

OFFICIALS

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



Kuna City Hall Council Chamber, 751 W 4th Street, Kuna, Idaho 83634

City Council Meeting AGENDA Tuesday, June 6, 2017

6:00 P.M. REGULAR CITY COUNCIL

- 1. *Call to Order and Roll Call***
- 2. *Invocation:*** Justin Sturgeon, New Beginnings Christian Church
- 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:

- I. Regular City Council Minutes, May 16, 2017**

B. Accounts Payable Dated June 1, 2017 in the Amount of \$889,080.22

C. Resolutions

- I. Consideration to approve Resolution No. R37-2017 Authorizing Challenger Development, Inc. Reimbursement Agreement - Memory Ranch Pressure Irrigation Trunk Project**

RESOLUTION AUTHORIZING EXECUTION OF A REIMBURSEMENT AGREEMENT IN THE AMOUNT OF \$162,118.59 WITH CHALLENGER DEVELOPMENT, INC.

D. Findings of Fact and Conclusions of Law

- I.** Consideration to approve Findings of Fact and Conclusions of Law for Case No. 16-07-AN (Annexation) for Robert Law

5. Community Reports or Requests:

- A.** ACHD Roadways to Bikeways Master Plan Update – Brooke Green
- B.** Valley Regional Transit FY2018 Budget Request Presentation – Kelli Badesheim

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

- A.** Public Hearing and consideration to approve 17-01-ZC (Rezone) and 17-01-S (Pre Plat) for Caspian Subdivision – Troy Behunin, Planner III

Applicant requests approval for a rezone of approximately 107 acres from P (Public) to R-6 (Med. Density Residential), and a preliminary plat for approximately 131.74 acres of land. Applicant proposes to subdivide the parcels into 494 buildable lots and 69 common lots. Applicant has obtained Subdivision landscaping Design Review approval. This site is located north of Lake Hazel, between Ten Mile and Linder Roads.

- B.** Public Hearing and consideration to approve 16-04 CPM (Comprehensive Plan Map Amendment) and 16-13-AN (Annexation) for Indian Creek Sports (Troy and Vicki Todd) – Troy Behunin, Planner III

A request for approval to amend the Kuna Comprehensive Plan Map (CPM) designation for this site, from High Density Residential to a Commercial Zone over approximately 5.46 acres. The site is contiguous to Kuna City limits and applicant requests approval to annex the same parcel into Kuna City limits with a C-1 (Neighborhood Commercial District) zone. The site is located on the southwest corner (SWC) of Meridian Road and the Mason Creek Street alignment – west of Meridian Road, half way between Hubbard and Columbia Roads.

7. Business Items:

- A.** Consideration to approve 17-02-LS (Lot Split) for David and Tawni Limesand – Trevor Kesner, Planner II

Applicant seeks Lot Split approval to create two lots on the subject site, which has been verified by Planning and Zoning staff as an original parcel. The subject site is located approximately 700 feet north of the intersection of King Road and south Ash Avenue; addressed as 1385 S. Ash Avenue.

- B.** Consideration to approve Resolution No. R40-2017 Amending R32-2016 Changing Members of the Economic Development Committee – Mayor Stear

A RESOLUTION OF THE CITY OF KUNA, IDAHO AMENDING RESOLUTION NO. R32-2016 ADDING TWO (2) NEW MEMBERS TO AND REMOVING ONE (1) MEMBER FROM THE ECONOMIC DEVELOPMENT COMMITTEE.

- C.** Consideration to approve Resolution No. R41-2017 Approving Thueson Construction, Inc. Change Orders 1, 2, and 3 for the Lake Hazel Sewer Main Project – Antonio Conti, City Engineer

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AUTHORIZING AND APPROVING CHANGE ORDER NO. 3 IN THE SUM OF \$34,000.00, AND CHANGE ORDERS NOS. 1 AND 2 IN THE SUM OF \$8,830.00, FOR A TOTAL INCREASE OF \$42,830.00 TO THE ORIGINAL CONTRACT WITH THUESON CONSTRUCTION, INC. FOR THE CONSTRUCTION OF THE LAKE HAZEL SEWER MAIN PROJECT.

- D.** Discussion on leasing a portion of the Anderson Property for parking – Bobby Withrow, Parks Director

8. Ordinances:

- A.** Consideration to approve Ordinance No. 2017-07 Robert and Katherine Law Annexation

AN ORDINANCE ANNEXING CERTAIN REAL PROPERTY, TO WIT: PARCEL NO. S1310120600 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. 2017-08 Amending Kuna City Code 10-1 Police Regulations Adding a New Section

AN ORDINANCE OF THE CITY COUNCIL OF KUNA, IDAHO AMENDING CHAPTER 1, TITLE 10, KUNA CITY CODE TITLED POLICE REGULATIONS, AS FOLLOWS: ADDING A NEW SECTION - SECTION 5 TITLED DISORDERLY CONDUCT; AND PROVIDING AN EFFECTIVE DATE.

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

9. Mayor/Council Announcements:

10. Executive Session:

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

11. Request from Mayor Stear to confirm appointment of Bob Bachman to the position of Kuna Public Works Director

12. Adjournment:

**OFFICIALS**

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

Kuna City Hall Council Chamber, 751 W 4th Street, Kuna, Idaho 83634

**City Council Meeting
MINUTES
Tuesday, May 16, 2017**

6:00 P.M. REGULAR CITY COUNCIL

1. *Call to Order and Roll Call*

COUNCIL MEMBERS PRESENT:

Mayor Joe Stear
Council President Richard Cardoza
Council Member Pat Jones
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
Antonio Conti, City Engineer
John Marsh, City Treasurer
Bobby Withrow, Parks Director
Bob Bachman, Facilities Director
Trevor Kesner, Planner II

2. *Invocation:* Scott Piper, First Baptist Church

3. *Pledge of Allegiance:* Mayor Stear

4. *Consent Agenda:*
(Timestamp 00:00:49)

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:

I. Regular City Council Minutes, May 2, 2017

B. Accounts Payable Dated May 11, 2017 in the Amount of \$575,009.57

C. Resolutions:

~~I. Consideration to approve Resolution No. R37-2017 Authorizing Challenger Development, Inc. Reimbursement Agreement~~

~~RESOLUTION AUTHORIZING EXECUTION OF A REIMBURSEMENT AGREEMENT IN THE AMOUNT OF \$162,118.59 WITH CHALLENGER DEVELOPMENT, INC.~~

~~2. Consideration to approve Resolution No. R38-2017 Authorizing Toll ID I, LLC Reimbursement Agreement~~

~~RESOLUTION AUTHORIZING EXECUTION OF A REIMBURSEMENT AGREEMENT IN THE AMOUNT OF \$31,824.47 WITH TOLL ID I, LLC.~~

D. Findings of Fact and Conclusions of Law

I. Consideration to approve Findings of Fact and Conclusions of Law for Case No.'s 16-03-S (Subdivision), 16-06-AN (Annexation), and 16-13-DR (Design Review) - Coleman Real Estate Holdings, LLC

Council Member Buban-Vonder Harr requested to remove items 4.C.1 and 2 from the consent agenda per staff request. Seconded by Council Member Jones. Motion carried 4-0.

Council Member Buban-Vonder Haar moved to approve the consent agenda as amended. Seconded by Council Member McPherson. Approved by the following roll call vote:

Voting Aye: Council Members Cardoza, Jones, Buban-Vonder Haar, and McPherson.

Voting No: None

Absent: None

Motion carried 4-0.

5. *Community Reports or Requests:*

(Timestamp 00:01:55)

A. Ada County Assessor's Report – Robert McQuade, Ada County Assessor

Mr. McQuade updated Mayor Stear and Council on the Primary Roll Assessment Notice. About 200,000 assessment notices would be sent out in Ada County and about 7,400 of those would be sent to property owners in Kuna.

Mr. McQuade shared what they were seeing in the Assessor's Office and some information that would be relevant when budgeting a levy. Most governing bodies raise a lot of revenue off of property tax and an important part of the levies were the market and taxable values of property. He compared Kuna's market prices to actual selling prices and they were pretty close at 97% of market value.

Mr. McQuade said the total Kuna City Market Value was \$1,167,027,400.00 which was up 16.44% from 2016 and Homeowners Exemption came to \$392,192,670.00 making Kuna City's Total Taxable Value \$774,834,730.00 which was an increase of 15.86% from 2016. All Kuna's exemptions were processed by the commissioners and recognized by their office. Add Operating Property to that, which was estimated at \$14,721,174.00, and it made the potential Total Ada County Taxable Value \$789,555,904.00 which was up 18.06% from 2016. The rest of the county was up 13% which really put in perspective how much was going on in Kuna. He noted Potential Taxable did not include other rolls. There were 3 other rolls they would go through; occupancy, subsequent property, and missed property.

Mr. McQuade reviewed the Residential Market Value was at \$1,080,910,200.00 which was up 17.26% from 2016 with 7,039 Residential Parcels, an increase of 4.07% from 2016. Commercial Market Value was at \$79,882,200.00 which was greater than 2016 by 7.70% with 247 Commercial Parcels, an increase of 2.07% from 2016. Personal Property was \$6,235,000.00. Total Commercial Market Value was at \$86,117,200.00 which was up 7.07% from 2016. New Construction was at \$47,430,030 overall which was up 75.19% from 2016. New Construction county wide was only 3%. Residentially there were 279 new houses. Taxable value of Residential New Construction was \$31,202,700.00, a 95% increase and almost double what it was in 2016. New Subs and Change Status, which includes agricultural land that was subdivided, was \$13,763,330.00 which was a 67.02% increase.

He discussed tax burdens as far as who was paying what. Residential was paying 86% and Commercial was paying 14%. In context of the whole county, Ada County was split 67% Residential and 33% Commercial. Boise City was 59% Residential and 41% Commercial.

Mr. McQuade closed his presentation by stating 2016 was a great year for Kuna. New Construction was really up with the highest appreciation in single family residential. The downside was that Ada County wages only increased by 4% and with the 10% increase some people would be priced out of the market. He added the population of Ada County was 454,000 with an 11,000 increase. Their estimate for 2020 was 483,000 but their estimate for 2018 several years prior was not 454,000. It

was about 10,000 to 15,000 less. He believed by the year 2020 Ada County would be very close if not over 500,000 in population. He stood for questions.

Mayor Stear thanked Mr. McQuade for his report. He complimented Mr. McQuade's delivery of the information and felt it was always good to hear those numbers and how they relate.

Council President Cardoza asked what Operating Property was.

Mr. McQuade explained Operating Property was owned by utilities. It was assessed very differently than industrial property or commercial property. He explained how they break that down and that it would not really be ready until August.

B. ACHD Roadways to Bikeways Master Plan Update – Brooke Green

Ms. Green notified City Clerk Chris Engels that she would like to reschedule.

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

A. Public Hearing and consideration to approve 16-07-AN (Annexation) – Trevor Kesner, Planner II
(Timestamp 00:14:55)

Applicant requests approval to annex an approximately 0.91 +/- acre parcel located at 3815 W. Columbia Road into the City of Kuna with an R-2 residential zoning designation.

Planner II Trevor Kesner reviewed the case history and the process. Planning and Zoning Commission recommended approval. There was nothing unique about the case other than the applicant was well beyond being within 300 feet of City services. The applicant had a private septic system and well on his property that work just fine. The Public Works Department and new City Engineer observed and recommended the condition that the applicant ultimately connects with City services once those services become available. The applicant was apprised of all the conditions. He noted there was a slew of support letters for this particular annexation. The applicant was operating a non-conforming repair shop on his property that he had operated for many years so staff recommended that he be allowed to continue that non-conforming use upon annexation with nominal restrictions. Mr. Kesner stood for questions.

Council Member Buban-Vonder Haar confirmed the zoning of R-2 was the correct fit.

Mr. Kesner indicated the applicant requested the zoning. It complied with guidelines and best fit the density of the lot.

Council Member Jones asked if the applicant would require a business license.

Mr. Kesner confirmed that was correct.

Mayor Stear opened the public hearing.

In Favor:

Robert Law, the applicant, 3815 W. Columbia Road, Meridian, Idaho 83642, testified to his intent to continue his business after annexation. He reviewed the comments made and sent in by friends and neighbors. The business was repair of tractors, automotive, ATVs, and lawnmowers. He completed about 250 jobs a year. He was apprised of changes needed by annexing into the city. He stood for questions.

Mayor Stear commented he did not think he had ever seen so many support letters for one applicant. He thanked Mr. Law.

Neutral: None

Against: None

Rebuttal: None

Council Member Buban-Vonder Haar moved to close the public hearing. Seconded by Council Member McPherson. Motion carried 4-0.

Council Member Buban-Vonder Haar commented the packet was complete and in order. It sounded like there was great discussion between the City and the applicant to make sure everyone was clear about the expectations.

Council Member Buban-Vonder Haar moved to approve 16-07-AN (Annexation) with the conditions of approval listed in the packet. Seconded by Council Member McPherson. Motion carried 4-0.

- B. Staff requests this Case be removed from the agenda, as this case will return to P & Z Commission and will return to Council at a future date.***
(Timestamp 00:23:32)

Public Hearing and consideration to approve 16-04-S (Subdivision) – TNT Subdivision – Troy Behunin, Planner III

A request from Jaylen Walker, with AllTerra Consulting representing Greg Bullock, for preliminary plat approval for a new 10 buildable lot, multi-family subdivision, to contain 13 buildings, for a total of 52 units. The project is on approximately 4.76 acres already zoned R-12 in Kuna City; the existing home is to remain. The site is

located near the north east corner of Deer Flat and School Ave., Kuna, Idaho, within Section 14, 2N1W, (APN # S1314438920)

Council Member Buban-Vonder Haar moved to remove 16-04-S (Subdivision) from the agenda. Seconded by Council Member McPherson. Motion carried 4-0.

7. Business Items:

- A.** Consideration to approve 17-01-LLA (Lot Line Adjustment) – Trevor Kesner, Planner II
(Timestamp 00:24:16)

The applicant seeks Lot Line Adjustment approval to correct a setback oversight on the property line between building Lots 9 and 10, Block 2 within the Crimson Point North Subdivision No. 2.

Planner II Trevor Kesner explained the request and the location of the lot line adjustment. He reviewed the error the builder made on lot 9 that caused the house to be situated within an easement and the line to need correcting. In the recommendations of approval and with the City Engineer's recommendation, this would force a vacation application because, with the public utilities, there needed to be a vacation of existing easements and then they would need to be reestablished once the record of survey was done. It would be a lengthy process but necessary. The applicant was apprised of this condition and would comply with it. They would need to complete that process within 1 year of this approval if granted. He stood for questions.

Council President Cardoza asked about the lot size change and if it would still conform to the development agreement.

Mr. Kesner said it would still meet the minimum lot size.

Council Member Buban-Vonder Haar moved to approve 17-01-LLA (Lot Line Adjustment) with conditions of approval as listed. Seconded by Council Member McPherson. Motion carried 4-0.

- B.** Consideration to approve Resolution No. R39-2017 – Awarding Amendment to Contract for Consulting Services to T-O Engineers – Antonio Conti, City Engineer
(Timestamp 00:28:50)

RESOLUTION AWARDING AMENDMENT TO CONTRACT FOR CONSULTING SERVICES TO T-O ENGINEERS IN THE AMOUNT OF \$7,840.00 FOR PREPARATION OF AN AMENDED SEWER MASTER PLAN; DIRECTING EXPENDITURE OF FUNDS FROM THE SEWER FUND FOR SAID WORK; AND AUTHORIZING THE MAYOR, CITY CLERK AND CITY

ENGINEER TO EXECUTE CONTRACT DOCUMENTS WITH SAID CONSULTANT.

City Engineer Antonio Conti explained the need for the amendment to the Sewer Master Plan. There were sufficient funds in the project budget to cover the amendment. He stood for questions.

Council Member Buban-Vonder Haar moved to approve Resolution No. R39-2017. Seconded by Council Member McPherson. Approved by the following roll call vote:

Voting Aye: Council Members Cardoza, Jones, Buban-Vonder Haar, and McPherson.

Voting No: None

Absent: None

Motion carried 4-0.

- C. *Informational Only* Notification of Supplemental Insurance – John Marsh, City Treasurer
(Timestamp 00:31:25)

City Treasurer John Marsh explained the reason for the option of another product option. A sales representative of supplemental insurance policies wanted to approach City staff about selling them policies under the City's plan sponsorship. There would be no cost to the City and if there were interested staff members a resolution would be brought to Council to authorize placing them under the City's claim. He stood for questions.

Council Member Buban-Vonder Haar liked the idea of having options but was not sure of the market. She asked Mr. Marsh if he was concerned about being overwhelmed by these requests and if there should be a set of guidelines.

Mr. Marsh agreed with Council Member Buban-Vonder Haar. That could be concerning and he thought a policy would be beneficial.

Council Member Jones asked if there was an enrollment period.

Mr. Marsh confirmed that was correct and explained the details.

Council Member Jones asked if all of the City's benefits had the same open enrollment period and if not could they.

Mr. Marsh said they did not but they could attempt to do that.

Council Member Buban-Vonder Haar asked if this should wait in order to sync it with the other open enrollments or if they had the flexibility to sign up now but make open enrollment 18 months out to line up with everything else.

Mr. Marsh said this sales person had wanted to tie in with AFLAC's open enrollment. It was certainly an option to push it to January 1, 2018 and have them approach the City again. Mr. Marsh was in favor of that.

Council Member Buban-Vonder Haar said she was fine with whatever seemed to make the most sense for the City and empowering Mr. Marsh to make that decision.

Council President Cardoza asked who the current life insurance provider was.

Mr. Marsh replied life insurance was through United Heritage and NCPERS which was underwritten by Credential. Everything else was supplemental and through AFLAC. That was what this was, supplemental.

Council President Cardoza said a problem with trying to change carriers was, if a person was locked in at a certain age group, the insurance could go up in two years for the same individual. If this gentleman was going to be allowed to come in it would behoove the City to put it out for bid with other carriers.

Council Member Buban-Vonder Haar clarified the City was not looking to change, only add an additional option.

Mr. Marsh said that was correct.

Council Member Buban-Vonder Haar asked if Council President Cardoza still wanted the bid process.

Council President Cardoza replied if the City endorsed this carrier and then switched carriers in a couple years, if it was age based, employees would have to pay more for insurance. If the City was going to endorse it should be endorsed more in perpetuation, even as a supplementary position.

Council Member Buban-Vonder clarified Council President Cardoza meant, by endorse, anything the City was making available to employees even if the City did not contribute any portion to it.

Council President Cardoza confirmed that was his meaning.

Council Member Buban-Vonder Haar asked if it would be better to set up a benefits fair.

Mr. Marsh responded the City could try that. It would take some time and he was not sure how it would affect AFLAC and those who were already enrolled. He thought it might be best to go forward with AFLAC's open enrollment and shoot for a benefits fair around December or January. It would meet with Council President Cardoza's points.

Council President Cardoza asked if Mr. Marsh wanted to go through all that. It was supplementary. He asked if the City wanted to provide it or step away from it because it becomes a problem in the future.

Council Member Buban-Vonder Haar asked if Colonial Life was willing to give a better rate because it would be done as a payroll deduction.

Mr. Marsh replied these things were generally cheaper under an employee sponsored plan.

Council President Cardoza said that if it was administered by the City an employee would not be able to take it with them if they left. He asked if Mr. Marsh thought it was worth the hassle.

Mr. Marsh replied AFLAC was fairly popular with the employees and there was a good enrollment rate.

Council Member Buban-Vonder Haar asked if any employees had asked for this or if everyone would be fine with saying no thanks.

Mr. Marsh said he wasn't aware of anyone requesting this or any complaints. It was just about giving another option.

Council President Cardoza clarified that life was already provided and this would be supplemental to that.

Council Member Buban-Vonder Haar confirmed that was right and the City already offered supplemental as well. She reiterated Mr. Marsh was the most equipped to make the decision and was she fine leaving it up to him.

Mayor Stear thought the biggest issue for the City would be issuing 4 different supplements. Mr. Marsh would have to separate those from paychecks and go through payroll. He would also have to work out all the other systems. That would be where it would become complicated. He added that AFLAC was very popular and their representative communicates with everyone frequently.

Council President Jones seconded Council Member Buban-Vonder Haar's thought. He would leave it up to Mr. Marsh.

Council Member Jones asked if AFLAC would increase their premiums if some employees changed from AFLAC to Colonial.

Mr. Marsh did not think so. He would definitely find that out.

D. Discussion on Budget Workshop Planning – John Marsh, City Treasurer
(Timestamp 00:44:28)

City Treasurer John Marsh reviewed the dates for the upcoming budget meetings which were all scheduled with regular City Council Meetings. He stood for questions.

Council Member Buban-Vonder Haar asked if it was normal when the Council Meeting falls on a holiday to schedule it for the following day. She only mentioned it because one of the budget hearings fell on July 5, 2017 which was a Wednesday; the Wednesday after the 4th of July.

City Clerk Chris Engels explained typically the meeting would occur the following day unless the Mayor made a request to alternate it to the next week.

Council Member Jones asked if there were any blackout dates.

Mr. Marsh responded not that year.

Council President Cardoza asked if the workshops were before, after, or during the Council Meetings.

Mr. Marsh replied it was open. The idea was to have them on the same days so people would not have to tweak their calendars to come in on non-City Council days. However, it would be good to avoid putting them in the meetings.

Council President Jones asked Mayor Stear if he would want to start at 5:30 PM.

Mayor Stear said when Council Meetings were moved to a 6:00 PM start time it was suggested workshops could be held afterwards. That was up to Council and it didn't matter to him either way.

Council President Cardoza thought Council Member Jones would be the only person affected.

Council Member Jones said the only date he was unsure of was July 5, 2017. He would have to check but did not see it being a problem. He might be able to get out early on the 5th but it didn't matter to him if the workshops were before or after. If the meeting were to start at 5:30 PM it would go until 6:00 PM and then the Council Meeting would start.

Mayor Stear said the workshop could continue after the meeting.

Council Member Buban-Vonder Haar suggested doing them after the meeting for the first two and if they thought they needed to start earlier for the last two they could move them to 5:30 PM.

Mayor Stear said it could be determined meeting to meeting if need be as long as it was on the agenda appropriately.

Council Member Jones asked if Mr. Marsh wanted to do the General Fund on one day and the other funds on the next.

Mr. Marsh replied the General fund would probably be by itself and the rest could fill in where needed. He felt there would be enough days in between those meetings where an off Council Meeting workshop could be scheduled if needed.

Council Member Jones wanted to be sure staff knew what days they needed to be ready.

Mayor Stear said staff had already had multiple discussions on that and were all working on their budgets and requests. They should all be ready before the workshops even started.

Council President Cardoza asked how many days in advance they would have the worksheets.

Mr. Marsh answered at least the Friday before the City Council Meeting. If they could get them out sooner they would.

Council Member Jones requested they get them sooner in case they have questions they needed to ask a head of time.

Council Member Buban-Vonder suggested a week earlier than normal.

Mr. Marsh replied ok, at least a week if possible.

Mayor Stear suggested as portions got finalized they be sent to Council. They might not coincide exactly with the numbers in the budgeting at that point but it would give Council an idea of what they were doing with plenty of time to look at it.

The budget workshops were set for June 20, July 5, July 18, and August 15, 2017.

8. Ordinances:

- A. Consideration to approve Ordinance No. 2017-06 – Annexing Kuna Hill Development, LLC
(Timestamp 00:52:40)

AN ORDINANCE ANNEXING CERTAIN REAL PROPERTY, TO WIT: PARCEL NO. S1313428000 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

Council Member Buban-Vonder Haar moved to waive three readings of Ordinance No. 2017-06. Seconded by Council Member McPherson. Motion carried 4-0.

Council Member Buban-Vonder Haar moved to approve Ordinance No. 2017-06. Seconded by Council Member McPherson. Approved by the following roll call vote:

Voting Aye: Council Members Cardoza, Jones, Buban-Vonder Haar, and McPherson.

Voting No: None

Absent: None

Motion carried 4-0.

Council Member Buban-Vonder Haar moved to approve the summary publication of Ordinance No. 2017-06. Seconded by Council Member McPherson. Motion carried 4-0.

9. Mayor/Council Announcements:

(Timestamp 00:54:30)

Mayor Stear updated Council that the City was working with ACHD on the property on Shortline. Commissioner Goldthorpe had been very helpful with that and with making the partnership between the City of Kuna and ACHD good.

Mayor Stear updated Council that the Gateway West project could be moving along more rapidly soon. They stayed with the draft EIS they came up with which keeps the lines substantially away from Kuna.

Mayor Stear noted Council Member Jones had the notice they were repaving I-84 from Nampa to Caldwell. There was some animosity there regarding the fact they would only be repaving it rather than widening it and doing everything that needed to be done. It was in such shape that it was a critical issue.

Council President Cardoza asked Parks Director Bobby Withrow about the timeline to finish the splash pad.

Mr. Withrow responded possibly in July.

Council President Cardoza asked Facilities Director Bob Bachman about the downtown timeline.

Mr. Bachman replied Downtown was moving along. They were still waiting on final approvals from ITD which they were hoping to have by the end of the month. The underground electrical portion of it would start May 29, 2017 and go through the week. They were doing public outreach to let people know to expect construction in front of Super C starting May 29, 2017. They would be meeting with the consultant May 17, 2017 to go over the schedule and the start date moving forward.

Mayor Stear added they had coordinated so the construction did not impede high traffic hours of the day.

Council President Cardoza asked Kuna Police Chief Jon McDaniel how things were going.

Chief McDaniel replied very well.

Council President Cardoza asked if the City was treating him well.

Chief McDaniel responded absolutely. There was a lot of planning going on, anything from Kuna Days to budgets, so it was a little like drinking from a firehose but it was a great jump.

Council Member Buban-Vonder Haar asked if he was speaking at the Chamber lunch that week.

Chief McDaniel said he was.

Mayor Stear added that Chief McDaniel was very responsive when the City had questions and was not afraid to come in and ask questions. He thought the Chief was blending in very well and hit the ground running.

Council President Cardoza mentioned he went to the concert on Saturday from 4:00 PM to 6:00 PM. He was impressed. It was low key and the music was not as bad as he anticipated it to be. He sat down by the fence and it did not bother him that much. Everyone was well behaved and none of the entertainers used bad language. He was impressed with the young people and how it materialized.

10. Executive Session:

11. Adjournment: 6:59 pm

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

Minutes prepared by Ariana Welker, Deputy City Clerk

Date Approved: CCM 06.06.2017

City of Kuna

Payment Approval Report - City Council Approval

Page: 1

Report dates: 5/12/2017-6/1/2017

Jun 01, 2017 03:34PM

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
2M COMPANY, INC.												
1461	2M COMPANY, INC.	4116960-000		<u>40 HP MOTOR FOR PUMP #1 FOR SADIE CREEK STATION PI. R JONES, MAY 17</u>	05/10/2017	3,169.98	.00	<u>25-6166 PP&E PURCHASES - OPERATIONS</u>	0	5/17		
Total 4116960-000:						3,169.98	.00					
1461	2M COMPANY, INC.	4117114-000	5599	<u>SPRINKLER PARTS FOR GREENBELT EXTENSION AND PARKS, M.MEADE, MAY'17 - PARKS</u>	05/12/2017	446.94	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	5/17		
1461	2M COMPANY, INC.	4117114-000	5599	<u>OD PLASTIC CUTTER, M.MEADE, MAY'17 - PARKS</u>	05/12/2017	25.14	.00	<u>01-6175 SMALL TOOLS</u>	1004	5/17		
Total 4117114-000:						472.08	.00					
1461	2M COMPANY, INC.	4117160-000	5624	<u>3 EA 3 INCH VALVES, ONE REPLACEMENT ON GREENBELT, 2 FOR STOCK, B WITHROW, PARKS, MAY 17</u>	05/17/2017	657.00	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	5/17		
Total 4117160-000:						657.00	.00					
1461	2M COMPANY, INC.	4117234-000	5609	<u>COUPLERS FOR STOCK, B WITHROW, MAY 17</u>	05/15/2017	137.48	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	5/17		
Total 4117234-000:						137.48	.00					
1461	2M COMPANY, INC.	4117611-000	5643	<u>REPLACEMENT AND STOCK SPRINKLERS FOR BERNIE FISHER, ARBOR RIDGE PARK AND STOCK, M.MEADE, MAY'17 - PARKS</u>	05/24/2017	529.75	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	5/17		

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
				CHARGE 40.00, EOW, SADIE CREEK PARK, MAY 17	05/28/2017	52.93	.00	01-6212 RENT-EQUIPMENT	1004	5/17		
	Total B-274799:					52.93	.00					
1463	A COMPANY, INC.	B-274803		HI TECH RESTROOM RESTROOM, SN#T273, RENTAL 10.00, SERVICE 73.00, DAMAGE WAIVER 7.50, EOW, CITY FARM, MAY 17	05/28/2017	90.50	.00	21-6212 RENT-EQUIPMENT	0	5/17		
	Total B-274803:					90.50	.00					
1463	A COMPANY, INC.	B274919		HI TECH RESTROOM RENTAL, #SNGT156, RENTAL 10.00, SERVICE 73.00, DAMAGE WAIVER 7.50, EOW, ARBOR RIDGE PARK, MAY 17	05/28/2017	90.50	.00	01-6212 RENT-EQUIPMENT	1004	5/17		
	Total B274919:					90.50	.00					
1463	A COMPANY, INC.	B274920		HI TECH RESTROOM RENTAL, SN#GT765, RENTAL 10.00, SERVICE 73.00, DAMAGE WAIVER 7.50, EOW, THE FARM PARK, MAY 17	05/28/2017	90.50	.00	01-6212 RENT-EQUIPMENT	1004	5/17		
	Total B274920:					90.50	.00					
1463	A COMPANY, INC.	B-275783		HI TECH RESTROOM RENTAL, SN#ADA508, RENTAL 10.00, SERVICE 130.00, DAMAGE WAIVER 7.50, EOW, CITYHALL, MAY 17	05/28/2017	147.50	.00	01-6212 RENT-EQUIPMENT	1004	5/17		
	Total B-275783:					147.50	.00					
	Total A COMPANY, INC.:					652.93	.00					

ABC STAMP, SIGNS & AWARDS

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277	ABC STAMP, SIGNS & AWARDS	0503999	5589	<u>NAME PLATE, JOHN LARAWAY, P&Z COMMISSIONER, MAY 17</u>	05/15/2017	17.63	.00	<u>01-6165 OFFICE SUPPLIES</u>	1003	5/17		
Total 0503999:						17.63	.00					
Total ABC STAMP, SIGNS & AWARDS:						17.63	.00					
ADA COUNTY HIGHWAY DISTRICT (RENT)												
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	14296		<u>ACHD SHOP RENT FOR JUNE, MAY 17, PARKS</u>	05/15/2017	148.50	.00	<u>01-6211 RENT- BUILDINGS & LAND</u>	1004	5/17		
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	14296		<u>ACHD SHOP RENT FOR JUNE, MAY 17, WATER</u>	05/15/2017	126.00	.00	<u>20-6211 RENT- BUILDINGS & LAND</u>	0	5/17		
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	14296		<u>ACHD SHOP RENT FOR JUNE, MAY 17, SEWER</u>	05/15/2017	121.50	.00	<u>21-6211 RENT - BUILDINGS & LAND</u>	0	5/17		
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	14296		<u>ACHD SHOP RENT FOR JUNE, MAY 17, PI</u>	05/15/2017	54.00	.00	<u>25-6211 RENT - BUILDINGS & LAND</u>	0	5/17		
Total 14296:						450.00	.00					
Total ADA COUNTY HIGHWAY DISTRICT (RENT):						450.00	.00					
AIR FILTER SUPERSTORE WHOLESALE LLC												
1876	AIR FILTER SUPERSTORE WHOLESALE LLC	127266	5611	<u>AIR FILTERS FOR CITY HALL, C.OSWALD, MAY'17 - ADMIN</u>	05/16/2017	19.19	.00	<u>01-6140 MAINT. & REPAIR BUILDING</u>	1004	5/17		
1876	AIR FILTER SUPERSTORE WHOLESALE LLC	127266	5611	<u>AIR FILTERS FOR CITY HALL, C.OSWALD, MAY'17 - WATER</u>	05/16/2017	25.32	.00	<u>20-6140 MAINT. & REPAIR BUILDING</u>	0	5/17		
1876	AIR FILTER SUPERSTORE WHOLESALE LLC	127266	5611	<u>AIR FILTERS FOR CITY HALL, C.OSWALD, MAY'17 - SEWER</u>	05/16/2017	25.32	.00	<u>21-6140 MAINT & REPAIR BUILDING</u>	0	5/17		
1876	AIR FILTER SUPERSTORE WHOLESALE LLC	127266	5611	<u>AIR FILTERS FOR CITY HALL, C.OSWALD, MAY'17 - PI</u>	05/16/2017	6.91	.00	<u>25-6140 MAINT & REPAIR BUILDING</u>	0	5/17		
Total 127266:						76.74	.00					
Total AIR FILTER SUPERSTORE WHOLESALE LLC:						76.74	.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
AIRLINE MEDIA PRODUCTIONS INC												
1878	AIRLINE MEDIA PRODUCTIONS INC	P13159		<u>MOVIES IN THE PARK LICENSES, JUNE 17</u>	05/31/2017	900.00	900.00	03-6375 EXPENDITURE- MOVIES IN THE PAR	0	6/17	06/01/2017	
Total P13159:						900.00	900.00					
Total AIRLINE MEDIA PRODUCTIONS INC:						900.00	900.00					
ARTCO (US, INC.)												
1435	ARTCO (US, INC.)	171033794	5543	<u>2500 #10 WHITE WOVEN ENVELOPES WITH CORRECT ADDRESS AND NEW LOGO, MAY 17</u>	05/16/2017	25.96	.00	01-6165 OFFICE SUPPLIES	0	5/17		
1435	ARTCO (US, INC.)	171033794	5543	<u>2500 #10 WHITE WOVEN ENVELOPES WITH CORRECT ADDRESS AND NEW LOGO, MAY 17, P&Z</u>	05/16/2017	9.27	.00	01-6165 OFFICE SUPPLIES	1003	5/17		
1435	ARTCO (US, INC.)	171033794	5543	<u>2500 #10 WHITE WOVEN ENVELOPES WITH CORRECT ADDRESS AND NEW LOGO, MAY 17, WATER</u>	05/16/2017	24.10	.00	20-6165 OFFICE SUPPLIES	0	5/17		
1435	ARTCO (US, INC.)	171033794	5543	<u>2500 #10 WHITE WOVEN ENVELOPES WITH CORRECT ADDRESS AND NEW LOGO, MAY 17, SEWER</u>	05/16/2017	24.10	.00	21-6165 OFFICE SUPPLIES	0	5/17		
1435	ARTCO (US, INC.)	171033794	5543	<u>2500 #10 WHITE WOVEN ENVELOPES WITH CORRECT ADDRESS AND NEW LOGO, MAY 17, PI</u>	05/16/2017	9.27	.00	25-6165 OFFICE SUPPLIES	0	5/17		
Total 171033794:						92.70	.00					
Total ARTCO (US, INC.):						92.70	.00					
ASSOCIATION OF IDAHO CITIES												
8	ASSOCIATION OF IDAHO CITIES	200002610	5144	<u>CITY OFFICIALS DAY AT THE CAPITAL, MAYOR STEAR, JAN.'17</u>	01/19/2017	50.00	.00	01-6155 MEETINGS/COMMITTEES	0	5/17		

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 200002610:						50.00	.00					
Total ASSOCIATION OF IDAHO CITIES:						50.00	.00					
AUTOZONE, INC.												
1606	AUTOZONE, INC.	4126313987	5489	<u>GLASS CLEANER, B.BACHMAN, APR.'17 - PARKS</u>	04/17/2017	1.36	.00	<u>01-6305 VEHICLE MAINTENANCE & REPAIRS</u>	1004	4/17		
1606	AUTOZONE, INC.	4126313987	5489	<u>GLASS CLEANER, B.BACHMAN, APR.'17 - WATER</u>	04/17/2017	1.80	.00	<u>20-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	4/17		
1606	AUTOZONE, INC.	4126313987	5489	<u>GLASS CLEANER, B.BACHMAN, APR.'17 - SEWER</u>	04/17/2017	1.80	.00	<u>21-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	4/17		
1606	AUTOZONE, INC.	4126313987	5489	<u>GLASS CLEANER, B.BACHMAN, APR.'17 - PI</u>	04/17/2017	.49	.00	<u>25-6305 VEHICLE MAINTENANCE & REPAIR</u>	0	4/17		
Total 4126313987:						5.45	.00					
1606	AUTOZONE, INC.	4126323092		<u>GUARANTEED TO PASS ADDITIVE FOR EMISSIONS TESTS ON TRUCK #6, WATER, APR 17</u>	04/28/2017	11.55	.00	<u>20-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	4/17		
1606	AUTOZONE, INC.	4126323092		<u>GUARANTEED TO PASS ADDITIVE FOR EMISSIONS TESTS ON TRUCK #10, PARKS, APR 17</u>	04/28/2017	11.55	.00	<u>01-6305 VEHICLE MAINTENANCE & REPAIRS</u>	1004	5/17		
Total 4126323092:						23.10	.00					
Total AUTOZONE, INC.:						28.55	.00					
BAILEY ENGINEERING, INC.												
1812	BAILEY ENGINEERING, INC.	7242		<u>ENGINEERING SUPPORT FOR MEMORY RANCH LIFT STATION, A CONTI, MAY 17, SEWER</u>	05/23/2017	420.00	.00	<u>21-6020 CAPITAL IMPROVEMENTS</u>	0	5/17		

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Total 7242:						420.00	.00					
Total BAILEY ENGINEERING, INC.:						420.00	.00					
BRADY INDUSTRIES OF IDAHO LLC												
1240	BRADY INDUSTRIES OF IDAHO LLC	5436916	5580	<u>1 CS ROLL PAPER TOWELS, 1 CS SM TOILET PAPER ROLLS FOR SHOP IN TOWN, B WITHROW, PARKS, MAY 17</u>	05/22/2017	86.79	.00	<u>01-6025 JANITORIAL</u>	1004	5/17		
Total 5436916:						86.79	.00					
1240	BRADY INDUSTRIES OF IDAHO LLC	5439310	5633	<u>2 CS TRI FOLD PAPER TOWELS, 2 CS SM ROLL TOILET PAPER FOR BERNIE FISHER PARK RESTROOMS, J CRUMPTON, PARKS, MAY 17</u>	05/24/2017	125.50	.00	<u>01-6025 JANITORIAL</u>	1004	5/17		
Total 5439310:						125.50	.00					
Total BRADY INDUSTRIES OF IDAHO LLC:						212.29	.00					
BUYWYZ LLC												
1795	BUYWYZ LLC	103068	5651	<u>2 CS COPIER PAPER, TRIPP LITE SURGE PROTECTOR, ADMIN, MAY 17</u>	05/24/2017	82.91	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	5/17		
1795	BUYWYZ LLC	103068	5651	<u>LOW PROFILE ECONOMY CHAIRMAT, C OSWALD, MAY 17</u>	05/24/2017	40.08	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	5/17		
1795	BUYWYZ LLC	103068	5651	<u>LOW PROFILE ECONOMY CHAIRMAT, C OSWALD, MAY 17, PARKS</u>	05/24/2017	3.35	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	5/17		
1795	BUYWYZ LLC	103068	5651	<u>LOW PROFILE ECONOMY CHAIRMAT, C OSWALD, MAY 17, WATER</u>	05/24/2017	.53	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	5/17		
1795	BUYWYZ LLC	103068	5651	<u>LOW PROFILE ECONOMY CHAIRMAT, C OSWALD, MAY 17, SEWER</u>	05/24/2017	.53	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	5/17		

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1795	BUYWYZ LLC	103068	5651	<u>LOW PROFILE ECONOMY CHAIRMAT. C OSWALD. MAY 17. PI</u>	05/24/2017	.30	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	5/17		
1795	BUYWYZ LLC	103068	5651	<u>LOW PROFILE ECONOMY CHAIRMAT. B BACHMAN. MAY 17. PI</u>	05/24/2017	.89	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	5/17		
1795	BUYWYZ LLC	103068	5651	<u>LOW PROFILE ECONOMY CHAIRMAT. A CONTI. MAY 17, PI</u>	05/24/2017	4.03	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	5/17		
1795	BUYWYZ LLC	103068	5651	<u>LOW PROFILE ECONOMY CHAIRMAT. B BACHMAN. MAY 17</u>	05/24/2017	11.20	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	5/17		
1795	BUYWYZ LLC	103068	5651	<u>LOW PROFILE ECONOMY CHAIRMAT. B BACHMAN. MAY 17. PARKS</u>	05/24/2017	24.64	.00	<u>01-6165 OFFICE SUPPLIES</u>	1004	5/17		
1795	BUYWYZ LLC	103068	5651	<u>LOW PROFILE ECONOMY CHAIRMAT. B BACHMAN. MAY 17. BLDG INSP</u>	05/24/2017	4.46	.00	<u>01-6165 OFFICE SUPPLIES</u>	1005	5/17		
1795	BUYWYZ LLC	103068	5651	<u>LOW PROFILE ECONOMY CHAIRMAT. B BACHMAN. MAY 17. WATER</u>	05/24/2017	1.80	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	5/17		
1795	BUYWYZ LLC	103068	5651	<u>LOW PROFILE ECONOMY CHAIRMAT. B BACHMAN. MAY 17. SEWER</u>	05/24/2017	1.80	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	5/17		
1795	BUYWYZ LLC	103068	5651	<u>LOW PROFILE ECONOMY CHAIRMAT. B WITHROW. MAY 17. PARKS</u>	05/24/2017	44.79	.00	<u>01-6165 OFFICE SUPPLIES</u>	1004	5/17		
1795	BUYWYZ LLC	103068	5651	<u>LOW PROFILE ECONOMY CHAIRMAT. T SHAFFER. MAY 17. SEWER</u>	05/24/2017	44.79	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	5/17		
1795	BUYWYZ LLC	103068	5651	<u>LOW PROFILE ECONOMY CHAIRMAT. RECEPTION AREA, MAY 17</u>	05/24/2017	44.79	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	5/17		
1795	BUYWYZ LLC	103068	5651	<u>LOW PROFILE ECONOMY CHAIRMAT. A CONTI. MAY 17</u>	05/24/2017	11.20	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	5/17		

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1795	BUYWYZ LLC	103068	5651	<u>LOW PROFILE ECONOMY CHAIRMAT, A CONTI, MAY 17, WATER</u>	05/24/2017	14.78	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	5/17		
1795	BUYWYZ LLC	103068	5651	<u>LOW PROFILE ECONOMY CHAIRMAT, A CONTI, MAY 17, SEWER</u>	05/24/2017	14.78	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	5/17		
Total 103068:						351.65	.00					
Total BUYWYZ LLC:						351.65	.00					
CAPITAL PAVING CO												
20	CAPITAL PAVING CO	6751		<u>PAVING 560 WALNUT & 4TH ST, ASPHALT REMOVAL, SAWCUTTING, MAY 17, WATER</u>	05/18/2017	856.12	.00	<u>20-6150 M & R - SYSTEM</u>	0	5/17		
Total 6751:						856.12	.00					
Total CAPITAL PAVING CO:						856.12	.00					
CHARLES E. DAVIDSON												
1718	CHARLES E. DAVIDSON	861503	5553	<u>HI VIS SWEATSHIRT FOR A.CONTI, MAY'17 - P&Z</u>	05/13/2017	17.25	.00	<u>01-6285 UNIFORMS</u>	1003	5/17		
1718	CHARLES E. DAVIDSON	861503	5553	<u>HI VIS SWEATSHIRT FOR A.CONTI, MAY'17 - WATER</u>	05/13/2017	22.77	.00	<u>20-6285 UNIFORMS EXPENSE</u>	0	5/17		
1718	CHARLES E. DAVIDSON	861503	5553	<u>HI VIS SWEATSHIRT FOR A.CONTI, MAY'17 - SEWER</u>	05/13/2017	22.77	.00	<u>21-6285 UNIFORMS EXPENSE</u>	0	5/17		
1718	CHARLES E. DAVIDSON	861503	5553	<u>HI VIS SWEATSHIRT FOR A.CONTI, MAY'17 - PI</u>	05/13/2017	6.21	.00	<u>25-6285 UNIFORMS EXPENSE</u>	0	5/17		
Total 861503:						69.00	.00					
1718	CHARLES E. DAVIDSON	923783	5553	<u>HI VIS SWEATSHIRTS, 1 EA R JONES AND 1 EA B BURR, MAY'17 - WATER</u>	05/04/2017	110.40	.00	<u>20-6285 UNIFORMS EXPENSE</u>	0	5/17		
1718	CHARLES E. DAVIDSON	923783	5553	<u>HI VIS SWEATSHIRTS, 1 EA R JONES AND 1 EA B BURR, MAY'17 - PI</u>	05/04/2017	27.60	.00	<u>25-6285 UNIFORMS EXPENSE</u>	0	5/17		

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Total 923783:						138.00	.00					
Total CHARLES E. DAVIDSON:						207.00	.00					
COMPRESSOR - PUMP & SERVICE IN												
909	COMPRESSOR - PUMP & SERVICE IN	0163164-IN	5636	<u>SERVICE ON AIR COMPRESSOR AT TREATMENT PLANT, M.NADEAU, MAY'17 - SEWER</u>	05/23/2017	390.00	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	5/17		
Total 0163164-IN:						390.00	.00					
Total COMPRESSOR - PUMP & SERVICE IN:						390.00	.00					
COUGAR EXCAVATION												
1344	COUGAR EXCAVATION	052517		<u>2017 WATER AND PI PROJECT IRRIGATION MAINS, WATER, MAY 17</u>	05/25/2017	50,428.85	.00	20-6020 CAPITAL IMPROVEMENTS	0	5/17		
1344	COUGAR EXCAVATION	052517		<u>2017 WATER AND PI PROJECT IRRIGATION MAINS, PI, MAY 17</u>	05/25/2017	50,428.85	.00	25-6020 CAPITAL IMPROVEMENTS	0	5/17		
Total 052517:						100,857.70	.00					
Total COUGAR EXCAVATION:						100,857.70	.00					
CUSTOM ELECTRIC, INC.												
147	CUSTOM ELECTRIC, INC.	7650	5617	<u>PLC AND HMI PROGRAMMING AT NWWTP, T SHAFER, SEWER, MAY 17</u>	05/05/2017	212.50	.00	21-6150 M & R - SYSTEM	0	5/17		
Total 7650:						212.50	.00					
147	CUSTOM ELECTRIC, INC.	7651	5618	<u>REPLACED CONTROL POWER FUSE IN MCC BLOWER BUCKET, SEWER, T SHAFER, MAY 17</u>	05/05/2017	65.00	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	5/17		

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Total 7651:						65.00	.00					
147	CUSTOM ELECTRIC, INC.	7658	5621	<u>REPAIRS AT SADIE CREEK PUMP STATION. REPLACE SIGNAL CONVERTER ON PRESSURE TRANSDUCER. C.DEYOUNG, MAY'17 - P.I</u>	05/16/2017	705.55	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	5/17		
Total 7658:						705.55	.00					
147	CUSTOM ELECTRIC, INC.	7668	5641	<u>CONVEYOR AUGER AT 10 MILE LIFT STATION. REPLACED WIRING, NEW CONDUIT, T FLEMING, SEWER, MAY 17</u>	05/23/2017	1,397.50	.00	21-6150 M & R - SYSTEM	0	5/17		
Total 7668:						1,397.50	.00					
Total CUSTOM ELECTRIC, INC.:						2,380.55	.00					
D & A DOOR & SPECIALTIES INC												
1861	D & A DOOR & SPECIALTIES INC	20739	5102	<u>ESTIMATE #14218. DOORS AND INSTALLATION OF DOORS FOR PROCESS BUILDING, OFFICE ROOMS, ELECTRICAL ROOM, REPAIRED TO SHUT AUTOMATICALLY, T.SHAFFER, JAN.'17 - SEWER</u>	05/10/2017	550.56	.00	21-6140 MAINT & REPAIR BUILDING	0	5/17		
Total 20739:						550.56	.00					
Total D & A DOOR & SPECIALTIES INC:						550.56	.00					
DATA MANAGEMENT, INC												
1748	DATA MANAGEMENT, INC	424029		<u>SOFTWARE SUPPORT ENHANCEMENT. INCLUDES SUPPORT AND UPGRADES. 06-12-17 TO 06-11-2018. MAY 17</u>	05/12/2017	156.95	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	0	5/17		
Total 424029:						156.95	.00					

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Total DATA MANAGEMENT, INC:						156.95	.00					
EDNETICS INC												
1831	EDNETICS INC	78895		<u>EDNETICS CONNECT INTERNET SERVICES CHARGES, MAY 17</u>	05/10/2017	95.00	.00	<u>01-6052 CONTRACT SERVICES</u>	0	5/17		
1831	EDNETICS INC	78895		<u>EDNETICS CONNECT INTERNET SERVICES CHARGES, MAY 17, WATER</u>	05/10/2017	65.00	.00	<u>20-6052 CONTRACT SERVICES</u>	0	5/17		
1831	EDNETICS INC	78895		<u>EDNETICS CONNECT INTERNET SERVICES CHARGES, MAY 17, SEWER</u>	05/10/2017	65.00	.00	<u>21-6052 CONTRACT SERVICES</u>	0	5/17		
1831	EDNETICS INC	78895		<u>EDNETICS CONNECT INTERNET SERVICES CHARGES, MAY 17, PI</u>	05/10/2017	25.00	.00	<u>25-6052 CONTRACT SERVICES</u>	0	5/17		
Total 78895:						250.00	.00					
Total EDNETICS INC:						250.00	.00					
FERGUSON WATERWORKS #1701												
219	FERGUSON WATERWORKS #1701	0653663-1		<u>8 METERS, MAY 17, WATER</u>	05/15/2017	1,088.00	.00	<u>20-6020 CAPITAL IMPROVEMENTS</u>	0	5/17		
Total 0653663-1:						1,088.00	.00					
219	FERGUSON WATERWORKS #1701	0656504		<u>40 WATER METERS, MAY 17 WATER</u>	05/12/2017	5,440.00	.00	<u>20-6020 CAPITAL IMPROVEMENTS</u>	0	5/17		
Total 0656504:						5,440.00	.00					
Total FERGUSON WATERWORKS #1701:						6,528.00	.00					
FILTRATION TECHNOLOGY												
108	FILTRATION TECHNOLOGY	S7337	5645	<u>15 EA 3 GAL BARRELS OF AQUAMAG TO TREAT ALL WELLS, D.CROSSLEY, MAY'17 - WATER</u>	05/22/2017	5,250.00	.00	<u>20-6150 M & R - SYSTEM</u>	0	5/17		

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Total S7337:						5,250.00	.00					
Total FILTRATION TECHNOLOGY:						5,250.00	.00					
GAMETIME												
798	GAMETIME	PJI-0060920	5426	<u>PLAYGROUND REPLACEMENT PARTS FOR BERNIE FISHER PARKS CLIMBING WALL, B.WITHROW, APR.'17 - PARKS</u>	05/22/2017	568.40	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	5/17		
Total PJI-0060920:						568.40	.00					
Total GAMETIME:						568.40	.00					
GOBLE SAMPSON ASSOC., INC.												
1558	GOBLE SAMPSON ASSOC., INC.	BINV0006220	5382	<u>PVC CHECK VALVE, CHECK VALVE REPAIR KITS TO REPAIR PARTS FOR POLYMER MIXING UNIT IN THE SOLIDS BLDG FOR DEWATERING, T SHAFFER, SEWER, MAR 17</u>	05/09/2017	409.46	.00	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	5/17		
Total BINV0006220:						409.46	.00					
Total GOBLE SAMPSON ASSOC., INC.:						409.46	.00					
H & E EQUIPMENT SERVICES, INC.												
1561	H & E EQUIPMENT SERVICES, INC.	93247251	5365	<u>BOBCAT TOOLCAT AND IMPLEMENTS, AUGER DRIVE, 84' BROOM, B WITHROW, PARKS, MAR 17</u>	05/23/2017	55,003.05	.00	<u>40-6020 CAPITAL IMPROVEMENTS</u>	1072	5/17		
Total 93247251:						55,003.05	.00					
Total H & E EQUIPMENT SERVICES, INC.:						55,003.05	.00					
HACH COMPANY												
157	HACH COMPANY	10441901	5548	<u>1- 50 FT SILICONE TUBING, 1720E LAMP TO CIRCUIT BOARD CABLE, T SHAFFER, SEWER, MAY 17</u>	05/05/2017	383.89	.00	<u>21-6150 M & R - SYSTEM</u>	0	5/17		

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157	HACH COMPANY	10441901	5548	<u>2 6PK BEAKERS, T SHAFFER, SEWER, MAY 17</u>	05/05/2017	113.97	.00	<u>21-6152 M & R - LABORATORY COSTS</u>	0	5/17		
Total 10441901:						497.86	.00					
Total HACH COMPANY:						497.86	.00					
HD SUPPLY WATERWORKS LTD												
63	HD SUPPLY WATERWORKS LTD	H097287		<u>200 EA 20" METER PIT INSULATION PADS, C DEYOUNG, MAY 17, WATER</u>	05/15/2017	1,750.00	.00	<u>20-6020 CAPITAL IMPROVEMENTS</u>	0	5/17		
63	HD SUPPLY WATERWORKS LTD	H097287		<u>RETURN 200 EA 18" IN METER PIT INSULATION PADS, C DEYOUNG, MAY 17, WATER</u>	05/15/2017	-1,100.00	.00	<u>20-6020 CAPITAL IMPROVEMENTS</u>	0	5/17		
Total H097287:						650.00	.00					
63	HD SUPPLY WATERWORKS LTD	H183849	5591	<u>PARTS TO REPAIR GRAVITY IRRIGATION LEAK BY NEW STORAGE UNITS, B.BURR, MAY'17 - PI</u>	05/12/2017	269.34	.00	<u>25-6115 MAINT & REPAIR-SYSTEM- GRAVITY</u>	0	5/17		
Total H183849:						269.34	.00					
63	HD SUPPLY WATERWORKS LTD	H237348	5640	<u>10EA LIDS WITH 2 UNIVERSAL HOLES, 12 EA NEPTUNE METERS, 21EA SINGLE PORT RADIOS, D CROSSLEY, WATER, MAY 17</u>	05/24/2017	4,474.60	.00	<u>20-6020 CAPITAL IMPROVEMENTS</u>	0	5/17		
Total H237348:						4,474.60	.00					
Total HD SUPPLY WATERWORKS LTD:						5,393.94	.00					
HOCOHAH HOLDINGS, INC.												
1619	HOCOHAH HOLDINGS, INC.	AR540828		<u>MONTHL LEASE, MX4110N, MXM503N, 05-01-17 TO 05-31- 17, MAY 17</u>	05/11/2017	98.98	.00	<u>01-6052 CONTRACT SERVICES</u>	0	5/17		

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1619	HOCOCHAN HOLDINGS, INC.	AR540828		<u>MONTHL LEASE, MX4110N, MXM503N, 05-01-17 TO 05-31- 17, MAY 17, P&Z</u>	05/11/2017	35.35	.00	<u>01-6052 CONTRACT SERVICES</u>	1003	5/17		
1619	HOCOCHAN HOLDINGS, INC.	AR540828		<u>MONTHL LEASE, MX4110N, MXM503N, 05-01-17 TO 05-31- 17, MAY 17, WATER</u>	05/11/2017	91.91	.00	<u>20-6052 CONTRACT SERVICES</u>	0	5/17		
1619	HOCOCHAN HOLDINGS, INC.	AR540828		<u>MONTHL LEASE, MX4110N, MXM503N, 05-01-17 TO 05-31- 17, MAY 17, SEWER</u>	05/11/2017	91.91	.00	<u>21-6052 CONTRACT SERVICES</u>	0	5/17		
1619	HOCOCHAN HOLDINGS, INC.	AR540828		<u>MONTHL LEASE, MX4110N, MXM503N, 05-01-17 TO 05-31- 17, MAY 17, PI</u>	05/11/2017	35.35	.00	<u>25-6052 CONTRACT SERVICES</u>	0	5/17		
Total AR540828:						353.50	.00					
1619	HOCOCHAN HOLDINGS, INC.	AR540829		<u>MONTHLY COPY CARE, MX4110N AND MXM503N, 04-01 -17 TO 04-30-17, B&W, APR 17</u>	05/11/2017	27.81	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	0	4/17		
1619	HOCOCHAN HOLDINGS, INC.	AR540829		<u>MONTHLY COPY CARE, MX4110N AND MXM503N, 04-01 -17 TO 04-30-17, B&W, APR 17, P&Z</u>	05/11/2017	9.95	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1003	4/17		
1619	HOCOCHAN HOLDINGS, INC.	AR540829		<u>MONTHLY COPY CARE, MX4110N AND MXM503N, 04-01 -17 TO 04-30-17, B&W, APR 17, WATER</u>	05/11/2017	25.86	.00	<u>20-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	4/17		
1619	HOCOCHAN HOLDINGS, INC.	AR540829		<u>MONTHLY COPY CARE, MX4110N AND MXM503N, 04-01 -17 TO 04-30-17, B&W, APR 17, SEWER</u>	05/11/2017	25.86	.00	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	4/17		
1619	HOCOCHAN HOLDINGS, INC.	AR540829		<u>MONTHLY COPY CARE, MX4110N AND MXM503N, 04-01 -17 TO 04-30-17, B&W, APR 17, PI</u>	05/11/2017	9.95	.00	<u>25-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	4/17		
1619	HOCOCHAN HOLDINGS, INC.	AR540829		<u>MONTHLY COPY CARE, MX4110N AND MXM503N, 04-01 -17 TO 04-30-17, COLOR, APR 17, PI</u>	05/11/2017	72.66	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	0	4/17		

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1619	HOCOCHAN HOLDINGS, INC.	AR540829		<u>MONTHLY COPY CARE, MX4110N AND MXM503N, 04-01 -17 TO 04-30-17, COLOR, APR 17, P&Z</u>	05/11/2017	25.95	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1003	4/17		
1619	HOCOCHAN HOLDINGS, INC.	AR540829		<u>MONTHLY COPY CARE, MX4110N AND MXM503N, 04-01 -17 TO 04-30-17, COLOR, APR 17, WATER</u>	05/11/2017	67.47	.00	<u>20-6142 MAINT. & REPAIRS- EQUIPMENT</u>	0	4/17		
1619	HOCOCHAN HOLDINGS, INC.	AR540829		<u>MONTHLY COPY CARE, MX4110N AND MXM503N, 04-01 -17 TO 04-30-17, COLOR, APR 17, SEWER</u>	05/11/2017	67.47	.00	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	4/17		
1619	HOCOCHAN HOLDINGS, INC.	AR540829		<u>MONTHLY COPY CARE, MX4110N AND MXM503N, 04-01 -17 TO 04-30-17, COLOR, APR 17, PI</u>	05/11/2017	25.95	.00	<u>25-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	4/17		
Total AR540829:						358.93	.00					
Total HOCOCHAN HOLDINGS, INC.:						712.43	.00					
IDAHO POWER (CONSTRUCTION)												
1668	IDAHO POWER (CONSTRUCTION)	27482948		<u>POWER INSTALL TO ARDELL PUMP STATION POND, A CONTI, MAY 17, WATER</u>	05/26/2017	4,210.00	4,210.00	<u>20-6020 CAPITAL IMPROVEMENTS</u>	1055	5/17	05/26/2017	
1668	IDAHO POWER (CONSTRUCTION)	27482948		<u>POWER INSTALL TO ARDELL PUMP STATION POND, A CONTI, MAY 17, PI</u>	05/26/2017	4,210.00	4,210.00	<u>25-6020 CAPITAL IMPROVEMENTS</u>	1055	5/17	05/26/2017	
Total 27482948:						8,420.00	8,420.00					
Total IDAHO POWER (CONSTRUCTION):						8,420.00	8,420.00					
IDAHO POWER CO												
38	IDAHO POWER CO	053020171		<u>ELECTRIC SERVICE FOR MAY 2017 - ADMIN</u>	05/30/2017	257.47	.00	<u>01-6290 UTILITIES</u>	0	5/17		
38	IDAHO POWER CO	053020171		<u>ELECTRIC SERVICE FOR MAY 2017 - P.I</u>	05/30/2017	7,107.04	.00	<u>25-6290 UTILITIES EXPENSE</u>	0	5/17		

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38	IDAHO POWER CO	053020171		<u>ELECTRIC SERVICE FOR MAY 2017 - FARM</u>	05/30/2017	10,396.37	.00	<u>21-6090 FARM EXPENDITURES</u>	0	5/17		
38	IDAHO POWER CO	053020171		<u>ELECTRIC SERVICE FOR MAY 2017 - P & Z</u>	05/30/2017	36.55	.00	<u>01-6290 UTILITIES</u>	1003	5/17		
38	IDAHO POWER CO	053020171		<u>ELECTRIC SERVICE FOR MAY 2017 - SENIOR CENTER</u>	05/30/2017	278.30	.00	<u>01-6290 UTILITIES</u>	1001	5/17		
38	IDAHO POWER CO	053020171		<u>ELECTRIC SERVICE FOR MAY 2017 - STREET LIGHTS</u>	05/30/2017	6,648.97	.00	<u>01-6290 UTILITIES</u>	1002	5/17		
38	IDAHO POWER CO	053020171		<u>ELECTRIC SERVICE FOR MAY 2017 - PARKS</u>	05/30/2017	1,009.09	.00	<u>01-6290 UTILITIES</u>	1004	5/17		
38	IDAHO POWER CO	053020171		<u>ELECTRIC SERVICE FOR MAY 2017 - WATER</u>	05/30/2017	8,512.72	.00	<u>20-6290 UTILITIES EXPENSE</u>	0	5/17		
38	IDAHO POWER CO	053020171		<u>ELECTRIC SERVICE FOR MAY 2017 - SEWER</u>	05/30/2017	19,309.57	.00	<u>21-6290 UTILITIES EXPENSE</u>	0	5/17		
Total 053020171:						53,556.08	.00					
Total IDAHO POWER CO:						53,556.08	.00					
IDAHO PRESS TRIBUNE, LLC												
1802	IDAHO PRESS TRIBUNE, LLC	1044863	5530	<u>AD#1617347, LEGAL NOTIFICATION, 16-04-CPM - COMP PLAN MAP CHANGE, TROY TODD/INDIAN CREEK SPORTS, T.BEHUNIN, P & Z</u>	05/10/2017	61.24	.00	<u>01-6125 LEGAL PUBLICATIONS</u>	1003	5/17		
1802	IDAHO PRESS TRIBUNE, LLC	1044863	5530	<u>AD#1617356, LEGAL PUBLICATION, 17-01-ZC - REZONE, TIM ECK/CASPIAN SUB, T.BEHUNIN, P & Z</u>	05/10/2017	59.76	.00	<u>01-6125 LEGAL PUBLICATIONS</u>	1003	5/17		
Total 1044863:						121.00	.00					
1802	IDAHO PRESS TRIBUNE, LLC	1046788-A	5600	<u>AD#1619758, LEGAL PUBLICATIONS 17-01-ZOA, ZONING AMENDMENT, T KESNER, P&Z, MAY 17</u>	05/24/2017	105.74	.00	<u>01-6125 LEGAL PUBLICATIONS</u>	1003	5/17		

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Total 1046788-A:						105.74	.00					
1802	IDAHO PRESS TRIBUNE, LLC	1046788-B		<u>AD#1622446, LEGAL NOTICE - 2017-06, ANNEXING KUNA HILL DEVELOPMENT, MAY'17</u>	05/24/2017	51.62	.00	01-6125 LEGAL PUBLICATIONS	1003	5/17		
Total 1046788-B:						51.62	.00					
Total IDAHO PRESS TRIBUNE, LLC:						278.36	.00					
IDAHO RURAL WATER ASSOC												
33	IDAHO RURAL WATER ASSOC	11219	5663	<u>CLASS REGISTRATION FOR R. DAVILA-SEWER DEPT, OXARC CONFINED SPACE HANDS ON TRAINING, D CROSSLEY, WATER, MAY 17</u>	05/31/2017	110.00	.00	21-6265 TRAINING & SCHOOLING EXPENSE	0	5/17		
Total 11219:						110.00	.00					
33	IDAHO RURAL WATER ASSOC	6358	5623	<u>CLASS REGISTRATION FOR B BURR AND J COX, CONFINED SPACE HANDS ON TRAINING, D CROSSLEY, WATER, MAY 17</u>	05/19/2017	176.00	.00	20-6265 TRAINING & SCHOOLING EXPENSE	0	5/17		
33	IDAHO RURAL WATER ASSOC	6358	5623	<u>CLASS REGISTRATION FOR B BURR AND J COX, CONFINED SPACE HANDS ON TRAINING, D CROSSLEY, PI, MAY 17</u>	05/19/2017	44.00	.00	25-6265 TRAINING & SCHOOLING EXPENSE	0	5/17		
Total 6358:						220.00	.00					
33	IDAHO RURAL WATER ASSOC	6376	5626	<u>REGISTRATION FOR M DAVILA, CONFINED SPACE HANDS ON TRAINING, D CROSSLEY, WATER, MAY 17</u>	05/19/2017	88.00	.00	20-6265 TRAINING & SCHOOLING EXPENSE	0	5/17		
33	IDAHO RURAL WATER ASSOC	6376	5626	<u>REGISTRATION FOR M DAVILA, CONFINED SPACE HANDS ON TRAINING, D CROSSLEY, PI, MAY 17</u>	05/19/2017	22.00	.00	25-6265 TRAINING & SCHOOLING EXPENSE	0	5/17		

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Total 6376:						110.00	.00					
Total IDAHO RURAL WATER ASSOC:						440.00	.00					
INTEGRINET SOLUTIONS, INC.												
1595	INTEGRINET SOLUTIONS, INC.	100025		<u>RESTORED FILE P&Z, PICKED UP WARRANTY REPLACEMENT HARD DRIVE AND INSTALLED INTO SERVER. ADDED MAIN PRINTER TO P&Z FRONT PC, MAY 17</u>	05/21/2017	51.74	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	0	5/17		
1595	INTEGRINET SOLUTIONS, INC.	100025		<u>RESTORED FILE P&Z, PICKED UP WARRANTY REPLACEMENT HARD DRIVE AND INSTALLED INTO SERVER. ADDED MAIN PRINTER TO P&Z FRONT PC, MAY 17, P&Z</u>	05/21/2017	18.48	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1003	5/17		
1595	INTEGRINET SOLUTIONS, INC.	100025		<u>RESTORED FILE P&Z, PICKED UP WARRANTY REPLACEMENT HARD DRIVE AND INSTALLED INTO SERVER. ADDED MAIN PRINTER TO P&Z FRONT PC, MAY 17, WATER</u>	05/21/2017	48.05	.00	<u>20-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	5/17		
1595	INTEGRINET SOLUTIONS, INC.	100025		<u>RESTORED FILE P&Z, PICKED UP WARRANTY REPLACEMENT HARD DRIVE AND INSTALLED INTO SERVER. ADDED MAIN PRINTER TO P&Z FRONT PC, MAY 17, SEWER</u>	05/21/2017	48.05	.00	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	5/17		
1595	INTEGRINET SOLUTIONS, INC.	100025		<u>RESTORED FILE P&Z, PICKED UP WARRANTY REPLACEMENT HARD DRIVE AND INSTALLED INTO SERVER. ADDED MAIN PRINTER TO P&Z FRONT PC, MAY 17, PI</u>	05/21/2017	18.48	.00	<u>25-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	5/17		
Total 100025:						184.80	.00					
1595	INTEGRINET SOLUTIONS, INC.	99791		<u>SERVER PERFORMANCE, STATUS MONITORING FOR TWO SERVERS, SYMANTEC ENDPPOINT PROTECTION, MAY 17, SEWER</u>	05/15/2017	236.99	.00	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	5/17		

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1595	INTEGRINET SOLUTIONS, INC.	99791		<u>SERVER PERFORMANCE, STATUS MONITORING FOR TWO SERVERS, SYMANTEC ENDPOINT PROTECTION, MAY 17, PI</u>	05/15/2017	91.15	.00	<u>25-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	5/17		
1595	INTEGRINET SOLUTIONS, INC.	99791		<u>SERVER PERFORMANCE, STATUS MONITORING FOR TWO SERVERS, SYMANTEC ENDPOINT PROTECTION, MAY 17</u>	05/15/2017	255.22	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	0	5/17		
1595	INTEGRINET SOLUTIONS, INC.	99791		<u>SERVER PERFORMANCE, STATUS MONITORING FOR TWO SERVERS, SYMANTEC ENDPOINT PROTECTION, MAY 17, P&Z</u>	05/15/2017	91.15	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1003	5/17		
1595	INTEGRINET SOLUTIONS, INC.	99791		<u>SERVER PERFORMANCE, STATUS MONITORING FOR TWO SERVERS, SYMANTEC ENDPOINT PROTECTION, MAY 17, WATER</u>	05/15/2017	236.99	.00	<u>20-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	5/17		
Total 99791:						911.50	.00					
Total INTEGRINET SOLUTIONS, INC.:						1,096.30	.00					
INTERMOUNTAIN GAS CO												
37	INTERMOUNTAIN GAS CO	482135196041		<u>NATURAL GAS CONSUMPTION 4-11-17 TO 5-10-17, SR CTR, MAY 17</u>	05/11/2017	159.82	.00	<u>01-6290 UTILITIES</u>	1001	5/17		
Total 48213519604111705101:						159.82	.00					
37	INTERMOUNTAIN GAS CO	482634665411		<u>NATURAL GAS CONSUMPTION 4-11-17 TO 5-10-17, MAY 17</u>	05/11/2017	44.16	.00	<u>01-6290 UTILITIES</u>	0	5/17		
37	INTERMOUNTAIN GAS CO	482634665411		<u>NATURAL GAS CONSUMPTION 4-11-17 TO 5-10-17, MAY 17, P&Z</u>	05/11/2017	15.79	.00	<u>01-6290 UTILITIES</u>	1003	5/17		
37	INTERMOUNTAIN GAS CO	482634665411		<u>NATURAL GAS CONSUMPTION 4-11-17 TO 5-10-17, MAY 17, WATER</u>	05/11/2017	41.04	.00	<u>20-6290 UTILITIES EXPENSE</u>	0	5/17		

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				4-29-17, APR 17	05/10/2017	3,500.00	.00	03-6378 EXPENDITURE- CDBG DWNTWN REVIT.	0	5/17		
Total 0108394:						3,500.00	.00					
1236	J-U-B ENGINEERS, INC.	0108624		PROFESSIONAL SERVICES FOR ARDELL PUMP STATION AND POND FROM 4-2-17 TO 4- 29-17, MAY 17, WATER	05/17/2017	1,542.00	.00	20-6020 CAPITAL IMPROVEMENTS	1055	5/17		
1236	J-U-B ENGINEERS, INC.	0108624		PROFESSIONAL SERVICES FOR ARDELL PUMP STATION AND POND FROM 4-2-17 TO 4- 29-17, MAY 17, PI	05/17/2017	1,543.00	.00	25-6020 CAPITAL IMPROVEMENTS	1055	5/17		
Total 0108624:						3,085.00	.00					
Total J-U-B ENGINEERS, INC.:						6,585.00	.00					
KUNA JT. SCHOOL DISTRICT NO. 3												
199	KUNA JT. SCHOOL DISTRICT NO. 3	613		FIBER OPTIC LINE LEASE FOR MAY 17	05/25/2017	84.00	.00	01-6255 TELEPHONE	0	5/17		
199	KUNA JT. SCHOOL DISTRICT NO. 3	613		FIBER OPTIC LINE LEASE FOR MAY 17, P&Z	05/25/2017	30.00	.00	01-6255 TELEPHONE	1003	5/17		
199	KUNA JT. SCHOOL DISTRICT NO. 3	613		FIBER OPTIC LINE LEASE FOR MAY 17, WATER	05/25/2017	78.00	.00	20-6255 TELEPHONE EXPENSE	0	5/17		
199	KUNA JT. SCHOOL DISTRICT NO. 3	613		FIBER OPTIC LINE LEASE FOR MAY 17, SEWER	05/25/2017	78.00	.00	21-6255 TELEPHONE EXPENSE	0	5/17		
199	KUNA JT. SCHOOL DISTRICT NO. 3	613		FIBER OPTIC LINE LEASE FOR MAY 17, PI	05/25/2017	30.00	.00	25-6255 TELEPHONE EXPENSE	0	5/17		
Total 613:						300.00	.00					

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Total KUNA JT. SCHOOL DISTRICT NO. 3:						300.00	.00					
KUNA LUMBER												
499	KUNA LUMBER	A87898	5217	<u>2 BOLTS, 2 WASHERS, 2 NUTS, FOR LAGOONS TO REPAIR POND #10, A COOK, SEWER, FEB 17</u>	02/14/2017	2.74	.00	21-6150 M & R - SYSTEM	0	2/17		
Total A87898:						2.74	.00					
499	KUNA LUMBER	A88106	5247	<u>6 "D" CELL BATTERIES FOR THE LOADER, R.JONES, FEB.'17 - WATER</u>	02/23/2017	7.90	.00	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	5/17		
Total A88106:						7.90	.00					
499	KUNA LUMBER	A89168	5421	<u>WIRING KIT, ELECTRICAL TAPE FOR PI, R JONES, PI, APR 17</u>	04/05/2017	13.03	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	4/17		
Total A89168:						13.03	.00					
499	KUNA LUMBER	A89365	5471	<u>PKG MOUSE TRAPS, B.GILLOGLY, APR.'17 - PARKS</u>	04/12/2017	4.94	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	4/17		
Total A89365:						4.94	.00					
499	KUNA LUMBER	A89392	5479	<u>2 IN GATE VALVE, 1 IN WHOLE SAW BIT, M DAVILLA, PI, APR 17</u>	04/13/2017	37.78	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	4/17		
Total A89392:						37.78	.00					
499	KUNA LUMBER	A89535	5496	<u>KEYHOLE SAW, J.WEBB, APR.'17 - P.]</u>	04/18/2017	7.01	.00	25-6175 SMALL TOOLS	0	5/17		

