) Removal of facilities, cones, barricades, and markings along a route.

3. Special conditions as recommended by the city or other agencies.

F. If a special event permit is denied, the applicant has the right to appeal to the Kuna City Council pursuant to KCC 1-15-1.

3-8-5: - REVOCATION OR SUSPENSION OF PERMIT:

The city clerk, with theapproval of the city attorney, may summarily suspend or revoke a permit issued under this chapter for violation of any provision of this chapter; for violation by the applicant of any federal, state or local laws or ordinances during the special event; for a violation of the conditions of the permit; or for making any material false representation in an application for a permit or for an exemption certificate. In the event of a suspension or revocation, the appeal provisions shall apply, commencing upon the date of the suspension or revocation notice. If a permit is revoked or suspended, the applicant has the right to appeal to the Kuna City Council pursuant to KCC 1-15-1.

3-8-6: - PROHIBITIONS AND PENALTIES:

A. It shall be unlawful for any person to:

1. Conduct, present, or stage a special event without a permit.

2. Violate any provision of this chapter.

3. Serve or cause to be served alcohol in violation of Idaho Code or Kuna City Code.

4. Violate any condition of a special events permit. A permittee may, by virtue of a lawful special event permit, utilize or allow performers to utilize sound amplification equipment that would otherwise violate City Code and/or state law.

5. Conduct an event that violates the approved use or is outside the permitted or licensed use of a premise, facility or location.

3-8-7: - ATTENDANCE AND PARTICIPANT GOOD FAITH ESTIMATE:

The attendance shall be a good faith estimate provided by the applicant, promoter, or sponsor which shall accompany the special event application. The applicant shall provide a short written statement explaining the basis upon which the estimate is made. The statement shall include all the relevant factors known at the time, including, without limitation, past attendance at similar functions having the same and similar performers, both in Kuna and comparable communities, the price of admission and the extent of advertising and promotion contemplated.

3-8-8: - SPECIAL EVENT PERMIT GENERAL RESTRICTIONS:

A. Vendors must keep the area of operation free of debris. Vendors selling food or beverages must provide trash receptacles and waste removal adjacent to or as a part of their operations. All spilled food, beverages, grease, or other trash or debris accumulating within twenty (20) feet of vending unit shall be cleaned and collected by the vendor and deposited in the vendor's trash receptacle.

B. The vendor is prohibited from depositing its waste, ice, and any grey or wastewater into sidewalk waste receptacles, privately owned dumpster, city planters, gutters or the street drainage system.

C. All grey water shall be disposed of at the dump station at the city park. No grey water shall be disposed of in any unapproved location such as the curb, gutter or anywhere else on public property.

3-8-9: - REVOCATION OF LICENSE; NOTICE OF HEARING:

Any violation of the provisions of this chapter or a violation of any local, state or federal law committed and connected to the use of the license shall be grounds for the city clerk to revoke the permit. If a permit is revoked, the applicant has the right to appeal to the Kuna City Council pursuant to KCC 1-15-1.

3-8-10: - UNLAWFUL CONDUCT:

A. No temporary permit holder hereunder shall:

1. Fail to comply with any of the requirements and restrictions set forth in this chapter.
2. Misrepresent the purpose of, or affiliation of those engaged in the vending or make any false statement on the application;

3-8-11: - APPEAL FROM DENIAL OR REVOCATION OF A LICENSE:

Any person aggrieved by any action of the city clerk according to the provisions of this chapter shall have a right to appeal pursuant to KCC 1-15-1.

3-8-12: - CRIMINAL CODE VIOLATIONS AND PENALTY:

Any person, business, firm, company or corporation who shall violate any of the provisions of this chapter shall be punished according KCC 1-4-1.

3-8-13: - SEVERANCE CLAUSE:

If any clause, sentence, paragraph, section, or any part of this chapter, shall be declared and adjudged to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect, invalidate, or nullify the remainder of this chapter.