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Total A89535:						7.01	.00					
499	KUNA LUMBER	A90202	5587	<u>SPRINKLERS FOR PARK BALL FIELDS, J CRUMPTON, PARKS, MAY 17</u>	05/10/2017	25.49	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	5/17		
Total A90202:						25.49	.00					
499	KUNA LUMBER	A90238	5596	<u>2 BAGS CONCRETE TO GROUT IRRIGATION BOXES AT LOCK & ROLL STORAGE, R JONES, MAY 17, PI</u>	05/11/2017	28.42	.00	<u>25-6115 MAINT & REPAIR-SYSTEM- GRAVITY</u>	0	5/17		
Total A90238:						28.42	.00					
499	KUNA LUMBER	A90285	5604	<u>CAULK FOR CEMENT CAPS ON GREENBELT EXTENSION, J.ADAMS, MAY'17 - PARKS</u>	05/12/2017	14.33	.00	<u>03-6364 EXPENDITURE-CIM GREENBELT EAST</u>	1004	5/17		
Total A90285:						14.33	.00					
499	KUNA LUMBER	A90380	5615	<u>SPRINKLER PARTS FOR SR CTR, J CRUMPTON, MAY 17</u>	05/16/2017	9.10	.00	<u>01-6140 MAINT. & REPAIR BUILDING</u>	1001	5/17		
Total A90380:						9.10	.00					
499	KUNA LUMBER	A90390	5619	<u>HOSE CLAMPS FOR BALL FIELD PARKS, J CRUMPTON, PARKS, MAY 17</u>	05/16/2017	21.99	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	5/17		
Total A90390:						21.99	.00					
499	KUNA LUMBER	A90663	5646	<u>HOSE CLAMPS TO REPAIR VALVE, J.CRUMPTON, MAY'17</u>	05/24/2017	6.44	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	5/17		

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Total A90663:						6.44	.00					
499	KUNA LUMBER	A90672	5649	<u>1 IN 90, 1 FT GALVANIZED NIPPLE, 4 IN CAP, 421 S SCHOOL FOR PI INSTALL, J WEBB, PI, MAY 17</u>	05/24/2017	24.54	.00	<u>25-6150 MAINT. & REPAIRS - SYSTEM (PI)</u>	0	5/17		
Total A90672:						24.54	.00					
499	KUNA LUMBER	A90820	5664	<u>BALL VALVES, NIPPLES, PIPE TAPE REPAIR BUTLER WELL #3 BACKFLOW, R FORD, PI, MAY 17</u>	05/30/2017	21.84	.00	<u>25-6150 MAINT. & REPAIRS - SYSTEM (PI)</u>	0	5/17		
Total A90820:						21.84	.00					
499	KUNA LUMBER	B100027	5592	<u>1 CAN SEALANT FOR GRAVITY IRRIGATION AT LOCK & ROLL STORAGE LEAKING IRRIGATION BOX, J COX, MAY 17, PI</u>	05/11/2017	5.21	.00	<u>25-6115 MAINT & REPAIR-SYSTEM- GRAVITY</u>	0	5/17		
Total B100027:						5.21	.00					
499	KUNA LUMBER	B100046	5596	<u>2 BAGS CONCRETE TO GROUT IRRIGATION BOXES FOR LOCK & ROLL STORAGE, R JONES, MAY 17, PI</u>	05/11/2017	28.42	.00	<u>25-6115 MAINT & REPAIR-SYSTEM- GRAVITY</u>	0	5/17		
Total B100046:						28.42	.00					
499	KUNA LUMBER	B100053	5598	<u>PVC ELBOWS FOR SPRINKLER SYSTEM ON GREENBELT, J.CRUMPTON, MAY'17 - PARKS</u>	05/11/2017	7.88	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	5/17		
Total B100053:						7.88	.00					

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499	KUNA LUMBER	B100180	5608	<u>SAWZALL BLADES, J.CRUMPTON, MAY'17 - PARKS</u>	05/15/2017	14.21	.00	<u>01-6175 SMALL TOOLS</u>	1004	5/17		
Total B100180:						14.21	.00					
499	KUNA LUMBER	B100277	5625	<u>TAPE MEASURE FOR J ADAMS, BATTERIES FOR J COULTER FLASHLIGHT, MAY 17</u>	05/17/2017	37.60	.00	<u>01-6175 SMALL TOOLS</u>	1005	5/17		
Total B100277:						37.60	.00					
499	KUNA LUMBER	B100324	5628	<u>1 SHEET OF PARTICLE BOARD FOR BENCH IN MAINTENANCE SHOP, B.GILLOGLY, MAY'17,</u>	05/18/2017	5.31	.00	<u>01-6140 MAINT. & REPAIR BUILDING</u>	1001	5/17		
499	KUNA LUMBER	B100324	5628	<u>1 SHEET OF PARTICLE BOARD FOR BENCH IN MAINTENANCE SHOP, B.GILLOGLY, MAY'17, PARKS</u>	05/18/2017	13.80	.00	<u>01-6140 MAINT. & REPAIR BUILDING</u>	1004	5/17		
499	KUNA LUMBER	B100324	5628	<u>1 SHEET OF PARTICLE BOARD FOR BENCH IN MAINTENANCE SHOP, B.GILLOGLY, MAY'17, WATER</u>	05/18/2017	.85	.00	<u>20-6140 MAINT. & REPAIR BUILDING</u>	0	5/17		
499	KUNA LUMBER	B100324	5628	<u>1 SHEET OF PARTICLE BOARD FOR BENCH IN MAINTENANCE SHOP, B.GILLOGLY, MAY'17, SEWER</u>	05/18/2017	.85	.00	<u>21-6140 MAINT & REPAIR BUILDING</u>	0	5/17		
499	KUNA LUMBER	B100324	5628	<u>1 SHEET OF PARTICLE BOARD FOR BENCH IN MAINTENANCE SHOP, B.GILLOGLY, MAY'17, PI</u>	05/18/2017	.42	.00	<u>25-6140 MAINT & REPAIR BUILDING</u>	0	5/17		
Total B100324:						21.23	.00					
499	KUNA LUMBER	B100544	5638	<u>CAULKING FOR WEIR BOX AT PATAGONIA SUB, R JONES, PI, MAY 17</u>	05/23/2017	25.16	.00	<u>25-6115 MAINT & REPAIR-SYSTEM- GRAVITY</u>	0	5/17		
Total B100544:						25.16	.00					

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499	KUNA LUMBER	B97223	5298	<u>SUPPLIES FOR MULTIPLE SEWER PROJECTS, A.COOK, MAR.'17 - SEWER</u>	03/08/2017	19.74	.00	21-6150 M & R - SYSTEM	0	3/17		
Total B97223:						19.74	.00					
499	KUNA LUMBER	B98546	5447	<u>1/2 BARBED HOSE ENDS FOR HOSE FOR POLYMER PUMPS, M.NADEAU, SEWER, APR 17</u>	04/07/2017	3.02	.00	21-6150 M & R - SYSTEM	0	4/17		
Total B98546:						3.02	.00					
499	KUNA LUMBER	B98635	5454	<u>CONCRETE STRIKE ANCHOR FOR DRAIN AT PLANT, M NADEAU, SEWER, APR 17</u>	04/10/2017	1.07	.00	21-6140 MAINT & REPAIR BUILDING	0	4/17		
Total B98635:						1.07	.00					
499	KUNA LUMBER	B99356	5527	<u>WING NUT AND WASHER, SHOP TOWELS TO REPAIR BLOWERS, M.NADEAU, APR.'17 - SEWER</u>	04/27/2017	16.61	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	4/17		
Total B99356:						16.61	.00					
499	KUNA LUMBER	B99888	5572	<u>HOSE GASKETS AND FITTINGS, LAGOON PUMP PARTS, B.GILLOGLY, MAY'17 - SEWER</u>	05/09/2017	1.78	.00	21-6150 M & R - SYSTEM	0	5/17		
Total B99888:						1.78	.00					
499	KUNA LUMBER	B99965	5585	<u>MARKING PAINT FOR SPRINKLERS, J.CRUMPTON, MAY'17 - PARKS</u>	05/10/2017	10.78	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	5/17		
Total B99965:						10.78	.00					

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Total KUNA LUMBER:						418.26	.00					
KUNA WELDING												
46	KUNA WELDING	3493	5657	<u>ANGLE IRON, SHAFT, FOR BUILDING GRAVITY BOXES AT PATAGONIA WEIR BOX FOR POND, R.JONES, MAY'17</u>	05/22/2017	126.06	.00	<u>25-6115 MAINT & REPAIR-SYSTEM- GRAVITY</u>	0	5/17		
Total 3493:						126.06	.00					
Total KUNA WELDING:						126.06	.00					
L2 EXCAVATION LLC												
1868	L2 EXCAVATION LLC	11065		<u>PATAGONIA 1/4 REALIGNMENT ISSUE, MAY 17</u>	05/17/2017	8,756.00	.00	<u>01-6045 CONTINGENCY</u>	1112	5/17		
Total 11065:						8,756.00	.00					
1868	L2 EXCAVATION LLC	11066		<u>PI REPAIR AT PATAGONIA, CUT IN 12" 7 4" GATE VALVE TO ISOLATE SYSTEM, MAY 17, PI</u>	05/18/2017	3,290.00	.00	<u>25-6020 CAPITAL IMPROVEMENTS</u>	0	5/17		
Total 11066:						3,290.00	.00					
Total L2 EXCAVATION LLC:						12,046.00	.00					
METROQUIP, INC.												
196	METROQUIP, INC.	00036101	5564	<u>CAMLOCK FOR FLUSHING, J.WEBB, MAY'17 - WATER</u>	05/08/2017	70.18	.00	<u>20-6150 M & R - SYSTEM</u>	0	5/17		
Total 00036101:						70.18	.00					
Total METROQUIP, INC.:						70.18	.00					
MISCELLANEOUS VENDORS 2												
1849	MISCELLANEOUS VENDORS 2	051917		<u>PARTIAL RELEASE OF CASH SURETY ENSIGN #1, MAY 17</u>	05/24/2017	60,203.55	.00	<u>03-2075 UNEARNED REVENUE</u>	0	5/17	05/24/2017	

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				MAY 17	05/11/2017	6.00	.00	01-4392 MECHANICAL PERMITS	1003	5/17		
Total 12782:						29.00	.00					
Total MISCELLANEOUS VENDORS 2:						120,820.10	60,232.55					
PARADISE NORTHWEST												
401	PARADISE NORTHWEST	1083	5639	ROLLERFLEXING, REFAB AIR LINES IN LAGOONS, T.FLEMING, MAY'17	05/22/2017	8,350.00	.00	21-6166 PP&E PURCHASES - OPERATIONS	0	5/17		
Total 1083:						8,350.00	.00					
Total PARADISE NORTHWEST:						8,350.00	.00					
PARTS, INC.												
470	PARTS, INC.	137430	5538	BATTERY FOR TRUCK #7, B.GILLOGLY, MAY '17 - WATER	05/02/2017	91.77	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	5/17		
470	PARTS, INC.	137430	5538	BATTERY FOR TRUCK #7, B.GILLOGLY, MAY '17 - P.I	05/02/2017	22.94	.00	25-6305 VEHICLE MAINTENANCE & REPAIR	0	5/17		
Total 137430:						114.71	.00					
470	PARTS, INC.	137908	5565	DOOR HANDLE FOR BLUE FORD TRUCK, B.GILLOGLY, MAY'17 - PARKS	05/08/2017	19.99	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	1004	5/17		
Total 137908:						19.99	.00					
470	PARTS, INC.	137998	5578	TOGGLE SWITCH FOR SPRAY PUMP AT LAGOONS, B.GILLOGLY, MAY'17 - SEWER	05/09/2017	5.46	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	5/17		
Total 137998:						5.46	.00					

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470	PARTS, INC.	139713	5668	<u>2 EA SLIME FOR LAWNMOWER TIRES, B GILLOGLY, PARKS, MAY 17</u>	05/31/2017	22.98	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	5/17		
Total 139713:						22.98	.00					
Total PARTS, INC.:						163.14	.00					
PEAK ALARM COMPANY, INC												
1021	PEAK ALARM COMPANY, INC	809220		<u>ALARM MONITORING FOR WELLS (SEGO PRAIRIE, SNOWHAWK, DANSKIN, BUTLER, BEST BATH, EL CAJON, & CEDAR), 6/1/17- 6/30/17 - P.I</u>	06/01/2017	51.14	.00	<u>25-6140 MAINT & REPAIR BUILDING</u>	0	6/17		
1021	PEAK ALARM COMPANY, INC	809220		<u>ALARM MONITORING FOR WELLS (SEGO PRAIRIE, SNOWHAWK, DANSKIN, BUTLER, BEST BATH, EL CAJON, & CEDAR), 6/1/17- 6/30/17 - WATER</u>	06/01/2017	204.54	.00	<u>20-6140 MAINT. & REPAIR BUILDING</u>	0	6/17		
Total 809220:						255.68	.00					
1021	PEAK ALARM COMPANY, INC	809270		<u>ALARM MONITORING FOR THE TREATMENT PLANT, 6/1/17- 8/31/17 - SEWER</u>	06/01/2017	89.01	.00	<u>21-6140 MAINT & REPAIR BUILDING</u>	0	6/17		
Total 809270:						89.01	.00					
Total PEAK ALARM COMPANY, INC:						344.69	.00					
PIPECO, INC												
55	PIPECO, INC	S2673588.001	5588	<u>REPLACED 6 BROKEN SHOVELS, R.JONES, MAY'17 - P.I</u>	05/10/2017	286.40	.00	<u>25-6175 SMALL TOOLS</u>	0	5/17		
Total S2673588.001:						286.40	.00					

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55	PIPECO, INC	S2675383.001	5597	<u>SCREW VALVE TO REPAIR BROKEN SERVICE ON GRAVITY IRRIGATION, R.FORD, MAY'17</u>	05/11/2017	31.90	.00	<u>25-6115 MAINT. & REPAIR-SYSTEM- GRAVITY</u>	0	5/17		
Total S2675383.001:						31.90	.00					
Total PIPECO, INC:						318.30	.00					
PRECISION PUMPING SYSTEMS												
952	PRECISION PUMPING SYSTEMS	18136		<u>2 PRESSURE TRANSDUCERS FOR SADIE CREEK AND TOMORROW PI STATIONS, C.DEYOUNG, MAY'17 - P.I</u>	05/05/2017	444.44	.00	<u>25-6150 MAINT. & REPAIRS - SYSTEM (PI)</u>	0	5/17		
Total 18136:						444.44	.00					
952	PRECISION PUMPING SYSTEMS	18168		<u>1 EA. ANALOG CONVERTER FOR SADIE CREEK PI STATION, C.DEYOUNG, MAY'17 - P.I</u>	05/18/2017	267.31	.00	<u>25-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	5/17		
Total 18168:						267.31	.00					
Total PRECISION PUMPING SYSTEMS:						711.75	.00					
ROCKY MOUNTAIN TURF & INDUSTRI												
478	ROCKY MOUNTAIN TURF & INDUSTRI	T58042		<u>EXPANSION TANK - OIL FOR GRASSHOPPER LAWNMOWER, B WITHROW, PARKS, MAY 17</u>	05/17/2017	44.38	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	5/17		
Total T58042:						44.38	.00					
Total ROCKY MOUNTAIN TURF & INDUSTRI:						44.38	.00					
RODDA PAINT CO.												
1723	RODDA PAINT CO.	76029090	5576	<u>TOUCH UP PAINT FOR THE FENCE, J.ADAMS, MAY'17 - PARKS</u>	05/09/2017	222.60	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	5/17		

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Total 76029090:						222.60	.00					
1723	RODDA PAINT CO.	76029140	5583	<u>TOUCH UP PAINT FOR FENCE AT BERNIE FISHER PARK. J.ADAMS, MAY'17 - PARKS</u>	05/10/2017	416.54	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	5/17		
Total 76029140:						416.54	.00					
Total RODDA PAINT CO.:						639.14	.00					
SHARP ELECTRONICS CORP -LEASE												
1734	SHARP ELECTRONICS CORP - LEASE	5003925013		<u>COPIER LEASE, SHARP MX2615N, TREATMENT PLANT, 5/1/17-5/31/17 - PARKS</u>	05/04/2017	17.33	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	5/17		
1734	SHARP ELECTRONICS CORP - LEASE	5003925013		<u>COPIER LEASE, SHARP MX2615N, TREATMENT PLANT, 5/1/17-5/31/17 - WATER</u>	05/04/2017	27.92	.00	<u>20-6142 MAINT. & REPAIRS- EQUIPMENT</u>	0	5/17		
1734	SHARP ELECTRONICS CORP - LEASE	5003925013		<u>COPIER LEASE, SHARP MX2615N, TREATMENT PLANT, 5/1/17-5/31/17 - SEWER</u>	05/04/2017	34.65	.00	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	5/17		
1734	SHARP ELECTRONICS CORP - LEASE	5003925013		<u>COPIER LEASE, SHARP MX2615N, TREATMENT PLANT, 5/1/17-5/31/17 - P.]</u>	05/04/2017	16.36	.00	<u>25-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	5/17		
Total 5003925013:						96.26	.00					
Total SHARP ELECTRONICS CORP -LEASE:						96.26	.00					
ST. LUKE'S REGIONAL MEDICAL CENTER												
1441	ST. LUKE'S REGIONAL MEDICAL CENTER	050417		<u>HEPATITIS A/B VACCINE FOR NEW HIRE RAYMOND DAVILLA, SEWER, MAY 17</u>	05/04/2017	158.32	.00	<u>21-6202 PROFESSIONAL SERVICES</u>	0	5/17		
Total 050417:						158.32	.00					
Total ST. LUKE'S REGIONAL MEDICAL CENTER:						158.32	.00					

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SWANK MOTION PICTURES INC												
1877	SWANK MOTION PICTURES INC	BO 1440797		<u>MOVIES IN THE PARK SITE LICENSES, JUNE 1</u>	05/26/2017	2,495.00	2,495.00	03-6375 <u>EXPENDITURE- MOVIES IN THE PAR</u>	0	6/17	06/01/2017	
Total BO 1440797:						2,495.00	2,495.00					
Total SWANK MOTION PICTURES INC:						2,495.00	2,495.00					
TATES RENTS, INC.												
59	TATES RENTS, INC.	990450-5	5593	<u>PIPE PULLER FOR USE AT BALL FIELDS, B.WITHROW, MAY'17 - PARKS</u>	05/11/2017	136.04	.00	01-6150 <u>MAINTENANCE & REPAIRS - SYSTEM</u>	1004	5/17		
Total 990450-5:						136.04	.00					
Total TATES RENTS, INC.:						136.04	.00					
THUESON CONSTRUCTION INC												
1724	THUESON CONSTRUCTION INC	865-4		<u>LAKE HAZEL AND TEN MILE UTILITIES PROJECT - WATER</u>	05/26/2017	16,727.98	.00	20-6020 CAPITAL <u>IMPROVEMENTS</u>	1065	5/17		
1724	THUESON CONSTRUCTION INC	865-4		<u>LAKE HAZEL AND TEN MILE UTILITIES PROJECT - SEWER</u>	05/26/2017	15,430.39	.00	21-6020 CAPITAL <u>IMPROVEMENTS</u>	1065	5/17		
1724	THUESON CONSTRUCTION INC	865-4		<u>LAKE HAZEL AND TEN MILE UTILITIES PROJECT - P.I</u>	05/26/2017	62,289.98	.00	25-6020 CAPITAL <u>IMPROVEMENTS</u>	1065	5/17		
Total 865-4:						94,448.35	.00					
Total THUESON CONSTRUCTION INC:						94,448.35	.00					
T-O ENGINEERS INC												
1836	T-O ENGINEERS INC	160146-7		<u>PROFESSIONAL SERVICES FROM 4/1/17-4/30/17, SEWER MASTER PLAN</u>	05/08/2017	9,516.85	.00	21-6020 CAPITAL <u>IMPROVEMENTS</u>	1059	4/17		

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Total 160146-7:						9,516.85	.00					
Total T-O ENGINEERS INC:						9,516.85	.00					
TREASURE VALLEY COFFEE												
992	TREASURE VALLEY COFFEE	2160:05001811	5603	<u>COOLER RENT AND 1 BOTTLE WATER, MAINTENANCE SHOP, MAY'17</u>	05/12/2017	15.45	.00	<u>01-6165 OFFICE SUPPLIES</u>	1004	5/17		
Total 2160:05001811:						15.45	.00					
992	TREASURE VALLEY COFFEE	2160:05035673	5660	<u>1 CASE COFFEE, CITY HALL, MAY'17</u>	05/26/2017	55.10	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	5/17		
Total 2160:05035673:						55.10	.00					
Total TREASURE VALLEY COFFEE:						70.55	.00					
UNIVAR USA, INC.												
1410	UNIVAR USA, INC.	NA584457	5541	<u>HYPOCHLORITE PLUS FREIGHT, T.SHAFFER, MAY'17</u>	05/05/2017	10,506.98	.00	<u>21-6151 M & R - PROCESS CHEMICALS</u>	0	5/17		
Total NA584457:						10,506.98	.00					
1410	UNIVAR USA, INC.	NA584800	5560	<u>ALUMINUM SULFATE, T.SHAFFER, MAY'17 - SEWER</u>	05/11/2017	5,314.57	.00	<u>21-6151 M & R - PROCESS CHEMICALS</u>	0	5/17		
Total NA584800:						5,314.57	.00					
Total UNIVAR USA, INC.:						15,821.55	.00					
UTILITY REFUNDS #3												
1863	UTILITY REFUNDS #3	100610.02		<u>THOMAS MARLEY, 130 S TITAN PL, UTILITY OVERPAYMENT</u>	05/18/2017	11.33	.00	<u>99-1075 Utility Cash Clearing</u>	0	5/17		

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Total 100610.02:						11.33	.00					
1863	UTILITY REFUNDS #3	10910.02		<u>PETER PITTS, 326 E 3RD ST - UTILITY OVERPAYMENT</u>	05/17/2017	61.50	.00	99-1075 Utility Cash Clearing	0	5/17		
Total 10910.02:						61.50	.00					
1863	UTILITY REFUNDS #3	150700.01		<u>KIMBERLY NANCE, 1234 N TUMBLER DR - UTILITY OVERPAYMENT</u>	05/18/2017	84.86	.00	99-1075 Utility Cash Clearing	0	5/17		
Total 150700.01:						84.86	.00					
1863	UTILITY REFUNDS #3	165060.03		<u>ROGELIO IXTA, 1086 N CAMBRICK DR - UTILITY OVERPAYMENT</u>	05/18/2017	62.45	.00	99-1075 Utility Cash Clearing	0	5/17		
Total 165060.03:						62.45	.00					
1863	UTILITY REFUNDS #3	173240.01		<u>PLACERVILLE, 463 S TAILINGS AVE - UTILITY OVERPAYMENT</u>	05/12/2017	58.12	.00	99-1075 Utility Cash Clearing	0	5/17		
Total 173240.01:						58.12	.00					
1863	UTILITY REFUNDS #3	220670.02A		<u>ALFREDO RIOS, 681 E WILD LILAC CT - UTILITY OVERPAYMENT</u>	05/12/2017	80.00	.00	99-1075 Utility Cash Clearing	0	5/17		
Total 220670.02A:						80.00	.00					
1863	UTILITY REFUNDS #3	221355.01		<u>CBH, 1146 S PENMARK AVE - UTILITY OVERPAYMENT</u>	05/18/2017	38.18	.00	99-1075 Utility Cash Clearing	0	5/17		
Total 221355.01:						38.18	.00					
1863	UTILITY REFUNDS #3	221360.01		<u>CBH, 1124 S PENMARK AVE - UTILITY OVERPAYMENT</u>	05/12/2017	58.12	.00	99-1075 Utility Cash Clearing	0	5/17		

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Total 221360.01:						58.12	.00					
1863	UTILITY REFUNDS #3	230325.01		<u>ALTISOURCE, 728 W WILLOW DALE WAY - UTILITY OVERPAYMENT</u>	05/26/2017	510.41	.00	99-1075 Utility Cash Clearing	0	5/17		
Total 230325.01:						510.41	.00					
1863	UTILITY REFUNDS #3	240215.02A		<u>MIKE EDGAR, 745 N KEROGEN PL - UTILITY OVERPAYMENT</u>	05/12/2017	78.75	.00	99-1075 Utility Cash Clearing	0	5/17		
Total 240215.02A:						78.75	.00					
1863	UTILITY REFUNDS #3	240470.02		<u>TAMMY CHRISTOPHERSON, 624 N SILTSTONE AVE - UTILITY OVERPAYMENT</u>	05/23/2017	80.98	.00	99-1075 Utility Cash Clearing	0	5/17		
Total 240470.02:						80.98	.00					
1863	UTILITY REFUNDS #3	250030.02		<u>SEAN MCMURTREY, 222 W TALLULAH DR - UTILITY OVERPAYMENT</u>	05/18/2017	44.90	.00	99-1075 Utility Cash Clearing	0	5/17		
Total 250030.02:						44.90	.00					
1863	UTILITY REFUNDS #3	264445.01		<u>CBH, 2051 W MELON DR - UTILITY OVERPAYMENT</u>	05/18/2017	162.75	.00	99-1075 Utility Cash Clearing	0	5/17		
Total 264445.01:						162.75	.00					
1863	UTILITY REFUNDS #3	264455.01		<u>CBH, 2017 W MELON DR - UTILITY OVERPAYMENT</u>	05/18/2017	96.95	.00	99-1075 Utility Cash Clearing	0	5/17		
Total 264455.01:						96.95	.00					
1863	UTILITY REFUNDS #3	264495.01		<u>CBH, 1930 W MELON DR - UTILITY OVERPAYMENT</u>	05/18/2017	88.70	.00	99-1075 Utility Cash Clearing	0	5/17		

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Total 264495.01:						88.70	.00					
1863	UTILITY REFUNDS #3	276022.01		<u>CBH, 2168 N BLUEBLOSSOM WAY - UTILITY OVERPAYMENT</u>	05/23/2017	91.73	.00	99-1075 Utility Cash Clearing	0	5/17		
Total 276022.01:						91.73	.00					
1863	UTILITY REFUNDS #3	280450.01A		<u>SUNRISE HOMES, 1182 W TIGER EYE ST - UTILITY OVERPAYMENT</u>	05/12/2017	58.75	.00	99-1075 Utility Cash Clearing	0	5/17		
Total 280450.01A:						58.75	.00					
1863	UTILITY REFUNDS #3	310035.01		<u>COLEMAN HOMES, 9384 S MACADAN WAY - UTILITY OVERPAYMENT</u>	05/23/2017	62.96	.00	99-1075 Utility Cash Clearing	0	5/17		
Total 310035.01:						62.96	.00					
1863	UTILITY REFUNDS #3	310046.01		<u>TOLL BROTHERS, 1173 W SAGWON DR - UTILITY OVERPAYMENT</u>	05/18/2017	49.33	.00	99-1075 Utility Cash Clearing	0	5/17		
Total 310046.01:						49.33	.00					
1863	UTILITY REFUNDS #3	70150.02		<u>RYAN ROCK, 721 W TRINI ST - UTILITY OVERPAYMENT</u>	05/23/2017	62.88	.00	99-1075 Utility Cash Clearing	0	5/17		
Total 70150.02:						62.88	.00					
1863	UTILITY REFUNDS #3	91260.01		<u>ROBERT MEDLEY, 891 N QUARTZITE AVE - UTILITY OVERPAYMENT</u>	05/18/2017	89.54	.00	99-1075 Utility Cash Clearing	0	5/17		
Total 91260.01:						89.54	.00					

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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 #3	91520.03		<u>AUSTIN MANSELL, 1262 N PYRITE AVE - UTILITY OVERPAYMENT</u>	05/18/2017	75.74	.00	99-1075 Utility Cash Clearing	0	5/17		
Total 91520.03:						75.74	.00					
Total UTILITY REFUNDS #3:						2,008.93	.00					
VICTORY GREENS												
364	VICTORY GREENS	412974	5647	<u>ROCK FOR SENIOR CENTER, J.CRUMPTON, MAY'17</u>	05/24/2017	381.18	.00	01-6140 MAINT. & REPAIR BUILDING	1004	5/17		
Total 412974:						381.18	.00					
Total VICTORY GREENS:						381.18	.00					
WENDY HOWELL												
1597	WENDY HOWELL	051717		<u>SW IDAHO MINI CONFERENCE FOR W HOWELL, T KESNER, REIMBURSEMENT FOR FEES, PI, MAY 17</u>	05/17/2017	.88	.00	25-6265 TRAINING & SCHOOLING EXPENSE	1003	5/17		
1597	WENDY HOWELL	051717		<u>SW IDAHO MINI CONFERENCE FOR W HOWELL, T KESNER, REIMBURSEMENT FOR FEES, P&Z, MAY 17</u>	05/17/2017	53.82	.00	01-6265 TRAINING & SCHOOLING	1003	5/17		
1597	WENDY HOWELL	051717		<u>SW IDAHO MINI CONFERENCE FOR W HOWELL, T KESNER, REIMBURSEMENT FOR FEES, WATER, MAY 17</u>	05/17/2017	2.65	.00	20-6265 TRAINING & SCHOOLING EXPENSE	1003	5/17		
1597	WENDY HOWELL	051717		<u>SW IDAHO MINI CONFERENCE FOR W HOWELL, T KESNER, REIMBURSEMENT FOR FEES, SEWER, MAY 17</u>	05/17/2017	2.65	.00	21-6265 TRAINING & SCHOOLING EXPENSE	1003	5/17		
Total 051717:						60.00	.00					
Total WENDY HOWELL:						60.00	.00					

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WESTERN BUILDING MAINTENANCE, INC.												
1499	WESTERN BUILDING MAINTENANCE, INC.	0099910-IN		MONTHLY JANITORIAL SERVICES, KUNA SENIOR CENTER - MAY'17	05/24/2017	330.33	.00	01-6025 JANITORIAL	1001	5/17		
Total 0099910-IN:						330.33	.00					
1499	WESTERN BUILDING MAINTENANCE, INC.	0099911-IN		MONTHLY JANITORIAL SERVICES, CITY HALL - MAY'17 - ADMIN	05/24/2017	84.93	.00	01-6025 JANITORIAL	0	5/17		
1499	WESTERN BUILDING MAINTENANCE, INC.	0099911-IN		MONTHLY JANITORIAL SERVICES, CITY HALL - MAY'17 - P & Z	05/24/2017	30.33	.00	01-6025 JANITORIAL	1003	5/17		
1499	WESTERN BUILDING MAINTENANCE, INC.	0099911-IN		MONTHLY JANITORIAL SERVICES, CITY HALL - MAY'17 - WATER	05/24/2017	78.87	.00	20-6025 JANITORIAL	0	5/17		
1499	WESTERN BUILDING MAINTENANCE, INC.	0099911-IN		MONTHLY JANITORIAL SERVICES, CITY HALL - MAY'17 - SEWER	05/24/2017	78.87	.00	21-6025 JANITORIAL	0	5/17		
1499	WESTERN BUILDING MAINTENANCE, INC.	0099911-IN		MONTHLY JANITORIAL SERVICES, CITY HALL - MAY'17 - P,I	05/24/2017	30.33	.00	25-6025 JANITORIAL	0	5/17		
Total 0099911-IN:						303.33	.00					
1499	WESTERN BUILDING MAINTENANCE, INC.	0099912-IN		MONTHLY JANITORIAL SERVICES, TREATMENT PLANT, MAY'17 - WATER	05/24/2017	31.50	.00	20-6025 JANITORIAL	0	5/17		
1499	WESTERN BUILDING MAINTENANCE, INC.	0099912-IN		MONTHLY JANITORIAL SERVICES, TREATMENT PLANT, MAY'17 - SEWER	05/24/2017	31.50	.00	21-6025 JANITORIAL	0	5/17		
1499	WESTERN BUILDING MAINTENANCE, INC.	0099912-IN		MONTHLY JANITORIAL SERVICES, TREATMENT PLANT, MAY'17 - P,I	05/24/2017	12.00	.00	25-6025 JANITORIAL	0	5/17		
Total 0099912-IN:						75.00	.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 WESTERN BUILDING MAINTENANCE, INC.:						708.66	.00					
WESTERN RECORDS DESTRUCTION, INC.												
1633	WESTERN RECORDS DESTRUCTION, INC.	0352889		<u>RECORDS DESTRUCTION, 4/1/17-4/30/17 - ADMIN</u>	05/01/2017	7.00	.00	01-6052 <u>CONTRACT SERVICES</u>	0	4/17		
1633	WESTERN RECORDS DESTRUCTION, INC.	0352889		<u>RECORDS DESTRUCTION, 4/1/17-4/30/17 - P & Z</u>	05/01/2017	2.25	.00	01-6052 <u>CONTRACT SERVICES</u>	1003	4/17		
1633	WESTERN RECORDS DESTRUCTION, INC.	0352889		<u>RECORDS DESTRUCTION, 4/1/17-4/30/17 - WATER</u>	05/01/2017	6.63	.00	20-6052 <u>CONTRACT SERVICES</u>	0	4/17		
1633	WESTERN RECORDS DESTRUCTION, INC.	0352889		<u>RECORDS DESTRUCTION, 4/1/17-4/30/17 - SEWER</u>	05/01/2017	6.63	.00	21-6052 <u>CONTRACT SERVICES</u>	0	4/17		
1633	WESTERN RECORDS DESTRUCTION, INC.	0352889		<u>RECORDS DESTRUCTION, 4/1/17-4/30/17 - P.I</u>	05/01/2017	2.49	.00	25-6052 <u>CONTRACT SERVICES</u>	0	4/17		
Total 0352889:						25.00	.00					
Total WESTERN RECORDS DESTRUCTION, INC.:						25.00	.00					
Grand Totals:						889,080.22	169,770.94					

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Dated: _____

Mayor: _____

City Council: _____

City Treasurer: _____

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Paid and unpaid invoices included.



CITY OF KUNA
P.O. BOX 13
KUNA, ID 83634
www.kunacity.id.gov

GORDON N. LAW
CITY ENGINEER

Telephone (208) 287-1727; Fax (208) 287-1731
Email: glaw@kunaid.gov

MEMORANDUM

TO: Mayor Stear and Members of City Council

FROM: Gordon N. Law
Kuna City Engineer

RE: Reimbursement Agreement
Memory Ranch Subdivision No. 1
Oversized Pressure Irrigation Facilities

DATE: May 11, 2017

REQUEST: Approve Reimbursement Agreement by Resolution

Attached hereto is a proposed reimbursement agreement (w/ exhibits) related to over-sizing of pressure irrigation facilities by the developer of Memory Ranch Subdivision No. 1. The reimbursement methodology relies on policies adopted by Council in January 21, 2014 (Resolution R10-2014). Total reimbursement is \$162,118.59 payable over ten years.

Also attached is a resolution which, if approved, authorizes the Mayor and Clerk to sign the agreement. The City Engineer recommends approval of the resolution.

Attachments

**RESOLUTION NO. R37-2017
CITY OF KUNA, IDAHO**

**RESOLUTION AUTHORIZING EXECUTION OF A REIMBURSEMENT
AGREEMENT IN THE AMOUNT OF \$162,118.59 WITH CHALLENGER
DEVELOPMENT, INC.**

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Kuna, Idaho, that the Mayor and Clerk of said city are hereby authorized to execute that certain Agreement titled “Reimbursement Agreement – Memory Ranch Pressure Irrigation Trunk Project” regarding cost recovery for construction of pressure irrigation facilities related to said project and in the amount of one hundred sixty-two thousand one hundred eighteen dollars and fifty-nine cents (\$162,118.59); by and between said city and CHALLENGER DEVELOPMENT, INC., which Agreement is attached hereto, and made a part hereof, as if set forth in full.

PASSED BY THE COUNCIL of Kuna this 6th day of June, 2017.

APPROVED BY THE MAYOR of Kuna this 6th day of June, 2017.

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

REIMBURSEMENT AGREEMENT
Memory Ranch Pressure Irrigation Trunk Project

THIS AGREEMENT made this _____ day of _____ 2017, by and between the CITY OF KUNA, a municipal corporation, hereinafter called CITY, and CHALLENGER DEVELOPMENT, INC, hereinafter called DEVELOPER:

WITNESSETH:

WHEREAS, CITY has prepared, adopted and updated a Kuna Pressure Irrigation System Master Plan to guide the sizing, elevation and location of pressure irrigation system facility extensions; and

WHEREAS, on January 21, 2014 CITY adopted Resolution Number R10-2014 outlining the Pressure Irrigation Facilities Reimbursement Policy for pressure irrigation facilities construction conforming to the Kuna Pressure Irrigation System Master Plan; and

WHEREAS, in implementing the updated Kuna Pressure Irrigation System Master Plan, it is the further declared policy of CITY to extend the Kuna City Pressure Irrigation System to areas inside the corporate limits of CITY not now served by a pressure irrigation system, subject to the owner of property in such areas being bound by and complying with all ordinances of CITY and all rules and regulations promulgated by CITY now in effect or hereinafter to be enacted; and

WHEREAS, DEVELOPER did construct a pressure irrigation system to the property known as, Memory Ranch Subdivision No. 1 Project, as shown on Exhibit "A," and has requested reimbursement for certain portions of the pressure irrigation system; and

WHEREAS, the constructed facilities are now included as a component of the CITY system and are now utilized by said CITY for their intended purpose; and

WHEREAS, CITY upon recommendation of the City Engineer, accepts and approves the proposal of DEVELOPER for reimbursement, subject to all the conditions hereinafter provided by this Agreement.

NOW THEREFORE, in consideration of the foregoing premises, it is agreed:

A. Preparation of Plans. DEVELOPER did cause to be prepared plans and specifications, drawings, instructions, bid proposal and all other contract documents for the construction and installation of the pressure irrigation system, shown on Exhibit "A," including rights-of-way, grades and elevation, and materials to be used in the construction and installation of said pressure irrigation system.

B. Construction of Pressure Irrigation System.

(1) DEVELOPER did install, construct and erect the pressure irrigation system and appurtenances as shown on Exhibit "A," subject to the conditions hereinafter provided.

(2) DEVELOPER did provide all engineering and surveying and contract administration for the construction of the pressure irrigation system described on Exhibit "A."

(3) DEVELOPER did satisfactorily complete the project in conformance with approved plans and did provide evidence bills of the general contractor and engineer have been paid.

C. Reimbursement to DEVELOPER. In recognition of the fact that DEVELOPER did install, construct and erect a pressure irrigation system as shown on Exhibit "A" for the amounts shown in Exhibit "C", CITY shall reimburse to DEVELOPER, as directed in Paragraph M herein, up to one hundred sixty-two thousand one hundred eighteen dollars and fifty-nine cents (\$162,118.59). Reimbursement shall be provided from the funds and in the manner described in the City of Kuna Pressure Irrigation Facilities Reimbursement Policy attached hereto as Exhibit "B".

D. Audit Period. CITY will make an audit of this agreement on an annual basis in conformance with the Reimbursement Policy of said CITY, and refund applicable fees collected during the audit period.

E. Term of Agreement. The audit and payment of reimbursement shall be for a period not to exceed ten (10) annual payments in conformance with the Reimbursement Policy of said CITY or until such time as reimbursement has been fully paid, whichever comes first.

F. Cost of Pressure Irrigation Lines on DEVELOPER'S Property. All costs and expenses, including the construction, engineering, advertising, clerical, legal and licenses and permits which were required for the construction and installation of the pressure irrigation system upon and within DEVELOPER'S property not eligible for reimbursement as defined in the Reimbursement Policy, shall be at DEVELOPER'S sole expense.

G. Compliance with Laws. Upon connection to pressure irrigation, DEVELOPER agrees to abide by all applicable Kuna City laws, rules and regulations pertaining to pressure irrigation systems.

H. Indemnification and Insurance. DEVELOPER shall indemnify and save and hold harmless CITY from and for any and all losses, claims, actions, judgments for damages, or injury to persons or property and losses and expenses caused or incurred by DEVELOPER related to the design, construction and otherwise providing of the facilities described in paragraphs B.1, B.2 and B.3, its servants, agents, employees, guests, and business invitees, and not caused by or arising out of the tortious conduct of CITY or its employees.

I. No Assignment. DEVELOPER shall not assign any portion of this Agreement or any privilege hereunder, either voluntarily or involuntarily, without the prior written consent of CITY, which consent shall not be unreasonably withheld.

J. Definition of DEVELOPER'S Property. The term "DEVELOPER'S PROPERTY" in this Agreement shall mean the parcels described on Exhibit "A" attached hereto.

K. Representations.

(1) DEVELOPER, as defined above, represents that it is the only bona fide claimant to the reimbursements referenced in this agreement. Further, DEVELOPER represents it will indemnify CITY from all other claims as outlined in Paragraph H above.

(2) DEVELOPER, as defined above, represents that the General Contractor(s) for the construction of facilities described in Exhibit "A" have been fully paid. Further, DEVELOPER represents it will indemnify CITY from all claims of General Contractor(s) as outlined in Paragraph H above.

(3) DEVELOPER, as defined above, represents that in constructing and installing the pressure irrigation system referenced in this Agreement, it has complied with all laws, orders and regulations of Federal, State and Municipal authorities and has all licenses or permits which are required for the construction and installation of said system.

L. Binding Effect. The terms and conditions of this Agreement shall be binding upon all of DEVELOPER'S assigns, or successors in interest to this Agreement.

M. Payments under terms of this agreement are to be made and addressed to: Challenger Development, Inc; 1977 E. Overland Road; Meridian, Idaho 83642.

IN WITNESS WHEREOF, the parties shall cause this Agreement to be executed by their duly authorized officers, members and/or partners the day and year first above written.

CITY OF KUNA

ATTEST:

MAYOR

CITY CLERK

CHALLENGER DEVELOPMENT, INC.

Corey D. Barton, President

STATE OF IDAHO)
) ss.
COUNTY OF ADA)

On this ___ day of _____, 2017, before me, the undersigned, personally appeared _____ known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he/she executed the same as _____ (title) and on behalf of _____.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Notary Public for Idaho
Residing at _____, Idaho
My commission expires: _____

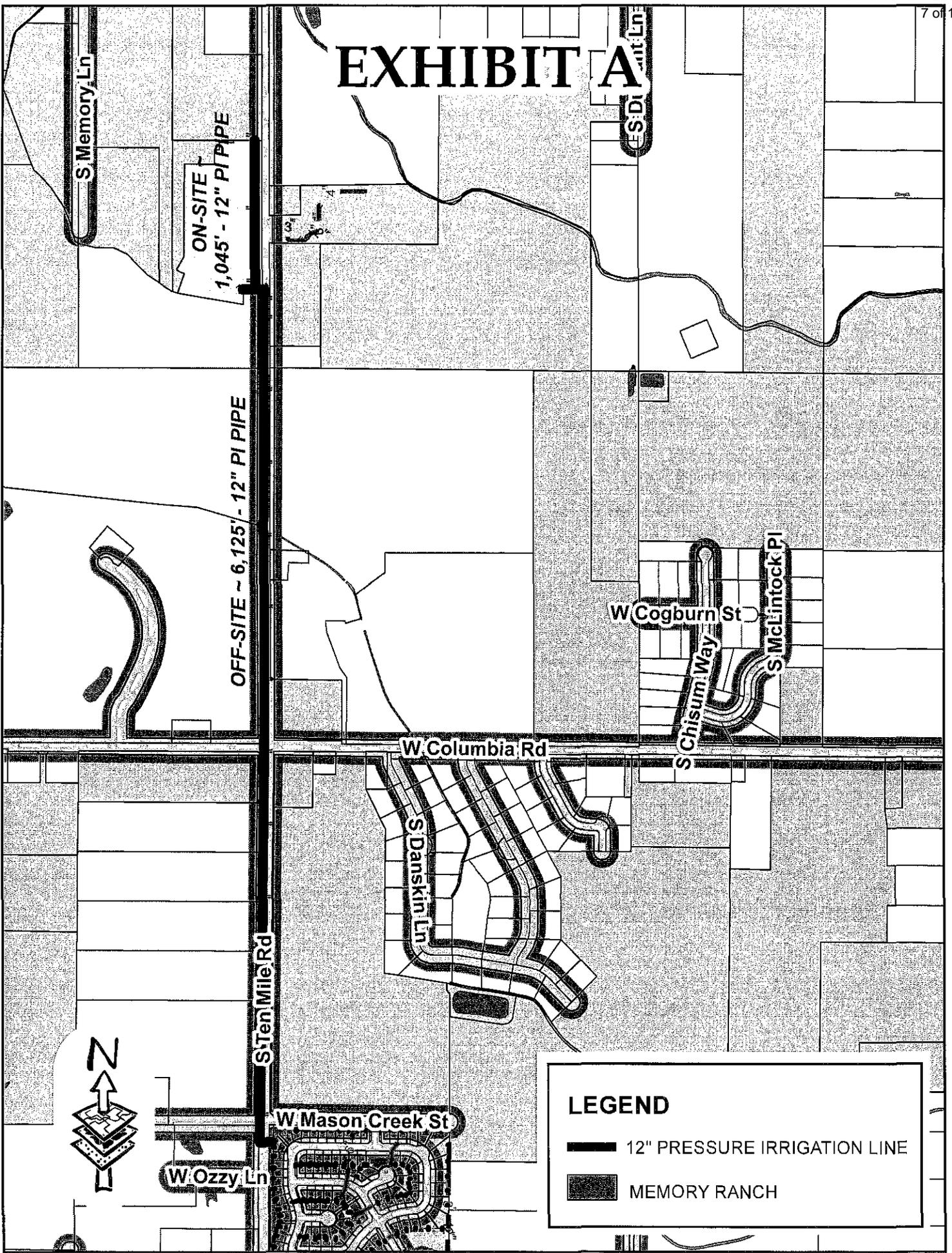
STATE OF IDAHO)
) ss.
COUNTY OF ADA)

On this _____ day of _____, 2017, before me, the undersigned, personally appeared JOE L. STEAR and _____ Mayor and City Clerk respectively of CITY OF KUNA, a municipal corporation, known to be to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same for and on behalf of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Notary Public for Idaho
Residing at _____, Idaho
My commission expires: _____

EXHIBIT A



LEGEND

-  12" PRESSURE IRRIGATION LINE
-  MEMORY RANCH



S Ten Mile Rd

ON-SITE
1,045' - 12" PI PIPE

OFF-SITE ~ 6,125' - 12" PI PIPE

S Memory Ln

S D... Ln

W Cogburn St

S Chisum Way

S McLintock Pl

W Columbia Rd

S Danskin Ln

W Mason Creek St

W Ozzy Ln

EXHIBIT "B"

RESOLUTION NO. _____

**CITY OF KUNA
PRESSURE IRRIGATION FACILITIES REIMBURSEMENT POLICY****PURPOSE**

A resolution of the City of Kuna setting forth a reimbursement policy that provides real property owners, developers, and/or the City of Kuna, hereinafter referred to as Sponsoring Developers, a mechanism to seek reimbursement for eligible pressure irrigation facilities that exceed the Sponsoring Developer's pressure irrigation facilities requirements as provided below. When a Sponsoring Developer, at its own expense and in conformance with the City Pressure Irrigation System Master Plan or at the direction of the City, constructs an extension of the existing Pressure Irrigation system or constructs oversized pressure irrigation facilities determined by the City to be larger than needed to serve Sponsoring Developer's project, the Sponsoring Developer may be reimbursed to the extent allowed in this policy by entering into a reimbursement agreement with the City. Reimbursement will be for eligible costs of the pressure irrigation facilities as described below.

City Pressure Irrigation Pipelines are classified as follows:

1. Master Plan Trunk Line (Street Frontage) – A pressure irrigation main, 8 inches or larger, identified in the Master Plan to be part of the major distribution grid and located in or adjacent to the street right-of-way fronting Sponsoring Developer's property. In this policy, frontage lines are treated as on-site lines.
2. Master Plan Trunk Line (On-site) – A pressure irrigation main, 8 inches or larger, identified in the Master Plan to be part of the major distribution grid and located within the Sponsoring Developer's property including lines in or adjacent to the street right-of-way fronting Sponsoring Developer's property.
3. Master Plan Trunk Line (Off-site) – A pressure irrigation main, 8 inches or larger, identified in the Master Plan to be part of the major distribution grid and not located on-site or in the street frontage or adjacent to the street right-of-way fronting Sponsoring Developer's property.
4. Looping Line (On-site) – A pressure irrigation main line required in City Standards, and with the diameter specified in said standards, whose purpose is to preserve circulation capability to serve Sponsoring Developer's property and adjacent properties, and located on-site but not in or adjacent to the street right-of-way fronting Sponsoring Developer's property.

5. Non-Master Plan Line (Off-site) – A pressure irrigation main line not identified in the Master Plan to be part of the major distribution grid and not located on-site or in the street frontage or adjacent to the street right-of-way fronting Sponsoring Developer’s property.
6. Distribution Line (On-site) - A pressure irrigation main line not identified in the Master Plan to be part of the major distribution grid and not a looping line, located on-site of the Sponsoring Developer’s property, and whose principal purpose is to deliver water to the various points of service within the Sponsoring Developer’s property.
7. Stub Line (On-site) - A pressure irrigation main line located on-site of the Sponsoring Developer’s property, connected to any of the main lines on-site and extending to the property boundary, beyond the last point of delivery for the Sponsoring Developer’s property, and whose principal purpose is to deliver water to neighboring properties. A stub line is generally constructed at the direction of the City, is generally 8 inches in diameter or smaller and is not a frontage line, looping line or Master Plan line.

A Sponsoring Developer’s project may be eligible or ineligible for reimbursement according to criteria outlined herein. For instance, a line constructed larger than needed at Sponsoring Developer’s discretion and not at the direction of the City is not eligible for reimbursement.

Each project or development is presumed to benefit from the work of earlier Sponsoring Developers and to have, as a condition for receiving benefit from the existing city sewer system, a “reasonable duty” to add to, enhance, oversize or extend the existing system within certain limits. This “reasonable duty” is not reimbursable. The construction of on-site or off-site facilities beyond this “reasonable duty” is presumed to be eligible for reimbursement to the extent allowed in this policy and as approved by the City.

“Reasonable duty” includes expenses incurred by the Sponsoring Developer from examples that follow:

1. Payment of Connection Fees: Connection fees are remitted at the time of building permit issuance, or in other circumstances, at the time of connection to the system as defined in city resolutions.
2. Master Plan Trunk Line (On-Site): Construct the diameter specified in the Master Plan, or the nominal diameter needed in reference to Sponsoring Developer’s peak demand, whichever is larger. The Sponsoring Developer’s “reasonable duty” for trunk line construction is the length of trunk line needed per development acre, as defined herein.
3. Master Plan Trunk Line (Off-site): Construct the diameter specified in the Master Plan, or the nominal diameter needed in reference to Sponsoring Developer’s peak demand, whichever is larger. The Sponsoring Developer’s “reasonable duty” for off-site trunk line construction is the trunk line needed per development acre less the length of trunk line on-site but not less than zero.

4. Looping Line (On-site): Construct the diameter specified in the City Standards, or the nominal diameter needed in reference to twice the Sponsoring Developer's peak demand, whichever is larger, and which is Sponsoring Developer's "reasonable duty". If the City directs that a looping line be replaced with a trunk line, it will be treated as an on-site Master Plan Trunk Line for reimbursement purposes.
5. Non-Master Plan Line (Off-site): Construct the line with a diameter of 4 inches, or the nominal diameter needed in reference to Sponsoring Developer's peak demand, whichever is larger, and which is Sponsoring Developer's "reasonable duty". If the City directs that an off-site non-master plan main line be replaced with a trunk line, it will be treated as an off-site Master Plan Trunk Line for reimbursement purposes.
6. Distribution Line (On-site): Construct the line with a diameter of 3 inches, or the nominal diameter needed in reference to Sponsoring Developer's peak demand, whichever is larger, and which is Sponsoring Developer's "reasonable duty".
7. Stub Line (On-site): Construct the line with a diameter up to 8 inches as directed by the City, and which is Sponsoring Developer's "reasonable duty".

DEFINITIONS

1. Line Capacity: The water carrying capacity of a pipeline based on pressure drop of 0.0037 psi per foot of line length.
2. Nominal Diameter Needed: In terms relevant to this policy, the minimum standard pipe diameter (3", 4", 6", 8", 10" and 12") with sufficient transmission capacity to carry the Sponsoring Developer's designated peak demand.
3. Peak Demand: In terms relevant to this policy, the Peak Demand is assumed to be the Peak Hour Demand referred to in City Standards. The Peak Hour Demand per typical lot is 15 gpm for a 3-inch main but decreases to 7.5 gpm/typical lot for a 12-inch main. In no case may a main line diameter be less than 3 inches, regardless of computed demand. A typical residential lot is 10,000 SF of total area or less. A typical commercial lot is 7,000 SF of landscaped area or less.
4. Property: For purposes of determining whether over-sized lines are on-site, off-site or lie in the frontage and for computing the nominal diameter needed, "Property" of Sponsoring Developer shall include the present project, future phases of the project, and other properties in the vicinity of the over-sized line in which the Sponsoring Developer or his partners has a property interest. However, once the "trunk line needed" component of the "reasonable duty" has been satisfied for a parcel, it is not imposed again for subsequent cost recovery agreements.
5. Property in the Vicinity: Property adjacent or in the same quarter section as the over-sized pipe line, or in the case of over-sized pipe lines fronting section or quarter-section lines, property in the quarter sections on each side, is considered "in the vicinity". In

most instances the City will require that trunk lines are located along section and quarter-section lines as contemplated in the City Master Plan.

6. **Trunk Line Needed:** Based on characteristics of development in Kuna; relying on the ½ mile trunk line grid in the Master Plan; adding for undeveloped land, waste land and other unconnected properties; adding for parks, common areas and other public properties; and deducting for connection fees paid in equivalent feet; it requires an average of 33 lineal feet of trunk line to serve the gross acreage of Sponsoring Developer's project.
7. **Trunk Line Needed-Amended:** For projects also connecting to potable water and/or sewer, but which do not construct sufficient trunk line in the other facilities to satisfy the "trunk line needed" obligation in those other facilities, shall have the un-satisfied obligation in the other facilities, factored for relative cost, added to the "trunk line needed" obligation for the pressure irrigation system.

CONSTRUCTED PRESSURE IRRIGATION FACILITIES ELIGIBLE FOR REIMBURSEMENT

For pressure irrigation facilities to be considered eligible for any reimbursement from the City, the pressure irrigation facilities must meet at least one of the following conditions:

1. **Off-Site Lines:** A pressure irrigation main extension that lies off-site the Sponsoring Developer's property and is beyond the "reasonable duty" of Sponsoring Developer's project; or
2. **On-Site Lines:** A pressure irrigation main extension that lies within the Sponsoring Developer's property and is beyond the "reasonable duty" of Sponsoring Developer's project; or
3. **Off-Site Easements:** Off-site easements required for construction of the above described eligible off-site pressure irrigation facilities may also be eligible for reimbursement; or
4. **Off-Site Engineering:** Engineering services for off-site eligible pressure irrigation facilities up to a maximum of 7 percent (7%) of the construction cost of said pressure irrigation facilities; or
5. **Supply Facilities:** Any new irrigation supply facilities, as distinguished from transmission facilities, whether completely new facilities or facility upgrades. The facility's costs may include wells, pumps and controls, standby power, storage ponds, booster station, SCADA controls and any other irrigation supply facilities approved by the City. Irrigation supply facilities will be reimbursed from the Irrigation Supply portion of Connection Fees using similar distribution methodology described herein; or
6. **City Construction:** When the City constructs extensions or replacements of pressure irrigation lines of any diameter using City funds, the City constructed pressure irrigation

facilities will be eligible for reimbursement to the City as a Sponsoring Developer and in the manner noted herein.

REIMBURSEMENT CONDITIONS

To be eligible for reimbursement, the Sponsoring Developer must, unless otherwise approved by the City, do the following:

1. Sponsoring Developer's project must be annexed into the City; and
2. Design the pressure irrigation facilities in accordance with the City's pressure irrigation master plan; and
3. Receive at least three bids for the pressure irrigation system construction and select the lowest responsive bid, unless otherwise approved by the City; and
4. Receive preliminary plat, special use permit or building permit approval from or complete a municipal service agreement with the City for the development being served by the pressure irrigation facilities; and
5. Construct the pressure irrigation facilities in accordance with the City approved plans and specifications including all lines and diameters directed by the City; and
6. Lawfully dedicate the pressure irrigation system facilities and any necessary easements to the City.

AMOUNT OF REIMBURSEMENT

1. Off-Site Pressure Irrigation Facilities: The amount of Eligible Reimbursement available to the Sponsoring Developer for eligible off-site pressure irrigation extensions beyond the "reasonable duty" shall be based upon a proportional amount of the costs to design and construct the facility computed from the ratio of the capacity of the nominal diameter needed by the Sponsoring Developer's project to 75% of the capacity of the diameter provided.
2. On-Site Pressure Irrigation Facilities: The amount of Eligible Reimbursement available to the Sponsoring Developer for eligible on-site pressure irrigation pipelines beyond the size of the "reasonable duty", shall be based upon an amount computed as the difference between the cost to design and construct the pipe size of the "reasonable duty" and the cost to design and construct the pipe size provided.
3. Interest Adjustment: The Sponsoring Developer's Eligible Reimbursement amount, as determined by items 1 through 2 above, may be increased by the amount of interest that would be accrued using 4% interest on a linear declining balance over a 10 year period.

FINANCING PRESSURE IRRIGATION FACILITIES

The City will generate revenue for financing Pressure Irrigation main pipeline facilities reimbursement agreements by assessing each equivalent dwelling unit (EDU) a Pressure Irrigation Main Line Fee (PIMLF), also known as Trunk Line Connection Fee, at time of connection or upon issuance of a building permit. The amount of this PIMLF will be established by City Council resolution. The City will review the PIMLF amount each year and may make adjustments annually as deemed necessary to cover pressure irrigation main line reimbursement costs.

REIMBURSEMENT AGREEMENTS AND METHODS OF REIMBURSEMENT

1. A Reimbursement Agreement entered into between the City and the Sponsoring Developer is a requirement for receiving reimbursement and shall provide the Sponsoring Developers the opportunity to receive a maximum of ten (10) consecutive annual reimbursement payments. The Reimbursement Agreement shall be entered into within one hundred eighty (180) days after completion of the project.
2. City sponsored extensions and expansions are presumed to exclusively benefit existing and future users and the public in general. As a Sponsoring Developer, the City is not required to enter into an agreement with itself, is not limited in number of annual payments and the costs of its projects are fully reimbursable and not subject to reductions in reimbursement by proportional usage or the "reasonable duty" defined herein. The City is subject, in its annual reimbursements, to the annual distribution percentages defined herein.
3. No reimbursement agreement shall reimburse Sponsoring Developers for construction costs that exceed the eligible reimbursement amount.
4. The City will retain 10% of the collected PIMLF for administration and developer support. This 10% fee will not reduce the Sponsoring Developers Eligible Reimbursement amount - only the amount of funds each year available for reimbursement to the Sponsoring Developer(s).
5. The Reimbursement Agreement will terminate when the sooner of either occurs: the Sponsoring Developer has been fully reimbursed the agreed upon reimbursement amount at or prior to the end of the term of the agreement, or the City has tendered the tenth (10th) annual payment whether or not the eligible reimbursement amount is paid in full. In no event shall the Reimbursement Agreement be extended beyond the initial term.
6. The City will collect the PIMLF from all entities that connect to and utilize the City's Pressure Irrigation facilities in conformance with adopted City policies. The portion of the PIMLF dedicated for reimbursement to Sponsoring Developers shall be reimbursed annually less the retained ten percent (10%) administration cost. Reimbursement payments, therefore, will be made on an annual basis but limited to the amount of the

PIMLF collected for pressure irrigation reimbursement and, in the proportions as defined below to each Sponsoring Developer.

7. The portion of the PIMLF dedicated for reimbursement that is collected annually from Pressure Irrigation connections will be reimbursed and distributed to Sponsoring Developers annually, based on the percent each Sponsoring Developer's initial Eligible Reimbursement amount is to the summed Total Eligible Reimbursement amount of all eligible Sponsoring Developers for that reimbursement year. The Sponsoring Developer's initial Total Eligible Reimbursement will not vary from year-to-year until retired but the Sponsoring Developer's percentage will vary as the combined initial Total Eligible Reimbursement amounts change from year-to-year.

Reimbursements will only be distributed for ten (10) annual payments after final acceptance of the Eligible Facility. Depending on the PIMLF collected within the ten-year Agreement period, and the number of claimants to those Fees, the Eligible Reimbursement amount may or may not be fully reimbursed. Also reimbursement to each Sponsoring Developer will not exceed his/her Total Eligible Reimbursement amount. Reimbursement Agreements or City sponsored projects completed on or before August 31st of one year will become eligible for the first payment of reimbursement funds on September 1st the following year.

8. If in any year a Sponsoring Developer's claim is satisfied with a partial payment, the dedicated portion of the PIMLF for that year shall be reduced by the partial payment and the remainder shall be distributed to the remaining Sponsoring Developers without further consideration of the satisfied claim.

Adopted by the City of Kuna this 21st day of January, 2014.

W. Greg Nelson, Mayor

ATTEST:

Brenda S. Bingham, City Clerk

EXHIBIT "C"OVERSIZED PRESSURE IRRIGATION COST RECOVERY SUMMARY
MEMORY RANCH PROJECT

Pressure Irrigation -Offsite Oversized	
Total Recoverable Project Cost	\$ 132,884.09
Interest (4%)	\$ 29,234.50
TOTAL COST	\$ 162,118.59

EXHIBIT "C"
REASONABLE DUTY
MEMORY RANCH PROJECT

Acreage in Memory Ranch Project	67.4 acres
Trunk Line PI Needed per Acre	33 LF
Trunk Line Water Needed per Acre	33 LF
Reasonable Duty	4448 LF
Trunk Line Constructed	7738 LF
Net Length Reimbursible	3290 LF



City of Kuna

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

Findings of Fact and Conclusions of Law

To: Kuna City Council

Case Number(s): 16-07-AN (Annexation)

Location: 3815 W. Columbia Rd
Meridian, ID 83642

Planner: Trevor Kesner, Planner II

Hearing Date: May 16, 2017

Findings: **June 6, 2017**

Owner: Robert Law
3815 W. Columbia Road
Meridian, ID 83642

Table of Contents:

- A. Course Proceedings
- B. Applicant Request
- C. Zoning and Property Range Maps
- D. History
- E. General Project Facts
- F. Staff Analysis
- G. Applicable Standards
- H. Comprehensive Plan Analysis
- I. Findings of Fact
- J. Conclusions of Law
- K. Decision by the Council



A. Course of Proceedings

1. Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states annexations are designated as a public hearing with the Planning and Zoning Commission as the recommending body, and City Council as the decision-making body. This land use was given proper public notice and followed the requirements set forth in Idaho Code, Chapter 65, Local Land Use Planning Act (LLUPA).

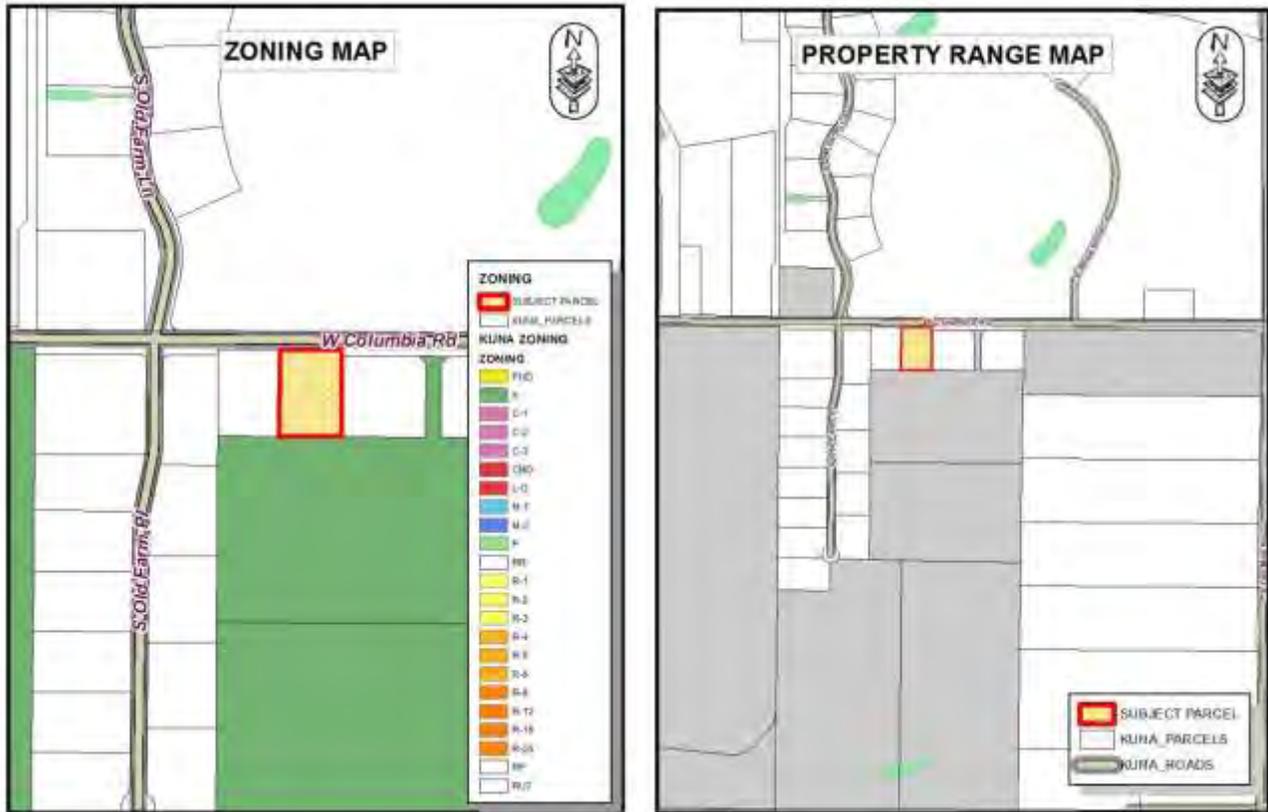
a. Notifications

- | | |
|---------------------------|------------------|
| i. Neighborhood Meeting | October, 20 2016 |
| ii. Agencies Notified | January 6, 2017 |
| iii. 300' Property Owners | April 28, 2017 |
| iv. Kuna, Melba Newspaper | April 26, 2017 |
| v. Site Posted | May 1, 2017 |

B. Applicant Request:

1. The applicant requests approval to annex an approximately 0.91 +/- acre parcel located at 3815 W. Columbia Road into the City of Kuna with an R-2 residential zoning designation.

C. Zoning and Property Range Maps:



D. History: The parcel is contiguous to City limits along the southern boundary, and is currently zoned RR (Rural-Residential) in Ada County. The owner’s residence and one accessory shop used for automotive/farm equipment repairs for approximately 34 years, is situated on the subject site.

E. General Projects Facts:

Comprehensive Plan Designation: The Future Land Use Map identifies this site as ‘Medium Density Residential’. Staff views this annexation request to be consistent with the approved Future Land Use Map.

1. Surrounding Land Uses:

North	RR	Rural Residential – Ada County
South	A	Agriculture – City of Kuna
East	RR	Rural Residential – Ada County
West	RR	Rural Residential – Ada County

2. Parcel Sizes, Current Zoning, Parcel Numbers:

- Approx. 0.91 +/- total acres
- RR, Rural Residential (Ada County)
- Parcel # - S1310120600

3. **Services:**

- Sanitary Sewer – Private Septic
- Potable Water – Private Domestic Well (future City of Kuna)
- Irrigation District –Boise-Kuna Irrigation District
- Future Pressurized Irrigation – City of Kuna (KMID)
- Fire Protection – Kuna Fire District
- Police Protection –Ada County Sheriff
- Sanitation Services – Republic Sanitation Services (See exhibit C-1)

4. **Existing Structures, Vegetation and Natural Features:** The subject site is currently used as the owner's residence and home business. There are three structures on the site, the residence, a 24' X 30' barn and a 24' X 36' accessory shop which is used as an automobile repair shop. All structures have been on the property for many years. The site is surrounded by mature landscaping and farm lands.
5. **Transportation / Connectivity:** The parcel is not improved with curb, gutter or sidewalks. The site is accessed directly from Columbia Road.
6. **Environmental Issues:** The subject site lies within the designated 'Nitrate Priority Area' (NPA) for groundwater monitoring. Beyond the NPA, staff is not aware of any additional environmental issues, health or safety conflicts. The site's topography is generally flat with a potential 0-3% slope in areas.
7. **Agency Responses:** The following agencies returned comments which are included as exhibits with this case file:
- Exhibit B-1: Central District Health Department (CDHD);
 - Exhibit B-2: Boise Project Board of Control;
 - Exhibit B-3: Idaho Transportation Department (ITD);
 - Exhibit B-4: Ada County Highway District (ACHD);
 - Exhibit C-1: J&M Sanitation Services (Chad Gordon)

F. **Staff Analysis:**

The applicant requests to annex the 0.91 +/- acre parcel into Kuna City limits with an R-2 (Low Density) zoning designation. The applicant will continue to utilize the existing septic system and private domestic well until such time as City services are within 300' feet of the subject site; at which time the property owner will be required to abandon the septic system and connect to city sewer services. If the existing septic system fails and City services are not within 300' of the property, the applicant may repair the septic system.

Staff has determined this annexation application complies with Title 5 of the Kuna City Code; Idaho Statute §50-222; and forwards a recommendation of approval for Case # 16-07-AN, subject to the recommended conditions of approval.

G. **Applicable Standards:**

1. City of Kuna, Title 5 Zoning Ordinance: Annexations.
2. City of Kuna Comprehensive Plan and Future Land Use Map.

3. Idaho Code, Title 67, Chapter 65, Local Land Use Planning Act.

H. Comprehensive Plan Analysis:

The Kuna City Council accepts the Comprehensive Plan components as described below.

1. The proposed applications for the subject site are consistent with the following Comprehensive Plan components:

GOALS AND POLICY – Property Rights

Goal 1: Ensure that the City of Kuna land use policies, restrictions, conditions and fees do not violate private property rights. Establish an orderly, consistent review process for the City of Kuna to evaluate whether the proposed actions may result in private property “takings”.

Policy 1: As part of a land use action review, 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.

GOALS AND POLICY – Land Use

Goal 2: Encourage a balance of land uses to ensure that Kuna remains a desirable, stable, and self-sufficient community.

I. Findings of Fact:

1. This request appears to be in compliance with all ordinances and laws of the City, whereas the property owner currently operates an automobile/engine repair shop in the accessory structure on site as a ‘non-conforming’ use within a residential zone.
2. The site is physically suitable for annexation.
3. The annexation is not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.
4. The annexation is not likely to cause adverse public health problems.
5. 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.
6. The existing street and utility services in proximity to the site appear to be adequate for the current use; however, any future site improvements as determined by the City Engineer and the Planning and Zoning Director, shall comply with the provisions set forth in Kuna City Code (KCC).
7. The Council accepts the facts as outlined in the staff report, any public testimony and the supporting evidence as presented.
8. Based on the evidence contained in Case No. 16-07-AN, this proposal complies with the Comprehensive Plan and the Kuna Comprehensive Future Land Use Map.
9. The City Council has the authority to approve, conditionally approve or deny the annexation application.

J. Proposed Conclusions of Law:

1. Based on the evidence contained in Case No 16-07-AN, the Kuna City Council finds Case No. 16-07-AN complies with Kuna City Code, Title 5 – Zoning Regulations.
2. Based on the evidence contained in Case No 16-07-AN, the Kuna City Council finds Case No. 16-07-AN is consistent with Kuna’s Comprehensive Plan.

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

K. Proposed Decision by the Council:

Note: This motion is to approve this annexation request. However, if the Council wishes to approve or deny specific parts of the request as detailed in this report, they must be specified.

Based on the facts outlined in staff's report and any public testimony at the public hearing, the City Council of Kuna, Idaho, hereby approves Case No. 16-07-AN; a request for annexation from Robert Law, with the following conditions of approval:

1. The subject parcel is served by private water and sewer systems, and currently does not require City services. City sewer services are considered "unavailable" to the property. If the site system fails or the use of the property is changed or expanded beyond its current use or that proposed in this application, or facilities are extended within 300' of the property, the City recommends ultimate connection to City services. Upon connection to City facilities, applicant shall to abide by any relevant water or sewer reimbursement policies and agreements, and is subject to any relevant connection fees.
2. All future development submittals are required to include the site lighting, landscaping, drainage and development plans as required by Planning and Zoning. All site improvements are prohibited prior to approval of the following agencies. The applicant/owner shall obtain written approval on letterhead or may be written/stamped on the approved construction plans from the agencies noted:
 - a. Central District Health Department (CDHD).
 - b. The Kuna Fire District shall approve all site development and building plans.
 - c. The Boise-Kuna Irrigation District shall approval any modifications to the existing irrigation system.
3. 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.
4. Any site improvements shall require the property owner to comply with the provisions set forth in Title 5 of Kuna City Code (KCC).
5. At the time of any future development, submit a petition to the City (as necessary and confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and requesting to annex the irrigation surface water rights appurtenant to the property to the Kuna Municipal Pressure Irrigation District (KMID).
6. Applicant shall obtain a business license with the Kuna City Clerk in order to continue operating the 'non-conforming' automobile/engine repair shop on site.
7. All city staff and any other agency recommended requirements shall be complied with.
8. All federal, state and local laws and ordinances shall be complied with.

DATED: This _____ day of _____, 2017.

Joe Stear, Mayor
City of Kuna

ATTEST:

Chris Engels,
Kuna City Clerk



City of Kuna

Staff Memo – City Council

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

To: **City Council**

File Numbers: **17-01-S** (Subdivision), and **17-01-ZC** (Rezone).

Location: NEC of Ten Mile Road & Lake Hazel Road, Meridian, Idaho

Planner: Troy Behunin, Planner III

Hearing date: June 6, 2017

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

Owner: **Mason Creek Farm, LLC,**
Tim Eck
6152 W. Half Moon Ln.
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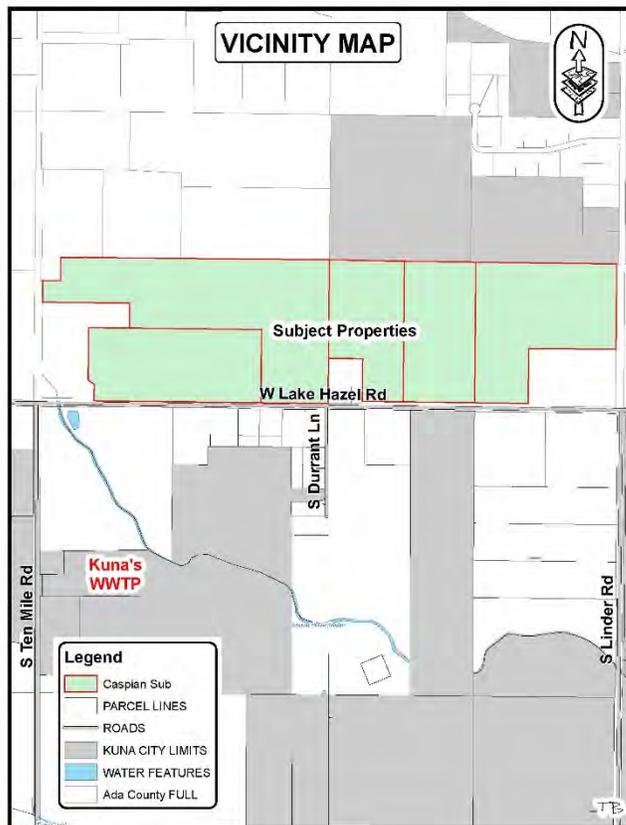


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A. Process and Noticing:

1. Kuna City Code 1-14-3 (KCC), Title 1, Chapter 14, Section 3, states that rezones and preliminary plat's for subdivision's are designated as public hearings, with the City Council as the decision making body, and Commission as the decision making body for Subdivision landscape design review. This land use application was given proper public notice and followed the requirements set forth in Idaho Code, Chapter 65 Local Planning Act.

a. Notifications

- | | |
|----------------------------|--|
| i. Neighborhood Meeting | October 14, 2016 (one person attended) |
| ii. Agency Comment Request | January 26, 2017 |
| iii. 300' Property Owners | May 10, 2017 |

- iv. Kuna, Melba Newspaper
- v. Site Posted

May 10, 2017
May 24, 2017

B. Applicants Request:

1. Request:

On behalf of Mason Creek Farm, LLC. Tim Eck, David Crawford with B & A Engineers (applicant), requests approval for a rezone of approximately 107 acres from P (Public) to R-6 (Med. Density Residential), and a preliminary plat for approximately 131.74 acres of land. The applicant proposes to subdivide the parcels into 494 buildable lots and 69 common lots. Applicant has obtained Subdivision Landscaping Design Review approval. This site is located north of Lake Hazel, between Ten Mile and Linder Roads (See Map).

C. Aerial Map:



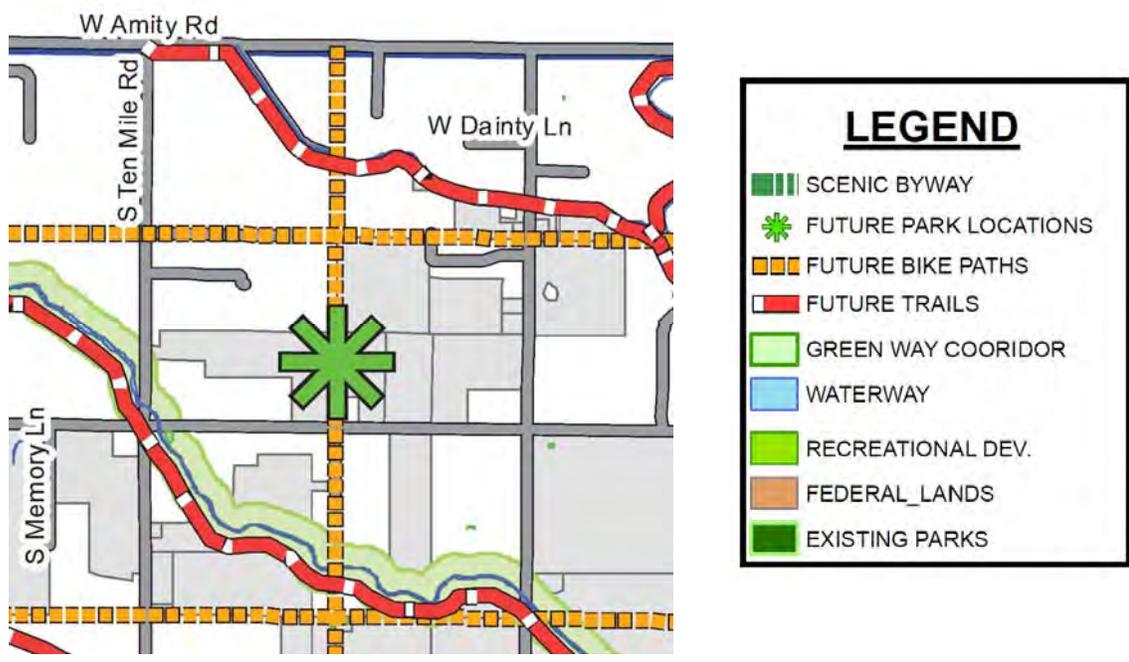
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D. Site History:

Recently, this site was annexed into Kuna and has historically been used for small agricultural purposes and farm property for many years. The site is near City and County platted subdivisions – Memory Ranch, west/southwest: Kuna, Patriot Ridge, north: Ada County, Durrant Estates, south: Ada County.

E. General Projects Facts:

1. **Comprehensive Plan Map:** The Future Land Use Map (Comprehensive Plan Map) is intended to serve as a guide for the decision making body for the City. This map indicates a land use designation and it is not the actual zoning. The Comp Plan Map designation for this site was amended July 5, 2016, to Medium Density Residential.
2. **Recreation and Pathways Map:** The Recreation and Pathways Master Plan Map indicates a future park in the area within the site. Applicant has proposed several acres of open space below the power lines and removed three lots in block 7 to provide open space.



3. **Surrounding Land Uses:**

North	Ag., R-2, RUT	Agriculture AND Low Density Residential – Kuna City, Rural Urban Transition – Ada County
South	Ag., RR, RUT	Agriculture - Kuna City, Rural Residential AND Rural Urban Transition – Ada County
East	RUT	Rural Urban Transition – Ada County
West	R-4*, RUT	Medium Density Residential – Kuna City * AND Rural Urban Transition – Ada County

*Recently this land was annexed into Kuna City as R-4.

4. **Parcel Sizes, Current Zoning, Parcel Number(s):**

Parcel Size (Approximately)	Current Zone: (P & R-6) Public, Medium Density Residential	Parcel Number
42.04 acres	P – Kuna City	S1235346610
17.14 acres	P – Kuna City	R8468870305
18.94 acres	P – Kuna City	S1235438411
28.29 acres	P – Kuna City	S1235449215
22.87 acres	* R-6 – Kuna City	S1235347051

*Recently this land was annexed into Kuna City as R-6.

5. **Services:**

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

6. Existing Structures, Vegetation and Natural Features:

There are no structures on site. The site has vegetation that is generally associated with Agricultural fields.

7. Transportation / Connectivity:

The site is adjacent to Ten Mile Road on the west, and Linder Road on the East side. The property also touches a significant portion of Lake Hazel Road. There are five proposed points of access for the project; one on Ten Mile, one on Linder, and three places on Lake Hazel.

8. Environmental Issues:

Staff is not aware of any environmental issues, health or safety conflicts. The site's topography is generally flat with less than 3 percent slope.

9. Agency Responses:

The following agencies returned comments are included with this case file:

- 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*
- COMPASS (Carl Miller), *Exhibit B 5.*
- *Approved Traffic Impact Study (Approved by ACHD) Exhibit B 6*

F. Staff Analysis:

In September of 2009, approximately 107 acres of this application were annexed (09-01-AN), into Kuna city limits with a 'P' (Public) zone as a way to land apply treated waste waters from Kuna's Waste Water Treatment Plant (WWTP) that is 1/4 mile south of Lake Hazel on Ten Mile Road. These 107 acres were surplus by the City in 2013, and sold at public auction, as they were no longer a necessity for the City. Additionally, approximately 22.87 acres were recently annexed into Kuna City limits with an R-6 (Medium Density) zone. The site is near other Kuna city subdivisions with the R-6 zone. The project touches three major arterials (Ten Mile, Lake Hazel and Linder Roads) and all public utilities will soon be available to service this subdivision.

The applicant seeks a rezone for approximately 107 acres from P (Public) to R-6 (Medium Density Residential) and approval for a preliminary plat for a total of approximately 131.75 acres, in order to develop the property into 497 new single-family homes and 68 common lots and design review approval for the subdivision landscaping to include the buffers along the road frontages for the project.

Long ago, the city of Kuna recognized the importance of the Ten Mile corridor and the critical role of the new Ten Mile Interchange at I-84, one of the newest interchanges in the Treasure Valley funded by the Idaho Transportation Department (ITD) and the Ada County Highway District (ACHD) in anticipation of the growth along the Ten Mile corridor and neighboring areas. Furthermore, ACHD has completed a study for the south Ten Mile corridor that anticipates additional growth for this area and designated Ten Mile as a major arterial roadway. Additionally, the city of Kuna anticipated the roll of the interchange and growth for this area ahead of all agencies by placing one of Idaho's newest and most advanced waste water treatment plants a 1/4 mile south of Lake Hazel Road on Ten Mile in 2009.

Furthermore, landowners have noticed the opportunity of the interchange, the treatment plant, and responded by developing their lands as an R-6 (Medium Density Residential) subdivision directly west of the treatment plant (Memory Ranch Subdivision – 262 Homes so far). Through direction from the City, that developer sized and built a lift-station for purposes of serving the entire region and placed it 470 feet south of Lake Hazel. If this application is approved, development of this site will bring all of Kuna's services to the area and use this up-sized lift-station, thus providing an opportunity for other land owners to connect to Kuna's services. The Memory Ranch lift-station is roughly 1,000 feet from this application and the developer will extend these service lines to his property. In addition to Memory Ranch, a nearby R-6 subdivision

(Springhill Subdivision at the southeast corner of Linder and Lake Hazel) will begin construction on phase one this summer. Springhill is approximately 203 +/- acres and could bring 700+ new homes to the area and is only 600 feet from this project (See Exhibit C 1).

City of Kuna Planning Efforts:

Kuna has been extensively planning for and studying this area since 2006. Included with that planning effort is a way to provide city services, a complete Comprehensive Plan Text re-write, Comprehensive Plan and Planning Maps including lands between Lake Hazel and Amity, and the construction of the treatment plant. There are many sections within Kuna's Comp Plan Text that discuss and plan for the lands between Lake Hazel and Amity Roads, and considerations for traffic, services and housing for that region. The lands in this application have been included (and designated as residential) on the planning Map and Area of City Impact (ACI) map since 2008. Notwithstanding nor diminishing Kuna's extensive planning, between 2012 and 2016, Kuna City and Meridian City had numerous discussions about the ACI line between the cities. At the same time, Kuna was negotiating its own new ACI with Ada County. As a compromise, Kuna elected to withdraw from the debate over the mile between Lake Hazel and Amity, and eventually pulled the ACI line down to Lake Hazel. Kuna continued planning for the Bittercreek area, and access to its sewer facilities facilitated the settlement between Bittercreek Meadows Subdivision and City of Meridian by providing sewer at its new \$30 Million treatment plant, only 1,000 feet away. Prior to this application, Kuna's city limits existed above Lake Hazel Road. The Kuna planning map approved by City Council in August 2015 (*See Exhibit C 10*), identifies the lands in this application as Medium Density, and the proposed annexation requests R-6 conforming to the map. As stated in their request, the applicant has proposed that densities will reach about 3.8 units per acre.

Staff has reviewed the proposed landscape plan for the subdivision and finds it is in substantial conformance with the Design Review (for Subdivision Landscape) Code for Kuna.

City of Meridian Planning Efforts:

Meridian City also has been studying and planning for this area. Notably, Meridian city has no immediate plans for municipal sewer, water or pressure irrigation services for this area. Meridian City limits, are nearly a mile from this area and services are even further. On October 11, 2016, Meridian City Council approved a Future Land Use Map (FLUM - *See Exhibit C 11*), demonstrating that Meridian also foresees the importance of the Ten Mile Corridor and the interchange, as Meridian has designated Mixed Use Neighborhoods (MUN) on both sides of Ten Mile for at least two miles; including five City parks planned within one mile, a fire station within one mile and a transit Station for commuters at the Interchange. This MUN designation predicts significant residential growth for the area.

At the April 25, 2017, Planning and Zoning Commission hearing, it was conditioned that the applicant shall *combine lots 13, 14 and 15, Block 7, and integrate those lots (part of phase three), into useable open/green space for the use of the H.O.A. members and keep all other pathways proposed on the pre plat.* The applicant has complied with that P & Z Commission condition and has submitted revised plans to reflect those changes.

Staff has determined this application complies with Title 5 of the Kuna City Code; Idaho Statute §50-222; and the Kuna Comprehensive Plan and Map; and forwards a recommendation of approval for Case No's 17-01-S, 17-01-ZC and 17-07-DR, subject to the recommended conditions of approval listed in Section 'N' of this report.

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 June 6, 2017, the Council considered Case No's 17-01-ZC and 17-01-S, including the applications, agency comments, staff's report, application exhibits and public testimony presented or given.

I. Findings of Fact for Councils Consideration:

Based on the record contained in Case No's 17-01-S, 17-01-ZC and 17-07-DR, including the exhibits, staff's report and the public testimony at the public hearing, the Council of Kuna, Idaho, hereby *approves/conditionally approves/denies* the proposed Findings of Fact and Conclusions of Law, and conditions of approval for Case No's 17-01-S and 17-01-ZC, for Caspian Subdivision.

The Council concludes that the Application complies with the City of Kuna's Zoning regulations (Title 5) of KCC and the Subdivision and Design Review regulations outlined in titles 5 and 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 Council has the authority to approve/conditionally approve / deny Case Nos 17-01-S and 17-01-ZC. On June 6, 2017, the Council voted to approve/conditionally approve / deny Case No's 17-01-ZC and 17-01-S.

Comment: *On June 6, 2017, the Council voted to approve / conditionally approve / deny Case No's 17-01-S and 17-01-ZC.*

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 June 6, 2017, with the Council.
4. The Council accepts the facts as outlined in the staff report, the public testimony and the supporting evidence list presented.

Comment: *The Council held a public hearing on the subject application on June 6, 2017, to hear from City staff, the applicant and to accept public testimony. The decision by the Council is based on the application, staff report and public testimony, both oral and written.*

5. Based on the evidence contained in Case No's 17-01-S, 17-01-ZC and 17-07-DR, this proposal appears to generally comply with the Comprehensive Plan and Comp Plan Map as amended.

Comment: *The Comp Plan has listed numerous goals for providing variety in housing options in Kuna. The Kuna Planning Map designates this property as Medium Density. As this is a proposed medium density residential use the project follows the goals of the Comp Plan and the Comp Plan Map.*

- 6. The public notice requirements were met and the public hearing was conducted within the guidelines of applicable Idaho Code and City Ordinances.

Comment: *As noted in the process and noticing sections, notice requirements were met to hold a public hearing on June 6, 2017.*

J. Proposed Factual Summary:

This site is located near the north east corner (NEC) of Ten Mile Lake Hazel Roads and reaches Linder Road to the east. Applicant proposes a rezone from P (Public) to R-6 (Med. Density Residential) for approximately 107 acres and a preliminary plat for approximately 131.75 acres into City limits in an R-6 zone creating a subdivision with 497 buildable lots and 69 common lots. Applicant proposes a Subdivision landscaping for the 68 common lots.

The site will take one access from Ten Mile Road, and one from Lake Hazel Road, and three access points from Lake Hazel Road.

K. Proposed Comprehensive Plan Analysis:

The Kuna Council accepts the Comprehensive Plan components as described below:

The designation of Medium Density shown on the Planning Map (See Adjacent Map) for these parcels was amended in August of 2015 by Council. The proposed preliminary plat for the site is consistent with the following Comprehensive Plan components:

Community Vision Statement:

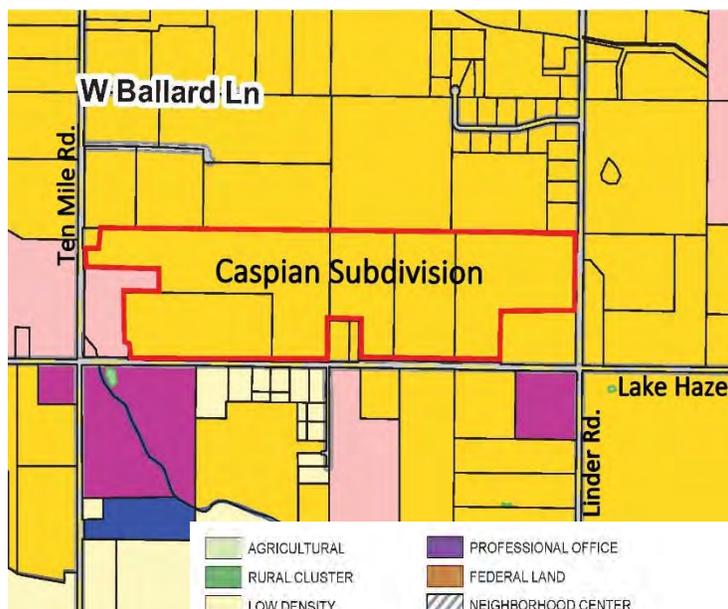
Residents hoped for the creation of business and light commercial use centers within neighborhoods. These centers would include restaurants, gas stations, churches, multi-family use facilities, and other mixed-use developments. Citizens anticipated the manufacturing area moving south and eastward between the Union Pacific Railroad Line and Kuna Mora Road (Page 21).

Housing:

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 prices 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).

Comment: *The proposed preliminary plat with a proposed 3.77/DUA follows the community vision and provides a way to achieve the housing goals as stated and adopted.*

Private Property Rights Goals and Objectives - Section 2 - Summary:



AGRICULTURAL	PROFESSIONAL OFFICE
RURAL CLUSTER	FEDERAL LAND
LOW DENSITY	NEIGHBORHOOD CENTER
MEDIUM DENSITY	NEIGHBORHOOD DISTRICT
HIGH DENSITY	WWTF
MIXED USE GENERAL***	CITY INTEREST
MIXED USE CITY CENTER	MIXED USE GENERAL WITH A MINIMUM EQUIVALENCE OF 3 UNITS PER ACRE
LIGHT INDUSTRIAL	GREEN WAY WATERWAYS
HEAVY INDUSTRIAL	GREENBELT OVERLAY
PUBLIC	
COMMERCIAL	

*** MIXED USE GENERAL EXPECTED RESIDENTIAL DENSITIES CAN RANGE FROM 2 TO 20 UNITS PER ACRE

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 Generals criteria, and a review by the City Attorney, the proposed project does not 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).

Comment: *The proposed application complies with these elements of the comprehensive plan by providing a non-standard housing type meeting this goal.*

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).

Medium Density Residential:

This designation describes areas where residential development densities generally range from four to eight units per acre. These areas will be made up of single-family homes, but may include townhomes, row houses duplexes and other types of multi-family land uses. Areas featuring these densities are generally located within the City Center and around Neighborhood Centers (Page 88).

Comment: *The proposed preliminary plat requests an R-6 zone, and approximately 3.77 / DUA, conforming to the Comprehensive Plan and Planning Map approved by Council in August of 2015.*

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 – 1.2, Pg. 163 12.4 and Pg. 165 – 2.1).

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).

Comment: *Applicant proposes medium density residential which will contribute to availability of varied types and home sizes in a logical and orderly manner while providing a quality development.*

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.

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. The Neighborhood Center will be the core of the neighborhoods churches, schools, and public facilities. The neighborhood centers will feature denser developments and multi-family residential development (Page 179).

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 future 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 Planning Map.

L. Proposed Idaho 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 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. This request appears to be consistent and in compliance with all Kuna City Codes (KCC).

Comment: The proposed project meets the land use and area standards in Chapter 3, Title 5 of the Kuna City Code (KCC). Staff also finds that the proposed project meets all applicable requirements of Titles 5 and 6 of the KCC.

2. The site is physically suitable for a rezone and an R-6, residential subdivision.

Comment: The 131.75 acre (approximate) project includes a request for a rezone from Public to R-6 (Medium Density) and a pre plat for a subdivision. The site appears to be compatible with the proposal.

3. The Rezone and Subdivision uses are not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.

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

4. The Rezone and Subdivision proposals are not likely to cause adverse public health problems.

Comment: *The proposed Rezone and Subdivision for the property follows all Kuna City Codes. The medium density land use application requires connection to public sewer and potable water systems, therefore eliminating the occurrence of adverse public health problems.*

5. 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: *The Council did consider the location of the property and adjacent uses. The subject property is in Kuna City limits and will be connected to the Kuna City central sewer and potable and pressure irrigation water systems. The current adjacent uses are both farms and residential uses and the site is adjacent to three major arterial roads.*

6. The existing and proposed street and utility services in proximity to the site are suitable and 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.*

7. Based on the evidence contained in Case No's 17-01-S and 17-01-ZC, Council finds Case No's 17-01-S and 17-01-ZC adequately complies with Kuna City Code.
8. Based on the evidence contained in Case No's 17-01-S, 17-01-ZC and 17-07-DR, Council finds Case No's 17-01-S and 17-01-Z adequately complies with Kuna's Comprehensive Plan and its Map.

N. Recommendation of the Commission to City Council:

On April 25, 2017, the Commission voted 4-0, to recommend approval for Case No's 17-01-ZC and 17-01-S to City Council, based on the facts outlined in staff's report 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's 17-01-ZC, 17-01-S to City Council, a request for a rezone and subdivision preliminary plat; and hereby approves Case No. 17-07-DR, a subdivision design review request from Mason Creek Farm, LLC. Tim Eck, and David Crawford (B & A Engineers) with the following conditions of approval:

- *Applicants shall follow all conditions stated in the staff memo and appropriate agency comments and discussions at the public hearing on April 25, 2017.*
- *Applicant shall combine lots 13, 14 and 15, Block 7, and make those lots (part of phase three), into useable open/green space for the use of the H.O.A. members as discussed and agreed upon during the public hearing, and keep all other pathways proposed on the pre plat.*

O. Proposed Order of Decision by Council:

17-01-ZC (Rezone), *Note: This proposed motion is for approval, conditional approval, or denial for this request. If the Council wishes to approve or deny specific parts of the requests as detailed in this report, those changes must be specified.*

17-01-Sub (Subdivision), *Note: This proposed motion is for approval, conditional approval, or denial for this request. If the Council wishes to approve or deny specific parts of the requests as detailed in this report, those changes must be specified.*

On June 6, 2017, the Council voted to *approve / deny* Case No's 17-01-ZC and 17-01-S, based upon the facts outlined in staff's memo, the Comp Plan, Kuna City Code, the record before the Council, the applicant's presentation, public testimony and discussion at the at the June 6, 2017, public hearing. The Council hereby votes

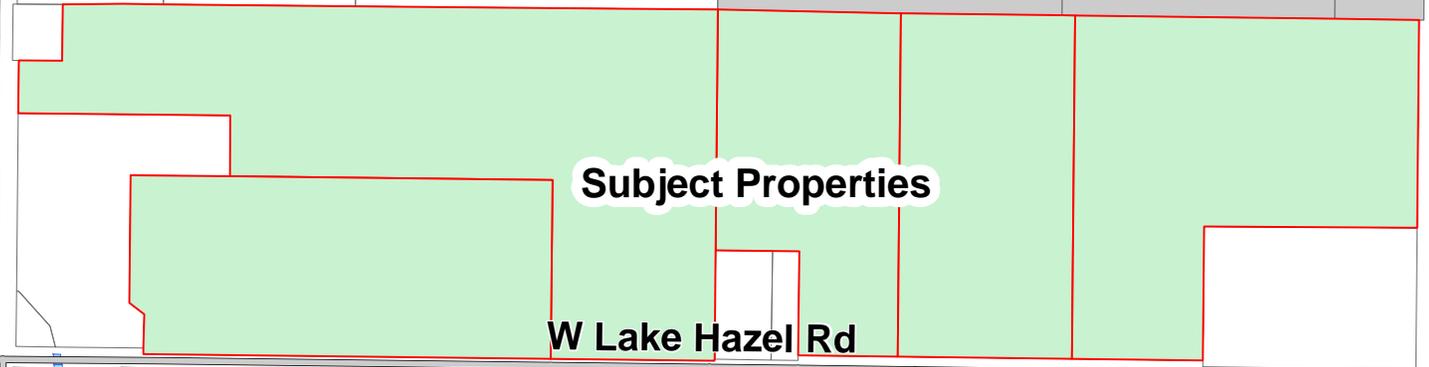
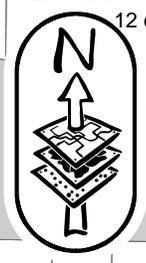
to approve / deny Case No's 17-01-ZC and 17-01-S with/without the following conditions of approval at time of development:

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 approve 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– At time of 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 requesting to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation system of the City (KMID).
6. All street lighting within and for the site shall be LED lighting and must comply with Kuna City Code.
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. 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.
12. Staff recommends that phase 13, be incorporated into an adjacent phase to continue logical growth.
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 6th, day of June, 2017,

Exhibit A 2 c

VICINITY MAP



W Lake Hazel Rd

S Durrant Ln

S Linder Rd

S Ten Mile Rd

Kuna's
WWTP

Mason Creek Feeder

Legend

- Caspian Sub
- PARCEL LINES
- ROADS
- KUNA CITY LIMITS
- WATER FEATURES
- Ada County FULL

TB

Kuna Canal



Renaissance Site

Memory Ranch Subdivision

Caspian Subdivision

Lake Hazel Rd.

Ten Mile Rd.

Sburant Ln

Slinder Rd

B & A Engineers, Inc.

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

January 23, 2017

City of Kuna
751 W. 4th St.
Kuna, Idaho 83634
208.922.5274

Subject: Preliminary Plat Approval Request for Caspian Subdivision

Council, and Staff:

We are pleased to present this request for approval of a Preliminary Plat for Caspian Subdivision on behalf of the land owner, Mason Creek Farm, LLC. The project is generally located between Linder and Ten Mile Roads north of Lake Hazel Road in Kuna City, Idaho. The address is generally listed as 2111 N. Linder Rd.

The site consists of 131.74 acres of land more or less. It is located within the Kuna City Limits, 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:

S1235449215
R8468870305
S1235346610
S1235347051
S1235438411

Containing 131.74 Acres Total

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. Linder Road on the project's east boundary
N. Ten Mile road on the project's west boundary
W. Lake Hazel Road along the projects southerly boundary

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Consulting Engineers & Surveyors
5505 W. Franklin Rd. Boise, Id. 83705
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Each of the roadways noted are considered Arterial 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. Recommendations from the Ada County Highway District will be followed.

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.

Sanitary Sewer

The project has access to the City Sewer system which is planned to be located in Ten Mile Road, and Lake Hazel Road. All properties in the development have been shown to be serviced from City sanitary sewer service as required.

The City of Kuna has a planned extension of Sanitary Sewer main lines in the area which will service this development and others for future development.

Water

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

Gravity 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.

Site History

These lands were previously owned by the city and designated on a previous comprehensive plan as public park lands. The site was sold by the City to the current owner of the property. A public park is no longer planned for this area.

Caspian Subdivision has been proposed with a commensurate development strategy, fitting with the lands already developing in the area. The development anticipates a total of 497 single family

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homes.

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.

The City Engineer Gordon Law indicated that the project will need to provide water, sewer and pressure irrigation mainlines as required to service the development in accordance with the City's master plan.

Neighborhood Meeting

The neighborhood meeting list was provided by the City of Kuna. Neighbors within 300-feet of the property were invited to the meeting. 11 people signed in and attended the meeting.

The meeting was held on September 29 at 6:00PM at the City of Kuna Waste Water Treatment Facility. The neighborhood sign in sheet has been included within the application. Several questions and concerns were brought up during the meeting from individual land owners. These were as follows:

- Concern:** *Hunting on the property will Disturb neighbors.*
- Answer:** Gunfire in and or around neighborhoods may be disturbing. Legal discharge of Firearms is not prohibited with the development.
- Concern:** *Additional animals and barking dogs may be disturbing to the peace.*
- Answer:** The City of Kuna has ordinances to work with these types of issues.
- Concern:** *Several owners expressed concern about irrigation Discharges being maintained.*
- Answer:** It is required by the development ordinance to continue irrigation facilities which protect downstream users and legal irrigation discharges. This development will maintain these irrigation and discharge flows.
- Concern:** *Home sizes are too small.*
- Answer:** Based on current sales the homes are being built to serve the home purchasing market. Current home sales trends in the area are being followed.
- Question:** *How will the new homeowners react to ongoing agricultural activities?*
- Answer:** The State of Idaho is clear about agricultural activities not being a nuisance. In compliance with Idaho Code and requirements of the City of Kuna this is clearly stated on every plat recorded in the City of Kuna as stipulated in Idaho Code 22-

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4503 as the right to farm act.

Concern: Concerns about traffic.

Answer: The development is required to provide a traffic impact study. Compliance with the findings of the traffic impact study are mandatory with the development. Growth does cause increased traffic.

Adjoining Land Use

The properties that comprise the development are located within Kuna’s city limits.

The following list generally identifies adjoining land uses:

North:	Agricultural & Residential– Ada County RUT Kuna Zone R-2
South:	Agricultural & Ada County RUT
East:	Agricultural & Ada County RR City of Kuna R-6 (Southeast)
West:	Agricultural & Ada County RUT and City of Kuna R-6 (Southwest)

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 Caspian Subdivision as follows:

- **Density**
Density has been calculated as 3.77 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 other developments near the project area.
- **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 R6**
This development anticipates providing lots for single family homes.
No mixed use activity is being provided with this development.

The requested zoning is consistent with the intended area and a recent R-6 zoning granted in other areas of development such as Spring Hill and Memory Ranch projects adjacent to this development area.

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Recent annexation requests to the north of West Lake Hazel Road and nears Ten Mile Road are sure to spur additional development in the area. The majority of the development is currently annexed into the City. A smaller 23 acre portion is the subject of an annexation request with the City prior to submittal of this application. Should the annexation prove successful all the lands will be within the City limits.

The proximity to city services such as the waste water treatment facility and mainline extensions planned to the waste water treatment plant will allow the connection to the City sanitary sewer systems and other City services such as pressure irrigation and domestic water. This area is essentially prime for its re-development.

R-6 zoning is required for the development to continue to meet the market needs for the area. It should be noted that the majority of the lot sizes are more consistent with a less dense zone of R-4. In order to meet the frontage requirements for the marketable home sites R-6 zoning is required.

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.

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.

Proposed expansion of the City sanitary sewer mainlines in Ten Mile and Lake Hazel Road will allow this and other development to occur.

Public utilities such as power, phone, etcetera's 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 Caspian Subdivision, the necessary infrastructure of public utilities,

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such as gas, phone, and power have been coordinated for extension throughout Caspian Subdivision. These utilities will also be provided to the remaining lots within the subdivision via specific plans as they are required for construction.

Storm Drainage

Each Phase of Caspian 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

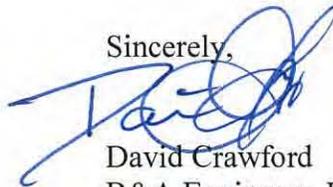
This property is not located within a flood hazard area.
The property does not have any slopes in excess of 15%.
There are not rock outcroppings on the site.

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. 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 Caspian Subdivision.

Sincerely,



David Crawford
B&A Engineers, Inc.



**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

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

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

Contact/Applicant Information

Owners of Record: <u>DBTV Mason Creek Farm, LLC</u>	Phone Number: _____
Address: <u>6152 W. Half Moon Ln.</u>	E-Mail: _____
City, State, Zip: <u>Eagle, ID 83616</u>	Fax #: _____
Applicant (Developer): <u>Same as Owner</u>	Phone Number: _____
Address: _____	E-Mail: _____
City, State, Zip: _____	Fax #: _____
Engineer/Representative: <u>David A. Crawford - B&A Engineers</u>	Phone Number: <u>(208) 343-3381</u>
Address: <u>5505 W. Franklin Rd.</u>	E-Mail: <u>dacrawford@baengineers.com</u>
City, State, Zip: <u>Boise, ID 83705</u>	Fax #: _____

Subject Property Information

Site Address: _____
Site Location (Cross Streets): <u>W. Lake Hazel Rd., S. Ten Mile Rd. to S. Linder Rd.</u>
Parcel Number (s): <u>S1235346610, R848870305, S1235438411, S1235449215, S1235347051</u>
Section, Township, Range: <u>Section 35, Township 3 North, Range 1 West</u>
Property size : <u>131.75 Acres</u>
Current land use: <u>Public/Rural-Urban Transition</u> Proposed land use: <u>Residential</u>
Current zoning district: <u>P, RUT</u> Proposed zoning district: <u>R6</u>

Project Description

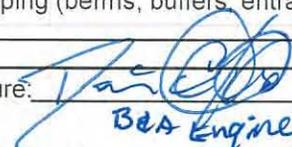
Project / subdivision name: <u>Caspian Subdivision</u>
General description of proposed project / request: <u>Subdivision for Single Family Residential</u>
Type of use proposed (check all that apply):
<input checked="" type="checkbox"/> Residential <u>R6</u>
<input type="checkbox"/> Commercial _____
<input type="checkbox"/> Office _____
<input type="checkbox"/> Industrial _____
<input type="checkbox"/> Other _____
Amenities provided with this development (if applicable): _____

Residential Project Summary (if applicable)

Are there existing buildings? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Please describe the existing buildings: <u>Residential Houses, Barn</u>
Any existing buildings to remain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Number of residential units: <u>497</u> Number of building lots: <u>497</u>
Number of common and/or other lots: <u>68</u>
Type of dwellings proposed:
<input checked="" type="checkbox"/> Single-Family _____
<input type="checkbox"/> Townhouses _____
<input type="checkbox"/> Duplexes _____
<input type="checkbox"/> Multi-Family _____
<input type="checkbox"/> Other _____
Minimum Square footage of structure (s): _____
Gross density (DU/acre-total property): <u>3.77/acre</u> Net density (DU/acre-excluding roads): <u>5.08/acre</u>
Percentage of open space provided: <u>6.22%</u> Acreage of open space: <u>8.2</u>
Type of open space provided (i.e. landscaping, public, common, etc.): <u>Landscaping/Common/Power Easement</u>

Non-Residential Project Summary (if 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: 1/24/17
BEA Engineers, Inc.



PLANT PALETTE

SYM	COMMON NAME	BOTANICAL NAME
EVERGREEN TREES		
	AUSTRIAN PINE	PINUS NIGRA
	BLACK HILLS SPRUCE	PICEA ABIES
	FAT ALBERT BLUE SPRUCE	PICEA ABIES 'FAT ALBERT'
	NORWAY SPRUCE	PICEA ABIES
	SKY HIGH JUNIPER	JUNIPERUS SCOPULORUM 'BAILLIGH'
	VANDERWOLFS PINE	PINUS FLEXILIS 'VANDERWOLFS'
STREET TREES (CLASS II & III)		
	AUTUMN PURPLE ASH	FRAXINUS AMERICANA 'AUTUMN PURPLE'
	SKYLINE HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'
	LITTLELEAF LINDEN	TILIA CORDATA
	LONDON PLANETREE	PLATANUS x ACERIFOLIA
	AMERICAN SWEETGUM	LIQUIDAMBER STYRACIFLUA
	TULIP TREE	LIRODENDRON TULIPIFERA
ORNAMENTAL TREES (CLASS I)		
	AMUR MAPLE	ACER GINNALA 'FLAME'
	CHANTICLEER PEAR	PYRUS CALLERYANA 'GLEN'S FORM'
	ROYAL RAINDROPS CRABAPPLE	MALUS x 'JFS-KWS'
	SNOWDRIFT CRABAPPLE	MALUS 'SNOWDRIFT'
SHRUBS/ORNAMENTAL GRASSES/PERENNIALS		
	BLACK EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTRUM'
	BLUE RUG JUNIPER	JUNIPERUS HORIZONTALIS 'WILTON'
	CREEPING MAHONIA	MAHONIA REPENS
	RED FLOWER CARPET ROSE	ROSA 'FLOWER CARPET- NOARE'
	DWARF FOUNTAIN GRASS	PENNISSETUM ALOPECUROIDES 'HAMELN'
	DARTS GOLD NINEBARK	PHYSCARPUS OPULIFOLIUS 'DART'S GOLD'
	STELLA D'ORO DAYLILY	HEMEROCALLIS 'STELLA D'ORO'
	EMERALD N' GOLD EUCALYPTUS	EUCALYPTUS FORTUNEI 'EMERALD N' GOLD'
	ENDLESS SUMMER HYDRANGEA	HYDRANGEA ARBORESCENS 'PIHM-I'
	FINE LINE BUCKTHORN	RHAMNUS FRAGULA 'RON WILLIAMS'
	GRO-LOW SUMAC	RHUS AROMATICA 'GRO-LOW'
	IVORY HALO DOGWOOD	CORNUS ALBA 'BAILHALO'
	KARL FOERSTER REED GRASS	CALAMAGROSTIS ARUNDINACEA 'K.F.'
	LITTLE DEVIL NINEBARK	PHYSCARPUS OPULIFOLIUS 'DONNA MAY'
	HIDCOTE BLUE ENGLISH LAVENDER	LAVANDULA ANGUSTIFOLIA 'HIDCOTE BLUE'
	OTTO LUYKEN LAUREL	PRUNUS LAUROCERASUS 'OTTO LUYKEN'
	PJM RHODODENDRON	RHODODENDRON 'PJM'
	MAIDEN GRASS	MISCANTHUS SINENSIS 'GRACILLIUMS'
	SUMMERWINE NINEBARK	PHYSCARPUS OPULIFOLIA 'SEWARD'

- LAWN
- 6' VINYL FENCE ALONG PERIMETER PROPERTY LINES AND SIDE LOTS (TYP) SEE DTL 4, SHT L5
- 4' VINYL FENCE ALONG CONNECTION PATHWAYS (TYP) SEE DTL 4, SHT L5

DEVELOPMENT DATA

TOTAL AREA	129.90
RESIDENTIAL LOTS	490 89.56 ACRES (68.94%)
OPEN SPACE LOTS	104 9.31 ACRES (7.17%)
RIGHT-OF-WAY	31.03 ACRES (23.89%)
EXISTING ZONING	P & RUT
PROPOSED ZONING	R-6

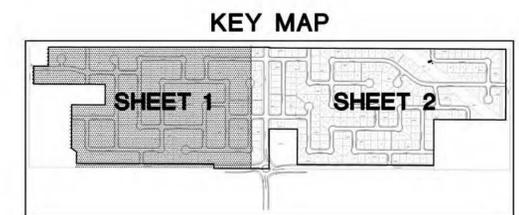
NOTES

- 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).
- ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- ALL COMMON SPACE LANDSCAPING SHALL BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION.
- 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.
- 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.
- 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 DRIVENAYS AND UTILITIES. TREES SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UTILITY LINES.
- PLANT LIST IS REPRESENTATIVE AND SUBJECT TO SUBSTITUTIONS OF SIMILAR SPECIES BY OWNER, SUBJECT TO CITY FORESTER'S PRE-APPROVAL. PLANTING BED DESIGN AND QUANTITIES MAY BE ALTERED DURING FINAL PLAT LANDSCAPE PLAN DESIGN. 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.

LANDSCAPE CALCULATIONS

LOCATION	BUFFER WIDTH	LENGTH	REQUIRED	PROVIDED
W. LAKE HAZEL RD.	20'	3510' / 100' =	70 TREES 105 EVERGREENS 421 SHRUBS	70 TREES (60 SHADE TREES + 20 ORNAMENTAL TREES) 105 EVERGREENS 654 SHRUBS
S. DURRANT AVE. (WEST)	20'	1220' / 100' =	24 TREES 37 EVERGREENS 146 SHRUBS	24.5 TREES (17 SHADE TREES + 15 ORNAMENTAL TREES) 39 EVERGREENS 211 SHRUBS
S. DURRANT AVE. (EAST)	20'	825' / 100' =	17 TREES 25 EVERGREENS 99 SHRUBS	17 TREES (11 SHADE TREES + 12 ORNAMENTAL TREES) 25 EVERGREENS 176 SHRUBS
S. LINDER RD.	20'	740' / 100' =	15 TREES 25 EVERGREENS 84 SHRUBS	17.5 TREES (14 SHADE TREES + 7 ORNAMENTAL TREES) 26 EVERGREENS 161 SHRUBS
S. TEN MILE RD.	20'	155' / 100' =	3 TREES 5 EVERGREENS 19 SHRUBS	3 TREES 5 EVERGREENS 33 SHRUBS

NUMBER OF TREES PROVIDED ON COMMON LOTS: 512
 NUMBER OF TREES PROVIDED ON BUFFERS: 376
 TOTAL NUMBER OF TREES: 888



JENSEN BELTS ASSOCIATES
 Site Planning / Landscape Architecture
 1608 Tyne Lane, Ste 100 Boise, ID 83706
 PH: 208-343-7776, FX: 208-343-7779

MAY 31, 2017
 OVERALL SHEET 1 OF 2

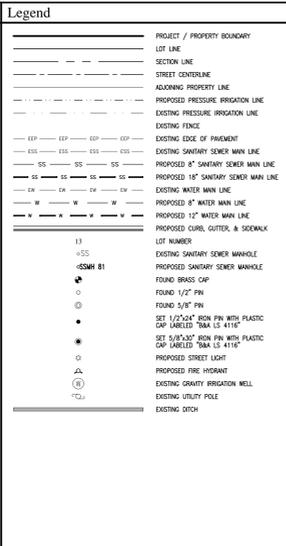
 NORTH



CASPIAN SUBDIVISION

KUNA, ID PRELIMINARY PLAT LANDSCAPE PLAN

SSM#	RANGE	INVERT IN	DIR	INVERT OUT	DEPTH
NUMBER	EL. (FT)	EL. (FT)		EL. (FT)	(FEET)
A-EX	2052.29	10	2041.17	E	11.29
B-EX	2057.02	8	2040.21	N	17.14
1	2053.80	10	2046.14	E	7.76
2	2055.10	10	2046.50	E	7.60
3	2057.88	8	2048.81	N	9.33
4	2060.98	10	2051.55	NE	9.69
5	2062.90	10	2052.19	N	10.82
6	2065.87	8	2053.90	E	11.27
7	2065.04	10	2053.74	W	12.00
8	2055.25	---	---	---	7.50
9	2057.95	---	---	---	7.50
10	2061.10	---	---	---	7.50
11	2065.48	---	---	---	7.50
12	2066.98	10	2054.24	SE	12.84
13	2067.51	8	2055.22	W	12.55
14	2069.99	10	2050.49	W	9.50
15	2071.85	10	2063.99	S	8.39
16	2074.20	10	2063.99	S	9.31
17	2054.12	---	---	---	7.50
18	2066.17	8	2061.67	E	7.60
19	2068.97	8	2062.37	W	7.60
20	2068.00	8	2059.29	E	18.81
21	2068.00	8	2060.20	E	25.84
22	2078.01	10	2064.82	S	13.29
23	2077.52	10	2065.81	E	12.01
24	2077.52	10	2065.81	E	12.01
25	2052.00	8	2057.77	N/S	8.62
26	2078.00	8	2071.10	N	7.50
27	2078.00	8	2070.70	W	8.70
28	2075.50	---	---	---	7.50
29	2068.44	---	---	---	8.39
30	2068.98	8	2078.43	S	8.28
31	2066.00	---	---	---	8.00
32	2064.75	8	2061.94	N/S	8.29
33	2062.30	8	2062.52	N	7.60
34	2062.18	8	2062.44	E	10.84
35	2064.58	8	2063.07	W	11.62
36	2068.42	8	2074.61	E	10.81
37	2068.45	8	2061.95	S	7.50
38	2067.85	8	2075.44	N/S	12.51
39	2068.95	8	2075.97	S	10.08
40	2068.03	8	2077.10	N	8.03
41	2067.29	8	2078.18	N	9.18
42	2068.87	8	2079.20	E	10.71
43	2062.51	8	2080.34	E/S	13.27
44	2066.34	8	2080.84	N/E	7.60
45	2067.99	8	2090.49	E	7.60
46	2066.29	---	---	---	7.50
47	2068.92	8	2081.42	E	7.60
48	2067.87	8	2084.25	W	7.60
49	2064.07	8	2086.57	E	7.60
50	2066.55	8	2083.81	N/S/E	13.04
51	2700.10	8	2092.60	E	7.60
52	2700.96	---	---	---	7.50
53	2700.30	---	---	---	7.50
54	2702.02	8	2092.35	S	9.77
55	2096.62	8	2091.12	E	7.60
56	2092.19	8	2084.59	N	7.60
57	2095.00	8	2087.82	E	7.78
58	2096.00	8	2088.50	E	7.60
59	2099.00	8	2091.19	E	7.91
60	2701.83	8	2092.21	SE	9.72
61	2701.65	8	2092.81	SE	11.04
62	2701.99	8	2093.33	SE/W	8.78
63	2702.26	8	2094.15	NE	8.23
64	2704.19	8	2094.55	N	7.60
65	2704.17	8	2095.12	N/S/E	9.15
66	2706.55	8	2098.06	E	7.60
67	2704.34	8	2097.84	NE	7.50
68	2706.00	---	---	---	7.50
69	2096.87	8	2091.37	N	7.60
70	2703.04	8	2095.54	E	7.60
71	2706.00	8	2097.85	N/E	8.33
72	2706.00	---	---	---	7.50
73	2706.99	---	---	---	7.50
74	2096.30	8	2096.80	N	7.60
75	2702.45	---	---	---	7.50
76	2702.05	8	2702.55	E	7.60
77	2717.85	8	2087.57	N/S/E	10.38
78	2718.90	---	---	---	7.50
79	2718.00	---	---	---	7.50
80	2703.95	8	2098.24	N/W/E	7.81
81	2711.20	8	2703.70	E	7.60
82	2718.40	8	2713.60	W	7.50
83	2096.00	8	2041.53	N/W/E	14.47
84	2058.30	8	2048.38	N/E	11.92
85	2058.92	8	2047.69	E	12.38
86	2062.72	8	2048.84	N/E	14.18
87	2061.65	8	2049.72	N/W/E	12.03
88	2060.80	8	2055.58	E	14.32
89	2078.30	8	2058.12	N/S	20.28
90	2073.10	8	2058.80	E	7.60
91	2075.50	---	---	---	7.50
92	2066.90	---	---	---	7.50
93	2071.45	8	2067.20	W/E	14.35
94	2078.25	8	2068.15	N/E	8.10
95	2077.15	---	---	---	7.50
96	2078.15	---	---	---	7.50
97	2078.35	---	---	---	9.72
98	2065.80	---	---	---	7.60
99	2064.05	---	---	---	7.50
100	2066.20	---	---	---	7.50
101	2059.10	8	2050.89	N	8.31
102	2059.35	8	2051.75	S	7.60
103	2051.90	---	---	---	7.50
104	2057.10	8	2049.60	N	7.60
105	2059.60	8	2052.10	S	7.50
106	2058.60	8	2041.85	N	12.73
107	2053.66	8	2043.39	E/W	10.38
108	2056.20	---	---	---	7.70
109	2057.83	---	---	---	7.50
110	2703.20	8	2095.70	N	7.60
111	2703.90	---	---	---	7.50



EXISTING ZONE	P & RUT
PROPOSED ZONE	R-6
MINIMUM PROPERTY SIZE	4,500 SF
FRONT YARD SETBACK	20 FEET
REAR YARD SETBACK	15 FEET
STREET SIDE YARD SETBACK	20 FEET
INTERIOR SIDE YARD SETBACK	5 FEET
MAXIMUM LOT COVERAGE	40%
MAXIMUM BUILDING HEIGHT	35 FEET
MINIMUM STREET FRONTAGE	45 FEET

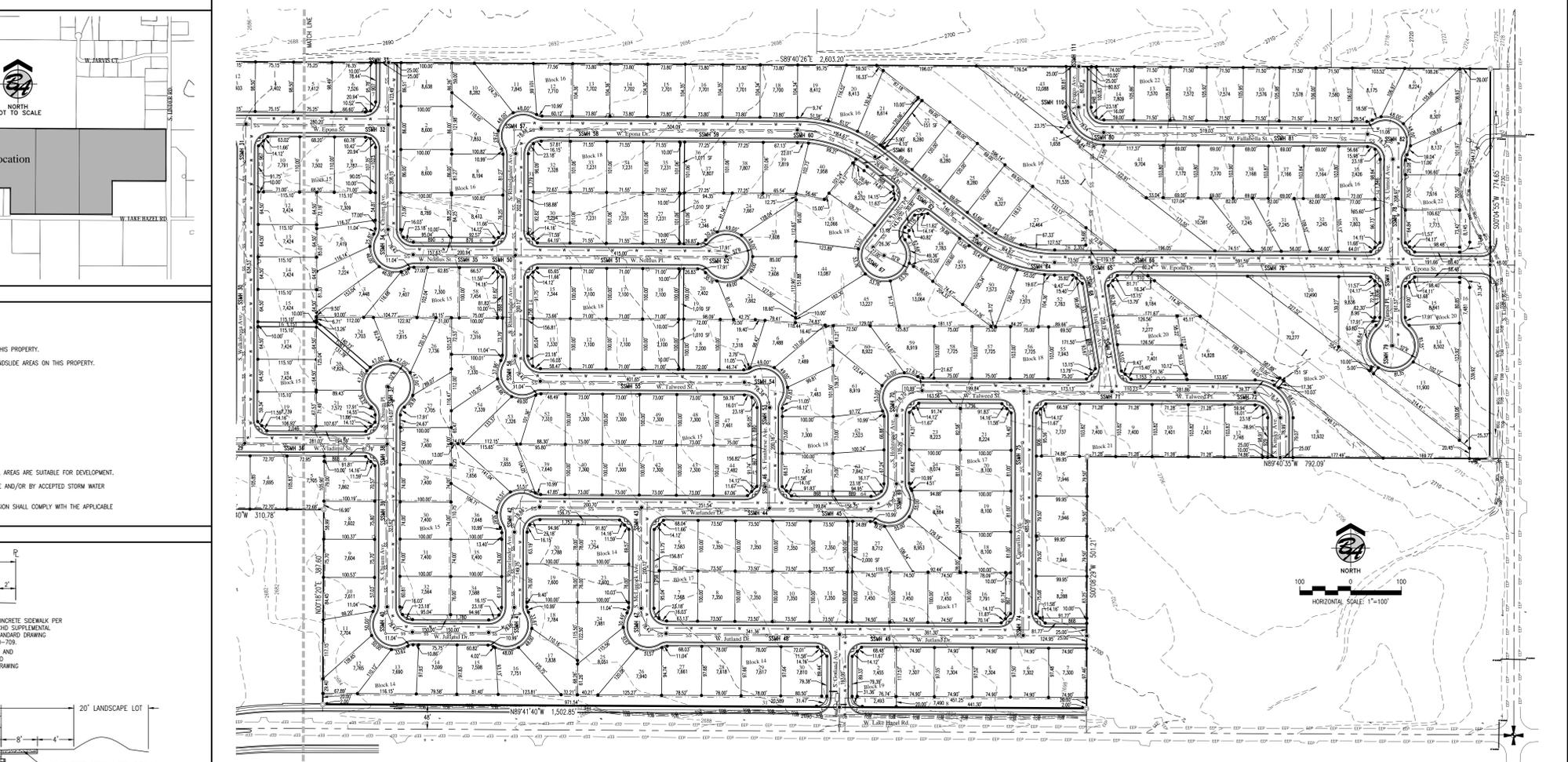
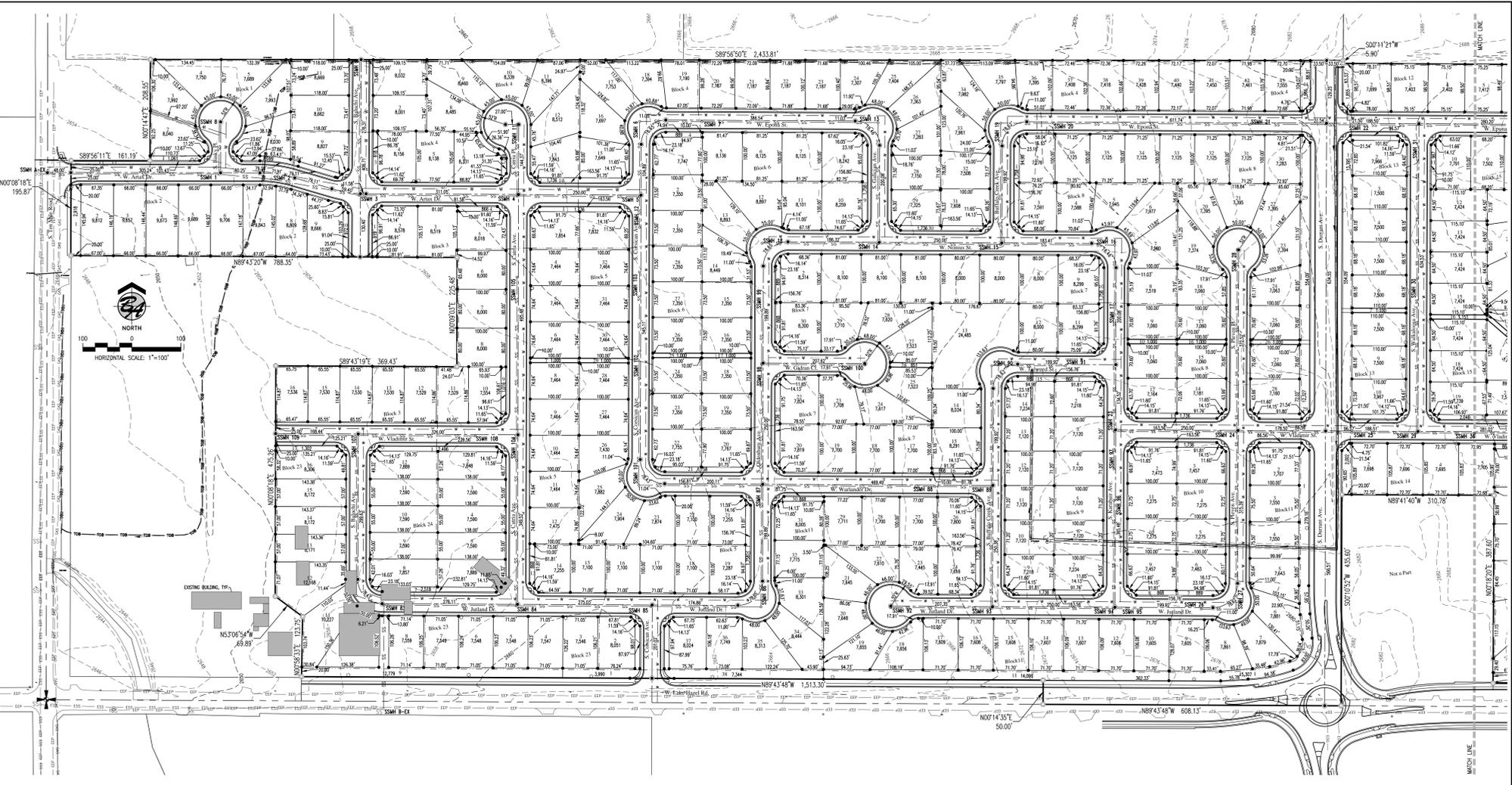
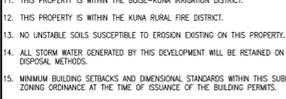
DESCRIPTION	AREA (ACRES)	PERCENTAGE
PROJECT	123.90	100%
RESIDENTIAL LOTS	89.56	68.94%
OPEN SPACE AREA LOTS	9.31	7.17%
RIGHT-OF-WAY	31.03	23.89%
RESIDENTIAL LOTS	490	
OPEN SPACE AREA LOTS	104	
RESIDENTIAL DENSITY	3.77 u/a/c	



- Notes**
- THERE ARE NO POTENTIALLY HAZARDOUS AREAS.
 - THERE ARE NO STREAMS, PONDS, LAKES, OR WETLANDS ON THIS PROPERTY.
 - THERE ARE NO NATURAL OBSTACLES ON THIS PROPERTY.
 - THERE ARE NO PERMANENT AND/OR SEASONAL HIGH GROUNDWATER AREAS ON THIS PROPERTY.
 - THERE ARE NO SHALLOW BEDROCK AREAS, UNSTABLE ROCK FORMATIONS, OR LANDSLIDE AREAS ON THIS PROPERTY.
 - THIS PROPERTY IS NOT IN A FLOOD PLAIN AREA.
 - THIS PROPERTY IS NOT WITHIN THE AIRPORT INFLUENCE AREA.
 - THIS PROPERTY IS NOT WITHIN THE WILDLAND-URBAN FIRE INTERFACE.
 - THIS PROPERTY IS NOT PART OF A HILLSIDE DEVELOPMENT.
 - THIS PROPERTY IS NOT IN AN ACQUIRED RECHARGE AREA.
 - THIS PROPERTY IS WITHIN THE BOISE-KUNA IRRIGATION DISTRICT.
 - THIS PROPERTY IS WITHIN THE KUNA RURAL FIRE DISTRICT.
 - NO UNSTABLE SOILS SUSCEPTIBLE TO EROSION EXISTING ON THIS PROPERTY. ALL AREAS ARE SUITABLE FOR DEVELOPMENT.
 - ALL STORM WATER GENERATED BY THIS DEVELOPMENT WILL BE RETAINED ON SITE AND/OR BY ACCEPTED STORM WATER DISPOSAL METHODS.
 - 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.

Underground Utility Note

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES; DEVIATIONS MAY EXIST BETWEEN THE LOCATIONS SHOWN HEREON AND THEIR ACTUAL LOCATIONS.



B&A Engineers, Inc.
 Consulting Engineers, Surveyors & Planners
 5905 W. Franklin Rd., Boise, ID 83705
 (208) 343-3381

Caspian Subdivision

Preliminary Plat

Owner/Applicant: MASON CREEK FARM, LLC
 612 E. FALE, ID 83616, IN.
Parcel Numbers: S123346000, S123347000, S123348000, S123349000, S123350000, R848887000

DATE: MARCH 30, 2016
HORIZ. SCALE: AS NOTED
VERT. SCALE: AS NOTED
DRAWN BY: J.L. HALL
CHECKED BY: J.D. CANNING
 FILE: (11)1141-Caspian Sub Prelim.dwg

SHEET NO.: 1



Preliminary Phasing Plan for:

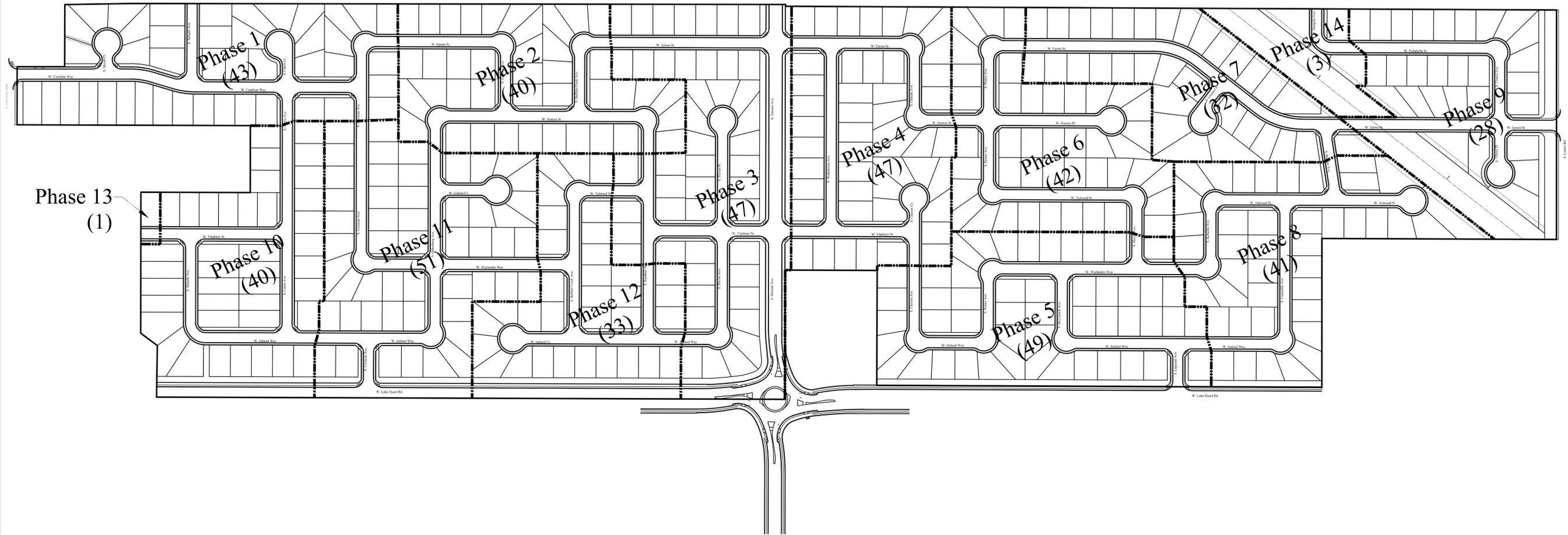
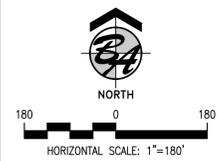
Caspian Subdivision

PARCELS OF LAND, INCLUDING A PORTION OF LOT 3, BLOCK 1, OF TITUS SUBDIVISION, SITUATE IN THE SOUTH HALF OF THE SOUTH HALF OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF KUNA, ADA COUNTY, IDAHO.

Revisions
REV. | DESC. | DATE/ BY

SCALE: AS SHOWN
DATE: June 14, 2016
DRAWN BY: HALL
CHECKED BY: J.D. CANNING
PROJECT NO: ET11
DRAWING FILE NAME: ET11/awg/Caspian Sub Prep.dwg

SHEET NO:



Phase Lot Counts

PHASE	RESIDENTIAL LOTS
1	43
2	40
3	47
4	47
5	49
6	42
7	32
8	41
9	28
10	40
11	51
12	33
13	1
14	3
TOTAL	497

Land Use Calculations

DESCRIPTION	AREA (ACRES)	PERCENTAGE
PROJECT	131.74	100%
RESIDENTIAL LOTS (497)	89.65	68.05%
OPEN SPACE AREA LOTS (69)	8.20	6.22%
RIGHT-OF-WAY	33.89	25.73%

RESIDENTIAL LOTS	497
OPEN SPACE AREA LOTS	69
RESIDENTIAL DENSITY	3.77/Acre

Caspian Subdivision Vicinity Map

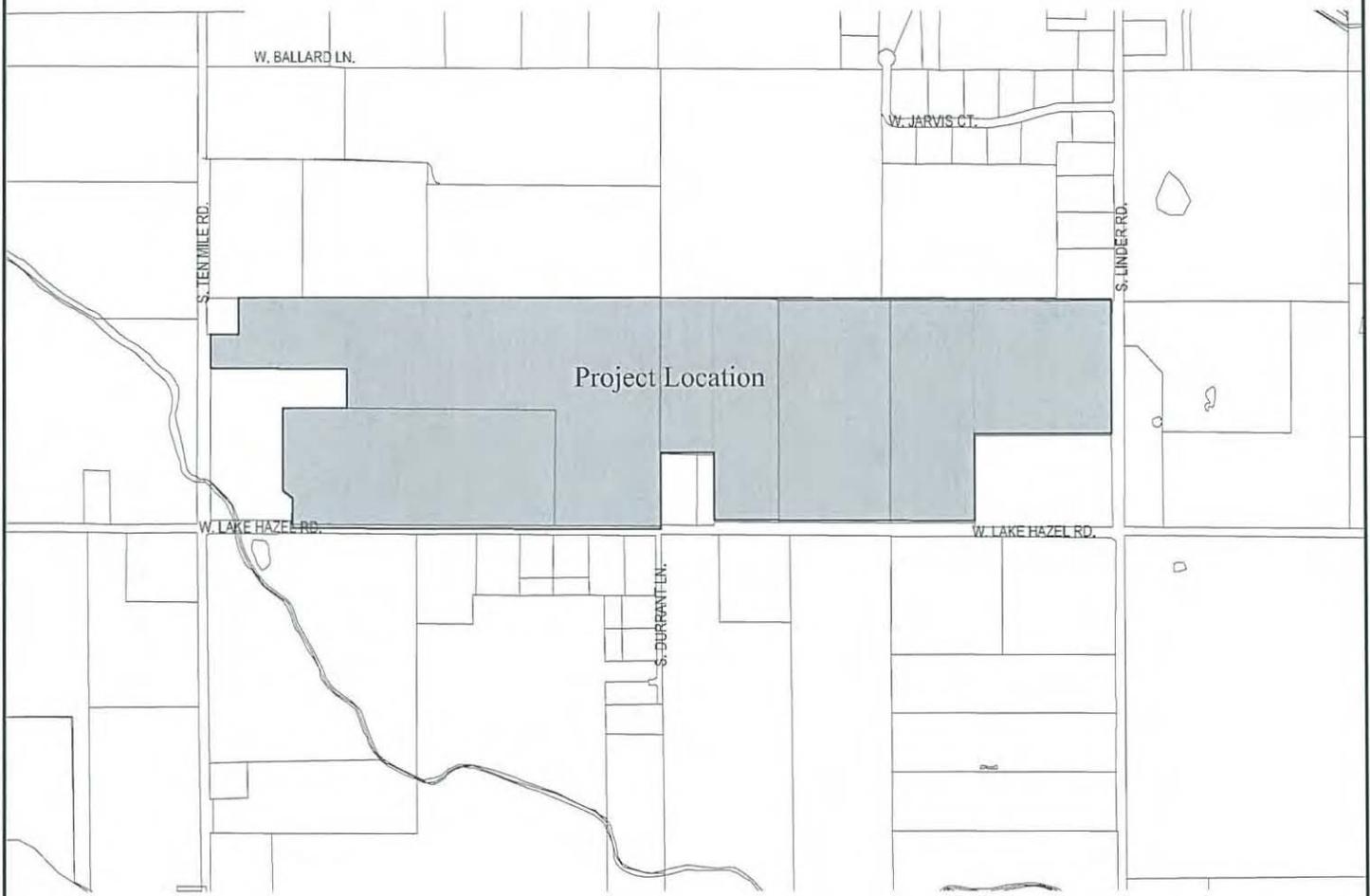



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NORTH
 1"=600'

Caspian Subdivision Vicinity Map



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(208) 343-3381



NORTH
SCALE: 1"=1000'



CITY OF KUNA
P.O. BOX 13
KUNA, ID 83634
www.kunacity.id.gov

GORDON N. LAW
CITY ENGINEER

Telephone (208) 287-1727; Fax (208) 287-1731
Email: glaw@kunaid.gov

MEMORANDUM

TO: Director of Kuna Planning and Zoning

FROM: Gordon N. Law
Kuna City Engineer

RE: Caspian Subdivision Project
Rezone and Preliminary Plat
17-01-ZC, 17-01-S

DATE: February 9, 2017

The City Engineer has reviewed the rezone and Preliminary Plat request of the above applicant dated February 2, 2017. It is noted that specific development plans are provided, which includes 497 firm buildable 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 proposes discharge to a future regional lift station along Mason Creek (Memory Ranch Lift Station). Preliminary investigations have concluded that all wastewater flows from this project could 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 not included in Local Improvement District 2006-1 and consequently does not have reserved treatment capacity. Treatment capacity 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) The regional lift station and part of the trunk line collection system is under construction.
- d) City Code (6-4-20) requires connection to the City sewer system for all sanitary sewer needs.
- e) For any connected load, it is recommended this application be conditioned to conform to the sewer master plan.

- f) 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 12-inch sewer main in Ten Mile and Lake Hazel Road frontages, 8-10-inch main in Linder and to all of the street stubs north.
- g) 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 the Ten Mile right-of-way 1,600 feet southwest 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 Ten Mile Road, Lake Hazel and Linder Roads fronting the project and one future mid-mile collector within the project.
- e) 8-inch water mains should be installed by developer in internal subdivision streets.
- f) In addition to trunk lines, at least 8-inch water mains are to be stubbed by developer to the property line or trunk lines in all stub and access streets.
- g) Improvements necessary to provide adequate fire protection as required by Kuna Fire District will be required of the development.
- h) The City Engineer has evaluated the distribution of supply wells and available supply in the vicinity of the project and concludes there may be need for a well site within the bounds of the project. The City would construct the well. The project would be expected to provide the land, three phase power to the well site and a drain line for blow-off water.
- i) For assistance in locating existing facilities, please contact the City Engineer at 287-1727.
- j) The City Engineer concludes redundancy of water transmission route to the development site is not yet provided by existing facilities. The City Engineer recommends a redundant supply of potable water by the time 200 Lots are occupied.

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 Ten Mile Road 1,600 feet southwest of the project.
- b) The property's irrigation needs are presently served by the Nampa-Meridian and New York Irrigation Districts. The city does not have pressure irrigation facilities adjacent to this development but the proposed use justifies either the extension of irrigation transmission lines to the site or the construction of a regional pump station on the site. The City Engineer recommends the extension of a Master Plan transmission line to the project.
- c) 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.

- d) 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.
- e) For any connected load, it is recommended this application be conditioned to conform to the Pressure Irrigation Master Plan. The Master Plan designates the providing of trunk lines in the Ten Mile, Lake Hazel and Linder frontages where they don't presently exist. It also designates the providing of a trunk line in the future mid-mile collector street frontage.
- f) It is further recommended that annexation into the municipal irrigation district and pooling of water rights is a requirement at the time of 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 (private property), 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) The Idaho Power easement and transmission line has the potential of becoming a weed infested nuisance or eyesore. The City Engineer recommends this issue is addressed before or during the preliminary plat approval process and incorporated into the conditions of approval.
- c) A plan approval letter will be required if this project affects any local irrigation districts.
- d) 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.
- e) Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties.
- f) State the vertical datum used for elevations on all drawings.
- g) Provide engineering certification on all final engineering drawings.
- h) 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 east and north sides on a section line arterial streets (Ten Mile, Lake Hazel and Linder) and will be bisected by a future north-south mid-mile collector. 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) The City Engineer recommends two additional stub streets to the property north of the subdivision for improved water circulation, secondary fire apparatus access, more balanced traffic flow and more points of sewer access.
- c) 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.
 - e. Added width easement as directed by the City Engineer whenever water, sewer, pressure irrigation or other gravity mains are to be placed in them.
- d) It is recommended approaches onto classified streets comply with ACHD approach policies.

- 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's 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 or obstruct service and access to neighboring properties. Phase 13, of one lot, has the possibility of being used to obstruct access and the City Engineer would recommend combining it with the adjacent phase.
- b) A phasing plan, to be acceptable, must not delay expenditures for infrastructure to burden with expenses in a disproportionate manner the later phases of a project.
- 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.



Project/File: **Caspian Subdivision/ KPP17-0002/ 17-01-ZC & 17-01-S**
This is a rezone and preliminary plat application to allow for the development of a 565 lot subdivision consisting of 497 single family building lots and 68 common lots on 132 acres. The site is located on the north side of Lake Hazel Road between Ten Mile Road and Linder Road in Kuna, Idaho.

Lead Agency: City of Kuna

Site address: Lake Hazel Road between Ten Mile Road and Linder Road

Staff Approval: April 20, 2017

Applicant: Tim Eck
 DBTV Mason Creek Farm, LLC
 6152 W. Half Moon Ln.
 Eagle, ID 83616

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

Staff Contact: Mindy Wallace, AICP
 Phone: 387-6178
 E-mail: mwallace@achdidaho.org

A. Findings of Fact

1. **Description of Application:** The applicant is requesting approval of a rezone and preliminary plat application to allow for the development of a 565 lot subdivision consisting of 497 single family building lots and 68 common lots on 132 acres. The site is located on the north side of Lake Hazel Road between Ten Mile Road and Linder Road in Kuna, Idaho.

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

Direction	Land Use	Zoning
North	Agricultural/ Single family residential	A/RUT
South	Single family residential	RR
East	Single family residential	RUT
West	Single family residential	RUT

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:

- Springhill Subdivision, consisting of 677 single family building lots on 209 acres, is located southeast of the site.
5. **Transit:** Transit services are not available to serve this site.
 6. **New Center Lane Miles:** The proposed development includes 4.77 centerline miles of new public road.
 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 SH-69 (Meridian Road) and Lake Hazel Road is scheduled in the IFYWP to have interim signal installed as part of an ITD maintenance project in 2021.
 - Lake Hazel Road is listed in the CIP to be widened to 3-lanes from Ten Mile Road to Linder Road between 2026 and 2030.
 - The intersection of Lake Hazel Road and Ten Mile Road is listed in the CIP to be widened to and reconstructed as a single lane roundabout between 2026 and 2030.
 - The intersection of Lake Hazel Road and Linder Road is listed in the CIP to be widened to 4-lanes on the north leg, 3-lanes on the south, 4-lanes east, and 3-lanes on the west leg, and signalized between 2026 and 2030.

B. Traffic Findings for Consideration

1. **Trip Generation:** This development is estimated to generate 4,591 vehicle trips per day; 445 vehicle trips per hour in the PM peak hour, based on the traffic impact study.
2. **Traffic Impact Study**

Kittelson & Associates prepared a traffic impact study for the proposed *Caspian Subdivision*. The executive summary of the findings as presented by **Kittelson & Associates** can be found as attachment 3. 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.

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

- The TIS notes that under current conditions (2016 background) the SH-69/Lake Hazel Road intersection operates at an unacceptable level of service (LOS). This intersection is scheduled in the IFYWP to be signalized in 2021 in cooperation with an Idaho Transportation Department (ITD) maintenance project. Staff does not recommend improvements to the SH-69/Lake Hazel Road intersection as part of this application, as the poor LOS at the SH-69/Lake Hazel Road intersection is an existing condition and ACHD and ITD have plans to signalize the intersection in 2021. It is possible that the signal may be installed sooner as ITD is working to move up the intersection project to a 2018/2019 timeframe.
- The TIS notes that under current conditions (2016 background) the Amity Road/Ten Mile Road intersection operates at an unacceptable level of service (LOS). When a roadway or intersection is at or above an acceptable level of service, policy requires that improvements be made to mitigate the additional traffic to be generated by the development.