CITY OF KUNA

_____
Joe L. Stear, Mayor

ATTEST:

_____
Chris Engels, City Clerk

CHAPTER 8 - SPECIAL EVENTS

SECTION:

3-8-1: - DEFINITIONS:

APPLICANT: Person or legal entity making application to the City of Kuna for a special event permit to plan and operate a special event within the City of Kuna. As used herein, applicant also includes the terms promoter or sponsor and said terms may be used interchangeably.

CITY PROPERTY: All property including the greenbelt that is owned, operated, leased or maintained by the City of Kuna.

DEADLY WEAPON: Includes the definition of "deadly weapon" as defined by Idaho Code §18-3302(2)(b).

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EXTRAORDINARY RESOURCES: Any government, public health and safety personnel, equipment or other resources which would not, in the absence of the special event, be required or expended.

INSURANCE: A general liability policy, and if necessary, an automobile liability policy for each permitted event in the amount designated within this chapter written by an insurer authorized by the State of Idaho to write insurance policies, and continuously in force for the full term of the permit.

PERMITTEE: Person or legal entity having received a city special event permit, that is in full force and effect, and issued hereunder, to plan and operate a special event within the City of Kuna.

PROHIBITED ACTIVITIES: No sales of tobacco, tobacco product, item to ingest tabacco or other substance, including any paraphernalia, or any item depicting any nudity, sexual act or profanity shall be sold on any city property.

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PROJECTED ATTENDEES ~~AND~~ OR PARTICIPANTS: The estimated number of persons who will attend or participate, are reasonably likely to attend or participate, or are expected to attend or participate in a special event. The number estimate should consider the type and format of the special event, the size and location of the event, any prior events which were similar, including the special event history itself if it is an annual event or part of a series of gatherings or events, and the entertainment, if any, planned.

SPECIAL EVENT: A ~~preplanned single~~ gathering~~,~~ or event ~~or~~ that is planned to occur on a day, consecutive days, or a recurring schedule that is~~series of related consecutive daily gatherings or events,~~that is expected to draw members of the general public at any of these gatherings or events as participants or spectators where; ~~which is to be held on public or private property, that is of an entertainment, cultural, recreational, educational, or sporting nature, or of any other nature. Examples of special events include, by way of illustration and without limitation, these types of events if conducted, on private or public property, in parks, on city property, or upon the sidewalks and streets of the City of Kuna: concerts, dances, assemblages,~~

~~parades, circuses, fairs, festivals, retail sales, community events, mass participation sports (such as, marathons and running events, bicycle races or tours, sports tournaments), other organized activity conducted for a common or collective use. A special event does not include a gathering or event that is private and not open to the general public.~~

1. The event is held on city property and/or
2. Alcohol available for consumption and a catering permit is required, and/or
3. A deadly weapon is available for sale or trade, excluding a private sale, and/or
4. The event requires a permit from any other jurisdiction or agency, such as ACHD or the fire department: and/or
5. The event is of an entertainment, cultural, recreational, educational, or sporting nature.

Examples of special events include, by way of illustration and without limitation, concerts, dances, assemblages, parades, circuses, fairs, festivals, retail sales, community events, mass participation sports (such as, marathons and running events, bicycle races or tours, sports tournaments), other organized activity conducted for a common or collective use. A special event does not include a gathering or event that is private and not open to the general public.

SPECIAL EVENT APPLICATION FEES: Application fees as established and adopted by resolution of the Kuna City Council.

3-8-2: - SPECIAL EVENT PERMIT REQUIRED:

A. No person or entity shall ~~stage, promote, or conduct~~hold any special event within the city, ~~under the terms of the~~ as defined by this chapter, without first obtaining a special event permit from the city clerk or the city clerk's designee and paying any application fees. The requirements for permitting under this chapter shall not apply to:

1. First Amendment events, where the expressive or associative activity being exercised is protected by the Idaho Constitution and the First and Fourteenth Amendments to the United States Constitution;
2. Funeral processions;
3. Spontaneous events for the purpose of expressive activity that occur in response to breaking or emerging news;
4. Lawful picketing on sidewalks;
5. School sponsored events for the benefit of the school on school property; or weapons are offered for sale; ~~and~~
6. Church sponsored events for the benefit of the church held exclusively on church property; ~~,~~ unless alcohol is available for consumption and a catering permits is required, excluding alcohol consumed during religious services, or a deadly weapon or

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weapons is/are offered for sale or as a prize, if the weapon is displayed during the event;;

7. Public Events on private property, unless KCC 3-8-2(B) is applicable.

B. An event on private property shall require a special event permit if:

1. Alcohol is being served and a catering permit is required; and/or

2. Weapons are being offered for sale; and/or

3. Attendance is estimated to exceed five hundred (500) persons and the event has the potential to impact traffic, safety or public services as determined by the city clerk or other city department or pertinent agency.