Typically, staff recommends improvements to mitigate the impacts, or that the developer wait until ACHD makes improvements, as scheduled in the CIP or FYWP. In this case the Amity Road/Ten Mile Road intersection is currently scheduled in ACHD's IFYWP to be improved with the construction of a roundabout in 2021.

Therefore, staff recommends that prior to ACHD's signature on first final plat that the applicant be required to install an interim signal within the existing right-of-way at the Amity Road/Ten Mile Road intersection; or wait for ACHD to make improvements to the intersection, as scheduled in the IFYWP.

- The traffic impact study notes that 280 homes could be built before the Amity Road/Linder Road intersection exceeds acceptable LOS "E". Therefore staff recommends that prior to ACHD's signature on the final plat which contains the 281st lot that the applicant be required to install an interim signal within the existing right-of-way at the Amity Road/Linder Road intersection.
- The traffic study also notes that at build out of the 497 homes the Lake Hazel Road/Ten Mile Road intersection will exceed acceptable LOS "E" and will need to be improved with an interim signal. Therefore staff recommends that prior to ACHD's signature on the final plat which contains the 451st lot that the applicant be required to install an interim signal within the existing right-of-way at the Lake Hazel Road/Ten Mile Road intersection.

To verify the assumptions of the traffic impact study and to ensure that improvements are made when warranted; prior to ACHD's signature on the final plat which contains the 280th lot, the applicant should be required to submit an updated traffic impact study to ACHD for review. A subsequent traffic impact study update should be provided prior to ACHD's signature on the final plat which contains the 450th lot. ACHD may have additional requirements based on the findings of the updated studies.

The Linder Road/Lake Hazel Road intersection is expected to operate at an acceptable level of service at build out of the site in 2026. In addition to other intersections, this intersection should be included in both traffic impact study updates.

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
**SH-69/Meridian Road	N/A	Principal Arterial 5-lane	1,425	Better than "E"
Amity Road (Ten Mile to Linder)	N/A	Minor Arterial 2-lane	340	Better than "E"
Amity Road (Linder to Meridian)	N/A	Minor Arterial 2-lane	345	Better than "E"
Lake Hazel Road (Linder to Meridian)	3,595-feet	Principal Arterial 2-lane	70	Better than "E"
Lake Hazel Road (Ten Mile to Linder)	3,959-feet	Principal Arterial 2-lane	85	Better than "E"
Linder Road	770-feet	Minor Arterial 2-lane	245	Better than "E"
Ten Mile Road	190-feet	Principal Arterial 2-lane	340	Better than "E"

* Acceptable level of service for a two-lane principal arterial is "E" (690 VPH).

* Acceptable level of service for a two-lane minor arterial is "E" (575 VPH).

** ACHD does not set level of service thresholds for State Highways.

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 SH-69/Meridian Road from Lake Hazel Road to Ten Mile Road was 22,036 on 7/19/16.
- The average daily traffic count for Amity Road from Ten Mile Road to Linder Road was 3,925 on 6/22/16.
- The average daily traffic count for Amity Road from Linder Road to SH-69 was 3,840 on 6/22/16.
- The average daily traffic count for Lake Hazel Road from Linder Road to SH-69/Meridian Road was 895 on 12/13/16.
- The average daily traffic count for Lake Hazel Road from Ten Mile Road to Linder Road was 1,069 on 12/16/16.
- The average daily traffic count for Linder Road from Amity to Lake Hazel Road was 1,530 in 2016.
- The average daily traffic count for Ten Mile Road from Amity to Lake Hazel Road was 5,185 on 6/11/16.

C. Findings for Consideration

1. Amity Road/Ten Mile Road Intersection

The traffic impact study notes that the Amity Road/Ten Mile Road intersection already exceeds acceptable LOS "E" and will need to be improved with an interim signal. Or, as an alternative, the applicant will need to wait for ACHD to make improvements to the intersection, as scheduled in the IFYWP. This intersection is currently scheduled in ACHD's IFYWP to be improved with the construction of a roundabout in 2021.

If the applicant moves forward with the development of the Caspian Subdivision before ACHD improves the intersection the applicant could signalize and widen the Amity/Ten Mile Road intersection to a 3 X 3 intersection as an interim condition until ACHD moves forward with the full intersection widening project listed in the IFYWP. Or, if right-of-way is available, the applicant could request to enter into a cooperative development agreement (CDA) with the District to complete the full intersection widening project as identified in ACHD's CIP and IFYWP.

The applicant should be required to improve the Amity/Ten Mile Road intersection prior to ACHD's signature on the first final plat. As such, the applicant should be required to enter into a Cooperative Development Agreement with the District to improve the Amity/Ten Mile intersection as a roundabout, as noted in the District's CIP, or with interim system improvements at the intersection which includes the installation of a traffic signal and turn lanes.

The Cooperative Development Agreement should include the intersection design and construction, as well as allocation of costs. ACHD will only provide impact fee credit for impact fee eligible costs of permanent intersection improvements consistent with the CIP. Interim improvements are not eligible for reimbursement and all costs would be the responsibility of the applicant.

In order to ensure the intersection will be improved when warranted, the following items must be in place prior plans acceptance for the final plat necessitating the improvements.

- Cooperative Development Agreement;
- Financial surety provided by the applicant meeting the terms of the Cooperative Development Agreement;
- Full design and approved plans for the intersection;
- Dedication of all of the right-of-way necessary to complete the intersection project.

If all of the right-of-way necessary to construct the Amity/Ten Mile Road intersection as a roundabout is not available or able to be acquired, then the applicant will be required to install an interim signal prior to ACHD's signature on the first final plat. Additionally, the applicant will need to obtain plan approval and enter into a signal agreement with ACHD.

The signal agreement should include requirements that the intersection be designed as 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 by ACHD.

In order to ensure the Amity/Ten Mile Road intersection will be improved when warranted, the following items must be in place prior to 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

2. Amity Road/Linder Road Intersection

The traffic impact study notes that the Amity Road/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 with future phases, which includes an updated analysis of the Amity Road/Linder Road intersection. The updated traffic impact study should be submitted prior to ACHD's signature on the final plat which contains the 280th lot.

If the updated traffic impact study shows that the Amity Road/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 281st lot. Additionally, the applicant will need to obtain plan approval and enter into a signal agreement with ACHD.

The signal agreement should include requirements that the intersection be designed as 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 by ACHD.

In order to ensure the Amity Road/Linder Road intersection will be improved when warranted, the following items must be in place prior to 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. Lake Hazel/Ten Mile Road Intersection

The traffic impact study notes that the Lake Hazel Road/Ten Mile 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 updated analysis of the Lake Hazel Road/Ten Mile Road intersection. The updated traffic impact study should be submitted prior to ACHD's signature on the final plat which contains the 450th lot.

If the updated traffic impact study shows that Lake Hazel Road/Ten Mile Road intersection will exceed acceptable LOS “E” and that signal warrants are met, then the applicant will be required to make improvements to the intersection prior to ACHD's signature on the final plat which contains the 451st lot.

The applicant could signalize and widen the Lake Hazel Road/Ten Mile Road intersection to a 3 X 3 intersection as an interim condition until ACHD moves forward with the full intersection widening project listed in the CIP. Or, if right-of-way is available, the applicant could request to enter into a cooperative development agreement (CDA) with the District to complete the full intersection widening project as identified in ACHD's CIP.

The applicant should be required to improve the Lake Hazel Road/Ten Mile Road intersection prior to ACHD's signature on the final plat that contains the 451st lot. As such, the applicant should be required to enter into a Cooperative Development Agreement with the District to improve the Lake Hazel Road/Ten Mile Road intersection as a single lane roundabout, as noted in the District's Capital Improvement Plan, or with interim system improvements at the intersection which includes the installation of a traffic signal and turn lanes.

The Cooperative Development Agreement should include the intersection design and construction, as well as allocation of costs. ACHD will only provide impact fee credit for impact fee eligible costs of permanent intersection improvements consistent with the CIP. The applicant should be responsible for all other project costs. Interim improvements are not eligible for reimbursement and all costs would be the responsibility of the applicant.

In order to ensure the intersection will be improved when warranted, the following items must be in place prior plans acceptance for the final plat necessitating the improvements.

- Cooperative Development Agreement;
- Financial surety provided by the applicant meeting the terms of the Cooperative Development Agreement;
- Full design and approved plans for the intersection;
- Dedication of all of the right-of-way necessary to complete the intersection project.

If all of the right-of-way necessary to construct the Lake Hazel Road/Ten Mile Road intersection as a single lane roundabout is not available or able to be acquired, then the applicant will be required to install an interim signal prior to ACHD's signature on the final plat that contains the 45^{1st} lot. Additionally, the applicant will need to obtain plan approval and enter into a signal agreement with ACHD.

The signal agreement should include requirements 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 by ACHD.

In order to ensure the Lake Hazel Road/Ten Mile Road intersection will be improved when warranted, the following items must be in place prior to 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

4. Lake Hazel Road

a. Existing Conditions: Lake Hazel Road is improved with 2-travel lanes and no curb, gutter or sidewalk abutting the site. There is 73-feet of right-of-way for Lake Hazel Road (48-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 Policies 7205.2.1 & 7205.5.2 state that the standard 5-lane street section shall be 72-feet (back-of-curb to back-of-curb) within 96-feet of right-of-way. This width typically accommodates two travel lanes in each direction, a continuous center left-turn lane, and bike lanes on a minor arterial and a safety shoulder on a principal arterial.

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.

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).

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 Lake Hazel Road is designated in the MSM as a Residential Mobility Arterial with 5-lanes and on-street bike lanes, a 72-foot street section within 100-feet of right-of-way.

- c. **Applicant Proposal:** The applicant is proposing to construct an 8-foot wide detached concrete sidewalk on Lake Hazel Road abutting the site.
- d. **Staff Comments/Recommendations:** The applicant's proposal for sidewalk width exceeds district policy, which requires the construction of a 5-foot wide concrete sidewalk, and should be approved, as proposed. The sidewalk should be located a minimum of 41-feet from the centerline of Lake Hazel Road abutting the site. A permanent right-of-way easement should be provided if sidewalks are to be placed outside of the dedicated right-of-way.

Consistent with ACHD's Frontage Improvement policy, the applicant should be required to widen the pavement on Lake Hazel Road to a minimum width of 17-feet from centerline plus a 3-foot wide gravel shoulder abutting the entire site.

No additional right-of-way dedication should be required as part of this application, as there is already 48-feet of right-of-way from the centerline of Lake Hazel Road abutting the site.

Consistent with the findings and recommendations of the submitted traffic impact study, the applicant should be required to construct a westbound right turn lane on Lake Hazel Road at the Lipizzan Avenue intersection. The turn lane should be constructed when Lipizzan Avenue is extended to Lake Hazel Road.

5. Linder Road

a. **Existing Conditions:** Linder Road is improved with 2-travel lanes, and no curb, gutter or sidewalk abutting the site. There is 73-feet of right-of-way for Linder Road (48-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 Policies 7205.2.1 & 7205.5.2 state that the standard 5-lane street section shall be 72-feet (back-of-curb to back-of-curb) within 96-feet of right-of-way. This width typically accommodates two travel lanes in each direction, a continuous center left-turn lane, and bike lanes on a minor arterial and a safety shoulder on a principal arterial.

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.

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).

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 Linder Road is designated in the MSM as a Residential Arterial with 5-lanes and on-street bike lanes, a 72-foot street section within 96-feet of right-of-way.

c. **Applicant Proposal:** The applicant has proposed to construct an 8-foot wide detached concrete sidewalk on Linder Road abutting the site.

- d. **Staff Comments/Recommendations:** The applicant's proposal for sidewalk width exceeds district policy, which requires the construction of a 5-foot wide concrete sidewalk and should be approved, as proposed. The sidewalk should be located a minimum of 41-feet from the centerline of Linder Road abutting the site. A permanent right-of-way easement should be provided if sidewalks are to be placed outside of the dedicated right-of-way.

No additional right-of-way dedication should be required as part of this application, as there is already 48-feet of right-of-way from the centerline of Linder Road abutting the site.

Consistent with ACHD's Frontage Improvement policy, the applicant should be required to widen the pavement on Linder Road to a minimum width of 17-feet from centerline plus a 3-foot wide gravel shoulder abutting the entire site.

6. Ten Mile Road

- a. **Existing Conditions:** Ten Mile Road is improved with 2-travel lanes, and no curb, gutter or sidewalk abutting the site. There is 73-feet of right-of-way for Ten Mile Road (48-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 Policies 7205.2.1 & 7205.5.2 state that the standard 5-lane street section shall be 72-feet (back-of-curb to back-of-curb) within 96-feet of right-of-way. This width typically accommodates two travel lanes in each direction, a continuous center left-turn lane, and bike lanes on a minor arterial and a safety shoulder on a principal arterial.

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.

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).

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 Ten Mile Road is designated in the MSM as a Residential Arterial with 5-lanes and on-street bike lanes, a 72-foot street section within 96-feet of right-of-way.

- c. **Applicant Proposal:** The applicant has proposed to construct an 8-foot wide detached concrete sidewalk on Ten Mile Road abutting the site.
- d. **Staff Comments/Recommendations:** The applicant's proposal for sidewalk width exceeds district policy, which requires the construction of a 5-foot wide concrete sidewalk and should be approved, as proposed. The sidewalk should be located a minimum of 41-feet from the centerline of Ten Mile Road abutting the site. A permanent right-of-way easement should be provided if sidewalks are to be placed outside of the dedicated right-of-way.

No additional right-of-way dedication should be required as part of this application, as there is already 48-feet of right-of-way from the centerline of Ten Mile Road abutting the site.

Consistent with ACHD's Frontage Improvement policy, the applicant should be required to widen the pavement on Ten Mile Road to a minimum width of 17-feet from centerline plus a 3-foot wide gravel shoulder abutting the entire site.

Consistent with the findings and recommendations of the submitted traffic impact study, the applicant should be required to construct a southbound center left turn lane on Ten Mile Road at the Castillian Way Drive intersection. The turn lane should be constructed when Castillian Way Drive is extended to Ten Mile Road.

7. Durant Avenue

a. 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.

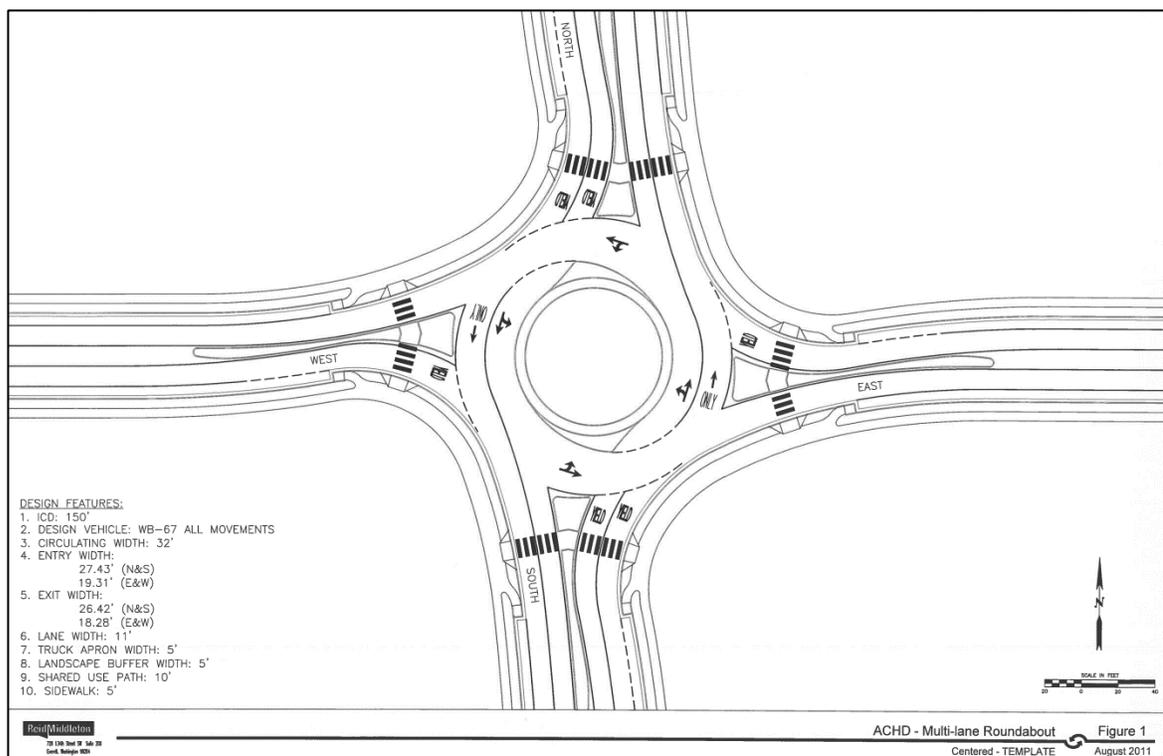
- b. **Applicant Proposal:** The applicant has proposed to construct Durant Avenue, as a 36-foot residential collector roadway with vertical curb, gutter, and an 8-foot wide attached concrete sidewalk within 60-feet of right-of-way.
- c. **Staff Comments/Recommendations:** The applicant's proposal for the 36-foot wide street section meets District policy, and the 8-foot wide sidewalk exceeds District Policy as 7-foot wide attached concrete sidewalks are required on collector roadways, and should be approved, as proposed.

The right-of-way for Durant Avenue should extend to the east property line abutting parcel R8468870100, to allow for access to the collector roadway when that parcel redevelops in the future.

8. Durant Avenue/Lake Hazel 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 Durant Lane and Lake Hazel Road intersection.



- b. Staff Comments/Recommendations:** The intersection of Durant Lane and Lake Hazel Road 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 with this application. Therefore construction of a roundabout at the Durant Avenue/Lake Hazel Road intersection is not required at this time. However, the applicant should be required to dedicate right-of-way at the Durant Avenue/Lake Hazel Road intersection consistent with the template shown above 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 plats which contain the 280th and 450th building lots. 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 develop.

9. Internal Local Streets

a. 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.

Continuation of Streets Policy: District Policy 7207.2.4 states that an existing street, or a street in an approved preliminary plat, which ends at a boundary of a proposed development shall be extended in that development. The extension shall include provisions for continuation of storm drainage facilities. Benefits of connectivity include but are not limited to the following:

- Reduces vehicle miles traveled.
- Increases pedestrian and bicycle connectivity.
- Increases access for emergency services.
- Reduces need for additional access points to the arterial street system
- Promotes the efficient delivery of services including trash, mail and deliveries.
- Promotes appropriate intra-neighborhood traffic circulation to schools, parks, neighborhood commercial centers, transit stops, etc.
- Promotes orderly development.

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.

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

The applicant has proposed to construct 22 knuckles throughout the site and to terminate the following streets in a cul-de-sac turnaround:

- Morab Place
- Catria Court
- Gidran Court
- Jutland Court
- Pleven Place
- Chisum Court
- Nonius Place
- Losino Court
- Talweed Place
- Unmol Place

- c. Staff Comments/Recommendations:** The applicant's proposal meets District policy and should be approved, as proposed. The internal local streets may be constructed as 33 to 34-foot wide street sections with fire department approval.

The cul-de-sac turnarounds should be designed to provide a minimum turning radius of 45-feet.

10. Roadway Offsets

a. Policy:

Local Street Intersection Spacing on Principal 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 1,320-feet as measured from all other existing roadways as identified in Table 1b (7205.4.7).

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 7205.4.2 states that the optimum spacing for new signalized collector roadways intersecting principal arterials is one half-mile.

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).

b. Applicant's Proposal: The applicant has proposed to construct 2 local streets and 1 collector roadway to intersect Lake Hazel Road. The roadways are proposed to be located as follows:

- Corsican Avenue, a local street, located approximately 1,250-feet east of Ten Mile Road.
- Durant Avenue, a collector roadway, located approximately 2,620-feet east of Ten Mile Road. This roadway is proposed to align with Durant Lane, an existing private road located on the south side of Lake Hazel Road across from the site.
- Lipizzan Avenue, a local street, located approximately 1,370-feet west of Linder Road.

The applicant has proposed to construct one local street onto Linder Road, Epona Street, located approximately 930-feet north of Lake Hazel Road.

The applicant has proposed to construct one local street onto Ten Mile Road, Castilian Way, located approximately 1,090-feet north of Lake Hazel Road.

c. Staff Comments/Recommendations: The applicant's proposal should be approved, as proposed.

As part of ACHD's review of the traffic impact study, the applicant's engineer provided additional information regarding the sight distance at the Linder Road/Epona Street intersection. The study notes that at the Linder Road/Epona Street intersection there is a crest vertical curve followed by a sag vertical curve on Linder Road that begins to restrict intersection sight distance looking south. AASHTO recommends a sight distance of 555-feet on roadways with a speed limit of 50 mph.

If the sight distance is measured from the elevation at the edge of the southbound travel lane on Linder Road, then the sight distance is in excess of the recommended 555-feet. If the sight distance is measured approximately 10-feet from the edge of the edge of pavement on the gravel shoulder, the curvature causes a northbound vehicle to temporarily drop out of sight for a brief period which reduces the sight distance to 440-feet.

The applicant's engineer concludes that the intersection can be constructed in the proposed location while maintaining adequate sight distance if the access is designed properly and sight distance is evaluated during the design of the intersection and is confirmed during construction; and therefore recommends the following:

- Design the approach to a similar or greater elevation as the existing pavement surface on Linder Road.
- Perform a detailed evaluation during the final design to ensure that a minimum of 555-feet of intersection sight distance in each direction is available based on the appropriate driver position on the approach.
- Prior to completion of the construction plans, stake the approach at the intersection and confirm adequate intersection sight distance is available.
- Perform a verification check of the intersection sight distance at the completion of construction.

Staff agrees with the recommendations made by the applicant's engineer regarding the sight distance at the Linder Road/Epona Street intersection.

11. Stub Streets

a. 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 Section 7206.2.4 and 7207.2.4, 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 WIDENED 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 may request an alternative temporary turnaround design for consideration. The alternative design must meet ACHD dimensional standards and be approved by emergency service providers. The developer shall grant a temporary turnaround easement to the District for those portions of the cul-de-sac or alternative temporary turnaround design which extend beyond the dedicated street right-of-way. In the instance where a temporary easement extends onto a buildable lot regardless of the temporary turnaround design, the entire lot shall be encumbered by the easement and identified on the plat as a non-buildable lot until the street is extended.

b. Applicant Proposal: The applicant has proposed to construct 4 stub streets within the site. 3 stub streets to the north and 1 stub street to the west. The stub streets are proposed to be located, as follows:

- Stub street to the north, Baluchi Avenue, located approximately 640-feet east of Ten Mile Road.
- Stub street to the north, Durant Avenue, located approximately 2,620-feet east of Ten Mile Road.
- Stub street to the north, Dongola Avenue, located approximately 850-feet west of Linder Road.
- Stub street to the west, Vladimir Street, located approximately 550-feet north of Lake Hazel Road.

c. Staff Comments/Recommendations: The applicant's proposal meets District policy and should be approved, as proposed. Additionally, the applicant should be required to construct an additional stub street to parcel no. S1235336200, if required by the City of Kuna, and 2 stub streets, one to the south and one to the east to parcel no. S1235449250. The exact locations of the stub streets should be coordinated with the City of Kuna.

13. 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.

14. 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.

15. Other Access

Lake Hazel Road and Ten Mile Road are classified as principal arterials roadways. Linder Road is classified as a minor arterial roadway, and Durant Lane is classified as a collector roadway. 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. Prior to ACHD's signature on the first final plat enter into a Cooperative Development Agreement with the District to improve the Amity/Ten Mile Road to a roundabout, as listed in the ACHD's CIP and IFYWP.
 - The Cooperative Development Agreement shall include the intersection design and construction, as well as allocation of costs. ACHD will only provide impact fee credit for impact fee eligible costs of permanent intersection improvements consistent with CIP.
2. In order to ensure the intersection will be improved when warranted, the following items must be in place prior plans acceptance for the final plat necessitating the improvements.
 - Cooperative Development Agreement;
 - Financial surety provided by the applicant meeting the terms of the Cooperative Development Agreement;
 - Full design and approved plans for the intersection;
 - Dedication of all of the right-of-way necessary to complete the intersection project.
3. If the right-of-way for the construction of the roundabout is not available or able to be acquired, and if ACHD has not constructed a single lane roundabout at the Amity Road/Ten Mile Road intersection prior to construction of the first phase of this development, then the applicant shall install an interim signal within the existing right-of-way at the Amity Road/Ten Mile Road intersection prior to ACHD's signature on the first final plat.

Enter into a signal agreement with ACHD for the installation of the interim signal at the Amity Road/Ten Mile Road intersection. The signal agreement shall include 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 by ACHD.

In order to ensure the Amity Road/Ten Mile Road intersection will be improved when warranted, the following items must be in place prior plans acceptance for the first final plat:

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

4. Prior to ACHD's signature on the final plat which contains the 280th lot the applicant should be required to submit an updated traffic impact study. The updated traffic impact study shall include, at a minimum, a signal warrant analysis for the Amity Road/Linder Road intersection, the Lake Hazel and Ten Mile Road intersection, and the Lake Hazel Road and Durant Avenue intersection. Additional improvements for future phases may be required based on the findings of the future updated traffic impact studies.
5. If it is determined through the updated traffic impact study that improvements are needed at the Amity Road/Linder Road intersection, then install an interim signal within the existing right-of-way at the Amity Road/Linder Road intersection.

Enter into a signal agreement with ACHD for the installation of the interim signal at the Amity Road/Linder Road intersection. The signal agreement shall include 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 by ACHD.

In order to ensure the Amity Road/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 281st building lot:

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

6. Prior to ACHD's signature on the final plat which contains the 450th lot the applicant should be required to submit an updated traffic impact study. The updated traffic impact study shall include, at a minimum, a signal warrant analysis for the Lake Hazel Road and Ten Mile Road intersection, and the Lake Hazel Road and Durant Avenue intersection. Additional improvements 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 Lake Hazel Road and Ten Mile Road intersection, then the applicant should be required to make improvements to the intersection per the CIP or interim improvements prior to ACHD's signature on the final plat that contains the 451st building lot.
8. Enter into a Cooperative Development Agreement with the District to improve the Lake Hazel Road/Ten Mile Road to a single lane roundabout, as listed in the ACHD's CIP.
 - The Cooperative Development Agreement shall include the intersection design and construction, as well as allocation of costs. ACHD will only provide impact fee credit for impact fee eligible costs of permanent intersection improvements consistent with CIP.
9. In order to ensure the intersection will be improved when warranted, the following items must be in place prior plans acceptance for the final plat necessitating the improvements.
 - Cooperative Development Agreement;
 - Financial surety provided by the applicant meeting the terms of the Cooperative Development Agreement;
 - Full design and approved plans for the intersection;
 - Dedication of all of the right-of-way necessary to complete the intersection project.

- 10.** If the right-of-way for the construction of the roundabout is not available or able to be acquired, and, and if ACHD has not constructed a single lane roundabout at the Lake Hazel Road/Ten Mile Road intersection prior to construction of the phase of the development which contains the 451st building lot, then the applicant shall install an interim signal within the existing right-of-way at the Lake Hazel Road/Ten Mile Road intersection prior to ACHD's signature on the final plat that contains the 451st.

Enter into a signal agreement with ACHD for the installation of the interim signal at the Lake Hazel Road and Ten Mile Road intersection. The signal agreement shall include 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 by ACHD.

In order to ensure the Lake Hazel Road and 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 451st building lot:

- Signal Agreement
 - Full design and approved plans for the intersection
- 11.** Construct a minimum 5-foot wide detached concrete sidewalk on Lake Hazel Road abutting the site located a minimum of 41-feet from the centerline of Lake Hazel Road abutting the site. Provide a permanent right-of-way easement if sidewalks are to be placed outside of the dedicated right-of-way.
- 12.** Widen the pavement on Lake Hazel Road to a minimum pavement width of 17-feet from centerline plus a 3-foot wide gravel shoulder abutting the entire site.
- 13.** When Lipizzan Avenue is extended to Lake Hazel Road construct a westbound right turn lane on Lake Hazel Road at the intersection.
- 14.** Construct a minimum 5-foot wide detached concrete sidewalk on Linder Road abutting the site, located a minimum of 41-feet from the centerline of Linder Road abutting the site. Provide a permanent right-of-way easement if sidewalks are to be placed outside of the dedicated right-of-way.
- 15.** Widen the pavement on Linder Road to a minimum pavement width of 17-feet from centerline plus a 3-foot wide gravel shoulder abutting the entire site.
- 16.** Construct a minimum 5-foot wide detached concrete sidewalk on Ten Mile Road abutting the site, located a minimum of 41-feet from the centerline of Ten Mile Road abutting the site. Provide a permanent right-of-way easement if sidewalks are to be placed outside of the dedicated right-of-way.
- 17.** Widen the pavement on Ten Mile Road to a minimum pavement width of 17-feet from centerline plus a 3-foot wide gravel shoulder abutting the entire site.
- 18.** When Castillian Way Drive is extended to Ten Mile Road construct a southbound center left turn lane on Ten Mile Road at the intersection.
- 19.** Construct Durant Avenue, as a 36-foot residential collector roadway with vertical curb, gutter, and a minimum 7-foot wide attached or 5-foot wide detached concrete sidewalk. Dedicate right-of-way to 2-feet behind the back of sidewalk.

20. The right-of-way for Durant Avenue shall extend to the east property line abutting parcel R8468870100, to allow for access to the collector roadway when that parcel redevelops in the future.
21. Dedicate right-of-way to accommodate the construction of a future multi-lane roundabout at the Lake Hazel Road/Durant Avenue intersection consistent with the template shown in the Findings.
22. Construct all of the internal local streets as 36-foot street sections with rolled curb, gutter, and 5-foot wide attached concrete sidewalks within 50-feet of right-of-way, as proposed.
23. Construct 22 knuckles throughout the site, as proposed.
24. Construct cul-de-sac turnarounds with a minimum radius of 45-feet at the terminus of the following streets:
 - Morab Place
 - Catria Court
 - Gidran Court
 - Jutland Court
 - Pleven Place
 - Chisum Court
 - Nonius Place
 - Losino Court
 - Talweed Place
 - Unmol Place
25. Construct Corsican Avenue, onto Lake Hazel Road, located 1,250-feet east of Ten Mile Road.
26. Construct Durant Avenue onto Lake Hazel Road, located 2,620-feet east of Ten Mile Road.
27. Construct Lipizzan Avenue onto Lake Hazel Road located 1,370-feet west of Linder Road.
28. Construct Epona Street onto Linder Road located 930-feet north of Lake Hazel Road.
29. To ensure there is adequate sight distance at the Linder Road and Epona Street intersection the applicant shall:
 - Design the approach to a similar or greater elevation as the existing pavement surface on Linder Road.
 - Perform a detailed evaluation during the final design to ensure that a minimum of 555-feet of intersection sight distance in each direction is available based on the appropriate driver position on the approach.
 - Prior to completion of the construction plans, stake the approach at the intersection and confirm adequate intersection sight distance is available.
 - Perform a verification check of the intersection sight distance at the completion of construction.
30. Construct Castilian Way onto Ten Mile Road located 1,090-feet north of Lake Hazel Road.
31. Construct the following local stub streets, as proposed:

- Stub street to the north, Baluchi Avenue, located approximately 640-feet east of Ten Mile Road.
- Stub street to the north, Dongola Avenue, located approximately 850-feet west of Linder Road.
- Stub street to the west, Vladimir Street, located approximately 550-feet north of Lake Hazel Road.
- Construct one additional stub street to parcel no. S1235336200, if required by the City of Kuna. Coordinate the location of the stub street with the City of Kuna.
- Construct 2 stub streets, one to the south and one to the east of parcel no. S1235449250. Coordinate the location of the stub streets with the City of Kuna.

Install a sign at the terminus of the 5 local stub streets which states, "THIS ROAD WILL BE EXTENDED IN THE FUTURE."

32. Construct a temporary turnaround at the terminus of Baluchi Avenue. The temporary turnaround shall be paved, meeting the dimensional requirements of a standard cul-de-sac. Alternative turnarounds will be allowed with emergency services approval. If an alternative turnaround is constructed at the terminus of Baluchi Avenue and it 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.
33. Construct Durant Avenue as a stub street to the north property line as proposed. Install a sign at the terminus of Durant Avenue which states, "THIS IS A DESIGNATED COLLECTOR ROADWAY. THIS STREET WILL BE EXTENDED IN THE FUTURE."
34. Construct bulb-outs at the Durant Avenue and Vladimir Street, and Durant Avenue and Epona Street intersections. Provide a minimum of 24-feet of pavement between the bulb-outs at the intersection, as measured from face of curb to face of curb. Provide written fire department approval for use of a reduced street section.
35. Lake Hazel Road is classified as a principal arterial roadway. Ten Mile Road and Linder Road are classified as minor arterial roadways. Durant Avenue is classified as a collector roadway. Other than access specifically approved as part of this development applicant, direct lot access to those roadways is prohibited, and shall be noted on the final plat.
36. Payment of impacts fees are due prior to issuance of a building permit.
37. 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.

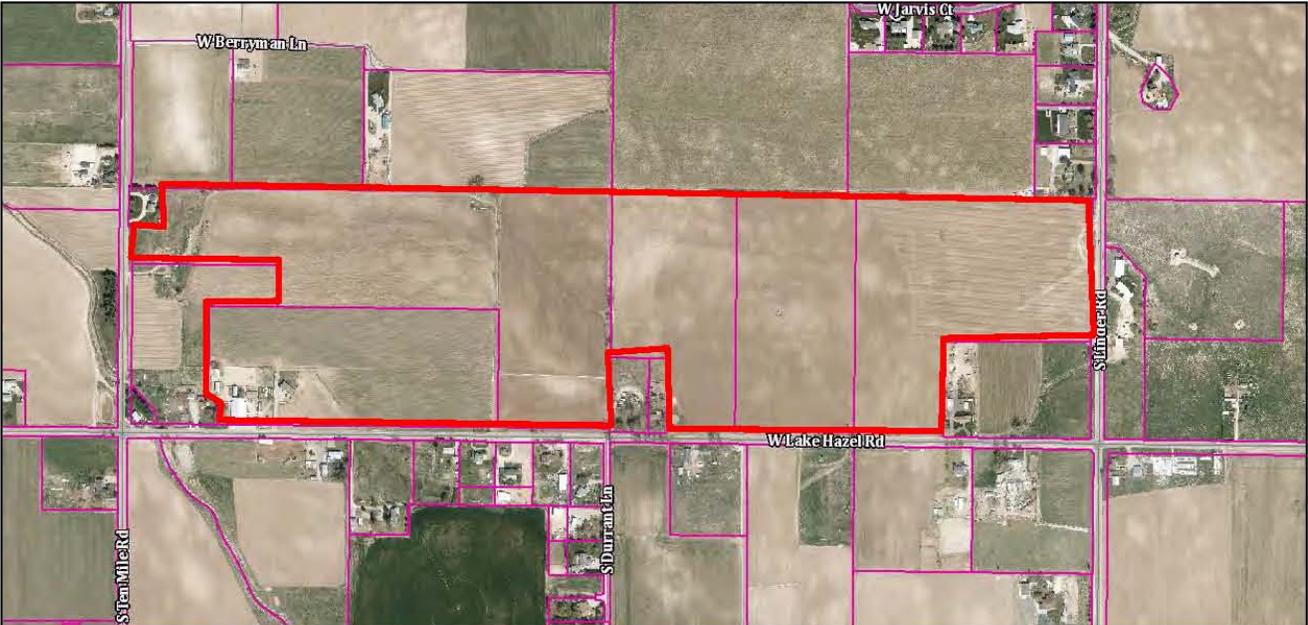
F. Conclusions of Law

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. TIS Summary
4. Utility Coordinating Council
5. Development Process Checklist
6. Request for Reconsideration Guidelines

VICINITY MAP



SITE PLAN

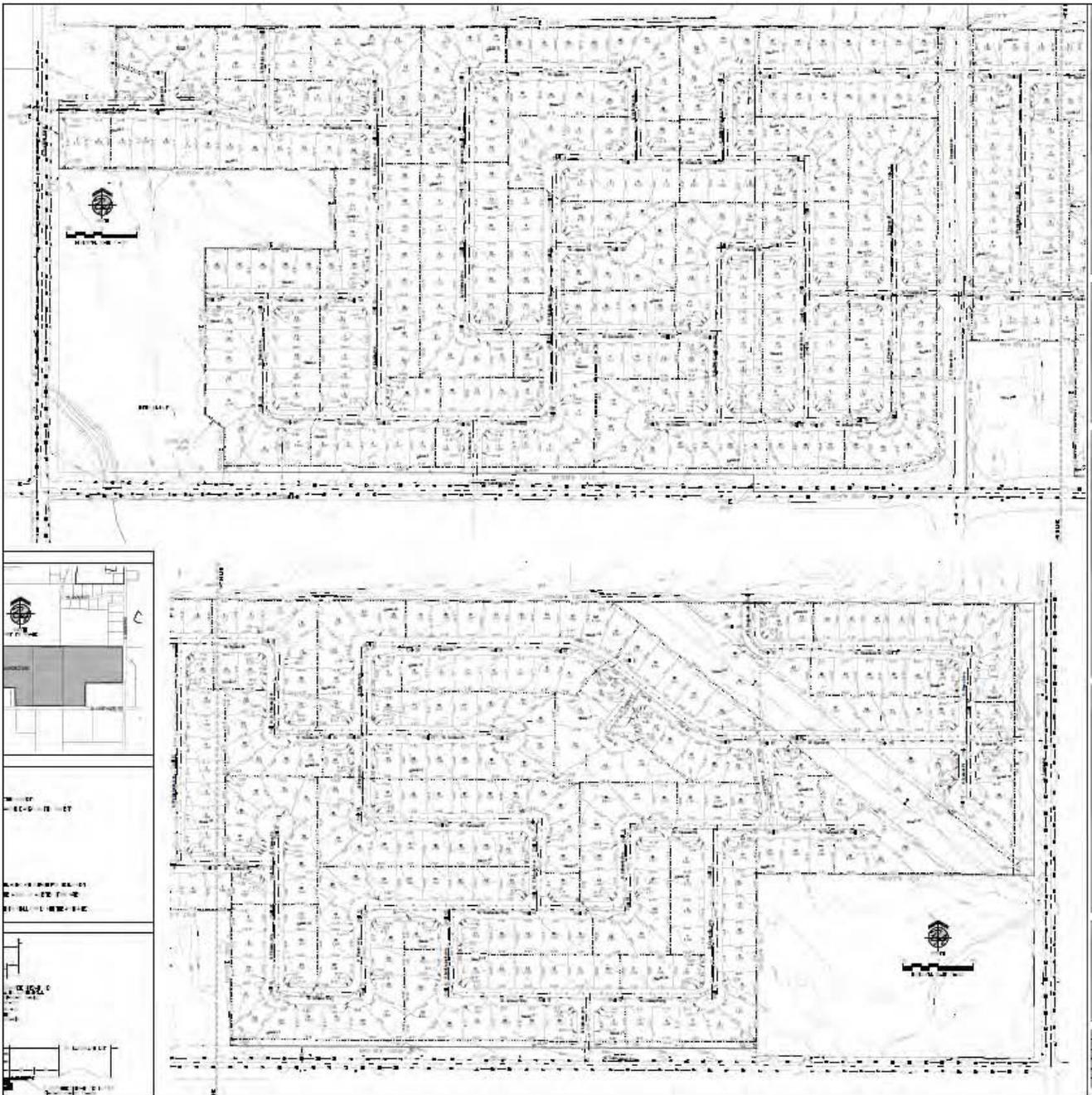


Exhibit B 3

BRIAN McDEVITT
CHAIRMAN OF THE BOARD

RICHARD DURRANT
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

23 February 2017

City of Kuna
751 W. 4th Street
Kuna, Idaho 83634

RECEIVED
FEB 27 2017
CITY OF KUNA

RE: B & A Engineers- Caspian Sub. **File No. 17-01-ZC,17-01-S**
Between Ten Mile & Linder Roads
New York Irrigation District NY-146-002-00, NY-146-002-01,
Nampa-Meridian Irrigation District NY-145-001-01, NM-1597, NM-1597D,
Catherine Lateral 36+90,37+00,37+10 NM-1597E
Sec. 35, T3N, R1W, BM.

Troy Behunin, Planner III:

The United States' Catherine 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 18 feet westerly and 20 feet easterly 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.

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

The Boise Project does not approve landscaping (other than grass) within its easements, as this will certainly increase our cost of maintenance.

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.

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.

Crossing agreements must be secured and signed by all parties prior to March 1st of each year. A time schedule for the construction to be done during the non-irrigation season must be approved by Boise Project prior to any activity within Project easements. No construction will be allowed within the easement boundaries of the Boise Project Board of Control facilities after March 15th of each year. However, on a case by case, overhead utilities and utilities boring underneath a Project facility may be allowed after March 15th if reviewed and approved by the Boise Project.

Project facilities and/or easements that parallel, and are within and/or intended to be within road right-of-ways due to any development of this property must be relocated outside of road right-of-ways. The easements of Boise Project facilities will remain the same unless agreed upon and/or approved with written permission from Boise Project Board of Control.

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

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

NO DISCHARGE into the live irrigation system is permitted.

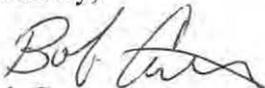
Local irrigation/drainage ditches that cross this property, in order to serve neighboring properties, must remain unobstructed and protected by an appropriate easement.

Any development must adhere to Idaho Statutes, Title 42-1209.

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
Terri Hasson Secretary – Treasurer, NYID
Greg Curtis Water Superintendent, NMID
File



CENTRAL DISTRICT HEALTH DEPARTMENT
Environmental Health Division

Return to:

- ACZ
- Boise
- Eagle
- Garden City
- Kuna
- Meridian
- Star

Rezone # 17-01-ZC

Conditional Use # _____

Preliminary / Final / Short Plat _____

Caspian

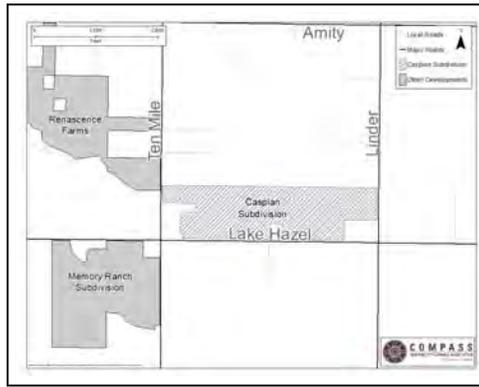
- 1. We have No Objections to this Proposal.
- 2. We recommend Denial of this Proposal.
- 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- 4. We will require more data concerning soil conditions on this Proposal before we can comment.
- 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
 - high seasonal ground water
 - waste flow characteristics
 - bedrock from original grade
 - other _____
- 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
- 7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.
- 8. After written approval from appropriate entities are submitted, we can approve this proposal for:
 - central sewage
 - community sewage system
 - community water well
 - interim sewage
 - central water
 - individual sewage
 - individual water
- 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
 - central sewage
 - community sewage system
 - community water
 - sewage dry lines
 - central water
- 10. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.
- 11. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- 12. We will require plans be submitted for a plan review for any:
 - food establishment
 - swimming pools or spas
 - child care center
 - beverage establishment
 - grocery store
- 13. Infiltration beds for storm water disposal are considered shallow injection wells. An application and fee must be submitted to CDHD.

14. _____ Reviewed By: _____

Rowdy
Date: 2/23/17

Communities in Motion 2040 Development Checklist

The Community Planning Association of Southwest Idaho (COMPASS) is the metropolitan planning organization (MPO) for Ada and Canyon Counties. COMPASS has developed this checklist as a tool for local governments to evaluate whether land developments are consistent with the goals of *Communities in Motion 2040* (CIM 2040), the regional long-range transportation plan for Ada and Canyon Counties. CIM 2040 was developed through a collaborative approach with COMPASS member agencies and adopted by the COMPASS Board on **July 21, 2014**.



[Click to enlarge map](#)

This checklist is not intended to be prescriptive, but rather a guidance document based on CIM 2040 goals, objectives, and performance measures. A checklist user guide is available [here](#); and more information about the CIM 2040 goals can be found [here](#); and information on the CIM 2040 Vision can be found [here](#).

Name of Development: Caspian Subdivision

Summary: 497 residential units on 132 acres southwest of the north of Lake Hazel Road between Linder Road and Ten Mile Road. The proposal meets 4 CIM checklist items and does not meet 18 items. Renascence Farms and Memory Ranch subdivisions are also in this area; combined these proposals exceed the growth forecasted in the regional transportation plan for this neighborhood. Consider bike lanes along S. Durant Ave, Ten Mile Road, and Linder Road per ACHD plans and pathway connections to the Rawson Canal, Calkins Lateral and Mason Creek Feeder to connect to future planned routes in the City of Meridian Pathway System

Land Use

In which of the [CIM 2040 Vision Areas](#) is the proposed development? (Goal 2.1)?

- Downtown Employment Center Existing Neighborhood Foothills
- Future Neighborhood Mixed Use Prime Farmland Rural
- Small Town Transit Oriented Development

Yes No N/A The proposal is within a CIM 2040 Major Activity Center. (Goal 2.3)

Neighborhood (Transportation Analysis Zone) Demographics

Existing		Existing TAZ + Proposal		2040 Forecast	
Households	Jobs	Households	Jobs	Households	Jobs
13	35	510	35	338	35

Yes No N/A The number of jobs and/or households in this development is consistent with jobs/households in the CIM 2040 Vision in this neighborhood. (Goal 2.1)

Area (Adjacent Transportation Analysis Zone) Demographics

Existing		Existing TAZs + Net Proposed		2040 Forecast	
Households	Jobs	Households	Jobs	Households	Jobs
128	147	1,175	147	856	304

Yes No N/A The number of jobs and/or households in this development is consistent with jobs/households in the CIM 2040 Vision in this area. (Goal 2.1)



More information on COMPASS and *Communities in Motion 2040* can be found at:
www.compassidaho.org
 Email: info@compassidaho.org
 Telephone: (208) 475-2239



Communities in Motion 2040 Development Checklist

Transportation

- Attached N/A An Area of Influence Travel Demand Model Run is attached.
- Yes No N/A There are relevant projects in the current Regional [Transportation Improvement Projects](#) (TIP) within one mile of the development.

Comments:

- Yes No N/A The proposal uses appropriate access management techniques as described in the [COMPASS Access Management Toolkit](#).

Comments: The site plan shows limited access to arterial roads (Lake Hazel, Linder, Ten Mile) and stub roads.

- Yes No N/A This proposal supports Valley Regional Transit's [valleyconnect](#) plan. See [Valley Regional Transit Amenities Development Guidelines](#) for additional detail.

Comments: The development is less than transit density (7 DU/acre). Future demand response services are proposed for the area

The **Complete Streets Level of Service (LOS) scoring** based on the proposed development will be provided on an separate worksheet (**Goals [1.1](#), [1.2](#), [1.3](#), [1.4](#), [2.4](#)**):

- Attached N/A Complete Streets LOS scorecard is attached.
- Yes No N/A The proposal maintains or improves current automobile LOS.
- Yes No N/A The proposal maintains or improves current bicycle LOS.
- Yes No N/A The proposal maintains or improves current pedestrian LOS.
- Yes No N/A The proposal maintains or improves current transit LOS.
- Yes No N/A The proposal is in an area with a [Walkscore](#) over 50.

Housing

- Yes No N/A The proposal adds [compact housing](#) over seven residential units per acre. (**Goal [2.3](#)**)
- Yes No N/A The proposal is a mixed-use development or in a mixed-use area. (**Goal [3.1](#)**)
- Yes No N/A The proposal is in an area with lower transportation costs than the [regional average](#) of 26% of the median household income. (**Goal [3.1](#)**)
- Yes No N/A The proposal improves the jobs-housing balance by providing housing in employment-rich areas. (**Goal [3.1](#)**)

Community Infrastructure

- Yes No N/A The proposal is infill development. (**Goals [4.1](#), [4.2](#)**)
- Yes No N/A The proposal is within or adjacent to city limits. (**Goals [4.1](#), [4.2](#)**)
- Yes No N/A The proposal is within a city area of impact. (**Goals [4.1](#), [4.2](#)**)

Health

- Yes No N/A The proposal is within 1/4 mile of a transit stop. (**Goal [5.1](#)**)
- Yes No N/A The proposal is within 1/4 mile of a public school. (**Goal [5.1](#)**)
- Yes No N/A The proposal is within 1/4 mile of a grocery store. (**Goal [5.1](#)**)
- Yes No N/A The proposal is within 1 mile of a park and ride location. (**Goal [5.1](#)**)

Economic Development

- Yes No N/A The proposal improves the jobs-housing balance by providing employment in housing-rich areas. (**Goal [3.1](#)**)
- Yes No N/A The proposal provides grocery stores or other retail options for neighborhoods within 1/2 mile. (**Goal [6.1](#)**)

Open Space

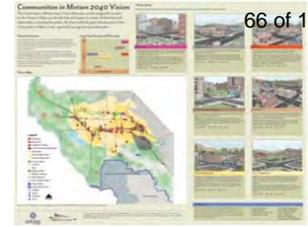
- Yes No N/A The proposal is within a 1/4 mile of a public park. (**Goal [7.1](#)**)
- Yes No N/A The proposal provides at least 1 acre of parks for every 35 housing units. (**Goal [7.1](#)**)

Farmland

- Yes No N/A The proposal is outside "Prime Farmland" in the CIM 2040 Vision. (**Goals [4.1](#), [8.2](#)**)
- Yes No N/A The proposal is outside prime farmland. (**Goal [8.2](#)**)

Exhibit B 5

Communities in Motion 2040 Complete Streets Scorecard



The purpose of this checklist is to provide a tool for local governments to evaluate whether land developments are in accordance with the goals of *Communities in Motion 2040* (CIM 2040). Complete Streets Level of Service (LOS) refers to the multimodal (automobile, bicycle, pedestrian, and transit) experience and grades a roadway (A-F) for each mode. COMPASS conducts Complete Streets Level of Service (CSLOS) analysis for developments on arterial roads.

	Mode	Existing	With bicycle lane and sidewalk 
		Link LOS	Link LOS 
Lake Hazel Road Linder Road to Ten Mile Road 	Transit	F	F
	Bike	A	A
	Ped	D	B
Highway Capacity Manual 2010 Methodologies			

Walkscore: 0 Car-Dependent. Walkscore is a walkability index that assigns a numerical walkability on a scale from 0 - 100 based on walking routes to destinations such as grocery stores, schools, parks, restaurants, and retail. Scores of 50 or higher are considered at least "Somewhat Walkable" while scores less than 50 are "Car-Dependent."

Additional Comments:

The *Ada County Highway District Livable Street Design Guide* indicates that this section of Lake Hazel Road is classified as a Residential Mobility Arterial with bicycle lanes and detached sidewalks. The detached sidewalk would improve Pedestrian LOS from LOS D to LOS B.

More information on
COMPASS and
*Communities in Motion
2040* can be found at:



www.compassidaho.org



Caspian Subdivision Fiscal Impact

Kuna, Idaho

October 12, 2016

**Submitted by:
Mr. Timothy Eck
Mason Creek Farm, LLC
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**



Caspian Subdivision Estimated City of Kuna Fiscal Impact October 12, 2016		
ASSUMPTIONS ⁽¹⁾		
Number of Acres	131.74	
Open Space Acres	8	
Landscaped Acres	6.4	
Acres outside of city limits	24.6	
Number of Residential Lots	497	
Number of phases	12	
Estimated Average Home Price	\$ 200,000	
2016 Homeowners Exemption ⁽²⁾	\$ 94,745	
Estimated Average Assessed Property Value ⁽³⁾	\$ 105,255	
Average Square Feet/house	\$ 2,000	
ESTIMATED ONE TIME FEES ⁽⁴⁾		
Item	Per Lot	Total
Drawing Review Fee/Phase ⁽⁵⁾	\$ 10	\$ 7,370
Record Drawing Fee/Phase ⁽⁶⁾	N/A	\$ 2,400
Sewer Hook-up Fee ⁽⁷⁾	\$ 5,155	\$ 2,562,035
Water Hook-up Fee ⁽⁸⁾	\$ 2,578	\$ 1,281,266
Irrigation Hook-up Fee ⁽⁹⁾	\$ 1,520	\$ 755,440
Administrative ⁽¹⁰⁾	N/A	\$ 150
Preliminary Plat Base Fee ⁽¹¹⁾	N/A	\$ 1,276
Preliminary Plat Per Lot Fee ⁽¹¹⁾	\$ 20	\$ 9,940
Preliminary Plat Engineers' Base Fee ⁽¹²⁾	N/A	\$ 100
Preliminary Plat Engineers' Per Lot Fee ⁽¹²⁾	\$ 5	\$ 2,485
Final Plat Base Fee ⁽¹³⁾	N/A	\$ 600
Final Plat Per Lot Fee ⁽¹³⁾	\$ 20	\$ 9,940
Final Plat Engineers' Base Fee ⁽¹⁴⁾	N/A	\$ 50
Final Plat Per Engineers' Lot Fee ⁽¹⁴⁾	\$ 5	\$ 2,485
Electrical Permit Fee ⁽¹⁵⁾	\$ 195	\$ 96,915
Mechanical Fee w/o Gas Fireplace - 75%	\$ 93	\$ 34,666
Mechanical Fee with Gas Fireplace - 25%	\$ 128	\$ 15,904
Building Permit-Zoning Fee	\$ 40	\$ 19,880
Building Permit-Application Fee	\$ 30	\$ 14,910
Building Permit-Residential Check Fee	\$ 25	\$ 12,425
Building Permit-Average SF Fee	\$ 1,171	\$ 581,987
Streetlight Inspection Fee	N/A	\$ 35
Lot Split Adjustments Engineering Fee	N/A	\$ 100
Landscape Inspection Flat Fee	N/A	\$ 150
Landscape Inspection Fee per Landscaped Acre ⁽¹⁶⁾	\$ 20	\$ 140
Annexation Base Fee ^{(16), (17)}	N/A	\$ 1,200
Annexation Per Acre fee ^{(16), (17)}	\$ 30	\$ 750
ACHD Impact Fee ⁽¹⁸⁾	\$ 3,044	\$ 1,512,868
TOTAL ONE-TIME FEES		\$ 6,927,467

Caspian Subdivision Estimated City of Kuna Fiscal Impact October 12, 2016			
ESTIMATED RECURRING ANNUAL TAXES AND FEES			
Estimated Annual Usage Fees	Monthly Usage Fee per Lot	Annualized Usage Fee Per Lot	Total
Annual Water Fee	\$ 19.46	\$ 234	\$ 116,059
Annual Sewer Fee	\$ 25.37	\$ 304	\$ 151,307
TOTAL ANNUAL FEES		\$ 538	\$ 267,366
Annual Property Taxes by Taxing District	Levy ⁽¹⁹⁾	Per Lot ⁽³⁾	Total
Ada County	0.003017951	\$ 318	\$ 157,874
Emergency Medical	0.000150938	\$ 16	\$ 7,896
Ada County Highway District	0.000955148	\$ 101	\$ 49,965
School District No. 2	0.004018700	\$ 423	\$ 210,225
Meridian Library	0.000536445	\$ 56	\$ 28,062
Kuna City	0.003016302	\$ 317	\$ 157,788
Western Ada Recreation	0.000089865	\$ 9	\$ 4,701
Meridian Fire	0.001818377	\$ 191	\$ 95,122
Pest Extermination ⁽¹⁷⁾	0.000142023	\$ 15	\$ 46,718
Mosquito Abatement	0.000029270	\$ 3	\$ 1,531
College of Western Idaho	0.000159508	\$ 17	\$ 8,344
TOTAL EST. ANNUAL TAX LEVY	0.013934527	\$ 1,467	\$ 768,228

Footnotes:

- (1) Source: Client unless otherwise noted.
- (2) Source: Idaho State Tax Commission website: <http://tax.idaho.gov/i-1051.cfm>.
- (3) Estimated Assessed Value is calculated by subtracting the Homeowners Exemption from Average Home Price.
- (4) Source: City of Kuna unless otherwise noted.
- (5) 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.
- (6) The Record Drawing Fee of \$200 per phase is charged at the end of each phase.
- (7) Includes sewer treatment connection and sewer trunk connection.
- (8) Includes water supply, trunk, water meter and well mitigation/water source capacity fee.
- (9) Assumes 8,531 sf /lot.
- (10) Administrative fee totals \$150. In addition, the City will charge hard costs for publishing and mailing notices.
- (11) The fee for the Preliminary Plat is \$1,276 plus \$20 per lot.
- (12) Per Troy Behunin at City of Kuna, Engineers Fee for the Preliminary Plat consists of a base fee of \$100 plus \$5 per lot.
- (13) The fee for the Final Plat is \$600 plus \$20 per lot.
- (14) Per Troy Behunin at City of Kuna, Engineers Fee for the Final Plat consists of a base fee of \$50 plus \$5 per lot.
- (15) Source: City of Kuna Electrical Permit Worksheet, single family dwelling between 1,501 and 2500 sq. ft.
- (16) Partial acres are rounded up to nearest full acre for acreage based calculations.
- (17) Parcel S1235347050 consisting of 24.6 acres is located outside the city limits and will need to be annexed. It contains 94 lots and is included in the Pest Control taxing district.
- (18) Source: ACHD website: *Exhibit A - Traffic Impact Fee Schedule, FY2016 Fee Table* (http://www.achdidaho.org/Departments/ROWDS/Docs/Impact_Fees/Ordinance%20222/Exhibit_A.pdf) for 2016 ACHD base impact fees. Troy Behunin at the City of Kuna indicates that ACHD allows a homeowners exception which Kuna applies to all residential permits. Kuna collects the net amount of \$3,044.
- (19) Source: Ada County Clerk Preliminary 2016 L-1 report and Ada County Assessor website.

David A. Crawford

From: Sub Name Mail <subnamemail@adaweb.net>
Sent: Tuesday, December 27, 2016 10:05 AM
To: David A. Crawford
Cc: Joseph D. Canning
Subject: Caspian Subdivision Name Reservation

December 27, 2016

David Crawford, B&A Engineers
 Joseph Canning, B&A Engineers

RE: Subdivision Name Reservation: **Caspian Subdivision**

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

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

Sincerely,



Ada County
2025

Collaborate. Innovate. Thrive
www.adacounty2025.com

Jerry L. Hastings, PLS 5359
County Surveyor
 Deputy Clerk Recorder
 Ada County Development Services
 200 W. Front St., Boise, ID 83702
 (208) 287-7912 office
 (208) 287-7909 fax

From: David A. Crawford [<mailto:dacrawford@baengineers.com>]
Sent: Wednesday, December 14, 2016 5:00 PM
To: Jerry Hastings
Subject: [EXTERNAL] Subdivision Name Reservation request

Jerry,

We are beginning work on a new subdivision in Ada County, and Kuna City. Please consider this request to reserve the following subdivision name:

CASPIAN SUBDIVISION

For its use on the following parcel numbers in Ada County, Idaho:

S1235346610
 R8468870305
 S1235438411
 S1235449215
 S1235449250



Caspian Subdivision

Rezone Boundary Sketch

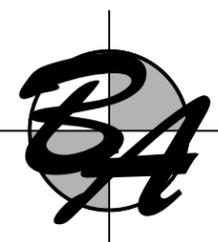
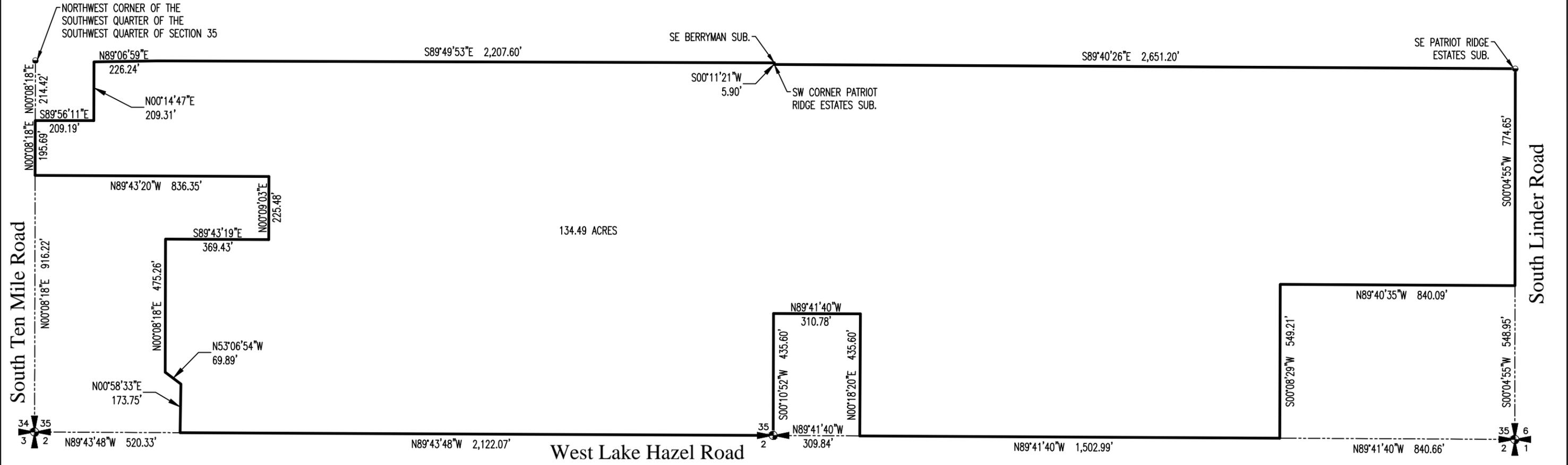
A RE-SUBDIVISION OF LOT 3, BLOCK 1 OF TITUS SUBDIVISION AS SHOWN IN BOOK 77 OF PLATS AT PAGE 8143 THROUGH 8144, RECORDS, ADA COUNTY, IDAHO AND A PORTION OF LAND SITUATE IN THE SOUTH HALF OF THE SOUTH HALF OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF KUNA, ADA COUNTY, IDAHO.

Reference Documents

- SUBDIVISION PLATS
- BERRYMAN SUBDIVISION
BOOK 72, PAGES 7348-7349
 - TITUS SUBDIVISION
BOOK 77, PAGES 8143-8144
 - PATRIOT RIDGE ESTATES SUBDIVISION
BOOK 60, PAGES 6017-6018

- RECORDS OF SURVEYS
- ROS NO. 8150
 - ROS NO. 8334

WARRANTY DEED
INST. NO. 2015-038409



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



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

Caspian Subdivision Re-zone Description

January 17, 2017

Lot 3, Block 1 of Titus Subdivision as shown in Book 77 of Plats at Pages 8143 through 8144 records of Ada County, Idaho and a portion of land situate in the south half of the south half of Section 35, Township 3 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho, and being more particularly described as follows:

Commencing at the southeast section corner of said Section 35; thence N00°04'55"E, 548.95 feet along the easterly boundary of the southeast quarter of said Section 35 and the centerline of South Linder Road to the **Point of Beginning**:

Thence N89°40'35"W, 840.09 feet;

Thence S00°08'29"W, 549.21 feet to the southerly boundary of said Section 35 and to the centerline of West Lake Hazel Road;

Thence N89°41'40"W, 1,502.99 feet continuing along the southerly boundary of said Section 35 and the centerline of West Lake Hazel Road and along the southerly boundary of said Titus Subdivision to the extension of the easterly boundary of Lot 2, Block 1 of said Titus Subdivision;

Thence N00°18'20"E, 435.60 feet along the extension of and the easterly boundary of Lot 2, Block 1 of said Titus Subdivision to the northeast corner of said Lot 2;

Thence N89°41'40"W, 310.78 feet along the northerly boundary of said Lot 2 and the northerly boundary of Lot 1, Block 1 of said Titus Subdivision to the northwest corner of said Lot 1;

Thence S00°10'52"W, 435.60 feet along the westerly boundary of said Lot 1 and the westerly boundary of said Lot 1 extended to the south quarter corner of said Section 35 and to the centerline of West Lake Hazel Road;

Thence N89°43'48"W, 2,122.07 feet along the southerly boundary of said Section 35 and the centerline of West Lake Hazel Road;

Thence N00°58'33"E, 173.75 feet;

Thence N53°06'54"W, 69.89 feet;

Thence N00°08'18"E, 475.26 feet;

Thence S89°43'19"E, 369.43 feet;



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

Thence N00°09'03"E, 225.48 feet;

Thence N89°43'20"W, 836.35 feet to the westerly boundary of the southwest quarter of said Section 35 and to the centerline of South Ten Mile Road;

Thence N00°08'18"E, 195.69 feet along the westerly boundary of the southwest quarter of said Section 35 and the centerline of South Ten Mile Road;

Thence S89°56'11"E, 209.19 feet;

Thence N00°14'47"E, 209.31 feet;

Thence N89°06'59"E, 226.24 feet;

Thence S89°49'53"E, 2,207.60 feet to the southeast corner of Berryman Subdivision as shown in Book 72 of Plat at Pages 7348 through 7349 records, Ada County, Idaho;

Thence S00°11'21"W, 5.90 feet to the southwest corner of Patriot Ridge Estates Subdivision as shown in Book 60 of Plats at Pages 6017 through 6018 records of Ada County, Idaho;

Thence S89°40'26"E, 2,651.20 feet along the southerly boundary of said Patriot Ridge Estates Subdivision;

Thence S00°04'55"W, 774.65 feet along the easterly boundary of the southeast quarter of said Section 35 and the centerline of South Linder Road to the **Point of Beginning**.

Comprising 134.49 acres, more or less.

This easement description has been prepared based on information shown on Record of Survey Nos. 8150 and 8334, the plat of Titus Subdivision, the plat of Berryman Subdivision, the plat of Patriot Ridge Estates Subdivision and Warranty Deed Instrument Number 2015-038409, all records of Ada County, Idaho.



Exhibit B 6

Caspian Subdivision – Kuna, Idaho
Executive Summary

Project # 20379
January 2017

EXECUTIVE SUMMARY

Mason Creek Farm, LLC is proposing to develop Caspian Subdivision, a 497 single-family unit housing development situated on approximately 131.7 acres in Kuna, Idaho. The development is located on the north side of Lake Hazel Road, with Ten Mile Road serving as its western boundary and Linder Road serving as its eastern boundary.

The parcels of land proposed for the subdivision development are currently zoned as Parks and Rural Transition by the City of Kuna zoning map and Rural/Estate Residential by in the City of Meridian future land use map. The property will be annexed into the City of Kuna and rezoned. The parcels in the immediate vicinity of the site range from Agriculture (A), Rural Residential (RR), Rural Urban Transition (RUT), and Low Density Residential (R3). Access to the Caspian Subdivision will occur via Lake Hazel Road, Ten Mile Road and Linder Road, with the main access planned for the Lake Hazel Road & Durant Lane intersection.

Currently, the site is undeveloped. The development is planned to be completed in 14 phases, with a projected full build-out in year 2026. The TIS addresses the development's impacts in build year 2021, which assumes phases 1-5 (226 residential units) and full build-out of the site which assumes all 14 phases (497 residential units) in year 2026.

The results of this study indicate that the Caspian Subdivision can be constructed while maintaining acceptable traffic operations and safety at the study intersections, assuming the recommended mitigation measures are in place.

FINDINGS

Existing Conditions

- The study evaluated seven off-site intersections during two time periods for each analysis scenario for a typical weekday (Tuesday – Thursday) a.m. peak period and p.m. peak period.
- All study intersections were found to operate at acceptable operating standards during the existing weekday a.m. and p.m. hours with the exceptions of:
 - **Amity Road & Ten Mile Road (PM Peak Hour)** – During the weekday p.m. peak hour, the north leg or southbound approach operates with a v/c ratio of 1.01, resulting in LOS F. This intersection is identified as a future single lane roundabout in ACHD's Capital Improvements Plan (Intersection Project #9) and scheduled for completion in year 2019. Therefore, no further recommended mitigation has been proposed at this intersection.
 - **Lake Hazel Road & SH 69 (AM and PM Peak Hour)** – During the weekday a.m. and p.m. peak hour, both lane groups on the eastbound and westbound approach

operate with a lane group v/c ratio of greater than 1.00, resulting in LOS F. This intersection is identified as an interim traffic signal to be installed as a joint ACHD/ITD project in ACHD's 2017-2021 Five Year Work Plan for construction in 2021 (IN205-70). Additionally, future intersection improvements (including a traffic signal) are in ACHD's Capital Improvements Plan (Intersection Project #60), scheduled for 2026-2030. Currently, the intersection meets planning-level traffic signal warrants. Mitigation requires installing a traffic signal at the intersection. Consistent with ACHD's Five Year Work Plan, no lane widening on the eastbound and westbound approaches is necessary at this time.

- All ACHD study roadway segments operate at acceptable levels of service.
- Crash data at the study intersections for the most recent five years (2011-2014) was analyzed for any existing crash trends, below are the findings:
 - There were no crashes reported at the Lake Hazel Road/Durant Lane two-way stop controlled intersection.
 - Rear-end crashes were the most common crash type, accounting for approximately 41% of all crashes.
 - There was one fatality reported at the two-way stop controlled intersection of Lake Hazel Road & SH 69 (Meridian Road).
 - The Lake Hazel Road & SH 69 (Meridian Road) intersection had a relatively high number of reported angle crashes, accounting for approximately 57% of the crashes at the intersection. All angle crashes occurred between eastbound or westbound vehicles from the Lake Hazel Road crossing or turning onto SH 69. There were also three head-on turning crashes reported at the intersection, two of which occurred between vehicles heading in the eastbound and westbound direction.

Year 2021 Background Traffic Conditions

- Year 2021 background traffic volumes were forecasted using a 3% annual growth rate and the addition of in-process traffic from Phases 1 and 2 of the proposed Springhill Subdivision (the TIS for this development is currently being updated) and the Merlin Subdivision.
- Year 2021 background traffic analysis (without inclusion of site-generated traffic) found that all of the study intersections are forecast to operate at acceptable levels of service and volume-to-capacity ratios during the mid-weekday a.m. and p.m. hours with the exception of:
 - **Amity Road & SH 69 (AM & PM Peak Hour)** – During the weekday a.m. and p.m. peak hour, the signalized intersection is expected to operate at LOS D with a v/c ratio of 0.92 and LOS E with a v/c ratio of 1.02, respectively. This intersection is



identified as a future traffic signal modification with widening and reconstruction of the minor street approaches in ACHD's 2016 CIP (Intersection Project #8), scheduled for 2026-2030. The mitigation analysis found that the following additional lanes are required:

- Westbound right-turn lane,
- Northbound right-turn lane, and
- Southbound right-turn lane.

With these additional lanes, the overall v/c ratio is expected to be approximately 0.87 and 0.92 during the weekday a.m. and p.m. peak hour, and does not meet the 0.90 ACHD and ITD policy. The additional 2026-2030 ACHD CIP intersection improvements (CIP IN2016-8) add dual eastbound and westbound left-turn lanes and two eastbound through lanes) and the CIP widening of Amity Road (CIP RD2016-2) includes five lanes east to Locust Grove. This provides an interim mitigation if those projects could be moved up in time. In order to meet policy beyond through 2026, a third southbound through lane will ultimately be required, although widening SH 69 is not recommended for the following reasons:

- Future signalization of the Lake Hazel Road/SH 69 intersection will provide another signalized option and likely reduce some demand at the Amity Road intersection.
- Widening to add additional through lanes is not planned by ITD on the corridor.
- Upstream capacity constraints at I-84 and Overland Road may limit the growth in peak hour traffic.
- **Lake Hazel Road & SH 69 (AM and PM Peak Hour)** – Similar to existing condition findings, during the weekday a.m. and p.m. peak hour, both lane groups on the eastbound and westbound approach are expected to continue operating with a lane group v/c ratio of greater than 1.00, resulting in LOS F. With the interim signalization mitigation identified for 2021 in ACHD's *Five Year Work Plan*, the intersection will operate acceptably.
- All ACHD study roadway segments are projected to continue operating at acceptable levels of service.

Trip Generation and Distribution

- The *ITE Trip Generation Manual, 9th Edition* was used to estimate the trip generation for the proposed Caspian Subdivision.
- The proposed Caspian Subdivision development, with 497 single-family homes in the buildout year of 2026, is estimated to generate a total of 4,591 daily net new trips, 358 weekday a.m. peak hour net new trips (90 inbound / 268 outbound), and 445 weekday p.m. peak hour net new trips (280 inbound / 165 outbound).
 - Year 2021 total traffic conditions assumes build-out of the development's proposed Phases 1-5. Phases 1-5 of the development include 226 single-family unit homes which is estimated to generate 2,224 daily net new trips, 168 weekday a.m. peak hour net new trips (42 inbound / 126 outbound), and 219 weekday p.m. peak hour net new trips (138 inbound / 81 outbound).
- The distribution pattern for site-generated trips was developed evaluating existing traffic patterns and major trip origins and destinations within the study area, as well as a select zone analysis from COMPASS' regional travel demand model.

Year 2021 Total Traffic Conditions

- Year 2021 total traffic conditions found that site-generated trips do not impact any additional intersections that have not previously been identified. All study intersections will continue to operate at acceptable levels of service during the weekday a.m. and p.m. peak hours with the exception of:
 - **Amity Road & SH 69 (AM & PM Peak Hour)** – During the weekday a.m. and p.m. peak hour, the signalized intersection is expected to operate at LOS D with a v/c ratio of 0.95 and LOS E with a v/c ratio of 1.05, respectively. With the westbound, northbound, and southbound right turn lanes recommended for 2021 background conditions, the intersection's overall v/c ratio is reduced to 0.89 and 0.93 during the weekday a.m. and p.m. peak hour, respectively. Similar to year 2021 background conditions, no additional mitigations are recommended although the ACHD CIP improvements scheduled for 2026-2030 provide additional benefit.
 - **Lake Hazel Road & SH 69 (AM and PM Peak Hour)** – Similar to existing and year 2021 background condition findings signalization is required for the intersection to operate acceptably. The interim signalization outlined in ACHD's *Five Year Work Plan* will adequately mitigate the intersection in year 2021.
 - In the interim time between the start of development and the completion of the signal construction, some site trips projected to use Lake Hazel Road to access SH 69 will likely divert to use Ten Mile Road instead of Meridian Road. Since the intersections on Ten Mile Road are projected to operate

acceptably, diversion of more traffic for the first 100 to 200 units is expected to result in minimal impacts on the roadway system until the new signal is completed.