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~~B~~C. In determining whether an event is exempt, no consideration shall be given to the content of any constitutionally-protected expression connected with the planned activity. No permit shall be required under this chapter, nor any condition imposed on any permit, if requiring a permit or imposing the condition would violate rights protected by the Constitution of the United States or by the Constitution of the State of Idaho.

D. In determining the estimated attendance of a special event, all special events occurring during the event time period shall be used in the attendance calculation.

~~C~~E. No fee, extraordinary resource cost, or insurance requirement shall be imposed when prohibited by the First and Fourteenth Amendments to the United States Constitution. Political or religious activity intended primarily for the communication or expression of ideas shall be presumed to be a constitutionally protected event. First Amendment events include those for the exercise of the right to speech, press, assembly and the right to petition, but does not include commercial advertising. Factors that may be considered in evaluating whether or not an event or an activity is constitutionally protected and therefore exempt include the nature of the event, the extent of commercial activity, the extent of any advertising or promotion of goods or services, the sales of food, goods, and services, any other business participation in the event, the use or application of any funds raised, and, if part of any annual tradition or series, previous events in the sequence.

3-8-3: - PERMIT APPLICATION; FEES; INSURANCE AND INDEMNIFICATION:

A. All persons holding An event that requires a special event permit shall first obtain a special event application from the city clerk.

B. The completed special event permit application shall be submitted to the city clerk.

1. The application for special event permit shall be submitted no later than ~~thirty~~ twenty (~~30~~20) days and no earlier than one (1) year prior to the date of commencement of the special event. Upon good cause shown, a late application may be submitted ~~no~~ less than twenty (20) days prior to the event however in such a case, there is no guarantee that the permit will be issued.

C. The application for a special event permit shall contain the required information as determined by the city clerk.

1. The information shall include:

a) The name of the person or entity submitting the application;

b) Event dates;

c) Event times;

d) Contact information;

e) Number of attendees;

f) Event specifics to include but not limited to boundaries, vendor locations, seating areas, fenced areas, accommodations for disabled, traffic blockades, vehicle parking, unloading and loading locations, locations of portable restrooms and locations of alcohol areas;

g) The estimated number of vendors and type of vending who will be operating at the special event. The applicant shall provide a list of actual vendors who are participating prior to the event;

~~A list of the vendors who will be operating at the special event.~~

h) Any other relevant and necessary information as required by the city clerk.

D. The permit application fees shall be set by resolution of the Kuna City Council and published on the Kuna City Clerk fee schedule.

E. Upon submission of the completed application for the special event permit, the city clerk shall review the application for completeness. If any additional information is needed, the city clerk shall advise the applicant of the additional information that is required.

F. When the application is deemed complete, the applicant and the city clerk shall schedule a pre-permit issuance hearing if needed by the city clerk to review the information contained in the application. The city clerk, the city attorney, the Kuna Police Department, and any other party that the city deems necessary, shall be responsible for reviewing the application.

1. At the pre-permit issuance meeting, the parties shall determine what requirements or conditions are necessary before the special event permit will be issued; the requirements to be considered, include but are not limited to:

a) A safety plan, as recommended by the Kuna City Police which may include:

i) A transportation plan that will establish and define measures and means by which the applicant intends to accommodate the movement of people to, from, and around the event.

ii) Event security plan that provides for emergency and contingency plans to ensure that the event is conducted in a safe and secure manner.

b) Emergency personnel needed.

c) Any sanitary facilities, such as porta-potties and trash removal that may be required by local, state or federal regulation or law..

d) Any other condition or conditions, as recommended by the city or other governmental agency.

e) The amount of the special event fee to be charged.

f) Any damage deposits that may be required after reviewing the event plan.

G. In addition to the application, separate licenses and/or permits and/or permissions may be required for the following;

1. Sale and/or consumption of alcoholic beverages on public or private property, as required by Idaho law, or the applicable laws, policies, and procedures of Kuna City Code. (Applications for events which provide for the sale and/or consumption of alcohol or alcoholic beverages may require a transportation plan to be submitted with the application).

2. Use of any portion of the public right-of-way (road, sidewalk or street parking area) requires a use permit, pursuant to ~~Road closures, as required~~ by Idaho law, or the applicable laws, policies, and procedures of the Ada County Highway District, Idaho Transportation Department and/or Kuna City Code.

3. Any use permits that may be required.

4. Firework permits.

H. If ~~required~~the event is held on city property, applicants shall provide a copy of the comprehensive general liability insurance policy in the amount of ~~five hundred thousand~~one million dollars ($~~500~~1,000,000.00) with the City of Kuna or Ada County Highway District (or both, depending upon the location of the special event) named as a certificate holder, and written by a company authorized to write insurance policies within the State of Idaho, and filed with the Kuna City Clerk's office. Applicants must also execute indemnification and hold harmless provisions contained within the application.

3-8-4: - ISSUANCE OF PERMIT; EXTRAORDINARY RESOURCES; CONDITIONS OF APPROVAL; GROUNDS FOR DENIAL:

A. Within ten (10) business days of the receipt of an application, the city clerk shall provide a written notice to the applicant for any additional items that may be required before the permit will be issued. The applicant has ten (10) business days to provide the additional requested information unless the city clerk and the applicant agree on the amount of additional time. Upon receipt of the items as specified by the city clerk, the city clerk shall within five (5) business days, either approve a permit with standard or special conditions, or a combination of each, or deny a permit.~~At the conclusion of the pre-permit review meeting, the city clerk shall provide a written notice to the applicant for any items that may be required before the permit will be issued. Upon receipt of the items as specified in the list, the city clerk shall either approve a permit with standard or special conditions, or a combination of each, or deny a permit. For timely applications, the applicant shall have ten (10) days to provide all the additional requested information.~~

B. An applicant, whose special event may require the use of extraordinary city resources as a result of anticipated attendance or increased security demands, shall be required to pay for those extraordinary resources, as determined by the city or affected agency prior to the event. If there is additional extraordinary expenses or damages, the applicant shall pay for the same within fifteen (15) days following the conclusion of the special event, and as condition of approval, the city may require a cash deposit, as a security for any additional extraordinary resources or damage. ~~Special event applicants, promoters and sponsors whose special events require the use of extraordinary city resources as a result of their anticipated attendance or heightened security concerns shall be required to pay for those extraordinary resources, as determined by the city or affected agency. Full cost recovery for extraordinary resources shall be required no later than sixty (60) days following the conclusion of the special event. Any extraordinary resources for which there are additional costs shall be solely dedicated to the special event.~~

C. Special event application may be denied or revoked if the city clerk determines:

1. The applicant has made any false, material representation in the application;

2. The applicant fails to provide any of the items or information required by this chapter;

3. The applicant failed to ~~execute repayment contracts~~pay for extraordinary resources ~~solely dedicated~~or potential estimated damages attributable to the event as specified in subsection 3-8-4-B of this chapter~~;~~

~~4. The event coordinator, applicant, promoter, or sponsor failed~~or to pay costs associated with extraordinary resources or damage to city property for a previously-permitted event.

5. The applicant fails to gain required licenses, permits, conditions, or permissions from the police department, fire department, central district health department, Ada County Highway District, city planning and zoning and/or city clerk's office.

6. The special event will substantially interfere with a special event where the other special event has applied for a special event permit and its fee and any other costs have been paid for in full. ~~or conflict with any other special event for which a permit has already been granted or activity already scheduled for a park or with the provision of public safety or other city services in support of such other previously scheduled event;~~

D. The city clerk may conditional the issuance of a special event permit by imposing reasonable requirements concerning the time, place, and manner of the event, and such requirements as are necessary to protect the safety and rights of persons and property, and the control of traffic as recommended by city staff or external agencies.