- All ACHD study roadway segments are projected to continue operating at acceptable levels of service.

Year 2026 Background Traffic Conditions

- Year 2026 background traffic volumes were forecasted using a 3% annual growth rate and the addition of in-process traffic from phases 1-5 of the approved Springhill Subdivision and the Merlin subdivision.
- Year 2021 background traffic analysis (without inclusion of site-generated traffic) found that all of the study intersections are forecast to operate at acceptable levels of service and volume-to-capacity ratios during the mid-weekday a.m. and p.m. hours, with the exception of:
 - **Amity Road & SH 69 (AM and PM Peak Hour)** – During the weekday a.m. and p.m. peak hour, the signalized intersection is expected to operate at LOS F with a v/c ratio of 1.14 and 1.27, respectively. With the westbound, northbound, and southbound right turn lanes recommended for 2021 background conditions the intersection's overall v/c ratio reduces to 1.04 and 1.08 during the weekday a.m. and p.m. peak hour, respectively. This could be improved with the ACHD CIP intersection improvements, but not significantly enough to meet the 0.90 policy. Similar to 2021 background conditions, no additional mitigations are recommended.
 - **Lake Hazel Road & SH 69 (AM and PM Peak Hour)** – Similar to existing and year 2021 background condition findings, signalization is required for the intersection to operate acceptably. However, additional improvements are needed due to the combination of the background development of the Springhill Subdivision and buildout of the Caspian subdivision. ACHD's *Capital Improvements Plan* (Intersection Project #60), scheduled for 2026-2030 identifies major improvements by 2030. Assuming the ACHD improvements cannot be moved up in time as part of future CIP updates, the following additional improvements (in addition to signalization scheduled for 2021) will be necessary to meet ACHD and ITD standards in year 2026 background conditions:
 - An additional eastbound left-turn lane (to create dual eastbound left-turn lanes),
 - A westbound right-turn lane, and
 - A southbound right-turn lane.

- All ACHD study roadway segments are projected to continue operating at acceptable levels of service.

Year 2026 Total Traffic Conditions

- Year 2026 total traffic conditions found that all study intersections will continue to operate at acceptable levels of service during the weekday a.m. and p.m. peak hours with the exception of:
 - **Amity Road & Linder Road (PM Peak Hour)** – During the weekday p.m. peak hour the westbound approach is expected to operate with a lane group v/c ratio of 1.04, falling below ACHD standards. This intersection has been identified in ACHD's 2016 CIP (Intersection #5) as a planned single-lane roundabout with a southbound right-turn bypass lane scheduled for the year 2031 – 2035 timeframe. Implementation of a single-lane roundabout would improve intersection operations to LOS A with a v/c ratio of 0.54 and 0.49 during the weekday a.m. and p.m. peak hour. Therefore, the timeframe for the ACHD project may be anticipated to need to be moved up in future CIP updates.
 - **Amity Road & SH 69 (AM and PM Peak Hour)** – During the weekday a.m. and p.m. peak hour, the signalized intersection is expected to operate at LOS F with a v/c ratio of 1.14 and 1.27, respectively. With the westbound, northbound, and southbound right turn lanes recommended for 2021 background conditions, the intersection's overall v/c ratio reduces to 1.07 and 1.11 during the weekday a.m. and p.m. peak hour, respectively. The additional 2026-2030 ACHD CIP improvements for the intersection (CIP IN2016-8) and widening Amity Road (CIP RD2016-2) to the east to five lanes provides an improvement but not complete mitigation. In order to meet policy through 2026, a third southbound through lane will ultimately be required, although widening SH 69 is not recommended. Similar to 2021 background conditions, no additional mitigations are recommended.
 - **Lake Hazel Road & SH 69 (AM and PM Peak Hour)** – Similar to the existing conditions, year 2021 background and total conditions, and year 2026 background condition analysis findings, the Lake Hazel Road & SH 69 (Meridian Road) intersection does not meet ACHD and ITD operating standards under year 2026 total conditions during the weekday a.m. and p.m. peak hours. With the interim signalization and the additional improvements outlined in year 2026 background mitigation analysis, the intersection is expected to operate at LOS D with a v/c ratio of 0.92 and LOS C with a v/c ratio of 0.88 during the a.m. and p.m. peak hour, respectively. The ACHD CIP includes additional intersection improvements, as part of IN2016-60 and scheduled for 2026-2030, which includes dual left-turn lanes, two through lanes, and right turn lanes on each approach. These additional improvements would provide acceptable operations.

- Additional long-term improvement needs include widening of SH 69 which is not recommended for the following reasons:
 - Widening to add additional through lanes is not planned by ITD for the corridor.
 - Upstream capacity constraints at I-84 and Overland Road may limit the growth in peak hour traffic.

Site Access Evaluation

- The turn lane analysis using ACHD procedures resulted in turn lane warrants at the following driveways:
 - **Ten Mile Road & Castilian Way (Site Access A)** – A southbound left-turn lane is warranted during the p.m. peak hour.
 - **Lake Hazel Road & Lipizzan Avenue (Site Access C)** – A westbound right-turn lane is warranted during the p.m. peak hour.
- The queuing analysis results found that 95th percentile queue lengths are projected not exceed one car length (25 feet) at any of the site driveways and therefore, the minimum storage of 100 feet typically required by ACHD is adequate.
- The intersection sight distance evaluation identified that intersection sight distance can be achieved at all the site intersections with the following actions:
 - Evaluate the intersection sight distance at the proposed Epona Street (Site Access D)/Linder Road intersection to ensure approaching vehicles can be seen through the vertical curve on Linder Road and make design adjustments (or move the intersection location as necessary) to obtain adequate intersection sight distance over the vertical curve on Linder Road.
 - Remove trees and other vegetation and potential obstructions along Lake Hazel Road as necessary to maintain adequate intersection sight distance.
 - All local streets within the development should be constructed with one travel lane in each direction.
 - Shrubbery and landscaping near the internal intersections and site access points should be maintained to ensure adequate sight distance.
- There are five proposed driveways/public streets accessing the Caspian Subdivision. Three along Lake Hazel Road between Ten Mile Road and Linder Road, one on Ten Mile Road, and one on Linder Road. Following is a summary of each access with respect to ACHD Policy:

- **Ten Mile Road & Castilian Way (Site Access A):** The access spacing of approximately 1,050 feet north of Lake Hazel Road does not meet the ACHD policy of 1,320 feet for unsignalized public streets on Principal Arterials. This access is recommended for the following reasons:
 - Spacing: It is not possible to move the access further north away from Lake Hazel Road due to an existing home that is not part of this development.
 - Traffic on One Driveway: Without the additional driveways, the traffic demand on the Durant Lane access will exceed the 2,000 ADT threshold for a local street.
 - Other Considerations:
 - Without this access, traffic heading north would cut through the neighborhood to access Lake Hazel Road and then turn onto Ten Mile Road, adding additional traffic demand to the stop controlled intersection.
 - The proposed access will function acceptably as a full access (without turn lanes).
 - A southbound left-turn lane is warranted and will minimize disruption to traffic on Ten Mile Road.

- **Lake Hazel Road & Corsican Avenue (Site Access B):** This site access is located approximately 1,260 feet east of Ten Mile Road and 1,380 feet west of Durant Lane. The access spacing does not meet ACHD minimum spacing of 1,320 feet for an unsignalized public street access. This access is recommended for the following reasons.
 - Spacing: The access spacing is very close to the ACHD standard and could likely be adjusted if necessary.
 - Traffic on One Driveway: Without the additional driveways, the traffic demand on the Durant Lane access will exceed the 2,000 ADT threshold for a local street.
 - Other Considerations:
 - The proposed access will function acceptably as a full access (without turn lanes).
 - An eastbound left-turn lane will be provided with the future ACHD widening of Lake Hazel Road to three lanes.

- **Lake Hazel Road & Durant Road:** This is the primary mid-mile access to the site and is identified on the ACHD Master Street Map.

- **Lake Hazel Road & Lipizzan Avenue (Site Access C):** This site access is located approximately 1,320 feet east of Linder Road and 1,320 feet west of Durant Lane. The access spacing meets ACHD minimum spacing of 1,320 feet for an unsignalized public street access. This access is recommended for the following reasons.
 - Spacing: The access meets ACHD spacing for a public street intersection.
 - Traffic on One Driveway: Without the additional driveways, the traffic demand on the Durant Lane access will exceed the 2,000 ADT threshold for a local street.
 - Other Considerations:
 - The proposed access will function acceptably as a full access (without turn lanes).
 - An eastbound left-turn lane will be provided with the future ACHD widening of Lake Hazel Road to three lanes.
- **Linder Road & Epona Street (Site Access D):** The access spacing of approximately 950 feet north of Lake Hazel Road does not meet the ACHD policy of 1,320 feet for unsignalized public streets on Principal Arterials. This access is recommended for the following reasons:
 - Spacing: It is not possible to move the access further north away from Lake Hazel Road due properties not associated with this development. There is also a vertical curve that limits sight distance to the south and therefore being close to the crest of the curve provides the best sight distance to the south and north.
 - Traffic on One Driveway: Without the additional driveways, the traffic demand on the Durant Lane access will exceed the 2,000 ADT threshold for a local street.
 - Other Considerations:
 - Without this access, traffic heading south toward Amity Road would cut through the neighborhood to access Lake Hazel Road and then turn onto Linder Road, adding additional traffic demand to the stop controlled intersection.
 - The proposed access will function acceptably as a full access (without turn lanes).
- The Lake Hazel Road & Durant Road intersection will operate acceptably at buildout as an unsignalized intersection or a single lane roundabout, with the Lake Hazel Road & Corsican Avenue (Site Access B) and the Lake Hazel Road & Lipizzan Avenue (Site Access C) intersections as full access or right-in, right-out only.

- Adequate intersection sight distance is available at the proposed site-access points although there is existing trees and vegetation on the site that restrict the sight distance at the two full access driveway of Durant Lane on Lake Hazel Road.

RECOMMENDATIONS

Based on the evaluation findings and conclusions, recommendations were developed which are provided in the following sections. Figure ES-1 illustrates the recommended lane configurations and traffic control devices for buildout of the proposed development.

Improvements Needed to Mitigate Background Conditions (ACHD and/or ITD)

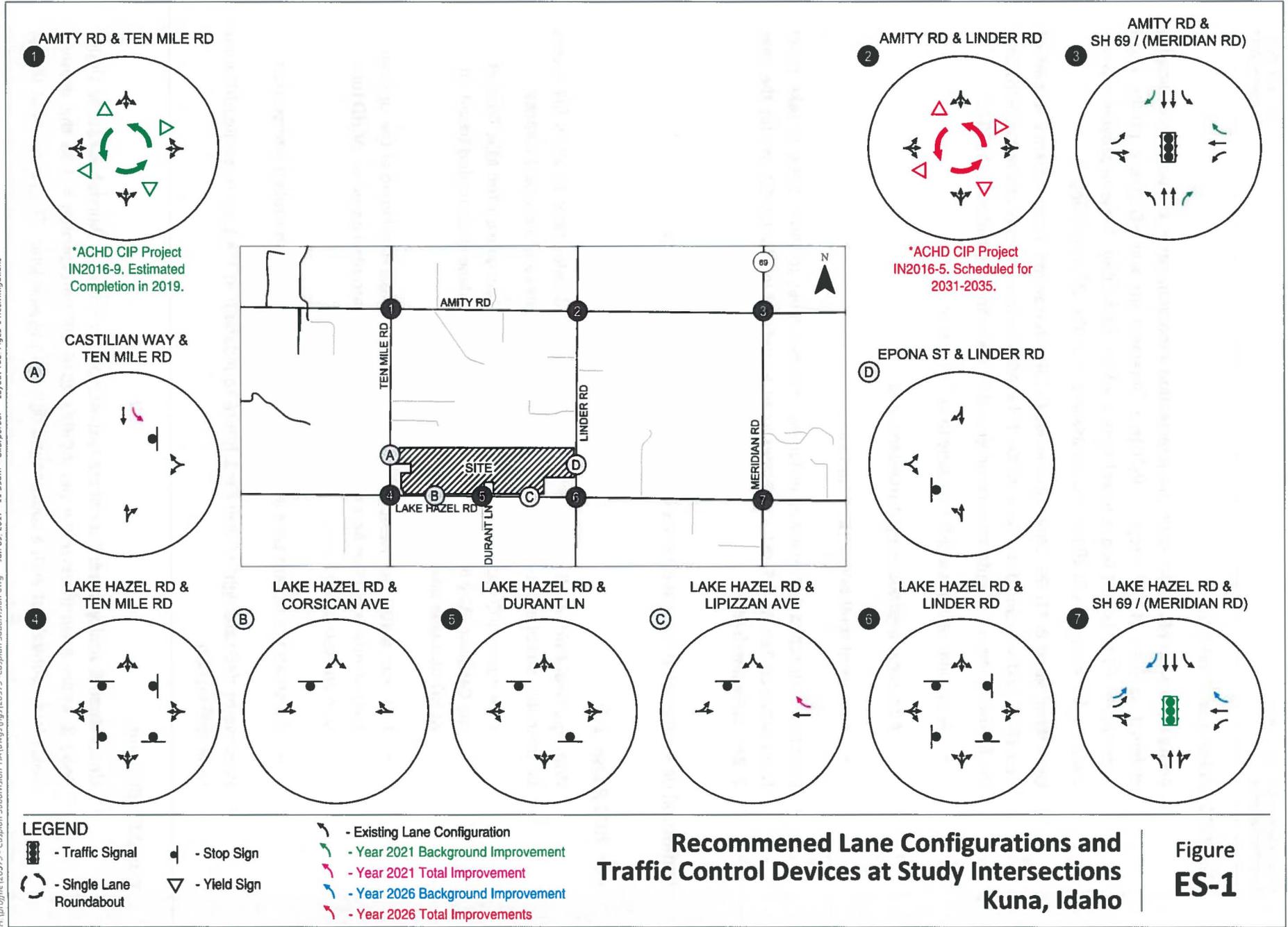
Existing Conditions:

- **Amity Road & Ten Mile Road:** Continue with the scheduled intersection improvement of converting the current stop controlled intersection to a single-lane roundabout.
- **Lake Hazel Road & SH 69:** Signalize the intersection with the existing lane configuration per the joint ACHD and ITD project scheduled for construction in 2021.
 - The recommended traffic signal and existing lane configuration is consistent with the interim traffic signal improvement listed in ACHD's *2017-2021 Five Year Work Plan*.

Year 2021 Background Conditions

- **Amity Road & SH 69:** Construct the following additional lane improvements:
 - Coordinate with ACHD to potentially move up the 2016 CIP improvements (IN2016-8 and RD2016-2) from the 2026-2030 timeframe.
 - If the CIP Improvements cannot be moved up to around 2021, the following interim improvements are recommended:
 - A westbound right-turn lane,
 - A northbound right-turn lane, and
 - A southbound right-turn lane.

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Recommended Lane Configurations and Traffic Control Devices at Study Intersections Kuna, Idaho

Figure ES-1

Year 2026 Background Conditions

- **Amity Road & SH 69:** Make additional intersection improvements at the time Amity Road is widened as part of CIP projects IN2016-8 (intersection) and RD2016-2 (Amity Road widening SH 69 to Locust Grove Road) scheduled for 2026-2030. These improvements are shown to be needed by 2026 but are not assumed due the CIP scheduling.
- **Lake Hazel Road & SH 69:** Move up the ACHD CIP intersection improvements, as part of IN2016-60 and scheduled for 2026-2030. If the ACHD improvements are not constructed, the following improvements are recommended (in addition to signalization in 2021):
 - Additional eastbound left-turn lane (dual left turns),
 - Additional westbound right-turn lane, and
 - Additional southbound right-turn lane.
- Continue with scheduled roadway widening from two lanes to three lanes on Lake Hazel Road between Ten Mile Road and Linder Road as defined in RD2016-62, set for the year 2026 – 2030 timeframe.

Additional or Accelerated Improvements Needed for the Development**Year 2021 Phases 1-5:**

- With approval from ACHD, construct all accesses to the development to allow full access on the public street approaches with the following turn lanes and storage distances:
 - Construct a 100-foot southbound left-turn deceleration lane on Ten Mile Road at the Castillian Way driveway (Site Access A). This turn lane is warranted based on ACHD turn lane analysis procedures.
 - Construct a 100-foot westbound right-turn lane on Lake Hazel Road at the Lipizzan Avenue driveway (Site Access C). This turn lane is warranted based on ACHD turn lane analysis procedures.
 - Construct the Durant Lane intersection as a two-way stop controlled intersection.
- Preserve or dedicate right of way for a future roundabout at the Lake Hazel Road/Durant Lane intersection.

Year 2026 Buildout:

- **Linder Road & Amity Road:** Coordinate with ACHD to construct a roundabout at the Linder Road & Amity Road intersection per ACHD's 2016 CIP (Intersection #5) as the planned single-lane roundabout with a southbound right-turn bypass lane. The roundabout that is

currently scheduled for 2026-2030 in the 2016 CIP is anticipated to be needed by 2026 with the site development.

- **Lake Hazel Road & SH 69:** Coordinate with ACHD for additional improvements at the Lake Hazel Road & SH 69 intersection as part of CIP project IN2016-60 which are planned for 2026-2030 but anticipated to be warranted in 2026 total traffic conditions.
- At the time of the Lake Hazel Road widening project, stripe a two-way left-turn lane on Lake Hazel Road at the site access locations.
- Complete the following to provide intersection sight distance:
 - Evaluate the intersection sight distance at the proposed Epona Street (Site Access D) & Linder Road intersection and make design adjustments or move the intersection location as necessary to obtain adequate intersection sight distance over the vertical curve on Linder Road.
 - Remove trees and other vegetation and potential obstructions along Lake Hazel Road as necessary to maintain adequate intersection sight distance.
 - All local streets within the development should be constructed with one travel lane in each direction.
 - Shrubbery and landscaping near the internal intersections and site access points should be maintained to ensure adequate sight distance.





Exhibit B 6

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MEMORANDUM

Date: March 31, 2017 Project #: 20379

To: Mindy Wallace
Ada County Highway District
3775 Adams Street
Garden City, Idaho 83714

From: John Ringert, PE and Brett Korporaal

Project: Caspian Subdivision

Subject: RE: Response to Transportation Impact Study Comments from ACHD

This memorandum addresses the comments received by Kittelson & Associates, Inc. (KAI) from Ada County Highway District (ACHD) concerning the Caspian Subdivision Transportation Impact Study (TIS). The comments received by ACHD are listed below:

1. It is unclear whether or not there is adequate sight distance at the Linder Road/Epona Street intersection. The study notes that the intersection sight distance is limited to only 500 to 600-feet at this location, but doesn't note how much sight distance is actually necessary at the intersection. The study should define how much sight distance there is at the intersection and how much is needed. If there is not enough sight distance at this intersection what can be done to improve it?
2. How much of the Spring Hill traffic was included in the background traffic for the Caspian TIS and vice versa? For example, the February 24th Springhill memo notes that up to 500 single family lots can be built within Springhill prior necessitating improvements at the Lake Hazel Road/Ten Mile intersection. Do the 500 building lots get split between both of the developments or was the Caspian traffic (or a portion of the Caspian traffic) included as part of the background traffic?
3. The intent of a traffic impact study is to determine the need for any improvements to adjacent or nearby transportation system in order to maintain a satisfactory level of service, and acceptable level of safety, and the appropriate access provisions for a proposed development (section 7106.1 of the ACHD Policy Manual). It is not for an applicant or applicant's engineer to determine whether or not they want to make improvements to the transportation system necessary to serve their development.

ACHD will review the mitigation proposed within the TIS and determine what improvements are necessary to mitigate the traffic impacts of the development. The applicant can choose to construct the recommended/allowed improvements when they are warranted, or wait for ACHD to make the improvements at a future date if they are programmed.

The study should be revised to include an analysis that reports how many trips (single family building lots) can be added from this development before each of the roadway segments and/or intersections fail, and what improvements are needed to serve the site as a result at each stage of the development

Each comment is shown below in italics, followed by our response.

COMMENT #1

It is unclear whether or not there is adequate sight distance at the Linder Road/Epona Street intersection. The study notes that the sight distance is limited to only 500 to 600-feet at this location, but doesn't note how much sight distance is actually necessary at the intersection. The study should define how much sight distance there is at the intersection and how much is needed. If there is not enough sight distance at this intersection what can be done to improve it?

As described on Page 71 of the TIS, at the approximate location for the future Linder Road/Epona Street intersection, there is crest vertical curve followed by a sag vertical curve on Linder Road that begin to restrict intersection sight distance looking to the south, depending on location and elevation of the measurement. If measured from the pavement elevation at the edge of the southbound travel lane on Linder Road, the sight distance is in excess of the 555 feet recommended by AASHTO for 50 mph. If the sight distance is measured from approximately 10 feet from the edge of pavement on the gravel shoulder, the curvature causes a northbound vehicle to temporarily drop out of the sight for a brief period which reduces the sight distance to approximately 440 feet. Due to a large ditch, it was not possible to check the sight distance at the typical location approximately 14.5 feet from the edge of the pavement. Therefore, if the elevation of the street approach is at or above elevation of Linder Road for at least one vehicle length, adequate sight distance should be available based on this review. If the approach elevation is lower, it could result in the intersection sight distance being under the 555 feet recommended by AASHTO for 50 mph.

In this case the intersection will be built new and the civil engineer (B&A Engineers) will be responsible for preparing the design plans and ACHD will be responsible for reviewing the design plans and construction of the intersection. We have discussed our findings with B&A Engineers. As part of designing a new intersection, ACHD policy requires adequate intersection sight distance be provided and therefore, it is our understanding that sight distance will be evaluated in greater detail during the design than at the current planning stage.

Based on the factors described above, it is our conclusion that the approach intersection can be constructed in the proposed location while maintaining adequate intersection sight distance if access

is designed properly and sight distance is evaluated during the design phase and confirmed during construction. Therefore, the following is recommended:

- Design the approach to a similar or greater elevation as the existing pavement surface on Linder Road.
- Perform a detailed evaluation during the final design to ensure that a minimum of 555 feet of intersection sight distance in each direction is available based on the appropriate drivers position on the approach.
- Prior to completion of the construction plans, stake the approach at the intersection and elevation approximately 14.5 feet from Linder Road and perform a sight distance check to confirm adequate intersection sight distance is available.
- Perform a verification check of the intersection sight distance a completion of construction.

If adequate intersection sight distance cannot be achieved due to design constraints, slight movement of the approach intersection to the south could be considered and will improve sight distance to the south. If the approach is moved to the south, it will require further study since it could impact sight distance to the north due to another, more gradual, vertical curve on Linder Road. Therefore sight distance will need to be re-evaluated if the intersection is moved.

COMMENT #2

How much of the Spring Hill traffic was included in the background traffic for the Caspian TIS and vice versa? For example, the February 24th Springhill memo notes that up to 500 single family lots can be built within Springhill prior necessitating improvements at the Lake Hazel Road/Ten Mile intersection. Do the 500 building lots get split between both of the developments or was the Caspian traffic (or a portion of the Caspian traffic) included as part of the background traffic?

As described on Page 34 of the TIS, the traffic from Springhill Subdivision development was included as background traffic in the 2021 and 2026 analysis. Based on the Springhill Subdivision plans, as assumed in the Springhill Subdivision TIS, approximately 260 homes were assumed for the 2021 analysis, and 500 homes were assumed to for the 2026 analysis.

Since the Springhill Subdivision was previously approved by Kuna, and the updated TIS was submitted before the Caspian Subdivision, no Caspian Subdivision traffic was assumed in the Springhill Subdivision TIS. This was discussed during scoping with ACHD. A background growth rate was assumed in Springhill Subdivision TIS, which likely captures some amount of background development that could occur from the Caspian Subdivision.

In the February 24th Response to Comments for the Springhill Subdivision TIS, the Lake Hazel Road/Ten Mile Road intersection was identified as needing signalization or a roundabout under 2031 total traffic conditions. Therefore, it operated acceptably in 2026, the year of buildout for the Caspian

Subdivision. Below is a statement from the response to comments describing the situation at the Lake Hazel Road/Ten Mile Road intersection:

“The primary factor affecting the need for intersection improvements is the background growth and not the amount of development.”

While it can be straight forward to estimate the units necessary to require mitigation at a site access driveway or street, it is much more complicated at an off-site intersection when the background yearly traffic growth will cause the intersection to fail, without or without the subject developments. In the case of the Lake Hazel Road/Ten Mile Road intersection, the movement that fails is the northbound through movement, which neither the Springhill Subdivision or Caspian Subdivision are projected to add significant traffic.

We created Figure 1 to illustrate the set of circumstances at the Lake Hazel Road/Ten Mile Road intersection. In Figure 1, the blue line represents the increase in the northbound through movement volume-to-capacity (V/C) ratio during the weekday a.m. peak hour over time due to the yearly growth in existing traffic on the system and no traffic from either the Springhill Subdivision or Caspian Subdivision.

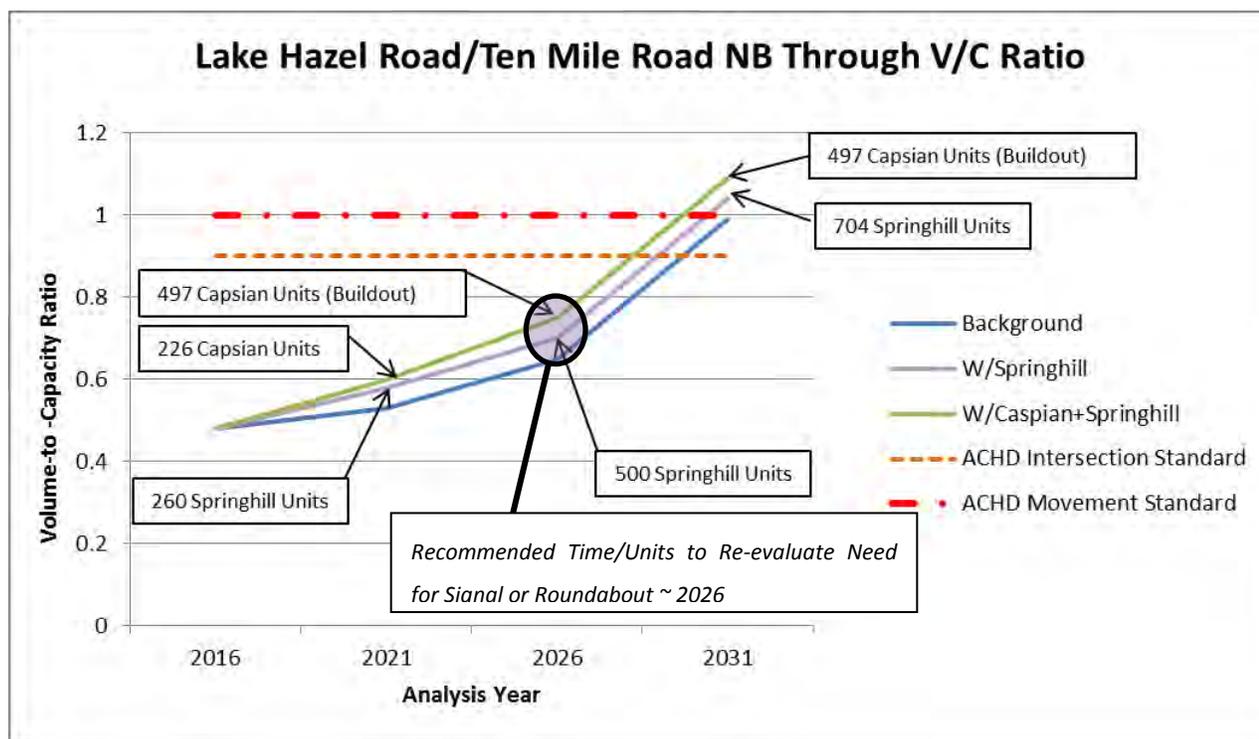


Figure 1. Lake Hazel Road/Ten Mile Road A.M. Peak Hour NB V/C Ratio vs Analysis Year and Unit Counts

As illustrated with the blue line in Figure 1, the majority of the capacity is utilized by background growth in traffic. In 2026, there remains adequate capacity for both developments at the intersection. However, by 2031, mitigation is needed, even without any traffic from both of the developments. While the development traffic has an impact, it is small in comparison to the northbound traffic from

Kuna heading toward I-84. Therefore, it is anticipated that this intersection will need to be improved around 2028 to 2031, and site traffic from each development impacts the timing by approximately a year or two.

Therefore, we recommend the following:

- Allow the 500 units from the Springhill Subdivision and the 497 units (buildout) from the Caspian Subdivision that are planned to be completed by 2026.
- Once the units planned for completion by 2026 are completed, re-evaluate the intersection to determine if the remaining 200 units of the Springhill Subdivision can be accommodated.

COMMENT #3:

The intent of a traffic impact study is to determine the need for any improvements to adjacent or nearby transportation system in order to maintain a satisfactory level of service, and acceptable level of safety, and the appropriate access provisions for a proposed development (section 7106.1 of the ACHD Policy Manual). It is not for an applicant or applicant's engineer to determine whether or not they want to make improvements to the transportation system necessary to serve their development.

ACHD will review the mitigation proposed within the TIS and determine what improvements are necessary to mitigate the traffic impacts of the development. The applicant can choose to construct the recommended/allowed improvements when they are warranted, or wait for ACHD to make the improvements at a future date if they are programmed.

The study should be revised to include an analysis that reports how many trips (single family building lots) can be added from this development before each of the roadway segments and/or intersections fail, and what improvements are needed to serve the site as a result at each stage of the development.

We apologize that some recommendations were presented in a way that may indicate we were choosing specific mitigations over other mitigations. It is our understanding that the key concern is at the signalized intersections on SH 69 at Amity Road and Lake Hazel Road where we presented the long-term need for three through lanes on SH 69 but did not recommend the additional through lanes due to the lack of an ITD plan for future widening of SH 69. While we presented the mitigations needed to meet intersection standards, we understand ITD controls SH 69 and therefore we should have left the mitigations for ACHD and ITD to discuss and determine which to recommend. We will be careful when presenting the possible mitigations not to recommend against specific mitigation options due to our assessment of ACHD and ITD plans.

With respect to the specific unit numbers related to the need for improvements, we had assumed the improvements would be connected to the two major phases of development which are 226 units and 271 units, respectively. When we scoped the study we originally had an evaluation of the unit

numbers for improvements included, but ACHD asked for a phasing evaluation using 5-year increments which we interpreted as replacing the evaluation of specific unit numbers for each improvement. As requested, we have evaluated the approximate unit thresholds for each improvement. Table 1 shows a summary of each deficiency, study year, mitigation, and an estimate of the number of units that can be built prior to the deficiency. It should be noted that the deficiencies identified in the TIS were at intersections and none were identified on the roadway segments.

Additional information regarding the process for determining the number of units is provided in the appendix.

Table 1. Off-Site Intersection Deficiencies, Mitigations and Unit Threshold Estimates

Deficiency	Identified Mitigations and Timeframes		
	Study Year	Mitigation	Projected Number of Units Prior to Deficiency/Mitigation
Amity Road/Ten Mile Road			
Southbound approach exceeds capacity during the weekday p.m. peak hour and northbound approach will reach capacity within a couple years during the weekday a.m. peak hour.	2016 Existing	Option 1: Install a Roundabout. ACHD FYWP 308004 Construction in 2021/CIP IN2016-9	None – Existing Deficiency (Not Required to Study for Springhill)
		Option 2: Install a temporary traffic signal	
Amity Road/Linder Road			
Westbound approach exceeds capacity during weekday p.m. peak hour	2026 Total	Option 1: Westbound Left Turn Lane(1) Option 2: ACHD Roundabout Per CIP IN2016-5 (2031-2035)	Caspian - 280 Units (approx. 2022) Springhill – 500 units/2026 bkgrd incl
Amity Road/SH 69			
Southbound, and westbound through/right movements exceed capacity in weekday p.m. peak hour due to background growth	2021 Background	Install: <ul style="list-style-type: none"> • Southbound RT Lane • Northbound RT Lane • Westbound RT Lane 	Caspian - 180 units (approx. 2020) Springhill – approx. 210 units (by 2020) (Not Required to Study for Springhill)
Southbound, and westbound through/right movements exceed capacity in weekday p.m. peak hour due to background growth	2026 Background	Install 3 rd NB/SB through lanes in addition to 2021 mitigation or ACHD CIP improvement (RD 2016-2 & INT2016-8) scheduled for 2026-2030.	Caspian -280 Units (approximately 2022) Springhill – approx. 310 units (by 2022) (Not Required to Study for Springhill)
Lake Hazel Road/Ten Mile Road			
Northbound through movement reaches capacity	2031 (See Springhill TIS)	Install signal or roundabout	Caspian - 497 Units (approx. 2026) Springhill – 500 units/2026 bkgrd incl
Lake Hazel Road/Linder Road			
No Improvement Required	-	-	-
Lake Hazel Road/SH 69			
Eastbound and westbound approaches failing due to lack of capacity for left-turns.	2016 Existing	Install a temporary traffic signal per ACHD FYWP scheduled for construction in 2021	None – Existing Deficiency
Intersection (with temporary signal) exceeds capacity in both weekday a.m. and p.m. peak hours due to growth.	2026 Background	Install: <ul style="list-style-type: none"> • Westbound LT Lane (Dual LT'S) • Southbound RT Lane • Westbound RT Lane OR improve per ACHD CIP (IN2016-60)	Caspian-280 Units (approx. 2022) Springhill-approx. 310 units (by 2022)

1. Amity Road/Linder Road interim westbound left-turn lane mitigation added as an option prior to installation of a roundabout by ACHD.

As shown in Table 1, most of the deficiencies at the off-site intersections are either existing deficiencies or primarily the result of the incremental yearly growth in background traffic. Additionally, most of the intersections have future projects planned by ACHD as part of the Five Year

Work Plan (FYWP) or the Capital Improvement Plan (CIP), although in most cases the anticipated timing for the improvements is after the need. This situation creates a dilemma for new development since the traffic growth and resulting deficiency will occur before the mitigation is scheduled to be in place. While these deficiencies are not directly caused by the development, they can be addressed in one of the following ways:

- **Allow new development to occur and wait for the improvements:** Development would continue to be allowed and ACHD/ITD would need to accept that there will be a gap in time between when the deficiency occurs and when the mitigation will be in place. The gap may vary from 3-5 years at intersections such as Amity Road/Ten Mile Road to over ten years for intersections such as Amity Road/SH 69 (Meridian Road).
- **Don't allow additional development to occur until improvements are done:** This option would restrict new development adding trips to subject intersections until the improvements are completed by ACHD and/or ITD. A challenge with this particular area is that most of the traffic creating the need for mitigation is through traffic to and from the south from the City of Kuna and therefore similar restriction on development would likely be necessary in a much larger area for this approach to be effective at delaying the need for mitigation.
- **Developer installs the improvements in coordination with their development:** This option ensures the mitigation is in place at the appropriate time, but puts the burden on the developer to install the improvement. In some cases the cost could be partially reimbursed by ACHD if the improvement is part of the FYWP or CIP. A challenge with this approach is that developers don't have the same ability to acquire right-of-way as a public agency. Additionally, this approach can result in one developer paying for improvements that are ultimately serving many other developments.

Table 2 shows a similar summary of each deficiency, study year, mitigation, and an estimate of the number of units that can be built for the site access intersections. As shown in Table 2, the turn lanes at the proposed site intersections are needed at the very end of the development at approximately 497 units.

While no turn lanes are warranted at the Lake Hazel Road/Durant Lane intersection, those findings are based on the assumption that ACHD approves the Corsican Avenue and Lipizzan Avenue connections to Lake Hazel Road. Since both of those connections do not meet ACHD policy and may not be approved, the turn lane warrants were expanded to include a scenario in which the only access to Lake Hazel Road is from Durant Lane. Based on that analysis, a westbound right-turn lane is warranted at the Lake Hazel Road/Durant Lane intersection in approximately 2021 with the proposed 226 units.

Table 2. Site Access Intersection Deficiencies, Mitigations and Unit Threshold Estimates

Deficiency	Identified Mitigations and Timeframes		
	Study Year	Mitigation	Projected Number of Units Prior to Deficiency/Mitigation
Ten Mile Road/Castilian Way			
Warrants met for a southbound left-turn lane	2026 Total	Install 100' SB left turn lane	Caspian – 497 Units (met at very end of development)
Lake Hazel Road/Corsican Avenue			
No Improvement required	-	-	-
Lake Hazel Road/Lipizzan Avenue			
Warrant met for westbound right-turn lane	2026 Total	Install 100' WB Right Turn Lane	Caspian – 497 Units (met at very end of development)
Lake Hazel Road/Durant Lane			
As Proposed: No Improvement with 3 Access Points on Lake Hazel Road	-	-	-
If Access Is Limited: With only Durant Lane Access on Lake Hazel Road (others not approved) – Warrants are met for westbound right-turn lane.	2021 Total	Install 100' WB Right Turn Lane	Caspian – 226 Units (met near end of development phases 1-5 in 2021)
Linder Road/Epona Street			
No Improvement Required	-	-	-

The 2026 levels of service for the single Durant Lane access scenario are showing in Table 3.

Table 3. Only One Access On Lake Hazel Road at Durant 2026 Total Traffic Conditions

Intersection	Lane Group	Weekday AM Peak Hour			Weekday PM Peak Hour		
		V/C	LOS	Delay	V/C	LOS	Delay
Lake Hazel Road/Durant Lane	EBL	0.01	A	7.7	0.03	A	8.1
	WBL	0.00	A	0.0	0.00	A	7.4
	NBLTR	0.00	A	0.0	0.00	B	12.5
	SBLTR	0.46	C	15.3	0.24	B	13.6

As shown in Table 3, the Lake Hazel Road Durant Lane intersection operates acceptably as the single access to Lake Hazel Road.

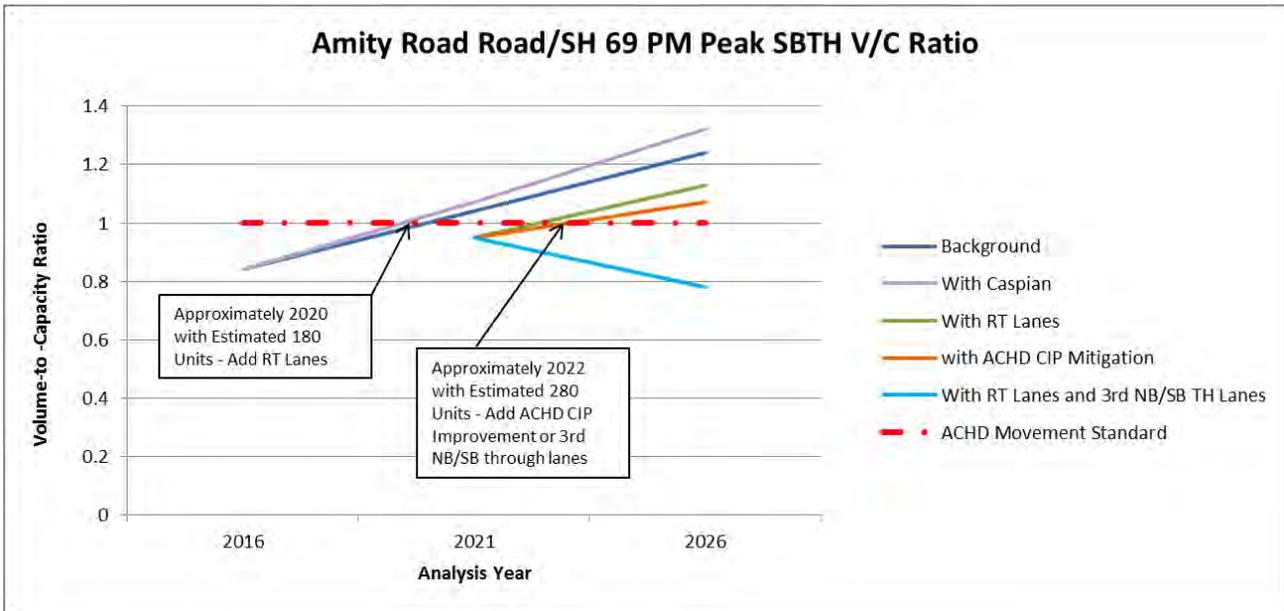
We trust this memo provides responses to your questions regarding the Caspian TIS. If you have any questions about this memo, or if you require additional information, please contact us at iringert@kittelso.com or 208.338.2683.

APPENDIX

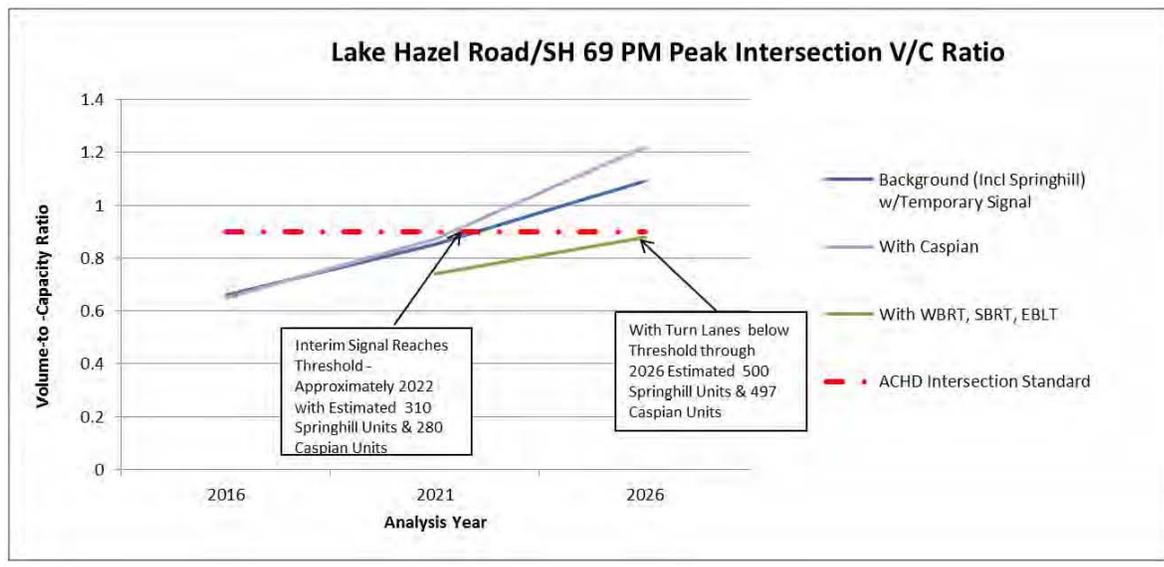
Amity Road/Linder Road

<u>Amity Road/Linder Road - Mitigation</u>					
Movement that Fails	WBLTR fails in p.m. peak hour				
Interim Mitigation	Add WB Left-Turn Lane				
Total Site Gen Traffic on Movement at Buildout	68				
Site Generated Traffic on Movement Maximum before Failure	38				
Percent buildout before failure	0.558824				
Number of units	277.7353				
Approximate Year Units will hit Number	2021.955	Approximately 2022			

Amity Road/SH 69 – Supporting Information



Lake Hazel/SH 69





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: Residential Subdivision

Date and time of neighborhood meeting: September 29, 2016

Location of neighborhood meeting: _____

SITE INFORMATION:

Location: Quarter: SW/SE Section: 35 Township: 3N Range: 1W Total Acres: 131.75

Subdivision Name: Caspian Subdivision Lot: 565 Block: 20

Site Address: _____ Tax Parcel Number(s): S1235346610, R848870305, S1235438411, S123549215, S12353449250, S1235347051

Please make sure to include **all** parcels & addresses included in your proposed use.

CURRENT PROPERTY OWNER:

Name: DBTV Mason Creek Farm, LLC

Address: 6152 W. Halfmoon Ln. City: Eagle State: ID Zip: 83616

CONTACT PERSON (Mail recipient and person to call with questions):

Name: David A. Crawford Business (if applicable): B&A Engineers

Address: 5505 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):

<i>Application Type</i>	<i>Brief Description</i>
Annexation	Combine 6 Properties into a Larger Unit
Re-zone	Re-zoning from P and RUT zones to R6 zone
Subdivision (Sketch Plat and/or Prelim. Plat)	Preliminary Plat
Special Use	
Variance	
Expansion of Extension of a Nonconforming Use	
Zoning Ordinance Map Amendment	

APPLICANT:

Name: David A. Crawford (B&A Engineers)

Address: 5505 Franklin Rd.

City: Boise State: ID Zip: 83705

Telephone: (208)343-3381 Fax: _____

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accord with Section 5-1A-2 of the Kuna City Code

Signature: (Applicant)  Date 1/24/17

**CITY OF KUNA
PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, April 25, 2017**

PZ COMMISSION MEMBER	PRESENT	CITY STAFF PRESENT:	PRESENT
Chairman Lee Young	X	Wendy Howell, Planning Director	X
Commissioner Dana Hennis	X	Troy Behunin, Senior Planner	X
Commissioner Cathy Gealy	X	Trevor Kesner, Planner II	X
Commissioner Stephen Damron	absent	Jace Hellman, Planner I	X
Commissioner #5	Vacant		

6:00 pm – COMMISSION MEETING & PUBLIC HEARING

Call to Order and Roll Call

Chairman Young called the meeting to order at **6:00 pm**.

1. CONSIDERATION TO AMEND THE AGENDA

- a) Staff requests that the Commission amend the agenda to remove **16-03-S** (Subdivision), **16-06-AN** (Annexation) and **16-13-DR** (Design Review) - J-U-B Engineers representing Coleman Homes, LLC; Winfield Springs Subdivision: - **Findings of Fact and Conclusions of Law** from the consent agenda and add **16-03-S** (Subdivision), **16-06-AN** (Annexation) and **16-13-DR** (Design Review) - J-U-B Engineers representing Coleman Homes, LLC; Winfield Springs Subdivision: - **Findings of Fact and Conclusions of Law as Old Business**.

Commissioner Gealy motions to amend the April 25, 2017 Planning and Zoning Agenda to remove 16-03-S (Subdivision), 16-06-AN (Annexation) and 16-13-DR (Design Review) - J-U-B Engineers representing Coleman Homes, LLC; Winfield Springs Subdivision: - Findings of Fact and Conclusions of Law from the consent agenda and add 16-03-S (Subdivision), 16-06-AN (Annexation) and 16-13-DR (Design Review) - J-U-B Engineers representing Coleman Homes, LLC; Winfield Springs Subdivision: - Findings of Fact and Conclusions of Law as Old Business.; Commissioner Hennis seconds, all aye and motion carried 3-0.

2. CONSENT AGENDA

- a) Planning and Zoning Commission meeting minutes for April 11th, 2017.
 b) **16-07-AN** (Annexation) – Robert Law Annexation: -**Findings of Fact and Conclusions of Law**
 c) **16-13-AN** (Annexation), **16-04-CPM** (Comp Plan Map Amendment) - Troy Todd, Indian Creek Sports Annexation - **Findings of Fact and Conclusions of Law**

Commissioner Hennis motions to approve the consent agenda; Commissioner Gealy Seconds, all aye and motion carried 3-0.

3. PUBLIC HEARING

- a) **17-03-ZC** (Rezone), **17-01-S** (Subdivision) and **17-07-DR** (Design Review) - Caspian Subdivision: a request from DBTV Mason Creek Farms, LLC, for a zone change from Public to R-6 (Medium Density Residential)

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and preliminary plat approval to create a subdivision with 497 buildable Lots, and 68 common lots, over approximately 131.75 acres with an approximate density of 3.77 homes per acre. The site is located between Ten Mile and Linder Roads, on the north side of Lake Hazel Road, Meridian, Idaho.

C/Gealy: May I ask staff out of a point of order, the pack I received also includes 17-07-DRC. Is there a design review included in this? **Troy Behunin:** There is a design review yes. **C/Gealy:** Thank you. **C/Young:** for the landscape? **Troy Behunin:** he was probably reading the...**C/Gealy:** the agenda. **Troy Behunin:** the agenda yes, but there is a design review, 17-07-DR for the landscape for the subdivision. Good question. **C/Gealy:** Thank you. **C/Hennis:** now we are going to have to talk to Trevor about that one. **David Crawford:** Sorry about that. Chairman, commissioners, my name is David Crawford with B&A Engineers address is 5505 W Franklin Rd in Boise I am representing the applicant who is here tonight regarding a new development that were bringing forth to the City of Kuna, that's called Caspian Subdivision. All of our name and street names were taken from an equestrian theme. There is an existing equestrian area out there so that's how we came up with the name. The property is located North of Lake Hazel Road, East of Ten Mile and West of Linder Road, it's just about under 132 acres of land and we are proposing 497 lots that are residential. We have ten acres of open space or just under, I believe its 8.63 acres of open space within the development and we have developed this plan within accordance of Kuna City Code and ordinances. We have a request for a rezone with the application as well. Part of that land, about twenty-five (25) acres of it, was already rezoned for another action prior to this. There's 25 acres that exist up at the, just well, my light doesn't show up on the screen, but it is approximately right here on this one. There is twenty-five (25) acres there that is already zoned R-6 through another land development application. I believe it was almost two months ago now. So, with that the City of Kuna has also, this is just north of wastewater treatment facility that was constructed, and the City of Kuna Extended sanitary sewer mainlines, underneath Mason Creek along Ten Mile Road and Lake Hazel to service this area. That was also done in conjunction with Memory Ranch Subdivision. Which is located south and west of this development, which is just west of Kuna city wastewater facility. So, there is a regional lift station in that that is designed to handle all the affluent of the development of this land and more throughout the area. This project stipulated in the staff report. Was originally anticipated to be park lands and it was zoned as such in the old comprehensive plan and it was considered to be excess property and it was sold for development to my client. So today we bring forward to you an application that is general designed to be an R-4 zone. Our rezone request is for an R-6 so we can get the right footprint for the lots in there for our frontage requirements. So, it generally fits better within a R-4 zone, but due to the frontage requirements in the R-6 zone to keep our lot frontages correct. So, we believe we are bringing to the area marketable lots, a reasonable development community, a development that would service, or be an attractive asset to the City of Kuna. And we have had many consultations with the City of Kuna staff and of course the ADA County Highway District, which those results and findings are in here. Those also include an extension of a round a bout along the Durant lane corridor, where there is a mid-mile collector and the widening of Lake Hazel Rd. and a little bit of widening on our project on Ten Mile Rd. So, in that traffic impact study there's several categories for when development with require offsite improvements as we reach a specific number of lots, I believe it's the 81st and the 480th lot, so when we reach those development thresholds we have the appropriate traffic widening, or traffic signals would be required at the proper locations. We included in our application what is actually a fiscal impact study, or an economic study and it goes through and shows the tax revenue that's generated from a loss that would benefit the schools and it would also benefit the Kuna park through impact fees, so we believe what we brought to the table is fitting, and in

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keeping with Kuna City Codes and ordinances and we believe to be a marketable development within the area. So, let's see what else should we talk about here, I think I can go into detail about all the open space requirements. We have several areas of open space that are located in the development, one of them is in the large Idaho power corridor, which is located at the Northeast Corner of the development. It is approximately 100 FT wide, no flammable structures are allowed to be built in there but we want to make it an attractive asset to the community at large with pedestrian pathways and etc. in there. We have had several changes in there through the development that came from the ADA County Highway District report, that was just received a few days ago to required additional access points to several out parcels of land which we have complied with and I have a map which shows those. **Audience Members:** we can't see what you're talking about there. We can't see what you're doing. The public has a right to see that too. ****Inaudible**** well we can't see what he is doing on the map up there so... **C/Young:** okay well he's got it so. **Audience member:** okay, Thank you. **David Crawford:** Alright, I think we got it. Can you folks still see it up there? Okay. The Ada County Highway District has required extensions additional stub streets to out parcels within the development, so what's different than the plan you have in your packet is that located right here along the southerly side of the west part of the development is an additional stub street to the north boundary of this parcel here. And we have one shown here existing so there is two stub streets that have accessed that parcel. On the east side of the development, located off of Linder Rd there is a large parcel of land that is not part of this development at the corner, it's the northwest corner of Linder and Lake Hazel. There are two additional stub streets that are provided to that development. One located on the west boundary and one located on the north boundary. So those have been the most recent changes based on the Ada County Highway District review that came in here. **C/Gealy:** could you back up the map that's on the screen so that we can see the western side? Just to see where the stub streets are on the information we have in our packet. **Troy Behunin:** On the monitor? **C/Gealy:** Yes, thank you. So, can you show me again on the map. **David Crawford:** so, there's an additional connection on this map that's not shown on that landscape plan. **C/Gealy:** right. **David Crawford:** and it is on the northerly boundary right there. The Northerly boundary of the out parcel, the south boundary of our development. **C/Gealy:** Okay, so that one where it T's on this... **David Crawford:** Correct **C/Gealy:** is now extended through. **David Crawford:** is now extended through. **C/Gealy:** Okay, thank you. **David Crawford:** and that was at the request of the Ada County Highway District. And then of course the two we have at the south, basically the southeast corner of our development, Northwest corner of the intersection of the roadway. **C/Gealy:** Thank you. **David Crawford:** So, with that being said we've obviously made, we've obviously coordinated a lot of this stuff right up front through many meetings and we have submitted this application months ago. It took 2, 3 months, almost 3 months to get through Ada County Highway District review, we have made provisions to comply with all of those requirements. We also agree with the staff report that was written and we respectfully request your approval tonight.

C/Young: Okay, yes, I know it was in the report, but how many homes, or is it 3.77 acres per home, or for per acre? **David Crawford:** Once we launch into the latest one it is going to be a little different than what was shown on the original submittal. It roughly about 3.8 units per acre, but the number of homes per acre still kind of fits in an R-4 designation as far as the numbers go. **David Crawford:** Correct. **C/Hennis:** So, the amount of open space that you indicated 8.63 acres is primarily just in that, what you call the Idaho Corridor. You don't have anything provided throughout the development for kids to play, open parks or anything, just those little sidewalk strips? **David Crawford:** We have not only the sidewalk strips, but after

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the application was presented to the city of Kuna the developer also requested that we have interconnected pathways throughout the development and those are shown on this particular map so we connect from the westside of the project all the way over to the eastside of the project. **C/Gealy:** could you highlight those please. **David Crawford:** ***inaudible*** along these corridors right through here and through that portion and some up and down and go all the way over into this area. **C/Young:** Okay. **David Crawford:** We will definitely provide that for the city staff so we can look those over a little bit. **C/Gealy:** So those pathways will be running between the lots. **David Crawford:** Correct, yeah so it adds pedestrian connectivity throughout the development. **C/Hennis:** Okay good, Thank you. **C/Gealy:** and that would be suitable for pedestrians and bicycles? **David Crawford:** Correct, yes **C/Hennis:** That's all I've got for right now. **C/Gealy:** I've got no questions at this time. **C/Young:** Okay. **C/Hennis:** Thank you. **C/Young:** Thank you. And we will have staff please come forward. **Troy Behunin:** Good evening commissioners, just for the record, Troy Behunin, planner III, Kuna Planning and Zoning Department. The applications that you have before you tonight 17-01-ZC zone change, 17-01-S Subdivision, pre-plat and 17-07-DRC, subdivision design Review for landscaping. This is for the Caspian subdivision, which is between Ten Mile Rd and Linder Rd on the North Side of Lake Hazel. The total project size is 132 acres approximately and that would include all of 17-01-S and 17-07-DRC. The 17-01-ZC or Zone Change really only for 107 acres of this project, as the applicant mentioned before Approximately 25 acres were already zoned R-6 with another land use application. Staff stands before you tonight to let you know that all of the noticing procedures have been followed in fact that because of the nature of this project and waiting the Ada County Highway District staff report to be finalized and approved by ACHD, it was necessary to delay this public hearing at least twice. And that's exactly what happened it was noticed properly for a late march public hearing, then it got tabled, and then it was tabled again at the April 11th for this evening. Staff did send out two additional courtesy notices to let people know that it was going to be tabled again last meeting, and that this meeting would be held tonight, because the staff report from Ada County Highway District had been received. The applicant has work with Ada County Highway District and also staff in the planning and zoning department and also with the public works department in order to work out all of the necessary components which are transportation related, public utility related and also to make sure that city code was being followed for subdivision design. The applicant has provided staff everything that we have asked for and then some they've gone the extra mile with providing additional stub streets that recently were added because of the Ada County Highway District recommendations, or that were contained in their final report and then also they have added some connectivity for pedestrians though out the subdivision. Staff would just like to point out that this project does follow the comprehensive plan map, as was adopted by city council in august 2015, whereas the land has been designated as medium density which ranges from, which this range falls squarely within, because R-6 is the middle of the medium density designation. You will notice that it does touch Linder Rd and it does touch Ten Mile Road and I believe that phase one of this project actually will take access and develop the Ten Mile west wing of the project and you will also notice that the Ten-Mile corridor is where the brand-new interchange is, well it's not necessarily brand new anymore, but the interchange for Ten Mile and I-84. It's been contemplated that this area will certainly grow and Kuna's efforts to also provided a way to get city services to this regions as an anticipatory measure actually seemed quite right on spot right about now because of all the development that is coming towards Kuna. Anyway, hopefully you have had a chance to read your packets. I know that it was lengthy, I will stand for any questions that you might have and we will end staff presentation there. **C/Young:** Can you run through the differences between the buffering of an R-4 to a R-6. **Troy Behunin:** Landscape buffering or? **C/Young:**

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yeah, what kind of helps put them from a R-4 to a R-6 to make the lots fit better. **Troy Behunin:** Well there is dimensional standards, for an R-4 that are more strict in terms of lot width, lot size, lot depth things like that are an R-6 they are easier to achieve because it has a narrower dimension, but basically it is the design elements that make up how a lot looks in terms of it dimensional make up. **C/Young:** But, it's not necessarily specific to the buffer in-between the subdivision and the streetscape. **Troy Behunin:** no if you're talking strictly landscape buffering, buffering between roads and the back of homes it's the same for R-2, R-4, R-6, R-8, 12 and 20 it's the same. The only difference would if it was on highway 69, because that's our presentation corridor and it's our overlay district, which this is a mile from. **C/Young:** Okay, any other questions for staff at this time? **C/Gealy:** I have one, Applicant mentioned that they included their fiscal impact report which I have seen and that it included the park impact fees, but I don't see the park impact fees as listed separately on the fiscal report, do you happen to know what those park impact fees are? **Troy Behunin:** okay so the park impact fee per home in Kuna since last July or August has been 939 dollars per home. **C/Gealy:** Per? **Troy Behunin:** Per new home permit. **C/Gealy:** oh, per home permit. **Troy Behunin:** So, every home that is built a park impact fee is assessed and is payed when that building permit is picked up so that a contractor can build that house. **C/Gealy:** but there's no annual fee. **Troy Behunin:** No that is a onetime fee, just like the ACHD impact fee that they collect when a new home is built, this is a onetime impact fee and then city taxes take care of the annual fee. But, this development could expect 466,000 dollars in park impact fees from beginning to end. If your times 939 dollars by 497 homes, that is what the city could expect. **C/Gealy:** In a onetime fee. **Troy Behunin:** that is a onetime fee and then the annual assessment with you know with taxes will take care of the annual. **C/Gealy:** So that's included in all the permit fees. **Troy Behunin:** Yes, it would be. **C/Hennis:** Now the applicant stated that this was an old auction property from City Surplus Property. Was this the area that was about being a regional park in the past? **Troy Behunin:** Yes, this is the same property. **C/Hennis:** Okay. **Troy Behunin:** It was purchased by the City in order to apply treated waste water because there was not an option for use to put in to the creek, however at some point between when it was purchased in 2009 and 2012 either the need changed or the standards changed, or something, there was no longer a need for the city to apply the water to the land and so the land was surplus and it did go to public auction. **C/Gealy:** In 2012 did you say? **Troy Behunin:** I believe so yeah. and that would only be the 107 acres of the application not the full 132, again I'm speaking in approximation. **C/Gealy:** did the city purchases other land for parks. **Troy Behunin:** We have acquired other properties, I am not sure if they are for parks, but we have acquired other properties. Including the new City Hall, and the land out back that touches the greenbelt. **C/Gealy:** Thank you I have no further questions. **C/Hennis:** Thank you Troy. **C/Young:** Thank you.

C/Young: Then that brings up the public testimony, and before we start, I will first ask if anybody who has not signed the signup sheet who would like to talk would like to do so. Okay seeing none I will move on from that, but say that the way that the process works, is that each person that signs up get three minutes to tell us what you think and give us your opinion and after that the applicant will have ten minutes to respond to the comments that have been during that time. So, having said that we will open up the public testimony at 6:32, and seeing none listed in favor, I see listed under neutral David Berryman. Please step forward and state your name and address for the record please. **David Berryman:** My name is David Berryman, 2705 W Berryman Lane, part of my questions were answered before the meeting when I talked to Tim there for a minute, but concerning the opening space, but my concern that I see is that the open

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space is almost a mile away from these homes that's going to be built first and I guess another question is that when will that be constructed, the open space, when will that be built in a time frame of today, the first phase. And, the second thing is in the summer, granted you have the open space, but a lot of people visit swimming pools, you know and I for a living kind of build some of these things for other developers and most everyone we do has a pool and this one I see nothing of that nature and I would just like for the people, cause there is going to be what 1,000 kids if each family has two there has got to be something for these kids to do cause I'm right across the fence and I've got livestock and I think we all know how little kids get sometimes. So, I just want a little more amenities for some of the things for kids to do.

C/Young: Thank you. **David Berryman:** Thank you. **C/Young:** Okay, next up I have listed Corilee or Tyler Johnson? **Corilee Johnson:** I'm Corilee Johnson and our address is 5975 South Linder so we touched the development, our property does, we are right here, it is right over the fence. So, my questions are first of all about the ACHD report about that Linder entrance it's that solid yellow line there it's a hill. I just want to know what accommodations are going to be made, obviously, nobody can be turning across to enter the neighborhood if they are coming from the south or if they are coming out and they want to go North, they won't be able to. I mean I don't know, I would love an explanation cause it's a solid yellow line. Then the next thing I was curious about was, so there is kind of a common area down here in the right-hand corner, there is kind of a little strip right there, I would like to know what is, maybe we've already touched on it, but I've missed it, I would like to know a little more about that. I also express concern, the same as the gentleman before me, about the lack of open space park area, I have livestock right across the fence a little concerned about that many kids with not a lot to do. And just my other question, concern whatever would be just once again we've got properties, homes, properties that would back up to our property and I would love, I would request privacy, I don't know if privacy fences are going to be built out there, but that would be a request of mine. Okay, I think I am good. **C/Young:** Okay thank you, and then next we have listed Jeremy Woodland, did I say that correctly? **Audience Member:** Woodland. **C/Young:** Woodland, I got to mess one up every time. **Audience Member:** That's alright. **C/Young:** I am sorry. **Jeremy Woodland:** Jeremy Woodland, I live at 1990 Jarvis court just around the corner from that. I guess that most of my concerns have been expressed already. Obviously, this is going to add a lot more traffic to our area, not to mention I don't even know however many other proposed neighborhoods there are in the area now, how many homes, that's my main concern. Another concern we have on Jarvis Court is that if this development, if it continues North to an adjacent property, we are wondering if our court is going to end up as a through street to a subdivision. Do you guys understand what I am saying there. I guess maybe it doesn't have anything to do with this proposal specifically, but what are the chances that these inlet and outlet roads on Lake Hazel are the only ones to this subdivision and then to future subdivisions in the north. **C/Young:** well the stubs that go up to the north they will be posted to if possibly something develops to go and continue to the north. **Jeremy Woodland:** Right, but would Jarvis Court, which is a dead-end street right now would that be turned into a through street into those neighborhoods. **C/Hennis:** I don't believe they could. **C/Young:** if there is private property below that they would have to obtain that. The way its developing here I can't say 100 percent, but the way it looks I would say no. **Jeremy Woodland:** There is rumor, I don't know, Tim can you confirm did you guys purchase the Jarvis. **Tim Eck:** I can answer the questions. **Jeremy Woodland:** Okay, alright I am kind of representing Jarvis Court so I am going to ask if there is anything else that you want me to bring up. **Audience Member:** I am curious about that street... **Wendy Howell:** If you want to speak you need to go up to microphone ****inaudible**** **Jeremy Woodland:** I guess that's it for me then. **C/Hennis:** Thank you. **C/Young:** Then I will

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ask just one more time if there is anybody else that has not signed up, but would like to? Okay seeing none we will let the applicant, please come back up and. **Tim Eck:** My name is Tim Eck I live in 6152 W ****Inaudible**** Lane in Eagle. David Crawford is our civil engineer. Let see if I can touch on all of the questions that were asked. We have provided two additional stub streets to adjacent properties, as required by ACHD, the diagonal strip you see through the property is an Idaho Power easement, we built 100 FT wide, its 100 FT wide. We can construct nothing flammable under that. That will be a greenbelt with pathways through it. The contiguous subdivision over in spring hill has an extension of that thing. Someday we will have a 100 FT wide greenbelt with pathways going from one side of the city to the other side. That is an open space use that I am 100 percent behind. I don't like pocket parks where dogs just defecate, and kids don't play. That, I can do, I can get behind all day long. We have provided additional interior connectivity. The landscape plan you saw up here was before we added all that stuff so it shows the color, but the modified plat shows the connectivity through the plat, we want are kids to be able to get out, get on a bicycle and get from one end of the subdivision to the other and get on to the big pathways that are going to be constructed. we do a lot of market analysis on which subdivisions we want to put pools and club houses in. It's not justified in all subdivisions in Kuna to do a pool and clubhouse they are very expensive, the cost of maintaining them is high. We try to hit a range of market, and land values and lot values, and we just can't put them in every subdivision because every subdivision doesn't want them. The Jarvis Property they've inquired is under contract, that is the property to the North of this, there will be two stub streets going to it from our subdivision, there is only one shown here, is there two on that one? **David Crawford:** There is two on that one. **Tim Eck:** There is two on that one. **C/Hennis:** Can you show us which two, would you mind? **David Crawford:** ****inaudible****. **C/Hennis:** Okay thank you. **Tim Eck:** The roadways in Jarvis would be designed to work off those streets. Jarvis Court, in their subdivision, it's not a current road standards, Troy might be able to elaborate on it, its location if being built today would be required to be a mid-mile collector it could never be improved to be a mid-mile collector today because it's all fronted with homes, and it would have to be significantly wider. It does parallel this property at one spot, our intention would not be to connect to it. We would only connect to it, if the city or the highway district required us to. But, our application would not include a connection for the primary reason that I respect the neighbors wish to stay disconnect, they don't want all of this traffic going through. So, we also, years ago didn't have a parks and rec fee. What's that number 460,000? **Troy Behunin:** just under 467, more like 466. **Tim Eck:** yeah, will be generated in park impact fees for the purpose of buying and constructing regional parks and hopefully we are able to provide the pathways to get there, through our greenbelts that we will put in. But, you know, our desire is to not put in pocket parks that will be a burden on the association, when we are already spending that kind of money for the city to build regional parks, and I stand for any questions. **C/Young:** This one might be for the engineer, but in reference to the connection to Linder. **Tim Eck:** yes, he is going to get up after me and address that. **C/Young:** okay and what's my other one, and the other gentleman's questions about the phasing time frames, could you address those. **Tim Eck:** Well we are going to start, we are starting at Ten Mile because that is where the sewer and the water and the pressurized irrigation are. There is a walking horse facility there, it's the old mason creek walking horse ranch. It is still in operation, we do own it, we are going to try and work around that facility just to leave there as long as we can, because people benefit by it being there, they use it. We will be starting at one end, and kind of working our way from the west to east, across the back and then stretching our way across to Lake Hazel because we will need a second point of access and then we will continue to work our way across. But, with each phase any pathways, common

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lots, which are typically 20 FT wide, there's landscape requirements by city code for those and they will contain asphalt pathways through them for pedestrian and bicycle traffic. **C/Young:** Okay, and I think I've seen the perimeter fences for the neighborhood properties are six-foot vinyl fencing? **Tim Eck:** Yeah Kuna Code, correct me if I'm wrong, requires a six-foot solid vinyl fence around the subdivision boundary. So, as we do each phase the boundary will be fenced with a six-foot vinyl fence. Unless it is an open space that is the option. The pathways ways, we will generally do a four-foot fence with latus on top. So, it is still six foot so you get a little visibility from the back yard into the pathways just for a little bit of security, so that the pathways aren't completely blind corridors. **C/Hennis:** kind off of your thought earlier about certain subdivision wanting pools and clubhouses, it seems like this one is a fairly large subdivision as compared to what you have brought before us in the past, it seems like this warrant something more, to what level, what kind of developments do you think warrant this. **Tim Eck:** well our Springhill subdivision is 677 lots and it's going to have a pool and a rec facility and 26 acres of open space, and so this one we decided to keep it more into the lots and less into the open space, and probably a little more of an affordable product here than will be in Springhill and try to keep the HOA paid dues down. **C/Hennis:** Okay. **Tim Eck:** It's kind of a mixed bag, I mean you go to the sales centers and five buyers come in wanting to know if they are going to have a pool and clubhouse, if you tell them yes, they walk out, the next five come in and you tell them yes, they buy. **C/Hennis:** Yeah, okay, Thank you. **Tim Eck:** And I'll let Mr. Crawford...**C/Gealy:** wait, excuse me on the phasing, I didn't go back and cross check and I apologize for that, in the engineer's report on the last page it talks about phasing and development and that phase 13 of one lot has the possibility of being used to obstruct access and the city engineer would recommend combining it, has phase 13 been combined, now it's just twelve phases? That's a question. Are you addressing the concern of the city engineer? Thank you. **Tim Eck:** I'll have the city engineer answer that question. **David Crawford:** Chairman Commissioners once again, David Crawford B&A Engineers 5505 W Franklin RD. obviously to answer your questions regarding obstructions, we certainly don't want to obstruct access and we will comply with the City of Kuna Engineer's requirements as development occurs throughout the phase. We don't see any issues with that, I believe phase 13 comes in somewhere around the southwest portion of the development if I am not mistaking. I think that we might have been looking at corridor to provide sewer and water through that area at one point in time so I think that may be where the concern is coming from. It certainly isn't one that we are going to do, we will have to design around it in order to continue those types of facilities throughout the development. Certainly, secondary access for emergency access will also be installed. And if I may answer one question, however related, I think it was MS Johnson, indicated there is a hill located on Linder Rd. kind of up towards the north and that was part of the traffic study that was done by Kittleson and Associates and also addressed in the Ada County Highway District Staff Report and we found that the site lines through there in keeping with the Ada County Highway District's requirements for the collector street or arterial street in that case, so we have our access on the east side of Linder road, set south, on our east side of our project, well west side of ***inaudible***. **C/Hennis:** There you go. **David Crawford:** Directions are problematic, so I am going to point. **C/Hennis:** That's alright it takes me a minute to think about it. **David Crawford:** yeah, and on the bottom here this is Linder Road running north and south, and our access point is set here, so we kept it away from the higher part of that hump through there or that line of site right there. So, that's where our access point is placed. **C/Young:** I think part of the ACHD requirement was to maintain that 550 FT plus distance and kind of infill that as needed in order to maintain that sightline. **David Crawford:** and I guess the last thing that I would like to address while I'm standing here is, MS Johnson also asked about the

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southeast corner being open space, that is not part of the development it is owned by others and that is not included in our project at this time but we did provide stub streets to it as required. **C/Young:** okay. **C/Hennis:** I have nothing at this time, thank you. **C/Young:** any other questions for the applicant at this time? **C/Gealy:** Not at this time. **C/Young:** okay then I will close the public testimony at 6:50, and that starts our discussion. Have any initial thoughts? **C/Hennis:** Well my initial thought was per the, where is this one section. I didn't realize that this was the spot that used to be what we were hoping was becoming a regional park, like we talked about, as is outlined in the recreation and pathways map, who knows this could be different here. So, I'm a little disappointed we are not getting some open space up there. Because I thought that was going to be kind of compensating for the way that this development is laid out. I am a little worried about all the open space being on the far side and being in half way through the development. I understand the comments about the pocket parks and such, but I really think the kids need a place to be, and dogs and everybody else that goes out, it can't be all just homes and sidewalks. I mean that's the only problem I have this. I think it's laid out well, and there is a lot of connectivity, I appreciate the pathways they put in. I am worried about the traffic in area, but there is a lot of mitigating provision that ACHD has laid out. **C/Young:** I agree as far as traffic is always a concern, but it seems like as they hit milestones there is additional impact studies that have to be done to determine what direction they need to go, with mitigating and offsetting these. **C/Hennis:** Three other surveys during the time period of construction. **C/Young:** I like that the density is down below, or near an R-4 than an R-6. **C/Hennis:** How much difficulty is it to be an R-4 vs an R-6, I mean I guess its depending on the lot layout. **C/Young:** I think that's what Troy had on as far as it gets into some of its spacing and then widths and depths of some of those lots the way they lay out the land. **C/Hennis:** But as this is plotted they can't go back in and change that anyways so we are kind of stuck with this one anyhow. Did they say in ACHD's report at all as far as what the plan is for the expansion are along Ten Mile. **C/Gealy:** I didn't see it. **C/Hennis:** other time frames? Cause I didn't see much as there talking about this becoming one of the main entrances, but it's still just two lanes. I know there's a couple of stop signs along their that back things up a lot, I was in it one day. **C/Young:** There are some time frames talk about, but I'm not sure, maybe staff can remember what ACHD time frames are for as far as the five-year plan, I think. **C/Hennis:** For along Ten Mile. **Troy Behunin:** I do not know what their five-year plan is for the Ten Mile corridor, no I do not have that. But many of the requirements that are listed the ACHD report are reflective of the traffic impact study that the developer did provide and got approved by ACHD. Many of those are development driven. So, I know there is concern about traffic, and I know there is concern about road widening, and I know there is concern about stop signs vs signals or roundabouts, a lot of that is development driven. ACHD doesn't require that you go out and build everything ahead of schedule, they wait for the homes to get there, they are the traffic authority, they go off of AASHTO, which is the Highway and transportation bible, basically and they are the ones that have picked this apart and using their policies so they are the ones who really determine the time frame. But, I can tell you that most of it is development driven. **C/Hennis:** Right, but more specifically I was indicating or questioning along Ten Mile that's supposedly becoming one of the main corridors off of 84, to me the way its represented is different than the rest of the streets, that's why I wasn't sure, if there was more of a defined... **Troy Behunin:** There is a study that ACHD did complete for the Ten Mile Corridor and I do know that it includes a number of roundabouts along the Ten Mile Corridor, most of those are five and ten and fifteen, twenty years out, but again development will speed that or slow that time frame. **C/Hennis:** Right. Okay thank you. **C/Gealy:** If you look on page 81 of our packet there is a, it's in the ACHD report, they are expecting, the Amity Road

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Ten Mile intersection to be improved with the construction of a roundabout in 2021. **C/Hennis:** Right, I saw that, that's what concerns me is that that's still ways out. **C/Gealy:** But, then further down, in the traffic and impact study. **C/Hennis:** It sounds like it's a lot further. **C/Gealy:** It doesn't seem that far away, the traffic impact study knows that 280 homes could be built before that intersection, and therefore staff recommends ACHD's signature on the final plat, which contains the 281st lot and the applicant be required to install an interim signal. **C/Hennis:** Right, no I saw those, but I was just thinking, I mean we are going to have signals at that, but it is still going to be a two-lane road. Along Ten Mile, but they are trying to bring all this traffic there off of 84 and everything down there and they are trying to funnel down there like a corridor, yet they're making it a two lane with stop signs and such. That's why I was wondering if there was any talk of when that expansion is going to occur because it's a big piece of this area growing. **C/Gealy:** Well I have two concerns. I think ACHD will address the traffic, I mean that's what they do and all of the cities in ADA County have given ACHD that authority, but I am concerned about nearly 500 homes and no open space to speak of. Although I recognize the park impact fee is a significant chunk of change, it doesn't give the people living in these homes, places to gather, there children a place to be. So that's a concern, and I continue to be concerned with transitional lots when we put essentially a R-6 or a R-4 in the middle of what is really a rural area, now that we take into consideration the neighbors that for the time being are used to having open space all around them and try to mitigate that impact on the neighbors through more transitional lots, so that one neighbor doesn't have seven lots backing up on their property. If we could have larger lots where there backing up against existing rural residential customers and provided a little bit more open space within the community for the future residents I think it would be a really nice subdivision. But, those are my two concerns the transitional lots and some sort of amenity for the residents. **C/Hennis:** The one issue with that is primarily all the northern boundaries are already subdivisions, future subdivisions. At least that's according to this one map that's in here. **C/Gealy:** Where is that map? **C/Hennis:** I am trying to find it; do you have the one that shows the subject property? **C/Young:** With the R-6's around them and the R-4? **C/Hennis:** No this one calls out the names of all the subdivisions, my iPad is going extremely slow. **Troy Behunin:** Dana which map are you referring to. **C/Hennis:** It's the one that shows the subject property and it has the name of the subdivisions immediately around. **Troy Behunin:** Oh, that's the vicinity map that would be, that's probably the fifth or sixth page in back of the staff report. **C/Gealy:** into the report? **Troy Behunin:** In the back of the report. **C/Gealy:** oh, behind report. **Troy Behunin:** behind the staff report. **C/Young:** So it's actually a satellite image with the, is that the one you're talking about? **C/Hennis:** No, it's a line drawing much like this vicinity map, but actually, no it's not that one. We might have to start printing these things out. Bear with us folks. **C/Young:** Well there's this that shows Caspian, and Renaissance, Memory Ranch. **C/Hennis:** No actually it's a line drawing. It's much like the phasing drawing. Its right here, page 72. **C/Gealy:** You found it? **C/Hennis:** Yup, it's a B&A Engineers drawing that shows the vicinity map. Immediately to the North you've got areas that are designated as Berryman subdivision, Patriot Ridge estate subdivision, and that one carry's over the other areas Patriot Ridge. Even the little pocket one down by ****Inaudible**** street is a ****Inaudible**** Subdivision. So that's my question. **C/Young:** it seems like this area North of this subdivision are under contract. **C/Hennis:** That's kind of what I am wondering. The only un-platted areas are due south. Along Ten Mile and along Durant. **C/Young:** the map above shows R-6, R-6, R-6, R-4. **C/Hennis:** well this whole area of the Comp Plan is R-6. **C/Young:** But I think everything North of this subdivision would be a future subdivision as far as... **C/Gealy:** well it says it's a subdivision now, but it does say it's an R-6. **C/Hennis:** No its not, and that's a great point. **C/Gealy:** and it's in the county so we know that it's not R-6. **C/Hennis:**

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this is still outside of our area of impact correct? **C/Young:** I think we are hitting the edge of the boundary. **C/Hennis:** Staff, quick question for you, is the line of impact along Lake Hazel Correct? **Troy Behunin:** It is except when you annex property into the city it is no longer in the area of city impact. It's in the City. **C/Hennis:** Thank you. **C/Gealy:** well the city of Meridian was happy for us to annex that piece over north of Lake Hazel and west of Ten Mile. **Troy Behunin:** They were okay with that yes, and all of these lands, they are already in the City. The application tonight, every square foot of this application is already in the City of Kuna, and has been since 2009. **C/Hennis:** Right but that northern boundary always been contentious with Meridian. **Troy Behunin:** it has and at least the long south, or the south part of this project, on the north side of Lake Hazel, its already in the City so it doesn't matter where a line is because its already in Kuna. **C/Young:** I also have a want maybe, for call it a pocket park, or whatever your verbiage your using, but some more open space on the west side of the property. I think it's awesome that as the city develops we are going to have that pathway cutting through here and there is connectivity to there, but that doesn't always necessarily help anybody that's ¾ mile away. **C/Hennis:** Plus, that's not until phase 9 and 14. **C/Young:** I think that looking for some sort of open space along the west side wouldn't be a bad deal. **C/Hennis:** Possible something over here in the phase 2 to 3 area. **C/Young:** Other than that, I like the connectivity that has been provided. As things develop north, north west of this, with what's being planned north and northwest, I think ACHD will be accelerating some of the plans for traffic. I don't have much of a fear of it, and I know it's going to happen and I know it's going to have an impact on it. I think they are going to address that as the area develops more quickly than they thought. **C/Gealy:** I am also disappointed to learn that this is the 100 acres that was supposed to be a regional park. **Audience Member:** you should have heard the rest of us at the neighborhood meeting. ****Inaudible** C/Hennis:** Yeah and thinking back on that I don't know how clean that water would be. **C/Gealy:** Then the water would have to be of a certain quality, if you're going to dump it, for it to have contact with humans and animals. We could have a park, but we would have to fence it off. **C/Hennis:** The issue with that is it that most of the time it is really clean, but it has that perception and I'm not even sure if I'm over that. And I'm an engineer. **C/Young:** So, I guess, maybe a question we could ask the applicant is if they might be amicable to do some open space on the west side of the... and I know you people want to see, but I need to see this for a minute to. **Audience Member:** You could turn it 90 degrees. **Tim Eck:** So, we crossed hatched the red open area. So, leave this as open space with pathway connectivity right here and it's just about in the middle of this mass, so that's converting three lots to open space. **C/Hennis:** I am just trying to figure out which phase we are looking at here. Technically we are looking at phase 12. **Tim Eck:** is that phases twelve, it's got to be close. **C/Young:** According to this map it's phase 12. **C/Hennis:** We appreciate your effort greatly. ****inaudible**** I was just going to ask if that was something that could be absorbed into maybe phase 2 or 3, cause its right on a leg of phase 12. **David Crawford:** we couldn't get it into phase two because that doesn't connect to it, but we could get into phase three. **C/Hennis:** Okay. That would be much appreciated. What lot numbers were those? **Trevor Kesner:** Hey David, could I just have grab the microphone, do you want to take it with you. **David Crawford:** Chairman, Commissioner they were lots 13, 14, 15 block 7. **C/Hennis:** Thank you. **C/Young:** that kind of addresses that concern and I am happy they were able to have discussion with staff about the pathways. Do you have any other thoughts or concerns? **C/Gealy:** Nope that's good. I appreciate that. **C/Young:** okay, then if there is no other discussion I guess I could stand for a motion. **C/Hennis:** hang on a second, so rezone and subdivision will be recommendations, whereas DR will have to be separated out for an actual approval or denial, okay.