E. The following conditions apply to all special events permits:

1. The time, place and manner of the event proposed on the application may not be altered or modified;

2. The area of the event or the facility must be returned immediately to its original pre-event condition, reasonable wear and tear excluded, including:

i) Removal and appropriate disposal of trash and/or recyclables generated by event activities and by the event's spectators and attendees in coordination with the city's designated trash service company;

ii) Removal of vehicles, equipment, portable toilets, and other support equipment which are used for the event; and

iii) Removal of facilities, cones, barricades, and markings along a route.

3. Special conditions as recommended by the city or other agencies.

F. If a special event permit is denied, the applicant has the right to appeal to the Kuna City Council pursuant to KCC 1-15-1.

3-8-5: - REVOCATION OR SUSPENSION OF PERMIT:

The city clerk, with theapproval of the city attorney, may summarily suspend or revoke a permit issued under this chapter for violation of any provision of this chapter; for violation by the applicant of any federal, state or local laws or ordinances during the special event; for a violation of the conditions of the permit; or for making any material false representation in an application for a permit or for an exemption certificate. In the event of a suspension or revocation, the appeal provisions shall apply, commencing upon the date of the suspension or revocation notice. If a permit is revoked or suspended, the applicant has the right to appeal to the Kuna City Council pursuant to KCC 1-15-1.

3-8-6: - PROHIBITIONS AND PENALTIES:

A. It shall be unlawful for any person to:

1. Conduct, present, or stage ~~or promote~~ a special event without a permit.

2. Violate any provision of this chapter.

3. Serve or cause to be served alcohol in violation of Idaho Code or Kuna City Code.

4. Violate any condition of a special events permit. A permittee may, by virtue of a lawful special event permit, utilize or allow performers to utilize sound amplification equipment that would otherwise violate City Code and/or state law.

5. Conduct an event that violates the approved use or is outside the permitted or licensed use of a premise, facility or location.

3-8-7: - ATTENDANCE AND PARTICIPANT GOOD FAITH ESTIMATE:

The attendance shall be a good faith estimate provided by the applicant, promoter, or sponsor which shall accompany the special event application. The applicant shall provide a short written statement explaining the basis upon which the estimate is made. The statement shall include all the relevant factors known at the time, including, without limitation, past attendance at similar functions having the same and similar performers, both in Kuna and comparable communities, the price of admission and the extent of advertising and promotion contemplated.

3-8-8: - SPECIAL EVENT PERMIT GENERAL RESTRICTIONS:

A. Vendors must keep the area of operation free of debris. Vendors selling food or beverages must provide trash receptacles and waste removal adjacent to or as a part of their operations. All spilled food, beverages, grease, or other trash or debris accumulating within twenty (20) feet of vending unit shall be cleaned and collected by the vendor and deposited in the vendor's trash receptacle.

B. The vendor is prohibited from depositing its waste, ice, and any grey or wastewater into sidewalk waste receptacles, privately owned dumpster, city planters, gutters or the street drainage system.

C. All grey water shall be disposed of at the dump station at the city park. No grey water shall be disposed of in any unapproved location such as the curb, gutter or anywhere else on public property.

3-8-9: - REVOCATION OF LICENSE; NOTICE OF HEARING:

Any violation of the provisions of this chapter or a violation of any local, state or federal law committed and connected to the use of the license shall be grounds for the city clerk to revoke the permit. If a permit is revoked, the applicant has the right to appeal to the Kuna City Council pursuant to KCC 1-15-1.

3-8-10: - UNLAWFUL CONDUCT:

A. No temporary permit holder hereunder shall:

1. Fail to comply with any of the requirements and restrictions set forth in this chapter.

2. Misrepresent the purpose of, or affiliation of those engaged in the vending or make any false statement on the application;

3-8-11: - APPEAL FROM DENIAL OR REVOCATION OF A LICENSE:

Any person aggrieved by any action of the city clerk according to the provisions of this chapter shall have a right to appeal pursuant to KCC 1-15-1.