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Commissioner Hennis motions to recommend approval for Case No.'s 17-03-ZC (Rezone) and 17-01-S (Subdivision) With the conditions outlined in the staff report as well as discussions that have occurred tonight with the revisions that were made for the open space prior to tonight and absorbing lots 13, 14 and 15 of blocks 7 into phase 3 for open space; Commissioner Gealy Seconds, all aye and motion carried 3-0.

Commissioner Hennis motions to approve Case No. 17-07-DR (Design Review with the conditions outlined in the staff report; Commissioner Gealy Seconds, all aye and motion carried 3-0.

Chairman Young calls for recess at 7:17

Commissioner Hennis Motions to approve a three-minute recess; Commissioner Gealy seconds, all aye and motion carries 3-0.

Chairman Young calls for a comeback to order at 7:20

4. OLD BUSINESS

- a) 16-03-S (Subdivision), 16-06-AN (Annexation) and 16-13-DR (Design Review) - J-U-B Engineers representing Coleman Homes, LLC; Winfield Springs Subdivision -***Findings of Fact and Conclusions of Law***

Trevor Kesner: Chairman and Commissioners Trevor Kesner, Planner for the City of Kuna, 751 W 4th Street. This is in regard for the findings of fact and conclusions of law for Winfield Springs Subdivision that was before you on the consent agenda for this evening. What I would like to do is, I would like to draw your attention to the conditions that were put forth in the packet which you have before you. If I could draw your attention down to condition number ten, which currently reads the developer adequate land for a well site and a pump station, within the project boundaries, the developer shall construct the pump station and the reservoir and provided a three-phase power and drain line for blow off and over flows consistent with city policy. Location of the pump station and reservoir shall be approved by the city engineer. I have heard from the applicant that they want the conditions to read a little more in line with the city engineers recommendation, so what I did was I consulted with the city engineer for some proposed language changes and I consulted with the applicant for some proposed language changes, and I will pass that to you and we will put it in the record. The first email is from Scott Wonder from J-U-B Engineers, saying he is okay with the proposed language which is in red before you and on the second page you will see an email from the city engineer saying for his purposes the language is acceptable. The change will be noted in the findings. So, the text that is in red has been proposed to the City Engineer and the applicant. They are both in agreement with those proposed changes. We just wanted to make sure that those findings were amended in the proper forum prior to you guys approving them. **C/Gealy:** So, you'll re-number the remaining conditions? **Trevor Kesner:** Yes, in fact the number ten with the strike through will change to the number ten that is in red and there will be an addition of number 11, which it will have an additional condition. The reason for this really is one, more to do with a potable water supply well, number 10, and then number 11, is really the City Engineer's determination that there is a need for an actual pressure irrigation pump station, it's kind of if the developer will bring that 12-inch pressure irrigation line they will provide the land for the well site and the reservoir and the city will build the well

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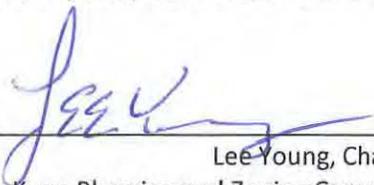
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site. **C/Gealy:** in your staff report there is a condition 11, so you're just going to shift the other ones down? **Trevor Kesner:** Yes correct. **C/Gealy:** for the record, I was not present at this meeting, the previous meeting so can I still vote on this. **C/Young:** have you read the rest of the meeting minutes, and if you're comfortable with the rest of the meeting minutes. **Trevor Kesner:** There is no new conditions being put forward here, it is just a change in the language, where both parties are more comfortable with the clearer language for what is being proposed in the findings. **Wendy Howell:** and it was reviewed with the City Engineer. **Trevor Kesner:** It was reviewed by the City Attorney as well. **Wendy Howell:** To verify that there wouldn't be any issues. **Trevor Kesner:** So, the findings of fact that in your folder tonight for you to sign will be the revised version which includes the new number 10 and new number 11.

Commissioner Hennis motions to approve Case No16-03-S (Subdivision), 16-06-AN (Annexation) and 16-13-DR (Design Review) - J-U-B Engineers representing Coleman Homes, LLC; Winfield Springs Subdivision Findings of Fact and Conclusions of Law with the provisions and additions as presented; Commissioner Gealy Seconds, all aye and motion carried 3-0.

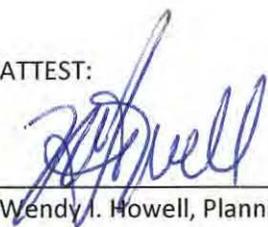
5. ADJOURNMENT

Commissioner Gealy motions to adjourn; Commissioner Hennis Seconds, all aye and motion carried 3-0.



Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:



Wendy J. Howell, Planning and Zoning Director
Kuna Planning and Zoning Department



City of Kuna

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P & Z Findings of Fact & Conclusions of Law

To: **P & Z Commission**

File Numbers: **17-01-S** (Subdivision),
17-01-ZC (Rezone) and
17-07-DRC (Sub Design Review).

Location: NEC of Ten Mile Road & Lake
Hazel Road, Meridian, Idaho

Planner: Troy Behunin, Planner III

Hearing date: March 28, 2017 (**tabled**)
Tabled Until: April 25, 2017
Findings of Fact: **May 9, 2017**

Representative: **B & A Engineers**
David Crawford
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208.342.5792
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Owner: **Mason Creek Farm, LLC,**
Tim Eck
6152 W. Half Moon Ln.
Eagle, ID 83616
208.286.0520
timothyeck@me.com

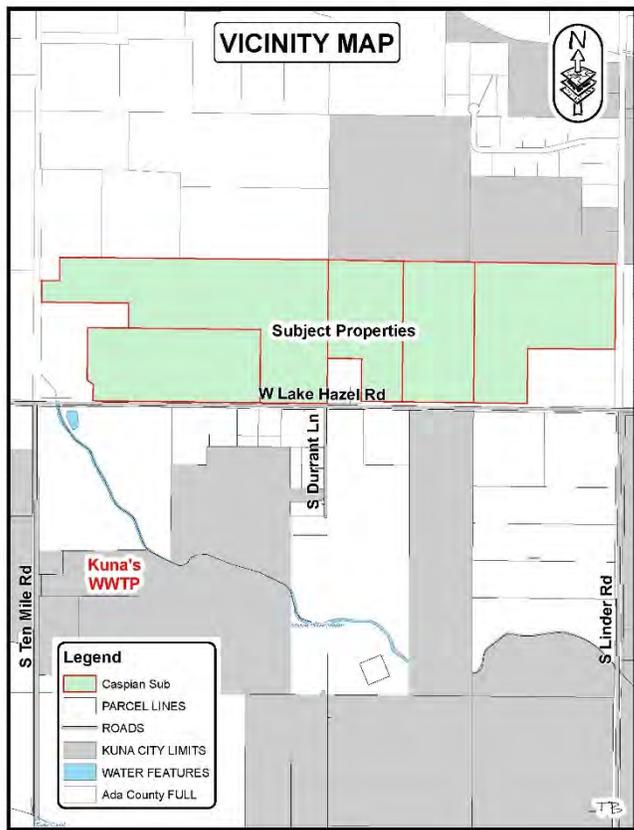


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A. Process and Noticing:

1. Kuna City Code 1-14-3 (KCC), Title 1, Chapter 14, Section 3, states that rezones and preliminary plat's for subdivision's are designated as public hearings, with the City Council as the decision making body, and Commission as the decision making body for Subdivision landscape design review. This land use application was given proper public notice and followed the requirements set forth in Idaho Code, Chapter 65 Local Planning Act.

a. Notifications

- i. Neighborhood Meeting October 14, 2016 (one person attended)

ii. Agency Comment Request	January 26, 2017
iii. 300' Property Owners <i>Courtesy Notice</i>	March 10, 2017 April 7, 2017
iv. Kuna, Melba Newspaper	March 8, 2017
v. Site Posted	April 3, 2017

B. Applicants Request:

1. Request:

On behalf of Mason Creek Farm, LLC. Tim Eck, David Crawford with B & A Engineers (applicant), requests approval for a rezone of approximately 107 acres from P (Public) to R-6 (Med. Density Residential), and a preliminary plat for approximately 131.74 acres of land. The applicant proposes to subdivide the parcels into 497 buildable lots and 68 common lots. Applicant is also seeking Subdivision landscaping Design Review approval. This site is located north of Lake Hazel, between Ten Mile and Linder Roads (See Map).

C. Aerial Map:



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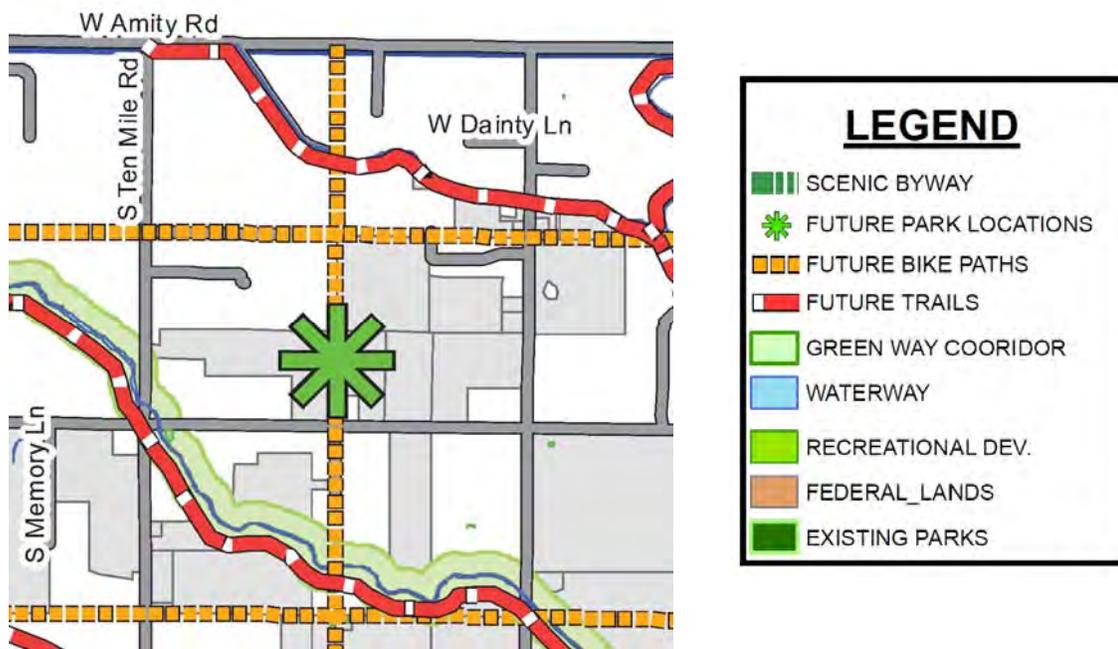
D. Site History:

Recently, this site was annexed into Kuna and has historically been used for small agricultural purposes and farm property for many years. The site is near City and County platted subdivisions – Memory Ranch, west/southwest: Kuna, Patriot Ridge, north: Ada County, Durrant Estates, south: Ada County.

E. General Projects Facts:

- 1. Comprehensive Plan Map:** The Future Land Use Map (Comprehensive Plan Map) is intended to serve as a guide for the decision making body for the City. This map indicates a land use designation and it is not the actual zoning. The Comp Plan Map designation for this site was amended July 5, 2016, to High Density Residential.

2. **Recreation and Pathways Map:** The Recreation and Pathways Master Plan Map indicates a future park in the area within the site. Applicant has proposed open space below the power lines.



3. **Surrounding Land Uses:**

North	Ag., R-2, RUT	Agriculture AND Low Density Residential – Kuna City, Rural Urban Transition – Ada County
South	Ag., RR, RUT	Agriculture - Kuna City, Rural Residential AND Rural Urban Transition – Ada County
East	RUT	Rural Urban Transition – Ada County
West	R-4*, RUT	Medium Density Residential – Kuna City * AND Rural Urban Transition – Ada County

*Recently this land was annexed into Kuna City as R-4.

4. **Parcel Sizes, Current Zoning, Parcel Number(s):**

Parcel Size (Approximately)	Current Zone: (P & R-6) Public, Medium Density Residential	Parcel Number
42.04 acres	P – Kuna City	S1235346610
17.14 acres	P – Kuna City	R8468870305
18.94 acres	P – Kuna City	S1235438411
28.29 acres	P – Kuna City	S1235449215
22.87 acres	* R-6 – Kuna City	S1235347051

*Recently this land was annexed into Kuna City as R-6.

5. **Services:**

- Sanitary Sewer– City of Kuna
- Potable Water – City of Kuna
- Irrigation District – Nampa and Meridian Irrigation District
- Pressurized Irrigation – City of Kuna (KMID)
- Fire Protection – Meridian Rural Fire District

Police Protection – Ada County Sheriff’s office – Kuna Police
Sanitation Services – J&M Sanitation

6. Existing Structures, Vegetation and Natural Features:

There are no structures on site. The site has vegetation that is generally associated with Agricultural fields.

7. Transportation / Connectivity:

The site is adjacent to Ten Mile Road on the west, and Linder Road on the East side. The property also touches a significant portion of Lake Hazel Road. There are five proposed points of access for the project; one on Ten Mile, one on Linder, and three places on Lake Hazel.

8. Environmental Issues:

Staff is not aware of any environmental issues, health or safety conflicts. The site’s topography is generally flat with less than 3 percent slope.

9. Agency Responses:

The following agencies returned comments are included with this case file:

- 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*
- COMPASS (Carl Miller), *Exhibit B 5.*
- *Approved Traffic Impact Study (Approved by ACHD) Exhibit B 6*

F. Staff Analysis:

In September of 2009 (09-01-AN), approximately 107 acres of this application were annexed into Kuna city limits with a ‘P’ (Public) zone as a way to land apply treated waste waters from Kuna’s Waste Water Treatment Plant (WWTP) that is 1/4 mile south of Lake Hazel on Ten Mile Road. These 107 acres were surplus by the City in 2013, and sold at public auction, as they were no longer a necessity for the City. Additionally, approximately 22.87 acres were recently annexed into Kuna City limits with an R-6 (Medium Density) zone. The site is near other Kuna city subdivisions with the R-6 zone. The project touches three major arterials (Ten Mile, Lake Hazel and Linder Roads) and all public utilities will soon be available to service this subdivision.

The applicant seeks a rezone for approximately 107 acres from P (Public) to R-6 (Medium Density Residential) and approval for a preliminary plat for a total of approximately 131.75 acres, in order to develop the property into 497 new single-family homes and 68 common lots and design review approval for the subdivision landscaping to include the buffers along the road frontages for the project.

Long ago, the city of Kuna recognized the importance of the Ten Mile corridor and the critical role of the new Ten Mile Interchange at I-84, one of the newest interchanges in the Treasure Valley funded by the Idaho Transportation Department (ITD) and the Ada County Highway District (ACHD) in anticipation of the growth along the Ten Mile corridor and neighboring areas. Furthermore, ACHD has completed a study for the south Ten Mile corridor that anticipates additional growth for this area and designated Ten Mile as a major arterial roadway. Additionally, the city of Kuna anticipated the roll of the interchange and growth for this area ahead of all agencies by placing one of Idaho’s newest and most advanced waste water treatment plants a 1/4 mile south of Lake Hazel Road on Ten Mile in 2009.

Furthermore, landowners have noticed the opportunity of the interchange, the treatment plant, and responded by developing their lands as an R-6 (Medium Density Residential) subdivision directly west of the treatment plant (Memory Ranch Subdivision – 262 Homes so far). Through direction from the City, that developer sized and built a lift-station for purposes of serving the entire region and placed it 470 feet south

of Lake Hazel. If this application is approved, development of this site will bring all of Kuna's services to the area and use this up-sized lift-station, thus providing an opportunity for other land owners to connect to Kuna's services. The Memory Ranch lift-station is roughly 1,000 feet from this application and the developer will extend these service lines to his property. In addition to Memory Ranch, a nearby R-6 subdivision (Springhill Subdivision at the southeast corner of Linder and Lake Hazel) will begin construction on phase one this summer. Springhill is approximately 203 +/- acres and could bring 700+ new homes to the area and is only 600 feet from this project (See Exhibit C 1).

City of Kuna Planning Efforts:

Kuna has been extensively planning for and studying this area since 2006. Included with that planning effort is a way to provide city services, a complete Comprehensive Plan Text re-write, Comprehensive Plan and Planning Maps including lands between Lake Hazel and Amity, and the construction of the treatment plant. There are many sections within Kuna's Comp Plan Text that discuss and plan for the lands between Lake Hazel and Amity Roads, and considerations for traffic, services and housing for that region. The lands in this application have been included (and designated as residential) on the planning Map and Area of City Impact (ACI) map since 2008. Notwithstanding nor diminishing Kuna's extensive planning, between 2012 and 2016, Kuna City and Meridian City had numerous discussions about the ACI line between the cities. At the same time, Kuna was negotiating its own new ACI with Ada County. As a compromise, Kuna elected to withdraw from the debate over the mile between Lake Hazel and Amity, and eventually pulled the ACI line down to Lake Hazel. Kuna continued planning for the Bittercreek area, and access to its sewer facilities facilitated the settlement between Bittercreek Meadows Subdivision and City of Meridian by providing sewer at its new \$30 Million treatment plant, only 1,000 feet away. Prior to this application, Kuna's city limits existed above Lake Hazel Road. The Kuna planning map approved by City Council in August 2015 (*See Exhibit C 10*), identifies the lands in this application as Medium Density, and the proposed annexation requests R-6 conforming to the map. As stated in their request, the applicant has proposed that densities will reach about 3.8 units per acre.

Staff has reviewed the proposed landscape plan for the subdivision and finds it is in substantial conformance with the Design Review (for Subdivision Landscape) Code for Kuna.

City of Meridian Planning Efforts:

Meridian City also has been studying and planning for this area. Notably, Meridian city has no immediate plans for municipal sewer, water or pressure irrigation services for this area. Meridian City limits, are nearly a mile from this area and services are even further. On October 11, 2016, Meridian City Council approved a Future Land Use Map (FLUM - *See Exhibit C 11*), demonstrating that Meridian also foresees the importance of the Ten Mile Corridor and the interchange, as Meridian has designated Mixed Use Neighborhoods (MUN) on both sides of Ten Mile for at least two miles; including five City parks planned within one mile, a fire station within one mile and a transit Station for commuters at the Interchange. This MUN designation predicts significant residential growth for the area.

Staff has determined this application complies with Title 5 of the Kuna City Code; Idaho Statute §50-222; and the Kuna Comprehensive Plan and Map; and forwards a recommendation of approval for Case No's 17-01-S, 17-01-ZC and 17-07-DR, subject to the recommended conditions of approval listed in Section 'N' of this report.

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 April 25, 2017, the Commission considered Case No's 17-01-ZC, 17-01-S and 17-07-DR, including the applications, agency comments, staff's report, application exhibits and public testimony presented or given.

I. Findings of Fact for Commissions Consideration:

Based on the record contained in Case No's 17-01-S, 17-01-ZC and 17-07-DR, including the exhibits, staff's report and the public testimony at the public hearing, the Commission of Kuna, Idaho, hereby recommends *approval* of the proposed Findings of Fact and Conclusions of Law, and conditions of approval for Case No's 17-01-S, 17-01-ZC and 17-07-DR, for Caspian Subdivision.

The Commission concludes that the Application complies with the City of Kuna's Zoning regulations (Title 5) of KCC and the Subdivision and Design Review regulations outlined in titles 5 and 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 Commission has the authority to recommend approval or denial for Case Nos 17-01-S, 17-01-ZC and 17-07-DR. On April 25, 2017, the Commission voted to recommend approval of Case No's 17-01-S, 17-01-ZC and 17-07-DR.

Comment: *On April 25, 2017, the Commission voted to recommend approval for Case No's 17-01-S, 17-01-ZC and 17-07-DR.*

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 April 25, 2017, with the Commission.
4. The Kuna Commission accepts the facts as outlined in the staff report, the public testimony and the supporting evidence list presented.

Comment: *The Commission held a public hearing on the subject application on April 25, 2017, to hear from the City staff, the applicant and to accept public testimony. The decision by the Commission is based on the application, staff report and public testimony, both oral and written.*

5. Based on the evidence contained in Case No's 17-01-S, 17-01-ZC and 17-07-DR, this proposal appears to generally comply with the Comprehensive Plan and Comp Plan Map as amended.

Comment: *The Comp Plan has listed numerous goals for providing variety in housing options in Kuna. The Kuna Planning Map designates this property as Medium Density. As this is a proposed medium density residential use the project follows the goals of the Comp Plan and the Comp Plan Map.*

- 6. The public notice requirements were met and the public hearing was conducted within the guidelines of applicable Idaho Code and City Ordinances.

Comment: *As noted in the process and noticing sections, notice requirements were met to hold a public hearing on April 25, 2017.*

J. Factual Summary:

This site is located near the north east corner (NEC) of Ten Mile Lake Hazel Roads and reaches Linder Road to the east. Applicant proposes a rezone from P (Public) to R-6 (Med. Density Residential) for approximately 107 acres and a preliminary plat for approximately 131.75 acres into City limits in an R-6 zone creating a subdivision with 497 buildable lots and 69 common lots. Applicant proposes a Subdivision landscaping for the 68 common lots.

The site will take one access from Ten Mile Road, and one from Lake Hazel Road, and three access points from Lake Hazel Road.

K. Comprehensive Plan Analysis:

The Kuna Commission accepts the Comprehensive Plan components as described below:

The designation of Medium Density shown on the Planning Map (See Adjacent Map) for these parcels was amended in August of 2015 by Council. The proposed preliminary plat for the site is consistent with the following Comprehensive Plan components:

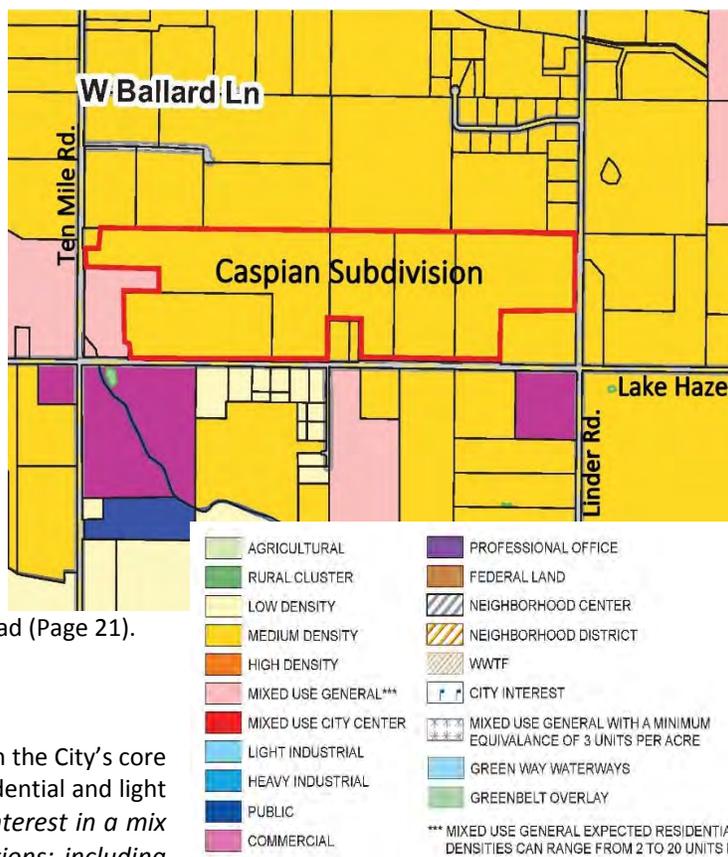
Community Vision Statement:

Residents hoped for the creation of business and light commercial use centers within neighborhoods. These centers would include restaurants, gas stations, churches, multi-family use facilities, and other mixed-use developments. Citizens anticipated the manufacturing area moving south and eastward between the Union Pacific Railroad Line and Kuna Mora Road (Page 21).

Housing:

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 prices 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).

Comment: *The proposed preliminary plat with a proposed 3.77/DUA follows the community vision and provides a way to achieve the housing goals as stated and adopted.*



Private Property Rights Goals and Objectives - Section 2 - Summary:

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 Generals criteria, and a review by the City Attorney, the proposed project does not 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).

Comment: The proposed application complies with these elements of the comprehensive plan by providing a non-standard housing type meeting this goal.

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).

Medium Density Residential:

This designation describes areas where residential development densities generally range from four to eight units per acre. These areas will be made up of single-family homes, but may include townhomes, row houses duplexes and other types of multi-family land uses. Areas featuring these densities are generally located within the City Center and around Neighborhood Centers (Page 88).

Comment: The proposed preliminary plat requests an R-6 zone, and approximately 3.77 / DUA, conforming to the Comprehensive Plan and Planning Map approved by Council in August of 2015.

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 – 1.2, Pg. 163 12.4 and Pg. 165 – 2.1).

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).

Comment: Applicant proposes medium density residential which will contribute to availability of varied types and home sizes in a logical and orderly manner while providing a quality development.

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.

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. The Neighborhood Center will be the core of the neighborhoods churches, schools, and public facilities. The neighborhood centers will feature denser developments and multi-family residential development (Page 179).

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 future 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 Planning Map.

L. Kuna City Code Analysis:

1. This request appears to be consistent and in compliance with all Kuna City Codes (KCC).

Comment: The proposed project meets the land use and area standards in Chapter 3, Title 5 of the Kuna City Code (KCC). Staff also finds that the proposed project meets all applicable requirements of Titles 5 and 6 of the KCC.

2. The site is physically suitable for a rezone and an R-6, residential subdivision.

Comment: The 131.75 acre (approximate) project includes a request for a rezone from Public to R-6 (Medium Density) and a pre plat for a subdivision. The site appears to be compatible with the proposal.

3. The Rezone and Subdivision uses are not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.

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

4. The Rezone and Subdivision proposals are not likely to cause adverse public health problems.

Comment: The proposed Rezone and Subdivision for the property follows all Kuna City Codes. The medium density land use application requires connection to public sewer and potable water systems, therefore eliminating the occurrence of adverse public health problems.

5. 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: The Commission did consider the location of the property and adjacent uses. The subject property is in Kuna City limits and will be connected to the Kuna City central sewer and potable and pressure irrigation water systems. The current adjacent uses are both farms and residential uses and the site is adjacent to three major arterial roads.

6. The existing and proposed street and utility services in proximity to the site are suitable and 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.

M. Conclusions of Law:

1. Based on the evidence contained in Case No's 17-01-S, 17-01-ZC and 17-07-DR, Commission finds Case No's 17-01-S, 17-01-ZC and 17-07-DR generally comply with Kuna City Code.
2. Based on the evidence contained in Case No's 17-01-S, 17-01-ZC and 17-07-DR, Commission finds Case No's 17-01-S, 17-01-ZC and 17-07-DR are generally consistent with Kuna's Comprehensive Plan and its Map.
3. The public notice requirements have been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.

N. Recommendation of the Commission to City Council:

17-01-ZC (Rezone), *Note: This proposed motion is to recommend approval, conditional approval, or denial for this request to City Council. If the Commission wishes to approve or deny specific parts of the requests as detailed in this report, those changes must be specified.*

17-01-Sub (Subdivision), *Note: This proposed motion is to recommend approval, conditional approval, or denial for this request to City Council. If the Commission wishes to approve or deny specific parts of the requests as detailed in this report, those changes must be specified.*

17-07-DRC (Design Review), *Note: The proposed motion is to approve or deny the design review request. If the Planning and Zoning Commission wishes to approve or deny specific parts of the requests as detailed in the report, those changes must be specified.*

On April 25, 2017, the Commission voted 4-0, to recommend approval for Case No's 17-01-ZC and 17-01-S to City Council, based on the facts outlined in staff's report 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's 17-01-ZC, 17-01-S to City Council, a request for a rezone and subdivision preliminary plat; and hereby approves Case No. 17-07-DR, a subdivision design review request from Mason Creek Farm, LLC. Tim Eck, and David Crawford (B & A Engineers) with the following conditions of approval:

- *Applicants shall follow all conditions stated in the staff memo and appropriate agency comments and discussions at the public hearing on April 25, 2017.*
 - *Applicant shall combine lots 13, 14 and 15, Block 7, and make those lots (part of phase three), into useable open/green space for the use of the H.O.A. members as discussed and agreed upon during the public hearing, and keep all other pathways proposed on the pre plat.*
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- At time of 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 requesting to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation system of the City (KMID).
6. All street lighting within and for the site shall be LED lighting and must comply with Kuna City Code.
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. 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.
12. Staff recommends that phase 13, be incorporated into an adjacent phase to continue logical growth.
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 9th, day of May, 2017,



 Lee Young, Chairman
 Kuna Planning and Zoning Commission

ATTEST:



 Troy Behunln, Planner III
 Kuna Planning and Zoning Department



City of Kuna

Staff Memo - City Council

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

To: City Council

Case Numbers: 16-04-CPM (Comprehensive Plan Map Amend) and 16-13-AN (Annexation)
Indian Creek Sports

Location: Northwest Corner (NWC) Meridian Road and Mason Creek St. (alignment)
 Kuna, Idaho 83634

Planner: Troy Behunin,
 Planner III

Hearing Date: June 6, 2017

Owner: **Indian Creek Sports**
 Troy & Vicki Todd
 6029 Sunrise Ave.
 Kuna, ID 83634
 208.922.4299
Troy@indiancreeksports.com

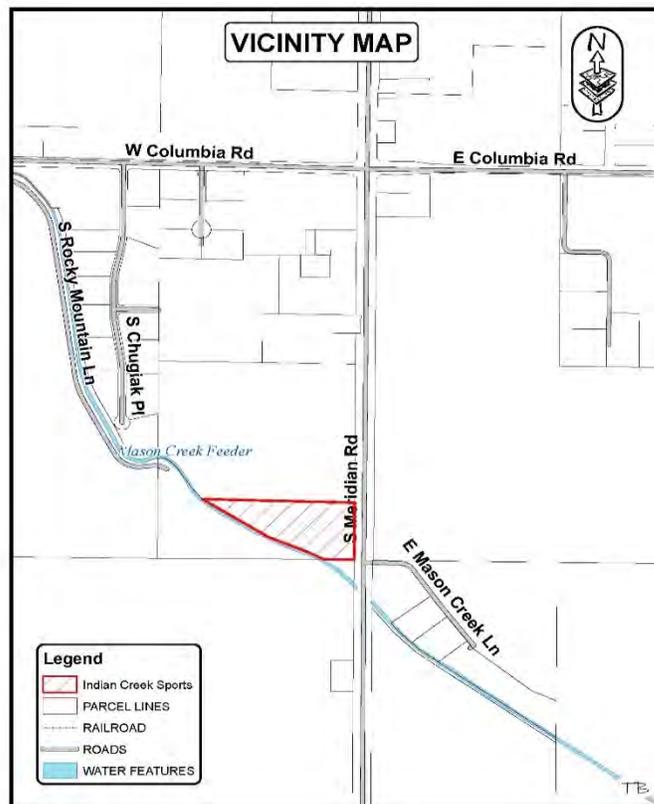


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A. Process and Noticing:

1. Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states that Comprehensive Plan Map Amendments and Annexations are designated as public hearings, with the P & Z Commission as the recommending body and 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 Land Use Planning Act.

a. Notifications

- | | |
|----------------------------------|-----------------------------------|
| i. Neighborhood Meeting | June 22, 2016 (4 people attended) |
| ii. Agency Comment Request | February 2, 2017 |
| iii. 315' Property Owners Notice | May 26, 2017 |
| iv. Kuna, Melba Newspaper | May 10, 2017 |

v. Site Posted

May 26, 2017

B. Applicant's Request:

The applicant, Troy and Vicki Todd, with Indian Creek Sports, request approval to amend the Kuna Comprehensive Plan Map (CPM) designation for this site, from High Density Residential to a Commercial Zone over approximately 5.46 acres. The site is contiguous to Kuna City limits and the applicant requests approval to annex the same parcel into Kuna City limits with the following zone; C-1 (Neighborhood Commercial). The subject property is located on the southwest corner (SWC) of Meridian Road and the Mason Creek Street alignment – west of Meridian Road, half way between Hubbard and Columbia Roads.

C. Aerial Map:



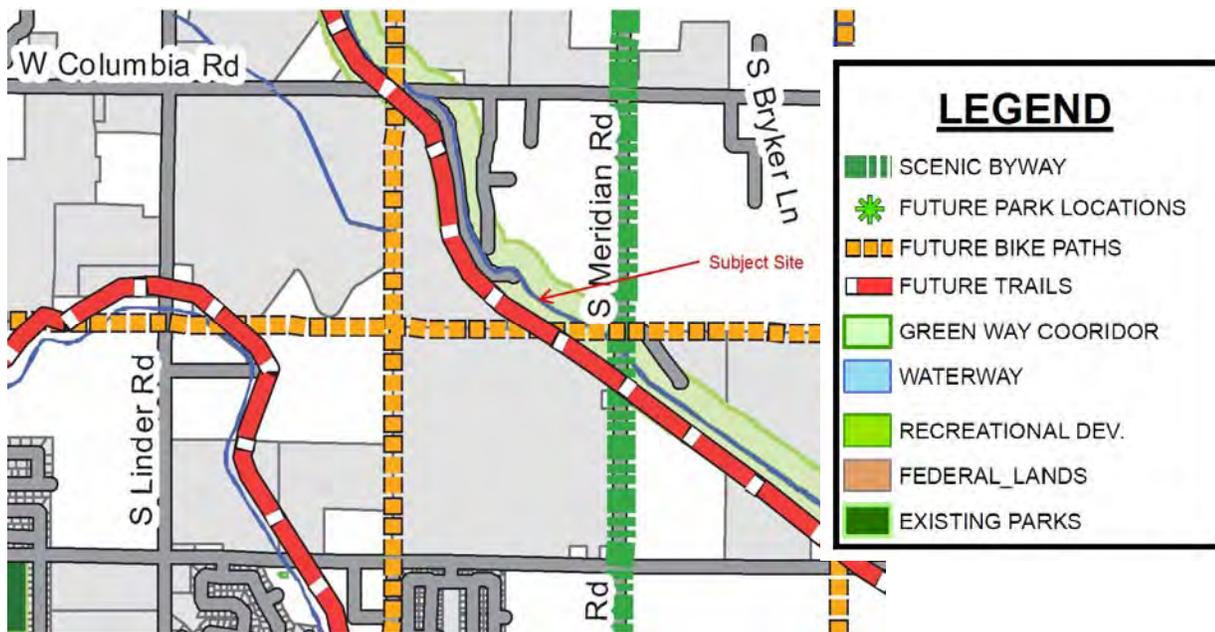
©Copyrighted

D. Site History:

This site is currently in Ada County, and has been vacant for many years. There is an accessory structure on site. It is proposed to remain at this time and the foundation may be used for a future new building.

E. General Projects Facts:

1. **Comprehensive Plan Map:** The Future Land Use Map (Comprehensive [Comp] Plan Map) is intended to serve as a *guide* for the decision making body for the City. This map indicates general future land uses, however, it is not the actual zone. The Comp Plan Map identifies this site as High Density Residential.
2. **Recreation and Pathways Map:** The Recreation and Pathways Master Plan Map indicates a future trail along the west side of the Mason Creek canal on the west side of the site. It is the City's goal to increase the number and connectivity to trails and pathways in Kuna. It is advantageous for each parcel to develop trails and pathways along frontages of their canals and ditches to comply with the Recreation and Pathways Master Plan goals by either starting a pathway, or extending one at time of development.



3. **Surrounding Land Uses:**

North	RUT	Rural Residential – Ada County
South	PUD	Planned Unit Development – Kuna City
East	RR	Rural Residential & Agriculture – Ada County
West	RR	Rural Residential – Ada County

4. **Parcel Sizes, Current Zoning, Parcel Number(s):**

- Parcel Size: 5.46 acres (approximately).
- Zoning: RUT; Rural Residential, (Ada County).
- Parcel #: S1312142304

5. **Services:**

- Sanitary Sewer– City of Kuna (Connection is recommended when sewer is within 300')
- Potable Water – City of Kuna (Connection is recommended when potable water is within 300')
- Irrigation District – Boise-Kuna Irrigation District
- Pressurized Irrigation – City of Kuna (KMID) (Connection is recommended when PI lines are within 300')
- 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 currently vacant and an unused parcel. This site is generally flat. The soils appear to be a Hydrologic Group ‘C’ and possibly ‘A’ for the site with a general slope of less than 2%.

7. **Transportation / Connectivity:**

The applicant proposes to use the existing access from Meridian Road on the north side of the site temporarily. When adjacent future development occurs, applicant is aware that access will be limited to the future mid-mile alignment (Mason Creek St.) It has been deemed unnecessary by ACHD to require the construction of Mason Creek St. on the south half of the site and cross the Mason Creek ditch at this time. Staff agrees with ACHD. Staff notes that the Highway Overlay District standards state that connection to Meridian Road shall be at the full and/or mid-mile alignment and shall be enforced as the area develops further in the future.

8. Environmental Issues:

Staff is not aware of any environmental, health or safety conflicts.

9. Agency Responses:

The following agencies returned comments are included with this case file:

- City Engineer (Gordon Law, P.E.) *Exhibit B 1*
- Ada County Highway District (Austin Miller) *Exhibit B 2*
- Boise Project Board of Control (Bob Carter) *Exhibit B 3*
- Central Dist. Health Dept. (Lori Badigian), *Exhibit B 4*
- COMPASS (Carl Miller), *Exhibit B 5*.

F. Staff Analysis:

This project requests a C-1 commercial zone upon annexation. The Comprehensive Plan Map (CPM) designates this site as High Density Residential. The applicant proposed to introduce retail boats sales and repair services. This new commercial use is an appropriate designation for the CPM, as this site is located within the Overlay District, and adjacent to the Kuna Transportation Corridor. The property abuts Kuna City limits on the south (Previously known as the Napa Vineyards project 2008-PUD). This project is adjacent to a principle arterial (Meridian Rd./Highway 69 and to the south, future mid-mile Mason Creek St.). There are no public utilities within 300 feet of, or adjacent to this site. Applicant is aware that when City services are within 300' of the property it will be necessary to connect to sewer, potable water lines as recommended in the City engineers memo. Applicant intends to prepare the site for commercial retail use. It is anticipated this development will take up to 3 phases to complete. Applicant is aware that design review will be required for future proposed building(s), landscaping and its parking lot.

Staff has reviewed Kuna's Comprehensive Plan (Comp Plan), which encourages commercial developments numerous times throughout the Comp Plan, and particularly within the Meridian Road corridor. The sections of the Comp Plan that address new commercial are included below, in Section K (Comp Plan analysis) of this memo. As the area develops in the future, staff recommends the applicant be conditioned to remove the existing access and rely solely on future Mason Creek St. to the south and applicant shall participate in its construction. The City attempts to balance new commercial uses within the City. Staff recommends the applicant work with Kuna Rural Fire District (KRFD) to ensure proper access and all servicing (including sprinkler needs) needs of the KRFD, throughout all phases of development.

Staff has determined this application complies with 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's 16-04-CPM and 16-13-AN, subject to the conditions of approval by Kuna's Commission and 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. Idaho Code, Title 67, Chapter 65- the Local Land Use Planning Act.

H. Procedural Background:

On April 11, 2017, the Council considered the applications, including agency comments, staff's memo, application exhibits and public testimony presented or given.

I. Factual Summary:

This site is located at the northwest corner of Meridian Road and Mason Creek St. alignment and covers 5.46 (approx.) acres that are adjacent to City limits and currently zoned RR (Rural Residential – Ada County). Applicant requests amending the Comp Plan Map designation for the subject site from High Density Residential to Commercial; and to annex the same parcel into Kuna City with the following zone; C-1 (Neighborhood

Commercial). If approved, this project will take access from Meridian Road (principle arterial) in one place (existing access on the north side). Both roads are/will be classified roadways.

J. Proposed Findings of Fact:

Based upon the record contained in Case No's **16-04-CPM and 16-13-AN**, including the Comprehensive Plan, Kuna City Code, staff's memorandums, the exhibits, and the testimony during the public hearing, Kuna's Council hereby *approve/ denies* the Findings of Fact and Conclusions of Law, and conditions of approval for Case No's 16-04-CPM and 16-13-AN, a request for a Comprehensive Plan Map amendment and annexation into Kuna City limits request by the applicant follows:

The Council concludes that the applications complies/does not comply with the City of Kuna's Zoning regulations (Title 5) of KCC.

1. The Kuna Council accepts the facts as outlined in the staff memo, the public testimony and the supporting evidence list presented.

Comment: *The Council held a public hearing on the subject applications on June 6, 2017, to hear from City staff, the applicant and to accept public testimony. The decision by the Council is based on the application, staff memo and public testimony, both oral and written.*

2. Based on the evidence contained in Case No's 16-04-CPM and 16-13-AN, this proposal appears to *generally* comply with the Comprehensive Plan and Comp Plan Map.

Comment: *The Comp Plan has listed numerous goals for providing new commercial in Kuna. The Comp Plan Map designates this property as High Density. Whereas this project proposes new commercial along Meridian Road, which has been designated as a commercial corridor, and this project proposes new commercial uses, and High Density typically requires commercial standards and is typically considered a commercial use, the project generally follows the goals of the Comp Plan and the Comp Plan Map.*

3. The Council has the authority to approve / conditionally approve / deny these applications.

Comment: *On June 6, 2017, Kuna's Council voted to approve / conditionally approve / deny case No's 16-04-CPM and 16-13-AN.*

4. The public notice requirements were met and the public hearing was conducted within the guidelines of applicable Idaho Code and City Codes and Ordinances.

Comment: *As noted in the process and noticing sections, notice requirements were met to hold a public hearing on June 6, 2017.*

K. Proposed Councils Comprehensive Plan Analysis:

Council determines the proposed commercial use for the *site* is consistent with the following Comp Plan components:

New Commercial:

Residents hoped for the creation of business and light commercial use centers within neighborhoods. These centers would include restaurants, gas stations, churches, multi-family use facilities, and other mixed-use developments (Page 13 - CP).

Comment: *The Comp Plan and the corresponding Future Land Use Map (with land use designations) provides for commercial uses. This project has proposed new commercial, therefore it generally conforms to the Comp Plan and the Future Land Use Map.*

Private Property Rights Goals and Objectives - Section 2 - Summary:

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 does not constitute a "takings" and the Economic value is intact.*

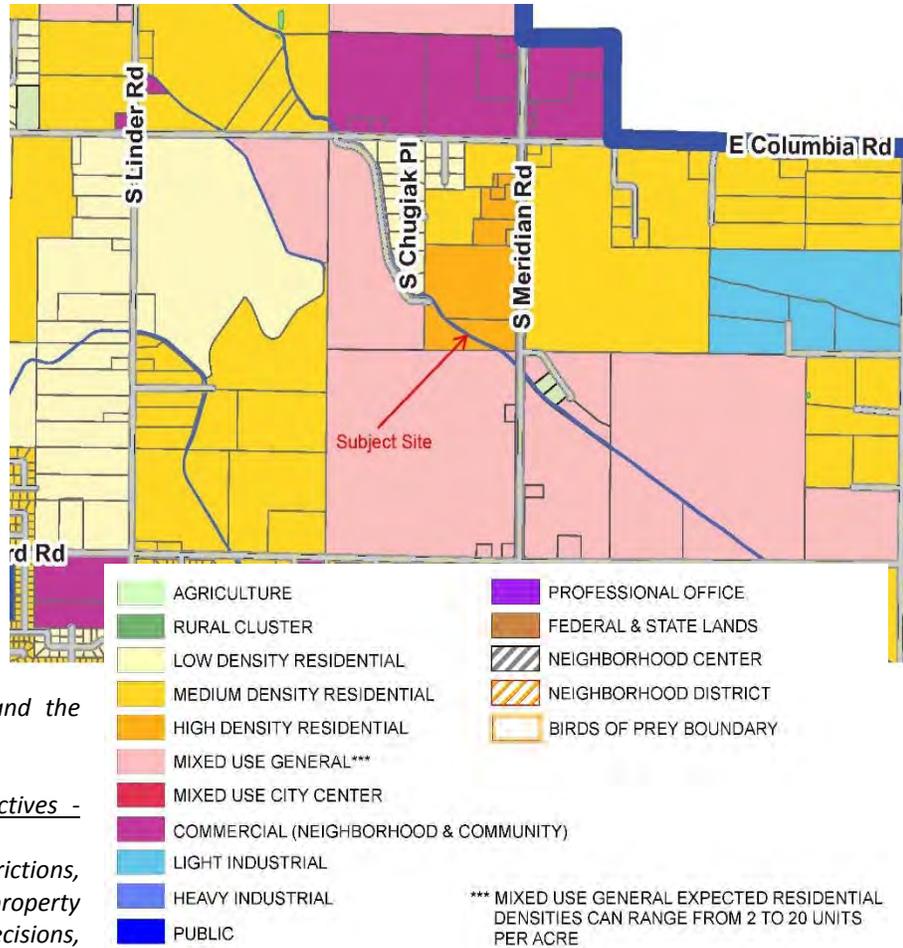
Economic Development Goals and Objectives - Section 5 - Summary:

Promote and support a diverse and sustainable economy that will allow more Kuna residents to work in their community, and develop policies to provide incentives and assistance to attract companies. 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, Pg. 43 – 3.1 and Pg. 41 – 1 & 1.3 [CP]).

Comment: *The Comp Plan encourages a mix of commercial uses and calls for increasing pedestrian connections. This project adds to Kuna's new commercial inventory and provides opportunities for possible extension of Mason Creek Street in the future.*

Land Use Goals and Objectives - Section 6 - Summary:

Encourage and support mixed uses to accommodate a diverse range of business and commercial activity balanced with residential uses. Provide a broad mix of services within walking distances while strengthening the economy and providing opportunity for social interactions. Encourage commercial development on transportation corridors.



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. 63 – 1.1, Pg. 64 – 2.1, 2.2.1, and 6.4.1 Def. Pg. 89 [CP]).

Comment: *This project adds a quality commercial opportunity to the City's inventory.*

Transportation - Section 9: Encourage developers to create mixed-use developments that will reduce travel demand through trip capture. Increase Kuna's employment opportunities as a means of reducing commuter trips (Page 119 – Obj. 3.2 Policy 1 and 2 [CP]).

Comment: *Applicant proposes a new commercial development adding to employment opportunities and may reduce commuter trips, therefore, it complies with the comp plan goals and policies*

Community Design Goals and Objectives - Section 13 - Summary:

Strengthen Kuna's Image through good community and urban design principles that create mixed-uses and 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 and 2.1[CP]).

Comment: *Applicant proposes good community and urban design principles through creation of Mixed-Uses and a quality development, adding possibly adding to the pedestrian pathway network and adding possibly in the future to the City's roadway network (Mason Creek St.) complying with the adopted Master Street Plan of Kuna (Functional Classified Road Map). This development should also incorporate landscape buffers creating 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.*

L. Proposed 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 commercial development as a commercial retail / repair service, as proposed.

Comment: *The 5.46 acre (approximate) project appears to be suitable for development as a commercial use, as proposed.*

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

Comment: *The land to be developed commercially is not used as wildlife habitat. Uses for the site 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 Comprehensive Plan Map (CPM) amendment and annexation applications are/are not likely to cause adverse public health problems.

Comment: *The proposed commercial uses for the property would generally comply with the Comp Plan. The project will be required to connect to public sewer and potable water systems when available and within 300' of the property, therefore eliminating the occurrence of adverse public health problems.*

4. The application appears to avoid/cause 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 commercial uses and the location of the property with current adjacent uses.*

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

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

6. Based on the evidence contained in Case No's 16-04-CPM and 16-13-AN, Council finds Case No's 16-04-CPM and 16-13-AN adequately comply with Kuna City Code.

7. Based on the evidence contained in Case No's 16-04-CPM and 16-13-AN, Council finds Case No's 16-04-CPM and 16-13-AN generally comply with Kuna's zoning Code.

N. Recommendation of the Commission to Council:

On April 11, 2017, the Commission voted 3-0 to recommend approval for Case No's 16-04-CPM and 16-13-AN, based upon the Comp Plan, Kuna City Code, the record before the Commission, the applicant's presentation and testimony at the April 11, 2017, and discussion at the public hearing, the Kuna Commission votes to recommend approval for Case No's 16-04-CPM and 16-13-AN with the following conditions of approval *at time of development*:

- Applicant shall follow all applicable conditions of approval from agencies and as discussed at the hearing and listed in the staff memo.

O. Proposed Order of decision of the Council:

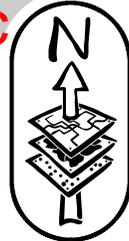
On June 6, 2017, the Council voted to approve / deny Case No's 16-04-CPM and 16-13-AN, based upon the facts outlined in staff's memo, the Comp Plan, Kuna City Code, the record before the Council, the applicant's presentation, public testimony and discussion at the at the June 6, 2017, public hearing. Council hereby votes to approve / conditionally approve / deny Case No's 16-04-CPM and 16-13-AN with / without the following conditions of approval *at time of development*:

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. Applicant shall apply for design review for all buildings, landscaping, and parking lot for the site.
7. Street lights and parking lights for the site shall be LED lighting and must comply with Kuna City Code.
8. Parking within the site shall comply with Kuna City Code. (Unless specifically approved otherwise).
9. 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.
10. All signage within/for the project shall comply with Kuna City Code.
11. All 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.
12. Applicant shall be conditioned to connect to City to Kuna Sewer and Potable Water, when the availability of those services are within 300' of the property lines, as recommended by City Engineer.
13. The land owner/applicant/developer, and/or 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.
14. Applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
15. Developer/owner/applicant shall comply with all local, state and federal laws.

DATED: This 6th day of June, 2017.

VICINITY MAP

Exhibit A 2 c



W Columbia Rd

E Columbia Rd

S Tranquility Ln

S Bryker Ln

S Chugiak Pl

S Obadiah Ln

W Chilitna St

S Meridian Rd

E Mason Creek Ln

Mason Creek Feeder

Subject Site

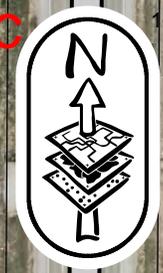
Legend

-  Indian Creek Sports
-  PARCEL LINES
-  ROADS
-  KUNA CITY LIMITS
-  WATER FEATURES

TB

AERIAL MAP

Exhibit A 2 c



Mason Creek Feeder

S Meridian Rd

TB



To the city of Kuna:

December 13, 2016

I, Troy and Vicki Todd, are planning to move Indian Creek Sports from its current location at 958 W. Avalon to 8797 S. Meridian Road. The reason I need to annex into the city, is because I cannot have a commercial business outside of an incorporated city, and being how I started in Kuna, I would like to stay in Kuna. The land will be going from r10 to c1 which is a commercial use. As of right now, public services are not available, but after talking with Gordon Law he has tentatively said that I can open up my business, and as city sewer and water comes to my location, I need to tie into it.

Thank you,

Troy and Vicki Todd

Troy Todd
Vicki Todd

RECEIVED
12-20-16



**City of Kuna
Planning & Zoning
Department**
P.O. Box 13
Kuna, Idaho 83634
208.922.5274
Fax: 208.922.5989
Website: www.cityofkuna.com

Commission & Council Review Application

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

*Please submit the appropriate checklist (s) with application

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

For Office Use Only	
File Number (s)	16-13-AN 16-04-CPM INDIAN CREEK SPORTS
Project name	TODD ANNEXATION & CPMA.
Date Received	12.20.2016
Date Accepted/Complete	
Cross Reference Files	
Commission Hearing Date	
City Council Hearing Date	

Contact/Applicant Information

Owners of Record: <u>Troy & Vicki Todd</u>	Phone Number: <u>208-794-2806</u>
Address: <u>6029 SUNRISE</u>	E-Mail: <u>Troy@INDIANCREEKSPORTS.COM</u>
City, State, Zip: <u>KUNA Id 83634</u>	Fax #: <u>208-922-4299</u>
Applicant (Developer): <u>SAME</u>	Phone Number: _____
Address: _____	E-Mail: _____
City, State, Zip: _____	Fax #: _____
Engineer/Representative: <u>Rod Baldwin</u>	Phone Number: _____
Address: _____	E-Mail: _____
City, State, Zip: _____	Fax #: _____

Subject Property Information

Site Address: <u>8797 25x50 Aq Blvd</u>	<u>5 MERIDIAN Rd MERIDIAN Id 83642</u>
Site Location (Cross Streets): _____	
Parcel Number (s): <u>51312142304</u>	
Section, Township, Range: <u>12 T2N R1W</u>	
Property size: <u>Approx 5.489</u>	
Current land use: <u>R-6</u>	Proposed land use: <u>C-1</u>
Current zoning district: <u>RR</u>	Proposed zoning district: <u>C-1</u>

RECEIVED
12.20.16

Project Description

Project / subdivision name: INDIAN creek sports

General description of proposed project / request: _____

Type of use proposed (check all that apply):

Residential _____

Commercial _____

Office _____

Industrial _____

Other _____

Amenities provided with this development (if applicable): _____

Residential Project Summary (if applicable)

Are there existing buildings? Yes No

Please describe the existing buildings: 1 pole barn / foundation

Any existing buildings to remain? Yes No

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

Number of common and/or other lots: _____

Type of dwellings proposed:

Single-Family _____

Townhouses _____

Duplexes _____

Multi-Family _____

Other _____

Minimum Square footage of structure (s): _____

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

Percentage of open space provided: _____ Acreage of open space: _____

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

Non-Residential Project Summary (if applicable)

Number of building lots: 1 Other lots: _____

Gross floor area square footage: 5,000 TOTAL Existing (if applicable): 0

Hours of operation (days & hours): M-F 9-6 5-9-3 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): vinyle metal

Proposed Parking:

a. Handicapped spaces: 1 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: Seay Soeld Date: 12/13/16



Exhibit B 1

CITY OF KUNA
P.O. BOX 13
KUNA, ID 83634
www.kuna.id.gov

GORDON N. LAW
 CITY ENGINEER

Telephone (208) 287-1727; Fax (208) 287-1731

Email: glaw@kunaID.gov

MEMORANDUM

TO: Director of Kuna Planning and Zoning

FROM: Gordon N. Law
 Kuna City Engineer

RE: Indian Creek Sports
 Troy & Vicki Todd
 Annexation
 16-04-CPM, 16-13-AN, Zoned C-1

DATE: February 14, 2017

The City Engineer has reviewed the annexation request of the above applicant dated February 2, 2017. It is noted that specific development plans are provided but these comments are restricted to a request for Comp Plan Amendment, annexation and C-1 zoning designation. The recommendation of the City Engineer is to proceed with this Subdivision and address any issues and conditions raised below in connection with this application. Accordingly, the City Engineer provides the following comments:

1. Sanitary Sewer Needs

- a) The applicant's property to be annexed is presently used for agricultural purposes and presently is not connected to City services. The City Engineer recommends connection to City facilities when those services become available (meaning within 300' of the property).
- b) The property seems to have been served by its own septic tank and drain field. If the site system fails, system is deemed inoperable or the use of the property is changed or expanded beyond limits of the existing septic system the applicant will need to find an acceptable plan that is agreeable to the City Engineer.
- c) The nearest point of connection for the property is an 8-inch sewer main in W. Hubbard Road 4,000 feet south and east of the property. 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.
- d) Wastewater from the applicant's property would be treated in the North Treatment Plant which has sufficient capacity to serve this site.
- e) Applicant must conform to City of Kuna Sewer Master Plan.

- f) Connection obligations are defined in KCC 5-16-4.B.4 and will include pre-payment of connection fees.
- g) 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 applicant's property to be annexed is presently used for agricultural purposes and presently is not connected to City services. As developed property, it may require municipal water service for potable and fire protection needs.
- b) The existing homestead appears to be served by its own well. If the site system fails or the use of the property is changed or expanded beyond that proposed in this application or facilities are extended within 300' of the property, the City Engineer recommends connection to City facilities
- c) Improvements necessary to provide adequate fire protection as required by Kuna Fire District will be required of the development.
- d) The nearest point of connection for the property is a 12-inch water main in W. Hubbard Road. When connecting to the water system, the applicant will need to abide by any relevant water reimbursement policies and agreements and any relevant connection fees.
- e) Applicant must conform to City of Kuna Water Master Plan.
- f) For assistance in locating existing facilities, please contact the City Engineer at 287-1727.

3. Pressure Irrigation

- a) The property's irrigation needs are presently served by its own well and surface water rights held in trust by the Boise-Kuna Irrigation District.
- b) Upon development, the City Engineer recommends that surface rights be retained, downstream rights are preserved and the applicant shall show how they intend to irrigate any landscaped portions of the project without the use of Public Potable Water.
- c) The nearest point of connection for the property is an 8-inch pressure irrigation main 2,400' SE of the property in easements in Patagonia Subdivision. When connecting to the pressure irrigation system, the applicant will need to abide by any relevant water reimbursement policies and agreements and any relevant connection fees.
- d) Applicant must conform to City of Kuna Irrigation Master Plan.
- e) For assistance in locating existing facilities, please contact the City Engineer at 287-1727.

4. Grading and Storm Drainage

The following is not required for annexation but will be required when alteration of surface features is proposed (such as grading or paving) in connection with future land use applications:

- a) Please provide a grading and drainage plan which supports and maintains all upstream drainage rights and all downstream irrigation delivery rights as they presently exist for this property.
- b) If impervious area is increased, please provide a storm water disposal plan acceptable to the City Engineer which accounts for the increased storm water drainage. Please

- provide detail drawings of drainage facilities for review. The City relies on the ACHD storm water policy as guidance for design.
- c) Any increase in quantity or rate of runoff or decrease in quality of runoff from the site compared to historical conditions must be detained, treated and released at rates no greater than historical amounts.
 - d) If offsite disposal of storm water in excess of historical rates or conditions is proposed, or disposed at locations different than provided historically, the approval of the affected entities is required.

5. General

The following is not required for annexation but will be required in connection with future land use applications:

- a) With the addition of this property into the corporate limits of Kuna and its potential connection to water (and perhaps 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 (ie development) any conveyable water rights by deed and "Change of Ownership" form from IDWR that are presently associated with the property. 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) Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties.
- d) State the vertical datum used for elevations on all drawings.
- e) Provide engineering certification on all final engineering drawings.

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 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 approval of final construction plans. **If no public water, sewer and irrigation construction work is done (such as with a stand-alone annexation), no fees are required.**

7. Right-of-Way

The subject property fronts on its east side on existing section line street (S. Meridian Road) and abuts the alignment for a future mid-mile collector (Mason Creek Road). The following conditions are related to these classified streets and applies at the time of development:

- a) Sufficient half right-of-way on the section line for the existing and future classified streets should be provided pursuant to City and ITD standards.

- b) It is recommended approaches onto the classified street complies with ITD approach policies.
- c) 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 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's 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. **If no public facilities are constructed (such as with a stand-alone annexation), no as-built drawings are required but may be required in connection with future development.**

9. Property Description

- a) The applicant should provide a metes and bounds property description of the subject parcel.

Sincerely,

Gordon N Law

Gordon N Law
City Engineer

Troy Behunin

From: Austin Miller <Amiller@achdidaho.org>
Sent: Thursday, February 09, 2017 4:06 PM
To: 'troy@indiancreeksports.com'
Cc: Troy Behunin
Subject: Indian Creek Sports ACHD Response

Hi Troy,

I received your application for a comprehensive plan amendment and annexation into the City of Kuna (16-04-CPM & 16-13-AN). As your property doesn't abut an ACHD road, there are no site specific conditions of approval.

Impact fees will be required prior to pulling a building permit for a new structure. For budgeting purposes, your site sounds like it would fall under out light industrial category. The rate would be \$2,817 per 1,000 square feet.

If you have any question, please let me know.

Thank you,

Austin Miller
Ada County Highway District
Planner I, Development Services
3775 Adams Street, Garden City, ID 83714
Phone: (208) 387-6335
E-mail: Amiller@achdidaho.org



BRIAN McDEVITT
CHAIRMAN OF THE BOARD

RICHARD DURRANT
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

13 February 2017

City of Kuna
751 W. 4th Street
Kuna, Idaho 83634

RE: Indian Creek Sports
8797 S. Meridian Rd.
New York Irrigation District
Mason Creek Feeder 144+80
Sec. 12, T2N, R1W, BM.

16-04-CPM, 16-13-AN

NY-149-003-01

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FEB 17 2017
CITY OF KUNA

Troy Behunin, Planner II:

The United States' Mason Creek Feeder Canal lies within the boundary of the above-mentioned location. The easement for this canal 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) if approved.

The Boise Project Board of Control is contracted to operate and maintain this canal. We assert this federal easement 37 feet north and east and 35 feet south and west of the canal's centerline. Whereas this area is for the operation and maintenance of our facility, no activity should hinder our ability to do so.

The Boise Project does not approve landscaping (other than grass) within its easements, as this will certainly increase our cost of maintenance.

Fencing (as may be required) must be constructed just off the canal easement, to insure public safety and prevent encroachments.

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.

Crossing agreements must be secured and signed by all parties prior to March 1st of each year. A time schedule for the construction to be done during the non-irrigation season

must be approved by Boise Project prior to any activity within Project easements. No construction will be allowed within the easement boundaries of the Boise Project Board of Control facilities after March 15th of each year. However, on a case by case basis, overhead utilities and utilities boring underneath a Project facility may be allowed after March 15th if reviewed and approved by the Boise Project.

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

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

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
Terri Hasson Secretary-Treasurer, NYID
File



CENTRAL DISTRICT HEALTH DEPARTMENT Environmental Health Division

- Return to: [] ACZ [] Boise [] Eagle [] Garden City [x] Kuna [] Meridian [] Star

Rezone # 16-04-CPM 16-13-AN

Conditional Use #

Preliminary / Final / Short Plat

City of Kuna

- [x] 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 [] waste flow characteristics
[] bedrock from original grade [] other
[] 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
[] 7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.
[] 8. After written approval from appropriate entities are submitted, we can approve this proposal for:
[] central sewage [] community sewage system [] community water well
[] interim sewage [] central water
[] individual sewage [] individual water
[] 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
[] central sewage [] community sewage system [] community water
[] sewage dry lines [] central water
[] 10. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.
[] 11. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
[] 12. We will require plans be submitted for a plan review for any:
[] food establishment [] swimming pools or spas [] child care center
[] beverage establishment [] grocery store
[] 13. Infiltration beds for storm water disposal are considered shallow injection wells. An application and fee must be submitted to CDHD.

[] 14. Reviewed By: [Signature]

Date: 2/23/17

Communities in Motion 2040 Development Checklist

The Community Planning Association of Southwest Idaho (COMPASS) is the metropolitan planning organization (MPO) for Ada and Canyon Counties. COMPASS has developed this checklist as a tool for local governments to evaluate whether land developments are consistent with the goals of *Communities in Motion 2040* (CIM 2040), the regional long-range transportation plan for Ada and Canyon Counties. CIM 2040 was developed through a collaborative approach with COMPASS member agencies and adopted by the COMPASS Board on **July 21, 2014**.



[Click to enlarge map.](#)

This checklist is not intended to be prescriptive, but rather a guidance document based on CIM 2040 goals, objectives, and performance measures. A checklist user guide is available [here](#); and more information about the CIM 2040 goals can be found [here](#); and information on the CIM 2040 Vision can be found [here](#).

Name of Development: Indian Creek Sports

Summary: Amend the Comprehensive Plan from High Density Residential to Commercial southwest of the intersection of Meridian Road and Columbia Road. The proposal exceeds the growth forecasted in the regional transportation plan for this neighborhood. The proposal meets 6 CIM 2040 checklist items and does not meet 13 items. Consider a pathway along Mason Creek Feeder for future connections per the 2016 City of Kuna Regional Pathway Map and restricting access to only Rocky Mountain Lane, not Highway 69 (Meridian Road).

Land Use

In which of the [CIM 2040 Vision Areas](#) is the proposed development? (**Goal 2.1**)?

- Downtown Employment Center Existing Neighborhood Foothills
 Future Neighborhood Mixed Use Prime Farmland Rural
 Small Town Transit Oriented Development

- Yes No N/A The proposal is within a CIM 2040 Major Activity Center. (**Goal 2.3**)

Neighborhood (Transportation Analysis Zone) Demographics

Existing		Existing TAZ + Proposal		2040 Forecast	
Households	Jobs	Households	Jobs	Households	Jobs
26	19	26	32	29	19

- Yes No N/A The number of jobs and/or households in this development is consistent with jobs/households in the CIM 2040 Vision in this neighborhood. (**Goal 2.1**)

Area (Adjacent Transportation Analysis Zone) Demographics

Existing		Existing TAZs + Net Proposed		2040 Forecast	
Households	Jobs	Households	Jobs	Households	Jobs
55	162	55	175	1,013	905

- Yes No N/A The number of jobs and/or households in this development is consistent with jobs/households in the CIM 2040 Vision in this area. (**Goal 2.1**)



More information on COMPASS and *Communities in Motion 2040* can be found at:
www.compassidaho.org
 Email: info@compassidaho.org
 Telephone: (208) 475-2239



Communities in Motion 2040 Development Checklist

Transportation

- Attached N/A An Area of Influence Travel Demand Model Run is attached.
- Yes No N/A There are relevant projects in the current Regional [Transportation Improvement Projects](#) (TIP) within one mile of the development.

Comments: See attached

- Yes No N/A The proposal uses appropriate access management techniques as described in the [COMPASS Access Management Toolkit](#).

Comments: Limit access management to Highway 69 (Meridian Road) a Principal Arterial.

- Yes No N/A This proposal supports Valley Regional Transit's [valleyconnect](#) plan. See [Valley Regional Transit Amenities Development Guidelines](#) for additional detail.

Comments: This location is not along a current or proposed transit service, nor in a demand response area.