3-8-12: - CRIMINAL CODE VIOLATIONS AND PENALTY:

Any person, business, firm, company or corporation who shall violate any of the provisions of this chapter shall be punished according KCC 1-4-1.

3-8-13: - SEVERANCE CLAUSE:

If any clause, sentence, paragraph, section, or any part of this chapter, shall be declared and adjudged to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect, invalidate, or nullify the remainder of this chapter.

CITY OF KUNA
P.O. BOX 13
KUNA, ID 83634
www.kunacity.id.gov

BOB BACHMAN BOC 1, IBC
FACILITIES DIRECTOR
CITY OF KUNA

MEMO

Date: February 15, 2017

From: Bob Bachman, Carlee Oswald

To: Mayor, Council Members

RE: Proposed Building Code Ordinance

The City of Kuna inspectors have encountered several instances where contractors will obtain a permit, but continue to proceed to work/build without any inspections or any approved inspections. As of now, we do not have a city code that penalizes unapproved continuance.

The penalties will be outlined as follows:

First violation: $50
Second violation: $100
Third violation: $150

Thank you for your consideration.

ORDINANCE NO. 2017-04

AN ORDINANCE OF THE CITY COUNCIL FOR CITY OF KUNA, IDAHO AMENDING KUNA CITY CODE 4-1-2 TO CLARIFY THE SUBSECTION REGARDING VIOLATION, NOTICE, REMEDY AND ADDITIONAL COSTS; ESTABLISHING THAT CIVIL FINES SHALL BE ASSESSED FOR VIOLATIONS OF THE ADOPTED BUILDING CODES AND SETTING FORTH A GRADUATED CIVIL FINE PENALTY FOR SAID VIOLATIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF KUNA, IDAHO:

SECTION 1:

4-1-2: - VIOLATION, PENALTY, LIABILITY FOR ADDITIONAL COSTS:

A. *Violation, notice, remedy:* Any person found to have started construction or demolition without a permit, or found to have occupied a structure without an occupancy permit, or found to have continued construction without obtaining a required inspection shall cease such violation immediately upon written notice and shall not resume such activity until a permit or inspection authorizes such activity and any fines and/or costs have been paid in full. Any person who violates the adopted code provisions in section 4-1-1-1 of this chapter shall be served by with written notice by the city stating the nature of the violation and providing a time limit of not more than five (5) days to correct the violation(s) to the satisfactory of the city.

B. *Penalty:* Any person who violates KCC 4-1-2A shall be assessed a civil penalty for each violation as follows:

First violation- fifty dollars ($50.00).
Second violation- one hundred dollars ($100.00)
Third violation- one hundred fifty dollars ($150.00)

In addition, the city may suspend or revoke any permits issued under this chapter; and/or issue a stop work order until such violations are remedied.

For purposes of this subsection each day such violation continues constitutes a separate offense.

If any person continues any violation beyond the time limit provided for in subsection A of this section, said person shall be guilty of a misdemeanor punishable as provided in I.C. § 39-4126.

It shall be a separate misdemeanor offense, punishable as provided in section 1-4-1 of this code, for failing or refusing to pay the civil penalty imposed or to abide by an order to stop work.

C. *Liability for additional costs:* Any person violating any of the code provisions adopted in section 4-1-1-1 of this chapter shall also be liable to the city for any expense, loss or damage incurred by the city by reason of such violation.

SECTION 2: Severability.

The ordinance is hereby declared to be severable. Should any portion of this ordinance be declared invalid by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect and shall be read to carry out the purpose(s) of the ordinance before the declaration of partial invalidity.

SECTION 3: Repeal of Conflicting Provisions.

All other provisions of the current Kuna City Code or ordinances of the City of Kuna which conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

SECTION 4: Effective Date.

This ordinance shall be effective upon passage and publication as required by law.

Enacted by the City Council as an ordinance of the City of Kuna on the 21st day of February, 2017.

Approved by the Mayor on the 21st day of February, 2017.

CITY OF KUNA

_____
Joe L. Stear
Mayor

ATTEST:

_____
Chris Engel
City Clerk

ORDINANCE NO. 2017

AN ORDINANCE OF THE CITY COUNCIL FOR CITY OF KUNA, IDAHO AMENDING KUNA CITY CODE 4-1-2 TO CLARIFY THE SUBSECTION REGARDING VIOLATION, NOTICE, REMEDY AND ADDITIONAL COSTS; ESTABLISHING THAT CIVIL FINES SHALL BE ASSESSED FOR VIOLATIONS OF THE ADOPTED BUILDING CODES AND SETTING FORTH A GRADUATED CIVIL FINE PENALTY FOR SAID VIOLATIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF KUNA, IDAHO:

SECTION 1:

4-1-2: - VIOLATION, PENALTY, LIABILITY FOR ADDITIONAL COSTS:

A. *Violation, n~~N~~otice~~;~~, remedy:* Any person found to have started construction or demolition without a permit, or found to have occupied a structure without an occupancy permit, or found to have continued construction without obtaining a required inspection ~~approval at an identified inspection point~~ shall cease such violation immediately upon written notice and shall not resume such activity until a permit or inspection authorizes such activity and any fines and/or costs have been paid in full. Any person who violates ~~violating~~the adopted code ~~any of the other code~~ provisions ~~adopted~~ in section 4-1-1-1 of this chapter shall be served by ~~the city~~ with written notice by the city stating the nature of the violation and providing a time limit of not more than five (5) days to correct the violation(s) to the ~~for the~~ satisfactory of the city. ~~correction thereof. The offender shall, within the period of time stated in such notice, permanently cease all violations.~~

B. ~~*Liability for costs: Any person violating any of the code provisions adopted in section 4-1-1-1 of this chapter shall become liable to the city for any expense, loss or damage incurred by the city by reason of such violation.*~~

~~C.~~ *Penalty:* Any person who violates KCC 4-1-2A shall be assessed a civil penalty for each violation as follows:

First violation- fifty dollars ($50.00).
Second violation- one hundred dollars ($100.00)
Third violation- one hundred fifty dollars ($150.00)

In addition, the city may suspend or revoke any permits issued under this chapter; and/or issue a stop work order until such violations are remedied.

For purposes of this subsection each day such violation continues constitutes a separate offense.

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If ~~A~~any person ~~who shall~~ continues any violation beyond the time limit provided for in subsection A of this section, said person shall be guilty of a misdemeanor punishable as provided in I.C. § 39-4126.

~~A separate offense shall be deemed committed for each day such violation shall continue to occur. For violations that continue beyond the time limit provided for in subsection A of this section, the city may also impose any of the following: a one hundred fifty dollar ($150.00) fine for each and every day beyond the time limit; suspension or revocation of any permits issued under this chapter; or issue a stop work order until such violations are remedied.~~

~~The city may impose any or all of these penalties, except that the city may not pursue criminal prosecution and also impose the civil fine of one hundred fifty dollars ($150.00) per day.~~ It shall be a separate misdemeanor offense, ~~however,~~ punishable as provided in section 1-4-1 of this code, for failing or refusing to pay the civil penalty imposed or to abide by an order to stop work.

C. *Liability for additional costs:* Any person violating any of the code provisions adopted in section 4-1-1-1 of this chapter shall also be ~~become~~ liable to the city for any expense, loss or damage incurred by the city by reason of such violation.

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SECTION 2: Severability.

The ordinance is hereby declared to be severable. Should any portion of this ordinance be declared invalid by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect and shall be read to carry out the purpose(s) of the ordinance before the declaration of partial invalidity.

SECTION 3: Repeal of Conflicting Provisions.

All other provisions of the current Kuna City Code or ordinances of the City of Kuna which conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

SECTION 4: Effective Date.

This ordinance shall be effective upon passage and publication as required by law.

Enacted by the city council as an ordinance of the city of _____ on the ___ day of _____, 2017.

Approved by the Mayor on the ____ day of _____, 2017.

CITY OF KUNA

_____
Joe L. Stear

Mayor

ATTEST:

_____
Chris Engel
City Clerk

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