The **Complete Streets Level of Service (LOS) scoring** based on the proposed development will be provided on an separate worksheet (**Goals [1.1](#), [1.2](#), [1.3](#), [1.4](#), [2.4](#)**):

- Attached N/A Complete Streets LOS scorecard is attached.
- Yes No N/A The proposal maintains or improves current automobile LOS.
- Yes No N/A The proposal maintains or improves current bicycle LOS.
- Yes No N/A The proposal maintains or improves current pedestrian LOS.
- Yes No N/A The proposal maintains or improves current transit LOS.
- Yes No N/A The proposal is in an area with a [Walkscore](#) over 50.

Housing

- Yes No N/A The proposal adds [compact housing](#) over seven residential units per acre. (**Goal [2.3](#)**)
- Yes No N/A The proposal is a mixed-use development or in a mixed-use area. (**Goal [3.1](#)**)
- Yes No N/A The proposal is in an area with lower transportation costs than the [regional average](#) of 26% of the median household income. (**Goal [3.1](#)**)
- Yes No N/A The proposal improves the jobs-housing balance by providing housing in employment-rich areas. (**Goal [3.1](#)**)

Community Infrastructure

- Yes No N/A The proposal is infill development. (**Goals [4.1](#), [4.2](#)**)
- Yes No N/A The proposal is within or adjacent to city limits. (**Goals [4.1](#), [4.2](#)**)
- Yes No N/A The proposal is within a city area of impact. (**Goals [4.1](#), [4.2](#)**)

Health

- Yes No N/A The proposal is within 1/4 mile of a transit stop. (**Goal [5.1](#)**)
- Yes No N/A The proposal is within 1/4 mile of a public school. (**Goal [5.1](#)**)
- Yes No N/A The proposal is within 1/4 mile of a grocery store. (**Goal [5.1](#)**)
- Yes No N/A The proposal is within 1 mile of a park and ride location. (**Goal [5.1](#)**)

Economic Development

- Yes No N/A The proposal improves the jobs-housing balance by providing employment in housing-rich areas. (**Goal [3.1](#)**)
- Yes No N/A The proposal provides grocery stores or other retail options for neighborhoods within 1/2 mile. (**Goal [6.1](#)**)

Open Space

- Yes No N/A The proposal is within a 1/4 mile of a public park. (**Goal [7.1](#)**)
- Yes No N/A The proposal provides at least 1 acre of parks for every 35 housing units. (**Goal [7.1](#)**)

Farmland

- Yes No N/A The proposal is outside "Prime Farmland" in the CIM 2040 Vision. (**Goals [4.1](#), [8.2](#)**)
- Yes No N/A The proposal is outside prime farmland. (**Goal [8.2](#)**)

Transportation Improvement Projects (TIP) Comments

In FY2021 ITD plans to resurface the pavement on SH-69 from the City of Kuna to the City of Meridian. Also in FY2021 ITD plans to signalize the intersections of Hubbard Road and Lake Hazel Road along SH-69.



Communities in Motion 2040 Complete Streets Scorecard



The purpose of this checklist is to provide a tool for local governments to evaluate whether land developments are in accordance with the goals of *Communities in Motion 2040* (CIM 2040). Complete Streets Level of Service (LOS) refers to the multimodal (automobile, bicycle, pedestrian, and transit) experience and grades a roadway (A-F) for each mode. COMPASS conducts Complete Streets Level of Service (CSLOS) analysis for developments on arterial roads.

Highway 69 (Meridian Road)	Mode	Existing	With attached sidewalk and bicycle lane 	With detached pathway 
		Link LOS	Link LOS 	Link LOS 
Columbia Road to Hubbard Road 	Transit	F	F	F
	Bike	E	C	B
	Ped	F	D	D
Highway Capacity Manual 2010 Methodologies				

Walkscore: 0 Car-Dependent. Walkscore is a walkability index that assigns a numerical walkability on a scale from 0 - 100 based on walking routes to destinations such as grocery stores, schools, parks, restaurants, and retail. Scores of 50 or higher are considered at least "Somewhat Walkable" while scores less than 50 are "Car-Dependent."

Additional Comments:

Highway 69 (Meridian Road) is currently served by a Bicycle LOS of "E" and a Pedestrian LOS of "F." An attached sidewalk and bicycle lane would improve Pedestrian LOS from "E" to "C" and Bicycle LOS from "F" to "D." A separated or detached pathway would improve Pedestrian LOS to a "D." The detached pathway would also improve Bicycle LOS to a "B."

More information on COMPASS and *Communities in Motion 2040* can be found at:



www.compassidaho.org



LEGAL DESCRIPTION
FOR
8797 S. MERIDIAN ROAD

A tract of land located in the Southeast Quarter of the Northeast Quarter of Section 12, Township 2 North, Range 1 West of the Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the East Quarter Corner common to Section 7, Township 2 North, Range 1 East and Section 12, Township 2 North, Range 1 West of the Boise Meridian, marked with an Aluminum Cap Monument, at the center-line of State Highway 69; thence N.89°25'31"W. a distance of 65.00 feet to a 5/8" rebar with plastic cap at the West Right-of-Way Line of State Highway 69, the Real Point of Beginning.

Thence N.89°25'31"W. a distance of 195.55 feet along the South Boundary of the Southeast ¼ of the Northeast ¼ of said Section 12 to a point at the Center-Line of the Mason Creek Feeder Canal; thence N.63°37'21"W. a distance of 108.12 feet along said Canal Center-Line; thence N.68°11'10"W. a distance of 272.40 feet along said Canal Center-Line; thence N.58°55'38"W. a distance of 443.50 feet along said Canal Center-Line; N.58°27'16"W. a distance of 48.82 feet along said Canal Center-Line; thence S.88°59'45"E. a distance of 40.00 feet to a point; thence S.88°59'45"W. a distance of 929.54 feet to 5/8" rebar with plastic cap; thence S.00°23'11"W. a distance of 388.74 feet along the Westerly Right-of-Way Line of Highway 69 to a 5/8" rebar with plastic cap, The Real Point of Beginning.

Said parcel contains 5.4892 Acres, more or less, and is subject to the following easements:

An Exclusive United States Mason Creek Feeder Canal Easement 37.00 feet to the right of the Mason Creek Feeder Canal Center-Line:

Commencing at the East Quarter Corner of Section 12, T. 2 N., R. 1 W., B. M.; thence N.89°25'31"W. a distance of 260.55 feet to a point on the Center-Line of the Mason Creek Feeder; thence N.63°37'21"W. a distance of 108.12 feet along said Canal Center-Line; thence N.68°11'10"W. a distance of 272.40 feet along said Canal Center-Line; thence N.21°48'48"E. a distance of 37.12 feet to the Radius point and the Initial Point of the Easement; said Easement is 50.00 feet in diameter;

And, a 30.00 feet Ingress and Egress Easement, lying adjacent to and parallel with the South Property Boundary where the South Boundary intersects the Center-Line of the Mason Creek Feeder Canal;

And, subject to a 16 feet wide Ingress and Egress Easement in the Southeast Quarter of the Northeast Quarter of Section 12, T. 2 N., R. 1 W. of the Boise Meridian lying 8 feet each side of the following described line:

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12.20.16

Commencing at the East Quarter Corner of said Section 12, thence along the East Section Line of said Section 12 N.00°23'11"E. (formerly N.00°23'34"W.) a distance of 380.25 feet to a point on said East Section Line; thence N.89°13'00"W. (formerly N.89°59'45"W.) a distance of 65.00 feet to a point on the West Right-of-Way Line of State Highway 69 as shown on Federal Aid Project No. STP-3782(101), said point being the Point of Beginning.

Thence N.89°13'00"W. (formerly N.89°59'45"W.) a distance of 987.97 feet to the end point, said point bearing N.69°24'25"W. (formerly N.70°11'10"W.) a distance of 1,122.00 feet from the East Quarter Corner of Section 12, T. 2 N., R. 1 W. of the Boise Meridian.

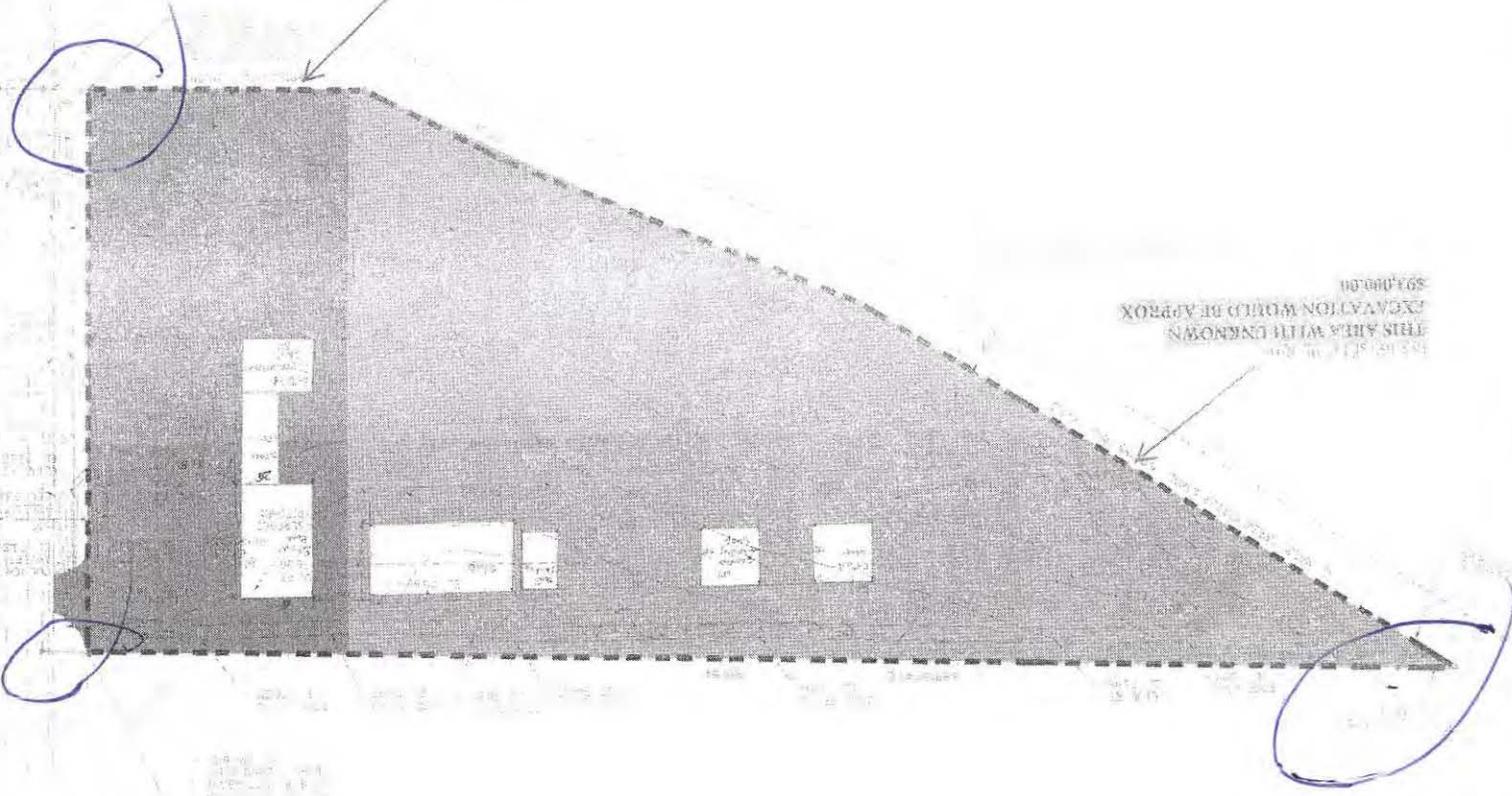
Prepared by: Rodney L. Baldwin, PE/LS
Consulting Engineer/Land Surveyor
4066 Hawthorne Way
Boise, Idaho 83703-3923
Phone No. (208) 343-4135
Cell Phone (208) 484-4450
Fax No. (208) 344-3596
Email: rodbaldwinpels@cableone.net



RLB

THIS AREA WITH UNKNOWN
EXCAVATION WOULD BE APPROX
\$91,000.00

66,900 sq ft Asphalt area



OWNER: THE CITY OF
 PROJECT: THE NEW
 LOCATION: 1000
 LANSING, MICHIGAN

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 12.20.16



Neighborhood Meeting Certification

CITY OF KUNA PLANNING & ZONING * 763 W. Avalon, Kuna, Idaho, 83634 * www.cityofkuna.com * (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 6 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: Annexation and Comp plan Amendment
 Date and time of neighborhood meeting: 6-22-16
 Location of neighborhood meeting: Fire station

SITE INFORMATION:

Location: Quarter: _____ Section: _____ Township: _____ Range: _____ Total Acres: _____
 Subdivision Name: KWAY Between Columbia & Hubbard 8797 S Meridian Rd Lot: _____ Block: _____
 Site Address: 8797S, Meridian Rd Tax Parcel Number(s): _____

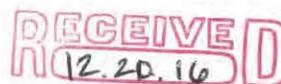
Please make sure to include all parcels & addresses included in your proposed use.

CURRENT PROPERTY OWNER:

Name: Troy & Ueki Todd
 Address: 6029 Sunrise City: KUNA State: Id Zip: 83634

CONTACT PERSON (Mail recipient and person to call with questions):

Name: Troy Todd Business (if applicable): INDIAN Creek Sports
 Address: 958 W Avalon City: KUNA State: Id Zip: 83634



PROPOSED USE:

Application Type

Brief Description

- Annexation
- Re-zone
- Subdivision (Sketch Plat and/or Prelim. Plat)
- Special Use
- Variance
- Expansion of Extension of a Nonconforming Use
- Zoning Ordinance Map Amendment

INDIAN Creek Sports
C-1

APPLICANT:

Name: Troy Todd

Address: 958 W Avalon

City: KUNA

State: Id

Zip: 83634

Telephone: 922-9353

Fax: 922-4469

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.

Troy Todd

Signature: (Applicant)

Date 6-22-16

SIGN IN SHEET

PROJECT NAME: INDIAN Creek Sports Association

Date: 6/23/16

	<u>Name</u>	<u>Address</u>	<u>Zip</u>	<u>Phone</u>
1	Ginger Yore	8799 S. Rocky Mtn. Ln	83642	208-250-8299
2	Suey Sodd	6029 Sunrise	83634	208-922-9353
3	Vicki Todd	6029 Sunrise	83634	208-922-9353
4	Red Baldwin	4066 N Howshome way	83703	208-484-4450
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**CITY OF KUNA
PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, April 11, 2017**

PZ COMMISSION MEMBER	PRESENT	CITY STAFF PRESENT:	PRESENT
Chairman Lee Young	X	Wendy Howell, Planning Director	X
Commissioner Dana Hennis	X	Troy Behunin, Senior Planner	X
Commissioner Cathy Gealy	Absent	Trevor Kesner, Planner II	X
Commissioner #4 (vacant)		Jace Hellman, Planner I	X
Commissioner Stephen Damron	X		

6:00 pm – COMMISSION MEETING & PUBLIC HEARING

Call to Order and Roll Call

Chairman Young called the meeting to order at **6:00 pm**.

1. CONSENT AGENDA

- a) Planning and Zoning Commission meeting minutes for March 28, 2017.

Commissioner Hennis motions to approve the consent agenda; Commissioner Damron Seconds, all aye and motion carried 3-0.

2. PUBLIC HEARING

- a) **17-02-SUP** (Special Use Permit): A request from Heather Branch to operate an in-home beauty salon located at 488 South Whim Avenue, Kuna, ID (APN #R7100120440).

Heather Branch: I have applied for a special use permit to operate a salon in the garage of my home. I am a licensed cosmetologist and has been doing hair for seven years. I typically do friends and family, it is pretty low key. I am not hiring out any employees, renting out my space, or posting any signs. I do appointment based only, no walk-ins. I primarily work in the evenings, I am a full-time mom and a part time stylist. So, it is the best way for me to get the best of both worlds. I have done this before in my last house, I lived in Nampa, and just moved here to Kuna, so I am pretty familiar with the business side of this I guess, but its worked out great for me and I hope that I can do it again here. **C/Young:** Okay, and have you seen the Conditions of approval in the staff report, and what they have. **Heather Branch:** I am not sure if you're asking for the CC&Rs? **C/Young:** No, let me find it on my pdf, I'm sorry. **C/Hennis:** eleven. **C/Young:** Eleven? I am slowly getting there. **Heather Branch:** Yea, I mean I haven't seen this before but... **C/Young:** ok, well take a, please read that. **Heather Branch:** Okay **C/Young:** Okay. **Heather Branch:** These are pretty straight forward I guess, but yea, my salon will be...I'll go through the permit process and we are going to be adding on a room in the garage so I will do the permits, and it also has to be licensed with the Idaho Bureau of Licensing in Boise so I'll do that as well.

C/Young: Okay, so you said it was just you **Heather Branch:** yeah just me. **C/Young:** Having fun in there? Okay. So, there is only going to be one appoint at a time, I am just thinking parking wise. **Heather Branch:**

CITY OF KUNA PLANNING & ZONING COMMISSION

MEETING MINUTES

Tuesday, April 11, 2017

Commissioner Hennis motions to approve Case No.'s. 16-03-S (Subdivision), 16-06-AN (Annexation) and 16-13-DR (Design Review) for the Winfield Springs Subdivision with the condition stated in the staff report and the ACHD report with also the unit corrections; Commissioner Damron Seconds, all aye and motion carried 3-0.

- d) **16-13-AN (Annexation), 16-04-CPM (Comp Plan Map Amendment)-** Troy Todd, Indian Creek Sports Annexation: Applicant requests a Comprehensive Plan Map Amendment, from High Density Residential to a Commercial designation and approval for annexation of approximately 5.4 acres into Kuna City with a C-1 (Neighborhood Commercial) zone.

Troy Todd: Chairman, commissioners, I'm Troy Todd and I've owned Indian Creek Sports in Kuna for over 16 years now. I have kind of outgrown my current location, we've bought 5 acres of out on Meridian Rd between Columbia and Hubbard, we've been working with ***inaudible*** and trying to set it up so we can annex into the city and build our new boat lot. **C/Young:** okay, alright, any question for... **C/Hennis:** are you planning on just using the driveway that is up there now? Or is there any plans. **Troy Todd:** yeah I got plans, ITD has approved the permanent easement that in there, and no, ACHD has approved the use of the Easement ***inaudible*** in order to retain the water, and then we are working with the City doing my preliminary drawings, making a nice, presentable store front, the mechanic shop and everything and we talked about doing a vertical metal fence that six feet tall so I can hide everything that's not presentable in the back, and I would like a have a nice looking appearance than the location we have now. **C/Hennis:** okay perfect thank you. **C/Young:** any other questions? **C/Damron:** No. **C/Young:** Okay, then we'll have Troy come on down. **Troy Behunin:** good evening commissioners, just for the record, Troy Behunin, planner 3 Kuna Planning and Zoning Department. The applications you have for you tonight is 16-04-CPM, Comprehensive Plan Map Amendment, and also 16-13-AN, which is an annexation request. Troy Todd with Indian Creek Sports are seeking to change the map designation for the comprehensive plan for his site, which is about 5.4 acres give or take a few feet and they want to change it from the current designation which is high density residential to a C-1, both of which would actually be a commercial user in the end, because R-12 would be a commercial use. Staff has worked with Troy Todd extensively over the last few months and he's had numerous conversations with Gordon Law, the City Engineer. Well this is a challenging piece, in that it is very much like the application heard earlier tonight. There is no sewer available to the site, it's not even close and there is also limited water available to the site as well so what the applicant has requested is that they be allowed to use a septic system until the sewer gets to be within 300 FT from the property and then they would be willing to tap into the centralized sewer service and also the water service and also the pressures irrigation as well. This is just an application for comprehensive map amendment and also the annexation, as you've seen and hopefully you have had a chance to read your packets tonight. There will have to be a design review for the building and the landscaping before moving forward, but we really needed to get this process going because it takes much longer. All of the application items have been submitted that staff has requested, we have also noticed the property from tonight's hearing and we have also sent out notices for land owners within 300 FT of the property, letting them know that the site has been posted, in fact this was scheduled for two weeks previous to tonight, but the wrong date has been put on the site, and it was reposted properly, it was also posted in the Kuna Melba News and at the last Planning and Zoning meeting it was tabled until tonight.

**CITY OF KUNA
PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, April 11, 2017**

Other than that, staff really doesn't have a whole lot to say about the project but at some point, the applicant is aware that at some point the access on the north side of the property, he will not be able use this for his business, he will have to use the mason creek alignment when other projects in the area start to develop. Well it would be very cost prohibited to do what needs to be done in order to make that half mile connection because in the overlay district the connection points to Meridian road are limited to the half mile and the mile, the south part of his property is actually the half mile marker, that will become mason creek street at some point, but staff agrees with ACHD, there is really not a need to do that at this point for this project, he can rely on the access at the north part of the property. That access really serves as a secondary access for a property behind him on the west side of the canal. That's the Yore Property. And that second access would not be eliminated, his business would have to take it from the south in the future, and I would stand for any questions you might have. **C/Hennis:** So, does this site have current septic and well in place, or is he proposing to put one in to be used until such time? **Troy Todd:** It has sewer and water now. **Troy Behunin:** I believe it does has a viable system for sewer and water, of course it is going to have to pass the...**C/Hennis:** all the engineering tests yeah. **Troy Behunin:** and every that he wants to put in there for his uses, staff would like to amend one small statement, I have had a conversation with Troy Todd about his new boat show room and the concerns with fire protection and we did encourage him to talk with the fire chief about that because as he will only have one source of water and for most... **C/Hennis:** Half the year. **Troy Behunin:** Fire suppression it actually requires two points of water access, but those things can be overcome, they can mitigate it to ***inaudible*** **C/Young:** Okay, are there any more questions for troy at this time? **C/Damron:** no. **C/Young:** Okay, then we will go ahead and open up the public testimony at 6:58 and I see Rob Hathaway listed on here I didn't see if they were just a nod or a... **Rob Hathaway:** just in favor yeah. **C/Young:** Okay, thank you. Alright, and Rodney Baldwin. **Rodney Baldwin:** I am the engineer and Surveyor on the project. **C/Young:** oh, please just state your name and address for the record. **Rodney Baldwin:** Rodney Baldwin, 4066 N Hawthorne Way, Boise and I am the engineer and surveyor for this project and I am just here if you have any technical questions, but I don't think we are at that point right at the moment. **C/Young:** Okay. **C/Hennis:** Thank you. **Rodney Baldwin:** maybe later in the project. **C/Hennis:** I hope so. **C/Young:** Okay, is there anybody who has not signed up to testify on this but would like to at this point, okay seeing none I'll go ahead a see if the applicant has anything more to say, or staff? Then ill the close the testimony, or public, testimony or hearing, I can't talk today, at 6:59. **C/Damron:** you were doing so well. **C/Young:** I was, so that brings up our discussion, so just comp plan and annexation. **C/Hennis:** yeah, I think that, I don't really foresee any issues with it. You know it is kind of an odd place for the high-density housing at this point and time, and like it was stated it was still within the usage, I think it is a good addition along that road way. It gives them a much better site than they've had for a number of years. **C/Damron:** the pathway on the master plan doesn't encroach on his property, it's on the other side of the ditch so I think that's alright, once they put that street through he'll have good access to his business through there, with that I didn't see any issues with traffic on where he's got it set up.

Commissioner Hennis motions to approve Case No.'s. 16-13-AN (Annexation) and 16-04-CPM (Comp Plan Map Amendment) for Troy Todd and Indian Creek Sports with the condition stated in the staff report; Commissioner Damron Seconds, all aye and motion carried 3-0.

**CITY OF KUNA
PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, April 11, 2017**

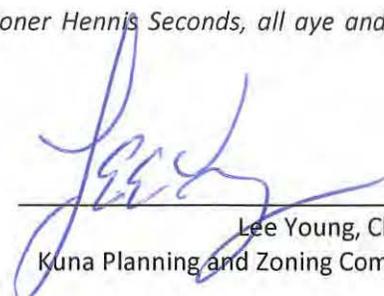
- e) **17-03-ZC** (Rezone), **17-01-S** (Subdivision) Caspian Subdivision: Applicant requests a zone change from Public to R-6 (Medium Density Residential) and preliminary plat approval to create a subdivision with 497 buildable Lots, and 68 common lots, over approximately 131.75 acres with an approximate gross density of 3.77 DUA. One parcel (S1235347050), is currently going through the annexation process, and has selected the R-6 zone.

Staff requests this item to be tabled until date certain 4-25-17, so that the final ACHD staff report can be included with the packet for the Commissioners consideration.

Commissioner Hennis motions to table Case No.'s 17-03-ZC (Zone Change) and 17-01-S (Subdivision) to the April 25, 2017 Planning and Zoning Commission meeting awaiting the final ACHD report; Commissioner Damron Seconds, all aye and motion carried 3-0.

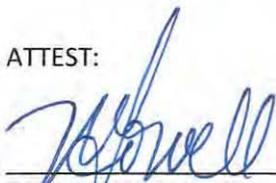
3. ADJOURNMENT

Commissioner Damron motions to adjourn; Commissioner Hennis Seconds, all aye and motion carried 3-0.



 Lee Young, Chairman
 Kuna Planning and Zoning Commission

ATTEST:



 Wendy J. Howell, Planning and Zoning Director
 Kuna Planning and Zoning Department



City of Kuna

P & Z Findings of Fact & Conclusions of Law

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

To: Planning and Zoning Commission (**P & Z**)

Case Numbers: 16-04-CPM (Comprehensive Plan Map Amend) and 16-13-AN (Annexation)
Indian Creek Sports

Location: Northwest Corner (NWC) Meridian Road and Mason Creek St. (alignment)
Kuna, Idaho 83634

Planner: Troy Behunin, Planner III

Hearing Date: *March 28, 2017*
Tabled until: *April 11, 2017*
Findings of Fact: *April 25, 2017*

Owner: ***Indian Creek Sports***
Troy & Vicki Todd
6029 Sunrise Ave.
Kuna, ID 83634
208.922.4299
Troy@indiancreeksports.com

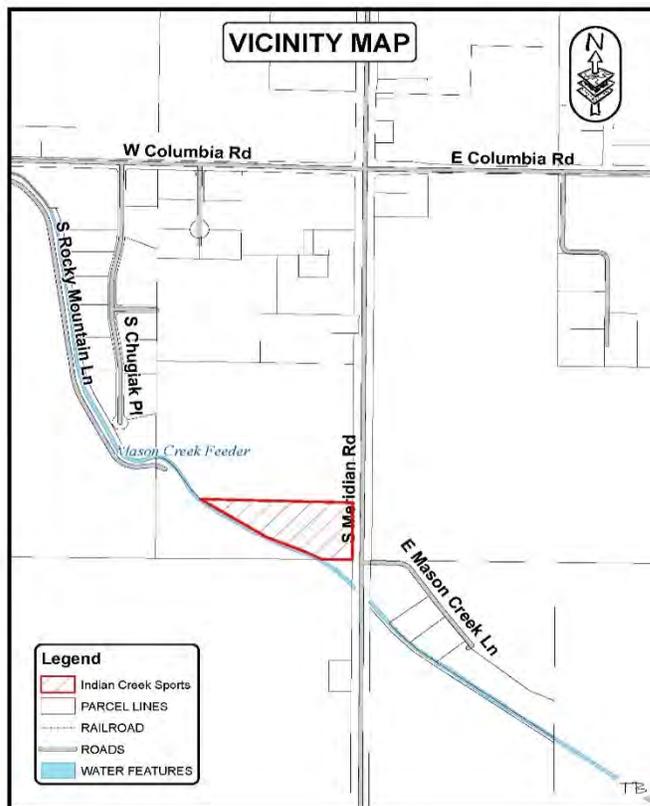


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A. Process and Noticing:

1. Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states that Comprehensive Plan Map Amendments and Annexations are designated as public hearings, with the P & Z Commission as the recommending body and 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 Land Use Planning Act.

a. Notifications

- | | |
|----------------------------------|-----------------------------------|
| i. Neighborhood Meeting | June 22, 2016 (4 people attended) |
| ii. Agency Comment Request | February 2, 2017 |
| iii. 315' Property Owners Notice | March 17, 2017 |

- iv. Kuna, Melba Newspaper
- v. Site Posted

March 8, 2017
March 31, 2017

B. Applicant's Request:

The applicant, Troy and Vicki Todd, with Indian Creek Sports, request approval to amend the Kuna Comprehensive Plan Map (CPM) designation for this site, from High Density Residential to a Commercial Zone over approximately 5.46 acres. The site is contiguous to Kuna City limits and the applicant requests approval to annex the same parcel into Kuna City limits with the following zone; C-1 (Neighborhood Commercial). The subject property is located on the southwest corner (SWC) of Meridian Road and the Mason Creek Street alignment – west of Meridian Road, half way between Hubbard and Columbia Roads.

C. Aerial Map:



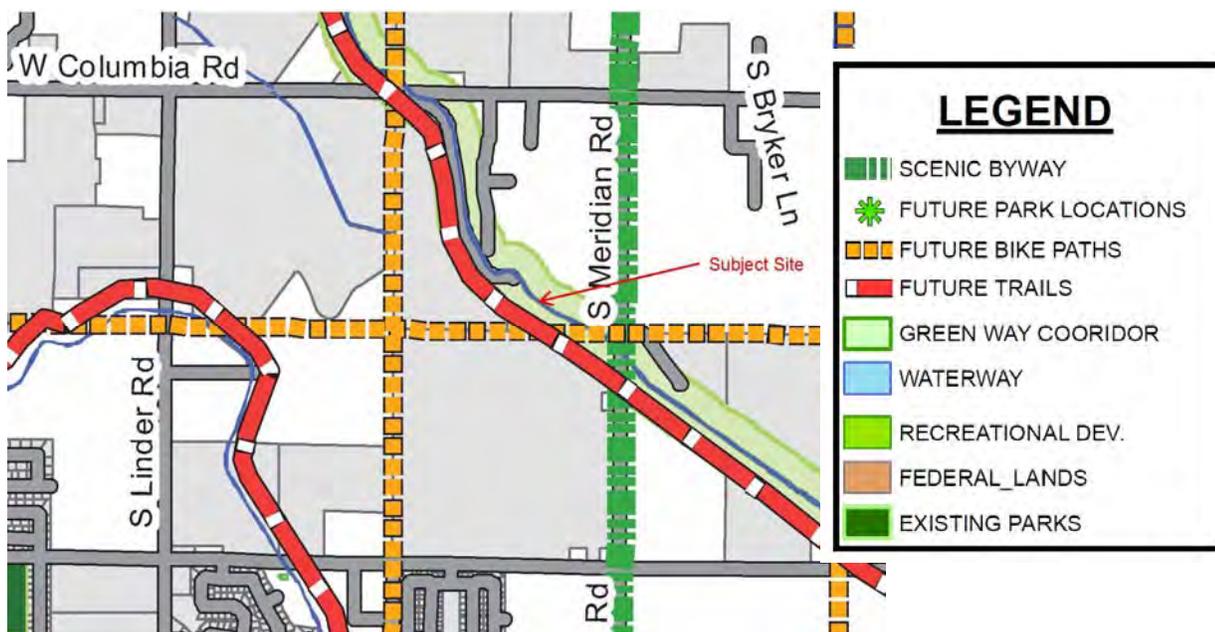
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D. Site History:

This site is currently in Ada County, and has been vacant for many years. There is an accessory structure on site. It is proposed to remain at this time and the foundation may be used for a future new building.

E. General Projects Facts:

1. **Comprehensive Plan Map:** The Future Land Use Map (Comprehensive [Comp] Plan Map) is intended to serve as a *guide* for the decision making body for the City. This map indicates general future land uses, however, it is not the actual zone. The Comp Plan Map identifies this site as High Density Residential.
2. **Recreation and Pathways Map:** The Recreation and Pathways Master Plan Map indicates a future trail along the west side of the Mason Creek canal on the west side of the site. It is the City's goal to increase the number and connectivity to trails and pathways in Kuna. It is advantageous for each parcel to develop trails and pathways along frontages of their canals and ditches to comply with the Recreation and Pathways Master Plan goals by either starting a pathway, or extending one at time of development.



3. **Surrounding Land Uses:**

North	RUT	Rural Residential – Ada County
South	PUD	Planned Unit Development – Kuna City
East	RR	Rural Residential & Agriculture – Ada County
West	RR	Rural Residential – Ada County

4. **Parcel Sizes, Current Zoning, Parcel Number(s):**

- Parcel Size: 5.46 acres (approximately).
- Zoning: RUT; Rural Residential, (Ada County).
- Parcel #: S1312142304

5. **Services:**

- Sanitary Sewer– City of Kuna (Connection is recommended when sewer is within 300')
- Potable Water – City of Kuna (Connection is recommended when potable water is within 300')
- Irrigation District – Boise-Kuna Irrigation District
- Pressurized Irrigation – City of Kuna (KMID) (Connection is recommended when PI lines are within 300')
- 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 currently a vacant unused parcel. This site is generally flat. The soils appear to be a Hydrologic Group ‘C’ and possibly ‘A’ for the site with a general slope of less than 2%.

7. **Transportation / Connectivity:**

The applicant proposes to use the existing access from Meridian Road on the north side of the site temporarily. When adjacent future development occurs, applicant is aware that access will be limited to the future mid-mile alignment (Mason Creek St.) At this time, it has been deemed unnecessary by ACHD to require the construction of Mason Creek St. on the south half of the site and cross the Mason Creek ditch at this time. Staff agrees with ACHD. Staff notes that the Highway Overlay District standards state that connection to Meridian Road shall be at the full and/or mid-mile alignment and shall be enforced as the area develops further in the future.

8. Environmental Issues:

Staff is not aware of any environmental, health or safety conflicts.

9. Agency Responses:

The following agencies returned comments are included with this case file:

- City Engineer (Gordon Law, P.E.) *Exhibit B 1*
- Ada County Highway District (Austin Miller) *Exhibit B 2*
- Boise Project Board of Control (Bob Carter) *Exhibit B 3*
- Central Dist. Health Dept. (Lori Badigian), *Exhibit B 4*
- COMPASS (Carl Miller), *Exhibit B 5*.

F. Staff Analysis:

This project requests a C-1 commercial zone upon annexation. The Comprehensive Plan Map (CPM) designates this site as High Density Residential. The applicant proposed to introduce retail boats sales and repair services. This new commercial use is an appropriate designation for the CPM, as this site is located within the Overlay District, and adjacent to the Kuna Transportation Corridor. The property abuts Kuna City limits on the south (Previously known as the Napa Vineyards project 2008-PUD). This project is adjacent to a principle arterial (Meridian Rd./Highway 69 and to the south, future mid-mile Mason Creek St.). There are no public utilities within 300 feet of, or adjacent to this site. Applicant is aware that when City services are within 300' of the property it will be necessary to connect to sewer, potable water lines as recommended in the City engineers report. Applicant intends to prepare the site for commercial retail use. It is anticipated this development will take up to 3 phases to complete. Applicant is aware that design review will be required for future proposed building(s), landscaping and its parking lot.

Staff has reviewed Kuna's Comprehensive Plan (Comp Plan), which encourages commercial developments numerous times throughout the Comp Plan, and particularly within the Meridian Road corridor. The sections of the Comp Plan that address new commercial are included below, in Section K (Comp Plan analysis) of this report. As the area develops in the future, staff recommends the applicant be conditioned to remove the existing access and rely solely on future Mason Creek St. to the south and applicant shall participate in its construction. The City attempts to balance new commercial uses within the City. Staff recommends the applicant work with Kuna Rural Fire District (KRFD) to ensure proper access and all servicing (including sprinkler needs) needs of the KRFD, throughout all phases of development.

Staff has determined this application complies with 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's 16-04-CPM and 16-13-AN, subject to the conditions of approval by Kuna's Commission and 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. Idaho Code, Title 67, Chapter 65- the Local Land Use Planning Act.

H. Procedural Background:

On April 11, 2017, the Planning and Zoning Commission considered the applications, including agency comments, staff's report, application exhibits and public testimony presented or given.

I. Factual Summary:

This site is located at the northwest corner of Meridian Road and Mason Creek St. alignment and covers 5.46 (approx.) acres that are adjacent to City limits and currently zoned RR (Rural Residential – Ada County). Applicant requests amending the Comp Plan Map designation for the subject site from High Density Residential to Commercial; and to annex the same parcel into Kuna City with the following zone; C-1 (Neighborhood

Commercial). If approved, this project will take access from Meridian Road (principle arterial) in one place (existing access on the north side). Both roads are/will be classified roadways.

J. Findings of Fact:

Based upon the record contained in Case No's **16-04-CPM and 16-13-AN**, including the Comprehensive Plan, Kuna City Code, staff's memorandums, the exhibits, and the testimony during the public hearing, Kuna Commission hereby recommends *approval of the Findings of Fact and Conclusions of Law*, and conditions of approval for Case No's 16-04-CPM and 16-13-AN, a request for a Comprehensive Plan Map amendment and annexation into Kuna City limits request by the applicant follows:

The Commission concludes that the applications complies with the City of Kuna's Zoning regulations (Title 5) of KCC.

1. The Kuna Commission accepts the facts as outlined in the staff memo, the public testimony and the supporting evidence list presented.

Comment: *The Kuna Commission held a public hearing on the subject applications on April 11, 2017, to hear from City staff, the applicant and to accept public testimony. The decision by the Commission is based on the application, staff report and public testimony, both oral and written.*

2. Based on the evidence contained in Case No's 16-04-CPM and 16-13-AN, this proposal appears to *generally* comply with the Comprehensive Plan and Comp Plan Map.

Comment: *The Comp Plan has listed numerous goals for providing new commercial in Kuna. The Comp Plan Map designates this property as High Density. Whereas this project proposes new commercial along Meridian Road, which has been designated as a commercial corridor, and this project proposes new commercial uses, and High Density typically requires commercial standards and is typically considered a commercial use, the project generally follows the goals of the Comp Plan and the Comp Plan Map.*

3. The Kuna Commission has the authority to recommend approval or denial of these applications.

Comment: *On April 11, 2017, Kuna's Commission voted to recommend approval of case No's 16-04-CPM and 16-13-AN.*

4. The public notice requirements were met and the public hearing was conducted within the guidelines of applicable Idaho Code and City Ordinances.

Comment: *As noted in the process and noticing sections, notice requirements were met to hold a public hearing on April 11, 2017.*

K. Commissions Comprehensive Plan

Analysis:

Commission determines the proposed commercial use for the *site* is consistent with the following Comp Plan components:

New Commercial:

Residents hoped for the creation of business and light commercial use centers within neighborhoods. These centers would include restaurants, gas stations, churches, multi-family use facilities, and other mixed-use developments (Page 13 - CP).

Comment: *The Comp Plan and the corresponding Future Land Use Map (with land use designations) provides for commercial uses. This project has proposed new commercial, therefore it generally conforms to the Comp Plan and the Future Land Use Map.*

Private Property Rights Goals and Objectives - Section 2 - Summary:

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 does not constitute a "takings" and the Economic value is intact.*

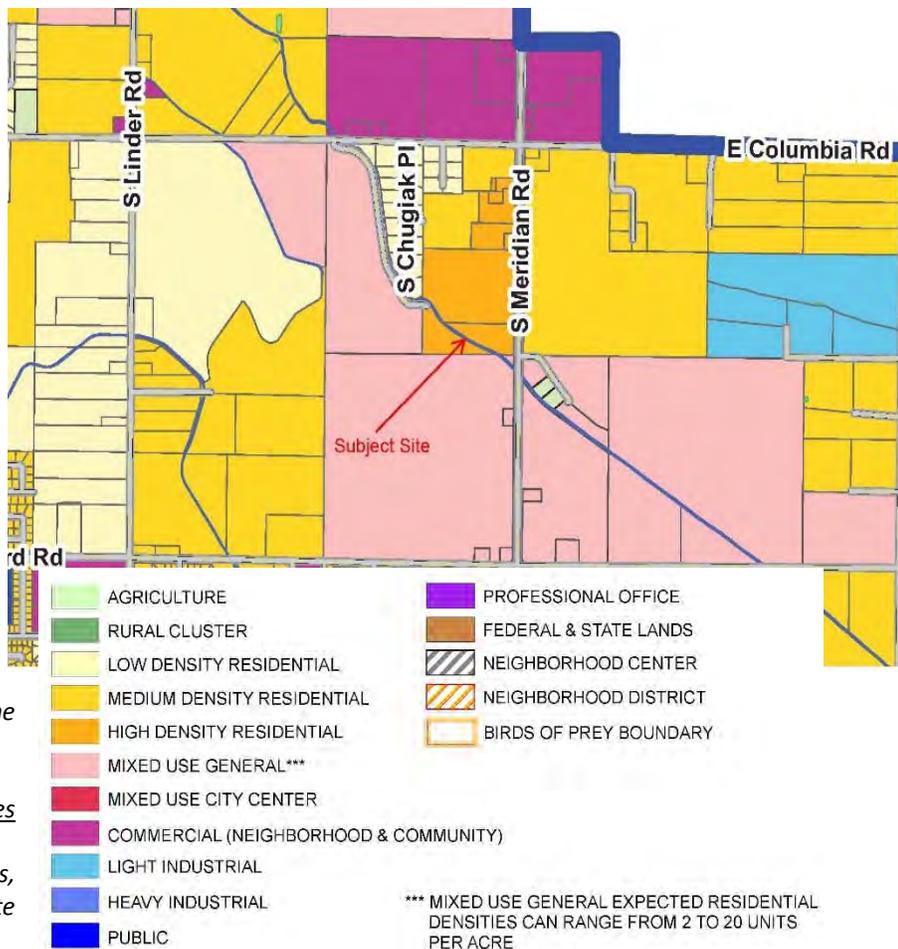
Economic Development Goals and Objectives - Section 5 - Summary:

Promote and support a diverse and sustainable economy that will allow more Kuna residents to work in their community, and develop policies to provide incentives and assistance to attract companies. 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, Pg. 43 – 3.1 and Pg. 41 – 1 & 1.3 [CP]).

Comment: *The Comp Plan encourages a mix of commercial uses and calls for increasing pedestrian connections. This project adds to Kuna's new commercial inventory and provides opportunities for possible extension of Mason Creek Street in the future.*

Land Use Goals and Objectives - Section 6 - Summary:

Encourage and support mixed uses to accommodate a diverse range of business and commercial activity balanced with residential uses. Provide a broad mix of services within walking distances while strengthening the economy



LEGEND

and providing opportunity for social interactions. Encourage commercial development on transportation corridors. 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. 63 – 1.1, Pg. 64 – 2.1, 2.2.1, and 6.4.1 Def. Pg. 89 [CP]).

Comment: *This project adds a quality commercial opportunity to the City's inventory.*

Transportation - Section 9: Encourage developers to create mixed-use developments that will reduce travel demand through trip capture. Increase Kuna's employment opportunities as a means of reducing commuter trips (Page 119 – Obj. 3.2 Policy 1 and 2 [CP]).

Comment: *Applicant proposes a new commercial development adding to employment opportunities and may reduce commuter trips, therefore, it complies with the comp plan goals and policies*

Community Design Goals and Objectives - Section 13 - Summary:

Strengthen Kuna's Image through good community and urban design principles that create mixed-uses and 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 and 2.1[CP]).

Comment: *Applicant proposes good community and urban design principles through creation of Mixed-Uses and a quality development, adding possibly adding to the pedestrian pathway network and adding possibly in the future to the City's roadway network (Mason Creek St.) complying with the adopted Master Street Plan of Kuna (Functional Classified Road Map). This development should also incorporate landscape buffers creating 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.*

L. City Council's Idaho State Code Analysis:

1. **IC §67-6511 (2) C** requires that the Commission 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. The Commission'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 Commission feels the site *is* physically suitable for commercial development as a commercial retail / repair service, as proposed.

Comment: *The 5.46 acre (approximate) project appears to be suitable for development as a commercial use, as proposed.*

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

Comment: *The land to be developed commercially is not used as wildlife habitat. Uses for the site 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 Comprehensive Plan Map (CPM) amendment and annexation applications are not likely to cause adverse public health problems.

Comment: *The proposed commercial uses for the property would generally comply with the Comp Plan. The project will be required to connect to public sewer and potable water systems when available and within 300' of the property, 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. Commission did consider the commercial uses and the location of the property with current adjacent uses.*

5. The existing and proposed street and utility services in proximity to the site are suitable or adequate for commercial 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's 16-04-CPM and 16-13-AN, Commission finds Case No's 16-04-CPM and 16-13-AN adequately comply with Kuna City Code.

7. Based on the evidence contained in Case No's 16-04-CPM and 16-13-AN, Commission finds Case No's 16-04-CPM and 16-13-AN generally comply with Kuna's zoning Code.

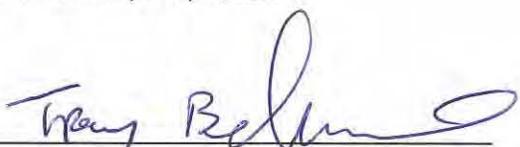
N. Recommended Conditions of Approval:

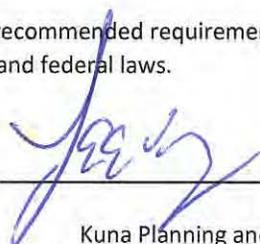
On April 11, 2017, the Commission voted 3-0 to recommend approval for Case No's 16-04-CPM and 16-13-AN, based upon the Comp Plan, Kuna City Code, the record before the Commission, the applicant's presentation and testimony at the April 11, 2017, and discussion at the public hearing, the Kuna Commission votes to recommend approval for Case No's 16-04-CPM and 16-13-AN with the following conditions of approval *at time of development*:

- Applicant shall follow all applicable conditions of approval from agencies and as discussed at the hearing and listed in the staff report.
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. Applicant shall apply for design review for all buildings, landscaping, and parking lot for the site.
 7. Street lights and parking lights for the site shall be LED lighting and must comply with Kuna City Code.
 8. Parking within the site shall comply with Kuna City Code. (Unless specifically approved otherwise).
 9. 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.
 10. All signage within/for the project shall comply with Kuna City Code.
 11. All 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.
 12. Applicant shall be conditioned to connect to City to Kuna Sewer and Potable Water, when the availability of those services are within 300' of the property lines, as recommended by City Engineer.
 13. The land owner/applicant/developer, and/or 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.
 14. Applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
 15. Developer/owner/applicant shall comply with all local, state and federal laws.

DATED: This 25 day of April, 2017.

ATTEST: 
 Troy Behunin, Planner III, Kuna Planning and Zoning Department


 Lee Young, Chairman
 Kuna Planning and Zoning Commission



City of Kuna

City Council Memo

751 W. 4th St.
Kuna, ID 83634
Phone : (208) 922-5274
Fax: (208) 922-5989
Kunacity.Id.gov

To: Kuna City Council

Case Numbers: 17-02-LS (Lot Split)
Dave & Tawni Limesand

Location: 1385 S. Ash Ave.
Kuna, Idaho 83634

Planner: Trevor Kesner, Planner II

Meeting Date: June 6, 2017

Applicant: **David and Tawni Limesand**
1385 S. Ash Avenue
Kuna, ID 83634
208.514.5719
limesand1@cableone.net

Surveyor: **Compass Land Surveying, LLC**
Richard Gray
3818 E. Newby St., Ste. 103
Nampa, ID 83687
208.442.0115

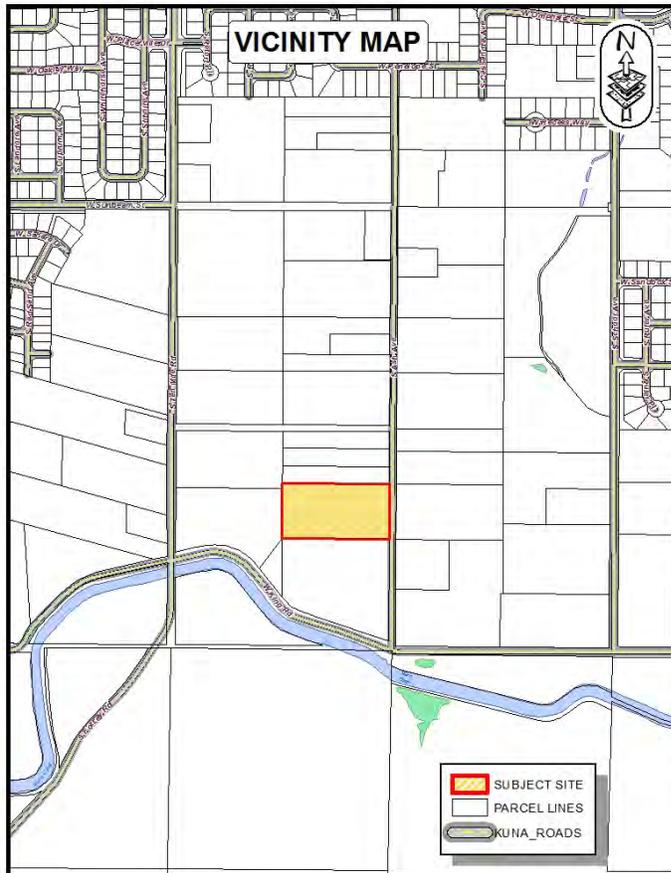


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- F. Staff Analysis
- G. Applicable Standards
- H. Comprehensive Plan Analysis
- I. Decision by the Council

A. Course of Proceedings:

1. A Lot Split (LS) is designated in Kuna City Code (KCC) 1-14-3, as a public meeting, with the City Council as the decision-making body. As a public meeting, this application does not require public notice as set forth in Idaho Code, Chapter 65; Idaho Local Land Use Planning Act. The guidelines for decision making by the City Council as outlined in KCC 1-14-3 have been adhered to.

a. Notifications

- i. Kuna City Engineer May 25, 2017
- ii. Kuna Fire District May 25, 2017
- iii. Applicant Completeness Letter May 4, 2017
- iv. Agenda June 6, 2017

B. Applicants Request:

1. The applicant seeks Lot Split approval to create two lots on the subject site, which has been verified by Planning and Zoning staff as an original parcel. The subject site is located approximately 700 feet north of the intersection of King Road and south Ash Avenue; addressed as 1385 S. Ash Avenue. The Lot Split, if approved, would provide the owners with an opportunity to build a new home on the newly created parcel.
2. The applicant has submitted all necessary documentation and materials for review.

C. Aerial Map:



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D. History:

The subject parcel has historically been used as the property owners’ residential home site with ancillary agricultural outbuildings for pasturing activities.

E. General Project Facts:

1. **Comprehensive Plan Designation:** The subject parcel is already annexed into Kuna city limits with an existing R-4 residential zoning designation. The approved Future Land Use map shows the subject parcel as Medium Density Residential zoning. This Lot Split (LS) request appears to be consistent with the Future Land Use Map. As there are no requested changes to the current zoning designation, the Lot Split would be allowable within an R-4 zone.

2. **Surrounding Land Uses:**

Direction	Current Zoning	
North	R-4	Low Density Residential – Kuna City
South	RUT	Rural Urban Transition (Ada County)
East	R-1	Estate Residential (Ada County)
West	RUT	Rural Urban Transition (Ada County)

3. **Parcel Number:** R5070501010

4. **Parcel Sizes and Current Zoning:**

- Site Address: 1385 S. Ash Avenue, Kuna, ID 83634
- Parcel Size: 4.92 acres
- Zoning Designation: R-4 (Residential District)

5. **Services:**

Fire Protection – Kuna Rural Fire District
 Police Protection – Kuna City Police (Ada County Sheriff)
 Sanitary Sewer– Existing Septic – future City of Kuna
 Potable Water – Private Domestic Well – future City of Kuna
 Irrigation District – Boise-Kuna Irrigation District (BKID)
 Pressurized Irrigation – future City of Kuna (KMID)
 Sanitation Services – J&M Sanitation

6. **Existing Structures, Vegetation and Natural Features:** The subject parcel currently has a single-family residence situated on the site and existing vegetation consists of material associated with a residential yard. The existing home and associated ancillary structures will be split off from the rest of the property, and would become the east half of the new lot configuration. The remaining lands on the west half of the property are currently used as a horse pasture. The parcel's topography is generally flat with a slope between 0-3%. According to the USDA Soil Survey of Ada County, the subject site has bedrock depth at approximately > 50' feet.
7. **Transportation / Connectivity:** The subject site is not improved with curbs, gutters or sidewalks and has one access point to a public roadway along the South Ash Avenue frontage. There are no future improvements proposed to South Ash Avenue right-of-way by Ada County Highway District or the City. The applicant will be required to seek approval from Ada County Highway District in order to establish an acceptable access point (driveway approach) to the newly created parcel along the South Ash Avenue frontage.
8. **Environmental Issues:** The subject site is situated within the Nitrate Priority Area (NPA) hydrologic designation. Other than the parcel being situated within the NPA, staff is not aware of any other potential environmental issues, health or safety conflicts associated with this application.

F. **Staff Analysis:**

Staff views this proposed Lot Split application to be consistent with the comprehensive plan. If approved, there will be a newly created parcel that will retain the R-4 (Residential) zoning. Staff has determined that this is an original lot, and thus qualifies for a Lot Split. Staff has provided the applicant with all pertinent information regarding potential future development of the newly created parcel, if approved. The approved current zoning designation is supported by the surrounding uses and the Comprehensive Plan Future Land Use Map.

Staff recommends *approval* for Case No. 17-02-LS to the Kuna City Council.

G. Applicable Standards:

1. City of Kuna Zoning Ordinance Title 5;
2. City of Kuna Comprehensive Plan.
3. Idaho Code, Title 67, Chapter 65, Local Land Use Planning Act.

H. Comprehensive Plan Analysis:

The City Council may accept or reject the Comprehensive Plan components as described below:

1. The proposed Lot Split is consistent with the following Comprehensive Plan components:

GOALS AND POLICY – Property Rights

Goal 1: *Ensure that the City of Kuna land use policies, restrictions, conditions and fees do not violate private property rights. Establish an orderly, consistent review process for the City of Kuna to evaluate whether proposed actions may result in private property “takings”.*

Policy 1: *As part of a land use action review, the staff shall evaluate with guidance from the City’s attorney; The Idaho Attorney General’s six criteria were established to determine the potential for property takings.*

GOALS AND POLICY - Private Property Rights

Objective 1.2: *Ensure that City land use actions, decisions, and regulations do not effectively eliminate all economic value of the subject property.*

Objective 1.4: *Ensure that City land use actions, decisions, and regulations do not prevent a private property owner from taking advantage of a fundamental property right. Ensure City actions do not impose a substantial and significant limitation on the use of the property.*

GOALS AND POLICY –Land Use

Goal 2: *Encourage a balance of land uses to ensure that Kuna remains a desirable, stable, and self-sufficient community.*

I. Decision by the Council:

Note: This proposed motion is for (approval or denial) of this request. However, if the Council wishes to approve or deny specific parts of the request as detailed in the staff report, those changes must be specified.

Based on the facts outlined in staff’s report, documentation contained in the case file and any discussion at the public meeting, the City Council of Kuna, Idaho, hereby (approves/denies) Case No. 17-02-LS, a Lot Split request from David and Tawni Limesand, (with/without) the following conditions of approval:

1. Applicant or their representative engineer-surveyor shall record the following documents:
 - a. Proposed Record of Survey (ROS).
 - b. Execute and record the necessary deeds to accomplish the new parcel boundaries as approved.
 - c. Provide copies of the **recorded ROS** and **recorded new deeds**, to the Planning and Zoning Department as evidence of compliance.
 - d. Applicant and/or Owner shall complete the aforementioned conditions **within one (1) year** of the City Council’s Order of Decision.
2. Any future development or improvements to the existing parcel or the newly created parcels must follow all codes in place at the time of the original Lot Split (LS) approval by the Kuna City Council.
3. The applicant shall adhere to all agency and staff requirements and recommendations.
4. Applicant must ensure the driveway approach is approved and permitted by Ada County Highway District prior to recording the *lot split*; providing proper access to the newly created parcel in

sufficient widths as approved by the City engineer, Kuna Rural Fire District and the Planning and Zoning Department.

- a. Applicant shall furnish Kuna Planning and Zoning proof of ACHD approved driveway approach to the newly created parcel prior to issuance of any building permits.
5. Applicant shall convey proper easements on the record of survey for all existing and future utilities in sufficient widths approved by the City engineer and the Planning and Zoning Department. All easement line work shall be shown on the record of survey.
6. All utilities shall be installed underground (see KCC 6-4-2-W), unless otherwise approved.
7. 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.
8. Any site improvements shall require the property owner to comply with the provisions set forth in Kuna City Code (KCC). No building permits will be issued by the Planning and Zoning Department until the applicant and/or property owner can demonstrate compliance with Kuna City Code (KCC) 5-16-3-B: Parcels located in the Kuna Nitrate Priority Area shall not be split without connecting to city sewer and water. A waiver of this subsection may be allowed when the applicant provides a treatment system in which the effluent can demonstrate the 16 parts per million or less of nitrates, the drinking water supply meets all drinking water standards, and meets Central District Health department's septic system requirements in existence at the time of the current application. Applicant shall extend public sewer and water to each parcel created when public sewer and water are available within three hundred (300) feet of the parcel(s), or as determined by the City engineer.
 - a. If any of the parcels do not connect to sewer or water at the time of lot split, the property owner shall enter into a *Memorandum of Understanding* with the city that will provide, at a minimum, the following conditions:
 - (1) If public sewer becomes available within three hundred (300) feet of the property (as measured at the property line closest to the nearest available sewer connection) the property owner, shall within one hundred eighty (180) days of being notified in writing as to the availability of the sewer connection, obtain written approval for a connection plan (connection plan), which plan shall include a date certain that the septic system will be properly abandoned and the connected made to the public sewer. It is expected that the date for the abandoning the existing septic system and connecting to the public sewer may be greater than one hundred eighty (180) days; the actual date shall be determined on a case-by-case basis based upon a factual determination of the city engineer specific to the property affected, and may include consideration of the age of septic system, cost to install the septic system, distance and cost for the main sewer line connection, and the location of the septic system in relation to the nitrate priority area. The connection plan shall be reviewed by the city engineer, and approved by resolution of the city council;
 - (2) The property owner may agree to participate in a local improvement district (that benefits the property) or other statutory or common law funding mechanism to finance city sewer infrastructure extension costs and city sewer connections fees and provide for any easements; and
 - (3) If the property owner fails to obtain approval for the connection plan to connect to the city sewer system within one hundred eighty (180) days of being notified, the city may make the connection and charge the owner for the costs associated with the connection and the property owner consents to a lien upon the property for failure to pay, and the city shall designate the land and structure as nonconforming and no building permits will be issued until the property is brought into compliance.
 - (4) The *Memorandum of Understanding* will be recorded with the Ada County Recorder.
9. Applicant shall follow all Kuna Fire Department standards and recommendations.
10. Applicant shall comply with all federal, state and local laws.



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

Lot Split Checklist

A Lot Split request does not require a public hearing, and will be scheduled for a regular City Council meeting as a regular agenda item.

Project name: <i>Limesand Lot Split</i>	Applicant: <i>Tawni Limesand</i>
---	--

All applications are required to contain one copy of the following:

Applicant (✓)	Description	Staff (✓)
	Completed and signed Commission & Council Review Application.	✓
	Detailed submittal letter explaining how the project enhances and beautifies the community and types of services the project will provide.	✓
	Legal description of the property: Include a metes & bounds description to the section line of all adjacent roadways stamped & signed by a registered professional land surveyor with a calculated closure sheet & a map showing the boundaries of the legal description.	✓
	Proof of ownership—A copy of your deed and Affidavit of Legal Interest (for all interested parties).	✓
	Documentation the parcel is the original parcel of land held in one ownership and of record at the effective date of 12/7/77.	✓
	8 1/2 x 11 vicinity map showing streets, driveways, property lines, etc.	✓
	A sketch showing the proposed lot split. The sketch shall include the following information: <ul style="list-style-type: none"> ◇ Current lot size including dimensions, square-footage and street frontage. ◇ Proposed lot split including the new lot lines and new dimensions, square-footages and street frontages. ◇ Streets, surrounding land uses, etc. ◇ Existing and proposed public improvements including sidewalk, streets, lighting, landscaping, natural features, etc. 	

Note: Only one copy of the above items need to be submitted when applying for multiple applications.

This application shall not be considered complete (nor will a hearing date be set) until staff has received all required information. Once the application is deemed complete, staff will notify the applicant of the scheduled hearing date, fees due, additional copies needed, etc.



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

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

For Office Use Only	
File Number (s)	17-02-LS
Project name	Limesand Lot Split
Date Received	05/02/17
Date Accepted/Complete	
Cross Reference Files	
Commission Hearing Date	
City Council Hearing Date	

Contact/Applicant Information

Owners of Record: <u>Dave + Tawni Limesand</u>	Phone Number: <u>208-514-5720</u>
Address: <u>1385 S. Ash Ave Kuna</u>	E-Mail: <u>limesand1@cableone.net</u>
City, State, Zip: <u>Kuna, ID 83634</u>	Fax #: _____
Applicant (Developer): <u>n/a</u>	Phone Number: _____
Address: _____	E-Mail: _____
City, State, Zip: _____	Fax #: _____
Engineer/Representative: <u>n/a</u>	Phone Number: _____
Address: _____	E-Mail: _____
City, State, Zip: _____	Fax #: _____

Subject Property Information

Site Address: <u>1385 S. Ash Ave.</u>	
Site Location (Cross Streets): <u>King x Ten Mile x School</u>	
Parcel Number (s): <u>R5070501010 Kuna Orchards Tracts</u>	
Section, Township, Range: <u>2N1W26</u>	
Property size: <u>4.91</u>	
Current land use: <u>Residential / Ag</u>	Proposed land use: <u>Residential / Ag</u>
Current zoning district: <u>R-4</u>	Proposed zoning district: <u>R-4</u>



Project Description

Project / subdivision name: Limesand Lot Split

General description of proposed project / request: _____

Type of use proposed (check all that apply):

Residential _____

Commercial _____

Office _____

Industrial _____

Other _____

Amenities provided with this development (if applicable): _____

Residential Project Summary (if applicable)

Are there existing buildings? Yes No

Please describe the existing buildings: One Residence & Pole Barn

Any existing buildings to remain? Yes No Accessory Bldgs

Number of residential units: 1 Number of building lots: N/A

Number of common and/or other lots: 0

Type of dwellings proposed:

Single-Family _____

Townhouses _____

Duplexes _____

Multi-Family _____

Other _____

Minimum Square footage of structure (s): 2000

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

Percentage of open space provided: _____ Acreage of open space: _____

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

Non-Residential Project Summary (if 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: Tawni Limesand Date: 5/2/17

City of Kuna

Planning & Zoning Department

P.O. Box 13

Kuna, ID 83634

May 2, 2017

Dear P&Z Members:

Please consider our request for a Lot Split pursuant to Kuna City Code 5-16-3 as explained below. The split will be a division of the original parcel of land at 1385 S Ash Ave., parcel # R5070501010 into two parcels of a little over 2 acres each. The property was purchased by us in 1993 from Gordon and Virginia White and is described as follows:

The South Half of Lot 6 of the KUNA-ORCHARDS TRACTS, according to the official plat thereof, filed in Book 6 of Plats at Page 291, records of Ada County, Idaho."

My husband and I have lived in Kuna since 1993, and have loved the community feel of this thriving little town, of which we've witnessed a lot of growth and change. We are both now retired and want to live in Kuna the remainder of our lives.

We currently live at 1385 S. Ash Avenue on 4.91 acres, after a recent lot line adjustment on the north portion of the property line from 4.78 acres. Here we've enjoyed our horses and our country life while developing our property into an attractive and clean acreage home.

My dad passed away last year, leaving my 81 year old mom living alone in Meridian. My mom is quite independent and doing relatively well, but it's becoming apparent that she is in need of some assistance with her daily living and medical appointments, and she is struggling with being alone. It's time to move her in with us.

Our current home is not big enough to accommodate my mother and us, so we'd like to split our property into two 2+ acre sections to make it a more manageable size for us, and to build a new home on half of it that will meet our needs, while selling the other half that has been our home for 24 years.

The home we plan to build will be approx. 2500-3200 square feet of which should be an attractive Craftsman or Ranch style. We plan to add a pole barn for our hay and vehicle storage, as well as cover for our 4 horses.

The impacts to S. Ash Avenue will be minimal as the section we plan to build on lies directly west and behind the current residence, on a 2+ acre piece. We will only need to put in a driveway on the south side of the property to run along the property line to access the new residence. S. Ash Avenue is not a main arterial and there are no easements near the project. All measures will be taken to make sure the project work will be in compliance with ACHD and the City of Kuna.



The impact of our project to the City of Kuna will be a new small acreage residence that is attractive, well maintained and will add to the tax base for the City.

The nearest city water main is over 2000 feet north on Ash St. and the nearest sewer main is over 2200 feet north on Ash St. We will work with the city regarding the requirements and agreements for new septic and well systems as required by the city for compliance with municipal codes.

In closing, we appreciate your consideration for approval to split our property into two sections.

Sincerely,

_____ Date _____, 2017

_____ Date _____, 2017

David and Tawni Limesand

1385 S Ash Ave.

Kuna, ID 83634

ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pgs=4 VICTORIA BAILEY
DAVID LIMESAND

2016-100907
10/20/2016 11:40 AM
AMOUNT \$19.00



AFTER RECORDING MAIL TO:

QUITCLAIM DEED

Date: 10/19/2016

For Value Received, David L + Tawni M Limesand do(es) hereby convey, release, remise, and forever quit claim unto David L + Tawni M Limesand, whose address is 1385 S. Ash Ave., Kuna, ID, the following described premises in Ada County, Idaho, to-wit:

LEGAL DESCRIPTION: Real property in the County of Ada, State of Idaho, described as follows:

See exhibits A + B

APN:

together with their appurtenances.

Dated: October 19, 2016

David L Limesand

Tawni M Limesand





DESCRIPTION FOR

PARCEL 6B OF RECORD OF SURVEY NO. 10644

JUNE 6, 2016

A PARCEL OF LAND BEING A PORTION OF LOT 6, OF THE KUNA ORCHARD TRACTS, AS ON FILE IN BOOK 6 OF PLATS AT PAGE 291 IN THE OFFICE OF THE RECORDER, ADA COUNTY IDAHO. LOCATED IN THE SW 1/4 SW 1/4 OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 1 WEST, B.M., CITY OF BOISE, ADA COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT A FOUND 5/8 INCH DIAMETER IRON PIN MARKING THE CENTER WEST 1/16 CORNER OF SAID SECTION 26;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID SW 1/4 SW 1/4 OF SECTION 26, S 89° 58' 51" W, A DISTANCE OF 20.00 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF- WAY LINE OF SOUTH ASH AVENUE;

THENCE LEAVING SAID NORTHERLY BOUNDARY AND ALONG THE WEST RIGHT-OF-WAY LINE OF SOUTH ASH AVENUE, S 00° 04' 35" E, A DISTANCE OF 20.00 FEET TO A SET 1/2 INCH DIAMETER IRON PIN STAMPED "PLS 7732" MARKING THE NE CORNER OF SAID LOT 6;

THENCE CONTINUING ALONG THE WEST RIGHT-OF-WAY LINE AND ALONG THE EAST BOUNDARY OF SAID LOT 6, S 00° 04' 35" E, A DISTANCE OF 313.67 FEET TO A SET 1/2 INCH DIAMETER IRON PIN STAMPED "PLS 7732" MARKING THE REAL POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE AND EAST BOUNDARY OF SAID LOT 6, S 00° 04' 35" E, A DISTANCE OF 335.66 FEET TO A FOUND 1/2 INCH DIAMETER IRON PIN MARKING THE SE CORNER OF SAID LOT 6;

THENCE LEAVING SAID RIGHT-OF WAY LINE AND ALONG THE SOUTH BOUNDARY LINE OF SAID LOT 6, N 89° 54' 50" W, A DISTANCE OF 638.45 FEET TO A FOUND 1/2 INCH DIAMETER IRON PIN STAMPED "PLS 4998" MARKING THE SW CORNER OF SAID LOT 6;

THENCE ALONG THE WESTERLY BOUNDARY LINE OF SAID LOT 6, N 00° 02' 55" W, A DISTANCE OF 335.08 FEET TO A SET 1/2 INCH DIAMETER IRON PIN STAMPED "PLS 7732";

THENCE LEAVING SAID WESTERLY BOUNDARY LINE, S 89° 58' 01" E, A DISTANCE OF 638.29 FEET TO THE REAL POINT OF BEGINNING OF THIS DESCRIPTION.

SAID PARCEL CONTAINING 214,090 SQUARE FEET (4.91 ACRES), MORE OR LESS.

SAID PARCEL IS SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAYS OF RECORD OR APPEARING ON THE LAND.



Exhibit
B-3a



DESCRIPTION FOR

BEING A PORTION OF NORTH HALF OF LOT 6

JUNE 15, 2016

A PARCEL OF LAND BEING A PORTION OF LOT 6, OF THE KUNA ORCHARD TRACTS, AS ON FILE IN BOOK 6 OF PLATS AT PAGE 291 IN THE OFFICE OF THE RECORDER, ADA COUNTY, IDAHO. LOCATED IN THE SW 1/4 SW 1/4 OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 1 WEST, B.M., CITY OF BOISE, ADA COUNTY IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT A FOUND 5/8 INCH DIAMETER IRON PIN MARKING THE CENTER WEST 1/16 CORNER OF SAID SECTION 26;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID SW 1/4 SW 1/4 OF SECTION 26, S 89° 58' 51" W, A DISTANCE OF 20.00 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF- WAY LINE OF SOUTH ASH AVENUE;

THENCE LEAVING SAID NORTHERLY BOUNDARY AND ALONG SAID WEST RIGHT-OF-WAY LINE OF SOUTH ASH AVENUE, S 00° 04' 35" E, A DISTANCE OF 20.00 FEET TO A SET 1/2 INCH DIAMETER IRON PIN STAMPED "PLS 7732" MARKING THE NE CORNER OF SAID LOT 6.

THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY OF SOUTH ASH AVENUE AND THE WEST BOUNDARY OF SAID LOT 6, S 00° 04' 35" E, A DISTANCE OF 313.67 FEET TO A SET 1/2 INCH DIAMETER IRON PIN STAMPED "PLS 7732" ALSO BEING THE REAL POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE OF SOUTH ASH AVENUE, S 00° 04' 35" E, A DISTANCE OF 11.00 FEET TO A POINT MARKING THE SE CORNER OF SAID LOT 6;

THENCE LEAVING SAID RIGHT-OF WAY LINE AND ALONG THE SOUTH BOUNDARY OF SAID LOT 6, N 89° 58' 01" W, A DISTANCE OF 638.29 FEET TO A POINT MARKING THE SW CORNER OF SAID LOT 6;

THENCE ALONG SAID WEST LINE OF LOT 6, N 00° 02' 55" W, A DISTANCE OF 11.00 FEET TO A SET 1/2" IRON PIN STAMPED "PLS 7732";

THENCE LEAVING SAID WEST LINE, S 89° 58' 01" E, A DISTANCE OF 638.29 FEET TO THE REAL POINT OF BEGINNING OF THIS DESCRIPTION.

SAID PARCEL CONTAINING 7,020 SQUARE FEET (0.16 ACRES), MORE OR LESS.

SAID PARCEL IS SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAYS OF RECORD OR APPEARING ON THE LAND.

RICHARD A. GRAY P.L.S. No. 7732



Exhibit
B-3b

Quitclaim Deed - continued

STATE OF Idaho)
)
)
COUNTY OF Ada)

On this 19 day of October 2016, before me, a Notary Public in and for said State, personally appeared Janni & David Simonsen, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]

Notary Public of:
Residing at: Kuna Id
My Commission Expires: 2/18/17



ADA COUNTY RECORDER Christopher [unclear]
BOISE IDAHO Pgs=2 VICTORIA BAILEY
SERGEY OLEYNIK

2016-114792
11/28/2016 01:42 PM
AMOUNT \$13.00



QUITCLAIM DEED

FOR VALUE RECEIVED, Sergey OleyNIK [Grantor] does hereby convey, release, remise and forever
quit claim unto David & Lawrence like said [Grantee] whose current address is:

[Grantees Address] 1385 S. Ash Avenue Kuna I 83634

the following described premises:

Attached exhibit A

[Legal Description]

TO HAVE AND TO HOLD the said premises, unto the said grantees, heirs and assigns forever.

Date: 11/28/2016

By: [Signature]
[Grantor's Name]

State of Idaho)
) S.S.
County of Ada)

On this 28th day of November, in the year 2016, before me the undersigned
Notary, personally appeared Sergey Oleynik proved to me on
the basis of satisfactory evidence to be the person(s) whose name(s) is(are) subscribed to the within
instrument, and acknowledged that he(he)(they) executed the same.



[Signature]
Notary Public
My Commission Expires on 9-26-2021

exhibit A.

**DESCRIPTION FOR
BEING A PORTION OF NORTH HALF OF LOT 6**

JUNE 15, 2016

A PARCEL OF LAND BEING A PORTION OF LOT 6, OF THE KUMA ORCHARD TRACTS, AS ON FILE IN BOOK 6 OF PLATS AT PAGE 291 IN THE OFFICE OF THE RECORDER, ADA COUNTY, IDAHO. LOCATED IN THE SW 1/4 SW 1/4 OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 1 WEST, B.M., CITY OF BOISE, ADA COUNTY IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT A FOUND 5/8 INCH DIAMETER IRON PIN MARKING THE CENTER WEST 1/16 CORNER OF SAID SECTION 26;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID SW 1/4 SW 1/4 OF SECTION 26, S 89° 58' 51" W, A DISTANCE OF 20.00 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF- WAY LINE OF SOUTH ASH AVENUE;

THENCE LEAVING SAID NORTHERLY BOUNDARY AND ALONG SAID WEST RIGHT-OF-WAY LINE OF SOUTH ASH AVENUE, S 00° 04' 35" E, A DISTANCE OF 20.00 FEET TO A SET 1/2 INCH DIAMETER IRON PIN STAMPED "PLS 7732" MARKING THE NE CORNER OF SAID LOT 6.

THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY OF SOUTH ASH AVENUE AND THE WEST BOUNDARY OF SAID LOT 6, S 00° 04' 35" E, A DISTANCE OF 313.67 FEET TO A SET 1/2 INCH DIAMETER IRON PIN STAMPED "PLS 7732" ALSO BEING THE REAL POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE OF SOUTH ASH AVENUE, S 00° 04' 35" E, A DISTANCE OF 11.00 FEET TO A POINT MARKING THE SE CORNER OF SAID LOT 6;

THENCE LEAVING SAID RIGHT-OF WAY LINE AND ALONG THE SOUTH BOUNDARY OF SAID LOT 6, N 89° 58' 01" W, A DISTANCE OF 638.29 FEET TO A POINT MARKING THE SW CORNER OF SAID LOT 6;

THENCE ALONG SAID WEST LINE OF LOT 6, N 00° 02' 55" W, A DISTANCE OF 11.00 FEET TO A SET 1/2" IRON PIN STAMPED "PLS 7732";

THENCE LEAVING SAID WEST LINE, S 89° 58' 01" E, A DISTANCE OF 638.29 FEET TO THE REAL POINT OF BEGINNING OF THIS DESCRIPTION.

SAID PARCEL CONTAINING 7,020 SQUARE FEET (0.16 ACRES), MORE OR LESS.

SAID PARCEL IS SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAYS OF RECORD OR APPEARING ON THE LAND.

RICHARD A. GRAY P.L.S. No. 7732





City of Kuna AFFIDAVIT OF LEGAL INTEREST

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

State of Idaho)
) ss.
County of Ada)

I, Tawni M Limesand , 1385 S. Ash Ave
Name Address
Kuna , ID 83634
City State Zip Code

being first duly sworn upon oath, depose and say:

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

A. That I am the record owner of the property described on the attached, and I grant my
permission to Tawni M Limesand _____
Name Address

to submit the accompanying application pertaining to that property.

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

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

Dated this 2nd day of May, 20 17

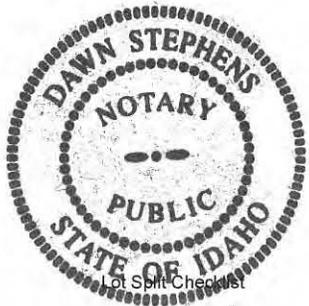
Tawni M Limesand
Signature

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

Dawn Stephens
Notary Public for Idaho

Residing at: Kuna, Idaho

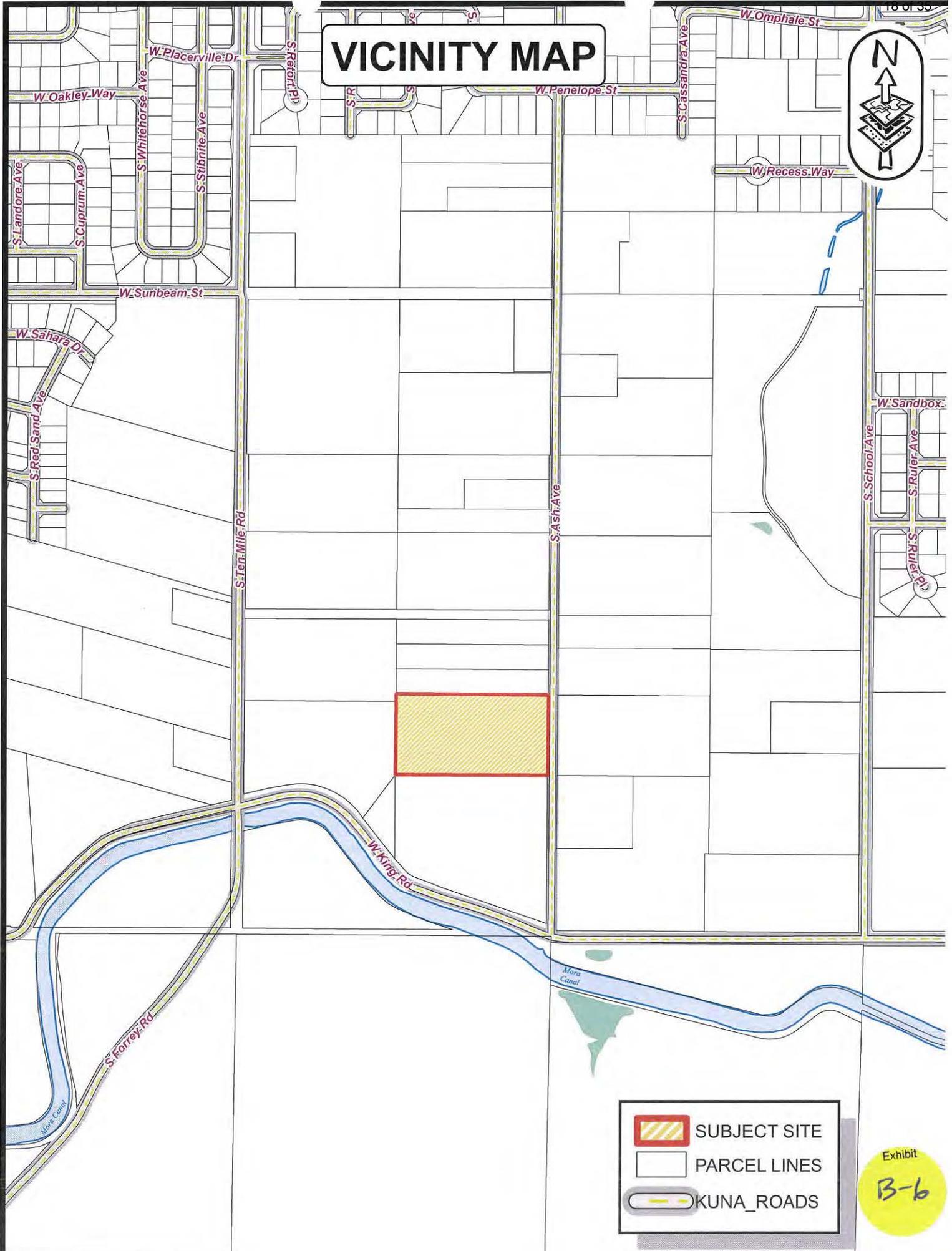
My commission expires: 1-17-18



Lot Split Checklist



VICINITY MAP



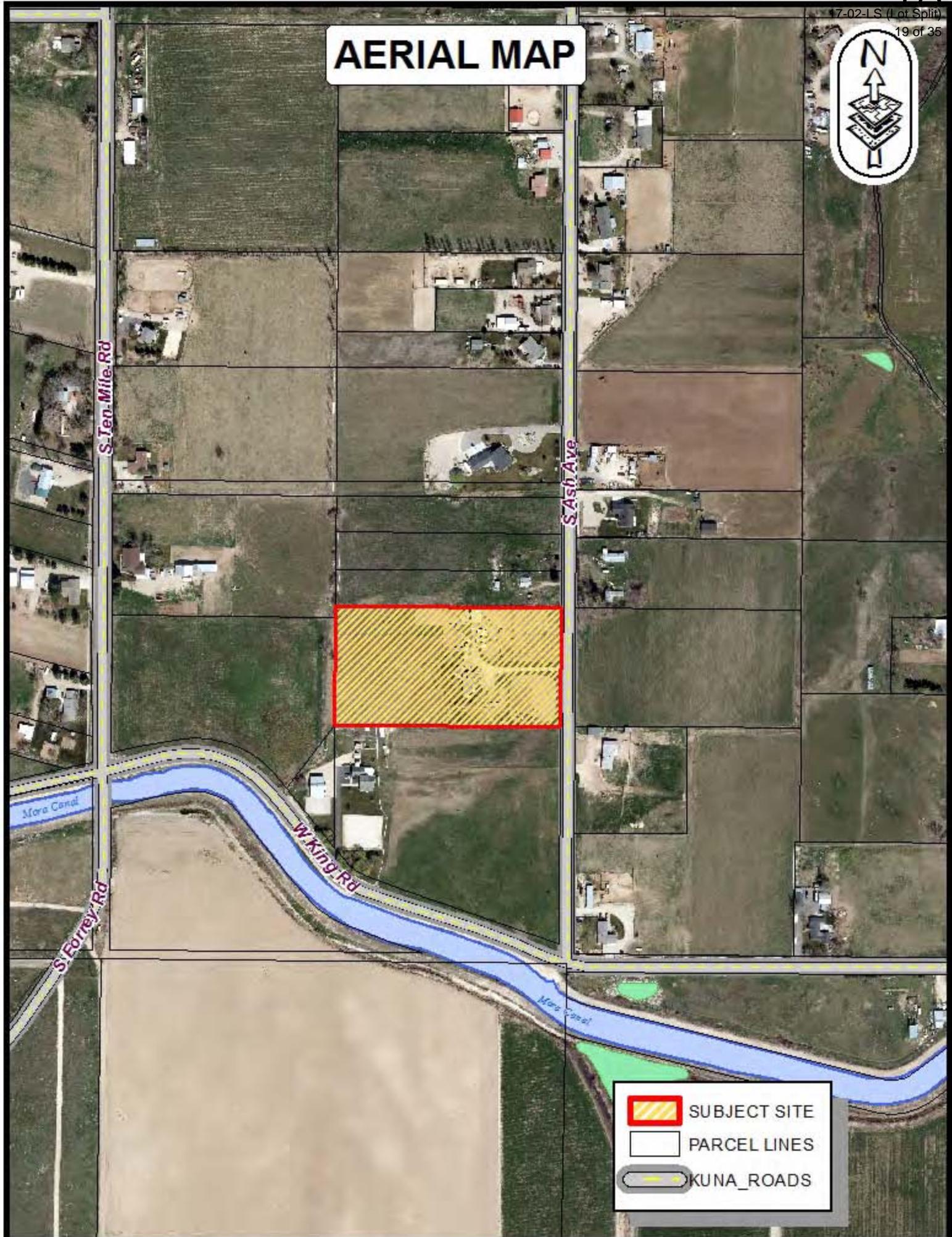
 SUBJECT SITE

 PARCEL LINES

 KUNA_ROADS

Exhibit
B-6

AERIAL MAP



	SUBJECT SITE
	PARCEL LINES
	KUNA_ROADS

Limesand 1385 S Ash Ave., Kuna, ID Lot Split - Approximate calculations.





City of Kuna

PO Box 763 ▪ 751 W. 4th St. ▪ Phone: 208.922.5274 ▪ www.kunacity.id.gov

May 4, 2017

David and Tawni Limesand
1385 S. Ash Ave.
Kuna, ID 83634

Completeness Letter

RE: 17-02-LS; Limesand Lot Split: 1385 S. Ash Avenue, Kuna, ID (APN #R5070501010)

Dear Mr. & Mrs. Limesand:

Kuna Planning and Zoning staff has finished reviewing the submitted lot split application for the parcel referenced above, and has determined the application is complete. The City Council hearing date for your case has been tentatively set for **June 6th, 2017** at 6:00 PM, in Council chambers located at City Hall; 751 W. 4th Street, Kuna, ID.

As part of your lot split application, a record of survey and legal descriptions for the newly created, and the remaining parcel will be required.

Fees

The following application fees are now due:

Lot Split Fees: \$200

Total: \$200.00

In order to keep this tentative hearing date, please ensure that fees are paid and a survey for the proposed lot split is prepared. Please feel free to contact me if you have any questions prior to the hearing.

Thank you,

Trevor Kesner
Planner II
City of Kuna
(208) 922-5274



CITY OF KUNA
P.O. BOX 13
KUNA, ID 83634
www.kunacity.gov

ANTONIO M CONTI
CITY ENGINEER

Telephone (208) 639-5343; Fax (208) 287-1731
Email: aconti@kunaid.gov

MEMORANDUM

TO: Director of Kuna Planning and Zoning

FROM: Antonio M Conti
Kuna City Engineer

RE: 1385 S. Ash Street
Lot Split
17-02-LS

DATE: May 25, 2017

The City Engineer has reviewed the lot split request of the above applicant dated May 2, 2017. It is noted that this proposal will create two buildable residential lots from the original parcel. The original parcel has one single family residence with accessory buildings served through septic system and well, is situated in a nitrate priority area and does not have water sewer or PI within 300 feet. Accordingly, the City Engineer provides the following comments:

1. Sanitary Sewer System

- a) The nearest sewer main is located 2470 feet north in Ash Street.
- b) The nitrate priority area referenced above means that nitrate levels in the ground water are elevated and that reliance on septic systems may make the levels higher. Infants are at risk from high nitrate.
- c) The property lies within the Ten Mile Lift Station sewer shed discharging to the South Wastewater Treatment Plant which has sufficient capacity for this project.
- d) Septic Systems
 - 1) KCC 5-16-4.B.2.a provides: *“If the city engineer determines that the subject property will not receive public sewer service in the foreseeable future due to an extraordinary physical constraint, the property owner may be permitted to install a septic system. An example of an extraordinary physical constraint would be extension of a public sewer line across Indian Creek where the benefit is limited to a single-family residential property.”* **In this situation, there is no “extraordinary physical constraint”.**
 - 2) KCC 5-16-4.B.2.b provides: *“If the city engineer determines that the property will not receive public sewer service within ten (10) years due to a non-extraordinary physical constraint, such as the property being located a significant distance from the closest public sewer service that makes the immediate connection prohibitively expensive (as determined by the city engineer and*

Trevor Kesner

From: Tawni Limesand <limesand1@cableone.net>
Sent: Tuesday, May 2, 2017 3:56 PM
To: Trevor Kesner
Subject: Fwd: Driveway Approach Permit
Attachments: Driveway_Approach_Request.pdf

Trevor, I mis-spoke. ACHD said it's up to the city to determine if it's a driveway or a private street. Please see the email below from Christy Little. Your time today was much appreciated! Tawni

From: "Christy Little" <Clittle@achdidaho.org>
To: "limesand1@cableone.net" <limesand1@cableone.net>
Cc: tkesner@kunaid.gov
Sent: Tuesday, March 28, 2017 4:36:50 PM
Subject: Driveway Approach Permit

I have attached the driveway approach permit. When you hire a contractor they will need to fill this out and return to ACHD for approval, and then a permit to work in the ACHD right-of-way. As discussed, yes, you can construct a new driveway at the south property line of 1385 Ash Avenue as it meets policy for location. ACHD requires the driveway to be paved (typically 20 to 24 -feet wide), and required to be paved 30-feet back from Ash Avenue. How the driveway is constructed beyond that, is up to the City. The City will also determine if this is a driveway or a private street. If it is a private street, ACHD requirements are the same, but we also require a STOP sign and a private street name sign. If it's just a driveway, no signage is required.

When you are calling contractors for estimates, you can ask them if they are bonded to work in the ACHD right-of-way. If they aren't it's a fairly simple process, and they can contact our Permits desk for information (387-6280). I'll be out of the office for the remainder of the week, but you can reach me via e-mail.

Christy

Christy Little
Planning Review Supervisor
Development Services
(208)387-6144

Exhibit

D-4

DRIVEWAY APPROACH REQUEST
ACHD CONSTRUCTION DEPARTMENT
FAX # (208) 387-6289 OR E-MAIL TO permits@achdidaho.org

DATE OF APPLICATION		APPROX START DATE	APPROX END DATE
CONTRACTOR/OWNER		PHONE #	CELL #
CONTACT PERSON		E-MAIL ADDRESS	FAX # (TO FAX APPROVAL BACK TO)
STREET NAME/ADDRESS		CROSS STREET	
CITY		OWNER (IF DIFFERENT FROM ABOVE)	
		OWNER CONTACT INFO	
DESCRIPTION OF APPROACH W/ATTACHED LAYOUT OF WORK AREA & TRAFFIC CONTROL PLAN		UTILITY <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> RESIDENTIAL <input type="checkbox"/> OTHER _____	
CONCRETE APPROACH (C / G / SW) _____ LF		ASPHALT APPROACH / STREET SURFACING _____ SY	

DEVELOPMENT SERVICES	TRAFFIC SERVICES
-----------------------------	-------------------------

DATE RECEIVED _____ RECEIVED BY _____ SIGNED _____

APPROVED
 APPROVED WITH AMENDMENTS
 DECLINED

APPROVED DATE _____

DESCRIPTION OF AMENDMENTS/REASON FOR DECLINING

STANDARDS:

1. Max 20' driveway throat width at lot line per ACHD policy.
 2. Max 2% cross-slope in sidewalk @ driveway, per Standard Drawing SD-710B or similar.
 3. Driveway should be paved their full width at least 30-feet into the site beyond the edge of pavement per standard drawing SD-809.
- *** Please attach comments and a detailed drawing of proposed project for this submittal.
- Applications without a detailed drawing will be delayed.
- UPON APPROVAL, REMEMBER A PERMIT IS STILL REQUIRED BEFORE CONSTRUCTION BEGINS!**

approved by resolution of the city council) in relation to the costs of the development of the property, the property owner may be permitted to install a septic system as an interim for sewer service until the public sewer service becomes available.” **The City Engineer does not conclude sewer will not be extended within 10 years.**

- 3) Regardless of the City Engineer’s findings, no septic system can be installed unless a permit is also issued by Central District Health.
- 4) KCC 5-16-3.B.2.b also provides: *“Parcels located in the Kuna Nitrate Priority Area shall not be split without connecting to city sewer and water. A waiver of this subsection may be allowed when the applicant provides a treatment system in which the effluent can demonstrate the 16 part per million or less of nitrates, the drinking water supply meets all drinking water standards, and meets central district health department's septic system requirements in existence at the time of the current application.”* **If the treatment system can meet this condition, a waiver will be provided.**
- e) For assistance in locating existing facilities and understanding issues associated with connection, please contact the City Engineer at 287-1727.
- f) The current sewer treatment connection fee is \$4,326 and sewer interceptor fee is \$829 per equivalent dwelling unit (Resolution R25-2008). The number of equivalent dwelling units will be determined at the time of building permit application.

2. Potable Water System

- a) The nearest water main is located 2300 feet north in Ash Street.
- b) Water supply capacity is available for this site upon payment of appropriate fees. Specific recommendations of note are as follows:
 - 1) It is recommended this application be conditioned to require connection to the City water system when access to water is reasonably available (available within 300 feet) or if the alternative water supply cannot meet all water quality standards.
 - 2) For any connected load, it is recommended this application be conditioned to conform to the water master plan. In this instance, no frontage or trunk lines need to be constructed.
- c) Improvements necessary to provide adequate fire protection as required by Kuna Fire District will be required of the development.
- d) The current water connection fee is \$1,085 for supply per equivalent dwelling unit and \$1,173 for trunk mains per equivalent dwelling unit. Fees for any new or additional meter and service are also applicable but are dependent on the size of the meter. The number of equivalent dwelling units will be determined at the time of building permit application.
- e) For assistance in locating existing facilities and understanding issues associated with connection, please contact the City Engineer.
- f) Please verify there is adequate separation between potable water service lines and all non-potable water lines (storm drains, sewer services, etc.).

3. Pressure Irrigation

- a) The original parcel is not connected to the City Pressure Irrigation System. Pressure irrigation is not available within a reasonable distance from the property with the nearest pressure irrigation main 1240 feet north in S. Ash Street.
- b) Relying on City 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 rely on irrigation water from surface and private water rights until City Pressure Irrigation is available within a reasonable distance (300 feet).

- c) For any connected load, it is recommended this application be conditioned to conform to the pressure irrigation master plan. The master plan does not designate any 10-12" trunk lines on the property frontage.
- d) The property is subject to connection fees at the time of connection.
- e) At the time of connection, a petition for inclusion in the municipal irrigation system and agreement to the pooling of water rights for billing purposes will be required.
- f) For assistance in locating existing facilities and understanding issues associated with connection, please contact the City Engineer.

4. Grading, Gravity Irrigation Storm Drainage

- a) Runoff from public right-of-way is regulated by ACHD. Plans are required to conform to ACHD standards.
- b) Design of the storm water disposal system for the private property portion of the development, if applicable, is subject to the review of the City Engineer and any affected drainage entity. 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 or 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 the on-site 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 proposed development. The map must include a layout and essential features of existing irrigation ditches, drainage ditches and pipelines within the proposed development. Open and piped facilities should be noted.
- d) The map should include any proposed changes to the systems.

5. General

- a) A plan approval letter will be required if this project affects any local irrigation districts.
- b) 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.
- c) Verify that existing and proposed elevations match sufficiently at property boundaries to not impose a slope burden on adjacent properties.
- d) State the vertical datum used for elevations on all plans.
- e) Provide engineering certification on all final engineering drawings.

6. Public Works Inspection Fees

An inspection fee will be required for any **public** water, sewer and irrigation construction work associated with this development. The developer will still require a qualified responsible engineer to do sufficient inspection to justly certify to the City of Kuna 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 inspection fee is \$1.00 per lineal foot of municipal sewer, water and pressure irrigation main and payment is due and payable prior to City's scheduling of a pre-construction conference. It is noted that plans for public facility construction are not prepared at this point and the exact length is unknown.

7. Right-of-Way

Sufficient full and half width right-of-way on local streets shall be provided and developed pursuant to City and ACHD standards. Ash Street right-of-way appears to be sub-standard width adjacent to this property. The site does not front on any section and quarter lines for arterial and collector streets and providing of deeded right-of-way to the extent of the frontage on classified streets is not applicable.

- a) It is recommended approaches onto local, section line and quarter line streets comply with ACHD approach policies and generally are as far as practical from the intersection.
- b) The site lacks existing sidewalk, but sidewalks are to be provided except as noted in KCC 5-16-3.B.1 (*Sidewalks shall be installed along all street frontages for each parcel created, except those parcels that are greater than two (2) acres in size. Parcels between one (1) and two (2) acres in size shall install sidewalk on a case-by-case bases, based upon Ada County Highway District and the city engineer determination. Any parcel less than one (1) acre in size shall have sidewalk along the street frontages. Where sidewalks are required, the owner shall submit engineering drawings, contractor's estimates, and submit for construction plan review.*) **The City Engineer does not recommend providing sidewalk is a condition of development.**
- c) The site lacks existing curb and gutter and City Code does not provide direction on the matter.

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's engineer. The city may help track changes, but will not be responsible for the finished product. As-built drawings of any public facilities will be required before occupancy is granted.

9. Property Description

- a) A proposed Record of Survey shall be provided by the applicant.



Kuna Rural Fire District
150 West Boise Street
Kuna ID 83634
(208) 922-1144
Fire Chief Perry Palmer

To: Trevor Kesner, City of Kuna

From: Perry Palmer, Chief Kuna Fire District

Date: 5-25-17

Subject: Dave Limesand's Driveway

Trevor,

The Kuna Fire District is agreeable to Mr. Limesands installing a driveway for a single family residence that meets the City of Kuna standards where applicable and where it is not restricted, the District will require to be maintained a driveway width of no less than 12 feet. If at some point, the driveway were to serve more than 5 residences, the width will need to be increased to a minimum of 20 feet.

In addition, the surface of the driveway will need to be an all-weather surface and be capable of supporting 75,000 pounds.

Please let me know if any of this is in contradiction to City Code or if you have any questions.

Thanks,

Perry

Exhibit

D-3



Kuna Rural Fire District

"Proudly Serving Our Community Since 1951"

Rural Access Permit Application

Plan Review for Permit #

Inspector:

Review Date: **12/21/16**

BUILDERS INFORMATION

Company Name:

Builder Name: Phone Number:

OWNERS INFORMATION

Last Name: First Name:

Address:

City: State: Zip:

PROJECT INFORMATION

Project Location: Nearest Cross:

Construction Classification:

IFC Group:

Number of Living Units: Stories Above AND Below Grade:

ROADS

How many dwellings are accessed from this road? Are roads at least 20 feet wide?

Are there any bridges? (75,000 lb rated, min 20 ft with)?

Are curves proper radius? (28ft & 48ft)

Is a turn-around required (length>150ft)

Is road 7% grade or less?

WATER SUPPLY

What is the total square footage of the structure?

Is there another structure within 20 feet of this one?

Does the total square footage of the structure and exposures within 20 feet exceed 5000 square feet?

Is an onsite water supply/installed system required?

If so, how will it be supplied?

FIRE SPRINKLERS: (if applicable)

FSS Contractor Company:

FSS Contractor Name: FSS Contractor Phone:

EMERGENCY VEHICLE ACCESS/WATER SUPPLY PLAN REVIEW APPROVED? Yes

Rentals Plan Review Fees: \$75.00

Paid in full? Yes No Balance Due:

Payment Method: Cash Check Check Number

Paid by:

Inspector Signature

Builder/Owner Signature (acknowledgement)



Kuna Rural Fire District

"Proudly Serving Our Community Since 1951"

Rural Access Permit Memorandum of Understanding

Plan Review for Permit #

Inspector:

Review Date: 12/20/2015

By signing below, the person obtaining the above referenced Apparatus Access and Water Supply Permit acknowledges the following:

- I. I understand that the above referenced permit shall expire one (1) year from the date of issue. If a Certificate of Occupancy has not been obtained prior to the date, I understand that my permit shall be void, and a new plan review and permit (with accompanying fees) must be obtained.
- II. I understand that the attached permit defines requirements that I have agreed to meet, and that my project shall be completed within those requirements and in accordance with the drawings I have provided to Kuna Rural Fire District. I understand that significant (in the Inspector's judgement) deviation from the approved drawings or permit document will result in voiding of my permit and require a new plan review and permit to be issued (with accompanying fees).
- III. I have been given copies of the following documents:
 - a. Kuna Rural Fire District Information Packet, containing specific requirements my project must meet;
 - b. a Fee Schedule detailing fees associated with permits, inspections, and re-inspections;
 - c. the Permit document itself;
 - d. an Inspection Plan, which details which Fire District inspections I must pass in order to receive an Certificate of Occupancy;
 - e. a receipt for monies paid for plan review and permitting;
 - f. a copy of this Memorandum of Understanding;
- IV. I understand that I am responsible for scheduling required inspections with the Fire District in a timely manner.
- V. I understand that re-inspections may carry an additional fee, as described in the Fee Schedule, which must be paid to the Fire District prior to issuance of Certificate of Occupancy.
- VI. I certify that I am the Builder or Owner of this project, or I am an authorized agent and empowered to sign this document.

Signature

Date

Printed Name

(Above space reserved for recording purposes)

Memorandum of Understanding

This Memorandum of Understanding is dated this _____ day of _____, 2017 between the City of Kuna, Idaho (City) and David and Tawni Limes and (Limesand), husband and wife, owners of the real property located at 1385 S. Ash Avenue in Kuna, Idaho (property) and any successors in interest to said real property.

The property was subject to the City land use action where the original lot was split creating two (2) separate buildable parcels, which was approved by the City on May 6th of 2017. As a condition of approval for any future site improvements on the property, the Limesand and any successor in interest shall comply with the provisions set forth in Kuna City Code (KCC) 5-16-3 (B). In summary, KCC 5-16-3(B) provides that parcels located within the Kuna Nitrate Priority Area (NPA) shall not be split without connecting to city sewer and water facilities. A waiver of this subsection may be allowed when the property owner provides a treatment system in which the effluent can demonstrate the 16 part per million or less of nitrates, the drinking water supply meets all drinking water standards, and meets Central District Health department's septic system requirements in existence at the time of the current application. Finally, the property owner is required to extend and connect public sewer and water to each parcel created when public sewer and water are available within three hundred (300) feet of the parcel(s) at the property owner's expense, or as determined by the City engineer.

Specifically, Kuna City Code (KCC) 5-16-3 (B) provides: If any of the newly created parcels do not connect to sewer or water at the time of lot split, the property owner shall enter into a *Memorandum of Understanding* with the city that will provide, at a minimum, the following conditions:

2. (1) If public sewer becomes available within three hundred (300) feet of the property (as measured at the property line closest to the nearest available sewer connection) the property owner, shall within one hundred eighty (180) days of being notified in writing as to the availability of the sewer connection, obtain written approval for a connection plan (connection plan), which plan shall include a date certain that the septic system will be properly abandoned and the connection made to the public sewer. It is expected that the date for the abandoning the existing septic system and connecting to the public sewer may be greater than one hundred eighty (180) days; the actual date shall be determined on a case-by-case basis based upon a factual determination of the city engineer specific to the property affected, and may include consideration of the age of septic system, cost to install the septic system, distance and cost for the main sewer line connection, and the location of the septic system in relation to the nitrate priority area. The connection plan shall be reviewed by the city engineer, and approved by resolution of the city council;
3. (2) The property owner may agree to participate in a local improvement district (that benefits the property) or other statutory or common law funding mechanism to finance city sewer infrastructure extension costs and city sewer connections fees and provide for any easements; and

4. (3) If the property owner fails to obtain approval for the connection plan to connect to the city sewer system within one hundred eighty (180) days of being notified, the city may make the connection and charge the owner for the costs associated with the connection and the property owner consents to a lien upon the property for failure to pay, and the city shall designate the land and structure as nonconforming and no building permits will be issued until the property is brought into compliance.
5. (4) The memorandum of understanding will be recorded with the Ada County Recorder.

Whereas, at the time of lot split approval by the Kuna City Council (June 6, 2017), no portion of the existing original parcel or newly created parcels were within 300 feet of Kuna City sewer, water or pressure irrigation facilities.

Specifically, by way of this document the City of Kuna is requiring that Limesand, or any successors in interest in the real property that was the subject of said land use action approvals agree to:

- a) properly abandon all septic systems and drain fields associated with said systems and
- b) connect to City of Kuna sewer facilities when they are available to the subject property (within 300 feet of any portion of the subject parcel as measured at the property line closest to the nearest available sewer connection) within one hundred eighty (180) days of being notified by the City that services are available, or
- c) obtain written approval for a connection plan (connection plan), which shall include a date certain that the septic system will be properly abandoned and the connection made to the public sewer based upon a factual determination of the City engineer specific to the property affected, and may include consideration of the age of septic system, cost to install the septic system, distance and cost for the main sewer line connection, and the location of the septic system in relation to the nitrate priority area. The connection plan shall be reviewed by the City engineer, and approved by resolution of the city council.

The owner(s) shall bare all costs associated with the connection and the property owner consents to a lien being placed upon the property for failure to connect, and the City shall designate the land and any structures erected on the property as nonconforming, and no building permits will be issued until the property is brought into compliance.

I agree to comply with the aforementioned terms and conditions of this agreement by my signature below. I understand this Memorandum of Understanding is binding in its entirety unless mutually modified by the parties.

(Intentionally left blank to end of page for recording purposes)

Dated this ____ day of _____, 2017.

David Limesand

STATE OF IDAHO)
) ss.
County of Ada)

I, _____, a Notary Public in and for said State of Idaho, do hereby certify that on this ____ day of _____, 2017, before me, personally appeared David Limesand , known or identified to me, who, being by me, first duly sworn, declared under oath that the statements contained with the foregoing document are true and correct, and acknowledged to me that he/she executed the same as such.

S
E
A
L

Notary Public for _____
My commission expires on _____

Dated this ____ day of _____, 2017.

Tawni Limesand

STATE OF IDAHO)
) ss.
County of Ada)

I, _____, a Notary Public in and for said State of Idaho, do hereby certify that on this ____ day of _____, 2017, before me, personally appeared Tawni Limesand, known or identified to me, who, being by me, first duly sworn, declared under oath that the statements contained with the foregoing document are true and correct, and acknowledged to me that he/she executed the same as such.

S
E
A
L

Notary Public for _____
My commission expires on _____

City of Kuna, Idaho

Joe L. Stear, Mayor

Attest

**RESOLUTION NO. R40-2017
CITY OF KUNA, IDAHO**

A RESOLUTION OF THE CITY OF KUNA, IDAHO AMENDING RESOLUTION NO. R32-2016 ADDING TWO (2) NEW MEMBERS TO AND REMOVING ONE (1) MEMBER FROM THE ECONOMIC DEVELOPMENT COMMITTEE

WHEREAS, the City of Kuna, Idaho has created and appointed members to its Economic Development Committee; and

WHEREAS, two (2) persons residing within the city have expressed an interest in serving as members, and one (1) person is no longer available to serve as a member of the committee.

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Kuna, Idaho that the following two (2) persons are appointed to the City of Kuna, Idaho Economic Development Committee;

Kara Medrano, Branch Manager, Bank of the Cascades
Casey Grant, Residential Realtor

The current committee members are:

Kara Medrano- Branch Manager, Bank of the Cascades
Casey Grant- Residential Realtor
Julie Roberts – Idaho Independent Bank
Lisa Bachman – Former Council President and Council Member, Kuna Citizen, JUB Engineers
Blake Watson – Idaho Power
Randy Shroll – Idaho Department of Commerce
David Gronbeck – Park Impact Fee Committee member, Kuna Citizen, Real Estate professional
Ana Paz – Kuna Business owner, Kuna Citizen, Downtown Revitalization Committee member
Mike Smith – Kuna Business owner, Kuna Citizen
Joe Stear- Mayor

PASSED BY THE COUNCIL of Kuna, Idaho this 6th day of June 2017.

APPROVED BY THE MAYOR of Kuna, Idaho this 6th day of June 2017.

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk



CITY OF KUNA
P.O. BOX 13
KUNA, ID 83634
www.kunacity.id.gov

ANTONIO M CONTI
CITY ENGINEER

Telephone (208) 639-5343; Fax (208) 287-1731
Email: aconti@kunaid.gov

MEMORANDUM

TO: Mayor Stear and Members of City Council

FROM: Antonio M Conti
Kuna City Engineer

RE: Change Order no. 3
Ten Mile & Lake Hazel Sewer Main 2016 Project

DATE: May 26, 2017

REQUEST: **Approve Change Order No. 3**

Attached hereto is the Change Order No 3. Change Order No. 3 addresses changed conditions in the project. Changes were as follows:

- Footing of the existing bridge was lower than expected. Contractor had to rese the bore.
- Excavated material was unsuitable for backfill of the trench. The contractor had to import pit run.

Both items are unforeseen circumstances that could not be predicted prior to bid.

The City Engineer recommends approval of the Change Order.

Attachments

**RESOLUTION NO. R41-2017
CITY OF KUNA, IDAHO**

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AUTHORIZING AND APPROVING CHANGE ORDER NO. 3 IN THE SUM OF \$34,000.00, AND CHANGE ORDERS NOS. 1 AND 2 IN THE SUM OF \$8,830.00, FOR A TOTAL INCREASE OF \$42,830.00 TO THE ORIGINAL CONTRACT WITH THUESON CONSTRUCTION, INC. FOR THE CONSTRUCTION OF THE LAKE HAZEL SEWER MAIN PROJECT.

WHEREAS, the City Council of Kuna, Idaho entered into contract with Thueson Construction, Inc. in the amount of \$440,432.63, pursuant to Resolution No. R88-2016; and

WHEREAS, the City has previously executed Change Orders Nos. 1 and 2 in the amount of \$8,830.00; and

WHEREAS, the City has executed Change Order No. 3 in the amount of \$34,000.00 as attached hereto as **Exhibit A**, which was a necessary amendment to the original contract as a result of the need to import backfill material to address unsuitable onsite material and to adjust the casing due to bridge footing elevation conflict.

BE IT HEREBY RESOLVED by the Mayor and City Council of Kuna, Idaho that CHANGE ORDERS NOS. 1, 2 and 3, which increase the original contract, as approved by Resolution No. 88-2016, by \$42,830.00 for a total contract price of \$483,262.63, are hereby authorized and approved by the City Council for Kuna, Idaho.

BE IT FURTHER RESOLVED by the Mayor and City Council of Kuna, Idaho that the allocation of payment for the increase in the contract price be divided between the Sewer Fund Capital Account, Water Fund Contingency Account and the Irrigation Fund Contingency Account in the percentages as approved by Resolution No. 88-2016.

PASSED BY THE COUNCIL of Kuna, Idaho this 6th day of June, 2017.

APPROVED BY THE MAYOR of Kuna, Idaho this 6th day of June, 2017.

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

Change Order No. 3

Date of Issuance: <u>5/22/2017</u>		Effective Date: <u>6.6.17</u>
Project: <u>Ten Mile & Lake Hazel Sewer Main 2016 Project</u>	Owner: <u>City of Kuna</u>	Owner's Contract No.:
Contract: <u>Ten Mile & Lake Hazel Sewer Main 2016 Project</u>		Date of Contract:
Contractor: <u>THE FOXON CONSTRUCTION INC</u>		Engineer's Project No.:

The Contract Documents are modified as follows upon execution of this Change Order:

Description:

IMPORT BACKFILL MATERIAL TO ADDRESS UNSUITABLE MATERIAL ONSITE - ADJUST CASING DUE TO BRIDGE FOOTING ELEVATION CONFLICT

Attachments (list documents supporting changes):

CHANGE IN CONTRACT PRICE:	CHANGE IN CONTRACT TIMES:
Original Contract Price:	Original Contract Times: <input checked="" type="checkbox"/> Working days <input type="checkbox"/> Calendar days
<u>\$ 440,432.63</u>	Substantial completion (days or date): <u>60</u>
	Ready for final payment (days or date): <u>75</u>
[Increase] [Decrease] from previously approved Change Orders No. <u>1</u> to No. <u>2</u> :	[Increase] [Decrease] from previously approved Change Orders No. <u>1</u> to No. <u>2</u> :
<u>\$ 8,830.00</u>	Substantial completion (days): <u>10</u>
	Ready for final payment (days): <u>10</u>
Contract Price prior to this Change Order:	Contract Times prior to this Change Order:
<u>\$ 449,262.63</u>	Substantial completion (days or date): <u>70</u>
	Ready for final payment (days or date): <u>85</u>
[Increase] [Decrease] of this Change Order:	[Increase] [Decrease] of this Change Order:
<u>\$ 34,000.00</u>	Substantial completion (days or date): <u>11/15/17</u>
	Ready for final payment (days or date): <u>11/30/17</u>
Contract Price incorporating this Change Order:	Contract Times with all approved Change Orders:
<u>\$ 483,262.63</u>	Substantial completion (days or date): <u>11/15/17</u>
	Ready for final payment (days or date): <u>11/30/17</u>

RECOMMENDED: By: <u>[Signature]</u> Engineer (Authorized Signature) Name: <u>ANTONIO TAPSCOTT</u> Print Name Date: <u>5/22/17</u>	ACCEPTED: By: _____ Owner (Authorized Signature) Name: _____ Print Name Date: _____	ACCEPTED: By: <u>[Signature]</u> Contractor (Authorized Signature) Name: <u>Dan Costello</u> Print Name Date: <u>5/22/17</u>
Approved by Funding Agency (if applicable):		Date: _____

City of Kuna
2016 Project

Ten Mile & Lake Hazel Sewer Main

RESOLUTION NO. R88-2016

RESOLUTION AWARDING BID FOR THE LAKE HAZEL SEWER MAIN PROJECT TO THUESON CONSTRUCTION, INC. IN THE ADJUSTED AMOUNT OF \$440,432.63; DIRECTING EXPENDITURE OF FUNDS FROM THE SEWER FUND, WATER FUND AND IRRIGATION FUND FOR SAID PROJECT; AND AUTHORIZING THE MAYOR, CITY CLERK AND CITY ENGINEER TO EXECUTE CONTRACT DOCUMENTS WITH SAID BIDDER.

WHEREAS, City of Kuna, Idaho has received bids for the Lake Hazel Sewer Main Project; and

WHEREAS, the apparent low bidder for said Project is THUESON CONSTRUCTION, INC.; and

WHEREAS, the bid submitted by THUESON CONSTRUCTION, INC. is responsive to the bid requirements; and

WHEREAS, the original scope of work and amount of bid exceeds available budgeted funds for said Lake Hazel Sewer Main Project; and

WHEREAS, City of Kuna and THUESON CONSTRUCTION, INC. have negotiated a reduced scope of work with certain changes in unit prices acceptable to both parties:

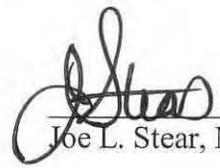
BE IT HEREBY RESOLVED by the Mayor and Council of the City of Kuna, Idaho that said City approves the award of bid to THUESON CONSTRUCTION, INC. based on a negotiated reduced scope of work with certain changes in unit prices resulting in an adjusted bid amount of four hundred forty thousand four hundred thirty-two dollars and sixty-three cents (\$440,432.63) for the project;

BE IT FURTHER RESOLVED that Mayor and Council directs the expenditure of available funds from the Sewer Fund Capital Account, up to forty thousand dollars (\$40,000) from the Water Fund Contingency Account and up to forty thousand dollars (\$40,000) from the Irrigation Fund Contingency Account for said project; and

BE IT FURTHER RESOLVED that the Mayor, Clerk and City Engineer of said City are hereby authorized to execute documents for securing the services of said bidder for the Project identified above upon receipt of proper evidence of public works licensure, bonds and acceptable insurance binders; and directs that copies of signed bids of successful bidder, abstract of original bid, abstract of adjusted bid and form of contract are attached hereto, and made a part hereof, as if set forth in full.

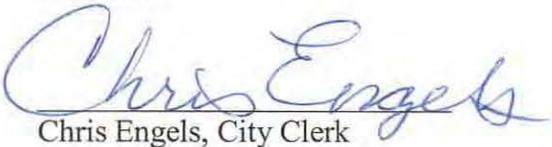
PASSED BY THE COUNCIL of Kuna this 6th day of December, 2016.

APPROVED BY THE MAYOR of Kuna this 6th day of December, 2016.



Joe L. Stear, Mayor

ATTEST:


Chris Engels, City Clerk



PLEASE PROVIDE BUYER WITH A COPY OF THIS
****CITY OF KUNA****
ASSESSMENT REQUEST
922-5546 Fax 922-5989
POB 13 Kuna, ID 83634

Date: 12/07/2016
File No.: 611835

City Acct. # _____
Closing Date: December 30, 2016

Please notify us if there is a change in the closing date it will change the assessments due on the account

Title Co.: Pioneer Title Company of Ada County **Name:** Debbie Andrews **Phone:** (208)373-3639
Fax: (208)279-2570
Address: 8151 W. Rifleman Street, Boise, ID 83704

Seller: Justin Anderson and Nicole Anderson *Seller Forwarding Address Yes _____
No _____;

Buyer: Karl Stoltz and Mary Ann Stoltz

Property Address: 99 West Steph Road, Kuna, ID 83634

SELLER

Water	\$ _____
Sewer	\$ _____
Trash	\$ _____
Lights	\$ _____
Pressurized Irrigation (PI)	\$ _____
Gravity Irrigation (GI)	\$ _____
Turn-on-Fee	\$ _____
TOTALS	\$ _____

If age 65 or older there is a senior water rate but we must be informed
BUYER

Water	\$ _____
Sewer	\$ _____
Trash	\$ _____
Lights	\$ _____
Pressurized Irrigation (PI)	\$ _____
Gravity Irrigation (GI)	\$ _____
Water Deposit – Mandatory-\$100-home will not be put into buyers name until we receive	\$ _____
Will be applied to acct if 12 consecutive payments are made by due date	\$ _____
TOTALS	\$ _____

TOTAL CHECK TO CITY \$ _____

LID _____

CITY STAFF: _____ **Prepared by:** _____ **Return Date:** _____

Electricity	Idaho Power	388-2323
Gas	Intermountain Gas	377-6840
Water/Sewer/Irrigation/Trash- City of Kuna-Automatically changes to new owners name when we receive assess. due from Title Co.		922-5546

Bid Form

Article 1 – Bid Recipient

- 1.01 This Bid is submitted to:
City of Kuna
6950 S. Ten Mile Rd.
Meridian, ID 83642

- 1.02 The undersigned Bidder proposes and agrees, if this Bid is accepted, to enter into an Agreement with Owner in the form included in the Bidding Documents to perform all Work as specified or indicated in the Bidding Documents for the prices and within the times indicated in this Bid and in accordance with the other terms and conditions of the Bidding Documents.

Article 2 – Bidder’s Acknowledgements

- 2.01 Bidder accepts all of the terms and conditions of the Instructions to Bidders, including without limitation those dealing with the disposition of Bid security. This Bid will remain subject to acceptance for 60 days after the Bid opening, or for such longer period of time that Bidder may agree to in writing upon request of Owner.

Article 3 – Bidder’s Representations

- 3.01 In submitting this Bid, Bidder represents that:
 - A. Bidder has examined and carefully studied the Bidding Documents, other related data identified in the Bidding Documents, and the following Addenda, receipt of all which is hereby acknowledged:

<u>Addendum No.</u>	<u>Addendum Date</u>
<u>1</u>	<u>11/5/16</u>
<u>2</u>	<u>11/7/16</u>
_____	_____

- B. Bidder has visited the Site and become familiar with and is satisfied as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work.

- C. Bidder is familiar with and is satisfied as to all Laws and Regulations that may affect cost, progress, and performance of the Work.

- D. Bidder has carefully studied all: (1) reports of explorations and tests of subsurface conditions at or contiguous to the Site and all drawings of physical conditions relating to existing surface or subsurface structures at the Site (except Underground Facilities) that have been identified in SC-4.02 as containing reliable "technical data," and (2) reports and drawings of Hazardous Environmental Conditions, if any, at the Site that have been identified in SC-4.06 as containing reliable "technical data."

- E. Bidder has considered the information known to Bidder; information commonly known to contractors doing business in the locality of the Site; information and observations obtained from visits to the Site; the Bidding Documents; and the Site-related reports and drawings identified in the Bidding Documents, with respect to the effect of such information, observations, and documents on (1) the cost, progress, and performance of the Work; (2) the means, methods, techniques, sequences, and procedures of construction to be employed by

Bidder, including applying the specific means, methods, techniques, sequences, and procedures of construction expressly required by the Bidding Documents; and (3) Bidder's safety precautions and programs.

- F. Based on the information and observations referred to in Paragraph 3.01.E above, Bidder does not consider that further examinations, investigations, explorations, tests, studies, or data are necessary for the determination of this Bid for performance of the Work at the price(s) bid and within the times required, and in accordance with the other terms and conditions of the Bidding Documents.
- G. Bidder is aware of the general nature of work to be performed by Owner and others at the Site that relates to the Work as indicated in the Bidding Documents.
- H. Bidder has given Engineer written notice of all conflicts, errors, ambiguities, or discrepancies that Bidder has discovered in the Bidding Documents, and the written resolution thereof by Engineer is acceptable to Bidder.
- I. The Bidding Documents are generally sufficient to indicate and convey understanding of all terms and conditions for the performance of the Work for which this Bid is submitted.

Article 4 – Bidder’s Certification

4.01 Bidder certifies that:

- A. This Bid is genuine and not made in the interest of or on behalf of any undisclosed individual or entity and is not submitted in conformity with any collusive agreement or rules of any group, association, organization, or corporation;
- B. Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid;
- C. Bidder has not solicited or induced any individual or entity to refrain from bidding; and
- D. Bidder has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for the Contract. For the purposes of this Paragraph 4.01.D:
 - 1. “corrupt practice” means the offering, giving, receiving, or soliciting of anything of value likely to influence the action of a public official in the bidding process;
 - 2. “fraudulent practice” means an intentional misrepresentation of facts made (a) to influence the bidding process to the detriment of Owner, (b) to establish bid prices at artificial non-competitive levels, or (c) to deprive Owner of the benefits of free and open competition;
 - 3. “collusive practice” means a scheme or arrangement between two or more Bidders, with or without the knowledge of Owner, a purpose of which is to establish bid prices at artificial, non-competitive levels; and
 - 4. “coercive practice” means harming or threatening to harm, directly or indirectly, persons or their property to influence their participation in the bidding process or affect the execution of the Contract.

Article 5 – Basis of Bid

5.01 Bidder will complete the work in accordance with the Contract Documents for the price(s):

Base Bid Unit Price Schedule

Item No.	Description	Estimated Quantity	Unit	Bid Unit Price	Bid Price
307.4.1.A.7	Miscellaneous Surface Restoration (Natural Ground)	2,150	LF	\$ 1	\$ 2,150
307.4.1.F.1	Type "P" Asphalt Repair	2,260	LF	\$ 35.30	\$ 79,778
308.4.1.A.1	Boring and Jacking	285	LF	\$ 559	\$ 159,315
501.4.1.B.1	18" ASTM D-3034 PVC Sewer Pipe	435	LF	\$ 159	\$ 69,165
501.4.1.B.1	15" ASTM D-3034 PVC Sewer Pipe	296	LF	\$ 142	\$ 42,032
501.4.1.B.1	12" ASTM D-3034 PVC Sewer Pipe	1,475	LF	\$ 132	\$ 194,700
504.4.1.A.1	4" PVC Sewer Service Lines (2)	85	LF	\$ 44	\$ 3,740
501.4.1.C.1	CCTV Inspection	2,210	LF	\$ 160	\$ 353,600
502.4.1.A.1	Install New Type "A" Sanitary Sewer Manhole	8	EA	\$ 3,195	\$ 25,560
502.4.1.F.1	Connect New Sewer Main to Existing Sewer Manhole	1	EA	\$ 2,195	\$ 2,195
507.4.1.C.3	Sewer Main Trench Excavation (Non-Asphalt Surfacing)	2,150	LF	\$ 0	\$ 0
507.4.1.C.3	Sewer Main Trench Excavation (Asphalt Surfacing)	2,260	LF	\$ 0	\$ 0
507.4.1.C.3	Sewer Service Trench Excavation	85	LF	\$ 0	\$ 0
1001.4.1.A.1	Sediment Control	1	LS	\$ 5,397	\$ 5,397
SP-2 (00820-1)	Traffic Control	1	LS	\$ 10,379	\$ 10,379
SP-3 (00820-1)	Mobilization	1	LS	\$ 7,450	\$ 7,450
SP-4 (00820-1)	Backfill Compaction Testing	1	LS	\$ 4,670	\$ 4,670
SP-5 (00820-2)	Rock Excavation	1,790	CY	\$ 0	\$ 0
SP-6 (00820-2)	Report of Idaho Licensed Professional Land Surveyor	1	LS	\$ 5,200	\$ 5,200

Total of All Unit Prices – Base Bid Schedule (\$ 615,267⁰⁰)

(Use Figures)

SIX HUNDRED AND FIFTEEN THOUSAND, TWO SIXTY SEVEN

(Use Words)

Bid prices listed shall include all applicable taxes and fees.

Unit Prices have been computed in accordance with Paragraph 11.03.B of the General Conditions. Bidder acknowledges that estimated quantities are not guaranteed, and are solely for the purpose of comparison of Bids, and final payment for all unit price Bid items will be based on actual quantities, determined as provided in the Contract Documents.

See prior page

Article 5 – Basis of Bid

5.01 Bidder will complete the work in accordance with the Contract Documents for the price(s):

Base Bid Unit Price Schedule

Item No.	Description	Estimated Quantity	Unit	Bid Unit Price	Bid Price
307.4.1.A.7	Miscellaneous Surface Restoration (Natural Ground)	2,150	LF	\$	\$
307.4.1.F.1	Type "P" Asphalt Repair	2,260	LF	\$	\$
1104.4.1.A.1	Pavement Line Paint (Fog Line and Stop Bar)	730	SF	\$	\$
308.4.1.A.1	Boring and Jacking	285	LF	\$	\$
501.4.1.B.1	18" ASTM D-3034 PVC Sewer Pipe	435	LF	\$	\$
501.4.1.B.1	15" ASTM D-3034 PVC Sewer Pipe	625	LF	\$	\$
501.4.1.B.1	12" ASTM D-3034 PVC Sewer Pipe	1,145	LF	\$	\$
501.4.1.C.1	CCTV Inspection	2,205	LF	\$	\$
502.4.1.A.1	Install New Type "A" Sanitary Sewer Manhole	8	EA	\$	\$
502.4.1.F.1	Connect New Sewer Main to Existing Sewer Manhole	1	EA	\$	\$
507.4.1.C.3	Sewer Main Trench Excavation	2,260	LF	\$	\$
1001.4.1.A.1	Sediment Control	1	LS	\$	\$
SP-2 (00820-1)	Traffic Control	1	LS	\$	\$
SP-3 (00820-1)	Mobilization (10%, or less, of bid)	1	LS	\$	\$
SP-4 (00820-1)	Backfill Compaction Testing	1	LS	\$	\$
SP-5 (00820-2)	Rock Excavation	1,820	CY	\$	\$
SP-6 (00820-2)	Report of Idaho Licensed Professional Land Surveyor	1	LS	\$	\$
Sp-7 (00820-2)	Temporary Type "P" Asphalt Repair and Pavement Line Paint	2,260	LF	\$	\$

Total of All Unit Prices – Base Bid Schedule (\$ _____)
(Use Figures)

(Use Words)

Bid prices listed shall include all applicable taxes and fees.

Unit Prices have been computed in accordance with Paragraph 11.03.B of the General Conditions. Bidder acknowledges that estimated quantities are not guaranteed, and are solely for the purpose of comparison of Bids, and final payment for all unit price Bid items will be based on actual quantities, determined as provided in the Contract Documents.

Article 6 – Time of Completion

6.01 Bidder agrees that the Work will be substantially complete and will be completed and ready for final payment in accordance with Paragraph 14.07 of the General Conditions on or before the dates or within the number of calendar days indicated in the Agreement.

6.02 Bidder accepts the provisions of the Agreement as to liquidated damages.

6.03 Bidder agrees to comply with Idaho Code 44-1001 through 44-1005, regarding employment of Idaho Residents.

Article 7 – Attachments to this Bid

- 7.01 The following documents are submitted with and made a condition of this Bid:
 - A. Required Bid security in the form of Bid Bond, Certified Check, Cash, or Cashier's Check;
 - B. Naming of Subcontractors Form, Document 00440;
 - C. Evidence of authority to sign the Bid;
 - D. Evidence of authority to do business in the State of Idaho;
 - E. State of Idaho Public Works Construction License No. 15062-U-4; and DB
 - F. All signed Addenda.

Article 8 – Defined Terms

8.01 The terms used in this Bid with initial capital letters have the meanings stated in the Instructions to Bidders, the General Conditions, and the Supplementary Conditions.

A Corporation

Corporation Name: Thursan Construction Inc (SEAL)

State of Incorporation: Idaho
Type (General Business, Professional, Service, Limited Liability): _____

By: [Signature]
(Signature -- attach evidence of authority to sign)

Name (typed or printed): Larve Thursan

Title: President
(CORPORATE SEAL)

Attest _____

Date of Qualification to do business in Idaho is 9/5/01.

A Joint Venture

Name of Joint Venture: W/A

First Joint Venturer Name: _____ (SEAL)

By: _____
(Signature of first joint venture partner -- attach evidence of authority to sign)

Name (typed or printed): _____

Title: _____

Second Joint Venturer Name: W/A (SEAL)

By: _____
(Signature of second joint venture partner -- attach evidence of authority to sign)

Name (typed or printed): _____

Title: _____

(Each joint venturer must sign. The manner of signing for each individual, partnership, and corporation that is a party to the joint venture should be in the manner indicated above.)

Bidder's Business Address THUESON CONSTRUCTION, INC.

455 S. KINGS RD. - NAMPA, ID 83687

Phone No. 208-466-2503 Fax No. 208-466-3658

E-mail dan@tcid.com

SUBMITTED on 11/9, 2016.

Idaho Public Works Contractor License No. 15062-U-4

**LAKE HAZEL SEWER MAIN
Reduced Scope of Work**

ITEM	TASK	UNIT	QTY	Thueson 2	
				UNIT PRICE	EXTENDED PRICE
307.4.1.A.7	Misc Surface Restore	LF	1121	1.00	1,121.00
307.4.1.F.1	Type P Surface Restore	SF	16368	2.95	48,285.60
308.4.1.A.1	Boring and Jacking	LF	285	559.00	159,315.00
502.4.1.A.1	Type "A" San. Sewer Manhole	EA	6	3,195.00	19,170.00
501.4.1.B.1	18" PVC Sewer Main	LF	435	174.57	75,937.95
501.4.1.B.1	15" PVC Sewer Main	LF	624	157.57	98,323.68
501.4.1.B.1	12" PVC Sewer Main	LF	0	147.57	0.00
504.4.1.A.1	4" PVC Sewer Service Lines (2)	LF	85	44.00	3,740.00
501.4.1.C.1	CCTV Inspection	LF	1059	1.60	1,694.40
502.4.1.F.1	Connect to Exist. MH	EA	1	2,195.00	2,195.00
1001.4.1.A.1	Sediment Control	LS	1	5,000.00	5,000.00
507.4.1.C.3	Sewer Main Trench Exc.-Non Asph.	LF	2150	0.00	0.00
507.4.1.C.3	Sewer Main Trench Exc.-Asph.	LF	2260	0.00	0.00
507.4.1.C.3	Sewer Service Trench Exc.	LF	85	0.00	0.00
SP-2(00820-1)	Traffic Control	LS	1	9,000.00	9,000.00
SP-3(00820-1)	Mobilization	EA	1	7,450.00	7,450.00
SP-4(00820-1)	Compaction Testing	LS	1	4,000.00	4,000.00
SP-5(00820-2)	Rock Excavation	CY	1790	0.00	0.00
SP-6 (00820-2)	Report of Idaho Licensed Professional Land Surveyor	LS	1	5,200.00	5,200.00
TOTAL					440,432.63

Date _____

Date 12-7-2016

Contractor _____

City J. Steen

Acceptance of Revised Bid

Acceptance of Revised Bid

Agreement
Between Owner and Contractor For
Construction Contract (Stipulated Price)

THIS AGREEMENT is by and
between City of Kuna (“Owner”) and
_____ (“Contractor”).

Owner and Contractor hereby agree as follows:

Article 1 – Work

1.01 Contractor shall complete all Work as specified or indicated in the Contract Documents. The Work is generally described as follows:

The Project generally consists of the construction of approximately 435 linear feet of eighteen (18) inch, 300 linear feet of fifteen (15) inch, and 1,475 linear feet of twelve (12) inch PVC gravity sewer pipe, including any appurtenances and connection to existing piping; installation of ten (8) new manholes, directional boring for installation of gravity sewer pipe and a total of 6 18” PVC conduits under two separate Mason Creek crossings, and earthen gravel, sod, and asphalt repair.

Article 2 – The Project

2.01 The Project for which the Work under the Contract Documents may be the whole or only a part is generally described as follows:

City of Kuna Ten Mile & Lake Hazel Sewer Main 2016 Project

Article 3 – Engineer

3.01 The Design Engineer is B&A Engineers, Inc., 5505 W. Franklin Rd., Boise, Idaho 83705. The Construction Project Engineer is the City of Kuna, Public Works Department, hereinafter called Engineer, and who is to act as the Owner’s representative, assume all duties and responsibilities, and have the rights and authorities assigned to Engineer in the Contract Documents in connection with the completion of the Work in accordance with the Contract Documents.

Article 4 – Contract Times

4.01 Time of the Essence

A. All time limits for Milestones, if any, Substantial Completion, and completion and readiness for final payment as stated in the Contract Documents are of the essence of the Contract.

4.02 Days to Achieve Substantial Completion and Final Payment

A. The Work will be substantially completed within 60 days after the date when the Contract Times commence to run as provided in Paragraph 2.03 of the General Conditions, and completed and ready for final payment in accordance with Paragraph 14.07 of the General Conditions within 75 days after the date when the Contract Times commence to run.

4.03 Liquidated Damages

A. Contractor and Owner recognize that time is of the essence as stated in Paragraph 4.01 above and that Owner will suffer financial loss if the Work is not completed within the times specified in Paragraph 4.02 above, plus any extensions thereof allowed in accordance with Article 12 of the General Conditions. The parties also recognize the delays, expense, and difficulties involved in proving in a legal or arbitration proceeding the actual loss suffered by

Owner if the Work is not completed on time. Accordingly, instead of requiring any such proof, Owner and Contractor agree that as liquidated damages for delay (but not as a penalty), Contractor shall pay Owner \$ 200 for each day that expires after the time specified in Paragraph 4.02 above for Substantial Completion until the Work is substantially complete. After Substantial Completion, if Contractor shall neglect, refuse, or fail to complete the remaining Work within the Contract Time or any proper extension thereof granted by Owner, Contractor shall pay Owner \$ 200 for each day that expires after the time specified in Paragraph 4.02 above for completion and readiness for final payment until the Work is completed and ready for final payment.

Article 5 – Contract Price

5.01 Owner shall pay Contractor for completion of the Work in accordance with the Contract Documents an amount in current funds equal to the sum of the amounts determined pursuant to Paragraph 5.01.A below:

A. For all Unit Price Work, an amount equal to the sum of the established unit price for each separately identified item of Unit Price Work times the actual quantity of that item:

UNIT PRICE WORK

Item No.	Description	Unit	Estimated Quantity	Bid Unit Price	Bid Price
	(See Attached Unit Price Schedule)				

Total of all Bid Prices (Unit Price Work) \$ _____

The Bid prices for Unit Price Work set forth as of the Effective Date of the Agreement are based on estimated quantities. As provided in Paragraph 11.03 of the General Conditions, estimated quantities are not guaranteed, and determinations of actual quantities and classifications are to be made by Engineer as provided in Paragraph 9.07 of the General Conditions.

Article 6 – Payment Procedures

6.01 Submittal and Processing of Payments

A. Contractor shall submit Applications for Payment in accordance with Article 14 of the General Conditions. Applications for Payment will be processed by Engineer as provided in the General Conditions.

6.02 Progress Payments; Retainage

A. Owner shall make progress payments on account of the Contract Price on the basis of Contractor’s Applications for Payment on or about the 30th day of each month during performance of the Work as provided in Paragraph 6.02.A.1 below. All such payments will be measured by the schedule of values established as provided in Paragraph 2.07.A of the General Conditions (and in the case of Unit Price Work based on the number of units completed) or, in the event there is no schedule of values, as provided in the General Requirements.

1. Prior to Substantial Completion, progress payments will be made in an amount equal to the percentage indicated below but, in each case, less the aggregate of payments previously made and less such amounts as Engineer may determine or Owner may withhold, including but not limited to liquidated damages, in accordance with Paragraph 14.02 of the General Conditions.

- a. 95 percent of Work completed (with the balance being retainage); and
 - b. 70 percent of cost of materials and equipment not incorporated in the Work (with the balance being retainage).
- B. Upon Substantial Completion, owner shall pay an amount sufficient to increase total payments to Contractor to 95 percent of the Work completed, less such amounts as Engineer shall determine in accordance with Paragraph 14.02.B.5 of the General Conditions and less 200 percent of Engineer's estimate of the value of Work to be completed or corrected as shown on the tentative list of items to be completed or corrected attached to the certificate of Substantial Completion.

6.03 Final Payment

- A. Upon final completion and acceptance of the Work in accordance with Paragraph 14.07 of the General Conditions, Owner shall pay the remainder of the Contract Price as recommended by Engineer as provided in said Paragraph 14.07.

Article 7 – Interest

7.01 All moneys not paid when due as provided in Article 14 of the General Conditions shall bear interest at the rate of five (5) percent per annum.

Article 8 – Contractor's Representations

8.01 In order to induce Owner to enter into this Agreement, Contractor makes the following representations:

- A. Contractor has examined and carefully studied the Contract Documents and the other related data identified in the Bidding Documents.
- B. Contractor has visited the Site and become familiar with and is satisfied as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work.
- C. Contractor is familiar with and is satisfied as to all federal, state, and local Laws and Regulations that may affect cost, progress, and performance of the Work.
- D. Contractor has carefully studied all: (1) reports of explorations and tests of subsurface conditions at or contiguous to the Site and all drawings of physical conditions relating to existing surface or subsurface structures at the Site (except Underground Facilities), if any, that have been identified in Paragraph SC-4.02 of the Supplementary Conditions as containing reliable "technical data," and (2) reports and drawings of Hazardous Environmental Conditions, if any, at the Site that have been identified in Paragraph SC-4.06 of the Supplementary Conditions as containing reliable "technical data."
- E. Contractor has considered the information known to Contractor; information commonly known to contractors doing business in the locality of the Site; information and observations obtained from visits to the Site; the Contract Documents; and the Site-related reports and drawings identified in the Contract Documents, with respect to the effect of such information, observations, and documents on (1) the cost, progress, and performance of the Work; (2) the means, methods, techniques, sequences, and procedures of construction to be employed by Contractor, including any specific means, methods, techniques, sequences, and procedures of construction expressly required by the Contract Documents; and (3) Contractor's safety precautions and programs.

- F. Based on the information and observations referred to in Paragraph 8.01.E above, Contractor does not consider that further examinations, investigations, explorations, tests, studies, or data are necessary for the performance of the Work at the Contract Price, within the Contract Times, and in accordance with the other terms and conditions of the Contract Documents.
- G. Contractor is aware of the general nature of work to be performed by Owner and others at the Site that relates to the Work as indicated in the Contract Documents.
- H. Contractor has given Engineer written notice of all conflicts, errors, ambiguities, or discrepancies that Contractor has discovered in the Contract Documents, and the written resolution thereof by Engineer is acceptable to Contractor.
- I. The Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.
- J. The Contractor is an appropriately licensed public works contractor per Section 54-1902 (Idaho Code).
- K. Contractor shall comply with all Laws and Regulations applicable to the performance of the Work. Except where otherwise expressly required by applicable Laws and Regulations, neither Owner nor Engineer shall be responsible for monitoring Contractor's compliance with any Laws or Regulations.
- L. The Contractor will submit within 30 days of the dated of this agreement a Public Works Contract Report (Form WH-5) to the Idaho State Tax Commission in compliance with Section 54-1904A and 63-3624(f), Idaho Code.

Article 9 – Contract Documents

9.01 Contents

- A. The Contract Documents consist of the following:
 - 1. This Agreement (pages 1 to 7, inclusive).
 - 2. Performance bond (pages 1 to 3, inclusive).
 - 3. Payment bond (pages 1 to 3, inclusive).
 - 4. General Conditions (pages 1 to 56, inclusive).
 - 5. Special Provisions as listed in the table of contents of the Project manual.
 - 6. Drawings consisting of eight (8) sheets with each sheet bearing the following general title: Ten Mile & Lake Hazel Sewer Main 2016 Project.
 - 7. Standard Specifications and Standard Drawings – 2015 Edition of the Idaho Standards for Public Works Construction (not attached).
 - 8. Addenda (numbers to , inclusive).
 - 9. Exhibits to this Agreement (enumerated as follows):
 - Contractor's Bid.
 - Documentation submitted by Contractor prior to Notice of Award.
 - Notice of Award (pages 1 to 1 inclusive).
 - 10. The following which may be delivered or issued on or after the Effective Date of the Agreement and are not attached hereto:
 - a. Notice to Proceed (pages 1 to 1, inclusive).
 - b. Work Change Directives.
 - c. Change Orders.

- B. The documents listed in Paragraph 9.01.A are attached to this Agreement (except as expressly noted otherwise above).
- C. There are not Contract Documents other than those listed above this in Article 9.
- D. The Contract Documents may only be amended, modified, or supplemented as provided in Paragraph 3.04 of the General Conditions.

Article 10 – Miscellaneous

10.01 Terms

- A. Terms used in this Agreement will have the meanings stated in the General Conditions and the Supplementary Conditions.

10.02 Assignment of Contract

- A. No assignment by a party hereto of any rights under or interests in the Contract will be binding on another party hereto without the written consent of the party sought to be bound; and, specifically but without limitation, moneys that may become due and moneys that are due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by law), and unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under the Contract Documents.

10.03 Successors and Assigns

- A. Owner and Contractor each binds itself, its partners, successors, assigns, and legal representatives to the other party hereto, its partners, successors, assigns, and legal representatives in respect to all covenants, agreements, and obligations contained in the Contract Documents.

10.04 Severability

- A. Any provision or part of the Contract Documents held to be void or unenforceable under any Law or Regulation shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon Owner and Contractor, who agree that the Contract Documents shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.

10.05 Contractor's Certifications

- A. Contractor certifies that it has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for or in executing the Contract. For the purposes of this Paragraph 10.05:
 1. "corrupt practice" means the offering, giving, receiving, or soliciting of any thing of value likely to influence the action of a public official in the bidding process or in the Contract execution;
 2. "fraudulent practice" means an intentional misrepresentation of facts made (a) to influence the bidding process or the execution of the Contract to the detriment of Owner, (b) to establish Bid or Contract prices at artificial non-competitive levels, or (c) to deprive Owner of the benefits of free and open competition;
 3. "collusive practice" means a scheme or arrangement between two or more Bidders, with or without the knowledge of Owner, a purpose of which is to establish Bid prices at artificial, non-competitive levels; and

4. "coercive practice" means harming or threatening to harm, directly or indirectly, persons or their property to influence their participation in the bidding process or affect the execution of the Contract.

10.06 Other Provisions

IN WITNESS WHEREOF, Owner and Contractor have signed this Agreement. Counterparts have been delivered to Owner and Contractor. All portions of the Contract Documents have been signed or have been identified by Owner and Contractor or on their behalf.

This Agreement will be effective on _____ (which is the Effective Date of the Agreement).

Owner:

Contractor:

City of Kuna _____

By: _____

By: _____

Title: _____

Title: _____

(If Contractor is a corporation, a partnership, or a joint venture, attach evidence of authority to sign.)

Attest: _____

Attest: _____

Title: _____

Title: _____

Address for giving notices:

Address for giving notices:

Idaho Public Works
Contractors License No.: _____

(If Owner is a corporation, attach evidence of authority to sign. If Owner is a public body, attach evidence of authority to sign and resolution or other documents authorizing execution of this Agreement.)

Agent for service of process:

Notice of Award

Date: 6 Dec 2016

Project: Ten Mile & Lake Hazel Sewer Main 2016 Project

Owner: City of Kuna Owner's Contract No.:

Contract: Lake Hazel Sewer Main Engineer's Project No.:

Bidder: Thompson Construction, Inc

Bidder's Address: [send Notice of Award Certified Mail, Return Receipt Requested]

455 S. King's Road
Nampa, Idaho 83687

You are notified that your Bid dated _____ for the above Contract has been considered. You are the Successful Bidder and are awarded a Contract for the Ten Mile & Lake Hazel Sewer Main 2016 Project.

The Contract Price of your Contract is Four hundred forty thousand four hundred thirty two and 00/100 Dollars (\$ 440,432.00)

Three copies of the proposed Contract Documents (except Drawings) accompany this Notice of Award.

You must comply with the following conditions precedent within 15 days of the date you receive this Notice of Award.

1. Deliver to the Owner three fully executed counterparts of the Contract Documents.
2. Deliver with the executed Contract Documents the Contract security [Bonds] as specified in the Instructions to Bidders (Article 20), General Conditions (Paragraph 5.01), and Supplementary Conditions (Paragraph SC-5.01).
3. Other conditions precedent:
You are required to return an acknowledged copy of this Notice of Award to the Owner.

Failure to comply with these conditions within the time specified will entitle Owner to consider you in default, annul this Notice of Award, and declare your Bid security forfeited.

Within ten days after you comply with the above conditions, Owner will return to you one fully executed counterpart of the Contract Documents.

City of Kuna
 Owner
 By: [Signature]
 Authorized Signature
[Signature]
 Title

Copy to Engineer
(Use Certified Mail, Return Receipt Requested)

(Space above reserved for recording)

KUNA CITY ORDINANCE NO. 2017-07
Robert Law & Katherine Law

AN ORDINANCE ANNEXING CERTAIN REAL PROPERTY, TO WIT: PARCEL NO. S1310120600 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 11, 2017 as required by Section 67-6525, Idaho Code, made findings (approved by the Commission on April 25, 2017) where it was recommended to the Mayor and Council that the annexation and zoning request be approved with a zoning classification of R-2; and

WHEREAS, the Kuna City Council, pursuant to public notice as required by law, held a public hearing on May 16, 2017, 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 June 6, 2017) where it determined that the requested annexation should be granted with a zoning classification R-2; and

WHEREAS, the zoning classification of R-2 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 addressed as 3815 W. Columbia Road, all situated in Ada County, Idaho, adjacent and contiguous to the City, commonly known as Parcel No. **S1310120600**; 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-2, 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-2 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 6th day of June, 2017.

CITY OF KUNA

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

EXHIBIT A

ROBERT AND KATHERINE LAW ANNEXATION

Legal Description

Commencing at the NW corner of the East $\frac{1}{2}$ of Section 10, T2N, R1W, B.M., thence Easterly along Section line a distance of 661.8 ft. to the Real Point of Beginning; thence Southerly 260 ft. to a point, thence Easterly 168 ft. to a point, thence Northerly 260 ft. to a point, thence Westerly 168 ft. to the Real Point of Beginning.



ORDINANCE NO. 2017-08

AN ORDINANCE OF THE CITY COUNCIL OF KUNA, IDAHO AMENDING CHAPTER 1, TITLE 10, KUNA CITY CODE TITLED POLICE REGULATIONS, AS FOLLOWS: ADDING A NEW SECTION - SECTION 5 TITLED DISORDERLY CONDUCT; AND PROVIDING AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KUNA, ADA COUNTY, IDAHO, as follows:

Ordinance Section 1: Chapter 1, Title 10 is hereby amended as follows by adding a new section:

TITLE 10
POLICE REGULATIONS
CHAPTER 1
SECTION 5

10-1-5: DISORDERLY CONDUCT

Any person who shall conduct himself/herself in a violent, noisy, or riotous manner, or in any way commit a breach of the peace of another person(s), and/or who shall conduct himself/herself in a manner that endangers the health and safety of another person(s), and/or who conducts himself/herself in any other manner as specified in this section, is guilty of a misdemeanor; and a violation of this section shall also include, but not be limited to, the following:

- A. Accosting other persons in any public place, or in any place open to the public, for the purpose of begging or soliciting.
- B. Engaging in or soliciting anyone to engage in lewd, lascivious, or dissolute behavior in a public place, or in a place open to the public, or in view from a public place.
- C. Occupying, lodging or sleeping in any building, structure or place, whether public or private, or any automobile, truck, railroad car or other similar vehicles or equipment without the permission of the owner or the person entitled to the possession or in control thereof.
- D. Failing or refusing to disperse immediately upon an order to do so by a police officer, when two (2) or more persons are assembled for the purpose of committing an unlawful act.
- E. Interfering with any police officer or authorized official of the city and/or county, in the performance of duties connected with enforcement of this section.

Any peace officer empowered to enforce this provision of this code is authorized to issue a uniform citation upon his/her own observation of a violation without the necessity of a citizen complainant's signature on the citation. By signing the citation, the peace officer empowered to enforce this provision certifies that he/she has reasonable grounds to believe that the person cited committed the offense contrary to law. Any citizen or person in whose presence an alleged violation of this provision occurred may also sign a uniform citation, which is to be witnessed by a peace officer.

A violation of this subsection shall constitute a misdemeanor and shall be punishable as provided for in section 1-4-1 of the Kuna City Code.

Ordinance Section 2:

This ordinance shall become effective upon passage and publication as required by law.

ADOPTED this 6th day of June, 2017.

CITY OF KUNA

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk