OFFICIALS

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

CITY OF KUNA

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

City Council Meeting
AGENDA
Tuesday, October 17, 2017

6:00 P.M. REGULAR CITY COUNCIL

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

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

1. Regular City Council Minutes, October 3, 2017

B. Accounts Payable Dated October 12, 2017 in the Amount of $903,845.96

C. Resolutions

1. Consideration to approve Resolution No. R82-2017

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO AUTHORIZING THE MAYOR TO EXECUTE AND THE CLERK TO ATTEST TO THE CITY OF KUNA IMPROVEMENT AGREEMENT (CASH BOND) WITH BLACK CREEK LIMITED PARTNERSHIP TO PERMIT THE DELAYED INSTALLATION OF STREET LIGHTS, LANDSCAPING AND FENCING; DIRECTING THE CITY TREASURER TO DEPOSIT INTO THE CITY'S TRUST ACCOUNT THE CASH BOND PAYMENT IN THE SUM OF $120,293.03; AND APPROVING THE RELEASE OF SAID CASH BOND

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

UPON COMPLETION, INSPECTION AND SIGNING OFF BY THE CITY FOR THE REQUIRED ITEMS AS PER THE AGREEMENT.

2. Consideration to approve Resolution No. R83-2017

A RESOLUTION AMENDING CERTAIN SECTIONS OF RESOLUTION R71-2016 THAT: SETS FORTH THE AUTHORITY FOR ADOPTING SEWER FEES; ESTABLISHES FEES FOR CONNECTING TO SEWER SYSTEM; ESTABLISHES MONTHLY SEWER USE FEES THAT ARE NOW AMENDED WITH SEWER RATE CHANGES FOR ALL CUSTOMERS; SETS FORTH MINIMUM LINE SIZES; PROVIDES FOR A METHOD OF COMPUTING USER EQUIVALENT; REPEALS FEES ESTABLISHED BY EARLIER RESOLUTIONS; AND SETS AN EFFECTIVE DATE.

3. Consideration to approve Resolution No. R84-2017

A RESOLUTION AMENDING PORTIONS OF RESOLUTION R74-2016 THAT: SETS FORTH THE AUTHORITY FOR ADOPTING WATER CONNECTION FEES AND MONTHLY WATER SERVICE RATES; ESTABLISHES FEES FOR CONNECTING TO THE WATER SYSTEM; ESTABLISHES WATER USE FEES THAT ARE NOW AMENDED WITH WATER RATE CHANGES FOR ALL CUSTOMERS; PROVIDES FOR MISCELLANEOUS WATER CUSTOMER SERVICE POLICIES; SETS FORTH MINIMUM LINE SIZES; REPEALS FEES ESTABLISHED BY EARLIER RESOLUTIONS; AND SETS AN EFFECTIVE DATE.

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

A. Allumbaugh House Presentation - Diana Lachiondo, Director of Community Partnerships

B. KPAL Appreciation Presentation – Captain Kody Aldrich, Ada County Sheriff's Office

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

A. *Staff requests this item be tabled to the public hearing scheduled for November 8, 2017.*
Public Hearing and consideration to approve 17-07-ZC (Rezone) – Jace Hellman, Planner I

A request from Scott Noriyuki, to rezone a parcel's current R-4 (medium-density) residential zoning designation to a C-1 (neighborhood-commercial) zoning designation. The site is located at the southeast corner of West Hubbard Road and North Linder Road, Kuna ID.

B. Public Hearing and consideration to approve17-04-AN (Annexation) – Jace Hellman, Planner I

A request from John Browning for approval to annex approximately 6.82 acres located at 882 E Hubbard Road, Kuna, ID 83634 with an R-6 (medium density) residential zoning designation.

C. *Public Hearing that was tabled from September 19, 2017 and October 3, 2017 and* consideration to approve 17-05-S (Preliminary Plat) for Springhill Residential Subdivision – Troy Behunin Planner III

On behalf of NE Kuna Farms (Owner), AJ Lopez with Bailey Engineering, Inc., is requesting approval for a preliminary plat modification for approximately 180 acres (of the previously approved 208.58 ac. approx.), currently zoned R-6 (Medium Density Residential). The applicant proposes to subdivide two properties into 677 buildable lots and 39 common lots with a proposed density of 3.31 Units/acre. The subject site is located on the south-east corner (SEC) of Linder and Lake Hazel Roads. The property address is 1585 W. Lake Hazel Road – Parcel No's S1301212425 and S1301325480.

D. Public Hearing and consideration to approve 17-02-AN (Annexation) and 17-06-S (Preliminary) for Cazador Subdivision – Troy Behunin Planner III

A request from Kirsti Grabo with KM Engineering, seeking annexation of approximately 40.20 acres into Kuna City with an R-6 zone (Medium Density Residential) and preliminary plat approval to create a Single-Family Residential subdivision with a proposed gross density of 4.08 dwellings per acre, yielding 164 residential lots and 18 common lots. The site address is 2332 N. Ten Mile Road, located on the south-east corner of Ten Mile and Ardell Roads, Kuna, ID 83634.

E. Public Hearing on progress of Downtown Revitalization for CDBG-funded activities – Lisa Bachman, JUB Engineers Planner and Project Manager, Chris Engels, City Clerk, and Bob Bachman, Public Works Director

7. ***Business Items:***

A. Consideration to reallocate available funds from City contribution from Downtown Revitalization Phase I to the Design and Engineering for Phase IIa and Phase IIb. – Chris Engels, City Clerk and Bob Bachman, Public Works Director

B. Preliminary financial results for fiscal year ending September 30, 2017 – John Marsh, City Treasurer

C. Request to approve Kuna off premise beer and off premise wine liquor license for Bi-Mart Corporation upon receipt of approved Idaho State liquor license and Ada County liquor license and appropriate fees – Chris Engels, City Clerk

Bi-Mart Corporation is scheduled to open prior to the Council Meeting on November 8, 2017 but the State and County licenses will not be available until October 18, 2017, therefor missing the opportunity to have all documents for Kuna City Council review and consideration. The request is to allow the City Clerk to issue the Kuna license upon receipt of all required documents.

D. Consideration to approve Resolution No. R85-2017 – Bob Bachman, Public Works Director

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO SETTING FORTH FEES, ASSESSMENTS AND POLICIES FOR THE KUNA MUNICIPAL IRRIGATION DISTRICT FOR THE 2018 IRRIGATION SEASON; RECEIVING AND ACCEPTING THE ASSESSMENT BOOK FOR THE 2018 IRRIGATION SEASON; RECEIVING AND ACCEPTING THE ESTIMATE OF EXPENSES FOR THE 2018 IRRIGATION SEASON; SETTING THE TIME AND PLACE FOR THE MEETING OF THE BOARD OF CORRECTION FOR 2018 ASSESSMENTS; SETTING FEES FOR CONNECTING TO SAID IRRIGATION SYSTEM; SETTING UNIFORM METHOD OF ALLOCATING ASSESSMENTS FOR THE 2018 IRRIGATION SEASON; ESTABLISHING BILLING POLICIES; SETTING CUSTOMER SERVICE CHARGES; SETTING SYSTEM POLICIES; REPEALING EXISTING FEES AND POLICIES AS PREVIOUSLY SET BY RESOLUTION, AND SETTING AN EFFECTIVE DATE.

8. ***Ordinances:*** *None*

9. ***Mayor/Council Announcements:***

10. ***Executive Session:***

11. ***Adjournment:***

OFFICIALS

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

CITY OF KUNA

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

City Council Meeting
MINUTES
Tuesday, October 3, 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:
Chris Engels, City Clerk
Bob Bachman, Public Works Director
Bobby Withrow, Parks Director
John Marsh, City Treasurer
Wendy Howell, Planning & Zoning Director
Richard Roats, City Attorney

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

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

4. ***Consent Agenda:***
(Timestamp 00:01:55)

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

A. City Council Meeting Minutes:

1. Regular City Council Minutes, September 19, 2017

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B. Accounts Payable Dated September 28, 2017 in the Amount of $264,088.39

C. Resolutions

1. Consideration to approve Resolution No. R74-2017

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO ACCEPTING THE IRRIGATION EASEMENT FROM KEITH CLOW AND/OR LOCK-N-ROLL SELF STORAGE, LLC.

2. Consideration to approve Resolution No. R75-2017

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO AUTHORIZING THE MAYOR TO EXECUTE AND THE CLERK TO ATTEST TO THE REIMBURSEMENT AGREEMENT WITH KEITH CLOW AND/OR LOCK-N-ROLL SELF STORAGE, LLC. IN THE AMOUNT OF NINETY TWO THOUSAND FOUR HUNDRED SIXTY NINE AND 43/100 ($92,469.43).

3. Consideration to approve Resolution No. R76-2017

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO AUTHORIZING THE MAYOR TO EXECUTE THE CONTRACT WITH THE ADA COUNTY PROSECUTING ATTORNEY TO PROVIDE PROSECUTORIAL SERVICES FOR CITY MISDEMEANORS FOR THE FISCAL YEAR 2017-2018.

4. Consideration to approve Resolution No. R77-2017

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AUTHORIZING THE MAYOR TO EXECUTE THE CONTRACT WITH THE ADA COUNTY SHERIFF FOR LAW ENFORCEMENT SERVICES FOR THE FISCAL YEAR 2017-2018 FOR THE CITY OF KUNA, IDAHO.

5. Consideration to approve Resolution No. R78-2017

PRESSURE IRRIGATION FACILITIES REIMBURSEMENT POLICY - 2017

6. Consideration to approve Resolution No. R79-2017

CITY SEWER FACILITIES REIMBURSEMENT POLICY - 2017

7. Consideration to approve Resolution No. R80-2017

CITY POTABLE WATER FACILITIES REIMBURSEMENT POLICY – 2017

8. Consideration to approve Resolution No. R81-2017

A RESOLUTION OF THE CITY OF KUNA, IDAHO DISSOLVING THE WELL MITIGATION FUND AND DIRECTING THE CITY TREASURER TO TRANSFER THE ACCUMULATED FUNDS FROM THE WELL MITIGATION FUND TO THE WATER FUND.

D. Final Plat

1. Consideration to approve 17-04-FP (Final Plat) for Sunbeam Townhouses Subdivision

2. Consideration to approve 17-05-FP (Final Plat) for Greyhawk Subdivision No. 7

3. Consideration to approve 17-06-FP (Final Plat) for Ridley's Family Center No. 2.

E. Findings of Fact and Conclusions of Law

1. Consideration to approve Findings of Fact and Conclusions of Law for 15-03-AN (Annexation) for Liberty Investments, Inc.

Council Member Buban-Vonder Haar moved to approve the consent agenda. 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.

6. ***Community Reports or Requests:***

7. ***Public Hearings:*** (6:00 p.m. or as soon thereafter as matters may be heard.)
(Timestamp 00:02:28)

A. *Staff requests this item be tabled to the public hearing scheduled for October 17, 2017 instead of to the October 3, 2017 public hearing as requested at the September 19, 2017 public hearing.*
Public Hearing and consideration to approve 17-05-S (Preliminary Plat) for Springhill Residential Subdivision – Troy Behunin Planner III

On behalf of NE Kuna Farms (Owner), AJ Lopez with Bailey Engineering, Inc., is requesting approval for a preliminary plat modification for approximately 180 acres (of the previously approved 208.58 ac. approx.), currently zoned R-6 (Medium Density Residential). The applicant proposes to subdivide two properties into 677

buildable lots and 39 common lots with a proposed density of 3.31 Units/acre. The subject site is located on the south-east corner (SEC) of Linder and Lake Hazel Roads. The property address is 1585 W. Lake Hazel Road – Parcel No's S1301212425 and S1301325480.

Council Member Buban-Vonder Haar moved to table the Public Hearing and consideration to approve 17-05-S (Preliminary Plat) until the October 17, 2017 Council Meeting because of a noticing issue. Seconded by Council Member McPherson. Motion carried 4-0.

8. ***Business Items:***

A. Proclamation of Domestic Violence Awareness Month – Mayor Stear
(Timestamp 00:03:38)

Mayor Stear read the proclamation.

B. Consideration to approve 17-01-Vac (Vacation) for File Ridge Subdivision Easements – Troy Behunin, Planner III
(Timestamp 00:05:15)

Request approval for Easement Vacation for a portion of the File Ridge Subdivision Final Plat (Bk. 106, pg. 14640 – Ada County Records). The applicant proposes releasing the easements on the east, west, and south sides of Lot 1, block 1, File Ridge final plat, the north easement will remain fully intact (Ada County Assessor Parcel No. R2823300010).

City Attorney Richard Roats provided the details of the application to Council and stood for questions.

Council Member Buban-Vonder Haar moved to approve 17-01-VAC (Vacation). Seconded by Council Member McPherson. Motion carried 4-0.

C. Update on City website and new upgrades from Civic Plus – Chris Engels, City Clerk
(Timestamp 00:07:10)

City Clerk Chris Engels updated Council that there would be some updates coming over the next few months. She asked for any input, questions or direction. A team would also be put together.

Council Member Buban-Vonder Haar suggested a way for people to submit events to be included on the community calendar and anything that could make the website functional and easy to navigate with a mobile device.

Council Member Jones thought it was cumbersome to look up resolutions and hearings and suggested pages for those.

Council Member Buban-Vonder Haar suggested noting on the website that the Council Meeting Recordings could be downloaded in order to skip forward or go back.

Council Member Jones added the idea of adding timestamping that would link into the recording.

Ms. Engels would look into those suggestions.

9. *Ordinances:* *None*

10. *Mayor/Council Announcements:*
(Timestamp 00:14:00)

Mayor Stear recognized local Scout Troop 815 who was in attendance and took questions from the Troop members.

Council President Cardoza asked for an update on Downtown Revitalization and the Comp Plan.

Public Works Director Bob Bachman provided the information and that the project was within a few days of being on time and budget.

Planning Director Wendy Howell updated the statistics on the survey taken for the Comp Plan. The data would be analyzed. The survey had closed at that point.

Council Member Buban-Vonder Haar asked for a splash pad update.

Parks Director Bobby Withrow provided an update and thought it would be closer to being done in mid-November. He also provided an update on the Dog Park.

11. *Executive Session:*

12. *Adjournment:* *6:27 p.m*

_____
Joe L. Stear, Mayor

ATTEST:

_____
Chris Engels, City Clerk

Minutes prepared by Ariana Welker, Deputy City Clerk
Date Approved: CCM 10.17.2017

City of Kuna | Payment Approval Report - City Council Approval | Page: 1
Report dates: 9/29/2017-10/12/2017 | Oct 12, 2017 07:21PM

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.	4122810-000		HOSE CLAMPS, INLINE ELECTRIC VALVE WITH FLOW CONTROL, GREEN BOX (8), 1" X 300 POLY PIPE FOR SPRINKLERS BEHIND CITY HALL, PARKS, OCT 17	10/09/2017	539.09	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	10/17		
Total 4122810-000:						539.09	.00					
1461	2M COMPANY, INC.	4122918-000	6195	300' SPRINKLER LINE BEHIND CITY HALL, K.DUTRA, OCT.'17	10/11/2017	64.50	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	10/17		
Total 4122918-000:						64.50	.00					
Total 2M COMPANY, INC.:						603.59	.00					
ABC STAMP, SIGNS & AWARDS												
277	ABC STAMP, SIGNS & AWARDS	0508706	6130	RUBBER STAMP APPROVED "KUNA PUBLIC WORKS DIRECTOR", B BACHMAN, SEPT 17	09/27/2017	9.21	.00	01-6165 OFFICE SUPPLIES	0	9/17		
277	ABC STAMP, SIGNS & AWARDS	0508706	6130	RUBBER STAMP APPROVED "KUNA PUBLIC WORKS DIRECTOR", B BACHMAN, SEPT 17, PARKS	09/27/2017	20.26	.00	01-6165 OFFICE SUPPLIES	1004	9/17		
277	ABC STAMP, SIGNS & AWARDS	0508706	6130	RUBBER STAMP APPROVED "KUNA PUBLIC WORKS DIRECTOR", B BACHMAN, SEPT 17, BLDG INSP	09/27/2017	3.69	.00	01-6165 OFFICE SUPPLIES	1005	9/17		
277	ABC STAMP, SIGNS & AWARDS	0508706	6130	RUBBER STAMP APPROVED "KUNA PUBLIC WORKS DIRECTOR", B BACHMAN, SEPT 17, WATER	09/27/2017	1.48	.00	20-6165 0FFICE SUPPLIES	0	9/17		

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
277	ABC STAMP, SIGNS & AWARDS	0508706	6130	RUBBER STAMP APPROVED "KUNA PUBLIC WORKS DIRECTOR", B BACHMAN, SEPT 17, SEWER	09/27/2017	1.48	.00	21-6165 OFFICE SUPPLIES	0	9/17		
277	ABC STAMP, SIGNS & AWARDS	0508706	6130	RUBBER STAMP APPROVED "KUNA PUBLIC WORKS DIRECTOR", B BACHMAN, SEPT 17, PI	09/27/2017	.71	.00	25-6165 OFFICE SUPPLIES	0	9/17		
Total 0508706:						36.83	.00					
277	ABC STAMP, SIGNS & AWARDS	0508795	6142	NOTARY STAMP FOR CARLEE OSWALD, SEPT 17	09/29/2017	34.51	.00	01-6165 OFFICE SUPPLIES	0	9/17		
Total 0508795:						34.51	.00					
277	ABC STAMP, SIGNS & AWARDS	0509030	6179	2 STAMPS, "COVER ALL EXPOSED WOOD" AND "TREE TO BE PLANTED IN THE SPRING", J COULTER, BLDG INSPECTOR, OCT 17	10/06/2017	20.19	.00	01-6165 OFFICE SUPPLIES	1005	10/17		
Total 0509030:						20.19	.00					
Total ABC STAMP, SIGNS & AWARDS:						91.53	.00					
ACEM												
839	ACEM	60118.00		1ST QTR MEMBERSHIP DUES, FY 2018, OCT 17	10/01/2017	1,625.25	.00	01-6075 DUES & MEMBERSHIPS	0	10/17		
Total 60118.00:						1,625.25	.00					
Total ACEM:						1,625.25	.00					
A-CORE OF BOISE, INC												
631	A-CORE OF BOISE, INC	360054	6158	INDIAN CREEK LID WORK, CORE DRILLING FOR 76" DIA X 6" MANHOLE, T FLEMING, SEWER, SEPT 17	09/26/2017	470.00	.00	21-6020 CAPITAL IMPR0VEMENTS	0	9/17		

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 360054:						470.00	.00					
Total A-CORE OF BOISE, INC:						470.00	.00					
ADA COUNTY HIGHWAY DISTRICT (IMPACT)												
5	ADA COUNTY HIGHWAY DISTRICT (IMPACT)	092017		ACHD IMPACT FEES FOR SEPT 2017	09/29/2017	104,747.00	104,747.00	01-2510 ACHD IMPACT FEE TRANSFER	0	9/17	10/09/2017	
Total 092017:						104,747.00	104,747.00					
Total ADA COUNTY HIGHWAY DISTRICT (IMPACT):						104,747.00	104,747.00					
ADA COUNTY SHERIFF'S OFFICE												
6	ADA COUNTY SHERIFF'S OFFICE	7313		SHERIFF SERVICES, OCT 17	10/02/2017	151,505.08	.00	01-6000 LAW ENFORCEMENT SERVICES	0	10/17		
Total 7313:						151,505.08	.00					
Total ADA COUNTY SHERIFF'S OFFICE:						151,505.08	.00					
ADVANCED COMMUNICATIONS, INC.												
1566	ADVANCED COMMUNICATIONS, INC.	0917-22	6154	ACQUISITION OF BUDGETED AUTO DIALER FOR UTILITY BILLING PROCESSES VIA PHONETREE AND DATATEL/ADVANCED	09/29/2017	1,245.96	.00	40-6166 PP&E PURCHASES OPERATIONS	1074	10/17		
1566	ADVANCED COMMUNICATIONS, INC.	0917-22	6154	ACQUISITION OF BUDGETED AUTO DIALER FOR UTILITY BILLING PROCESSES VIA PHONETREE AND DATATEL/ADVANCED	09/29/2017	1,644.67	.00	20-6166 PP&E PURCHASES OPERATIONS	1074	10/17		
1566	ADVANCED COMMUNICATIONS, INC.	0917-22	6154	ACQUISITION OF BUDGETED AUTO DIALER FOR UTILITY BILLING PROCESSES VIA PHONETREE AND DATATEL/ADVANCED	09/29/2017	1,644.67	.00	21-6166 PP&E PURCHASES - OPERATIONS	1074	10/17		

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
1566	ADVANCED COMMUNICATIONS, INC.	0917-22	6154	ACQUISITION OF BUDGETED AUTO DIALER FOR UTILITY BILLING PROCESSES VIA PHONETREE AND DATATEL/ADVANCED	09/29/2017	448.55	.00	25-6166 PP&E PURCHASES - OPERATIONS	1074	10/17		
Total 0917-22:						4,983.85	.00					
1566	ADVANCED COMMUNICATIONS, INC.	15857		QUARTERLY MAINTENANCE CHARGES FOR 10-1-17 TO 12-31-17, SEPT 17	09/01/2017	94.08	.00	01-6255 TELEPH0NE	0	9/17		
1566	ADVANCED COMMUNICATIONS, INC.	15857		QUARTERLY MAINTENANCE CHARGES FOR 10-1-17 TO 12-31-17, SEPT 17, P&Z	09/01/2017	33.60	.00	01-6255 TELEPH0NE	1003	9/17		
1566	ADVANCED COMMUNICATIONS, INC.	15857		QUARTERLY MAINTENANCE CHARGES FOR 10-1-17 TO 12-31-17, SEPT 17, WATER	09/01/2017	87.36	.00	20-6255 TELEPH0NE EXPENSE	0	9/17		
1566	ADVANCED COMMUNICATIONS, INC.	15857		QUARTERLY MAINTENANCE CHARGES FOR 10-1-17 TO 12-31-17, SEPT 17, SEWER	09/01/2017	87.36	.00	21-6255 TELEPH0NE EXPENSE	0	9/17		
1566	ADVANCED COMMUNICATIONS, INC.	15857		QUARTERLY MAINTENANCE CHARGES FOR 10-1-17 TO 12-31-17, SEPT 17, PI	09/01/2017	33.60	.00	25-6255 TELEPH0NE EXPENSE	0	9/17		
Total 15857:						336.00	.00					
Total ADVANCED COMMUNICATIONS, INC.:						5,319.85	.00					
ALLSTREAM BUSINESS US, INC												
1411	ALLSTREAM BUSINESS US, INC	14915294		MONTHLY DATA, NETWORK, TELEPHONE, 10-1-17 TO 10-31-17, OCT 17	10/01/2017	582.61	.00	01-6255 TELEPH0NE	0	10/17		
1411	ALLSTREAM BUSINESS US, INC	14915294		MONTHLY DATA, NETWORK, TELEPHONE, 10-1-17 TO 10-31-17, OCT 17, P&Z	10/01/2017	208.08	.00	01-6255 TELEPH0NE	1003	10/17		
1411	ALLSTREAM BUSINESS US, INC	14915294		MONTHLY DATA, NETWORK, TELEPHONE, 10-1-17 TO 10-31-17, OCT 17, WATER	10/01/2017	541.00	.00	20-6255 TELEPH0NE EXPENSE	0	10/17		

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
1411	ALLSTREAM BUSINESS US, INC	14915294		MONTHLY DATA, NETWORK, TELEPHONE, 10-1-17 TO 10-31-17, OCT 17, SEWER	10/01/2017	541.00	.00	21-6255 TELEPH0NE EXPENSE	0	10/17		
1411	ALLSTREAM BUSINESS US, INC	14915294		MONTHLY DATA, NETWORK, TELEPHONE, 10-1-17 TO 10-31-17, OCT 17, PI	10/01/2017	208.08	.00	25-6255 TELEPH0NE EXPENSE	0	10/17		
Total 14915294:						2,080.77	.00					
Total ALLSTREAM BUSINESS US, INC:						2,080.77	.00					
ANALYTICAL LABORATORIES												
1	ANALYTICAL LABORATORIES	48052		LAB TESTS, WATER, SEPT 17	09/30/2017	2,599.20	.00	20-6152 M & R - LABORATORY COSTS	0	9/17		
Total 48052:						2,599.20	.00					
1	ANALYTICAL LABORATORIES	48053		LAB TESTS, SEWER, SEPT 17	09/30/2017	1,943.70	.00	21-6152 M & R - LABORATORY COSTS	0	9/17		
Total 48053:						1,943.70	.00					
Total ANALYTICAL LABORATORIES:						4,542.90	.00					
BHS SPECIALTY CHEMICALS												
512	BHS SPECIALTY CHEMICALS	88238	6054	2 TOTES SODIUM HYPOCHLORITE FOR THE WELLS, D.CROSSLEY, AUG.'17	09/28/2017	1,492.31	.00	20-6151 M & R - PROCESS CHEMICALS	0	9/17		
Total 88238:						1,492.31	.00					
Total BHS SPECIALTY CHEMICALS:						1,492.31	.00					
BRADY INDUSTRIES OF IDAHO LLC												
1240	BRADY INDUSTRIES OF IDAHO LLC	5561623	6129	2 CS LRG TOILET PAPER ROLLS, SEPT 17	09/28/2017	27.78	.00	01-6025 JANITORIAL	0	9/17		

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
1240	BRADY INDUSTRIES OF IDAHO LLC	5561623	6129	2 CS LRG TOILET PAPER ROLLS, SEPT 17, P&Z	09/28/2017	9.92	.00	01-6025 JANITORIAL	1003	9/17		
1240	BRADY INDUSTRIES OF IDAHO LLC	5561623	6129	2 CS LRG TOILET PAPER ROLLS, SEPT 17, WATER	09/28/2017	25.79	.00	20-6025 JANITORIAL	0	9/17		
1240	BRADY INDUSTRIES OF IDAHO LLC	5561623	6129	2 CS LRG TOILET PAPER ROLLS, SEPT 17, SEWER	09/28/2017	25.79	.00	21-6025 JANITORIAL	0	9/17		
1240	BRADY INDUSTRIES OF IDAHO LLC	5561623	6129	2 CS LRG TOILET PAPER ROLLS, SEPT 17, PI	09/28/2017	9.92	.00	25-6025 JANITORIAL	0	9/17		
Total 5561623:						99.20	.00					
Total BRADY INDUSTRIES OF IDAHO LLC:						99.20	.00					
BUREAU OF OCCUPATIONAL LICENSE												
1091	BUREAU OF OCCUPATIONAL LICENSE	10112017IBOL		LICENSE RENEWAL FOR T.SHAFFER, #WWC3-19594	10/11/2017	30.00	.00	21-6075 DUES & MEMBERSHIPS	0	10/17		
1091	BUREAU OF OCCUPATIONAL LICENSE	10112017IBOL		LICENSE RENEWAL FOR T.SHAFFER, #WWTLA-15725	10/11/2017	30.00	.00	21-6075 DUES & MEMBERSHIPS	0	10/17		
1091	BUREAU OF OCCUPATIONAL LICENSE	10112017IBOL		LICENSE RENEWAL FOR T.SHAFFER, #WWT3-18995	10/11/2017	30.00	.00	21-6075 DUES & MEMBERSHIPS	0	10/17		
1091	BUREAU OF OCCUPATIONAL LICENSE	10112017IBOL		LICENSE RENEWAL FOR T.SHAFFER, #WWL1-18314	10/11/2017	30.00	.00	21-6075 DUES & MEMBERSHIPS	0	10/17		
Total 10112017IBOL:						120.00	.00					
Total BUREAU OF OCCUPATIONAL LICENSE:						120.00	.00					
BUSY BEE SAND & GRAVEL												
10	BUSY BEE SAND & GRAVEL	0018166	6100	REMOVAL OF ASPHALT FROM INDIAN CREEK L.S. REHAB, M.FISETTE, SEPT.'17	09/19/2017	50.00	.00	21-6150 M & R - SYSTEM	0	9/17		
Total 0018166:						50.00	.00					
Total BUSY BEE SAND & GRAVEL:						50.00	.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
BUYWYZ LLC												
1795	BUYWYZ LLC	109098	6139	AT A GLANCE WALL CALENDAR, CARD FILE, 2 CS COPIER PAPER, 11X17 COPIER PAPER, SEPT 17	09/28/2017	27.40	.00	01-6165 OFFICE SUPPLIES	0	9/17		
1795	BUYWYZ LLC	109098	6139	AT A GLANCE WALL CALENDAR, CARD FILE, 2 CS COPIER PAPER, 11X17 COPIER PAPER, SEPT 17, P&Z	09/28/2017	9.80	.00	01-6165 OFFICE SUPPLIES	0	9/17		
1795	BUYWYZ LLC	109098	6139	AT A GLANCE WALL CALENDAR, CARD FILE, 2 CS COPIER PAPER, 11X17 COPIER PAPER, SEPT 17, WATER	09/28/2017	25.46	.00	20-6165 0FFICE SUPPLIES	0	9/17		
1795	BUYWYZ LLC	109098	6139	AT A GLANCE WALL CALENDAR, CARD FILE, 2 CS COPIER PAPER, 11X17 COPIER PAPER, SEPT 17, SEWER	09/28/2017	25.46	.00	21-6165 OFFICE SUPPLIES	0	9/17		
1795	BUYWYZ LLC	109098	6139	AT A GLANCE WALL CALENDAR, CARD FILE, 2 CS COPIER PAPER, 11X17 COPIER PAPER, SEPT 17, PI	09/28/2017	9.80	.00	25-6165 OFFICE SUPPLIES	0	9/17		
Total 109098:						97.92	.00					
1795	BUYWYZ LLC	109176	6141	NOTARY LOG BOOK FOR CARLEE OSWALD, SEPT 17	09/28/2017	14.70	.00	01-6165 OFFICE SUPPLIES	1004	9/17		
Total 109176:						14.70	.00					
Total BUYWYZ LLC:						112.62	.00					
CAPITAL PAVING CO												
20	CAPITAL PAVING CO	7336		PATCH N. CORNER OF 10 MILE AND W KUNA ROAD, TRUCK HIT HYDRANT, GOT POLICE REPORT, OCT 17	10/02/2017	435.00	.00	20-6150 M & R - SYSTEM	0	10/17		
Total 7336:						435.00	.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 CAPITAL PAVING CO:					435.00	.00					
CENTURYLINK												
62	CENTURYLINK	208922113692		DEDICATED LANDLINE, SCADA, 9-25-17 TO 10-24-17, WATER, OCT 17	09/25/2017	19.38	19.38	20-6255 TELEPH0NE EXPENSE	0	10/17	10/09/2017	
62	CENTURYLINK	208922113692		DEDICATED LANDLINE, SCADA, 9-25-17 TO 10-24-17, SEWER, OCT 17	09/25/2017	19.38	19.38	21-6255 TELEPH0NE EXPENSE	0	10/17	10/09/2017	
62	CENTURYLINK	208922113692		DEDICATED LANDLINE, SCADA, 9-25-17 TO 10-24-17, PI, OCT 17	09/25/2017	7.38	7.38	25-6255 TELEPH0NE EXPENSE	0	10/17	10/09/2017	
	Total 20892211369251710241:					46.14	46.14					
	Total CENTURYLINK:					46.14	46.14					
CHARLES E. DAVIDSON												
1718	CHARLES E. DAVIDSON	073955	6157	1 PAIR WORK PANTS, R.JONES, SEPT.'17 - WATER	09/29/2017	52.88	.00	20-6285 UNIF0RMS EXPENSE	0	10/17		
1718	CHARLES E. DAVIDSON	073955	6157	1 PAIR WORK PANTS, R.JONES, SEPT.'17 - P.I	09/29/2017	13.22	.00	25-6285 UNIF0RMS EXPENSE	0	10/17		
	Total 073955:					66.10	.00					
	Total CHARLES E. DAVIDSON:					66.10	.00					
COMPASS												
4	COMPASS	218010		1ST QTR MEMBERSHIP DUES, FY2018, OCT 17	10/02/2017	2,171.50	.00	01-6075 DUES & MEMBERSHIPS	0	10/17		
	Total 218010:					2,171.50	.00					
	Total COMPASS:					2,171.50	.00					
CONPAZ												
447	CONPAZ	09092017E		ENRIQUES, CATERING FOR THE 2017 MAYOR'S TABLE, SEPT.'17	09/09/2017	1,888.60	.00	03-6376 EXPENDITURE-MAYOR'S TABLE	0	9/17		

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 09092017E:						1,888.60	.00					
Total CONPAZ:						1,888.60	.00					
CORE & MAIN LP												
63	CORE & MAIN LP	H884946	6144	80 NEP T10 3/4 METERS, 1000 3M SCOTCHLOK UR WIRE CONNECTORS, 200 EA 3/4 X 1/8 MTR GASKETS, 60 EA 5/8 X3/4 TO 3/4 ADAPTERS, 20 MTR BOX RING AND COVER, 5 EA FLATTOP R&C METER PIT WITH UNIVERSAL METER HOLE, 40 EA RADIO SINGLE PORT, 63 EA NWD 12512-400	09/29/2017	24,091.20	.00	20-6020 CAPITAL IMPR0VEMENTS	0	13/17		
Total H884946:						24,091.20	.00					
Total CORE & MAIN LP:						24,091.20	.00					
CUSTOM ELECTRIC, INC.												
147	CUSTOM ELECTRIC, INC.	7759	6083	UPGRADING OF EXISTING FTVIEW SERVER COMPUTER WITH CLIENT LICENSE AND 3 TOUCHSCREENS AT PLANT, T SHAFFER, SEWER, SEP 17	09/27/2017	16,450.00	.00	21-6166 PP&E PURCHASES - OPERATIONS	0	9/17		
Total 7759:						16,450.00	.00					
147	CUSTOM ELECTRIC, INC.	7760	6140	CRIMSON POINT VFD REPLACEMENT ON PI, D CROSLEY, PI, SEPT 17	09/27/2017	4,456.00	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	9/17		
Total 7760:						4,456.00	.00					
147	CUSTOM ELECTRIC, INC.	7762	6146	INDIAN CREEK REHAB, HOOKED UP MOTOR AND TRANSDUCER AT INDIAN CREEK L S, T FLEMING, SEWER, SEPT 17	09/27/2017	699.38	.00	21-6020 CAPITAL IMPR0VEMENTS	1120	10/17		

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 7762:						699.38	.00					
147	CUSTOM ELECTRIC, INC.	7763	6147	INDIAN CREEK REHAB, NEW MOTOR START COMPONENTS AT INDIAN CREEK LS, T FLEMING, SEWER, SEPT 17	09/27/2017	3,170.00	.00	21-6020 CAPITAL IMPR0VEMENTS	1120	10/17		
Total 7763:						3,170.00	.00					
147	CUSTOM ELECTRIC, INC.	7764	6143	REPAIRS ON GE MDS RADIOS FOR SCADA SYSTEMS THROUGHOUT TOWN, T SHAFER, SEPT 17, WATER	09/28/2017	851.55	.00	20-6150 M & R - SYSTEM	0	10/17		
147	CUSTOM ELECTRIC, INC.	7764	6143	REPAIRS ON GE MDS RADIOS FOR SCADA SYSTEMS THROUGHOUT TOWN, T SHAFER, SEPT 17, SEWER	09/28/2017	851.55	.00	21-6150 M & R - SYSTEM	0	10/17		
147	CUSTOM ELECTRIC, INC.	7764	6143	REPAIRS ON GE MDS RADIOS FOR SCADA SYSTEMS THROUGHOUT TOWN, T SHAFER, SEPT 17, PI	09/28/2017	324.38	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	10/17		
Total 7764:						2,027.48	.00					
Total CUSTOM ELECTRIC, INC.:						26,802.86	.00					
DIGLINE												
25	DIGLINE	0056839-IN		DIG FEES, SEPT 17, WATER	09/30/2017	137.18	.00	20-6065 DIG LINE EXPENSE	0	9/17		
25	DIGLINE	0056839-IN		DIG FEES, SEPT 17, SEWER	09/30/2017	137.18	.00	21-6065 DIG LINE EXPENSE	0	9/17		
25	DIGLINE	0056839-IN		DIG FEES, SEPT 17, PI	09/30/2017	52.25	.00	25-6065 DIG LINE EXPENSE	0	9/17		
Total 0056839-IN:						326.61	.00					
Total DIGLINE:						326.61	.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
DMH ENTERPRISES												
1745	DMH ENTERPRISES	092017DMH		PLUMBING PERMITS FOR SEPTEMBER 2017	09/29/2017	7,014.25	7,014.25	01-6202 PR0FESSI0NAL SERVICES	1003	9/17	10/09/2017	
Total 092017DMH:						7,014.25	7,014.25					
Total DMH ENTERPRISES:						7,014.25	7,014.25					
ELECTRICAL CONTROLS & INSTRUMENTATION												
1744	ELECTRICAL CONTROLS & INSTRUMENTATION	SEPTEMBER 2		ELECTRICAL PERMITS FOR SEPTEMBER 2017	09/29/2017	8,991.95	8,991.95	01-6202 PR0FESSI0NAL SERVICES	1003	9/17	10/09/2017	
Total SEPTEMBER 2017:						8,991.95	8,991.95					
Total ELECTRICAL CONTROLS & INSTRUMENTATION:						8,991.95	8,991.95					
FERGUSON ENTERPRISES INC												
219	FERGUSON ENTERPRISES INC	0669320	6173	1EA 8 INSIDE GRIPPER MECH PLUG, REPAIR ON SEWER STUB ON KAY ST, T.FLEMING, OCT.'17	10/03/2017	63.95	.00	21-6175 SMALL TOOLS	0	10/17		
Total 0669320:						63.95	.00					
Total FERGUSON ENTERPRISES INC:						63.95	.00					
GEM STATE ELECTRIC												
996	GEM STATE ELECTRIC	114069	6169	2 EACAPACITORS FOR STOCK, T.FLEMING, OCT.'17	09/25/2017	33.36	.00	21-6150 M & R - SYSTEM	0	9/17		
Total 114069:						33.36	.00					
Total GEM STATE ELECTRIC:						33.36	.00					
H.D. FOWLER COMPANY												
1552	H.D. FOWLER COMPANY	I4648089	6150	7 EA FIRE HYDRANTS AND VALVES, R.FORD, SEPT.17-WATER	09/29/2017	16,449.17	.00	20-6166 PP&E PURCHASES OPERATIONS	0	9/17		

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 I4648089:					16,449.17	.00					
1552	H.D. FOWLER COMPANY	I4648648	6151	RESTRAINT PKG W/GASKETS, R.FORD, SEPT.'17	09/29/2017	292.25	.00	20-6166 PP&E PURCHASES OPERATIONS	0	9/17		
	Total I4648648:					292.25	.00					
1552	H.D. FOWLER COMPANY	I4648651		7 EA 6" MJ X MJ RESILIENT WEDGE GATE VALVE FOR HYDRANT REPLACEMENTS, SEPT 17, WATER	09/29/2017	3,589.60	.00	20-6166 PP&E PURCHASES OPERATIONS	0	9/17		
	Total I4648651:					3,589.60	.00					
	Total H.D. FOWLER COMPANY:					20,331.02	.00					
HOCOHAN HOLDINGS, INC.												
1619	HOCOHAN HOLDINGS, INC.	CM39022		CREDIT MEMO FOR ORIGINAL INVOICE AR562935 WHICH WAS VOIDED DUE TO CONTRACT CANCELLATION, SEPT 17	09/11/2017	-353.50	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	0	10/17		
	Total CM39022:					-353.50	.00					
	Total HOCOHAN HOLDINGS, INC.:					-353.50	.00					
IDAHO HUMANE SOCIETY												
833	IDAHO HUMANE SOCIETY	10/2017		CONTRACT SERVICES-OCT17	10/06/2017	5,492.33	.00	01-6005 ANIMAL CONTROL SERVICES	0	10/17		
	Total 10/2017:					5,492.33	.00					
	Total IDAHO HUMANE SOCIETY:					5,492.33	.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
IDAHO POWER (CONSTRUCTION)												
1668	IDAHO POWER (CONSTRUCTION)	27479304	5652	UNDERGROUND PEDESTAL, DOWNTOWN REVITALIZATION, MAY'17	04/11/2017	6,886.00	.00	01-6045 C0NTINGENCY	1118	10/17		
Total 27479304:						6,886.00	.00					
Total IDAHO POWER (CONSTRUCTION):						6,886.00	.00					
IDAHO POWER CO												
38	IDAHO POWER CO	09252017I		STABILIZING IPCO FACILITIES, DURING MEMORY RANCH BLASTING, LIFT STATION - SEWER	09/25/2017	1,142.40	.00	21-6150 M & R - SYSTEM	0	9/17		
38	IDAHO POWER CO	09252017I		STABILIZING IPCO FACILITIES, DURING MEMORY RANCH BLASTING, WATER LINES	09/25/2017	1,142.40	.00	20-6150 M & R - SYSTEM	0	9/17		
38	IDAHO POWER CO	09252017I		STABILIZING IPCO FACILITIES, DURING MEMORY RANCH BLASTING, WATER LINES	09/25/2017	435.20	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	9/17		
Total 09252017I:						2,720.00	.00					
38	IDAHO POWER CO	09262017		ELECTRIC SERVICE FOR SEPTEMBER 2017 - STREET LIGHTS	09/26/2017	556.88	.00	01-6290 UTILITIES	1002	9/17		
Total 09262017:						556.88	.00					
Total IDAHO POWER CO:						3,276.88	.00					
IDAHO PRESS TRIBUNE, LLC												
1802	IDAHO PRESS TRIBUNE, LLC	1072310-A	6115	AD#1673897, ORD 2017-09A, ANNEXATIONS - RENASCENCE FARMS, WATERS EDGE FARM LLC, KEMPE, ANDERSON, SPAULDING, AND MASON CREEK FARMS - SEPT.'17	09/27/2017	91.10	.00	01-6125 LEGAL PUBLICATI0NS	1003	9/17		
1802	IDAHO PRESS TRIBUNE, LLC	1072310-A	6115	AD#1673908, ORD 2017-13 - "HOURS" OF OPERATION -								

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
				GREENBELT, SEPT.'17	09/27/2017	44.96	.00	01-6125 LEGAL PUBLICATI0NS	1004	9/17		
1802	IDAHO PRESS TRIBUNE, LLC	1072310-A	6115	AD#1673912, ORD 2017-16, REZONING, SEPT.17	09/27/2017	55.32	.00	01-6125 LEGAL PUBLICATI0NS	1003	9/17		
1802	IDAHO PRESS TRIBUNE, LLC	1072310-A	6115	AD#1673916, ORD 2017-17, PI ANNEXATION, SEPT.'17	09/27/2017	59.76	.00	25-6125 LEGAL PUBLICATI0NS	0	9/17		
1802	IDAHO PRESS TRIBUNE, LLC	1072310-A	6115	AD#1673930, ORD 2017-18, PI ANNEXATION, SEPT.'17	09/27/2017	54.58	.00	25-6125 LEGAL PUBLICATI0NS	0	9/17		
1802	IDAHO PRESS TRIBUNE, LLC	1072310-A	6115	AD#1673933, ORD 2017-19, PI ANNEXATION, SEPT.'17	09/27/2017	54.58	.00	25-6125 LEGAL PUBLICATI0NS	0	9/17		
1802	IDAHO PRESS TRIBUNE, LLC	1072310-A	6115	AD#1673938, ORD 2017-20, PI ANNEXATION, SEPT.'17	09/27/2017	59.76	.00	25-6125 LEGAL PUBLICATI0NS	0	9/17		
1802	IDAHO PRESS TRIBUNE, LLC	1072310-A	6115	AD#1673942, ORD 2017-21, PI ANNEXATION, SEPT.'17	09/27/2017	55.32	.00	25-6125 LEGAL PUBLICATI0NS	0	9/17		
1802	IDAHO PRESS TRIBUNE, LLC	1072310-A	6115	AD#1673951, ORD 2017-22, PI ANNEXATION, SEPT.'17	09/27/2017	53.28	.00	25-6125 LEGAL PUBLICATI0NS	0	9/17		
1802	IDAHO PRESS TRIBUNE, LLC	1072310-A	6115	AD#1673969, ORD 2017-15, REZONING, SEPT.'17	09/27/2017	49.40	.00	01-6125 LEGAL PUBLICATI0NS	1003	9/17		
Total 1072310-A:						578.06	.00					
1802	IDAHO PRESS TRIBUNE, LLC	1072310-B	6015	AD#1674050, LEGAL NOTICE, WAPITI CREEK ANNEX AND PRE PLAT, SEPT.'17	09/27/2017	63.46	.00	01-6125 LEGAL PUBLICATI0NS	1003	9/17		
Total 1072310-B:						63.46	.00					
1802	IDAHO PRESS TRIBUNE, LLC	1072310-C	6117	AD#1674053, 17-07-ZC, REZONING, S. NORIYUKI, SEPT.'17	09/27/2017	46.44	.00	01-6125 LEGAL PUBLICATI0NS	1003	9/17		
Total 1072310-C:						46.44	.00					
1802	IDAHO PRESS TRIBUNE, LLC	1072310-D	6117	AD #1674057, 17-04-AN, JOHN BROWNING ANNEXATION,								

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
				J.HELLMAN, SEPT.'17	09/27/2017	44.96	.00	01-6125 LEGAL PUBLICATI0NS	1003	9/17		
Total 1072310-D:						44.96	.00					
1802	IDAHO PRESS TRIBUNE, LLC	1072310-E	6125	AD# 1675113, LEGAL PUBLICATION, 17-03-AN, RISING SUN ESTAES ANNEXATION, T.BEHUNIN, SEPT.'17	09/27/2017	61.98	.00	01-6125 LEGAL PUBLICATI0NS	1003	9/17		
Total 1072310-E:						61.98	.00					
Total IDAHO PRESS TRIBUNE, LLC:						794.90	.00					
IDAHO STATE POLICE												
1509	IDAHO STATE POLICE	S8016742		S8016742, R TAFF, NEW EMPLOYEE BACKGROUND CHECK, FINGERPRINT, PARKS, SEPT 17	09/25/2017	37.00	.00	01-6052 CONTRACT SERVICES	1004	9/17		
Total S8016742:						37.00	.00					
Total IDAHO STATE POLICE:						37.00	.00					
INTEGRINET SOLUTIONS, INC.												
1595	INTEGRINET SOLUTIONS, INC.	102748		1 NEW STOCK PC MODEL OPTIPLEX 3040 WITH 8GB RAM, 24 IN DELL MONITOR, DP TO VGA ADAPTER FOR J MORFIN, SEPT 17, PARKS	09/29/2017	1,168.00	.00	01-6175 SMALL TOOLS	0	9/17		
1595	INTEGRINET SOLUTIONS, INC.	102748		1 NEW STOCK PC MODEL OPTIPLEX 3040 WITH 8GB RAM, 24 IN DELL MONITOR, DP TO VGA ADAPTER FOR J ADAMS, SEPT 17, BLDG INSPECTORS	09/29/2017	1,168.00	.00	01-6175 SMALL TOOLS	1005	9/17		
Total 102748:						2,336.00	.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
1595	INTEGRINET SOLUTIONS, INC.	102818		PRO ACTION MAINTENANCE INCL SERVER HARD DRIVES, LOGS, MONITORS AND ANTI VIRUS PROTECTION, BACKUPS, WINDOWS, WORKED ON SETTING UP 2 NEW DESKTOP COMPUTERS, JOINING TO DOMAIN AND MICROSOFT OFFICE, SEPT 17	09/30/2017	44.34	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	0	9/17		
1595	INTEGRINET SOLUTIONS, INC.	102818		PRO ACTION MAINTENANCE INCL SERVER HARD DRIVES, LOGS, MONITORS AND ANTI VIRUS PROTECTION, BACKUPS, WINDOWS, WORKED ON SETTING UP 2 NEW DESKTOP COMPUTERS, JOINING TO DOMAIN AND MICROSOFT OFFICE, SEPT 17, P&Z	09/30/2017	15.84	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1003	9/17		
1595	INTEGRINET SOLUTIONS, INC.	102818		PRO ACTION MAINTENANCE INCL SERVER HARD DRIVES, LOGS, MONITORS AND ANTI VIRUS PROTECTION, BACKUPS, WINDOWS, WORKED ON SETTING UP 2 NEW DESKTOP COMPUTERS, JOINING TO DOMAIN AND MICROSOFT OFFICE, SEPT 17, WATER	09/30/2017	41.19	.00	20-6142 MAINT. & REPAIRS-EQUIPMENT	0	9/17		
1595	INTEGRINET SOLUTIONS, INC.	102818		PRO ACTION MAINTENANCE INCL SERVER HARD DRIVES, LOGS, MONITORS AND ANTI VIRUS PROTECTION, BACKUPS, WINDOWS, WORKED ON SETTING UP 2 NEW DESKTOP COMPUTERS, JOINING TO DOMAIN AND MICROSOFT OFFICE, SEPT 17, SEWER	09/30/2017	41.19	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	9/17		
1595	INTEGRINET SOLUTIONS, INC.	102818		PRO ACTION MAINTENANCE INCL SERVER HARD DRIVES, LOGS, MONITORS AND ANTI VIRUS PROTECTION, BACKUPS, WINDOWS, WORKED ON SETTING UP 2 NEW DESKTOP COMPUTERS, JOINING TO DOMAIN AND MICROSOFT OFFICE, SEPT 17, PI	09/30/2017	15.84	.00	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	9/17		

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 102818:					158.40	.00					
	Total INTEGRINET SOLUTIONS, INC.:					2,494.40	.00					
INTERMOUNTAIN GAS CO												
37	INTERMOUNTAIN GAS CO	8262017-9272		NATURAL GAS CONSUMPTION NWWTP, 8-26-17 TO 9-27-17, SEPT 17, WATER	09/28/2017	51.43	51.43	20-6290 UTILITIES EXPENSE	0	13/17	10/09/2017	
37	INTERMOUNTAIN GAS CO	8262017-9272		NATURAL GAS CONSUMPTION NWWTP, 8-26-17 TO 9-27-17, SEPT 17, SEWER	09/28/2017	51.43	51.43	21-6290 UTILITIES EXPENSE	0	13/17	10/09/2017	
37	INTERMOUNTAIN GAS CO	8262017-9272		NATURAL GAS CONSUMPTION NWWTP, 8-26-17 TO 9-27-17, SEPT 17, PI	09/28/2017	19.59	19.59	25-6290 UTILITIES EXPENSE	0	13/17	10/09/2017	
	Total 8262017-9272017:					122.45	122.45					
	Total INTERMOUNTAIN GAS CO:					122.45	122.45					
iWorQ SYSTEMS												
1661	iWorQ SYSTEMS	9312		COMMUNITY DEVELOPMENT PACKAGE, INTERNET APPS AND SUPPORT, PYMT PROCESSING, WEB FORMS, PREMIUM DATA PACKAGE SOFTWARE MGT AND SUPPORT 10-17 TO 09-18, P&Z, SEPT 17	09/19/2017	4,775.00	.00	01-6052 CONTRACT SERVICES	1003	13/17		
	Total 9312:					4,775.00	.00					
	Total iWorQ SYSTEMS:					4,775.00	.00					
J & M SANITATION, INC.												
230	J & M SANITATION, INC.	09222017-092		SANITATION TRANSFER, 09-22-17 TO 9-28-17, SEPT 17	09/29/2017	11,973.78	11,973.78	26-7000 SOLID WASTE SERVICE FEES	0	9/17	09/29/2017	

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
230	J & M SANITATION, INC.	09222017-092		SANITATION TRANSFER, LESS FRANCHISE FEE, 09-22-17 TO 9 -28-17, SEPT 17	09/29/2017	-1,183.00	-1,183.00	01-4170 FRANCHISE FEES	0	9/17	09/29/2017	
Total 09222017-09282017:						10,790.78	10,790.78					
230	J & M SANITATION, INC.	09292017-100		SANITATION TRANSFER, 9/29/17-10/05/17	10/06/2017	30,683.49	30,683.49	26-7000 SOLID WASTE SERVICE FEES	0	10/17	10/06/2017	
230	J & M SANITATION, INC.	09292017-100		SANITATION TRANSFER LESS FRANCHISE FEES, 9/29/17-10/05/17	10/06/2017	-3,031.53	-3,031.53	01-4170 FRANCHISE FEES	0	10/17	10/06/2017	
Total 09292017-10052017:						27,651.96	27,651.96					
230	J & M SANITATION, INC.	093017		25 YD ROLLOFF AT MAINTENANCE YARD, PARKS, SEPT 17	09/30/2017	297.00	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	9/17		
230	J & M SANITATION, INC.	093017		25 YD ROLLOFF AT MAINTENANCE YARD, PARKS, SEPT 17, WATER	09/30/2017	252.00	.00	20-6150 M & R - SYSTEM	0	9/17		
230	J & M SANITATION, INC.	093017		25 YD ROLLOFF AT MAINTENANCE YARD, PARKS, SEPT 17, SEWER	09/30/2017	243.00	.00	21-6150 M & R - SYSTEM	0	9/17		
230	J & M SANITATION, INC.	093017		25 YD ROLLOFF AT MAINTENANCE YARD, PARKS, SEPT 17, PI	09/30/2017	108.00	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	9/17		
Total 093017:						900.00	.00					
230	J & M SANITATION, INC.	09302017		DISPOSAL/SLUDGE REMOVAL 9-1-17 TO 9-29-17, SEWER, SEPT 17	09/30/2017	3,240.00	.00	21-6153 M & R - SLUDGE DISPOSAL	0	9/17		
230	J & M SANITATION, INC.	09302017		30YD ROLLOFF FOR REMOVAL OF OLD MEMBRANES AND DELIVERY FEE, SEWER, SEPT 17	09/30/2017	1,090.24	.00	21-6153 M & R - SLUDGE DISPOSAL	0	9/17		

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 09302017:						4,330.24	.00					
Total J & M SANITATION, INC.:						43,672.98	38,442.74					
J-U-B ENGINEERS, INC.												
1236	J-U-B ENGINEERS, INC.	0111732		PROFESSIONAL SERVICES FROM 9-3-17 TO 9-30-17, KUNA DOWNTOWN REVITALIZATION GRAND ADMIN, OCT 17	10/02/2017	1,500.00	.00	03-6378 EXPENDITURE-CDBG DWNTWN REVIT.	0	10/17		
Total 0111732:						1,500.00	.00					
Total J-U-B ENGINEERS, INC.:						1,500.00	.00					
KELLER ASSOCIATES, INC.												
429	KELLER ASSOCIATES, INC.	217086-001/00		PROFESSIONAL SERVICES FROM 8-1-17 TO 8-31-17, SPRINGHILL SUBDIVISION, SEPT 17	09/15/2017	412.65	.00	20-6202 PROFESSIONAL SERVICES	0	9/17		
429	KELLER ASSOCIATES, INC.	217086-001/00		PROFESSIONAL SERVICES FROM 8-1-17 TO 8-31-17, SPRINGHILL SUBDIVISION, SEPT 17, SEWER	09/15/2017	412.65	.00	21-6202 PR0FESSI0NAL SERVICES	0	9/17		
429	KELLER ASSOCIATES, INC.	217086-001/00		PROFESSIONAL SERVICES FROM 8-1-17 TO 8-31-17, SPRINGHILL SUBDIVISION, SEPT 17, PI	09/15/2017	157.20	.00	25-6202 PROFESSIONAL SERVICES	0	9/17		
Total 217086-001/001:						982.50	.00					
429	KELLER ASSOCIATES, INC.	217086-002/00		PROFESSIONAL SERVICES FROM 8-1-17 TO 8-31-17, GREYHAWK SUB #6, SEPT 17, WATER	09/15/2017	102.90	.00	20-6202 PROFESSIONAL SERVICES	0	9/17		
429	KELLER ASSOCIATES, INC.	217086-002/00		PROFESSIONAL SERVICES FROM 8-1-17 TO 8-31-17, GREYHAWK SUB #6, SEPT 17, SEWER	09/15/2017	102.90	.00	21-6202 PR0FESSI0NAL SERVICES	0	9/17		

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
429	KELLER ASSOCIATES, INC.	217086-002/00		PROFESSIONAL SERVICES FROM 8-1-17 TO 8-31-17, GREYHAWK SUB #6, SEPT 17, PI	09/15/2017	39.20	.00	25-6202 PROFESSIONAL SERVICES	0	9/17		
Total 217086-002/002:						245.00	.00					
429	KELLER ASSOCIATES, INC.	217086-003/00		PROFESSIONAL SERVICES FROM 8-1-17 TO 8-31-17, GREYHAWK SUNDIVISION #7, SEPT 17, WATER	09/15/2017	297.68	.00	20-6202 PROFESSIONAL SERVICES	0	9/17		
429	KELLER ASSOCIATES, INC.	217086-003/00		PROFESSIONAL SERVICES FROM 8-1-17 TO 8-31-17, GREYHAWK SUNDIVISION #7, SEPT 17, SEWER	09/15/2017	297.68	.00	21-6202 PR0FESSI0NAL SERVICES	0	9/17		
429	KELLER ASSOCIATES, INC.	217086-003/00		PROFESSIONAL SERVICES FROM 8-1-17 TO 8-31-17, GREYHAWK SUNDIVISION #7, SEPT 17, PI	09/15/2017	113.39	.00	25-6202 PROFESSIONAL SERVICES	0	9/17		
Total 217086-003/002:						708.75	.00					
429	KELLER ASSOCIATES, INC.	217086-004/00		PROFESSIONAL SERVICES FROM 8-1-217 TO 8-31-17 FOR PATAGONIA SUB #3, SEPT 17, WATER	09/15/2017	633.68	.00	20-6202 PROFESSIONAL SERVICES	0	9/17		
429	KELLER ASSOCIATES, INC.	217086-004/00		PROFESSIONAL SERVICES FROM 8-1-217 TO 8-31-17 FOR PATAGONIA SUB #3, SEPT 17, SEWER	09/15/2017	633.68	.00	21-6202 PR0FESSI0NAL SERVICES	0	9/17		
429	KELLER ASSOCIATES, INC.	217086-004/00		PROFESSIONAL SERVICES FROM 8-1-217 TO 8-31-17 FOR PATAGONIA SUB #3, SEPT 17, PI	09/15/2017	241.39	.00	25-6202 PROFESSIONAL SERVICES	0	9/17		
Total 217086-004/001:						1,508.75	.00					
429	KELLER ASSOCIATES, INC.	217086-008/00		PROFESSIONAL SERVICES 8-1-17 TO 8-31-17 FOR BI-MART, SEPT 17, WATER	09/15/2017	130.20	.00	20-6202 PROFESSIONAL SERVICES	0	9/17		

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
429	KELLER ASSOCIATES, INC.	217086-008/00		PROFESSIONAL SERVICES 8-1-17 TO 8-31-17 FOR BI-MART, SEPT 17, SEWER	09/15/2017	130.20	.00	21-6202 PR0FESSI0NAL SERVICES	0	9/17		
429	KELLER ASSOCIATES, INC.	217086-008/00		PROFESSIONAL SERVICES 8-1-17 TO 8-31-17 FOR BI-MART, SEPT 17, PI	09/15/2017	49.60	.00	25-6202 PROFESSIONAL SERVICES	0	9/17		
Total 217086-008/001:						310.00	.00					
429	KELLER ASSOCIATES, INC.	217086-009/00		PROFESSIONAL SERVICES FROM 8-1-17 TO 8-31-17 FOR MERLIN POINT #1, SEPT 17, WATER	09/15/2017	179.55	.00	20-6202 PROFESSIONAL SERVICES	0	9/17		
429	KELLER ASSOCIATES, INC.	217086-009/00		PROFESSIONAL SERVICES FROM 8-1-17 TO 8-31-17 FOR MERLIN POINT #1, SEPT 17, SEWER	09/15/2017	179.55	.00	21-6202 PR0FESSI0NAL SERVICES	0	9/17		
429	KELLER ASSOCIATES, INC.	217086-009/00		PROFESSIONAL SERVICES FROM 8-1-17 TO 8-31-17 FOR MERLIN POINT #1, SEPT 17, PI	09/15/2017	68.40	.00	25-6202 PROFESSIONAL SERVICES	0	9/17		
Total 217086-009/001:						427.50	.00					
429	KELLER ASSOCIATES, INC.	217086-010/00		PROFESSIONAL SERVICES 8-1-17 TO 8-31-17 FOR DOWNTOWN REVITALIZATION PROJECT SUPPORT, SEPT 17, WATER	09/15/2017	237.83	.00	20-6202 PROFESSIONAL SERVICES	0	9/17		
429	KELLER ASSOCIATES, INC.	217086-010/00		PROFESSIONAL SERVICES 8-1-17 TO 8-31-17 FOR DOWNTOWN REVITALIZATION PROJECT SUPPORT, SEPT 17, SEWER	09/15/2017	237.83	.00	21-6202 PR0FESSI0NAL SERVICES	0	9/17		
429	KELLER ASSOCIATES, INC.	217086-010/00		PROFESSIONAL SERVICES 8-1-17 TO 8-31-17 FOR DOWNTOWN REVITALIZATION PROJECT SUPPORT, SEPT 17, PI	09/15/2017	90.59	.00	25-6202 PROFESSIONAL SERVICES	0	9/17		

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 217086-010/001:						566.25	.00					
429	KELLER ASSOCIATES, INC.	217086-016/00		PROFESSIONAL SERVICES 8-1-17 TO 8-31-17 FOR SILVER TRAIL SUB #4, SEPT 17, WATER	09/15/2017	260.40	.00	20-6202 PROFESSIONAL SERVICES	0	9/17		
429	KELLER ASSOCIATES, INC.	217086-016/00		PROFESSIONAL SERVICES 8-1-17 TO 8-31-17 FOR SILVER TRAIL SUB #4, SEPT 17, SEWER	09/15/2017	260.40	.00	21-6202 PR0FESSI0NAL SERVICES	0	9/17		
429	KELLER ASSOCIATES, INC.	217086-016/00		PROFESSIONAL SERVICES 8-1-17 TO 8-31-17 FOR SILVER TRAIL SUB #4, SEPT 17, PI	09/15/2017	99.20	.00	25-6202 PROFESSIONAL SERVICES	0	9/17		
Total 217086-016/001:						620.00	.00					
Total KELLER ASSOCIATES, INC.:						5,368.75	.00					
KNIFE RIVER CORPORATION - NORTHWEST												
1524	KNIFE RIVER CORPORATION - NORTHWEST	817051		BID SCHEDULE 2 KUNA DOWNTOWN REVITALIZATION PHASE1 817051/ BID SCHEDULE 1 KUNA DOWNTOWN REVITALIZATION PHASE 1, SEPT 17	09/25/2017	209,036.10	.00	03-6378 EXPENDITURE-CDBG DWNTWN REVIT.	0	9/17		
1524	KNIFE RIVER CORPORATION - NORTHWEST	817051		BID SCHEDULE 2 KUNA DOWNTOWN REVITALIZATION PHASE1 817051/ BID SCHEDULE 1 KUNA DOWNTOWN REVITALIZATION PHASE 1, SEPT 17	09/25/2017	185,307.95	.00	03-6380 EXP-DWNTWN REVIT TMA TAP	0	9/17		
1524	KNIFE RIVER CORPORATION - NORTHWEST	817051		BID SCHEDULE 2 KUNA DOWNTOWN REVITALIZATION PHASE1 817051/ BID SCHEDULE 1 KUNA DOWNTOWN REVITALIZATION PHASE 1, SEPT 17	09/25/2017	2,137.50	.00	01-6045 C0NTINGENCY	1118	9/17		
Total 817051:						396,481.55	.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 KNIFE RIVER CORPORATION - NORTHWEST:						396,481.55	.00					
KUNA LUMBER												
499	KUNA LUMBER	A93061	6149	ITEMS FOR SR CTR FENCE, SAWZALL BLADE, CONCRETE, CAULK, 6" METAL CUTOFF WHEEL, SEPT 17	09/29/2017	11.40	.00	40-6020 CAPITAL IMPROVEMENTS	1075	9/17		
499	KUNA LUMBER	A93061	6149	CITY HALL DESK FOR C OSWALD , CORNER IRON, SPRAY PAINT, 1/2 FJ 16', PARKS, SEPT 17	09/29/2017	23.80	.00	01-6165 OFFICE SUPPLIES	1004	9/17		
499	KUNA LUMBER	A93061	6149	IND BIMETAL 4 - 1/2 HOLE S, OFFICE DESK SUPPLIES, P&Z, SEPT 17	09/29/2017	27.89	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1003	9/17		
499	KUNA LUMBER	A93061	6149	128 OZ BLEACH, FIX A FLAT TIRE INFLATOR, PARKS, SEPT 17	09/29/2017	19.15	.00	01-6140 MAINT. & REPAIR BUILDING	1004	9/17		
499	KUNA LUMBER	A93061	6149	2 GAL POLY TANK SPRAYER-PARKS, SEPT 17	09/29/2017	16.18	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	9/17		
499	KUNA LUMBER	A93061	6149	CAULK FOR SEWER PLANT, SEPT 17, WATER	09/29/2017	7.65	.00	20-6140 MAINT. & REPAIR BUILDING	0	9/17		
499	KUNA LUMBER	A93061	6149	CAULK FOR SEWER PLANT, SEPT 17, SEWER	09/29/2017	7.64	.00	21-6140 MAINT & REPAIR BUILDING	0	9/17		
499	KUNA LUMBER	A93061	6149	CAULK FOR SEWER PLANT, SEPT 17, PI	09/29/2017	2.91	.00	25-6140 MAINT & REPAIR BUILDING	0	9/17		
499	KUNA LUMBER	A93061	6149	200 CT BOX OF RAGS FOR FLEET, SEPT 17	09/29/2017	6.29	.00	01-6165 OFFICE SUPPLIES	1000	9/17		
499	KUNA LUMBER	A93061	6149	200 CT BOX OF RAGS FOR FLEET, SEPT 17, WATER	09/29/2017	2.52	.00	20-6165 0FFICE SUPPLIES	0	9/17		
499	KUNA LUMBER	A93061	6149	200 CT BOX OF RAGS FOR FLEET, SEPT 17, SEWER	09/29/2017	2.52	.00	21-6165 OFFICE SUPPLIES	0	9/17		
499	KUNA LUMBER	A93061	6149	200 CT BOX OF RAGS FOR FLEET, SEPT 17, PI	09/29/2017	1.26	.00	25-6165 OFFICE SUPPLIES	0	9/17		

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
499	KUNA LUMBER	A93061	6149	CUP BRUSH FOR BBQ GRILL, SEPT 17	09/29/2017	3.47	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1000	9/17		
499	KUNA LUMBER	A93061	6149	CUP BRUSH FOR BBQ GRILL, SEPT 17, P&Z	09/29/2017	1.24	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1003	9/17		
499	KUNA LUMBER	A93061	6149	CUP BRUSH FOR BBQ GRILL, SEPT 17, WATER	09/29/2017	3.23	.00	20-6142 MAINT. & REPAIRS- EQUIPMENT	0	9/17		
499	KUNA LUMBER	A93061	6149	CUP BRUSH FOR BBQ GRILL, SEPT 17, SEWER	09/29/2017	3.23	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	9/17		
499	KUNA LUMBER	A93061	6149	CUP BRUSH FOR BBQ GRILL, SEPT 17, PI	09/29/2017	1.24	.00	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	9/17		
Total A93061:						141.62	.00					
499	KUNA LUMBER	A93743	6168	SAW BLADES, J.CRUMPTON, OCT.'17 - PARKS	10/03/2017	14.21	.00	01-6175 SMALL TOOLS	1004	10/17		
Total A93743:						14.21	.00					
499	KUNA LUMBER	B104715	6059	PV BLAST/WD40, M. FISETTE, SEPT.'17 - SEWER	09/07/2017	10.42	.00	21-6150 M & R - SYSTEM	0	9/17		
Total B104715:						10.42	.00					
499	KUNA LUMBER	B104725	6061	BOLT AND LOCK NUT, FOR VALVE REPAIR AT LAGOONS, M.FISETTE, SEPT.'17	09/07/2017	.69	.00	21-6150 M & R - SYSTEM	0	9/17		
Total B104725:						.69	.00					
499	KUNA LUMBER	B105104	6097	REPLACEMENT BATTERIES FOR THE CLOCKS, B.WITHROW, SEPT.'17	09/18/2017	14.38	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	9/17		

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 B105104:						14.38	.00					
499	KUNA LUMBER	B105113	6167	1 EA 1/2" PVC CAP FOR REPAIR AT WINCHESTER PARK, B WITHROW, PARKS, SEPT 17	09/29/2017	.71	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	9/17		
Total B105113:						.71	.00					
499	KUNA LUMBER	B105712	6170	PARTS FOR SADIE CREEK PIPE REPLACEMENT, D.POLENTZ, OCT.'17	10/03/2017	5.66	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	10/17		
Total B105712:						5.66	.00					
499	KUNA LUMBER	B105868	6181	1 ROLL OF DUCT TAPE CITY HALL PROJECT, J.CRUMPTON, OCT.'17 - PARKS	10/06/2017	4.31	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	10/17		
Total B105868:						4.31	.00					
Total KUNA LUMBER:						192.00	.00					
KUNA MACHINE LLC												
1775	KUNA MACHINE LLC	1808		5/16 HR ROUND ROD FOR TRAILER REPAIR, PARKS, SEPT 17	09/21/2017	23.40	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	9/17		
Total 1808:						23.40	.00					
Total KUNA MACHINE LLC:						23.40	.00					
KUNA WELDING												
46	KUNA WELDING	3714	6186	METAL SHIMS FOR INDIAN CREEK LIFT STATION, T.FLEMING, OCT.'17	09/20/2017	1,449.17	.00	21-6150 M & R - SYSTEM	0	10/17		

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 3714:					1,449.17	.00					
	Total KUNA WELDING:					1,449.17	.00					
LES SCHWAB TIRES												
221	LES SCHWAB TIRES	12800269372	6116	SET OF OPEN COUNTRY AT ALL POSITION TIRES FOR TRUCK #19, WATER, B GILLOGLY, SEPT 17	09/20/2017	655.96	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	9/17		
	Total 12800269372:					655.96	.00					
	Total LES SCHWAB TIRES:					655.96	.00					
MATHESON TRI-GAS INC												
1871	MATHESON TRI-GAS INC	16237103		RECURRING RENTAL FEE FOR HYDROGEN CHLORIDE TANK, T FLEMING, SEWER, SEPT 17	09/30/2017	27.95	.00	21-6150 M & R - SYSTEM	0	9/17		
	Total 16237103:					27.95	.00					
	Total MATHESON TRI-GAS INC:					27.95	.00					
MELISSA SUSANNE PRICE												
1897	MELISSA SUSANNE PRICE	17584		ARTS COMMISSION, CREATE N SIP, INSTRUCTOR, KNITTING CLASS AT LATTE DA COFFEE SHOP, OCT.'17	10/01/2017	130.00	.00	03-6379 EXPENDITURES - ART SHOWS	0	10/17		
	Total 17584:					130.00	.00					
	Total MELISSA SUSANNE PRICE:					130.00	.00					
METROQUIP, INC.												
196	METROQUIP, INC.	00038152	6172	FITTING FOR VAC TRUCK REPAIRS - T.FLEMING, OCT.'17	07/28/2017	71.18	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	7/17		

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 00038152:						71.18	.00					
Total METROQUIP, INC.:						71.18	.00					
MISCELLANEOUS VENDORS												
285	MISCELLANEOUS VENDORS	092817		REIMBURSE FOR EXAM FEES FOR PASSING LEVEL II WATER LICENSE, SEPT 17, WATER	10/02/2017	49.60	49.60	20-6265 TRAINING & SCH00LING EXPENSE	0	10/17	10/02/2017	
285	MISCELLANEOUS VENDORS	092817		REIMBURSE FOR EXAM FEES FOR PASSING LEVEL II WATER LICENSE, SEPT 17, PI	10/02/2017	12.40	12.40	25-6265 TRAINING & SCH00LING EXPENSE	0	10/17	10/02/2017	
Total 092817:						62.00	62.00					
285	MISCELLANEOUS VENDORS	100217		REIMBURSE FOR EXAM FEES FOR PASSING LEVEL II WATER LICENSE, SEPT 17, WATER	10/02/2017	49.60	49.60	20-6265 TRAINING & SCH00LING EXPENSE	0	10/17	10/02/2017	
285	MISCELLANEOUS VENDORS	100217		REIMBURSE FOR EXAM FEES FOR PASSING LEVEL II WATER LICENSE, SEPT 17, PI	10/02/2017	12.40	12.40	25-6265 TRAINING & SCH00LING EXPENSE	0	10/17	10/02/2017	
Total 100217:						62.00	62.00					
285	MISCELLANEOUS VENDORS	2017		INVOICES FOR FOOD VENDORS FOR THE MAYOR'S TABLE 2017, EDEN CREAMERY, C SHIPLEY, Z JONES, SUNSHINE FARMS, E EWARDS, D NELSON, G KNAPP, P SMITH, K WHEELER, K GREGOR, RUSTIC GARDENS, OCT 17	10/06/2017	636.50	.00	03-6376 EXPENDITURE-MAYOR'S TABLE	0	10/17		
Total 2017:						636.50	.00					
Total MISCELLANEOUS VENDORS:						760.50	124.00					
NEOFUNDS BY NEOPOST												
1770	NEOFUNDS BY NEOPOST	09292017NEO		POSTAGE FOR THE POSTAGE METER - ADMIN	09/29/2017	95.25	.00	01-6190 P0STAGE & BILLING	0	9/17		

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
1770	NEOFUNDS BY NEOPOST	09292017NEO		POSTAGE FOR THE POSTAGE METER - P & Z	09/29/2017	13.60	.00	01-6190 P0STAGE & BILLING	1003	9/17		
1770	NEOFUNDS BY NEOPOST	09292017NEO		POSTAGE FOR THE POSTAGE METER - WATER	09/29/2017	145.14	.00	20-6190 P0STAGE & BILLING	0	9/17		
1770	NEOFUNDS BY NEOPOST	09292017NEO		POSTAGE FOR THE POSTAGE METER - SEWER	09/29/2017	145.14	.00	21-6190 P0STAGE & BILLING	0	9/17		
1770	NEOFUNDS BY NEOPOST	09292017NEO		POSTAGE FOR THE POSTAGE METER - P.I	09/29/2017	54.42	.00	25-6190 P0STAGE & BILLING	0	9/17		
Total 09292017NEO:						453.55	.00					
Total NEOFUNDS BY NEOPOST:						453.55	.00					
NEOPOST USA INC												
615	NEOPOST USA INC	N6779972		MAIL METERING LEASE PAYMENT, 11/5/17-2/04/18 - ADMIN	10/05/2017	135.72	.00	01-6190 P0STAGE & BILLING	0	10/17		
615	NEOPOST USA INC	N6779972		MAIL METERING LEASE PAYMENT, 11/5/17-2/04/18 - P & Z	10/05/2017	19.39	.00	01-6190 P0STAGE & BILLING	1003	10/17		
615	NEOPOST USA INC	N6779972		MAIL METERING LEASE PAYMENT, 11/5/17-2/04/18 - WATER	10/05/2017	206.81	.00	20-6190 P0STAGE & BILLING	0	10/17		
615	NEOPOST USA INC	N6779972		MAIL METERING LEASE PAYMENT, 11/5/17-2/04/18 - SEWER	10/05/2017	206.81	.00	21-6190 P0STAGE & BILLING	0	10/17		
615	NEOPOST USA INC	N6779972		MAIL METERING LEASE PAYMENT, 11/5/17-2/04/18 - P.I	10/05/2017	77.56	.00	25-6190 P0STAGE & BILLING	0	10/17		
Total N6779972:						646.29	.00					
Total NEOPOST USA INC:						646.29	.00					
PARTS, INC.												
470	PARTS, INC.	149282		VARIOUS OIL FILTERS FOR STOCK FOR FLEET, B.GILLOGLY, SEPT.'17 - ADMIN	09/26/2017	202.93	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	0	9/17		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
470	PARTS, INC.	149282		VARIOUS OIL FILTERS FOR STOCK FOR FLEET, B.GILLOGLY, SEPT.'17 - WATER	09/26/2017	81.17	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	9/17		
470	PARTS, INC.	149282		VARIOUS OIL FILTERS FOR STOCK FOR FLEET, B.GILLOGLY, SEPT.'17 - SEWER	09/26/2017	81.17	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	9/17		
470	PARTS, INC.	149282		VARIOUS OIL FILTERS FOR STOCK FOR FLEET, B.GILLOGLY, SEPT.'17 - P.I	09/26/2017	40.58	.00	25-6305 VEHICLE MAINTENANCE & REPAIR	0	9/17		
Total 149282:						405.85	.00					
470	PARTS, INC.	149458		GREASE ZERK CLEANER, B.WITHROW, SEPT.'17 - PARKS	09/28/2017	37.29	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	9/17		
Total 149458:						37.29	.00					
470	PARTS, INC.	149481		GUNK PUNCTURE SEAL FOR THE MOWER, M.MEADE, SEPT.'17 -PARKS	09/28/2017	18.49	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	9/17		
Total 149481:						18.49	.00					
470	PARTS, INC.	149939	6171	WD-40 FOR THE BUCKET TRUCK, J.ADAMS, OCT.'17	10/03/2017	7.42	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	1004	10/17		
Total 149939:						7.42	.00					
470	PARTS, INC.	150222	6182	TRAILER ADAPTER FOR TRUCK #24, J.CRUMPTON, OCT.'17 - PARKS	10/06/2017	25.91	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	1004	10/17		
Total 150222:						25.91	.00					
Total PARTS, INC.:						494.96	.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
PEAK ALARM COMPANY, INC												
1021	PEAK ALARM COMPANY, INC	837643	6120	MATERIALS AND INSTALLATION OF SECURITY EQUIPMENT FOR THE TREATMENT PLANT, B.BACHMAN, SEPT.'17	09/28/2017	1,575.84	1,575.84	20-6140 MAINT. & REPAIR BUILDING	0	9/17	09/29/2017	
1021	PEAK ALARM COMPANY, INC	837643	6120	MATERIALS AND INSTALLATION OF SECURITY EQUIPMENT FOR THE TREATMENT PLANT, B.BACHMAN, SEPT.'17	09/28/2017	1,575.84	1,575.84	21-6140 MAINT & REPAIR BUILDING	0	9/17	09/29/2017	
1021	PEAK ALARM COMPANY, INC	837643	6120	MATERIALS AND INSTALLATION OF SECURITY EQUIPMENT FOR THE TREATMENT PLANT, B.BACHMAN, SEPT.'17	09/28/2017	600.32	600.32	25-6140 MAINT & REPAIR BUILDING	0	9/17	09/29/2017	
Total 837643:						3,752.00	3,752.00					
1021	PEAK ALARM COMPANY, INC	837644	6120	MATERIALS AND INSTALLATION OF SECURITY EQUIPMENT AT THE 2ND STREET SHOP, B.BACHMAN, SEPT.'17	09/28/2017	2,000.00	2,000.00	01-6140 MAINT. & REPAIR BUILDING	1004	9/17	09/29/2017	
Total 837644:						2,000.00	2,000.00					
Total PEAK ALARM COMPANY, INC:						5,752.00	5,752.00					
RECREATION TODAY OF IDAHO LLC												
1837	RECREATION TODAY OF IDAHO LLC	REC-170234	5978	8X8 IN GROUND WITH GLIDE UMBRELLA, 5 6FT BENCHES, GARBAGE CAN RECEPTACLES FOR DOG PARK, B WITHROW, PARKS, AUG 17	10/10/2017	15,956.32	.00	40-6020 CAPITAL IMPROVEMENTS	1081	10/17		
Total REC-170234:						15,956.32	.00					
Total RECREATION TODAY OF IDAHO LLC:						15,956.32	.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
REXEL, INC.												
1613	REXEL, INC.	N942366		CREDIT / REFUND FOR RETURN BALASTS, CREDIT FROM ORDER #N603920 - SENIOR CENTER	09/11/2017	-99.48	.00	01-6140 MAINT. & REPAIR BUILDING	1001	9/17		
Total N942366:						-99.48	.00					
1613	REXEL, INC.	O006097	6098	REPLACEMENT FUSES FOR ELECTRICAL ROOM IN THE PROCESS BLDG, M.NADEAU - SEPT.'17	09/21/2017	231.29	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	9/17		
Total O006097:						231.29	.00					
1613	REXEL, INC.	O029431	6112	CONDUIT PIECES FOR INDIAN CREEK LIFT STATION REHAB, T.FLEMING, SEPT.'17 - SEWER	09/21/2017	18.84	.00	21-6150 M & R - SYSTEM	0	9/17		
Total O029431:						18.84	.00					
1613	REXEL, INC.	O041709	6118	PVC CONDUIT FOR THE INDIAN CREEK LIFT STATION REHAB, T.FLEMING, OCT.'17 - SEWER	09/22/2017	62.87	.00	21-6150 M & R - SYSTEM	0	9/17		
Total O041709:						62.87	.00					
Total REXEL, INC.:						213.52	.00					
RIDLEY'S FOOD CORP												
1673	RIDLEY'S FOOD CORP	012000210951	6092	3 TOTES FOR CITY HALL, FOR PLANS, J ADAMS, SEPT 17	09/14/2017	6.76	.00	01-6165 OFFICE SUPPLIES	0	9/17		
1673	RIDLEY'S FOOD CORP	012000210951	6092	3 TOTES FOR CITY HALL, FOR PLANS, J ADAMS, SEPT 17	09/14/2017	2.42	.00	01-6165 OFFICE SUPPLIES	1003	9/17		
1673	RIDLEY'S FOOD CORP	012000210951	6092	3 TOTES FOR CITY HALL, FOR PLANS, J ADAMS, SEPT 17	09/14/2017	6.28	.00	20-6165 0FFICE SUPPLIES	0	9/17		
1673	RIDLEY'S FOOD CORP	012000210951	6092	3 TOTES FOR CITY HALL, FOR PLANS, J ADAMS, SEPT 17	09/14/2017	6.28	.00	21-6165 OFFICE SUPPLIES	0	9/17		

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
1673	RIDLEY'S FOOD CORP	012000210951	6092	3 TOTES FOR CITY HALL, FOR PLANS, J ADAMS, SEPT 17	09/14/2017	2.43	.00	25-6165 OFFICE SUPPLIES	0	9/17		
	Total 012000210951-448:					24.17	.00					
	Total RIDLEY'S FOOD CORP:					24.17	.00					
SPECIALTY CONSTRUCTION SUPPLY												
780	SPECIALTY CONSTRUCTION SUPPLY	0167073-IN		ROAD CLOSURE AND DETOUR SIGNS, BARRICADES, AND MOBILIZATION FOR INDIAN CREEK LIFT STATION AT SWAN FALLS, B.BACHMAN, SEPT.'17	09/30/2017	1,173.50	.00	21-6160 MISCELLANE0US EXPENSES	0	9/17		
	Total 0167073-IN:					1,173.50	.00					
780	SPECIALTY CONSTRUCTION SUPPLY	0167142-IN		FLAGGING AT SWAN FALLS AND SHORTLINE, B.BACHMAN, SEPT.'17	09/30/2017	534.00	.00	21-6160 MISCELLANE0US EXPENSES	0	9/17		
	Total 0167142-IN:					534.00	.00					
	Total SPECIALTY CONSTRUCTION SUPPLY:					1,707.50	.00					
T-O ENGINEERS INC												
1836	T-O ENGINEERS INC	170254-5789		CONSULTANT ENGINEERING SERVICES, PROJECT #170254, AUG.1-31-2017	09/11/2017	3,680.00	.00	21-6202 PR0FESSI0NAL SERVICES	0	8/17		
	Total 170254-5789:					3,680.00	.00					
	Total T-O ENGINEERS INC:					3,680.00	.00					
TREASURE VALLEY COFFEE												
992	TREASURE VALLEY COFFEE	2160:05229724	6155	4 EA WATER BOTTLES (5 GAL), 1 WATER COOLER RENTAL FOR MAINTENANCE SHOP, SEPT.'17 - PARKS	09/29/2017	31.80	.00	01-6165 OFFICE SUPPLIES	1004	9/17		

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 2160:05229724:						31.80	.00					
992	TREASURE VALLEY COFFEE	2160:05260936	6156	3 EA BOTTLES OF WATER (5 GAL) FOR CITY HALL	09/29/2017	16.35	.00	01-6165 OFFICE SUPPLIES	0	9/17		
Total 2160:05260936:						16.35	.00					
Total TREASURE VALLEY COFFEE:						48.15	.00					
U.S. BANK (VISA)												
1444	U.S. BANK (VISA)	104372420101	6034	HOME DEPOT, PARTS TO BUILD DISPLAYS FOR THE ART AT THE MAYOR'S TABLE, ARTS COMMISSION, A.BARKULIS, AUG.'17	08/29/2017	194.10	.00	03-6379 EXPENDITURES - ART SHOWS	0	9/17		
Total 10437242010185675983:						194.10	.00					
1444	U.S. BANK (VISA)	310672408245	6006	ALASKA AIRLINES, FLIGHTS TO SLC FOR CASELLE CONFERENCE IN OCTOBER 2017, K.RICE	08/24/2017	37.97	.00	01-6265 TRAINING & SCH00LING	0	10/17		
1444	U.S. BANK (VISA)	310672408245	6006	ALASKA AIRLINES, FLIGHTS TO SLC FOR CASELLE CONFERENCE IN OCTOBER 2017, K.RICE	08/24/2017	50.12	.00	20-6265 TRAINING & SCH00LING EXPENSE	0	10/17		
1444	U.S. BANK (VISA)	310672408245	6006	ALASKA AIRLINES, FLIGHTS TO SLC FOR CASELLE CONFERENCE IN OCTOBER 2017, K.RICE	08/24/2017	50.12	.00	21-6265 TRAINING & SCH00LING EXPENSE	0	10/17		
1444	U.S. BANK (VISA)	310672408245	6006	ALASKA AIRLINES, FLIGHTS TO SLC FOR CASELLE CONFERENCE IN OCTOBER 2017, K.RICE	08/24/2017	13.68	.00	25-6265 TRAINING & SCH00LING EXPENSE	0	10/17		
Total 31067240824506121145:						151.89	.00					
1444	U.S. BANK (VISA)	310672408245	6006	ALASKA AIRLINES, FLIGHTS TO SLC FOR CASELLE CONFERENCE IN OCTOBER								

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
				2017, G.SMITH	08/24/2017	37.97	.00	01-6265 TRAINING & SCH00LING	0	10/17		
1444	U.S. BANK (VISA)	310672408245	6006	ALASKA AIRLINES, FLIGHTS TO SLC FOR CASELLE CONFERENCE IN OCTOBER 2017, G.SMITH	08/24/2017	50.12	.00	20-6265 TRAINING & SCH00LING EXPENSE	0	10/17		
1444	U.S. BANK (VISA)	310672408245	6006	ALASKA AIRLINES, FLIGHTS TO SLC FOR CASELLE CONFERENCE IN OCTOBER 2017, G.SMITH	08/24/2017	50.12	.00	21-6265 TRAINING & SCH00LING EXPENSE	0	10/17		
1444	U.S. BANK (VISA)	310672408245	6006	ALASKA AIRLINES, FLIGHTS TO SLC FOR CASELLE CONFERENCE IN OCTOBER 2017, G.SMITH	08/24/2017	13.68	.00	25-6265 TRAINING & SCH00LING EXPENSE	0	10/17		
Total 31067240824506121293:						151.89	.00					
1444	U.S. BANK (VISA)	310672408245	6006	ALASKA AIRLINES, FLIGHTS TO SLC FOR CASELLE CONFERENCE IN OCTOBER 2017, N.STAUFFER	08/24/2017	37.97	.00	01-6265 TRAINING & SCH00LING	0	10/17		
1444	U.S. BANK (VISA)	310672408245	6006	ALASKA AIRLINES, FLIGHTS TO SLC FOR CASELLE CONFERENCE IN OCTOBER 2017, N.STAUFFER	08/24/2017	50.12	.00	20-6265 TRAINING & SCH00LING EXPENSE	0	10/17		
1444	U.S. BANK (VISA)	310672408245	6006	ALASKA AIRLINES, FLIGHTS TO SLC FOR CASELLE CONFERENCE IN OCTOBER 2017, N.STAUFFER	08/24/2017	50.12	.00	21-6265 TRAINING & SCH00LING EXPENSE	0	10/17		
1444	U.S. BANK (VISA)	310672408245	6006	ALASKA AIRLINES, FLIGHTS TO SLC FOR CASELLE CONFERENCE IN OCTOBER 2017, N.STAUFFER	08/24/2017	13.68	.00	25-6265 TRAINING & SCH00LING EXPENSE	0	10/17		
Total 31067240824506121442:						151.89	.00					
1444	U.S. BANK (VISA)	310672410267	6022	IDAHO GOV STATE, CDH LICENSE FOR ENRIQUE'S TO CATER THE MAYOR'S TABLE, A.BARKULIS, AUG.'17	08/29/2017	65.00	.00	03-6376 EXPENDITURE-MAYOR'S TABLE	0	8/17		

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 31067241026763077510:						65.00	.00					
1444	U.S. BANK (VISA)	316872434000	6034	HARBOR FREIGHT, PARTS TO BUILD DISPLAYS FOR THE ART AT THE MAYOR'S TABLE, ARTS COMMISSION, A.BARKULIS, AUG.'17	08/30/2017	11.96	.00	03-6379 EXPENDITURES - ART SHOWS	0	9/17		
1444	U.S. BANK (VISA)	316872434000	6034	HARBOR FREIGHT, PARTS TO BUILD DISPLAYS FOR THE ART AT THE MAYOR'S TABLE, ARTS COMMISSION, A.BARKULIS, AUG.'17	08/30/2017	2.99	.00	03-6376 EXPENDITURE-MAYOR'S TABLE	0	9/17		
Total 31687243400011733866:						14.95	.00					
1444	U.S. BANK (VISA)	450072570008	6088	USPS, POSTAGE TO MAIL ARTWORK BACK TO ARTIST, A.BARKULIS, SEPT.'17	09/13/2017	7.80	.00	01-6190 P0STAGE & BILLING	0	9/17		
Total 45007257000857474918:						7.80	.00					
1444	U.S. BANK (VISA)	554272571525	6090	DEQ, REGISTRATION FOR CLASS, D.CROSSLEY, SEPT.'17	09/14/2017	18.90	.00	20-6265 TRAINING & SCH00LING EXPENSE	0	9/17		
1444	U.S. BANK (VISA)	554272571525	6090	DEQ, REGISTRATION FOR CLASS, D.CROSSLEY, SEPT.'17	09/14/2017	18.90	.00	21-6265 TRAINING & SCH00LING EXPENSE	0	9/17		
1444	U.S. BANK (VISA)	554272571525	6090	DEQ, REGISTRATION FOR CLASS, D.CROSSLEY, SEPT.'17	09/14/2017	7.20	.00	25-6265 TRAINING & SCH00LING EXPENSE	0	9/17		
Total 55427257152572144948:						45.00	.00					
1444	U.S. BANK (VISA)	554272661626	6121	DEQ, LAGOON CLASS, C.MCDANIEL	09/23/2017	45.00	.00	21-6265 TRAINING & SCH00LING EXPENSE	0	9/17		

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 55427266162664291605:						45.00	.00					
1444	U.S. BANK (VISA)	554272661626	6121	DEQ, LAGOON CLASS, M.FISETTE	09/23/2017	45.00	.00	21-6265 TRAINING & SCH00LING EXPENSE	0	10/17		
Total 55427266162664291613:						45.00	.00					
1444	U.S. BANK (VISA)	554272661626	6121	DEQ, LAGOON CLASS, T.FLEMING	09/23/2017	45.00	.00	21-6265 TRAINING & SCH00LING EXPENSE	0	9/17		
Total 55427266162664291621:						45.00	.00					
1444	U.S. BANK (VISA)	554272661626	6121	DEQ, LAGOON CLASS, T.SHAFFER	09/23/2017	45.00	.00	21-6265 TRAINING & SCH00LING EXPENSE	0	9/17		
Total 55427266162664291639:						45.00	.00					
1444	U.S. BANK (VISA)	921572558941	6076	APA IDAHO CHAPTER CONF. REGISTRATION - KESNER	09/12/2017	220.00	.00	01-6265 TRAINING & SCH00LING	1003	9/17		
Total 92157255894150718089:						220.00	.00					
1444	U.S. BANK (VISA)	921672421004		AMAZONPRIME, MEMBERSHIP FOR PARKS, B.WITHROW, AUG.'17	08/30/2017	11.65	.00	01-6075 DUES & MEMBERSHIPS	1004	8/17		
Total 92167242100421365707:						11.65	.00					
1444	U.S. BANK (VISA)	921672431001	6044	KUNAID.GOV DOMAIN NAME RENEWAL VIA GSA - J. MARSH	08/31/2017	112.00	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	0	9/17		
1444	U.S. BANK (VISA)	921672431001	6044	KUNAID.GOV DOMAIN NAME RENEWAL VIA GSA - J. MARSH	08/31/2017	40.00	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1003	9/17		

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
1444	U.S. BANK (VISA)	921672431001	6044	KUNAID.GOV DOMAIN NAME RENEWAL VIA GSA - J. MARSH	08/31/2017	104.00	.00	20-6142 MAINT. & REPAIRS-EQUIPMENT	0	9/17		
1444	U.S. BANK (VISA)	921672431001	6044	KUNAID.GOV DOMAIN NAME RENEWAL VIA GSA - J. MARSH	08/31/2017	104.00	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	9/17		
1444	U.S. BANK (VISA)	921672431001	6044	KUNAID.GOV DOMAIN NAME RENEWAL VIA GSA - J. MARSH	08/31/2017	40.00	.00	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	9/17		
Total 92167243100184029135:						400.00	.00					
1444	U.S. BANK (VISA)	921672491002	6068	HOMEAWAY, T. KESNER TO APA CONFERENCE IN KETCHUM (VRBO RENTAL)	09/06/2017	273.63	.00	01-6265 TRAINING & SCH00LING	1003	9/17		
1444	U.S. BANK (VISA)	921672491002	6068	HOMEAWAY, T. KESNER TO APA CONFERENCE IN KETCHUM (VRBO RENTAL)	09/06/2017	136.81	.00	01-1200 ACCTS RECEIVABLE EMPLOYEES	0	9/17		
Total 92167249100283134475:						410.44	.00					
1444	U.S. BANK (VISA)	921672571002	6057	VOGEL FARMS, CHICKEN FOR THE MAYOR'S TABLE, SEPT.'17	09/14/2017	97.50	.00	03-6376 EXPENDITURE-MAYOR'S TABLE	0	9/17		
Total 92167257100296388711:						97.50	.00					
1444	U.S. BANK (VISA)	921672621005	6111	INDEED INC, EMPLOYMENT PUBLICATION FOR CITY ENGINEER 9/19/17-9/30/17 , C.OSWALD, SEPT.'17	09/19/2017	10.70	.00	20-6125 LEGAL PUBLICATI0NS	0	9/17		
1444	U.S. BANK (VISA)	921672621005	6111	INDEED INC, EMPLOYMENT PUBLICATION FOR CITY ENGINEER 9/19/17-9/30/17 , C.OSWALD, SEPT.'17	09/19/2017	10.70	.00	21-6125 LEGAL PUBLICATI0NS EXPENSE	0	9/17		
1444	U.S. BANK (VISA)	921672621005	6111	INDEED INC, EMPLOYMENT PUBLICATION FOR CITY ENGINEER 9/19/17-9/30/17 , C.OSWALD, SEPT.'17	09/19/2017	4.07	.00	25-6125 LEGAL PUBLICATI0NS	0	9/17		

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 92167262100561153645:						25.47	.00					
1444	U.S. BANK (VISA)	982672621008		AMAZON MKTPLACE PMTS, AMAZON.COM, CREDIT, DISPUTED CHARGES, AUG.'17	08/07/2017	-17.95	.00	01-6097 DEPOSITS ON ACCOUNT	0	8/17		
Total 98267262100859896489:						-17.95	.00					
Total U.S. BANK (VISA):						2,109.63	.00					
U.S. BANK NATIONAL ASSOC (EQUIP FINANCE)												
1891	U.S. BANK NATIONAL ASSOC (EQUIP FINANCE)	340231992		COPIER CONTRACT #500-0519539-000, RICOH MODEL #MPC4504EX, SERIAL #C737M540938 - ADMIN	09/21/2017	97.72	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	0	9/17		
1891	U.S. BANK NATIONAL ASSOC (EQUIP FINANCE)	340231992		COPIER CONTRACT #500-0519539-000, RICOH MODEL #MPC4504EX, SERIAL #C737M540938 - P & Z	09/21/2017	34.90	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1003	9/17		
1891	U.S. BANK NATIONAL ASSOC (EQUIP FINANCE)	340231992		COPIER CONTRACT #500-0519539-000, RICOH MODEL #MPC4504EX, SERIAL #C737M540938 - WATER	09/21/2017	90.74	.00	20-6142 MAINT. & REPAIRS-EQUIPMENT	0	9/17		
1891	U.S. BANK NATIONAL ASSOC (EQUIP FINANCE)	340231992		COPIER CONTRACT #500-0519539-000, RICOH MODEL #MPC4504EX, SERIAL #C737M540938 - SEWER	09/21/2017	90.74	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	9/17		
1891	U.S. BANK NATIONAL ASSOC (EQUIP FINANCE)	340231992		COPIER CONTRACT #500-0519539-000, RICOH MODEL #MPC4504EX, SERIAL #C737M540938 - P.I	09/21/2017	34.90	.00	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	9/17		
Total 340231992:						349.00	.00					
Total U.S. BANK NATIONAL ASSOC (EQUIP FINANCE):						349.00	.00					
UNIVAR USA, INC.												
1410	UNIVAR USA, INC.	NA588830		42620 LB ALUMINUM SULFATE, T.SHAFFER, SEPT.'17 - SEWER	09/25/2017	4,854.42	.00	21-6151 M & R - PROCESS CHEMICALS	0	9/17		

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 NA588830:						4,854.42	.00					
Total UNIVAR USA, INC.:						4,854.42	.00					
UTILITY REFUNDS #4												
1887	UTILITY REFUNDS #4	120640.02		MARGIE VANDERPOOL, 1827 W 4TH ST - UTILITY REFUND	10/10/2017	52.72	.00	99-1075 Utility Cash Clearing	0	10/17		
Total 120640.02:						52.72	.00					
1887	UTILITY REFUNDS #4	160582.01		TYLER B HOLTZ, 1259 N CATERPILLAR - UTILITY REFUND	10/10/2017	68.28	.00	99-1075 Utility Cash Clearing	0	10/17		
Total 160582.01:						68.28	.00					
1887	UTILITY REFUNDS #4	174005.01		CBH, 1063 S KALAHARI AVE - UTILITY REFUND	10/10/2017	32.23	.00	99-1075 Utility Cash Clearing	0	10/17		
Total 174005.01:						32.23	.00					
1887	UTILITY REFUNDS #4	174014.01		CBH, 1968 W DESERTHAWK DR - UTILITY REFUND	09/22/2017	40.06	.00	99-1075 Utility Cash Clearing	0	10/17		
Total 174014.01:						40.06	.00					
1887	UTILITY REFUNDS #4	174036.01		CBH, 1991 W DESERTHAWK DR - UTILITY REFUND	10/10/2017	44.35	.00	99-1075 Utility Cash Clearing	0	10/17		
Total 174036.01:						44.35	.00					
1887	UTILITY REFUNDS #4	175002.01		CBH, 261 S RETORT AVE - UTILITY REFUND	09/22/2017	40.06	.00	99-1075 Utility Cash Clearing	0	9/17		

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 175002.01:						40.06	.00					
1887	UTILITY REFUNDS #4	180490.01		JUSTIN M ISAACS, 1214 N CABRILLO AVE - UTILITY REFUND	10/10/2017	124.45	.00	99-1075 Utility Cash Clearing	0	10/17		
Total 180490.01:						124.45	.00					
1887	UTILITY REFUNDS #4	200390.02		DEREK FORREY, 1765 N HORNED OWL DR - UTILITY REFUND	10/10/2017	176.00	.00	99-1075 Utility Cash Clearing	0	10/17		
Total 200390.02:						176.00	.00					
1887	UTILITY REFUNDS #4	221400.01		CBH, 1049 S RUMNEY AVE - UTILITY REFUND	10/10/2017	47.43	.00	99-1075 Utility Cash Clearing	0	10/17		
Total 221400.01:						47.43	.00					
1887	UTILITY REFUNDS #4	221435.01		CBH, 1158 S RUMNEY AVE - UTILITY REFUND	10/10/2017	24.63	.00	99-1075 Utility Cash Clearing	0	10/17		
Total 221435.01:						24.63	.00					
1887	UTILITY REFUNDS #4	221450.01A		CBH, 1072 S RUMNEY AVE - UTILITY REFUND	10/11/2017	47.06	.00	99-1075 Utility Cash Clearing	0	10/17		
Total 221450.01A:						47.06	.00					
1887	UTILITY REFUNDS #4	230325.02A		PASTCO LLC, 728 W WILLOW DALE WAY - UTILITY REFUND	10/11/2017	.96	.00	99-1075 Utility Cash Clearing	0	10/17		
Total 230325.02A:						.96	.00					
1887	UTILITY REFUNDS #4	240670.01		MICHAEL BECKLEY, 560 N MUDSTONE WAY - UTILITY REFUND	10/10/2017	68.16	.00	99-1075 Utility Cash Clearing	0	10/17		

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 240670.01:						68.16	.00					
1887	UTILITY REFUNDS #4	255020.02		CARRIE FUHRIMAN, 760 W SANDBOX ST - UTILITY REFUND	09/22/2017	103.38	.00	99-1075 Utility Cash Clearing	0	9/17		
Total 255020.02:						103.38	.00					
1887	UTILITY REFUNDS #4	260875.04		DONALD W KIM, 1579 N VINIFERA AVE - UTILTY REFUND	10/10/2017	6.86	.00	99-1075 Utility Cash Clearing	0	10/17		
Total 260875.04:						6.86	.00					
1887	UTILITY REFUNDS #4	264650.02		DANIEL T ZEHRUNG, 2041 N ROSEDUST DR - UTILITY REFUND	10/10/2017	98.94	.00	99-1075 Utility Cash Clearing	0	10/17		
Total 264650.02:						98.94	.00					
1887	UTILITY REFUNDS #4	268011.01		CBH, 2778 W AQUAMARINE ST - UTILITY REFUND	10/10/2017	41.35	.00	99-1075 Utility Cash Clearing	0	10/17		
Total 268011.01:						41.35	.00					
1887	UTILITY REFUNDS #4	274460.02		VERONICA TELLEZ, 2837 N KELSAN AVE - UTILITY REFUND	10/10/2017	69.01	.00	99-1075 Utility Cash Clearing	0	10/17		
Total 274460.02:						69.01	.00					
1887	UTILITY REFUNDS #4	274910.02		TYLER THOMAS, 3075 W GINGER GOLD DR - UTILITY REFUND	10/05/2017	35.43	.00	99-1075 Utility Cash Clearing	0	10/17		
Total 274910.02:						35.43	.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
1887	UTILITY REFUNDS #4	277307.01		CBH, 2196 W MOUNTAIN ASH AVE - UTILITY REFUND	10/10/2017	40.90	.00	99-1075 Utility Cash Clearing	0	10/17		
Total 277307.01:						40.90	.00					
1887	UTILITY REFUNDS #4	278100.01		CBH, 3105 W FUJI CT - UTILITY REFUND	10/10/2017	36.69	.00	99-1075 Utility Cash Clearing	0	10/17		
Total 278100.01:						36.69	.00					
1887	UTILITY REFUNDS #4	278144.01		CBH, 8997 S ROYAL GALA PL - UTILITY REFUND	10/10/2017	35.27	.00	99-1075 Utility Cash Clearing	0	10/17		
Total 278144.01:						35.27	.00					
1887	UTILITY REFUNDS #4	280785.02		BRIAN D TIEDE, 1273 W HEARTLAND DR - UTILITY REFUND	10/10/2017	68.28	.00	99-1075 Utility Cash Clearing	0	10/17		
Total 280785.02:						68.28	.00					
1887	UTILITY REFUNDS #4	302013.01		RIVERWOOD HOMES, 430 E RAISON ST - UTILITY REFUND	10/10/2017	45.97	.00	99-1075 Utility Cash Clearing	0	10/17		
Total 302013.01:						45.97	.00					
1887	UTILITY REFUNDS #4	302032.01		RIVERWOOD HOMES, 459 E RAISON ST - UTILITY REFUND	10/10/2017	26.12	.00	99-1075 Utility Cash Clearing	0	10/17		
Total 302032.01:						26.12	.00					
1887	UTILITY REFUNDS #4	302040.01		KW HOMES, 576 E MERINO ST - UTILITY REFUND	10/10/2017	40.74	.00	99-1075 Utility Cash Clearing	0	10/17		
Total 302040.01:						40.74	.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
1887	UTILITY REFUNDS #4	303015.01A		HUBBLE HOMES, 1090 E SHADY RIDGE DR, UTILITY REFUND	10/11/2017	47.06	.00	99-1075 Utility Cash Clearing	0	10/17		
Total 303015.01A:						47.06	.00					
1887	UTILITY REFUNDS #4	303016.01		HUBBLE HOMES, 1102 E SHADY RIDGE DR - UTILITY REFUND	09/22/2017	52.13	.00	99-1075 Utility Cash Clearing	0	9/17		
Total 303016.01:						52.13	.00					
1887	UTILITY REFUNDS #4	303018.01		HUBBLE HOMES, 1126 E SHADY RIDGE DR - UTILITY REFUND	10/10/2017	29.25	.00	99-1075 Utility Cash Clearing	0	10/17		
Total 303018.01:						29.25	.00					
1887	UTILITY REFUNDS #4	310203.01		TOLL BROS INC, 1384 W SOLDOTNA DR - UTILITY REFUND	10/10/2017	42.87	.00	99-1075 Utility Cash Clearing	0	10/17		
Total 310203.01:						42.87	.00					
1887	UTILITY REFUNDS #4	310311.01		TOLL BROS INC, 9376 S FIDALGO - UTILITY REFUND	09/22/2017	46.05	.00	99-1075 Utility Cash Clearing	0	9/17		
Total 310311.01:						46.05	.00					
1887	UTILITY REFUNDS #4	310344.01		TOLL BROS INC, 9320 S RUSSELL AVE - UTILITY REFUND	10/10/2017	38.21	.00	99-1075 Utility Cash Clearing	0	10/17		
Total 310344.01:						38.21	.00					
1887	UTILITY REFUNDS #4	318324.01		SIMPLICITY HOMES, 1140 E SAILER SHORES ST - UTILITY REFUND	09/22/2017	47.66	.00	99-1075 Utility Cash Clearing	0	9/17		

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 318324.01:						47.66	.00					
1887	UTILITY REFUNDS #4	70200.02		JERRY TIJERINA, 660 W TRINI ST - UTILITY REFUND	09/22/2017	62.56	.00	99-1075 Utility Cash Clearing	0	10/17		
Total 70200.02:						62.56	.00					
1887	UTILITY REFUNDS #4	92400.02		JAMES MANSFIELD, 1378 N FORTY NINER AVE - UTILITY REFUND	10/10/2017	13.73	.00	99-1075 Utility Cash Clearing	0	10/17		
Total 92400.02:						13.73	.00					
Total UTILITY REFUNDS #4:						1,794.85	.00					
VALLEY PRECAST INC												
1898	VALLEY PRECAST INC	15255	6185	LIDS AT INDIAN CREEK LS, T.FLEMING	09/16/2017	9,754.00	.00	21-6150 M & R - SYSTEM	0	9/17		
Total 15255:						9,754.00	.00					
1898	VALLEY PRECAST INC	15279	6185	8 ROLLS OF MASTIC FOR INDIAN CREEK LS, T.FLEMING	09/11/2017	72.00	.00	21-6150 M & R - SYSTEM	0	9/17		
Total 15279:						72.00	.00					
Total VALLEY PRECAST INC:						9,826.00	.00					
VALLI INFORMATION SYSTEMS, INC												
857	VALLI INFORMATION SYSTEMS, INC	43694		ESTATEMENT, INSERTS, AND POSTAGE FOR SEPT.'17 - ADMIN	09/30/2017	923.56	.00	01-6190 P0STAGE & BILLING	0	9/17		
857	VALLI INFORMATION SYSTEMS, INC	43694		ESTATEMENT, INSERTS, AND POSTAGE FOR SEPT.'17 - WATER	09/30/2017	1,451.31	.00	20-6190 P0STAGE & BILLING	0	9/17		
857	VALLI INFORMATION SYSTEMS, INC	43694		ESTATEMENT, INSERTS, AND POSTAGE FOR SEPT.'17 - SEWER	09/30/2017	1,451.31	.00	21-6190 P0STAGE & BILLING	0	9/17		

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
857	VALLI INFORMATION SYSTEMS, INC	43694		ESTATEMENT, INSERTS, AND POSTAGE FOR SEPT.'17 - P.I	09/30/2017	571.73	.00	25-6190 P0STAGE & BILLING	0	9/17		
Total 43694:						4,397.91	.00					
857	VALLI INFORMATION SYSTEMS, INC	43695		IOCKBOX TRANSACTIONS AND POSTAGE FOR SEPT.'17 - ADMIN	09/30/2017	50.14	.00	01-6190 P0STAGE & BILLING	0	9/17		
857	VALLI INFORMATION SYSTEMS, INC	43695		IOCKBOX TRANSACTIONS AND POSTAGE FOR SEPT.'17 - WATER	09/30/2017	78.80	.00	20-6190 P0STAGE & BILLING	0	9/17		
857	VALLI INFORMATION SYSTEMS, INC	43695		IOCKBOX TRANSACTIONS AND POSTAGE FOR SEPT.'17 - SEWER	09/30/2017	78.80	.00	21-6190 P0STAGE & BILLING	0	9/17		
857	VALLI INFORMATION SYSTEMS, INC	43695		IOCKBOX TRANSACTIONS AND POSTAGE FOR SEPT.'17 - P.I	09/30/2017	31.04	.00	25-6190 P0STAGE & BILLING	0	9/17		
Total 43695:						238.78	.00					
Total VALLI INFORMATION SYSTEMS, INC:						4,636.69	.00					
VERIZON WIRELESS												
1575	VERIZON WIRELESS	9793684255		TABLET SERVICE, 9/2-10/1/17 - ADMIN	10/01/2017	3.97	.00	01-6255 TELEPH0NE	0	9/17		
1575	VERIZON WIRELESS	9793684255		TABLET SERVICE, 9/2-10/1/17 - PARKS	10/01/2017	8.73	.00	01-6255 TELEPH0NE	1004	9/17		
1575	VERIZON WIRELESS	9793684255		TABLET SERVICE, 9/2-10/1/17 - BUILDING INSPECTION	10/01/2017	17.46	.00	01-6255 TELEPH0NE	1005	9/17		
1575	VERIZON WIRELESS	9793684255		TABLET SERVICE, 9/2-10/1/17 - WATER	10/01/2017	38.72	.00	20-6255 TELEPH0NE EXPENSE	0	9/17		
1575	VERIZON WIRELESS	9793684255		TABLET SERVICE, 9/2-10/1/17 - SEWER	10/01/2017	48.24	.00	21-6255 TELEPH0NE EXPENSE	0	9/17		

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
1575	VERIZON WIRELESS	9793684255		TABLET SERVICE, 9/2-10/1/17 - P.I	10/01/2017	9.84	.00	25-6255 TELEPH0NE EXPENSE	0	9/17		
Total 9793684255:						126.96	.00					
Total VERIZON WIRELESS:						126.96	.00					
VICTORY GREENS												
364	VICTORY GREENS	429511	6165	TREES FOR DOG PARK, B.WITHROW, SEPT.'17	09/29/2017	2,755.09	.00	40-6020 CAPITAL IMPROVEMENTS	1081	9/17		
364	VICTORY GREENS	429511	6165	TREES BEHIND CITY HALL, B.WITHROW, SEPT.'17	09/29/2017	2,755.09	.00	40-6020 CAPITAL IMPROVEMENTS	1080	9/17		
Total 429511:						5,510.18	.00					
Total VICTORY GREENS:						5,510.18	.00					
WESTERN RECORDS DESTRUCTION, INC.												
1633	WESTERN RECORDS DESTRUCTION, INC.	0369764		RECORDS DESTRUCTION, 9/1-9/30/17 - ADMIN	10/01/2017	7.00	.00	01-6052 CONTRACT SERVICES	0	9/17		
1633	WESTERN RECORDS DESTRUCTION, INC.	0369764		RECORDS DESTRUCTION, 9/1-9/30/17 - P & Z	10/01/2017	2.25	.00	01-6052 CONTRACT SERVICES	1003	9/17		
1633	WESTERN RECORDS DESTRUCTION, INC.	0369764		RECORDS DESTRUCTION, 9/1-9/30/17 - WATER	10/01/2017	6.63	.00	20-6052 CONTRACT SERVICES	0	9/17		
1633	WESTERN RECORDS DESTRUCTION, INC.	0369764		RECORDS DESTRUCTION, 9/1-9/30/17 - SEWER	10/01/2017	6.63	.00	21-6052 C0NTRACT SERVICES	0	9/17		
1633	WESTERN RECORDS DESTRUCTION, INC.	0369764		RECORDS DESTRUCTION 9/1-9/30/17 - P.I	10/01/2017	2.49	.00	25-6052 C0NTRACT SERVICES	0	9/17		
Total 0369764:						25.00	.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 RECORDS DESTRUCTION, INC.:						25.00	.00					
WESTERN STATES EQUIPMENT CO.												
98	WESTERN STATES EQUIPMENT CO.	IN000464909	6160	PREVENTIVE MAINTENANCE AT PATAGONIA LIFT STATION, T.FLEMING, SEWER	09/29/2017	295.68	.00	21-6150 M & R - SYSTEM	0	9/17		
Total IN000464909:						295.68	.00					
98	WESTERN STATES EQUIPMENT CO.	IN000464924	6160	PREVENTIVE MAINTENANCE AT DANSKIN LIFT STATION, T.FLEMING, SEWER	09/29/2017	299.28	.00	21-6150 M & R - SYSTEM	0	9/17		
Total IN000464924:						299.28	.00					
98	WESTERN STATES EQUIPMENT CO.	IN000464931	6160	PREVENTIVE MAINTENANCE AND BATTERY REPLACEMENT ON GENERATORS AT CRIMSON PT LIFT STATION, T.FLEMING, SEWER	09/29/2017	1,548.75	.00	21-6150 M & R - SYSTEM	0	9/17		
Total IN000464931:						1,548.75	.00					
98	WESTERN STATES EQUIPMENT CO.	IN000464936	6160	PREVENTIVE MAINTENANCE AT TEN MILE LIFT STATION, T.FLEMING, SEPT.'17 - SEWER	09/29/2017	297.71	.00	21-6150 M & R - SYSTEM	0	9/17		
Total IN000464936:						297.71	.00					
98	WESTERN STATES EQUIPMENT CO.	IN000464944	6160	PREVENTIVE MAINTENANCE AND BATTERY REPLACEMENT ON GENERATOR AT DISCOVERY LIFT STATION, T.FLEMING, SEWER	09/29/2017	639.80	.00	21-6150 M & R - SYSTEM	0	9/17		
Total IN000464944:						639.80	.00					
98	WESTERN STATES EQUIPMENT CO.	IN000464952	6161	PREVENTIVE MAINTENANCE ON GENERATOR AT WELL #6, C.DEYOUNG, SEPT.'17 - WATER	09/29/2017	301.43	.00	20-6150 M & R - SYSTEM	0	9/17		

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 IN000464952:						301.43	.00					
98	WESTERN STATES EQUIPMENT CO.	IN000464957	6161	PREVENTIVE MAINTENANCE ON BUTLER WELL, C.DEYOUNG, SEPT.'17 - WATER	09/29/2017	294.56	.00	20-6150 M & R - SYSTEM	0	9/17		
Total IN000464957:						294.56	.00					
98	WESTERN STATES EQUIPMENT CO.	IN000464967	6161	PREVENTIVE MAINTENANCE AT DANSKIN WELL, C.DEYOUNG, SEPT.'17 - WATER	09/29/2017	297.93	.00	20-6150 M & R - SYSTEM	0	9/17		
Total IN000464967:						297.93	.00					
98	WESTERN STATES EQUIPMENT CO.	IN000464975	6161	BATTERY REPLACEMENT AT DANSKIN WELL, C.DEYOUNG, SEPT.'17 - WATER	09/29/2017	326.36	.00	20-6150 M & R - SYSTEM	0	9/17		
Total IN000464975:						326.36	.00					
98	WESTERN STATES EQUIPMENT CO.	IN000464979	6161	PREVENTIVE MAINTENANCE AT CEDAR WELL, C.DEYOUNG, SEPT.'17 - WATER	09/29/2017	299.51	.00	20-6150 M & R - SYSTEM	0	9/17		
Total IN000464979:						299.51	.00					
Total WESTERN STATES EQUIPMENT CO.:						4,601.01	.00					
WEX BANK												
1234	WEX BANK	51404291		FUEL, SEPT.'17 - ADMIN	09/30/2017	26.79	.00	01-6300 FUEL	0	9/17		
1234	WEX BANK	51404291		FUEL, SEPT.'17 - P & Z	09/30/2017	7.13	.00	01-6300 FUEL	1003	9/17		
1234	WEX BANK	51404291		FUEL, SEPT.'17 - PARKS	09/30/2017	1,199.26	.00	01-6300 FUEL	1004	9/17		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1234	WEX BANK	51404291		FUEL, SEPT.'17 - BUILDING INSPECTION	09/30/2017	254.97	.00	01-6300 FUEL	1005	9/17		
1234	WEX BANK	51404291		FUEL, SEPT.'17 - WATER	09/30/2017	393.50	.00	20-6300 FUEL	0	9/17		
1234	WEX BANK	51404291		FUEL, SEPT.'17 - SEWER	09/30/2017	48.59	.00	21-6300 FUEL	0	9/17		
1234	WEX BANK	51404291		FUEL, SEPT.'17 - P.I	09/30/2017	123.98	.00	25-6300 FUEL	0	9/17		
Total 51404291:						2,054.22	.00					
Total WEX BANK:						2,054.22	.00					
Grand Totals:						903,845.96	165,240.53					

Dated: _____

Mayor: _____

City Council: _____

_____

_____

_____

_____

_____

City Treasurer: _____

City of Kuna

Payment Approval Report - City Council Approval
Report dates: 9/29/2017-10/12/2017

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

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

RESOLUTION NO. R82-2017
CITY OF KUNA, IDAHO

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO AUTHORIZING THE MAYOR TO EXECUTE AND THE CLERK TO ATTEST TO THE CITY OF KUNA IMPROVEMENT AGREEMENT (CASH BOND) WITH BLACK CREEK LIMITED PARTNERSHIP TO PERMIT THE DELAYED INSTALLATION OF STREET LIGHTS, LANDSCAPING AND FENCING; DIRECTING THE CITY TREASURER TO DEPOSIT INTO THE CITY'S TRUST ACCOUNT THE CASH BOND PAYMENT IN THE SUM OF $120,293.03; AND APPROVING THE RELEASE OF SAID CASH BOND UPON COMPLETION, INSPECTION AND SIGNING OFF BY THE CITY FOR THE REQUIRED ITEMS AS PER THE AGREEMENT.

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Kuna, Idaho that the Mayor of the City is hereby authorized to execute and the Clerk is authorized to attest to that certain Agreement titled **CITY OF KUNA IMPROVEMENT AGREEMENT (CASH BOND)** to permit the delayed installation of street lights, landscaping and fencing, in the amount of one hundred twenty thousand two hundred ninety three dollars and .03 cents ($120,293.03), and directing the City Treasurer to deposit the same into the city's trust account, and approving the release of the cash bond upon completion, inspection and signing off by the city for the required items as per the agreement.

PASSED BY THE COUNCIL of Kuna, Idaho this 17th day of October 2017.

APPROVED BY THE MAYOR of Kuna, Idaho this 17th day of October 2017.

_____
Joe L. Stear, Mayor

ATTEST:

_____
Chris Engels, City Clerk

CITY OF KUNA IMPROVEMENT AGREEMENT (CASH BOND)

THIS AGREEMENT is made by and between BLACK CREEK LIMITED PARTNERSHIP (hereinafter "Developer"); whose address is Post Office Box 690, Meridian, Idaho 83680, and CITY OF KUNA, a municipal corporation of the State of Idaho, (hereinafter "City"); whose address is Post Office Box 13, Kuna, Idaho 83634.

WHEREAS, Developer desires to record its final plat for Phase No. 2 of the development known as Journeys End Subdivision, ("Development") located in the City of Kuna; and

WHEREAS, City will not sign the final plat unless Developer promises to install and warrant certain Improvements as herein provided and security is provided for that promise as set forth herein.

NOW, THEREFORE, THE PARTIES HEREBY AGREE AS FOLLOWS:

1. Installation of Improvements. Developer agrees to complete and pay the total costs of all Improvements required by City and those specified in the following:

    a. Approved Street Light Plan, of the Construction Plans for Journey's End Subdivision No. 2 and the associated bid for the Street lights by Alloway Electric Co., Inc.,

    b. Approved Landscape Plan for Journey's End Subdivision No. 2 and the associated Bid for Landscaping by 3 Brothers Landscape Construction LLC.,

    c. Approved Fencing Plan for Journey's End Subdivision No. 2 and the associated Bid for 548' feet of 6 foot Tongue and Groove Vinyl Fencing for Journey's End No. 2 by Butte Fence, Inc.

    The bids for said Improvements are attached hereto as **Exhibit A**. The required Improvements are shown on the plans, drawings and specifications previously reviewed and approved by City in connection with the above described Development, and in accordance with the standards and specifications established by the City and adopted by the City Council.

2. Cash Deposit. Developer has executed and delivered to City cash, cashier's check or wired funds (city to provide financial institution information upon execution of agreement) to the city's trust account in the aggregate amount of *one hundred twenty thousand two hundred ninety -three dollars and .03 cents* ($120,293.03), for deposit with City in its trust account (the "Cash Deposit"), which includes:

    a. The initial city engineer's or Public Works Director estimated cost of the remaining work shall as determined, in part, from the detailed bids provided by the sub-divider's contractors in an amount, plus ten (10) percent, for an amount of one hundred ten (110) percent; with landscaping factored at (25) percent.

b. To that total, the following additional sums may be added upon the following considerations:

i. Three (3) to ten (10) percent for inflation; ten (10) to fifteen (15) percent for the city's bidding disadvantage; and twelve (12) percent to twenty (20) percent for city project management as determined by the City Engineer or Public Works Director.

3. The Developer and City stipulate the amount to be a reasonable estimate, pursuant to Kuna City Code.

4. Progress Payments. Cash Deposit may be reduced upon the written request of Developer as improvements are completed. The amount of the reduction shall be determined by the City. Reductions shall be made only as they apply to the completion, reasonably satisfactory to the City.

c. Such written reduction requests may be made only once every thirty (30) days and no reduction shall be authorized until such time as the City has inspected Improvements and found them to be in compliance with City's standards and specifications. No Cash Deposit shall be reduced below ten percent (10%) of the City Engineer's estimated cost of the improvement to be installed until final acceptance by the City Engineer or Public Works Director following a twelve (12) month improvement assurance warranty.

5. Duration. For the duration of the financial guarantee no more than fifty (50) percent of the total building permits available for the said subdivision shall be issued by the city until the work covered by the financial pledge is completed, inspected and approved by the City Engineer or Public Works Director. Durations for items in Paragraph No.1 are as follows:

a. Item 1.a – 120 days except as modified per Paragraph No. 6;
b. Item 1.b – 120 days except as modified per Paragraph No. 6;
c. Item 1.c – 120 days except as modified per Paragraph No. 6.

6. If construction of all financially pledged improvements except those referenced in Paragraph 1.d is not completed within one hundred twenty (120) days following the date of recordation of the final plat, no further building permits shall be issued by the city until final completion of all improvements has occurred and the city has inspected and approved them. However, if the remaining improvements are not completed within the one hundred twenty-day period, through no fault of the Developer, the city engineer may grant a one-time, one hundred twenty-day time extension. The determination of what may be considered a "no fault circumstance" shall be determined by the City Engineer or Public Works Director.

7. Refund or Withdrawal. City may withdraw funds from Cash Deposit if (1) Improvements are not completed as required by this Agreement within the time period specified in Paragraph 6, or if (2) Improvements are not installed strictly in accordance with

Paragraph 1 and written notice of the deficiency has been given to Developer, who has failed to remedy the deficiency within ten (10) days after the notice is sent. In said event, City may withdraw funds from Cash Deposit both (1) those amounts necessary to either complete Improvements as required herein or alter or repair Improvements to conform to the requirements hereof, and (2) City's cost of administration incurred in obtaining Cash Deposit, including attorney's fees and court costs, which shall be deducted from any Cash Deposit. If the amount of Cash Deposit is inadequate to pay the cost of the completion of Improvements according to City's standards or specifications for whatever reason, including previous reductions, Developer shall be responsible for the deficiency and no further building permits shall be issued in the subdivision or development until Improvements are completed or, with City Council approval, a new, satisfactory security has been executed and delivered to City or other satisfactory arrangements have been made to insure completion of the remaining improvements.

8. Preliminary Release. At the time herein provided, but no later than at the time of final inspection and acceptance of all Improvements by City, City will authorize release of all funds comprising Cash Deposit, The release provided for in this paragraph shall occur when City certifies that Improvements are complete, which shall be when Improvements have been installed as required and fully inspected and approved by City, and after as-built drawings have been supplied as required.

9. Non-Release of Developer's Obligations. It is understood and agreed between the parties that the establishment and availability to City of Cash Deposit as herein provided, and any withdrawals there from by City shall not constitute a waiver or estoppel against City and shall not release or relieve Developer from its obligation to install and fully pay for Improvements as required in Paragraph 1 above, and the right of City to withdraw from Cash Deposit shall not affect any rights and remedies of City against Developer for breach of any covenant herein, including the covenants of Paragraph 1 of this Agreement. Further, Developer agrees that if City withdraws from Cash Deposit and performs or causes to be performed the installation or warranty work required of Developer hereunder, then any and all costs incurred by City in so doing which are not collected by City by withdrawing from Cash Deposit shall be paid by Developer, including administrative, engineering, legal, labor and materials and other procurement fees and costs.

10. Upon satisfaction of this Agreement, Developer shall provide the City with its financial institution information including account wire transfer information.

11. Binding Effect and Assignment. This Agreement shall be binding upon, and inure to the benefit of, the heirs, officers, agents, legal representatives, successors and assigns of the parties hereto. No party shall assign or transfer any rights under this Agreement without the prior written consent of the other first obtained, which consent shall not be unreasonably withheld.

12. Notices. Any notice required or desired to be given hereunder as shall be deemed sufficient if sent by certified mail, postage prepaid, addressed to the respective parties at the addresses shown in the preamble.

13. Severability. Should any portion of this Agreement for any reason be declared invalid or unenforceable, the invalidity of such portion shall not affect the validity of any of the remaining portions and the same shall be deemed in full force and effect as if this Agreement had been executed with the invalid portions eliminated.

14. Governing Law. This Agreement and the performances hereunder shall be governed by the laws of the State of Idaho.

15. Counterparts. The fact that the parties hereto execute multiple but identical counterparts of this Agreement shall not affect the validity or efficacy of their execution, and such counterparts, taken together, shall constitute one and the same instrument, and each counterpart shall be deemed an original.

16. Waiver. No waiver of any of the provisions of this Agreement shall operate as a waiver of any other provision, regardless of any similarity that may exist between such provisions, nor shall a waiver in one instance operate as a waiver in any future event. No waiver shall be binding unless executed in writing by the waiving party.

17. Captions. The captions preceding the paragraphs of this Agreement are for convenience only and shall not affect the interpretation of any provision herein.

18. Entire Agreement. This Agreement, together with its exhibits and the approved plans and specifications referred to, contains the entire and integrated agreement of the parties with respect to the subject matter hereof, and no prior or contemporaneous promises, representations, warranties, inducements, or understandings between the parties pertaining to the subject matter hereof which are not contained herein shall be of any force or effect.

19. Default. In the event either party hereto defaults in any of the covenants or agreements contained herein, the defaulting party shall pay all costs and expenses, including a reasonable attorney's fee, incurred by the other party in enforcing its rights hereunder whether incurred through litigation or otherwise.

20. Time of Essence. The parties agree that time is of the essence in the performance of all duties herein.

21. Exhibits. Any exhibit(s) to this Agreement are incorporated herein by this reference, and failure to attach any such exhibit shall not affect the validity of this Agreement or of such exhibit. An unattached exhibit is available from the records of the parties.

22. Amendment. Any amendment or modifications of this Agreement shall be made in writing, signed by the parties, and attached hereto.

23. Extension. The Bond Agreement and security for completion of Improvements described in Paragraph 1 may be extended by written modification of this Agreement only.

24. Change of Address. It is the obligation of Developer to provide an updated address should it change during the pendency of this agreement.

IN WITNESS WHEREOF, the parties have caused this Agreement to be duly executed this ____ day of October 2017.

Thomas T Nicholson

By Thomas T. Nicholson
General Partner

City of Kuna, Idaho

(seal)

By Joe Stear
Mayor

STATE OF IDAHO)
: SS
County of Ada))

On this 10 day of ~~January~~ October, 2017, before me Linda Boots, personally appeared Thomas T. Nicholas, 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 General Partner and on behalf of the BLACK$ CREEK LIMITED PARTNERSHIP.

SEAL

LINDA BOOTS NOTARY PUBLIC STATE OF IDAHO

Linda Boots

Notary Public for Boise ID
My commission expires on 5/31/19

Alloway Electric Co., Inc.
"Green Before Green Was Cool"
502 E. 45th St.
Boise, Idaho 83714
Tel. (208) 344-2508 Fax (208) 345-9844
www.allowayelectric.com

Date: Aug. 22, 2017

To: A Team Land Development
1785 S. Whisper Cove
Boise, Idaho 83709
Tel. 871-7020
Attn: Steve Arnold
email steve@ateamboise.com

Bid for A Team Land Development to provide electrical work for the Journey's End #2 Subdivision located in Kuna, Idaho. Scope of work to include the following:

(1) Provide and install (4 ea.) 14 ft. street lights consisting of a 4" diameter anchor base pole fitted with a shepherd hook and Epic Invue bell shaped LED 2-Bar fixture. This street light will be mounted on a 24" diameter reinforced concrete base poured flush with the ground.

(2) Provide approximately 443 lineal ft. of trench, conduit, wire, and backfill to extend 120 volt power to each of these poles, including (3 ea.) non-metered ground service junction boxes for the interior poles. Provide traverse across sidewalk. Sleeving to be provided by others.

(3) Provide City of Kuna electrical permit.

Labor and Materials-$23,880.00
X 10%

Thank you for considering Alloway!

Michael L. Johnson

w/ 10% $26,268.00

Signature: Please sign and return when accepted.
Quotes are valid for 30 days unless otherwise noted.

Estimate 1111

200 E. Rosalyn Ct.
Meridian, ID 83642
(208) 908-6036
the3brotherslandscaping@gmail.com

ADDRESS
Steve Arnold
1785 S. Whisper Cove
Boise, Id 83709

DATE	TOTAL
08/15/2017	$64,924.55

ACTIVITY	QTY	RATE	AMOUNT
Landscape Design and Installation Job to be performed at the: Journey's End Subdivision in Kuna, Idaho. Phase 2 (buildings; 1,8,9,10,11,12,13,14)... as requested per A Team Land Development & Real Estate Services. - project will be executed as requested by client, and guaranteed by 3 Brothers Landscaping Company,LLC.	1	0.00	0.00
Prep-ground 27 yards of topsoil to grade each building ... front, sides and back yard.	27	26.95	727.65
Perma Bark Rock Perma bark rock to be install in all beds around building as resquestyed per blue print.	32	55.95	1,790.40
Sod install Kentucky Blue Rye sod install on areas as per blue print (approximate 30,000 sq/ft.	59	168.00	9,912.00
Shrubs 280; 1 gallon perennials as per blue print	280	11.95	3,346.00
Plants and Shruabs 95 - 100 shrubs as per requested by blue print:	100	27.95	2,795.00
Tree Planting 35; 2" Deciduous trees as per blue print	35	250.00	8,750.00
Tree Planting 23; 5-6' Coniferous treesas shown on blue print.	23	250.00	5,750.00
Sprinkler install New Sprinkler System: - install an automatic sprinkler system. separate zone for lawn and beds.		27,250.00	27,250.00
Equipment Rental Use/Rental of additional Equipment	1	1,792.50	1,792.50
tax for material 6% tax	1	2,811.00	2,811.00

- Conduits must be installed. if 3 Brothers have have to install conduits will be an extra charge...
- rough grading must be done before we start our landscape

TOTAL $64,924.55

design. if not done there will be a an extra charge as well.
- clean ups as: removing concrete, wedding, removing debris such as construction materials is not included in bid....

THANK YOU.

Accepted By

Accepted Date

BUTTE FENCE, INC.

2049 E. Wilson Lane
Meridian, ID 83642
Phone (208) 884-0203
Fax (208) 884-8929

ID Cont. # RCE-2292 Nev. Lisc. #0075048 Ore. Lisc. #158340
ID Public Works # PWC-C-15911-B-4

Quote

Built Right, Built to Last

Customer No.: BLACKCREEK
Quote No.: 66499

Quote To: **Black Creek LLC**
PO Box 690
Meridian, ID 83680

Ship To: **Journey's End #2**
apprx. 548' of 6' vinyl - tan t&g

Phone
Fax

Date	Ship Via	F.O.B.	Terms
08/16/17			**Payable Upon Receipt**

Purchase Order Number	Sales Person	Required
	Chuck Elliott	**08/16/17**

Quantity			Item Number	Description	Unit Price	Amount
Required	Shipped	B.O.				
548				6' vinyl per foot	15.05	8247.40
1				concrete	438.00	438.00
548.000				installation	5.50	3014.00
91.000			VFP5.8T	5 X 5 X 8 TAN POST	0.00	0.00
91.000			VFC5T-SQ	5 TAN FLAT POST CAP	0.00	0.00
91.000			VFK6T6-TG	6' TAN T/G PRIV 6'OC 7/8 X 6 T/G	0.00	0.00

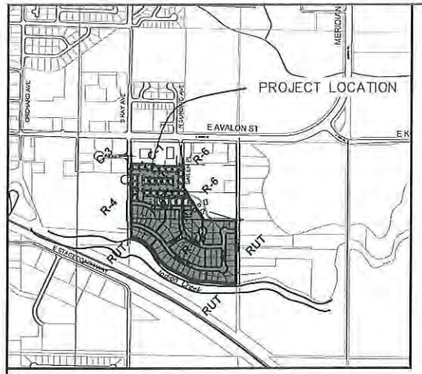
Quote subtotal	11699.40
Quote total	11699.40

This bid is based upon approximate footage. The final cost may vary according to the actual product used and labor required to complete the job. Permits, sprinkler lines and other unmarked lines are the customers responsibility. Hard soil and digging conditions may increase the price of labor. Any changes on the project must be approved and signed by the customer.

This bid is valid for 30 days from date given.

Customer Signature_____ **Date** _____

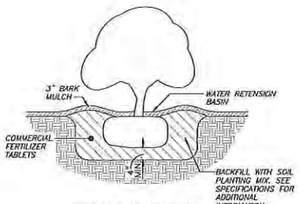
Beginning December 1, 2016, there will be a 2% convenience fee added to all credit and debit card transactions



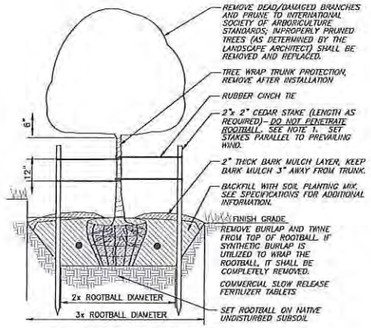
VICINITY MAP
SCALE: NO SCALE

LANDSCAPE LEGEND

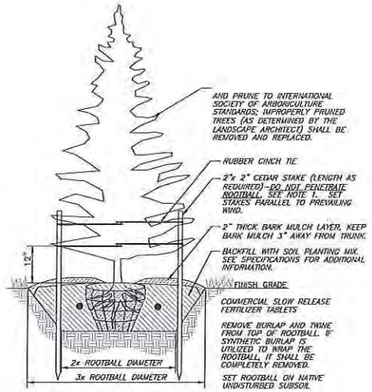
- DECIDUOUS TREE
- CONIFEROUS TREE
- LAWN AREA (SOD)
- SHRUB/PLANTER AREA
- NEW 6' PRIVACY FENCE
- NEW 6' LATTICE TOP FENCE
- MONUMENT
- SITE TRIANGLE



SHRUB PLANTING
NOT TO SCALE



DECIDUOUS TREE PLANTING
NOT TO SCALE



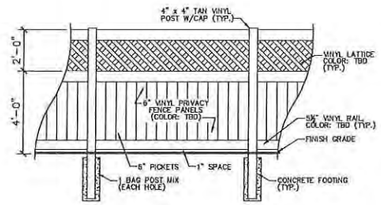
CONIFEROUS TREE PLANTING
NOT TO SCALE

LANDSCAPE & IRRIGATION NOTES:

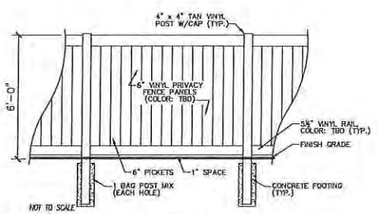
1. Contractor shall report to landscape architect all conditions which impair and/or prevent the proper execution of this work, prior to beginning work.
2. Coordinate work schedule and observations with landscape architect prior to construction start-up.
3. New conifer and deciduous tree planting, see detail B and C/L1.0. Contractor shall stake all trees deemed necessary, i.e..... from being blown over, planted with loose root ball, etc. Contractor's option.
4. New shrub planting. See detail A/L1.0.
5. All plant material shall conform to the American Nurseryman Standards for type and size shown. Plants will be rejected if not in a sound and healthy condition.
6. All planting beds shall be covered with a minimum of 3" of small (1" minus) bark chips. Submit for approval.
7. All plant material shall be guaranteed for a period of one year beginning at the date of acceptance by Owner. Replace all plant material found dead or not in a healthy condition immediately with the same size and species at no cost to the Owner.
8. Finish grades to be smooth and even gradients with positive drainage in accordance with site grading plan.
9. In all planter bed and lawn areas, the top 6 inches of topsoil will be amended at a ratio of 3 cubic yards of organic matter per 1000 square feet. Rolo-lit organic matter a minimum of 6 inches into topsoil.
10. Fertilize all trees and shrubs with 'Agriform' planting tablets. Quantity per manufacturer's recommendations.
11. All planting beds shall have a minimum of 18" of topsoil. Lawn areas shall have a minimum of 12" topsoil. Spread, compact and fine grade topsoil to a smooth and uniform grade 1" below surface of walks and curbs in planting bed areas, 1 1/2" at sod lawn areas, and 1" at seed lawn areas.
12. Reuse existing surface topsoil stockpiled on the site. Verify suitability of surface soil to produce topsoil meeting requirements and amend when necessary. Topsoil shall be a loose, friable, sandy loam, clean and free of toxic materials, noxious weeds, weed seeds, rocks, grass or other foreign material and a ph of 5.5 to 7.0. If on-site topsoil does not meet these minimum standards, contractors are responsible to either: a) provide approved imported topsoil, or b.) improve on-site topsoil with methods approved by landscape architect. Supplement with imported topsoil when quantities are insufficient. Clean topsoil of roots, plants, sods, stones, clay lumps and other extraneous materials harmful to plant growth. If imported topsoil from off-site sources is required, provide new topsoil that is fertile, friable, natural loam, surface soil, reasonably free of subsoil, clay lumps, brush, weeds and other litter, and free of roots, stumps, stones larger than 2 inches in any dimension, and other extraneous or toxic matter harmful to plant growth.
    a. Obtain topsoil from local sources or from areas having similar soil characteristics to that found at project site. Obtain topsoil only from naturally, well-drained sites where topsoil occurs in a depth of not less than 4 inches.
    b. Representative samples shall be tested for acidity, fertility and general texture by a recognized commercial or government agency and copies of the testing agency's findings and recommendations shall be furnished to the Architects representative by the contractor. No topsoil shall be delivered in a frozen or muddy condition. Acidity/alkalinity range – Ph. 5.5 to 7.5.
13. Immediately clean up any topsoil or other debris on the site created from landscape operations and dispose of properly off site.
14. All landscaped areas shall have an automatic underground sprinkler system which insures complete coverage and properly zoned for required water uses. Each hydrozone is to be irrigated with separate individual stations.
15. Planter beds and lawn areas are to have separate hydro-zones.
16. Pop-up sprinkler heads shall have a minimum riser height of 4 inches at lawn areas and 18" at planter beds.
17. Planter beds are to have drip irrigation systems or pop-up spray systems. Annuals, perennials ground covers or shrub massings shall have a pop-up spray system.
18. Electronic water distribution/ timing controllers are to be provided. Minimum controller requirements are as follows:
    - –Precise individual station timing
    - –Run time capabilities for extremes in precipitation rates
    - –At least one program for each hydrozone
    - –Sufficient multiple cycles to avoid water run-off
    - –Power failure backup for all programmed individual valved watering stations will be designed and installed to provide water to respective hydro-zones.

TREE PLANTING NOTES

1. The staking of trees is to be the contractor's option; however, the contractor is responsible to insure that all trees are planted straight and that they remain straight for a minimum of 1 year. All staking shall be removed at the end of the one year warranty period.
2. Removal of burlap and twine from top of rootball may be postponed for 90 days at contractor's option.
3. In the event of a question or lack of clarity on the drawings, the contractor is to notify the landscape architect before proceeding.
4. Landscape contractor is to notify the landscape architect and owner prior to installation of plant material.
5. Wrap rubber cinch ties around the tree trunks and stakes using either the standard or figure eight tying method. Secure the ties to the stakes with galvanized nails to prevent slippage.
6. Deep soak tree twice within the first 24 hours.
7. In the event hardpan soils prevent tree planting as detailed, notify the landscape architect immediately.

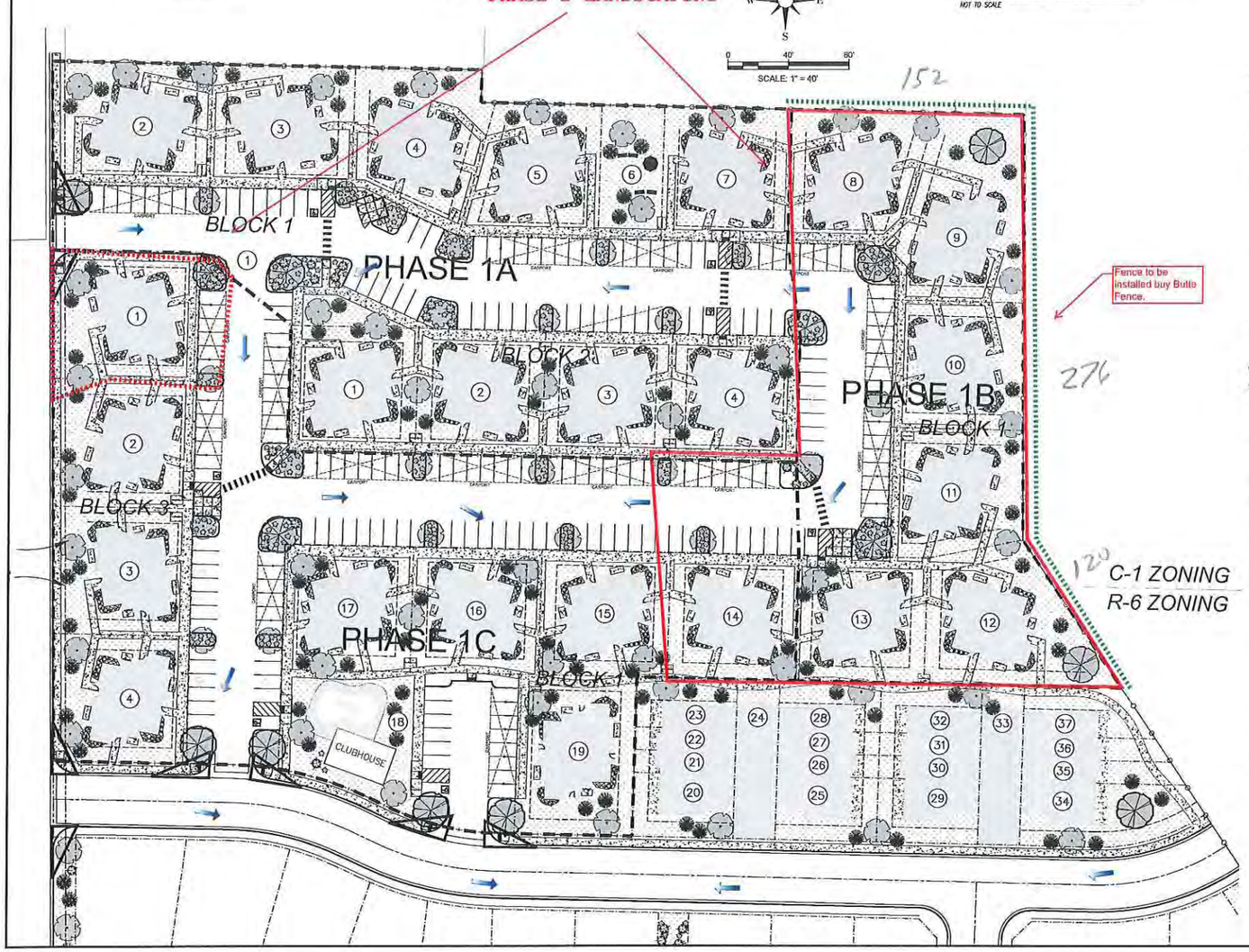


6' VINYL LATTICE TOP FENCE
NOT TO SCALE



NOT TO SCALE

6' VINYL PRIVACY FENCE



PLANT SCHEDULE

TREES (GRADE #1)

KEY	COMMON/BOTANICAL NAME	PLANTING SIZE	CLASS
AA	COLUMNAR NORWAY MAPLE *Acer Platanoides 'Columnar'*	2" B&B	I
AR	ROYAL RED MAPLE *Acer Platanoides 'Royal Red'*	2" B&B	II
BN	RIVER BIRCH *Betul Nigra*	2" B&B	II
CC	GOLD BEDDAR CEDAR *Cedurs Deodara 'Aurea'*	5'-6'hgt. B&B	Conifer
FP	CIMMARON ASH *Fraxinus Pennsylvanica 'Cimmaron'*	2" B&B	II
GT	SKYLINE HONEYLOCUST *Gleditsia Triacanthos Inermis 'Skyline'*	2" B&B	II
MR	RED BARRON CRABAPPLE *Malus X 'Red Barron'*	2" B&B	I
MS	RED JEWEL CRABAPPLE *Malus X 'Jewelcole'*	2" B&B	I
PB	BACHERI SPRUCE *Picea Purgens 'Bashan'*	5'-6'hgt. B&B	Conifer
	BLUE SHAG EASTERN WHITE PINE *Pinus Strobus 'Blue Shag'*	5 Gal.	Conifer
	Dwarf Globe Blue Spruce *Picea Purgens 'Globosa'*	5 Gal.	Conifer
PR	COLUMNAR SARGENT CHERRY *Prunus Sargenti 'Columnata'*	2" B&B	I
PP	COLORADO BLUE SPRUCE *Picea Purgens 'Glauca'*	6' B&B	Conifer
TG	GREENSPIRE LINDEN *Tilia Cordata 'Greenspire'*	2" B&B	II

SHRUBS

KEY	COMMON/BOTANICAL NAME	PLANTING SIZE
	DWARF BURNING BUSH *Euonymus Alata 'Compacta'*	2 Gal.
	CRIMSON PYGMY JAPANESE BARBERRY *Ahmur Pygmy Japanese Barberry*	2 Gal.
	IVORY HALO DOGWOOD *Cornus Alba 'Bullatd'*	2 Gal.
	BLUE CHIP JUNIPER *Juniperus Horizontalis 'Blue Chip'*	2 Gal.
	GOLD STAR POTENTILLA *Potentilla Fruticosa 'Gold Star'*	2 Gal.
	EMERALD ARBORVITEA *Thuja Occidentalis 'Emerald'*	4'-6' B&B
	WHITE GROUNDCOVER ROSE *Rosa X 'Noaschnee'*	2 Gal.
	MERLOT FLOWER CARPET ROSE *Rosa X 'Flower Carpet'*	2 Gal.
	NEON FLASH SPIRAEA *Spiraea Japonica 'Neon Flash'*	2 Gal.

GROUND COVERS/GRASSES/PERENNIALS

COMMON/BOTANICAL NAME	PLANTING SIZE
DWARF FEATHER GRASS *Calamagrostis X Acutiflora 'Overdam'*	1 Gal. @ 36" O.C.
MOONBEAM THREADLEAF TICKSEED *Coreopsis Verticillata 'Moonbeam'*	
ELIJAH BLUE FESCUE: *Festuca Ovina Glauca 'Elijah'*	
STELLA DE ORO DAYLILLY *Hemerocallis X 'Stella De Oro'*	
DILLY DILLY ENGLISH LAVENDER *Lavendula Angustifolia 'Dilly Dilly'*	
LITTLE BUNNY DWARF FOUNTAIN GRASS *Pennisetum Alopecuroides 'Little Bunny'*	
FRANCEE PLANTAIN LILY *Hosta 'Francee'*	
GOLDSTRUM BLACK EYED SUSAN *Rudbeckia Fulgida 'Goldstrm'*	

PLANNER / CONTACT
STEVE ARNOLD
A-TEAM LAND CONSULTANTS
1785 WHISPER COVE AVE.
BOISE, ID 83709
208-871-7020

LANDSCAPE DESIGNER
POWER ENTERPRISES
16131 FRANKLIN BLVD
NAMPA, ID 83687

OWNER / DEVELOPER
BLACK CREEK LLC
P.O. BOX 890
MERIDIAN, ID 83680

LANDSCAPE PLAN
JOURNEY'S END SUBDIVISION

SECTION 25, T.2N., R.1W., B.M.
CITY OF KUNA, ADA COUNTY, IDAHO

A TEAM Land Development & Real Estate Services

SHEET 1 OF 1
DRAWN BY: CJS
DATE: 4/18/2016
FILE: JOURNEY'S END.DWG

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

BOB BACHMAN BOC 1,
IBC
PUBLIC WORKS
DIRECTOR
CITY OF KUNA

MEMO

Date: October 12, 2017

From: Bob Bachman, Public Works Director

To: Mayor and Council

Re: Water and Sewer Rates

Mayor and Council,

As you can see with the attached Resolutions, we have adjusted the Water and Sewer rates to reflect the annual index increase of 2.67%. This is consistent with past years and will allow us to keep up with inflation.

Thank you,

Bob Bachman
Public Works Director

RESOLUTION NO. R83-2017
CITY OF KUNA, IDAHO

SEWER SYSTEM FEES AND POLICIES

A RESOLUTION AMENDING CERTAIN SECTIONS OF RESOLUTION R71-2016 THAT: SETS FORTH THE AUTHORITY FOR ADOPTING SEWER FEES; ESTABLISHES FEES FOR CONNECTING TO SEWER SYSTEM; ESTABLISHES MONTHLY SEWER USE FEES THAT ARE NOW AMENDED WITH SEWER RATE CHANGES FOR ALL CUSTOMERS; SETS FORTH MINIMUM LINE SIZES; PROVIDES FOR A METHOD OF COMPUTING USER EQUIVALENT; REPEALS FEES ESTABLISHED BY EARLIER RESOLUTIONS; AND SETS AN EFFECTIVE DATE.

WHEREAS, Section 7-6-3A of the Kuna City Code authorizes the City of Kuna, Idaho to prescribe charges for sewer connections and such charges to be in force after approval of the Mayor and City Council by resolution; and

WHEREAS, Section 7-6-4A of the Kuna City Code authorizes the City of Kuna, Idaho to establish user charges for service by the Publicly Owned Treatment Works, based on the volume and strength of the effluent discharged by the users, and consistent with the benefit derived by the users;

I. SEWER CONNECTION FEES

NOW THEREFORE BE IT RESOLVED that the fee for connecting to the Publicly Owned Treatment Works shall be determined as follows:

A) Interceptor Capacity Fee: Each dwelling unit (single family residence, manufactured home, town home, condominium or apartment), or any other user prorated based upon volume and strength when compared to a "user equivalent" as defined in Kuna City Code, to be connected to the Publicly Owned Treatment Works, shall be assessed eight hundred and twenty-nine dollars ($829.00) per "user equivalent" at the time of connection for the capital costs of providing oversized mains, and interceptor and trunk lines to convey the wastewater flow generated by each unit.

B) Treatment Capacity Fee: Each dwelling unit (single family residence, manufactured home, town home, condominium or apartment), or any other user prorated based upon volume and strength when compared to a "user equivalent" as defined in Kuna City Code, to be connected to the Publicly Owned Treatment Works shall be assessed four thousand three hundred and twenty-six dollars ($4,326.00) per "user equivalent" at the time of connection for the capital costs of providing treatment capacity to treat the biochemical oxygen demand and total suspended solids generated by each unit. In instances where a developer or property owner has prepaid this fee as a condition of development, and the treatment plant to which the proposed connection and prepayment applies is the same, then the prepaid fee shall suffice for full or partial credit for payment of the Treatment Capacity Fee defined herein and as provided in City Resolution R10-2010.

C) Industrial/Commercial Connection: Each commercial or industrial facility to be connected to the publicly owned treatment works shall be assessed interceptor capacity and treatment capacity fees based on user equivalents established by adopted policies, and in instances not addressed by established policies, computed as follows, based on peak usage at full capacity and prorated compared to a typical residence:

The peak usage shall be determined from the usage of the proposed facility at full capacity based on flows obtained from IDAPA 58.01.03.007.08 in the chart titled WASTEWATER FLOWS FROM VARIOUS ESTABLISHMENTS IN GALLONS PER DAY. Waste Strength shall be obtained from the chart in Section II.B of this resolution by averaging the high and low extremes of the applicable Category. For uses not specifically addressed in the aforementioned charts, it shall be the responsibility of the City Engineer to equitably estimate peak usage at design capacity for the connecting facility.

D) Previous Connections: In instances where an improvement on a property has previously been connected to the sewer system and complied with the connection fee(s) in force at the time of connection, the above fees do not apply. If, however, the connection involves an increase in number of dwelling units or an increase in demand on the system, then the connection is subject to these fees for the increase only. For existing connections proposing to increase levels of discharge, a fee proportional to the increase of quantities, when compared to a "user equivalent" as defined in Kuna City Code, shall be assessed. For existing commercial and industrial users, the existing level of usage is generally the discharge defined by connection fees previously paid at the time they were paid. In the absence of a record of connection fees previously paid, the existing level of usage derived from the existing facility at full capacity, or the discharges defined in a "discharge permit" or "user agreement" existing at the promulgation of this act may be utilized.

II. SEWER USER CHARGES

BE IT FURTHER RESOLVED, the monthly use fee for sewer service provided by the Publicly Owned Treatment Works to each user connected to the system within the City Limits shall include a Monthly Use Fee based upon volume and strength of discharge as follows:

A) Monthly Use Fee: Sewer Use Fees shall be **twenty-seven** dollars and **thirty** cents (**$27.30**) per "user equivalent" as defined in Kuna City Code. The monthly use fee for fractions of a month shall be prorated according to time in service.

B) Waste Strength: The Kuna City Code defines "user equivalent" in terms of flow and waste strength as follows:

Flow	190 gallons/day
BOD	350 mg/liter
COD	750 mg/liter
TSS	285 mg/liter

The City has adopted by Resolution **R33-2012** a "Simplified EDU Chart" which shall be relied on in establishing "user equivalents" for each discharger as provided in Kuna City Code.

2. **Non-Category Rate:** For users whose **"user equivalent" is not** defined in this Resolution **R33-2012**, the monthly use fee shall be computed and prorated based on the higher concentration of either B.O.D.[5] or T.S.S.

3. **Purpose:** The waste strength may be used at the discretion of the City Engineer to compute the "user equivalent" for each user for the purpose of assessing connection and monthly use fees.

III. NEW CONSTRUCTION

BE IT FURTHER RESOLVED, that in connection with new development, the minimum sewer main size is a nominal diameter of eight (8") inches. When, in conformance with the needs of the City Sewer System, a larger line is requested of the developer than this nominal diameter, and the larger line is beyond the developer's flow needs, the developer may be reimbursed in conformance with adopted City reimbursement policies.

IV. OTHER POLICIES

BE IT FURTHER RESOLVED that:

1. **Connections Outside City Limits** - Any customer outside the corporate limits of the City requesting sewer service, who is legally able to annex to the City, must do so as a condition to connect to the City sewer system except as approved by resolution of City Council. Any customer outside City corporate limits requesting sewer service, who is not legally able to annex, cannot connect without explicit Council approval, which approval is solely at the option of City Council.

2. **Damage Repair Costs** - Damages to Sewer Department facilities by other utilities, excavators or others will be repaired using City approved contractors, procedures and specifications. All direct and indirect costs incurred by the City to perform, oversee, monitor and/or inspect the repair will be billed to the party causing the damage.

3. **Short Notice Line Location Charges** - The City of Kuna, as required by law, participates in the Dig Line system. Forty-eight hours notification is required prior to excavation by any party. Exceptions will be allowed for line locations during times of individual hazard or public emergency.

V. EFFECTIVE DATE

BE IT FURTHER RESOLVED that sewer connection fees are to be in effect beginning November 1, 2008 and that sewer use fees are to be in effect for the water meter reading cycle beginning in October 2017 and appearing in the November 1st, 2017 billing, and all fees that are in conflict with the new fees as established by earlier resolution are hereby repealed.

PASSED BY THE COUNCIL of the City of Kuna, this 17th day of October 2017.

APPROVED BY THE MAYOR of the City of Kuna, this 17th day of October, 2017.

_____

Joe L. Stear, Mayor

ATTEST:

_____

Chris Engels, City Clerk

City of Kuna, Idaho
Sewer System Fees and Policies

RESOLUTION NO. R8371-20176

A RESOLUTION AMENDING CERTAIN SECTIONS OF RESOLUTION R715-20165 THAT: SETS FORTH THE AUTHORITY FOR ADOPTING SEWER FEES; ESTABLISHES FEES FOR CONNECTING TO SEWER SYSTEM; ESTABLISHES MONTHLY SEWER USE FEES THAT ARE NOW AMENDED WITH SEWER RATE CHANGES FOR ALL CUSTOMERS; SETS FORTH MINIMUM LINE SIZES; PROVIDES FOR A METHOD OF COMPUTING USER EQUIVALENT; REPEALS FEES ESTABLISHED BY EARLIER RESOLUTIONS; AND SETS AN EFFECTIVE DATE.

WHEREAS, Section 7-6-3A of the Kuna City Code authorizes the City of Kuna, Idaho to prescribe charges for sewer connections and such charges to be in force after approval of the Mayor and City Council by resolution; and

WHEREAS, Section 7-6-4A of the Kuna City Code authorizes the City of Kuna, Idaho to establish user charges for service by the Publicly Owned Treatment Works, based on the volume and strength of the effluent discharged by the users, and consistent with the benefit derived by the users;

I. SEWER CONNECTION FEES

NOW THEREFORE BE IT RESOLVED that the fee for connecting to the Publicly Owned Treatment Works shall be determined as follows:

A) Interceptor Capacity Fee: Each dwelling unit (single family residence, manufactured home, town home, condominium or apartment), or any other user prorated based upon volume and strength when compared to a "user equivalent" as defined in Kuna City Code, to be connected to the Publicly Owned Treatment Works, shall be assessed eight hundred and twenty-nine dollars ($829.00) per "user equivalent" at the time of connection for the capital costs of providing oversized mains, and interceptor and trunk lines to convey the wastewater flow generated by each unit.

B) Treatment Capacity Fee: Each dwelling unit (single family residence, manufactured home, town home, condominium or apartment), or any other user prorated based upon volume and strength when compared to a "user equivalent" as defined in Kuna City Code, to be connected to the Publicly Owned Treatment Works shall be assessed four thousand three hundred and twenty-six dollars ($4,326.00) per "user equivalent" at the time of connection for the capital costs of providing treatment capacity to treat the biochemical oxygen demand and total suspended solids generated by each unit. In instances where a developer or property owner has prepaid this fee as a condition of development, and the treatment plant to which the proposed connection and prepayment applies is the same, then the prepaid fee shall suffice for full or partial credit for payment of the Treatment Capacity Fee defined herein and as provided in City Resolution R10-2010.

C) Industrial/Commercial Connection: Each commercial or industrial facility to be connected to the publicly owned treatment works shall be assessed interceptor capacity and treatment capacity fees based on user equivalents established by adopted policies, and in instances not addressed by established policies, computed as follows, based on peak usage at full capacity and prorated compared to a typical residence:

The peak usage shall be determined from the usage of the proposed facility at full capacity based on flows obtained from IDAPA 58.01.03.007.08 in the chart titled WASTEWATER FLOWS FROM VARIOUS ESTABLISHMENTS IN GALLONS PER DAY. Waste Strength shall be obtained from the chart in Section II.B of this resolution by averaging the high and low extremes of the applicable Category. For uses not specifically addressed in the aforementioned charts, it shall be the responsibility of the City Engineer to equitably estimate peak usage at design capacity for the connecting facility.

D) Previous Connections: In instances where an improvement on a property has previously been connected to the sewer system and complied with the connection fee(s) in force at the time of connection, the above fees do not apply. If, however, the connection involves an increase in number of dwelling units or an increase in demand on the system, then the connection is subject to these fees for the increase only. For existing connections proposing to increase levels of discharge, a fee proportional to the increase of quantities, when compared to a "user equivalent" as defined in Kuna City Code, shall be assessed. For existing commercial and industrial users, the existing level of usage is generally the discharge defined by connection fees previously paid at the

time they were paid. In the absence of a record of connection fees previously paid, the existing level of usage derived from the existing facility at full capacity, or the discharges defined in a "discharge permit" or "user agreement" existing at the promulgation of this act may be utilized.

II. SEWER USER CHARGES

BE IT FURTHER RESOLVED, the monthly use fee for sewer service provided by the Publicly Owned Treatment Works to each user connected to the system within the City Limits shall include a Monthly Use Fee based upon volume and strength of discharge as follows:

A) Monthly Use Fee: Sewer Use Fees shall be ~~twenty-six dollars and nineteen~~ **~~fifty-nine~~ twenty-seven** dollars and **thirty** cents ($~~26.19~~ **~~26.59~~27.30**) per "user equivalent" as defined in Kuna City Code. The monthly use fee for fractions of a month shall be prorated according to time in service.

B) Waste Strength: The Kuna City Code defines "user equivalent" in terms of flow and waste strength as follows:

Flow	190 gallons/day
BOD	350 mg/liter
COD	750 mg/liter
TSS	285 mg/liter

The City has adopted by Resolution **R33-2012** a "Simplified EDU Chart" which shall be relied on in establishing "user equivalents" for each discharger as provided in Kuna City Code.

~~Waste strength categories are based on the highest concentration of either B.O.D.[5] or T.S.S. in the waste stream. The concentration ranges for each category are:~~

~~Category I 0-200 mg/L~~
~~Category II 200-400 mg/L~~
~~Category III 400-600 mg/L~~
~~Category IV 600-800 mg/L~~
~~Category V 800-1000 mg/L~~

~~The waste strength category for each user may be determined by laboratory analysis, or in lieu of periodic sampling and analysis, may be assigned in accordance with the following classification chart:~~

SEWER WASTE STRENGTH CLASSIFICATION

CATEGORY I	Car Wash
	Dry Cleaners
	Laundromats
	Animal Clinics
	Barber Shops
	Beauty Salons
	Bars and Taverns
	Car Dealers
	Cold Storage
	Department and Retail
	Domestic (Single and Multiple)
	Fruit and Produce
	Garages
	Hotels and Motels
	Medical/Dental
	Offices
	Photo Finishing
	Printers
	Service Station/Bulk
CATEGORY II	Airports
	Commercial Laundries
	Hospitals, Schools, Churches
	Mortuaries
	Soft Drink Company
	Theaters
CATEGORY III	Food Markets
	Restaurants

~~CATEGORY IV~~ ~~Bakery, Wholesale~~
~~Dairies~~
~~Fish and Poultry~~
~~Restaurants (Drive-In)~~

2. **Non-Category Rate:** For users whose **"user equivalent" is not** ~~waste strength is outside the range of categories~~ defined in this Resolution **R33-2012**, the monthly use fee shall be computed and prorated based on the higher concentration of either B.O.D.[5] or T.S.S.

3. **Purpose:** The waste strength ~~category~~ may be used at the discretion of the City Engineer to compute the "user equivalent" for each user for the purpose of assessing connection and monthly use fees.

III. NEW CONSTRUCTION

BE IT FURTHER RESOLVED, that in connection with new development, the minimum sewer main size is a nominal diameter of eight (8") inches. When, in conformance with the needs of the City Sewer System, a larger line is requested of the developer than this nominal diameter, and the larger line is beyond the developer's flow needs, the developer may be reimbursed in conformance with adopted City reimbursement policies.

IV. OTHER POLICIES

BE IT FURTHER RESOLVED that:

1. **Connections Outside City Limits** - Any customer outside the corporate limits of the City requesting sewer service, who is legally able to annex to the City, must do so as a condition to connect to the City sewer system except as approved by resolution of City Council. Any customer outside City corporate limits requesting sewer service, who is not legally able to annex, cannot connect without explicit Council approval, which approval is solely at the option of City Council.

2. **Damage Repair Costs** - Damages to Sewer Department facilities by other utilities, excavators or others will be repaired using City approved contractors, procedures and specifications. All direct and indirect costs incurred by the City to perform, oversee, monitor and/or inspect the repair will be billed to the party causing the damage.

3. **Short Notice Line Location Charges** - The City of Kuna, as required by law, participates in the Dig Line system. Forty-eight hours notification is required prior to

excavation by any party. Exceptions will be allowed for line locations during times of individual hazard or public emergency.

V. EFFECTIVE DATE

BE IT FURTHER RESOLVED that sewer connection fees are to be in effect beginning November 1, 2008 and that sewer use fees are to be in effect for the water meter reading cycle beginning in October 201~~6~~7 and appearing in the November 1st, 201~~6~~7 billing, and all fees that are in conflict with the new fees as established by earlier resolution are hereby repealed.

PASSED BY THE COUNCIL of the City of Kuna, this ~~4th~~ 17th day of October 201~~6~~7.

APPROVED BY THE MAYOR of the City of Kuna, this 4th day of October, 201~~6~~7.

_____
Joe L. Stear, Mayor

ATTEST:

_____
Chris Engels, City Clerk

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

BOB BACHMAN BOC 1,
IBC
PUBLIC WORKS
DIRECTOR
CITY OF KUNA

MEMO

Date: October 12, 2017

From: Bob Bachman, Public Works Director

To: Mayor and Council

Re: Water and Sewer Rates

Mayor and Council,

As you can see with the attached Resolutions, we have adjusted the Water and Sewer rates to reflect the annual index increase of 2.67%. This is consistent with past years and will allow us to keep up with inflation.

Thank you,

Bob Bachman
Public Works Director

RESOLUTION NO. R84-2017
CITY OF KUNA, IDAHO

WATER SYSTEM FEES AND POLICIES

A RESOLUTION AMENDING PORTIONS OF RESOLUTION R74-2016 THAT: SETS FORTH THE AUTHORITY FOR ADOPTING WATER CONNECTION FEES AND MONTHLY WATER SERVICE RATES; ESTABLISHES FEES FOR CONNECTING TO THE WATER SYSTEM; ESTABLISHES WATER USE FEES THAT ARE NOW AMENDED WITH WATER RATE CHANGES FOR ALL CUSTOMERS; PROVIDES FOR MISCELLANEOUS WATER CUSTOMER SERVICE POLICIES; SETS FORTH MINIMUM LINE SIZES; REPEALS FEES ESTABLISHED BY EARLIER RESOLUTIONS; AND SETS AN EFFECTIVE DATE.

WHEREAS, Section 7-5-5 authorizes the City of Kuna, Idaho to set water connection fees by resolution of City Council; and

WHEREAS, Section 7-5-3 authorizes the City of Kuna, Idaho to set monthly service rates for water use by resolution of City Council:

I. WATER CONNECTION FEES

NOW THEREFORE BE IT RESOLVED, that the charge(s) for connecting to the City Water System shall be determined as follows:

A) Water Main Capacity Fee: Each dwelling unit (single family residence, manufactured home, town home, condominium or apartment), or any other user based upon volume of demand compared to an "equivalent dwelling unit", to be connected to the City potable water system, shall be assessed one thousand one hundred and seventy-three dollars ($1,173.00) per "equivalent dwelling unit" at or before the time of connection for the capital costs of providing oversized mains and trunk lines to convey potable water required by each connection.

B) Water Supply Fee: Each dwelling unit (single family residence, manufactured home, town home, condominium or apartment), or any other user based upon volume of demand compared to an "equivalent dwelling unit", to be connected to the City potable water system requiring water for domestic use only shall be assessed one thousand and eighty-five dollars ($1,085.00) per equivalent dwelling unit at or before the time of connection for the capital costs of providing water supply required by each connection. In instances where a developer or property owner has prepaid this fee as a condition of developing, and the area to which the prepayment applies is specifically defined, then any further water supply fee for connection subsequent to passage of this act shall be waived.

C) Industrial/Commercial Connection: Each commercial or industrial facility to be connected to the publicly owned potable water works shall be assessed water main capacity fees and water supply fees, computed based on peak usage at full capacity and prorated compared to an equivalent dwelling unit. The minimum fees charged any connection shall be one equivalent

dwelling unit.

The peak usage shall be determined from the usage of the proposed facility at full capacity based on flows obtained from IDAPA 58.01.03.007.08 in the chart titled WASTEWATER FLOWS FROM VARIOUS ESTABLISHMENTS IN GALLONS PER DAY. For uses not specifically addressed in the aforementioned regulation, it shall be the responsibility of the City Engineer to equitably estimate peak usage at full capacity based on predictive equations, comparative usage, or historical usage as approved by the City Engineer. The minimum charge for non-irrigated property shall be the charge for one equivalent dwelling unit.

D) Water Meter and Service Fees: Each water connection shall be assessed charges for completing services and connections, when required, in accordance with the following schedule:

3/4"	Setter & Service	$ **771.00**/ea
1"	Setter & Service	$**1,143.00**/ea
1-1/2"	Setter & Service	$**1,627.00**/ea
2"	Setter & Service	$**2,033.00**/ea
3" & larger	Meter & Service	Time & Material
3/4"	Meter Only	$**340.00**/ea
1"	Meter Only	$ **383.00**./ea
1 ½"	Meter Only	$ **613.00**/ea
2"	Meter Only	$ **758.00**/ea
1/2 Street Asphalt Patch		$ **390.00**
Full Street Asphalt Patch		$ **612.00**

E) Previous Connections: In instances where an improvement on a property has previously been connected to the water system and complied with the connection fee(s) in force at the time of connection, the above fees do not apply. If, however, the connection involves an increase in number of dwelling units or an increase in demand on the system, then the connection is subject to these fees for the amount of the increase only and prorated in comparison to the demand of an equivalent dwelling unit.

II. WATER USE FEES

BE IT FURTHER RESOLVED that fees for water usage and other charges shall be determined as follows:

A) Customer Water Use Charges:

1. Standard Water Use Fee - Metered water usage for City of Kuna residents and original Danskin Well customers shall be billed at a flat rate of **twenty-one** dollars and **two** cents ($**21.02**) for the first ten thousand (10,000) gallons of usage in a monthly billing cycle. Metered water usage for City residents, where the head of house is over sixty-five (65) years of age, resides at the residence and has completed an application with the City, shall be billed at a flat rate of **sixteen** dollars and **thirty-three** cents ($**16.33**) for the first

ten thousand (10,000) gallons of usage in a monthly billing cycle. Metered water usage for all other users and users with oversized service lines shall be billed at a flat rate of **twenty-four** dollars and **eighty-six** cents ($**24.86**) for the first ten thousand (10,000) gallons of usage in a monthly billing cycle.

2. **Excess Water Use Fee-** Metered water usage beyond ten thousand (10,000) gallons shall be billed at **one** dollar and **seventy-five** cents ($**1.75**) per one thousand (1,000) gallons except for the special situation noted in the following paragraph.

3. **Irrigation Water Use Fee-**

a. The irrigation season shall run from May 1 to October 31.

b. For City residential property (a single family residence located within the City Limits of Kuna) that has no access to pressure irrigation or gravity irrigation service because the service is not available in the area that the property is located, and where the usage is beyond ten thousand (10,000) gallons, but less than forty-five thousand (45,000) gallons, said residential property shall be billed as follows:

For the irrigation seasons 2014, 2015 and 2016, the rate shall be **seventy-five** cents ($**0.75**) per one thousand (1,000) gallons.

For the irrigation seasons 2017 and 2018, the rate shall be **one** dollar ($**1.00**) per thousand (1,000) gallons.

For the irrigation seasons 2019 and thereafter, the rate shall be the same as the excess water use fee.

c. For City Commercial property, City residential property that has access to the City pressurized irrigation system or gravity irrigation and elects not to connect to the system, or residential property that is without the city limits that has no access to pressure irrigation or gravity irrigation service because the service is not available in the area that the property is located or has elected not to connect to either service, and where the usage is beyond ten thousand (10,000) gallons, but less than forty-five thousand (45,000) gallons, said property shall be billed as follows:

For the irrigation seasons 2014 and 2015, the rate shall be **one** dollar ($**1.00**) per one thousand (1,000) gallons.

For the irrigation seasons 2016 and thereafter, the rate shall be the same rate as the City excess water use fee.

d. For City Enterprise Funds (except Water Fund) usage of City potable water shall be billed as follows:

For the irrigation seasons 2014 and thereafter, the rate shall be **fifty** cents ($**0.50**) per one thousand (1,000) gallons.

4. **Bulk Water Charges** - All bulk sales shall be approved by the Water Superintendent or his designated representative prior to delivery, and be obtained from designated sources only. The rate for bulk sales shall be **one** dollar and **seventy-five** cents ($**1.75**) per one thousand (1,000) gallons.

B) Other Charges:

1. Connection Fees (Outside City Limits) - Any customer outside the corporate limits of the City requesting water service, who is legally able to annex to the City, must do so to connect to the City Water System, thereafter to pay connection fees as any other resident. Any customer outside City corporate limits requesting water service, who is not legally able to annex, cannot connect without explicit Council approval, which approval is solely at the option of City Council.

2. Damage Repair Costs - Damages to Water Department facilities by other utilities, excavators or others will be repaired by or at the direction of Water Department Personnel. All direct and indirect costs incurred in the repair will be billed to the party causing the damage.

3. Short Notice Line Location Charges - The City of Kuna, as required by law, participates in the Dig Line system. Forty-Eight hours notification is required prior to excavation by any party. Exceptions will be allowed for line locations during times of individual hazard or public emergency.

III. NEW CONSTRUCTION

BE IT FURTHER RESOLVED, that in connection with new development, the assumed water main size is a minimum nominal diameter of eight (8") inches. When, in conformance with the needs of the City Water System, a larger line is requested of the developer than this minimum nominal diameter, and the larger line is beyond the developer's flow needs, the developer may be reimbursed in conformance with adopted City reimbursement policies.

BE IT FURTHER RESOLVED that connection fees and all other charges, other than the Customer Water Use Fees shall be in effect upon passage of this resolution.

BE IT FURTHER RESOLVED that the Customer Water Use Fees shall be in effect beginning with the November 1st, 2017 billing.

BE IT FURTHER RESOLVED, that all similar fees and policies established by earlier resolution(s) are hereby repealed.

PASSED BY THE COUNCIL of the City of Kuna, this 17th day of October 2017.

APPROVED BY THE MAYOR of the City of Kuna, this 17th day of October 2017.

_____

Joe L. Stear, Mayor

ATTEST:

_____
Chris Engels, City Clerk

City of Kuna, Idaho
Water System Fees and Policies

RESOLUTION NO. ~~R70-2016~~

A RESOLUTION AMENDING PORTIONS OF RESOLUTION ~~R74-2015~~R70-2016 THAT: SETS FORTH THE AUTHORITY FOR ADOPTING WATER CONNECTION FEES AND MONTHLY WATER SERVICE RATES; ESTABLISHES FEES FOR CONNECTING TO THE WATER SYSTEM; ESTABLISHES WATER USE FEES THAT ARE NOW AMENDED WITH WATER RATE CHANGES FOR ALL CUSTOMERS; PROVIDES FOR MISCELLANEOUS WATER CUSTOMER SERVICE POLICIES; SETS FORTH MINIMUM LINE SIZES; REPEALS FEES ESTABLISHED BY EARLIER RESOLUTIONS; AND SETS AN EFFECTIVE DATE.

WHEREAS, Section 7-5-5 authorizes the City of Kuna, Idaho to set water connection fees by resolution of City Council; and

WHEREAS, Section 7-5-3 authorizes the City of Kuna, Idaho to set monthly service rates for water use by resolution of City Council:

I. WATER CONNECTION FEES

NOW THEREFORE BE IT RESOLVED, that the charge(s) for connecting to the City Water System shall be determined as follows:

A) Water Main Capacity Fee: Each dwelling unit (single family residence, manufactured home, town home, condominium or apartment), or any other user based upon volume of demand compared to an "equivalent dwelling unit", to be connected to the City potable water system, shall be assessed one thousand one hundred and seventy-three dollars ($1,173.00) per "equivalent dwelling unit" at or before the time of connection for the capital costs of providing oversized mains and trunk lines to convey potable water required by each connection.

B) Water Supply Fee: Each dwelling unit (single family residence, manufactured home, town home, condominium or apartment), or any other user based upon volume of demand compared to an "equivalent dwelling unit", to be connected to the City potable water system requiring water for domestic use only shall be assessed one thousand and eighty-five dollars ($1,085.00) per equivalent dwelling unit at or before the time of connection for the capital costs of

providing water supply required by each connection. In instances where a developer or property owner has prepaid this fee as a condition of developing, and the area to which the prepayment applies is specifically defined, then any further water supply fee for connection subsequent to passage of this act shall be waived.

C) Industrial/Commercial Connection: Each commercial or industrial facility to be connected to the publicly owned potable water works shall be assessed water main capacity fees and water supply fees, computed based on peak usage at full capacity and prorated compared to an equivalent dwelling unit. The minimum fees charged any connection shall be one equivalent dwelling unit.

The peak usage shall be determined from the usage of the proposed facility at full capacity based on flows obtained from IDAPA 58.01.03.007.08 in the chart titled WASTEWATER FLOWS FROM VARIOUS ESTABLISHMENTS IN GALLONS PER DAY. For uses not specifically addressed in the aforementioned regulation, it shall be the responsibility of the City Engineer to equitably estimate peak usage at full capacity based on predictive equations, comparative usage, or historical usage as approved by the City Engineer. The minimum charge for non-irrigated property shall be the charge for one equivalent dwelling unit.

D) Water Meter and Service Fees: Each water connection shall be assessed charges for completing services and connections, when required, in accordance with the following schedule:

3/4"	Setter & Service	$ ~~740~~**~~751~~**771.00/ea
1"	Setter & Service	$~~1~~,096**~~1,113~~**1,143.00/ea
1-1/2"	Setter & Service	$~~1,561~~**~~1,585~~**1,627.00/ea
2"	Setter & Service	$~~1,950~~**~~1,980~~**2,033.00/ea
3" & larger	Meter & Service	Time & Material
3/4"	Meter Only	$ ~~326~~**~~331~~**340.00/ea
1"	Meter Only	$ ~~367~~**~~373~~**383.00/ea
1 ½"	Meter Only	$ ~~588~~**~~597~~**613.00/ea
2"	Meter Only	$ ~~727~~**~~738~~**758.00/ea
1/2 Street Asphalt Patch		$ ~~374.00~~ **~~380~~**390**.00**
Full Street Asphalt Patch		$ ~~587.00~~ **~~596~~**612**.00**

E) Previous Connections: In instances where an improvement on a property has

previously been connected to the water system and complied with the connection fee(s) in force at the time of connection, the above fees do not apply. If, however, the connection involves an increase in number of dwelling units or an increase in demand on the system, then the connection is subject to these fees for the amount of the increase only and prorated in comparison to the demand of an equivalent dwelling unit.

II. WATER USE FEES

BE IT FURTHER RESOLVED that fees for water usage and other charges shall be determined as follows:

A) Customer Water Use Charges:

1. Standard Water Use Fee - Metered water usage for City of Kuna residents and original Danskin Well customers shall be billed at a flat rate of **twenty-one** dollars and ~~sixteen~~**~~forty~~ ~~seven~~ two** cents ($~~20.16~~**~~20.47~~21.02**) for the first ten thousand (10,000) gallons of usage in a monthly billing cycle. Metered water usage for City residents, where the head of house is over sixty-five (65) years of age, resides at the residence and has completed an application with the City, shall be billed at a flat rate of ~~fifteen~~ **sixteen** dollars and ~~sixty-seven~~**~~ninety-one~~thirty-three** cents ($~~15.67~~**~~15.91~~**16.33) for the first ten thousand (10,000) gallons of usage in a monthly billing cycle. Metered water usage for all other users and users with oversized service lines shall be billed at a flat rate of ~~twenty-two~~ **~~twenty-~~three**twenty-four** dollars and ~~ninety-five~~ **~~thirty~~eighty-six** cents ($~~22.95~~**~~23.30~~24.86**) for the first ten thousand (10,000) gallons of usage in a monthly billing cycle.

2. Excess Water Use Fee- Metered water usage beyond ten thousand (10,000) gallons shall be billed at one dollar and ~~sixty-seven~~ **seventy-five** cents ($~~1.67~~ **1.70~~5~~**) per one thousand (1,000) gallons except for the special situation noted in the following paragraph.

3. Irrigation Water Use Fee-

a. The irrigation season shall run from May 1 to October 31.

b. For City residential property (a single family residence located within the City Limits of Kuna) that has no access to pressure irrigation or gravity irrigation service because the service is not available in the area that the property is located, and where the usage is beyond ten thousand (10,000) gallons, but less than forty-five thousand (45,000)

gallons, said residential property shall be billed as follows:

For the irrigation seasons 2014, 2015 and 2016, the rate shall be seventy-five cents ($0.75) per one thousand (1,000) gallons.

For the irrigation seasons 2017 and 2018, the rate shall be one dollar ($1.00) per thousand (1,000) gallons.

For the irrigation seasons 2019 and thereafter, the rate shall be the same as the excess water use fee.

c. For City Commercial property, City residential property that has access to the City pressurized irrigation system or gravity irrigation and elects not to connect to the system, or residential property that is without the city limits that has no access to pressure irrigation or gravity irrigation service because the service is not available in the area that the property is located or has elected not to connect to either service, and where the usage is beyond ten thousand (10,000) gallons, but less than forty-five thousand (45,000) gallons, said property shall be billed as follows:

For the irrigation seasons 2014 and 2015, the rate shall be one dollar ($1.00) per one thousand (1,000) gallons.

For the irrigation seasons 2016 and thereafter, the rate shall be the same rate as the City excess water use fee.

e. For City Enterprise Funds (except Water Fund) usage of City potable water shall be billed as follows:

For the irrigation seasons 2014 and thereafter, the rate shall be fifty cents ($0.50) per one thousand (1,000) gallons.

4. **Bulk Water Charges** - All bulk sales shall be approved by the Water Superintendent or his designated representative prior to delivery, and be obtained from designated sources only. The rate for bulk sales shall be one dollar and ~~sixty-seven~~ **seventy-five** cents ($~~1.67~~ **1.750**) per one thousand (1,000) gallons.

B) **Other Charges:**

1. **Connection Fees (Outside City Limits)** - Any customer outside the corporate limits of the City requesting water service, who is legally able to annex to the City, must do so to connect to the City Water System, thereafter to pay connection fees as

any other resident. Any customer outside City corporate limits requesting water service, who is not legally able to annex, cannot connect without explicit Council approval, which approval is solely at the option of City Council.

2. **Damage Repair Costs** - Damages to Water Department facilities by other utilities, excavators or others will be repaired by or at the direction of Water Department Personnel. All direct and indirect costs incurred in the repair will be billed to the party causing the damage.

3. **Short Notice Line Location Charges** - The City of Kuna, as required by law, participates in the Dig Line system. Forty-Eight hours notification is required prior to excavation by any party. Exceptions will be allowed for line locations during times of individual hazard or public emergency.

III. NEW CONSTRUCTION

BE IT FURTHER RESOLVED, that in connection with new development, the assumed water main size is a minimum nominal diameter of eight (8") inches. When, in conformance with the needs of the City Water System, a larger line is requested of the developer than this minimum nominal diameter, and the larger line is beyond the developer's flow needs, the developer may be reimbursed in conformance with adopted City reimbursement policies.

BE IT FURTHER RESOLVED that connection fees and all other charges, other than the Customer Water Use Fees shall be in effect upon passage of this ~~ordinance~~resolution.

BE IT FURTHER RESOLVED that the Customer Water Use Fees shall be in effect beginning with the November 1st, ~~2015~~ **~~2016~~2017** billing.

BE IT FURTHER RESOLVED, that all similar fees and policies established by earlier resolution(s) are hereby repealed.

PASSED BY THE COUNCIL of the City of Kuna, this 4~~1~~17th ~~-~~day of October 201~~7~~76.

APPROVED BY THE MAYOR of the City of Kuna, this 4~~1~~17th day of October 201~~7~~76.

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

Allumbaugh House

ALLUMBAUGH HOUSE

planting seeds of change

Overview

- History
- Governance
- Operations

ALLUMBAUGH HOUSE

planting seeds of change

Saving Lives

- Allumbaugh House Services
- Continuum of Care

ALLUMBAUGH HOUSE

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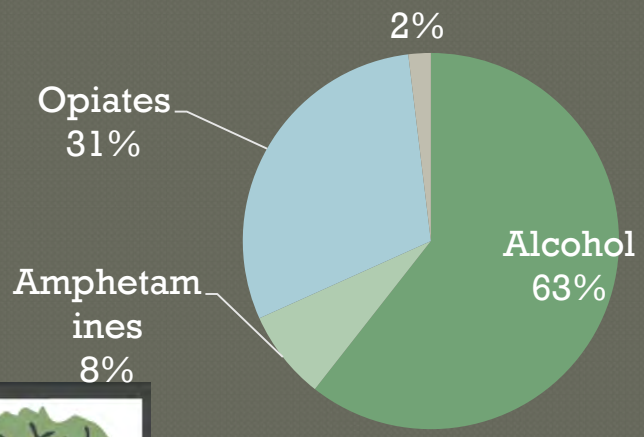
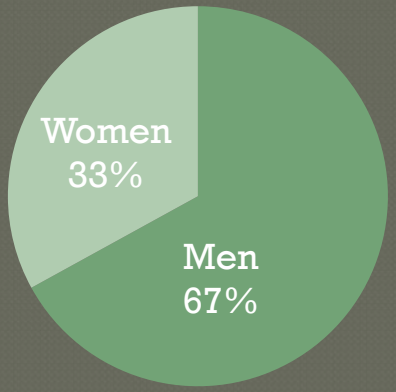
Saving Lives

Client admissions (2016)	964
Average length of stay	5.5 days
Completed treatment	61%
Repeat client visit	18%





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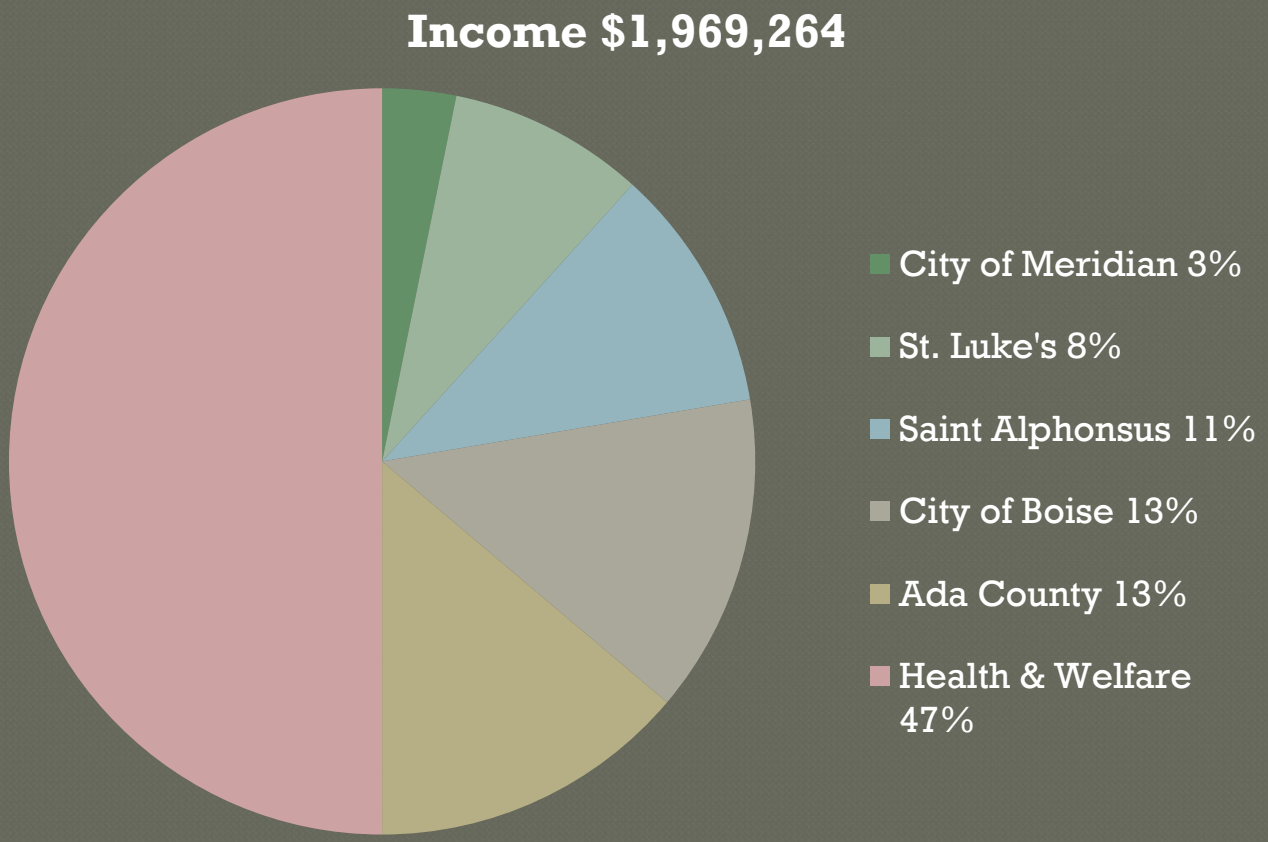
Saving Resources



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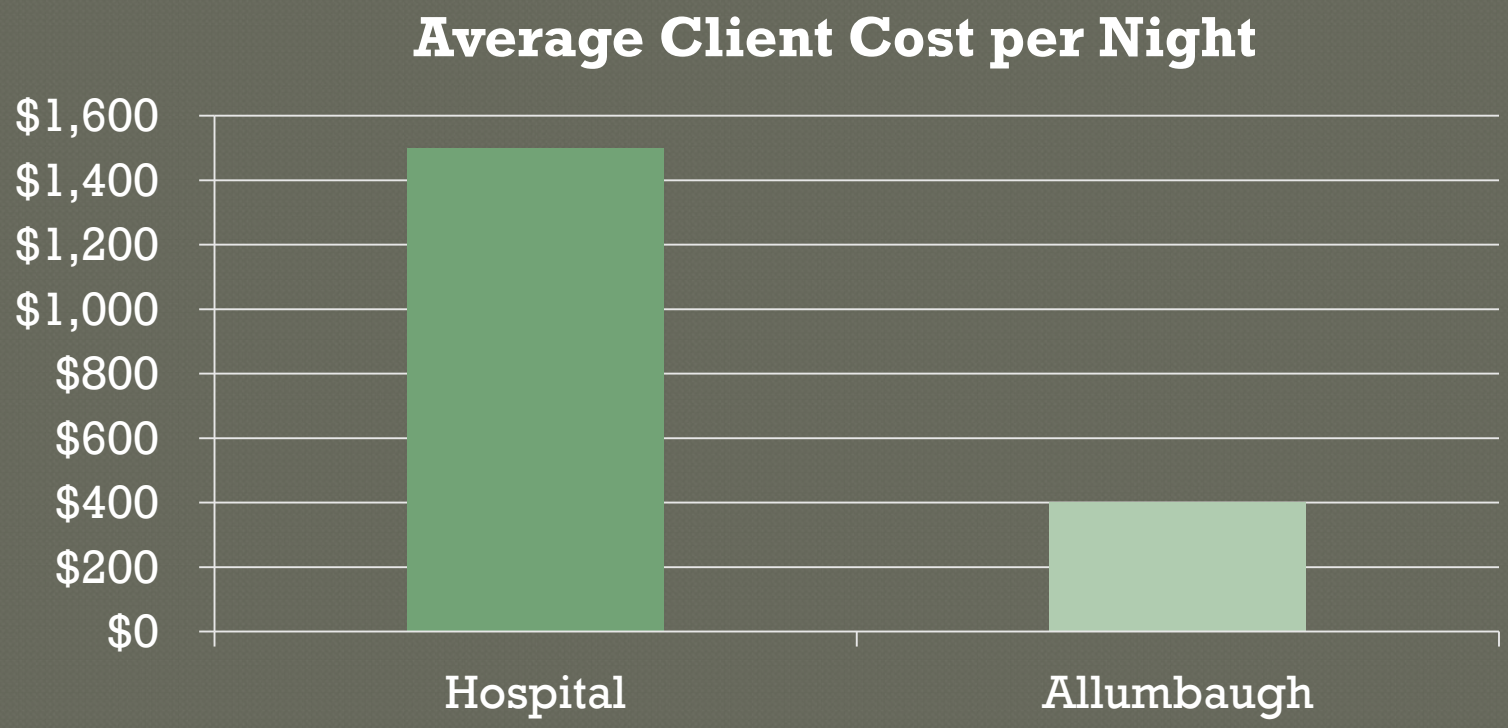
Saving Resources



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Saving Resources

Cost Savings	
Hospital Stay per Client Cost per Night (Average)*	$1,500
Allumbaugh per Client Cost per Night (Average)**	($403)
Per Client Savings	**$1097**
Length of Stay (Average)	5.5 days
Per Client Savings Per Stay	**$6,033**
Admissions	964 (2016)
Total Annual Savings	**$5,816,294**

* Hospital does not include labs, medications and imaging estimated at an additional $1,800
** Allumbaugh House includes labs and medications

ALLUMBAUGH HOUSE

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Funding

Financial Contributor	Proposed FY18 Amount
Dept. of Health & Welfare	$1,075,437.00
Ada County	$298,732.50
City of Boise	$288,045.48
City of Meridian	$62,418.80
St. Luke's	$180,028.15
St. Alphonsus	$240,047.32

ALLUMBAUGH HOUSE

Potential Additional Partners

City	Potential amount*	City Population (2016)
Garden City	$7,854.00	11,550
Eagle	$16,056.16	23,612
Kuna	$11,713.68	17,226
Star	$5,301.96	7,797

ALLUMBAUGH HOUSE

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Additional Data

- Eagle 126
- Kuna 134
- Star 74
- Garden City 585

ALLUMBAUGH HOUSE

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Questions

Allumbaugh House
400 N Allumbaugh St.
Boise, ID 83704
208-377-9669
www.trhs.org

Facility operated by Terry Reilly Health Systems and maintained by Boise City Ada County Housing Authority

planting seeds of change

City of Kuna
Staff Memo – City Council
P.O. Box 13
Phone: (208) 922-5274
Fax: (208) 922-5989
Kunacity.id.gov

To: City Council

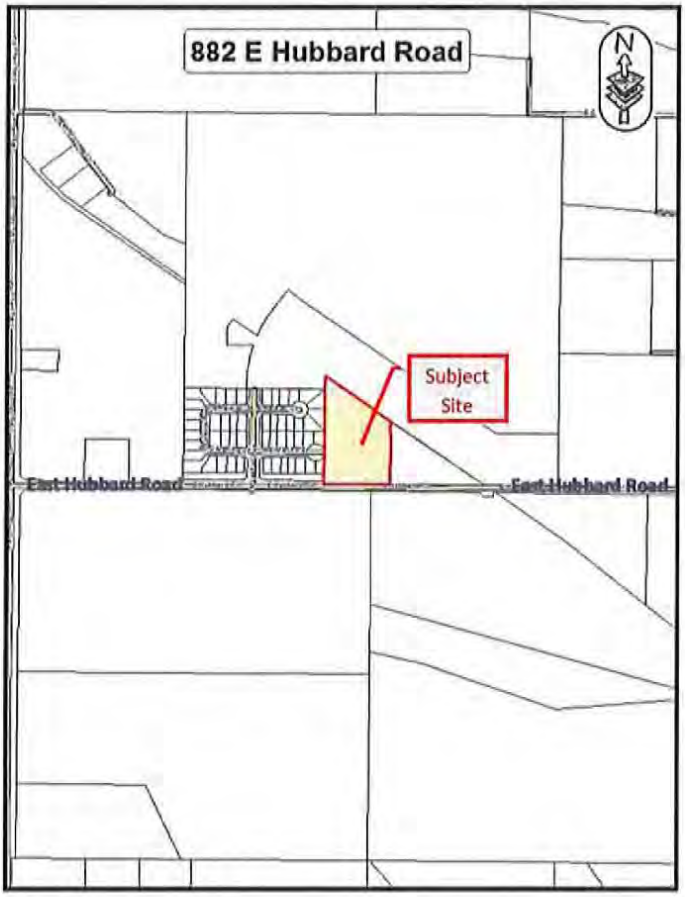
Case Number(s): 17-04-AN (Annexation)

Location: 882 E Hubbard Rd.
Kuna, ID 83634

Planner: Jace Hellman, Planner I

Hearing Date: October 17, 2017

Owner/applicant: John Browning
880 East Hubbard Road
Kuna, ID 83634
firstservicegroup@gmail.com



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G. Applicable Standards
H. Proposed Comprehensive Plan Analysis
I. Proposed Findings of Fact
J. Kuna City Code Analysis
K. Proposed Conclusions of Law
L. Recommendation by the Commission
M. Proposed Decision by the Council

A. Course of Proceedings

1. Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states annexation is 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

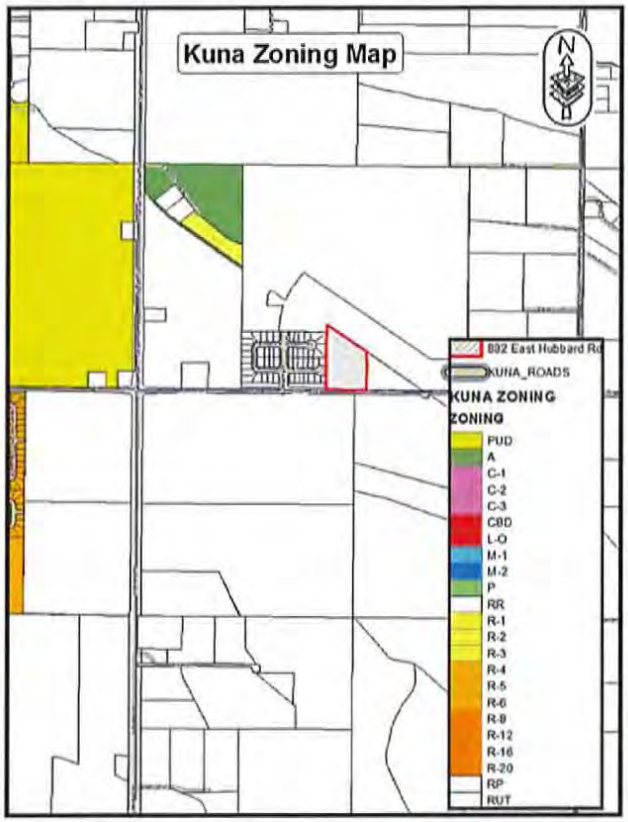
i.	Neighborhood Meeting	May 10, 2017
ii.	Agencies Notified	July 24, 2017
iii.	300' Property Owners	September 27, 2017
iv.	Kuna, Melba Newspaper	September 27, 2017
v.	Site Posted	October 5, 2017

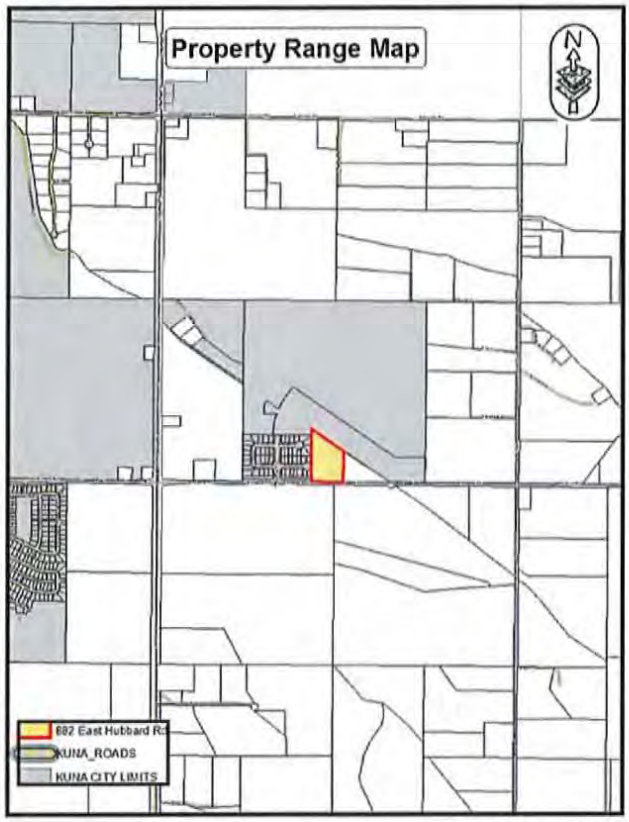
Exhibit A6

B. Applicant Request:

1. The applicant requests approval to annex approximately 6.82 acres located at 882 East Hubbard Road, Kuna, Idaho with an R-6 residential zoning designation.

C. Zoning and Property Range Maps:





D. History: The parcel is contiguous to city limits along the northern and western boundaries, and is currently zoned RR (Rural-Residential) within Ada County's jurisdiction.

E. General Projects Facts:

Comprehensive Plan Designation: The Future Land Use Map identifies this site as 'Mixed Use General'. Mixed Use General densities can range from 2 to 20 units per acre.

1. **Surrounding Land Uses:**

North	R-6	Medium Density Residential – City of Kuna
South	RR	Rural Residential – Ada County
East	RR	Rural Residential – Ada County
West	R-6	Medium Density Residential – City of Kuna

2. **Parcel Sizes, Current Zoning, Parcel Numbers:**
   - Approximately 6.82 +/- total acres
   - Zone: RR, Rural Residential (Ada County)
   - Parcel # S1407347180

3. **Services:**

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

4. **Existing Structures, Vegetation and Natural Features:** The subject site contains no existing buildings. The United States' Mason Creek Feeder lies within the boundaries of the subject site. The site is currently used as pasture land and is generally flat with a potential 0-2% slope in areas.

5. **Transportation / Connectivity:** The parcel does not have curb, gutter or sidewalks. The site is accessed from East Hubbard 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.

7. **Agency Responses:** The following agencies returned comments which are included as exhibits with this case file:
   - Public Works – Exhibit C3
   - Boise Project Board of Control – Exhibit B1
   - Nampa & Meridian Irrigation District – Exhibit B2
   - Compass – Exhibit B3
   - Idaho Transportation Department – Exhibit B4
   - Central District Health Department – Exhibit B5
   - ACHD – Exhibit B6

F. Staff Analysis:

The subject site is directly east of Patagonia Subdivision off East Hubbard Road. The applicant requests to annex the 6.82-acre parcel into Kuna City limits with an R-6 (medium density) zoning designation. Future development of the site or any portions thereof shall be in accordance with the provisions set forth in Kuna City Code (KCC). This includes the possibility that the applicant may sell the subject

property to another party, who may intend to develop the site consistent with adjacent developments. Potable water and sanitary sewer are within 300-feet of the subject site. Staff has determined that the applicant should be required to connect to City services at the time of any future development. The applicants' property will need to show how they can maintain surface water rights for proper irrigation or they will be required to connect to the City's pressurized irrigation system. Public potable water is not to be used for irrigation purposes. Staff is recommending connection to the City's pressurized irrigation system at the time of any future development.

The United States' Mason Creek Feeder lies within the boundary of this parcel. 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. The Boise Project Board of Control is contracted to operate and maintain this lateral. The federal easement is asserted 37 feet north and 35 feet south of the lateral's centerline, and no future activity or development shall hinder The Boise Project Board of Control's ability to operate and maintain this lateral.

Staff views this annexation request to be consistent with the approved Future Land Use Map and has determined this annexation application complies with Title 5 of the Kuna City Code; Idaho Statute §50-222. Staff forwards a recommendation of approval for Case # 17-04-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 this 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 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. Proposed Findings of Fact for Council Consideration:

1. **Annexation**: Based on the record contained in Case No. 17-04-AN, including the exhibits, staff's report and any public testimony at the public hearing, the City Council of Kuna, Idaho, hereby *approves/conditionally approves/denies* the Findings of Fact and Conclusions of Law, and conditions of approval for Case No. 17-04-AN (Annexation).

2. The Kuna City Council *approves/conditionally approves/denies* the facts as outlined in the staff report, the public testimony and the supporting evidence list presented.

   Comment: *The Kuna City Council held a public hearing on the subject application on October 17, 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.*

3. Based on the evidence contained in Case No. 17-04-AN, this proposal appears to generally comply with the Comprehensive Plan and Future Land Use Map.

   Comment: *The Comp Plan Future Land Use Map designates the approximately 6.82 acres (subject property) as mixed-use general. The proposed rezone to a medium density (R-6) residential use conforms with the Future Land Use Map and adjacent development.*

4. The Kuna City Council has the authority to approve, conditionally approve or deny this application.

   Comment: *On October 17, 2017, Kuna's City Council will vote to approve/conditionally approve/deny application 17-04-AN.*

5. 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 section, notice requirements were met to hold a public hearing on October 17, 2017.*

J. Kuna City Code Analysis:

1. This request appears to be in compliance with all ordinances and laws of the City, including Kuna City Code (KCC).

   Comment: *The proposed application adheres to the applicable requirements of Title 5 of KCC.*

2. The site is physically suitable for annexation and residential use.

   Comment: *The 6.82-acre site is suitable to accommodate a residential use.*

3. The annexation is not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.

   Comment: *The parcel to be annexed is not used as wildlife habitat, and will therefore not cause environmental damage or loss of habitat.*

4. The annexation is not likely to cause adverse public health problems.

Comment: *The proposed residential zoning designation will be required to connect to Kuna public sewer and water 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 considering the physical features of the site, public facilities and existing adjacent uses.

   Comment: *The rezone request considers the location of the property and adjacent uses. The adjacent uses are residential - as referenced in the current surrounding land uses.*

6. The existing street and utility services in proximity to the site appear to be suitable and adequate for residential use.

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

K. Proposed Conclusions of Law:

1. Based on the evidence contained in Case No 17-04-AN, the Kuna City Council finds Case No. 17-04-AN *complies/does not comply* with Kuna City Code.
2. Based on the evidence contained in Case No 17-04-AN, the Kuna City Council finds Case No. 17-04-AN *is/is not* 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.

L. Recommendation by the Commission:

Note: This motion is to recommend approval/conditional approval/denial of this annexation request to the City Council. However, if the Commission 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 Planning and Zoning Commission of Kuna, Idaho, hereby recommends *approval* of Case No. 17-04-AN; a request for annexation from John Browning, with the following conditions of approval:

- *Applicant shall follow all conditions as stated in the Staff Report*
- *Applicant's property shall be annexed with an R-6 (medium density) residential zoning designation.*

M. Proposed Decision by the City Council:

Note: This Motion is to approve/conditionally approve/deny this annexation request. However, if the Council wishes to approve or deny specific parts of the request as detailed in the 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/conditionally approves/denies* Case No. 17-04-AN; a request for annexation from John Browning, with the following conditions of approval:

1. All development submittals are required to include the 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 City Engineer shall approve the future sewer and water, irrigation and drainage construction plans.
    c. The Kuna Fire District shall approve all site development and building plans.
    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 permits for future development.
2. All public rights-of-way shall be dedicated to the City and/or Ada County Highway District. No public street construction may be commenced without the approval and permits from Ada County Highway District. With future development and as necessary, dedicate right-of-way in sufficient amounts, to follow City and ACHD standards and widths.
3. Potable water and sanitary sewer are within 300-feet of the subject site. Applicant shall connect to City services at the time of any future development.
4. For future development, all utilities shall be installed underground, unless otherwise approved (see KCC 6-4-2-W).
5. 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.
6. Applicant shall not impede the Boise Project Board of Control's ability to operate and maintain the United States' Mason Creek Feeder.
7. Any site improvements shall require the property owner to comply with the provisions set forth in Kuna City Code (KCC).
8. At the time of any future development, applicant shall 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).
9. Applicant shall follow Kuna staff, City Engineer and any other agency recommended requirements as applicable.
10. Applicant shall abide by all applicable federal, state and local laws and ordinances.

5-16-17

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

Commission & Council Review Application

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

*Please submit the appropriate checklist (s) with application

For Office Use Only	
File Number (s)	17-04-AN
Project name	John Browning Annexation
Date Received	5-16-17
Date Accepted/ Complete	
Cross Reference Files	
Commission Hearing Date	
City Council Hearing Date	

Type of Review (check all that apply):

- [x] 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
- [x] Rezone
- [ ] Special Use
- [ ] Temporary Business
- [ ] Vacation
- [ ] Variance

Contact/Applicant Information

Owners of Record: John Browning	Phone Number: 208 850 4044
Address: 882 E HUBBARD RD	E-Mail: firstservicegroup@gmail.com
City, State, Zip: KUNA, ID 83634	Fax #: 208-343-9321
Applicant (Developer):	Phone Number:
Address:	E-Mail:
City, State, Zip:	Fax #:
Engineer/Representative:	Phone Number:
Address:	E-Mail:
City, State, Zip:	Fax #:

Subject Property Information

Site Address: 882 E HUBBARD RD KUNA, ID 83634	
Site Location (Cross Streets): EAST MERIDIAN/KUNA HWY AND HUBBARD RD	
Parcel Number (s): S1407347180	
Section, Township, Range: SECTION 7 2 NORTH 1 EAST	
Property size : 6.818	
Current land use: PASTURE	Proposed land use: RESIDENTIAL
Current zoning district: RR	Proposed zoning district: R-8

Exhibit A2a

5.16.17

Project Description

Project / subdivision name: _____

General description of proposed project / request: MUCH LIKE PATAGONIA SUBDIVISION to the WEST

Type of use proposed (check all that apply):

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

Amenities provided with this development (if applicable): _____

Residential Project Summary (if applicable)

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

Please describe the existing buildings: _____

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

Number of residential units: _____ Number of building lots: _____

Number of common and/or other lots: _____

Type of dwellings proposed:

- [x] Single-Family _____
- [x] 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: _____ 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: 5/16/17

RECEIVED 5-16-17

John Browning

880 E Hubbard Rd
Kuna, Idaho 83634
208-850-4044
firstservicegroup@gmail.com

May 16, 2017

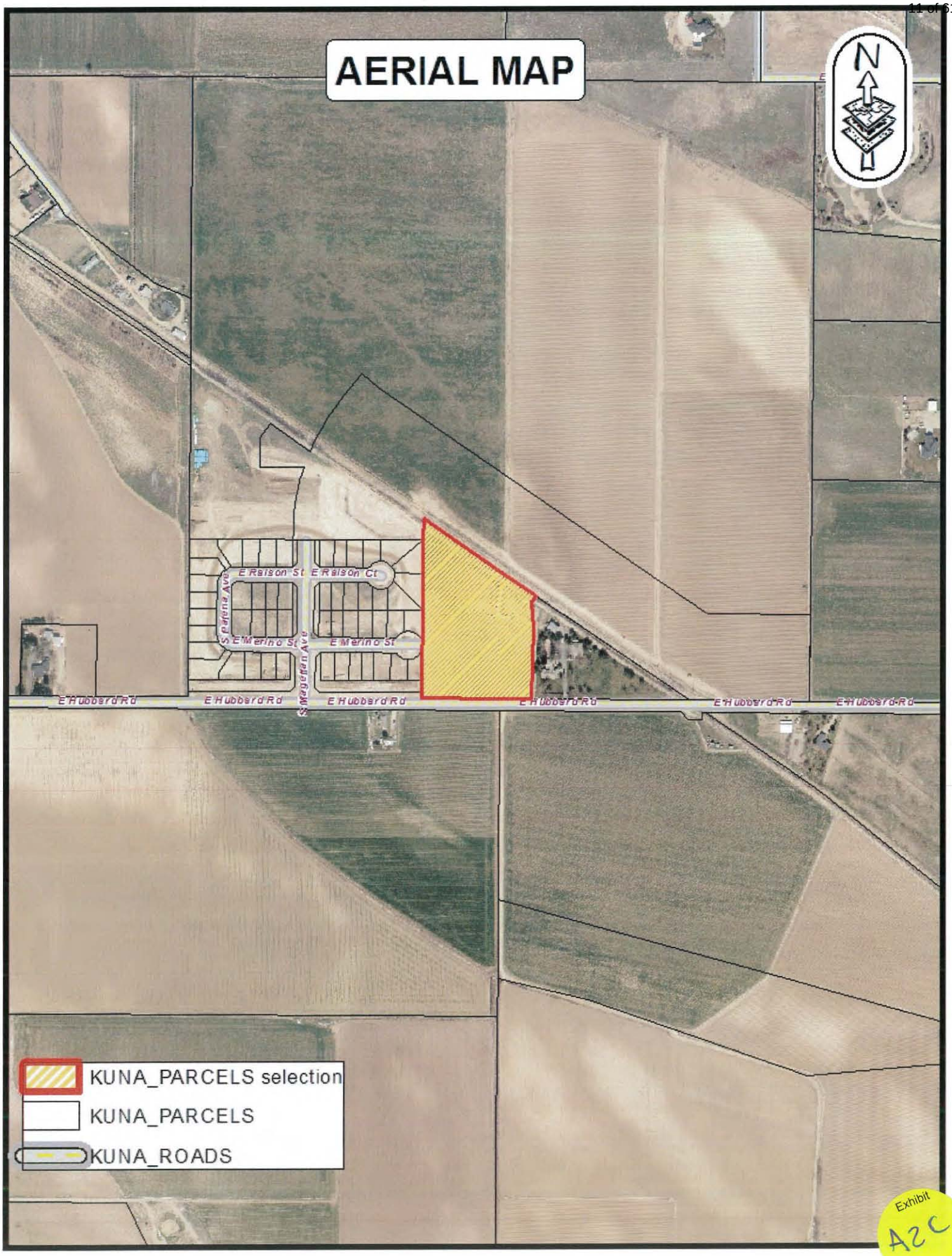
City of Kuna
751 W 4th Street
Kuna, Idaho 83634

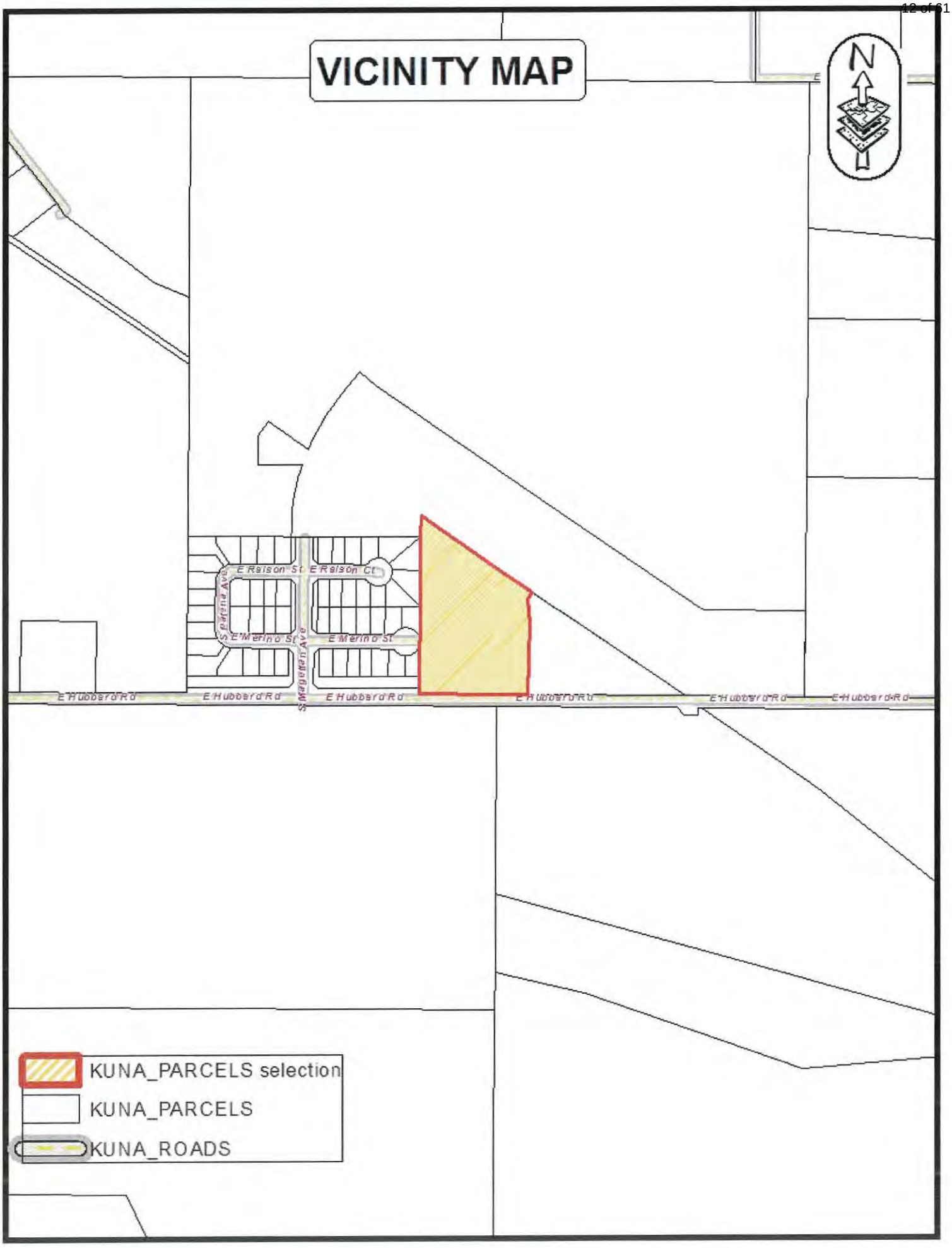
Please consider this letter a request to Annex and Re-zone to R-8, my property located at 882 E Hubbard Road. I have completed the Neighborhood Meeting and request a hearing with City of Kuna to complete the rezone and annexation.

Sincerely yours,

John Browning, Owner

Exhibit A26


AERIAL MAP
N
E Raison St
E Raison Ct
S Peregrine Ave
S E Merlino St
E Merlino St
S Magellan Ave
E Hubbard Rd
E Hubbard Rd
E Hubbard Rd
E Hubbard Rd
E Hubbard Rd
E Hubbard Rd
KUNA_PARCELS selection
KUNA_PARCELS
KUNA_ROADS
Exhibit
A2C


VICINITY MAP
N
E Raison St
E Raison Ct
S Serena Ave
S E Merino St
E Merino St
S Margueritan Ave
E Hubbard Rd
E Hubbard Rd
E Hubbard Rd
E Hubbard Rd
E Hubbard Rd
E Hubbard Rd
KUNA_PARCELS selection
KUNA_PARCELS
KUNA_ROADS

DESCRIPTION FOR

JOHN BROWNING

DEVELOPMENT PARCEL OF ROS NO. 9940

November 18, 2014

A PARCEL OF LAND BEING A PORTION OF PARCEL "B" OF RECORD OF SURVEY NO. 5995, LOCATED IN THE SOUTH 1/2 OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE BOISE MERIDIAN, ADA COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SE ¼ (SOUTH ¼ CORNER) OF SECTION 7, T 2 N., R 1 E., B.M., THE **REAL POINT OF BEGINNING** OF THIS DESCRIPTION;
THENCE N 89°27'26" W 334.50 FEET ALONG THE SOUTH LINE OF THE SW ¼ OF SAID SECTION 7 TO A POINT;
THENCE N 00°34'15" E 789.51 FEET TO A POINT ON THE CENTERLINE OF THE MASON CREEK FEEDER;
THENCE S 55°26'08" E 385.55 FEET ALONG SAID CENTERLINE TO A POINT;
THENCE S 55°46'15" E 198.38 FEET ALONG SAID CENTERLINE TO A POINT;
THENCE S 34°13'45" W 34.00 FEET TO A POINT;
THENCE S 03°53'50" E 103.91 FEET TO A POINT;
THENCE S 01°48'15" W 332.01 FEET TO A POINT ON THE SOUTH LINE OF THE SE ¼ OF SAID SECTION 7;
THENCE N 89°25'45" W 132.39 FEET ALONG SAID SOUTH LINE TO THE **REAL POINT OF BEGINNING** OF THIS DESCRIPTION, SAID PARCEL HAVING AN AREA OF 6.82 ACRES, MORE OR LESS

Exhibit
A2d

DESCRIPTION FOR

JOHN BROWNING

DEVELOPMENT PARCEL OF ROS NO. 9940

November 18, 2014

A PARCEL OF LAND BEING A PORTION OF PARCEL "B" OF RECORD OF SURVEY NO. 5995, LOCATED IN THE SOUTH 1/2 OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE BOISE MERIDIAN, ADA COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SE ¼ (SOUTH ¼ CORNER) OF SECTION 7, T.2 N., R.1 E., B.M., THE **REAL POINT OF BEGINNING** OF THIS DESCRIPTION;
THENCE N 89°27'26" W 334.50 FEET ALONG THE SOUTH LINE OF THE SW ¼ OF SAID SECTION 7 TO A POINT;
THENCE N 00°34'15" E 789.51 FEET TO A POINT ON THE CENTERLINE OF THE MASON CREEK FEEDER;
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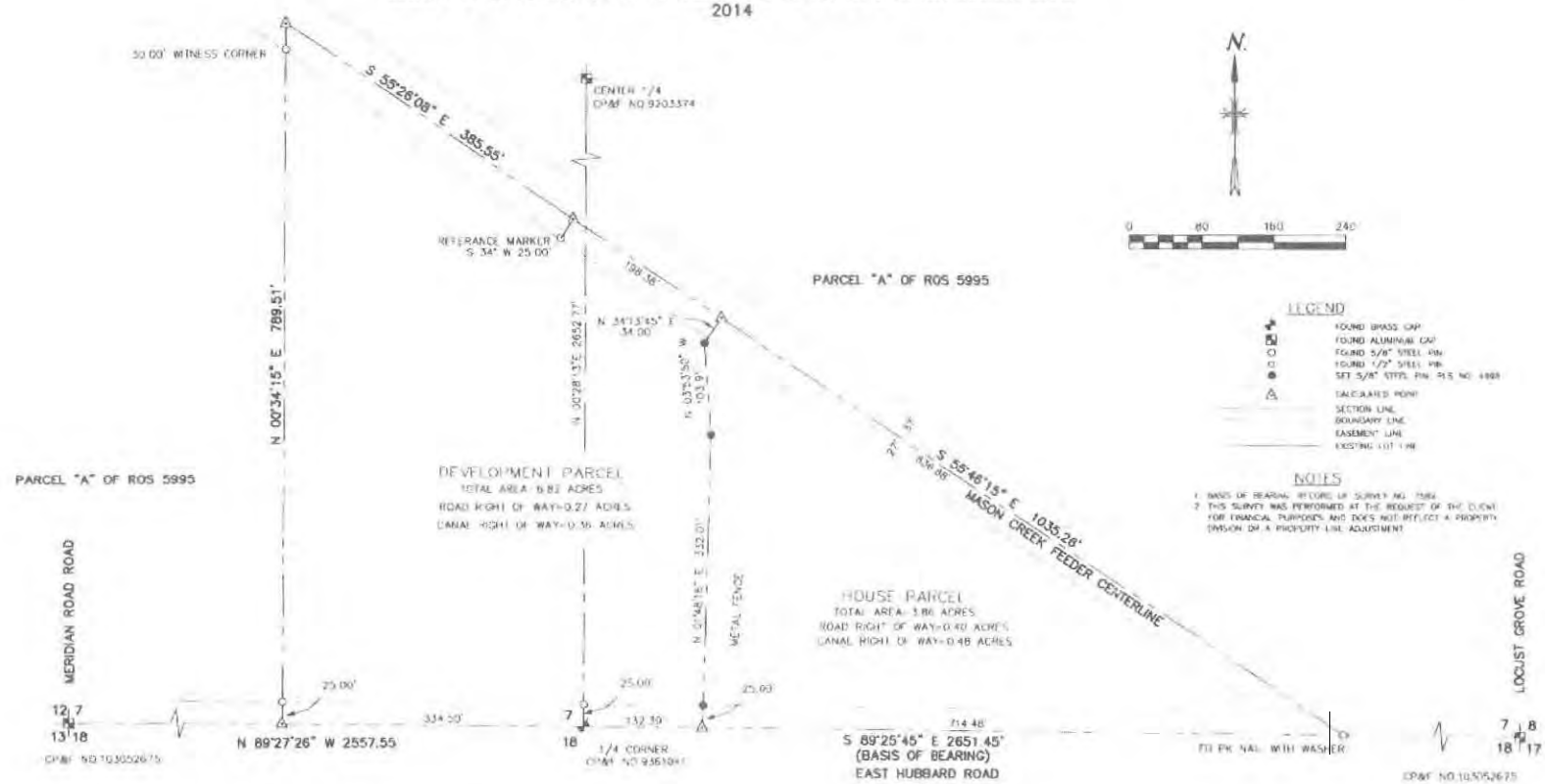
THENCE S 03°53'50" E 103.91 FEET TO A POINT;
THENCE S 01°48'15" W 332.01 FEET TO A POINT ON THE SOUTH LINE OF THE SE ¼ OF SAID SECTION 7;
THENCE N 89°25'45" W 132.39 FEET ALONG SAID SOUTH LINE TO THE **REAL POINT OF BEGINNING** OF THIS DESCRIPTION, SAID PARCEL HAVING AN AREA OF 6.82 ACRES, MORE OR LESS

RECORD OF SURVEY
for
JOHN BROWNING

ROS NO. 9940

PARCEL "B" OF RECORD OF SURVEY NO. 5995
LOCATED IN THE SOUTH 1/2 OF SECTION 7, T.2 N., R.1 E., B.M., ADA COUNTY, IDAHO
2014



LEGEND

- FOUND BRASS CAP
- FOUND ALUMINUM CAP
- FOUND 5/8" STEEL PIN
- FOUND 1/2" STEEL PIN
- SET 5/8" STEEL PIN PLS NO. 4998
- CALCULATED POINT
- SECTION LINE
- BOUNDARY LINE
- EASEMENT LINE
- EXISTING LOT LINE

NOTES

1. BASIS OF BEARING: RECORD OF SURVEY NO. 7369.
2. THIS SURVEY WAS PERFORMED AT THE REQUEST OF THE CLIENT FOR FINANCIAL PURPOSES AND DOES NOT REFLECT A PROPERTY DIVISION OR A PROPERTY LINE ADJUSTMENT.

CERTIFICATE OF SURVEY

I, MICHAEL E. MARKS, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS MAP HAS BEEN PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, AND THAT THIS MAP IS AN ACCURATE REPRESENTATION OF SAID SURVEY, AND IS IN CONFORMITY WITH TITLE 55, CHAPTER 16, CORNER PERPETUATION AND FILING ACT, OF THE IDAHO STATE CODE.

PROFESSIONAL LAND SURVEYOR
STATE OF IDAHO
4998
10/28/16
MICHAEL E. MARKS

MICHAEL E. MARKS
I.S. No. 4998

CERTIFICATE OF COUNTY RECORDER

COUNTY OF ADA }ss
STATE OF IDAHO }

INSTRUMENT NO. 2014-087809

FILED FOR RECORD AT THE REQUEST OF MICHAEL E. MARKS
AT 34 MINUTES PAST 2 O'CLOCK P M. THIS 28 DAY
OF OCT , 2014

CHRISTOPHER D. RICH RECORDER
By L. BAIT DEPUTY
FEE 5.00

COPY. SEE ORIGINAL AT ADA COUNTY RECORDER'S OFFICE

211-07-0-0-0-00-00

WESTBOUND SURVEYING SERVICES
BOISE, ID

RECEIVED
5.16.17

RECEIVED
5-16-17

**Re-recorded to correct legal.

ADA ~~COUNTY~~ RECORDER Christopher D. Rich
BOISE IDAHO Pgs=2 LISA BATT
JOHN BROWNING

2014-093233
11/17/2014 11:38 AM
AMOUNT:$13.00

00040697201400932330020020

Warranty Deed

For value received,

John W. Browning, an unmarried man

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

John W Browning, an unmarried man

whose current address is **880 E. Hubbard Rd., Kuna, ID 83634**

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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

John W. Browning

State of Idaho, County of Ada ss.

On this 17 day of November, 2014, before me, the undersigned, a Notary Public in and for said State, personally appeared John W. Browning, 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.

Notary Public
My Commission Expires:
(seal)

Residing at: Boise Idaho
Commission Expires: 5/31/2018

GINA SMITH
NOTARY
PUBLIC
STATE OF IDAHO

Exhibit
A2e

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, John Browning (Name), 880 E Hubbard Rd (Address)
Kuna (City), ID (State), 83634 (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 _____ (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 16TH day of MAY, 20 17

_____
Signature

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

DAWN STEPHENS NOTARY PUBLIC STATE OF IDAHO

_____
Notary Public for Idaho

Residing at: Kuna, Idaho

My commission expires: 1-17-18

Exhibit A2f

RECEIVED 5.16.17

RECEIVED
5-16-17

May 4, 2017

Dear Property Owner,

We have an annexation and re-zone request submitting to City of Kuna. We are having a Neighborhood Meeting on May 10th, 2017 at 6PM. It will be held at the site of the property, which is the 6.8 acres that is just West of the home at 880 E Hubbard Road, Kuna, Idaho. The meeting is for the annexation request to City of Kuna, and the rezone from County Zone of RR to a City of Kuna Zone of R-8.

Sincerely yours,

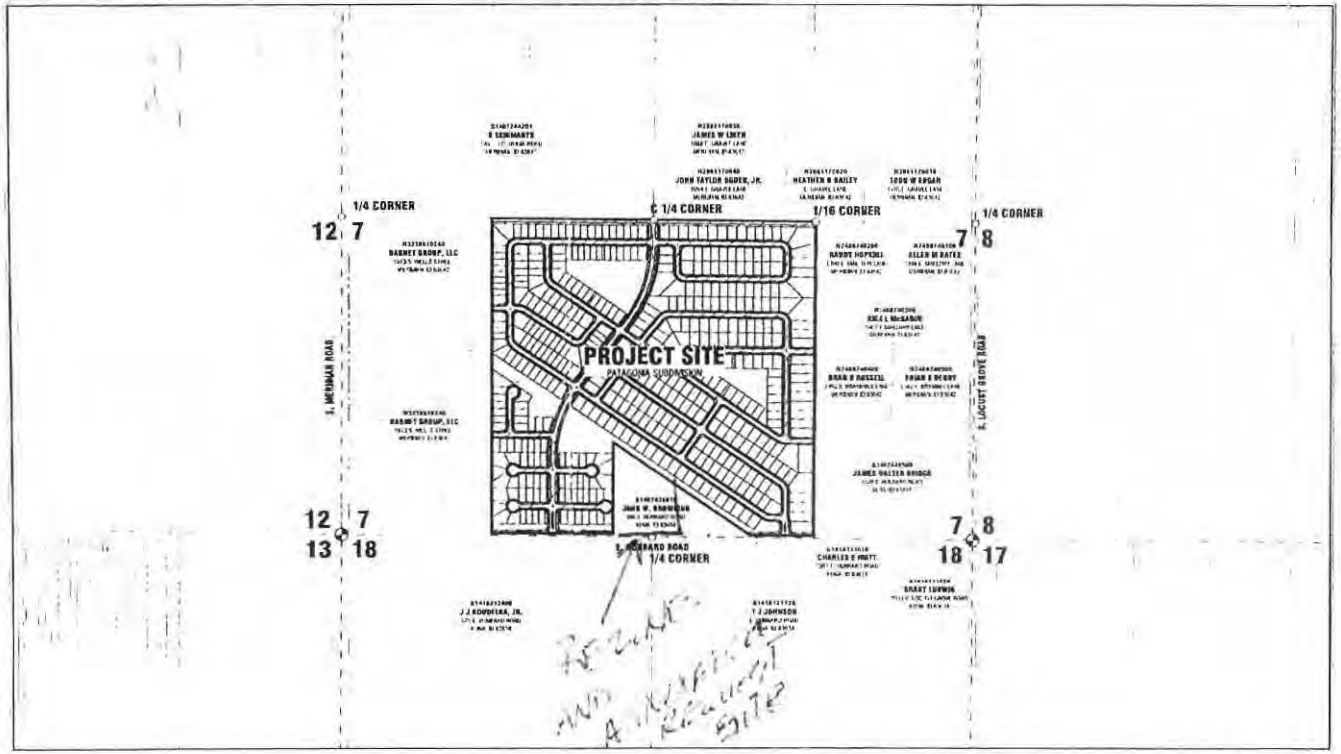
John Browning, Land Owner.

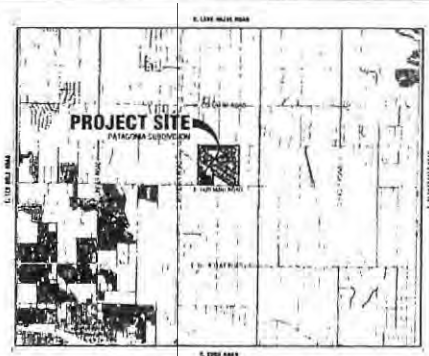
208-850-4044 JOHN BROWNING 880 E HUBBARD RD.

Exhibit
A2h

PATAGONIA SUBDIVISION - 2013 PRELIMINARY PLAT

KUNA, IDAHO
LOCATED IN THE S 1/2 OF SECTION 7,
T. 2N., R.1E., B.M., CITY OF KUNA, ADA COUNTY, IDAHO





1 VICINITY MAP
SCALE: 1" = 5000' HORIZONTAL

2 PATAGONIA SUBDIVISION SHEET INDEX

1 OF 5	P.100	TITLE SHEET
2 OF 5	P.200	PRELIMINARY PLAT
3 OF 5	P.300	PRELIMINARY PLAT
4 OF 5	P.400	PRELIMINARY PLAT
5 OF 5	P.500	PRELIMINARY PLAT

3 PATAGONIA SUBDIVISION PRELIMINARY PLAT DATA

TOTAL ACRES	150.35 AC	ZONING	
PUBLIC RIGHT-OF-WAY	26.45	EXISTING: RR	
RESIDENTIAL AREA	95.53	MINIMUM LOT SIZE (SF)	
COMMON AREA	17.58	SINGLE FAMILY	
COMMON AREA PERIPHERAL	11.09%	AVERAGE LOT SIZE	
TOTAL LOTS	488	RESIDENTIAL GROSS DENSITY (Du/Ac)	
SINGLE FAMILY LOTS	468		
COMMON LOTS	20		

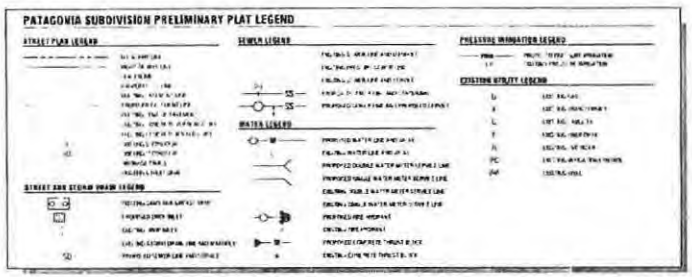
PRELIMINARY PLAT NOTES

1. UNLESS OTHERWISE SHOWN, ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR LOCAL UTILITIES, CITY OF KUNA STREET LIGHTS, IRRIGATION AND LOT DRAINAGE OVER THE TEN (10) FEET ADJACENT TO ALL REAR LOT LINES, OR AS SHOWN AND DIMENSIONED OVER THE ONE (1) TO 1 APPLICATION AND INTERIOR SIDE LOT LINES.
2. UNLESS OTHERWISE SHOWN, ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE OVER THE TEN (10) FEET ADJACENT TO ALL REAR LOT LINES, OR AS SHOWN AND DIMENSIONED OVER THE ONE (1) TO 1 APPLICATION AND INTERIOR SIDE LOT LINES.
3. ANY RESUBDIVISION OF THE PLAT SHALL COMPLY WITH THE APPLICATION ZONING REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
4. LOT 1, BLOCK 1; LOT 1 AND LOT 38, BLOCK 2; LOT 1, LOT 8, AND LOT 29, BLOCK 5; LOT 1, LOT 8, AND LOT 21, BLOCK 7; LOT 1, BLOCK 9; LOT 1, BLOCK 10; LOT 24 AND LOT 25, BLOCK 14; LOT 1, BLOCK 15; LOT 16, BLOCK 16; AND LOT 1, LOT 15, AND LOT 29, BLOCK 17 ARE DESIGNATED AS COMMON AREA LOTS, TO BE OWNED AND MAINTAINED BY THE PATAGONIA SUBDIVISION HOMEOWNERS ASSOCIATION. THIS OWNERSHIP AND MAINTENANCE MAY NOT BE CHANGED WITHOUT THE EXPRESS CONSENT OF THE CITY OF KUNA.
5. THE DEVELOPMENT AND/OR OWNER'S SHALL COMPLY WITH THE IDAHO CODE SECTION 31-3805 (1) (B) (3), PROVISIONS THAT APPLY TO IRRIGATION RIGHTS.
6. MAINTENANCE OF ANY IRRIGATION DRAINAGE PIPE OR DITCH CROSSING A LOT LINE IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION AND/OR DRAINAGE DISTRICT.
7. IRRIGATION WATER SHALL BE PROVIDED BY NEW YORK IRRIGATION DISTRICT IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(B). ALL LOTS WITHIN THIS SUBDIVISION SHALL BE ENTITLED TO IRRIGATION RIGHTS. WATER USE IS REGULATED BY A LEGISLATIVE FROM THE CITY OF KUNA VIA NEW YORK IRRIGATION DISTRICT. THE CITY OF KUNA SHALL HAVE NO RIGHT TO AND MAINTAIN THE SYSTEM.
8. DIRECT LOT ACCESS TO W. HUBBARD ROAD SHALL BE PROHIBITED UNLESS SPECIFICALLY AUTHORIZED BY THE ADA COUNTY HIGHWAY DISTRICT AND THE CITY OF KUNA.
9. MINIMUM BUILDING SETBACK AND OTHER NORMAL STANDARDS IN THIS SUBDIVISION SHALL BE IN ACCORDANCE WITH THE CITY OF KUNA APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF INDIVIDUAL BUILDING PERMITS OR AS SPECIFICALLY APPROVED AND/OR REQUIRED OR AS SHOWN ON THE PLAT.
10. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT WHICH STATES, "NO AGRICULTURAL OPERATION OR AN APPURTENANCE TO IT SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONNUISANCE ACTIVITIES AFTER THE SAME HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION WAS NOT A NUISANCE AT THE TIME THE OPERATION BEGAN; PROVIDED, THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OR APPURTENANCE THERETO."
11. RESTRICTIVE COVENANTS ARE IN EFFECT FOR THIS SUBDIVISION.

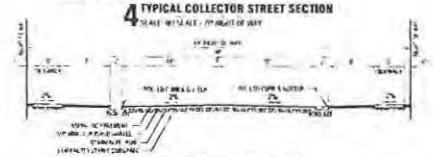
PATAGONIA SUBDIVISION CONTACT INFORMATION

ENGINEER	DEVELOPER	OWNER
CIVIL INNOVATIONS, PLLC CONTACT: BEN THOMAS PO BOX 170811 BOISE, IDAHO 83717 PHONE: (208) 914-0770	THE WESTPARK COMPANY, INC CONTACT: TAYLOR MERRILL PO BOX 344 MERIDIAN, IDAHO 83642 PHONE: (208) 888-5946	ARBOR RIDGE, LLC CONTACT: TAYLOR MERRILL PO BOX 344 MERIDIAN, IDAHO 83642 PHONE: (208) 888-5946

PATAGONIA SUBDIVISION PRELIMINARY PLAT LEGEND



4 TYPICAL COLLECTOR STREET SECTION
SCALE: 1/8"=1'-0" - 77' RIGHT OF WAY



5 TYPICAL LOCAL STREET SECTION
SCALE: 1/8"=1'-0" - 57' RIGHT OF WAY

CIVIL INNOVATIONS, PLLC
P.O. Box 170811
Boise, ID 83717
Phone: (208) 914-0770
www.civil-innovations.com

PROFESSIONAL ENGINEER — REGISTERED — 10062 — 12-31-2013 — STATE OF IDAHO — BENJAMIN P. THOMAS

NO.	DESCRIPTION	DATE

PATAGONIA SUBDIVISION
KUNA IDAHO

TITLE SHEET

PROJECT #	PATAGONIA
DWG FILE	1340701.dwg
DESIGNED BY	BT
DRAWN BY	KDH
CHECKED BY	BT
ISSUE DATE	11/01/2013
HORIZ. SCALE	AS SHOWN
VERT. SCALE	AS SHOWN

P.100
SHEET 1 OF 5

C:\Civil Innovations\Projects\2013\1340701 PATAGONIA\2 Design\2.4 - Preliminary Plat\dwg\1340701 PATAGONIA Preliminary Plat.dwg Last Saved: 12/20/13 10:11:48 am

RECEIVED 5-16-17

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: REZONE AND ANNEXATION 6.8 ACRES E HUBBARD RD

Date and time of neighborhood meeting: MAY 10TH 2017 6:00 PM

Location of neighborhood meeting: AT SUBJECT PROPERTY

SITE INFORMATION:

Location: Quarter: S1/2 Section: 7 Township: 2N Range: 1E Total Acres: 6.818 ACRES

Subdivision Name: _____ Lot: _____ Block: _____

Site Address: 882 E HUBBARD RD Tax Parcel Number(s): S1407347180

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

CURRENT PROPERTY OWNER:

Name: JOHN BROWNING

Address: 880 E HUBBARD RD City: KUNA State: ID Zip: 83634

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

Name: John Browning Business (if applicable): _____

Address: 880 E HUBBARD RD City: KUNA State: ID Zip: 83634

PROPOSED USE:

I request a neighborhood meeting list for the following proposed use of my property (check all that apply):

Application Type	*Brief Description*
Annexation	6.818 ACRE AT 882 E HUBBARD
Re-zone	RE-ZONE TO R-8
Subdivision (Sketch Plat and/or Prelim. Plat)	
Special Use	
Variance	
Expansion of Extension of a Nonconforming Use	
Zoning Ordinance Map Amendment	

APPLICANT:

Name: John Browning

Address: 880 E. HUBBARD RD

City: KUNA State: ID Zip: 83634

Telephone: 208-850-4044 Fax: 208-345-9393

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) [signature] Date 5/10/17

SIGN IN SHEET

PROJECT NAME: ~~REZONING~~ REZONE - ANNEXATION

Date: 5/16/17

	Name	Address	Zip	Phone
1	TAYLOR MERRILL / PATAGONIA DEVELOPMENT	PO BOX 344	MERIDIAN 83680	208-854-7260
2				
3				
4				
5				
6				
7				
8				
9				
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24				
25				
26				
27				
28				
29				
30				

Neighborhood Meeting List Request

CITY OF KUNA PLANNING & ZONING, 763 West Avalon, Kuna, Idaho 83634 * www.kunacity.id.gov * (208) 922-5274 * Fax: (208) 922-5989

GENERAL INFORMATION:

If you are applying for one of the uses listed below, you must conduct a Neighborhood Meeting. This meeting allows neighbors to learn more about your project before the public hearing (Kuna Planning & Zoning will notify surrounding property owners of the hearing). All involved property owners within *300 feet of the subject property boundary need to be invited to your meeting.

According to Kuna City Code, 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. **Please fill out the supplied certification form and include it with your application so we have written record of your meeting.** Contacting and/or meeting individually with residents will not fulfill Neighborhood Meeting requirements.

*PLEASE NOTE: A $20.00 FEE IS REQUIRED FOR THIS SERVICE (CITY OF KUNA PROVIDES MAILING LABELS)

PROPOSED USE:

I request a neighborhood meeting list for the following proposed use of my property (check all that apply):

APPLICATION TYPE	BRIEF DESCRIPTION
☐ Subdivision (Sketch Plat and/or Prelim. Plat)	
☐ Conditional Use	
☐ Variance	
☐ Expansion of Extension of a Nonconforming Use	
☒ Zoning Ordinance Map Amendment	R-8 Residental

SITE INFORMATION:

Location: Quarter: _____ Section: _____ Township: _____ Range: _____ Total Acres: _____

Subdivision Name: _____ Lot(s): _____ Block(s): _____

Site Address: _____ Tax Parcel Number(s): _____

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

CURRENT PROPERTY OWNER:

Name: John W Browning

Address: 890 E Hubbard Rd City: Kuna State: ID Zip: 83634

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

Name: John W Browning Business (if applicable): _____

Address: 890 E Hubbard City: Kuna State: ID Zip: 83634

Fax: 208-343-9331 Phone: 208-343-9393 Cell: 208-850-4044 *

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

PRIMOWNER	SECOWNER	ADDCONCAT	STATCONCAT
KW HOMES INC		3866 S LAMONE WAY	MERIDIAN, ID 83642-0000
PATAGONIA DEVELOPMENT LLC		PO BOX 344	MERIDIAN, ID 83680-0000
BROWNING JOHN W		880 E HUBBARD RD	KUNA, ID 83634-0000
JOHNSON T J	JOHNSON G ELAINE	2425 N LOCUST GROVE RD	KUNA, ID 83634-1313
PATAGONIA DEVELOPMENT LLC		PO BOX 344	MERIDIAN, ID 83680-0000
STYLISH HOMES LLC		12849 N 12TH AVE	GARDEN CITY, ID 83714-0000
ARBOR RIDGE LLC		P O BOX 344	MERIDIAN, ID 83680-0000
STYLISH HOMES LLC		12849 N 12TH AVE	GARDEN CITY, ID 83714-0000
STACY CONSTRUCTION INC		13923 W WAINWRIGHT DR # 303	BOISE, ID 83713-0000
SCHROEDER ENTERPRISES		1825 E SPIRIT HAWK LN	KUNA, ID 83634-0000
BERKELEY BUILDING COMPANY INC		PO BOX 5927	BOISE, ID 83705-0000
SCHROEDER ENTERPRISES INC		1825 E SPIRIT HAWK LN	KUNA, ID 83634-5101
BROWNING JOHN W		880 E HUBBARD RD	KUNA, ID 83634-0000
KOUDELKA J J JR	KOUDELKA MADGE H	PO BOX 1564	NAMPA, ID 83653-1564

City of Kuna

5-16-17

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

Phone: (208) 922-5274
Fax: (208) 922-5989
Web: www.cityofkuna.com

City of Kuna

COMMITMENT TO PROPERTY POSTING

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

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

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

I am aware of the above requirements and will comply with the posting requirements as stated in Kuna City Code 5-1A-8

Allen Browning
Applicant/agent signature

5/16/17
Date

Exhibit A2.1

Jace Hellman

From: John Browning <firstservicegroup@gmail.com>
Sent: Wednesday, September 6, 2017 3:34 PM
To: Jace Hellman
Subject: Re: Annexation hearing 9.12.17

Jace,
I have reviewed our project and see that a R-6 will work fine . So yes a R-6 is ok.
Thanks,
John

Sent from my iPhone

On Sep 6, 2017, at 3:28 PM, Jace Hellman <jhellman@kunaID.gov> wrote:

> Hello John,
>
> I just received a phone call from Richard Green about your property that is currently going through the annexation process. He was wondering if his plans for future development would be allowed in an R-6 zone. I am just trying to get myself caught up to speed, and prepare for next week's hearing and I am wondering if you still plan on proposing to have this property annexed with an R-8 zoning designation, Or was there a change of heart, and would like to move forward with an R-6 zone? Let us know.
>
> If you have any questions, please do not hesitate to ask.
>
> Thank you John,
>
> Jace Hellman
> Planner I
> City of Kuna
> 751 W 4th Street
> Kuna, ID 83634
> jhellman@kunaID.gov

Jace Hellman

From: Jace Hellman
Sent: Monday, July 24, 2017 4:24 PM
To: ACHD; Ada County Engineer; Antonio Conti; Attorney Icloud; Becky Rone - Kuna USPS Addressing; Boise Project Board of Control; Boise Project Board of Control; Boise-Kuna Irrigation Distr.; Cable One t.v.; Central District Health Dept. CDHD; COMPASS; DEQ (Alicia.martin@deq.idaho.gov); Eric Adolfson; Idaho Power; Idaho Power; Idaho Power Easements; Intermountain Gas; Intermountain Gas; J&M Sanitation - Chad Gordon; Jaime Golliher; Julie Stanely - Regional Address Mgmt.; Ken Couch: Idaho Transportation Department; Kuna Police; Kuna Postmaster - Marc C. Boyer; Kuna School District; Kuna School District; Kuna School District; Nampa Meridian Irrigation District; Natalie Purkey (npurkey@kunaid.gov); New York Irrigation; Planning Mgr: Ada County Development Services; Terry Gammel
Subject: Request for Comment on Case No. 17-04-AN (Annexation)
Attachments: Agency packet 7.24.2017.pdf

July 24, 2017

Notice is hereby given that the following action is under consideration by the City of Kuna:

FILE NUMBER	17-04-AN (annexation): John Browning
PROJECT DESCRIPTION	Applicant is proposing to have his property annexed into the City of Kuna with an R-8 zoning designation.
SITE LOCATION	**882 East Hubbard Road, Kuna, ID 83634**
APPLICANT/ REPRESENTATIVE	John Browning 880 E Hubbard Rd Kuna, ID 83634 208.850.4044 firstservicegroup@gmail.com
SCHEDULED HEARING DATE	**Tuesday, August 22, 2017** **6:00 p.m.**
KUNA STAFF CONTACT	Jace Hellman, Planner I jhellman@kunaid.gov Phone: 922-5274 Fax: 922-5989

We have included an attachment with the application items that were submitted to assist you with your consideration and responses. **No response within 15 business days will indicate you have no objection or concerns with this proposed project.** We would appreciate any information you can supply us as to how this action would affect the services you provide. The public hearing is at 6:00 p.m. or as soon thereafter as it may be heard located at Kuna City Hall 751 W. 4th Street, Kuna, ID 83634.

Exhibit C2

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

MICHAEL L. BORZICK
GIS MAPPING

Telephone (208) 287-1726; Fax (208) 287-1731
Email: mborzick@kunaID.gov

MEMORANDUM

TO: Director of Kuna Planning and Zoning

FROM: In Place of the Kuna City Engineer
Michael L. Borzick
GIS Manager

RE: John Browning Annexation
North of Hubbard Road and East of Patagonia 1 Subdivision
Annexation Request
17-04-AN

DATE: July 25, 2017

The City Engineer has reviewed the request of the above applicant dated May 16, 2017. It is noted that specific development plans are not provided except those implied as allowed or permitted in a "R-8" zone. The recommendation of the City is to proceed with this Annexation and address any issues and conditions raised below in connection with this application during plan review. Accordingly, the City GIS manager provides the following comments in lieu of a City Engineer:

1. **Sanitary Sewer Needs**

   a) The applicant's property contains some scattered agriculture and does not appear to require immediate City service depending on the location of the existing drain field in regards to proposed buildings, parking areas, watermains, etc. Depending on the location of any drain fields or with additional development, it may require municipal sewer service. The City would ultimately recommend connection to City facilities at such time as existing systems fail or in connection with this future development.
   b) Wastewater from the applicant's property has the future option of being treated at the North Treatment Plant which has sufficient capacity to serve this site. The nearest point of connection for the Browning property is located within E Merino St near the Southeast corner of the Patagonia 1 Subdivision which sewer line discharges into the Danskin Lift Station. When connecting to the

Exhibit
C3

sewer system, the applicant will need to abide by any relevant sewer reimbursement policies and agreements and any relevant connection fees.
c) Applicant must conform to City of Kuna Sewer Master Plan.
d) For assistance in locating existing facilities and understanding issues associated with connection, please contact the City GIS Manager at 287-1726.

2. Potable Water Needs

a) The applicant's property to be annexed is presently used under agriculture purposes, has at least one (1) private water system and does not require immediate City service unless the private well is too close to the septic system. The City Engineer recommends connection to City facilities at the commencement of development because facilities are now within 300'.
b) The nearest point of connection for this property is in an 8-inch water main within E Merino St and E Hubbard Rd. 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.
c) Improvements necessary to provide adequate fire protection as required by Kuna Fire District will be required of the development.
d) Applicant must conform to City of Kuna Water Master Plan.
e) For assistance in locating existing facilities, please contact the City GIS Manager at 287-1726.

3. Pressure Irrigation

a) The property's irrigation needs are presently served from surface water rights delivered through local canals and from private wells and does not require immediate City service. The applicants' property will need to show how they can maintain surface water rights for proper irrigation or they will need to connect to the City's Pressurized Irrigation system so public potable water is not used for irrigation purposes. The City recommends ultimate connection to City facilities in connection with future development or when facilities are within 300' of the dwelling.
b) The nearest point of connection for the property is directly adjacent and to the West in an 12-inch pressure irrigation main. When connecting to the pressure irrigation system, the applicant will need to abide by any relevant pressure irrigation reimbursement policies and agreements and any relevant connection fees.
c) As a condition related to paragraph 3(a), connection to pressure irrigation shall constitute an automatic petition for inclusion in the municipal irrigation system and an agreement to the pooling of this property's water rights for delivery purposes.
d) Applicant must conform to City of Kuna Irrigation Master Plan.
e) For assistance in locating existing facilities, please contact the City GIS Manager at 287-1726.

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

a) With the addition of this property into the corporate limits of Kuna and its potential connection to both potable 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 (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.

7. Right-of-Way

The subject property fronts on existing section line arterial street (Hubbard Road). The following conditions are related to these classified streets and future quarter line classified streets and apply at the time of additional development:

a) Sufficient half right-of-way on the quarter line and section line for existing and future classified streets should be provided pursuant to City and ACHD standards. The City recommends right-of-way at full width is provided across the entire Hubbard Rd frontage, including proposed out-parcel.
b) It is recommended new and existing approaches onto the classified streets comply with ACHD 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.

9. **Property Description**
   a) The applicant provided a metes and bounds property description of the subject parcel.

We look forward to working with you on this project. If we may be of further assistance, feel free to contact me at 287-1726.

Sincerely,

Michael L. Borzick

Michael L. Borzick
GIS Mapper

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

RECEIVED
JUL 27 2017
CITY OF KUNA

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

25 July 2017

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

RE: John Browning
882 East Hubbard Rd
New York Irrigation District
Mason Creek Feeder 144+90
Sec. 07, T2N, R1E, BM.

File Number - 17-04-AN

NY-104-271-01

Jace Hellman, Planner I:

The United States' Mason Creek Feeder 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 the federal easement 37 feet north and 35 feet south 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.

Please note the appropriate easements on all future preliminary/final plats.

Boise Project Board of Control must also review and approve any final plats prior to recording.

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

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.

Exhibit
B1

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.

Fencing (as may be required) must be constructed just off the canal easement, to insure public safety and prevent encroachments.

Parking lots, curbing, light poles, signs, etc. and the placing of asphalt and/or cement over Project facility easements must be approved by Boise Project Board of Control prior to construction.

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

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

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

NO DISCHARGE into any 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.

Should there be any small (neighborhood) irrigation ditches on this site, the developers and/or landowners will be obligated to protect them and allow water to pass to downstream neighbors.

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

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

Boise Project Board of Control must receive a written response from the New York Irrigation District as to who will own and operate the pressure irrigation system prior to review and approval of an irrigation plan by Boise Project Board of Control.

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,

Thomas Ritthaler
Management/GIS

tbr/tr
cc: Clint McCormick — Watermaster, Div; 2 BPBC
Terri Hasson — Secretary – Treasurer, NYID
File

ORGANIZED 1904

Nampa & Meridian Irrigation District

1503 FIRST STREET SOUTH
FAX #208-463-0092

NAMPA, IDAHO 83651-4395
nmid.org

OFFICE: Nampa 208-466-7861
SHOP: Nampa 208-466-0663

July 26, 2017

Jace Hellman, Planner I
City of Kuna
P.O. Box 13
Kuna, ID 83634

RECEIVED
JUL 31 2017
CITY OF KUNA

RE: 1704_AN/ John Browning; 882 E. Hubbard Road

Dear Jace:

Nampa & Meridian Irrigation District (NMID) has no comment on the above-referenced application.

All private laterals and waste ways must be protected. All municipal surface drainage must be retained on-site. If any surface drainage leaves the site, NMID must review drainage plans. The developer must comply with Idaho Code 31-3805.

Sincerely,

Greg G. Curtis
Water Superintendent
Nampa & Meridian Irrigation District
GGC/gnf

PC: Office/File

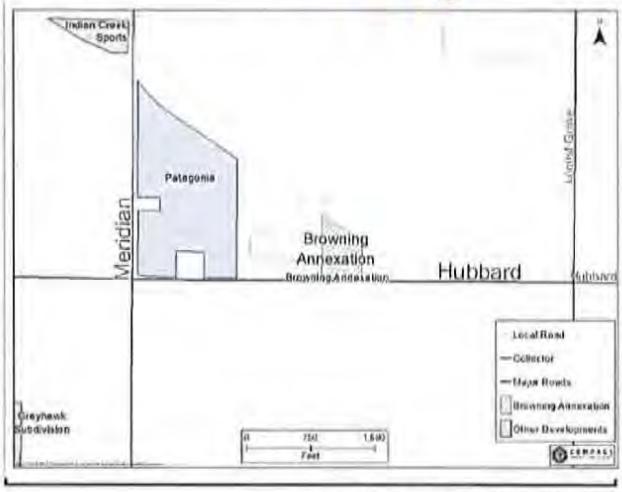
Exhibit B2

Communities in Motion 2040 Development Checklist

8.7.2017

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.**

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**.



Click for detailed map.

Name of Development: Browning Annexation

Summary: Annexation of approximately 7 acres northeast of the intersection of Meridian Road and Hubbard Road. This proposal meets 7 CIM checklist items and does not meet 12 items. Consider a multi-use pathway along the Mason Creek Feeder and a stub street to the existing neighborhood to the west.

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
24	13	80	13	786	257

◉ **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
293	79	907	79	1,443	645

◉ **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

COMPASS
COMMUNITY PLANNING ASSOCIATION
of Southwest Idaho

Exhibit B 3

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: Future signalized intersection at Hubbard & US 69 in 2021 $760,000. Resurface of US 69 in 2018

○ **Yes** ○ **No** ⊙ **N/A** The proposal uses appropriate access management techniques as described in the **COMPASS Access Management Toolkit**.

Comments: No site plan provided.

⊙**Yes** ○**No** ○**N/A** This proposal supports Valley Regional Transit's *valley**connect*** plan. See ***Valley Regional Transit Amenities Development Guidelines*** for additional detail.

Comments: Future flex service area (60 min all day) also secondary service route: 30-60 minutes w/ frequent stops

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)**

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

(208) 334-8300
itd.idaho.gov

August 8, 2017

Jace Hellman
City of Kuna, Planning and Zoning Department
P.O. Box 13
Kuna, ID 83634

VIA EMAIL

RE: 17-04-AN JOHN BROWNING ANNEXATION

The Idaho Transportation Department has reviewed the referenced annexation and rezone application submitted by John Browning for 882 East Hibbard Road, east of SH-69, milepost 4.12. ITD has the following comments:

1. This project does not abut the State highway system.
2. Traffic generation numbers and a detailed site plan showing full build-out were not provided with this notice. The Idaho Administrative Proceedures Act (IDAPA) governs access to state highways. Per IDAPA 39.03.42 rules, when a development generates 100 trips in the peak hour, 1000 trips per day, or the new vehicle volume will result from development that equals or exceeds the threshold values in Table 2 found in IDAPA 39.03.42, a traffic impact study shall be required, unless waived by the District Engineer. Since this development will gain access to the State Highway system at SH69 and Hubbard Road, ITD may require a Traffic Impact Study to determine what mitigation, if any, may be necessary at the intersection.
3. Idaho Code 40-1910 does not allow advertising within the right-of-way of any State highway system.
4. IDAPA 39.03.60 rules govern advertising along the State highway system. The applicant may contact Justin Pond, Program Manager for ITD's Headquarters Right-of-Way Section at 334-8832 for more information.

Exhibit
B4

5. The City is reminded that the SH-69 corridor is already becoming congested and this project will increase the number of vehicle trips in the corridor. ITD currently has a signal listed in the Idaho Transportation Improvement Plan (ITIP) for construction at the intersection of SH-69 and Hubbard Road.

6. ITD does not object to the annexation and rezoning of this parcel.

If you have any questions, you may contact Shona Tonkin at 334-8341 or me at 332-7190.

Sincerely,

Ken Couch
Development Services Coordinator
Ken.Couch@itd.idaho.gov

CENTRAL DISTRICT HEALTH DEPARTMENT

Environmental Health Division

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

Rezone # _____

Conditional Use # 17-04-AN

Preliminary / Final / Short Plat _____

City of Kuna

JOHN BROWNING.

☒ 1. We have No Objections to this Proposal.

☐ 2. We recommend Denial of this Proposal.

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

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

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

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

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

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

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

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

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

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

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

☐ 14. _____

RECEIVED
JUL 28 2017
CITY OF KUNA

Reviewed By: _____

Date: 7/25/17

Exhibit B5

Review Sheet

15726-001EH1111

ACHD
Committed to Service

Paul Woods, President
Rebecca W. Arnold, Vice President
Sara M. Baker, Commissioner
Kent Goldthorpe, Commissioner
Jim Hansen, Commissioner

Date: August 29, 2017

(Via email)

To: John Browning
880 E Hubbard Road
Kuna, ID 83634

Subject: Browning Annexation/ KUNA17-0012/ 17-04-AN
882 E Hubbard Road

On August 28, 2017, the Ada County Highway District Commission acted on your application for the above referenced project. The attached report lists site-specific requirements, conditions of approval and street improvements, which are required.

If you have any questions, please feel free to contact me at (208) 387-6171.

Sincerely,

Stacey Yarrington

Stacey Yarrington
Planner III
Development Services
Ada County Highway District

CC: Project file
City of Kuna (via email)

Exhibit
B6

Development Services Department

ACHD
Committed to Service

Project/File: **Browning Annexation/ KUNA17-0012/ 17-04-AN**
This is an annexation with rezone to R-8 (High density residential) application, located on 6.81-acres.

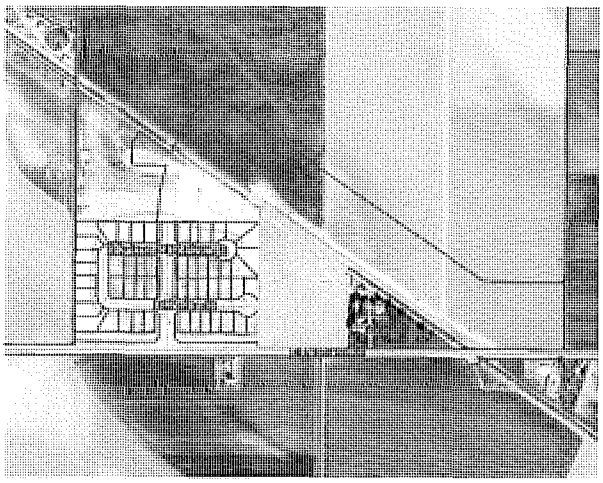
Lead Agency: City of Kuna

Site address: 882 E Hubbard Road

Staff Approval: August 28, 2017

Applicant/ Representative: John Browning
880 E Hubbard Road
Kuna, ID 83634

Staff Contact: Stacey Yarrington, Planner III
Phone: 387-6171
E-mail: syarrington@achdidaho.org



A. Findings of Fact

1. **Description of Application:** The applicant is requesting approval of an annexation and rezone from RR (Rural Residential) to R-8 (High density residential). The site is located on 6.81-acres.

   The applicant's proposal is consistent with the City of Kuna's Future Land Use Map.

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

Direction	Land Use	Zoning
North	Medium Density Residential	R-6
South	Rural Residential (Ada County)	RR
East	Rural Residential (Ada County)	RR
West	Medium Density Residential	R-6

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:
   - Patagonia, a 470 lot residential subdivision, located adjacent to the site is in various stages of development and was approved by ACHD on October 21, 2014.
5. **Transit:** Transit services are not available to serve this site.
6. **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.

7. **Capital Improvements Plan (CIP)/ Integrated Five Year Work Plan (IFYWP):**
   There are currently no roadways, bridges or intersections in the general vicinity of the project that are currently in the Integrated Five Year Work Plan (IFYWP).

   - The intersection of Hubbard Road and SH-69/ Meridian Road is listed in the CIP to be widened to 6-lanes on the north leg, 5-lanes on the south, 4-lanes east, and 3-lanes on the west leg, and signalized between 2031 and 2035.

B. Traffic Findings for Consideration

1. **Trip Generation:** The trip generation rates listed below are possible trip generators that may be located within the site based on the Institute of Transportation Engineers Trip Generation Manual, 9th edition.

Use (1,000 sf)	Average Daily Trips (ADT)	PM Peak Hour
Apartment (unit)	6.65	0.62
Townhouse (unit)	5.81	0.52
Single Family Detached (unit)	9.52	1.00

2. **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
**State Highway 69 Meridian Road	0-feet	Principal Arterial	1,359	Better than "E"
Hubbard Road	469-feet	Minor Arterial	301	Better than "E"

* 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.

3. **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 south of Columbia Road was 21,456 on 03/23/17.
   - The average daily traffic count for Hubbard Road west of Locust Grove Road was 27 on 10/27/15.

C. Findings for Consideration

This application is for annexation and rezone only. Listed below are some of the findings for consideration that the District may identify when it reviews a future development application. The District may add additional findings for consideration when it reviews a specific redevelopment application.

1. Hubbard Road

a. **Existing Conditions:** Hubbard Road is improved with 2-travel lanes, 24-feet of pavement, and no curb, gutter or sidewalk abutting the site. There is 50-feet of right-of-way for Hubbard Road (25-feet from section line).

b. **Policy:**

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

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

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

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

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

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

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

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

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

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 Hubbard Road is designated in the MSM as a Residential Arterial with 3-lanes and on-street bike lanes, a 46-foot street section within 70-feet of right-of-way.

c. **Staff Comments/Recommendations:** Consistent with the MSM the applicant should be required to dedicate additional right-of-way to total 35-feet from centerline of Hubbard Road

abutting the site. The applicant should be required to construct a 5-foot wide sidewalk located a minimum 32-feet from centerline of Hubbard Road abutting the site. No compensation will be provided for right-of-way on Hubbard Road as it is not listed as impact fee eligible in the CIP.

2. Internal Street

a. **Existing Conditions:** Merino Street is stubbed at the site's west property line.

b. **Policy:**

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

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

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

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

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.

Landscape Medians Policy: District policy 7207.5.16 states that landscape medians are permissible where adequate pavement width is provided on each side of the median to accommodate the travel lanes and where the following is provided:

- The median is platted as right-of-way owned by ACHD.
- The width of an island near an intersection is 12-feet maximum for a minimum distance of 150-feet. Beyond the 150-feet, the island may increase to a maximum width of 30-feet.
- At an intersection that is signalized or is to be signalized in the future, the median width shall be reduced to accommodate the necessary turn lane storage and tapers.
- The Developer or Homeowners Association shall apply for a license agreement if landscaping is to be placed within these medians.
- The license agreement shall contain the District's requirements of the developer including, but not limited to, a "hold harmless" clause; requirements for maintenance by the developer; liability insurance requirements; and restrictions.
- Vertical curbs are required around the perimeter of any raised median. Gutters shall slope away from the curb to prevent ponding.

c. **Staff Comments/Recommendations:** Staff recommends that the applicant continue Merino Street into the site as a 33 or 36-foot street section with curb, gutter, and 5-foot wide sidewalk within 50-feet of right-of-way. The applicant should construct a cul-de-sac at the terminus of the street as there is no planned crossing for the Mason Creek Canal abutting this site. The cul-de-sac should be constructed with a minimum 45-foot wide turning radius.

The applicant should provide written fire department approval for the reduced 33-foot street section if constructed; and the cul-de-sac prior to final plat.

3. 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.

4. 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.

5. Other Access

Hubbard Road is classified as a minor arterial 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

This application is for annexation and rezone only. The District may add additional findings for consideration when it reviews a specific development application. Site Specific Conditions will be established at that time.

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. Utility Coordinating Council
3. Development Process Checklist
4. Appeal Guidelines

VICINITY MAP

Ada County Utility Coordinating Council

Developer/Local Improvement District
Right of Way Improvements Guideline Request

Purpose: To develop the necessary avenue for proper notification to utilities of local highway and road improvements, to help the utilities in budgeting and to clarify the already existing process.

1) **Notification:** Within five (5) working days upon notification of required right of way improvements by Highway entities, developers shall provide written notification to the affected utility owners and the Ada County Utility Coordinating Council (UCC). Notification shall include but not be limited to, project limits, scope of roadway improvements/project, anticipated construction dates, and any portions critical to the right of way improvements and coordination of utilities.

2) **Plan Review:** The developer shall provide the highway entities and all utility owners with preliminary project plans and schedule a plan review conference. Depending on the scale of utility improvements, a plan review conference may not be necessary, as determined by the utility owners. Conference notification shall also be sent to the UCC. During the review meeting the developer shall notify utilities of the status of right of way/easement acquisition necessary for their project. At the plan review conference each company shall have the right to appeal, adjust and/or negotiate with the developer on its own behalf. Each utility shall provide the developer with a letter of review indicating the costs and time required for relocation of its facilities. Said letter of review is to be provided within thirty calendar days after the date of the plan review conference.

3) **Revisions:** The developer is responsible to provide utilities with any revisions to preliminary plans. Utilities may request an updated plan review meeting if revisions are made in the preliminary plans which affect the utility relocation requirements. Utilities shall have thirty days after receiving the revisions to review and comment thereon.

4) **Final Notification:** The developer will provide highway entities, utility owners and the UCC with final notification of its intent to proceed with right of way improvements and include the anticipated date work will commence. This notification shall indicate that the work to be performed shall be pursuant to final approved plans by the highway entity. The developer shall schedule a preconstruction meeting prior to right of way improvements. Utility relocation activity shall be completed within the times established during the preconstruction meeting, unless otherwise agreed upon.

Notification to the Ada County UCC can be sent to: 50 S. Cole Rd. Boise 83707, or Visit iducc.com for e-mail notification information.

Development Process Checklist

Items Completed to Date:

☒Submit a development application to a City or to Ada County

☒The City or the County will transmit the development application to ACHD

☒The ACHD **Planning Review Section** will receive the development application to review

☒The **Planning Review Section** will do one of the following:

☐Send a **"No Review"** letter to the applicant stating that there are no site specific conditions of approval at this time.

☒Write a **Staff Level** report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.

☒Write a **Commission Level** report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.

Items to be completed by Applicant:

☐For **ALL** development applications, including those receiving a **"No Review"** letter:

- The applicant should submit one set of engineered plans directly to ACHD for review by the **Development Review Section** for plan review and assessment of impact fees. (Note: if there are no site improvements required by ACHD, then architectural plans may be submitted for purposes of impact fee assessment.)
- The applicant is required to get a permit from Construction Services (ACHD) for ANY work in the right-of-way, including, but not limited to, driveway approaches, street improvements and utility cuts.

☐Pay Impact Fees prior to issuance of building permit. Impact fees cannot be paid prior to plan review approval.

DID YOU REMEMBER:
Construction (Non-Subdivisions)

☐ **Driveway or Property Approach(s)**

- Submit a "Driveway Approach Request" form to ACHD Construction (for approval by Development Services & Traffic Services). There is a one week turnaround for this approval.

☐ **Working in the ACHD Right-of-Way**

- Four business days prior to starting work have a bonded contractor submit a "Temporary Highway Use Permit Application" to ACHD Construction – Permits along with:
  a) Traffic Control Plan
  b) An Erosion & Sediment Control Narrative & Plat, done by a Certified Plan Designer, if trench is >50' or you are placing >600 sf of concrete or asphalt.

Construction (Subdivisions)

☐ **Sediment & Erosion Submittal**

- At least one week prior to setting up a Pre-Construction Meeting an Erosion & Sediment Control Narrative & Plan, done by a Certified Plan Designer, must be turned into ACHD Construction to be reviewed and approved by the ACHD Stormwater Section.

☐ **Idaho Power Company**

- Vic Steelman at Idaho Power must have his IPCO approved set of subdivision utility plans prior to Pre-Con being scheduled.

☐ **Final Approval from Development Services is required** prior to scheduling a Pre-Con.

Request for Appeal of Staff Decision

1. **Appeal of Staff Decision:** The Commission shall hear and decide appeals by an applicant of the final decision made by the Development Services Manager when it is alleged that the Development Services Manager did not properly apply this section 7101.6, did not consider all of the relevant facts presented, made an error of fact or law, abused discretion or acted arbitrarily and capriciously in the interpretation or enforcement of the ACHD Policy Manual.

    a. Filing Fee: The Commission may, from time to time, set reasonable fees to be charged the applicant for the processing of appeals, to cover administrative costs.

    b. Initiation: An appeal is initiated by the filing of a written notice of appeal with the Secretary and Clerk of the District, which must be filed within ten (10) working days from the date of the decision that is the subject of the appeal. The notice of appeal shall refer to the decision being appealed, identify the appellant by name, address and telephone number and state the grounds for the appeal. The grounds shall include a written summary of the provisions of the policy relevant to the appeal and/or the facts and law relied upon and shall include a written argument in support of the appeal. The Commission shall not consider a notice of appeal that does not comply with the provisions of this subsection.

    c. Time to Reply: The Development Services Manager shall have ten (10) working days from the date of the filing of the notice of appeal to reply to the notice of the appeal, and may during such time meet with the appellant to discuss the matter, and may also consider and/or modify the decision that is being appealed. A copy of the reply and any modifications to the decision being appealed will be provided to the appellant prior to the Commission hearing on the appeal.

    d. Notice of Hearing: Unless otherwise agreed to by the appellant, the hearing of the appeal will be noticed and scheduled on the Commission agenda at a regular meeting to be held within thirty (30) days following the delivery to the appellant of the Development Services Manager's reply to the notice of appeal. A copy of the decision being appealed, the notice of appeal and the reply shall be delivered to the Commission at least one (1) week prior to the hearing.

    e. Action by Commission: Following the hearing, the Commission shall either affirm or reverse, in whole or part, or otherwise modify, amend or supplement the decision being appealed, as such action is adequately supported by the law and evidence presented at the hearing.

CITY OF KUNA
P.O. Box 13 - Kuna, ID 83634
Phone: 922-5274 - Fax: 922-5989

File #17-04-AN (Annexation) John Browning

NOTICE IS HEREBY GIVEN, that the Kuna City Council will hold a public hearing, **Tuesday, October 17, 2017 at 6:00 pm**, or as soon as can be heard at Kuna City Hall, 751 W. 4th St., Kuna, ID; in connection with a request from John Browning to annex approximately 6.82 acres into Kuna City limits with an 'R-6' (Residential) zoning designation. The site is located at **882 E Hubbard Road, Kuna, ID 83634** (APN #: S1407347180).

The public is invited to present written and/or oral comments at the hearing. Any written testimony must be received by close of business on October 12, 2017, or it may not be considered. Please mail comments to PO Box 13 Kuna, ID 83634, or drop off at City Hall: 751 W. 4th Street, Kuna, ID.

Please do not contact anyone who would be involved in this decision-making process, which would include the members of the City Council, or the Mayor; as such private conversations would be considered ex parte (one sided) and could jeopardize the public hearing process.

If you have any questions or require special accommodations, please contact the Kuna Planning & Zoning Department prior to the meeting at 922-5274.

Kuna Planning & Zoning Department

(No need to print this portion) Please publish one time on September 27, 2017.

(Sent 9/21/2017)

Kuna P.O. #6117

Exhibit
D5

Jace Hellman

From: Sharon Jessen <sjessen@idahopress.com>
Sent: Thursday, September 21, 2017 11:11 AM
To: Jace Hellman
Subject: Re: City of Kuna Request for Legal Publication

Legals Email First Response

Thank you for your request. You will receive an email confirmation with proof, price and publication dates shortly.

Idaho Press-Tribune, Emmett Messenger-Index, Kuna-Melba News, and Meridian Press-Tribune
Sharon
Legal Clerk
208-465-8129
legals@idahopress.com
8:00am – 12:00pm Monday – Friday

From: Jace Hellman <jhellman@kunaID.gov>
Sent: Thursday, September 21, 2017 9:45 AM
To: IPT Legals
Subject: City of Kuna Request for Legal Publication

Greetings:

We would like to request that you publish both of the attached legal notifications in the **September 27th** cycle of Kuna Melba News on behalf of the City of Kuna, Planning & Zoning Department.
These notifications needs to only be published for one (1) cycle.

The Kuna P.O. for this request is #6117 (if you need it).
Thank you.

Jace Hellman
Planner I
City of Kuna
751 W 4th Street
Kuna, ID 83634
jhellman@kunaID.gov

IDAHO PRESS TRIBUNE
MERIDIAN PRESS, KUNA MELBA NEWS
C/O ISJ PAYMENT PROCESSING CENTER
PO BOX 1570
POCATELLO ID 83204
(208)467-9251

ORDER CONFIRMATION

Salesperson: LEGALS — Printed at 09/21/17 10:58 by sje14

Acct #: 345222 — Ad #: 1674053 — Status: N

1 KUNA, CITY OF
P.O. BOX 13
KUNA ID 83634

Start: 09/27/2017 — Stop: 09/27/2017
Times Ord: 1 — Times Run: ***
LEG 1.00 X 56.00 — Words: 215
Total LEG 56.00
Class: 0006 GOVERNMENT NOTICES
Rate: LG — Cost: 46.44
Affidavits: 1

Contact: CHRIS ENGLES
Phone: (208)387-7727
Fax#:
Email: awelker@kunaid.gov; gsmith@k
Agency:

Ad Descrpt: 17-07-ZC
Given by: JACE HELLMAN
Created: sje14 09/21/17 10:56
Last Changed: sje14 09/21/17 10:58

PUB	ZONE	EDT	TP	START	INS	STOP	SMTWTFS
KMN	A		96	S 09/27			

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Jace Hellman
Name (print or type)

Name (signature)

(CONTINUED ON NEXT PAGE)

17-07-ZC

IDAHO PRESS TRIBUNE
MERIDIAN PRESS, KUNA MELBA NEWS
C/O ISJ PAYMENT PROCESSING CENTER
PO BOX 1570
POCATELLO ID 83204
(208)467-9251

ORDER CONFIRMATION (CONTINUED)

Salesperson: LEGALS Printed at 09/21/17 10:58 by sje14

Acct #: 345222 Ad #: 1674053 Status: N

LEGAL NOTICE

File #17-07-ZC (Rezone)
Scott Noriyuki

NOTICE IS HEREBY GIVEN, that the Kuna City Council will hold a public hearing, Tuesday, October 17, 2017 at 6:00 pm, or as soon as can be heard at Kuna City Hall, 751 W. 4th St., Kuna, ID; in connection with a Rezone request from Scott Noriyuki to rezone a parcel's current R-4 (medium-density) residential zoning designation to a C-1 (neighborhood-commercial) zoning designation. The 1.96-acre site is located at the southeast corner of West Hubbard Road and North Linder Road.

The public is invited to present written and/or oral comments at the hearing. Any written testimony must be received by close of business on October 12, 2017, or it may not be considered. Please mail comments to PO Box 13, Kuna, ID 83634, or drop off at City Hall: 751 W. 4th Street, Kuna, ID.

Please do not contact anyone who would be involved in this decision-making process, which would include the City Council Members, or the Mayor; as such private conversations would be considered ex parte (one sided) and could jeopardize the public hearing process.

If you have any questions or require special accommodations, please contact the Kuna Planning & Zoning Department prior to the meeting at 922-5274.

Kuna Planning & Zoning Department

September 27, 2017
1674053

looks great

LEGAL NOTICE

File #17-04-AN
(Annexation) John Browning

NOTICE IS HEREBY GIVEN, that the Kuna City Council will hold a public hearing, Tuesday, October 17, 2017 at 6:00 pm, or as soon as can be heard at Kuna City Hall, 751 W. 4th St., Kuna, ID; in connection with a request from John Browning to annex approximately 6.82 acres into Kuna City limits with an 'R-6' (Residential) zoning designation. The site is located at 882 E Hubbard Road, Kuna, ID 83634 (APN #: S1407347180).

The public is invited to present written and/or oral comments at the hearing. Any written testimony must be received by close of business on October 12, 2017, or it may not be considered. Please mail comments to PO Box 13 Kuna, ID 83634, or drop off at City Hall: 751 W. 4th Street, Kuna, ID.

Please do not contact anyone who would be involved in this decision-making process, which would include the members of the City Council, or the Mayor; as such private conversations would be considered ex parte (one sided) and could jeopardize the public hearing process.

If you have any questions or require special accommodations, please contact the Kuna Planning & Zoning Department prior to the meeting at 922-5274.

Kuna Planning & Zoning Department

September 27, 2017
1674057

CITY OF KUNA
PLANNING & ZONING DEPARTMENT
PO Box 13 • 751 W. 4th St • Kuna, Idaho • 83634
Phone (208) 922-5274 • Fax: (208) 922-5989
www.kunacity.id.gov

Dear Property Owner:

NOTICE IS HEREBY GIVEN that the City of Kuna **City Council** is scheduled to hold a public hearing on **Tuesday, October 17, 2017** beginning at 6:00 pm on the following case:

17-04-AN (Annexation): an annexation request by John Browning for an 'R-6' residential zoning designation. The 6.82-acre site is located at 882 East Hubbard Road, Kuna, Idaho 83634 (refer to adjacent map).

The hearing will be held **at 6:00 PM in the Council Chambers at the City Hall located at 751 W. 4th Street, Kuna, Idaho.**

All documents concerning public hearing items may be reviewed at Kuna City Hall, 751 W. 4th Street, Kuna, Idaho, 83634. Office hours are 8:00 am to 5:00 pm, Monday through Friday, except holidays. If you have questions or would like additional information, please contact the Planning and Zoning Division at (208) 922-5274.

You are invited to provide oral or written comments to the Council at the hearing. Please note that all comments made to the Council during the public hearing will be restricted to three (3) minutes per person. Prior to the hearing, written comments may be submitted to the appropriate governing body at least seven (7) days prior to the hearing. These comments will be forwarded to the City Council.

In all correspondence concerning this case, please refer to the case name: **17-04-AN (Annexation)**

MAILED 9/27/2017

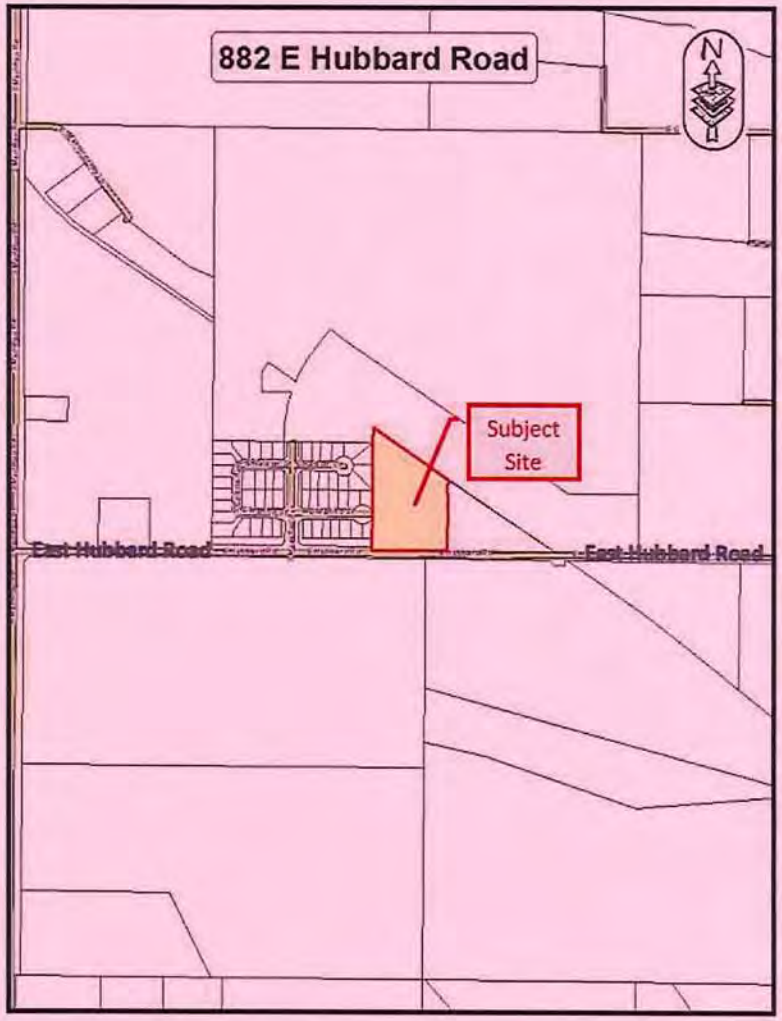


Exhibit
D6

City of Kuna
PROOF OF PROPERTY POSTING

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

Phone: (208) 922-5274
Fax: (208) 922-5989
Web: www.kunacity.id.gov

This notice shall confirm that the Public Hearing Notice for 882 E Hubbard Road (**NAME OF SUBDIVISION OR ADDRESS**) was posted as required per Kuna City Ordinance 5-1-5B. Sign posted Thursday, October 5, 2017 (**DAY OF THE WEEK, MONTH, DATE AND YEAR**). *This form is required to be returned three (3) calendar days subsequent to posting and signs are to be removed from the site three (3) calendar days after the hearing.*

DATED *this* 5th *day of* October, 2017.

Signature,

Owner/Developer

STATE OF IDAHO)
): ss
County of Ada)

On this 5th *day of* October, 2017, *before me the undersigned, a Notary Public in and for said State, personally appeared before me (Owner, Developer).* Jace Hellman

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

Dawn Stephens
Notary Public
Residing at Kuna, Idaho
Commission Expires 1-17-18

DAWN STEPHENS NOTARY PUBLIC STATE OF IDAHO

Exhibit D7

CITY OF KUNA
PUBLIC HEARING NOTICE
KUNA CITY COUNCIL
THE CITY OF KUNA will hold a public hearing on
October 17, 2017 at Kuna City Hall, at 6:00 p.m. (751 W 4th St)
PURPOSE: Request for approval to annex an approximately
6.82-acre parcel located at 882 East Hubbard Road into the
City of Kuna with an R-6 (Medium Density) zoning designation.
LOCATION: 882 East Hubbard Road, Kuna, ID 83634
APPLICATION BY: John Browning, Kuna, Idaho
CONTACT: City of Kuna Planner I Jace Hellman 208-922-5274

CITY OF KUNA
PUBLIC HEARING NOTICE
KUNA CITY COUNCIL
THE CITY OF KUNA will hold a public hearing on
October 17, 2017 at Kuna City Hall, at 6:00 p.m.(751 W 4th St)
PURPOSE: Request for approval to annex an approximately
6.82-acre parcel located at 882 East Hubbard Road into the
City of Kuna with an R-6 (Medium Density)zoning designation.
LOCATION: 882 East Hubbard Road, Kuna, ID 83634
CONTACT: City of Kuna Planner I Jace Hellman 208-922- 5274

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: 17-05-S (Preliminary Plat) ***Springhill Subdivision***

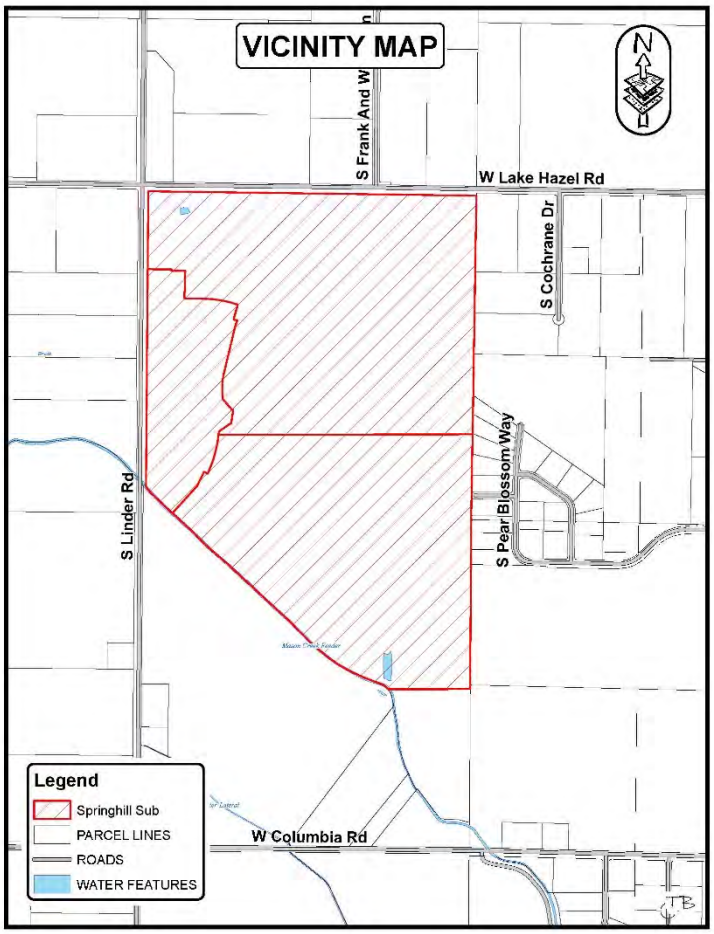
Location: South East Corner (SEC) Linder and Lake Hazel Roads, Kuna, Idaho 83634

Planner: Troy Behunin, Planner III

Hearing Date: October 17, 2017

Applicant: **NE Kuna Farm, LLC,**
Tim Eck
6152 W. Half Moon Ln.
Eagle, ID, 83616
208.850.0591
Timothyeck@me.com

Engineer: **Bailey Engineers,**
AJ Lopez
4242 Brookside Ln.
Boise, ID, 83714
208.859.8252
ajlopez@baileyengineers.com



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M. Proposed Conclusions of Law
N. Commission Recommended Conditions
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A. Process and Noticing:

1. Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states that subdivisions are designated as public hearings, with the 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 Planning Act.

a. Notifications

i.	Neighborhood Meeting	May 11, 2017 (16 persons attended)
ii.	Agency Comment Request	June 6, 2017
iii.	315' Property Owners Notice	August 28, 2017, September 28, 2017 (Courtesy)
iv.	Kuna, Melba Newspaper	August 30, 2017
v.	Site Posted	September 29, 2017

B. Applicant's Request:

On behalf of NE Kuna Farms (Owner), AJ Lopez with Bailey Engineering, Inc., is requesting approval for a preliminary plat modification for approximately 180 acres (of the previously approved 208.58 ac. approximately), currently zoned R-6 (Medium Density Residential). The applicant proposes to subdivide two properties into 677 buildable lots and 39 common lots with a proposed density of 3.31 Dwelling Units an Acre (D.U.A.). The subject site is located on the south east corner (SEC) of Linder and Lake Hazel Roads. The property address is 1585 W. Lake Hazel Road – Parcel No.s; S1301212425 and S1301325480.

C. Aerial Map:

©Copyrighted

D. Site History:

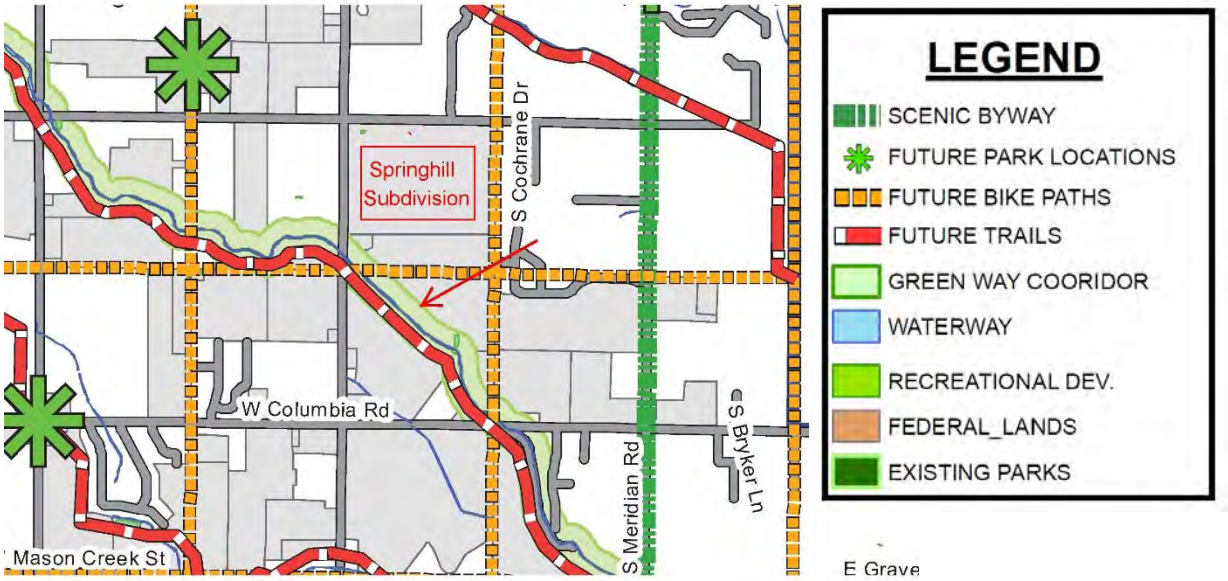
This site is undeveloped and has historically been used for agricultural purposes. The site is adjacent to three Ada County subdivisions. This site was previously approved as a residential subdivision with 702 single family lots, two multi-family lots (78 Units), and 65 common lots over approximately 225.54 acres (3.46 Dwelling Units per Acre [D.U.A.]) in February 2007; (Case No.s 06-10-ZC, 06-12-S & 06-11-DA). This application proposes to change the original approvals beyond phase two and also seeks a total of 14 development phases.

E. General Projects Facts:

1. **Comprehensive Plan Map:** The Future Land Use Map (Comp Plan Map) is intended to serve as a *guide* for the decision making body for the City. This map indicates general land use designations, and is not the actual

zone. The Comp Plan Map identifies this entire site as Medium Density Residential. The range for Medium Density is 4 - 8 D.U.A..

2. **Recreation and Pathways Map:** The Recreation and Pathways Master Plan Map indicates a future trail along the southwest boundary of the site, situated along the Mason Creek Feeder. Applicant proposes a significant number of trails throughout the project including one along the Mason Creek.



3. **Surrounding Land Uses:**

North	RUT	Rural Urban Transition– Ada County
South	R-6, Ag	Medium Density Residential & Agriculture – Kuna City
East	RR, R-4, RUT, Ag	Rural Residential Medium Density Residential, Rural Urban Transition– Ada County & Agriculture - Kuna City
West	RR, Ag	Rural Residential & Agriculture – Ada County and Kuna City

4. **Parcel Sizes, Current Zoning, Parcel Number(s):**
   - Project Size in total: 180.00 acres (approximately)
   - Zoning: R-6; Medium Density Residential, Kuna
   - Parcel #: S1301212425 (96.94 ac. approx.)
     Parcel #: S1301325480 (82.36 ac. approx.)

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

6. **Existing Structures, Vegetation and Natural Features:**
The land is currently used for agricultural purposes. Applicant anticipates that the land will continue the historic Ag. uses on the lands until development occurs. This site soils in the area are a mix of three Hydrologic Croups; B, C and D – Group C is the dominant Group.

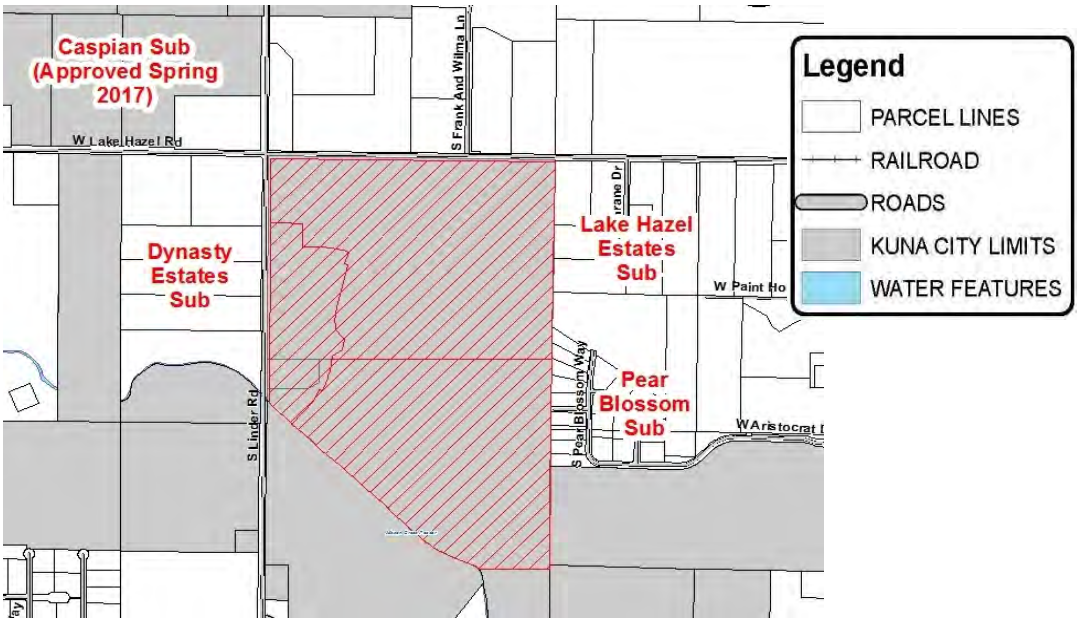
7. **Transportation / Connectivity:**
The applicant proposes two access points on Linder Road; the northern access will be included with this modification request, while the southern access is included with Phase one, which is currently moving into construction. Applicant proposes three access points for the subdivision from future Kay Avenue. There are no accesses proposed on Lake Hazel Road.

8. **Environmental Issues:**
Beyond being within the Nitrate Priority Area, staff is not aware of any environmental, health or safety conflicts.

9. **Agency Responses:**
The following agencies returned comments which are included with this case file and are included with this report:
- City Engineer (Antonio Conti, 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 Idaho (Carl Miller) Exhibit B 5.

F. Staff Analysis:

This subdivision application involves two parcels already zoned R-6 (Medium Density Residential) in Kuna, and are adjacent to three Subdivisions in Ada County. This project abuts two arterial roads (Lake Hazel and Linder Roads) and will establish a new segment of Kay Avenue on the east side. All municipal public utilities are being extended to this site. Applicant is preparing the site for a new single-family housing development to be built over an anticipated 13 additional phases (Phase one is under construction, for a total of 14).Applicant anticipates full build-out will be achieved in approximately 14 years, if one phase per year (or 40 +/- homes) is developed. The applicant is prepared to adjust their timeline with market demands.



This subdivision was originally approved by Council in February 2007 and has been considered a valid preliminary plat (pre plat) since that time. However, since 2006, the design criteria and policies for subdivisions from ACHD have changed. This application is a request to modify design elements that differ from the approved pre plat. The most notable modification is the removal of the access points on Lake Hazel Road. ACHD policies no longer allow developers to add ingress/egress to classified roads when the project has uninterrupted frontage between classified roads – This project abuts Linder and future Kay Avenue on the south side of Lake Hazel. As such, no access will be granted on Lake Hazel. This change required other street alignment changes internally in order to accommodate the access' removals. These changes also required the addition of one more access point on the Linder Road frontage, which is necessary due to Fire and other Emergency Services access. The internal street changes are minor in nature, however, as a whole, these changes warranted a redesign of the site, as the previous design practices are no longer acceptable to ACHD. Staff supports the removal of the access points along Lake Hazel, and the addition of an access point on Linder Road. These changes provide a safer environment for ingress/egress and maintains functionality of both arterials roads.

Applicant has met with Bobby Withrow, Director of the Parks and Rec Department and discussed donating a significant number of acres to the City, upon completion of development of each relevant phase. Applicant has proposed adding nearly 23 acres (10.8%) for pathways and trails to Kuna's systems. This project proposes 37.81 acres for open space, which is approximately 18 % of the total project.

Staff has reviewed Kuna's Comprehensive Plan (Comp Plan), which encourages a variety of housing types and income levels numerous times throughout the Comp Plan. The sections of the Comp Plan that address housing types are included below, in Section K (Comp Plan Analysis) of this report. The City attempts to balance all housing types within the City. The Springhill site is zoned R-6 (Medium Density Residential) and the applicants request for a density of 3.31 dwellings per acre (D.U.A.), is substantially under the existing zones density limits of six (6) units per acre. Staff has reviewed the preliminary plat for technical compliance with KCC Chapter 6, and has determined that it appears to conform to KCC as required. Applicant is required to follow all established design criteria listed with Kuna's Subdivision Design Ordinance, unless specifically otherwise approved.

Staff has determined this application complies with its current zone and Title 5 and 6 of the Kuna City Code; Idaho Statute § 67-6511; and the Kuna Comprehensive Plan; and forwards a recommendation of approval for Case No. 17-05-S subject to any conditions of approval outlined by Council.

G. Applicable Standards:

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

H. Procedural Background:

On October 17, 2017, the Council considered case number 17-05-S, including the application, agency comments, staff's report, application exhibits and public testimony presented or given.

I. Factual Summary:

This site is located on the south side of Lake Hazel Road, east Linder Road and west of future Kay Avenue. The project consists of 208.58 (approx.) acres that are already in the City limits and currently zoned R-6 (Med. Den. Residential). Applicant requests preliminary plat approval for a new subdivision of 677 buildable lots, and 39 common lots consisting of 14 development phases with 18% open space. If approved, this project will take access from Linder Road in two places and three places along future Kay Avenue.

J. Proposed Council Findings:

Based upon the record in **17-05-S,** including the Comprehensive Plan, Kuna City Code, Staff's memorandums, including the exhibits, and the testimony elicited during the public hearing, the Council hereby *approves/denies* Case No. 17-05-S, a request for a subdivision preliminary plat request by the applicant as follows:

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

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

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

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

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

2. The Council has the authority to approve or deny Case No. 17-05-S. On October 17, 2017, Kuna's Council voted to approve/deny Case No. 17-05-S.

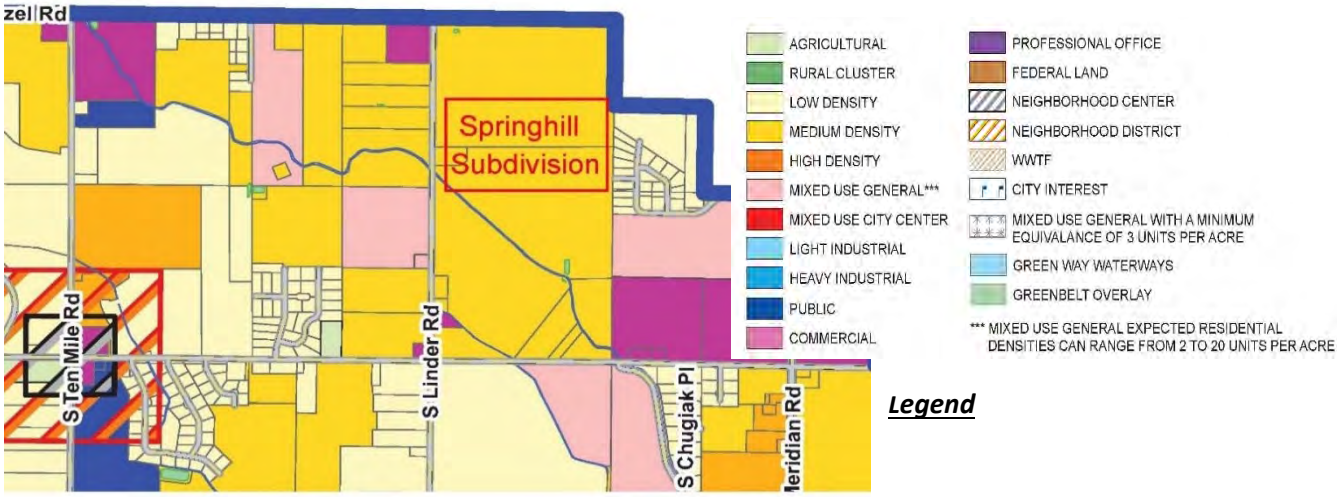
3. The public notice requirements were met and the public hearing was conducted within the guidelines of applicable Idaho Code and City Ordinances to hold a public hearing on October 17, 2017, with the Council.

K. Comprehensive Plan Analysis:

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

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 price to appeal to a variety of people. A goal expressed by many was the preservation of large lots and rural cluster development in appropriate balance with a complement of other types of residential development (Page 21 [CP]).

***Comment**: The Comp Plan and the corresponding Future Land Use Map (with land use designations) provides for medium density (R-6). This project has proposed a density of less than six units per acre, therefore it 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*:*
Ensure an adequate supply of housing for all income levels and facilitate pedestrian connections, both visually and physically, to enhance pedestrian movement (Pg. 42 – 1.5 and Pg. 43 – 3.1 [CP]).

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

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

Comment: *This project adds a number of quality housing varieties to the City's inventory for all types of lifestyles, ages and economic groups. This project also proposes nearly 18% open space which adds to the greenspaces in Kuna, keeping it a desirable City while enhancing the City's overall pathway network.*

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

Encourage mixed-use development that includes town centers, single-family, *multi-family*, accessory units, and other types of residential development. – Policy 1.1.2, Section 12, Housing (Page 155 [CP]).

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

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

Comment: *Applicant proposes good community and urban design principles through creation of greenspaces, extension of the pedestrian pathway network and adding to the City's sidewalk network. Applicant also proposes adding to the roadway system thereby complying with the adopted Master Street Plan of Kuna (Functional Classified Road Map). This development also incorporates landscape buffers, and creates a sense of place for citizens. Therefore, this project fosters sound community design concepts and complies with the Comp Plan goals and strengthens Kuna's image.* Applicant has proposed a positive affect by establishing a roadway and pathway network for adjoining property owners and future development, and by designing under the allowed densities of the R-6 zone (3.31 Gross Density).

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

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

L. 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 Councils Conclusions:

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

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

   Comment: *The 180.00 acre (approximate) project appears to be suitable for subdivision and development as single-family subdivision, as proposed.*

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

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

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

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

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

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

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

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

6. Based on the evidence contained in Case No. 17-05-S, Council finds Case No. 17-05-S Does / does not adequately complies with Kuna City Code.

7. Based on the evidence contained in Case Nos. 17-05-S, Council finds Case No. 17-05-S, generally does / does not comply with Kuna's Subdivision Code.

N. *Recommendation to Council*:

On July 25, 2017, the Planning and Zoning Commission voted to recommend approval for Case No. 17-05 S based on the facts outlined in staff's memo and the public testimony during the public hearing by the Planning and Zoning Commission of Kuna, Idaho, the Commission hereby recommends approval for Case No. 17-05-S, a Preliminary Plat and Subdivision request from AJ Lopez (Bailey Engineering, LLC) and NE Kuna Farm, LLC, with the following conditions of approval to Council:

- *Applicants shall follow all conditions stated in the staff memo and appropriate agency comments and discussions at the public hearing on July 25, 2017.*

O. Proposed Council's Order of Decision:

17-05-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 October 17, 2017, the Council voted to approve/conditionally approve/deny Case No. 17-05-S based on the facts outlined in staff's memo and the public testimony during the public hearing by the Council of Kuna, Idaho, the Council hereby approves/conditionally approves/denied Case No. 17-05-S, a Preliminary Plat and Subdivision request from AJ Lopez (Bailey Engineering, LLC) and NE Kuna Farm, LLC, with the following conditions of approval to Council:

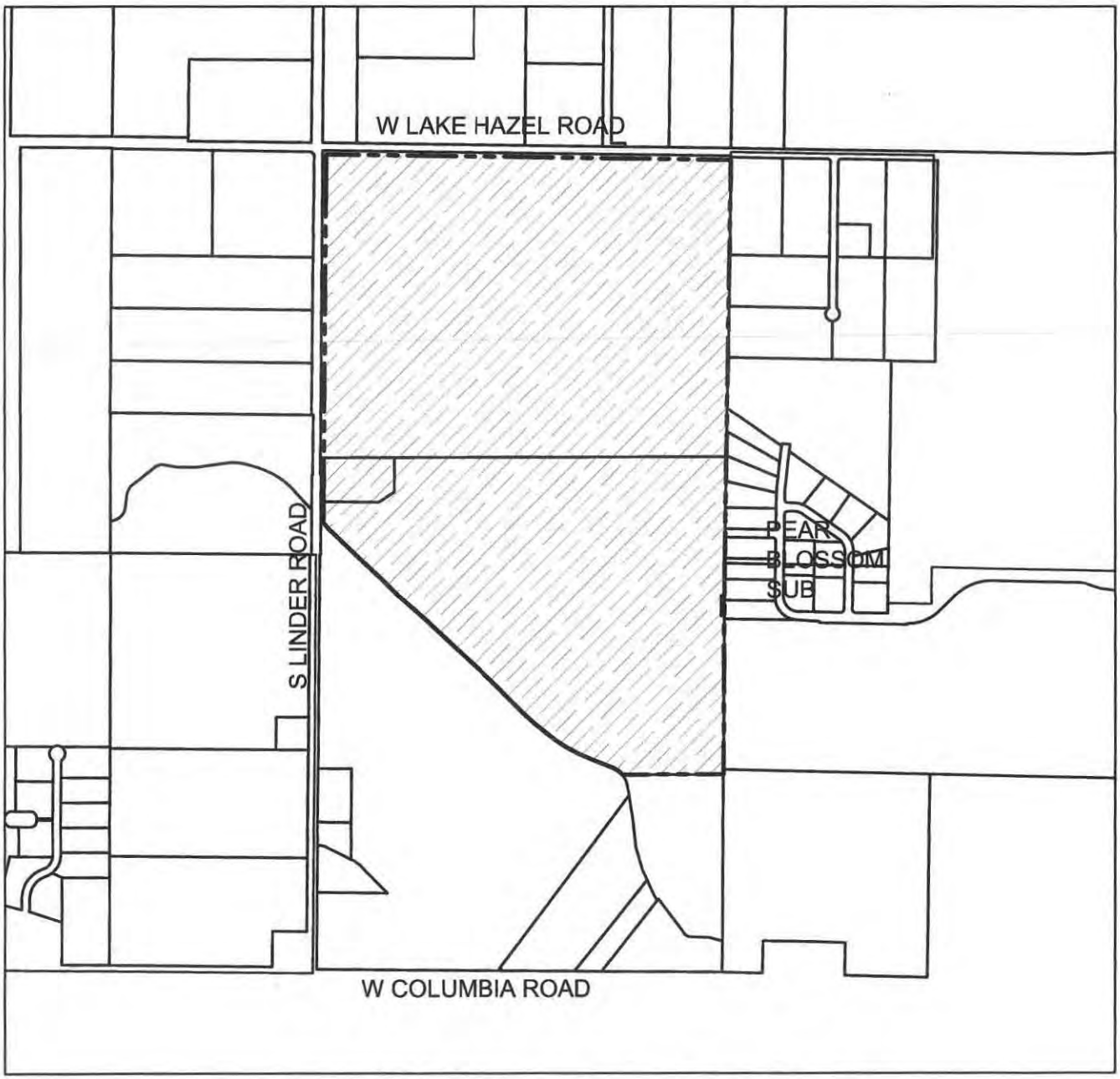
1. The applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
    a. The City Engineer shall approve the sewer hook-ups.
    b. The City Engineer shall approve the drainage and grading plans. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties". No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
    c. The Kuna Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District is required.
    d. The *Boise-Kuna* Irrigation District shall approval any modifications to the existing irrigation system.
    e. Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to *issuance* of any building permit(s).
2. All public rights-of-way shall be dedicated and constructed to standards of the City, Ada County Highway District and Idaho Transportation Department. No public street construction may commence without the approval and permit from Ada County Highway District and/or Idaho Transportation Department.
    2.1– ***With development and as necessary, dedicate right-of-way in sufficient amounts to follow City and ACHD standards and widths.***
3. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see **KCC 6-4-2-W**.
4. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
5. When required, submit a petition to the City (as necessary, confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and request to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation system of the City (KMID).
6. Street lights within the site shall be LED lighting and must comply with Kuna City Code and LED requirements as approved by Council.
7. Parking within the site shall comply with Kuna City Code. (Unless specifically approved otherwise).
8. Fencing within and around the site shall comply with Kuna City Code (Unless specifically approved otherwise and permitted). Perimeter fencing (and permit) is required prior to requesting final plat signatures from Kuna City Clerk and Engineer.
9. All signage within/for the project shall comply with Kuna City Code.
10. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting within public rights-of-way shall be with approval from the public entities owning the property.

11. Applicant shall provide for Commissions approval, a landscape plan reflecting the approved changes with each phase throughout development.
12. Staff would recommend that the applicant work with Kuna Rural Fire District (KRFD) to conform to the secondary access limits of the KRFD, for the number of homes utilizing access points as development occurs.
13. 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.
14. Applicant is required to follow all established design criteria listed with Kuna's Subdivision Design Ordinance, unless specifically otherwise approved.
15. Applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
16. Developer/owner/applicant shall comply with all local, state and federal laws.

DATED: This _____, day of _____, 2017.

VICINITY MAP FOR SPRINGHILL SUBDIVISION

**A PORTION OF THE WEST 1/2 OF SECTION 1
TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN
KUNA, ADA COUNTY, IDAHO
2017**



SPRINGHILL SUBDIVISION

SCALE 1" =1000'

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Springhill
Subdivision

W Paint Horse Ln

S Linder Rd

S Meridian Rd

W Columbia Rd

S McLintock Pl

69

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Google earth

Bailey Engineering, Inc.
CIVIL ENGINEERING|PLANNING|CADD

May 12, 2017

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

Subject: Springhill Preliminary Plat Modification

Council and City Staff:

We are pleased to present the modification of the preliminary plat for Springhill Subdivision on behalf of the land owner, NE Kuna Farms. It is located South of W. Lake Hazel Road, and East of N. Linder Road in Kuna City, Idaho. The address is 1585 W. Lake Hazel Road.

Site Information:

The site consists of 208.58 acres of land. It's located within the Kuna City Limits, Zoned R-6, and is consistent with the City of Kuna's Comprehensive Plan which calls for medium density residential use of the site.

The property consist of two parcels of land. The land is currently utilized as agricultural.

Parcel #1 S1301212405
Parcel #2 S1301325461

Existing Public Streets;
S. Linder Road is classified as a Principal Arterial
W. Lake Hazel Road is classified as a Principal Arterial
S. Kay Ave. is classified as a collector. Owner has proposed to construct Kay Avenue, north and south of the existing Pear Blossom Subdivision, as half of a 36-foot wide residential collector street section with vertical curb, gutter, and 8-foot wide concrete sidewalks abutting the site on the west side of the roadway, plus 12 addition feet of pavement (to total 30-feet of pavement) with gravel shoulder and a barrow ditch on the east side of the roadway. The right-of-way for Kay Avenue should extend to the east property line.

Sanitary Sewer
The sanitary sewer lines within the development are to be installed as development occurs to provide service to the lots within the subdivision. Developer is in the process of designing a lift station on site to provide the sewer to land owners.

4242 N. Brookside Lane ◆ Boise, Idaho 83714 ◆ Tel.: 208-938-0013

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5.15.17

Water
The developer will provide main line extensions as necessary, in accordance with Kuna City's master plan.

Pressure Irrigation
The developer will provide main line extensions as necessary, in accordance with Kuna City's master plan. A municipal pressure irrigation pump station has been designed in the southeastern portion of the site adjacent to an existing irrigation pond; in the future, a permanent irrigation pond will be constructed and the existing pond will be filled.

Gravity Irrigation
There is one ditch along the east boundary that will be piped during construction of eastern phases to ensure delivery of irrigation water to downstream users. There are multiple onsite irrigation ditches and pipes that will be filled with the construction of each phase. Until construction these ditches will continue to be used for irrigation of the site to allow farming activities to continue. Ditches that are filled will be provided with a field drain to prevent water entering phases that are constructed or under construction.

Gravity Irrigation Drain
The Mason Creek Feeder Canal is located on the south side of the subdivision, this drain currently accepts the surface irrigation waste water from agricultural activities on the property.

Neighborhood Meeting
A neighborhood meeting was held for the proposed project on Thursday May 11, 2017 at 6:30 p.m. at the project site. The neighborhood sign in sheet and certification has been included within the application.

The residents of Pear Blossom Subdivision located directly east of the site have raised concerns regarding the potential for cut-thru traffic through their subdivision. Wild Pear Street, an existing stub street to this site, provides access to SH-69/Meridian Road via Aristocrat Drive. When ACHD approved Springhill Subdivision in 2007, a direct roadway connection was proposed between Linder Road and Wild Pear Street. As part of the current application the direct connection of Wild Pear Street to Linder Road has been removed and two local east-west street connections are proposed to be constructed north and south of Wild Pear Street. This should reduce the potential for cut-thru traffic though the Pear Blossom Subdivision as a direct connection to Wild Pear Street will not be made.

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

The following list general identifies adjoining land uses:

North	Rural Urban transitional	RUT
South	Agriculture	A
East	Rural Residential/Agriculture	RR/A
West	Rural Residential/Agriculture	RR/A

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 Springhill Subdivision as follows:

- **Density**

Density has been calculated as 3.22 residential homes per acre, under the maximum listed as 6 dwelling units per acre.

- **Public Utility Connections sewer and water**

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

- **Zone**

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

Traffic Analysis

A traffic analysis has been submitted 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.

Public utilities such as power, phone, etc. 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 and provide for extensions to adjoining development areas adjacent to Springhill Subdivision boundary.

With the development of Springhill Subdivision, the necessary infrastructure of public utilities, such as phone, and power have been coordinated for extension through out Springhill Subdivision.

Storm Drainage

The storm drain system will consist of gutters, catch basins, storm drain piping, infiltration ponds, borrow ditches, and seepage beds. Preliminary drainage areas have been created based on the slope of the site and available areas for infiltration facilities. A phasing plan has been created in conjunction with the drainage areas to prevent large scale revisions to the drainage calculations.

Hazardous Areas

This property is located within a flood hazard along the Mason Creek Feeder
The property does not have any slopes in excess of 15%.
There are not rock outcropping on the site.

Summary

We look forward to continue working with the city of Kuna throughout this process and the completion of Springhill Subdivision. This development is within the City of Kuna's Comprehensive Plan, and we believe it will be an asset to the City of Kuna.

On behalf of the developer, as their representative, we respectfully request approval of the preliminary plat modification.

Sincerely,

Aj Lopez
Bailey Engineering, 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

For Office Use Only	
File Number (s)	17-05-S
Project name	SPRINGHILL SUBDIVISION
Date Received	5.15.17
Date Accepted/ Complete	5.25.17
Cross Reference Files	06-10-ZC 06-12-S 06-11-DA
Commission Hearing Date	
City Council Hearing Date	

Type of Review (check all that apply):

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

Contact/Applicant Information

Owners of Record: NE Kuna Farms	Phone Number:
Address: 6152 W. Half Moon In.	E-Mail:
City, State, Zip: Eagle, ID 83616	Fax #:
Applicant (Developer): Timothy Eck	Phone Number: 850-0591
Address:	E-Mail: timothyeck@me.com
City, State, Zip:	Fax #:
Engineer/Representative: A.J Lopez	Phone Number: 859-8252
Address: 4242 Brookside lane	E-Mail: ajlopez@baileyengineer.com
City, State, Zip: Boise, ID 83714	Fax #:

Subject Property Information

Site Address: 1585 W. Lake Hazel Road.
Site Location (Cross Streets): W. Lake Hazel Rd. / S. Linder Rd.
Parcel Number (s): S1301212405; S1301325461
Section, Township, Range: Sec. 1; T2N; R1W.
Property size : 208.58
Current land use: Agricultural — Proposed land use: Subdivision
Current zoning district: RS — Proposed zoning district: RS

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Project Description

Project / subdivision name: Springhill Subdivision

General description of proposed project / request: approval of a subdivision modification consisting of 677 buildable lots on 209 acres

Type of use proposed (check all that apply):

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

Amenities provided with this development (if applicable):

Residential Project Summary (if applicable)

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

Please describe the existing buildings: house

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

Number of residential units: 677 Number of building lots: 677

Number of common and/or other lots: 30

Type of dwellings proposed:

- [x] 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: 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:

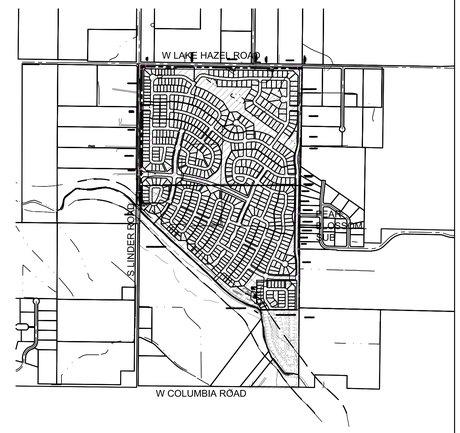
Proposed Lighting: See landscape plan

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

Applicant's Signature: AJ Lopez Date: 5/12/17

PRELIMINARY PLAT UPDATE FOR SPRINGHILL SUBDIVISION

**A PORTION OF THE WEST 1/2 OF SECTION 1
TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN
KUNA, ADA COUNTY, IDAHO
2017**



SPRINGHILL SUBDIVISION
SCALE 1" =1000'

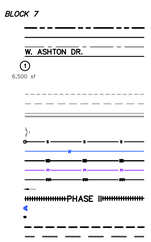
200 0 100 200 400
SCALE IN FEET

NOTES:

1. ALL LOT LINES COMMON TO A PUBLIC RIGHT OF WAY HAVE A 10' UTILITY EASEMENT.
2. A 10' UTILITY EASEMENT IS LOCATED ADJACENT TO THE EXTERIOR BOUNDARY.
3. ALL SIDE YARD LOT LINES HAVE A 5' DRAINAGE & IRRIGATION EASEMENT ON EACH SIDE OF THE LOT LINE UNLESS OTHERWISE SHOWN.
4. MUNICIPAL SEWER AND WATER SERVICES SHALL BE PROVIDED TO EACH LOT.
5. DRAINAGE FOR THE PUBLIC STREETS WILL BE COLLECTED IN STORM DRAIN CATCH BASINS AND ROUTED THROUGH SAND AND GREASE TRAPS TO SEEPAGE BEDS.
6. ALL LOTS WITHIN THIS SUBDIVISION ARE SINGLE FAMILY RESIDENTIAL LOTS, WITH THE EXCEPTION OF COMMON LOTS AS SHOWN WHICH ARE COMMON AREA LOTS ALL OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. ALL SAID COMMON LOTS SHALL HAVE A BLANKET UTILITY AND DRAINAGE EASEMENT.
7. THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(b) CONCERNING IRRIGATION WATER. PRESSURE IRRIGATION WILL BE SUPPLIED TO ALL LOTS IN THIS SUBDIVISON FROM CITY OF KUNA MUNICIPAL IRRIGATION SYSTEM. EXISTING SHARES AND WATER RIGHTS SHALL BE TRANSFERRED TO THE CITY OF KUNA
8. NO DIRECT ACCESS TO LAKE HAZEL, LINDER, KAY, COLUMBIA AND MONET WILL BE ALLOWED UNLESS APPROVED IN WRITTING BY CITY OF KUNA AND ADA COUNTY HIGHWAY DISTRICT.
9. ALL EXISTING BUILDINGS ON SITE TO BE REMOVED.

PLAT LEGEND

BOUNDARY
LOT LINES
ROAD CENTERLINE
RIGHT OF WAY
LOT NUMBER
LOT AREA
BLOCK NUMBER
EASEMENT
SETBACK
CURB GUTTER SW
STREET NAME
HANDICAP RAMP
SEWER LINE
WATER LINE
STORM DRAIN LINE
PRESSURE IRRIGATION
GRAVITY IRRIGATION
FLOW ARROW
PHASE LINE
FIRE HYDRANT
CATCH BASIN
FLOODWAY
100 YR FLOOD PLAIN



Parcel Table			
Lot	Area	Perimeter	
BLOCK 1 Lot 1 OPEN	23366	641	INFILTRATION POND
BLOCK 2 Lot 15 OPEN	32235	2480	BUFFER
BLOCK 2 Lot 16 OPEN	8915	440	SEWER LIFT STATION
BLOCK 2 Lot 22 OPEN	203376	5253	OPEN/PATHWAY
BLOCK 2 Lot 41 OPEN	3901	473	END CAP
BLOCK 3 Lot 1 OPEN	10929	923	BUFFER
BLOCK 3 Lot 12 OPEN	54562	3548	BUFFER PATHWAY
BLOCK 3 Lot 20 OPEN	3901	473	END CAP
BLOCK 4 Lot 1 OPEN	166908	5418	COMMUNITY CENTER
BLOCK 4 Lot 6 OPEN	2682	308	OPEN SPACE
BLOCK 4 Lot 24 OPEN	3815	464	END CAP
BLOCK 5 Lot 1 OPEN	4253	488	END CAP
BLOCK 5 Lot 8 OPEN	19263	986	PATHWAY OPEN
BLOCK 6 Lot 8 OPEN	4253	488	END CAP
BLOCK 7 Lot 5 OPEN	11988	546	OPEN
BLOCK 8 Lot 6 OPEN	49865	4225	BUFFER/OPEN SPACE
BLOCK 9 Lot 16 OPEN	3876	470	END CAP
BLOCK 11 Lot 1 OPEN	1878	296	END CAP
BLOCK 11 Lot 2 OPEN	18527	1299	BUFFER/ OPEN SPACE
BLOCK 11 Lot 21 OPEN	68351	1991	BUFFER/ OPEN SPACE
BLOCK 11 Lot 22 OPEN	101643	5164	BUFFER/ OPEN SPACE
BLOCK 13 Lot 25 OPEN	345631	4962	OPEN SPACE
BLOCK 14 Lot 5 OPEN	11671	433	OPEN SPACE
BLOCK 14 Lot 21 OPEN	12403	450	OPEN SPACE
BLOCK 16 Lot 7 OPEN	99081	3014	BUFFER/ OPEN SPACE
BLOCK 18 Lot 7 OPEN	3081	451	END CAP
BLOCK 19 Lot 1 OPEN	7723	350	OPEN SPACE
BLOCK 20 Lot 8 OPEN	2788	450	END CAP
BLOCK 20 Lot 35 OPEN	85584	4513	BUFFER/ OPEN SPACE
BLOCK 21 Lot 6 OPEN	5060	708	END CAP
BLOCK 23 Lot 10 OPEN	4520	492	PATHWAY
BLOCK 24 Lot 13 OPEN	6780	512	PATHWAY
BLOCK 25 Lot 7 OPEN	25644	969	OPEN SPACE
BLOCK 26 Lot 8 OPEN	3900	473	END CAP
BLOCK 27 Lot 1 OPEN	3900	473	END CAP
BLOCK 28 Lot 10 OPEN	5186	560	END CAP
BLOCK 29 Lot 10 OPEN	186996	3009	OPEN SPACE IRRIGATION POND
BLOCK 30 Lot 6 OPEN	30992	2353	BUFFER/ OPEN SPACE
BLOCK 31 Lot 5 OPEN	16548	798	OPEN SPACE

OWNER
NE KUNA FARMS LLC
6152 W HALF MOON LANE
EAGLE, ID 83616

ENGINEER
DAVID A. BAILEY, P.E.
BAILEY ENGINEERING, INC.
4242 N BROOKSIDE LANE
BOISE, ID 83714
938-0013

PLANNER
AJ LOPEZ
BAILEY ENGINEERING, INC.
4242 N BROOKSIDE LANE
BOISE, ID 83714
938-0013

DEVELOPMENT FEATURES

ACREAGE
TOTAL PARCEL - 202.96 ACRES
TOTAL LOTS - 710
BUILDABLE LOTS - 671
COMMON LOTS - 39
DENSITY DU/ACRE - 3.31

ZONING
EXISTING - R6
PROPOSED - R6

SEWAGE DISPOSAL
KUNA CITY SEWER

WATER SUPPLY
KUNA CITY WATER

CITY
KUNA

SCHOOL DISTRICT
KUNA

FIRE DISTRICT
KUNA

IRRIGATION DISTRICT
BOISE-KUNA IRRIGATION DISTRICT
KUNA CITY PROVIDES PI

REVISED	
NO.	DATE DESCRIPTION

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
4242 N. BROOKSIDE LANE
BOISE, ID 83714
TEL 208-938-0013
www.baileyengineers.com

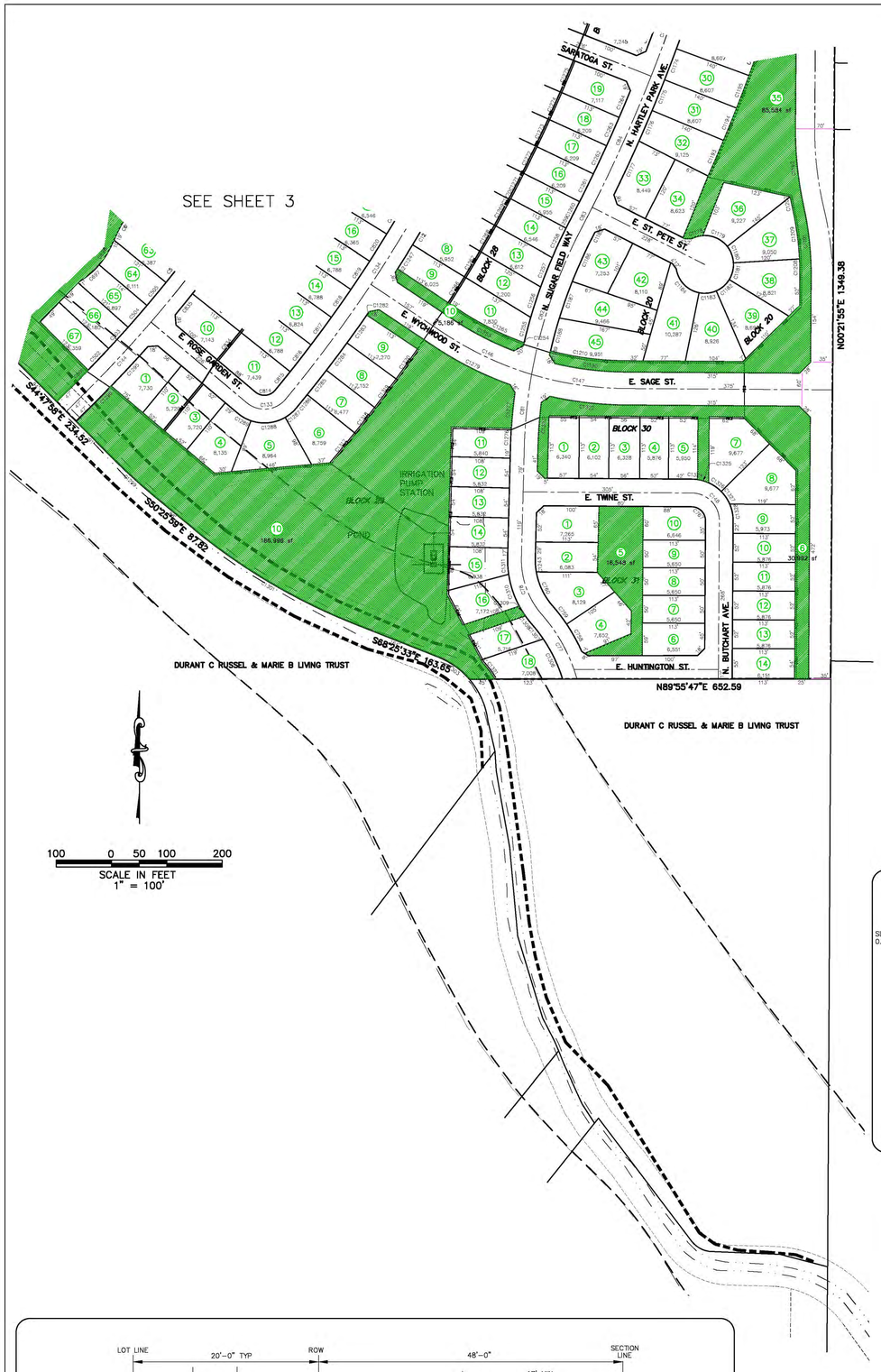
DRAWN BY: DAB | CHECKED BY: DAVID A. BAILEY P.E. | PROJECT: C2016-006 | DATE: 04-20-2017

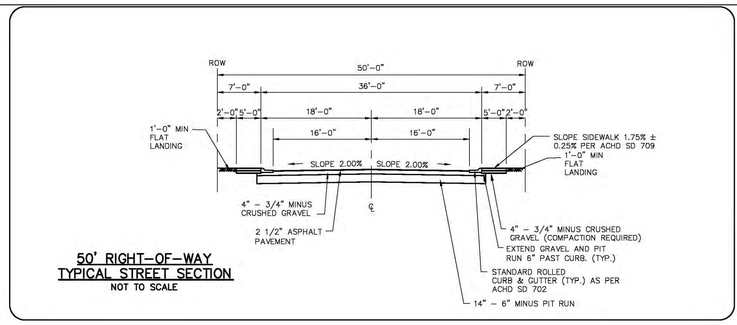
PRELIMINARY PLAT UPDATE
SPRINGHILL SUBDIVISION
NE KUNA FARMS LLC

SHEET PP-1

PRELIMINARY PLAT UPDATE FOR SPRINGHILL SUBDIVISION

A PORTION OF THE WEST 1/2 OF SECTION 1
TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN
KUNA, ADA COUNTY, IDAHO
2017





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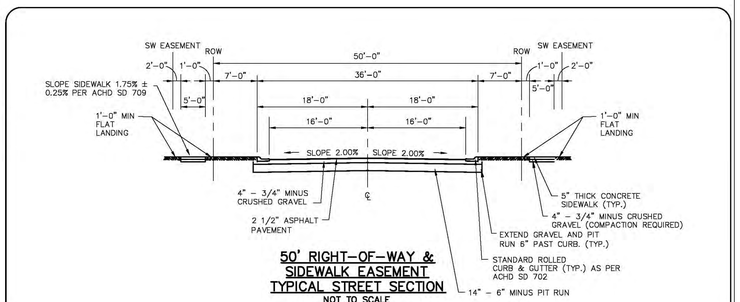
NOT TO SCALE



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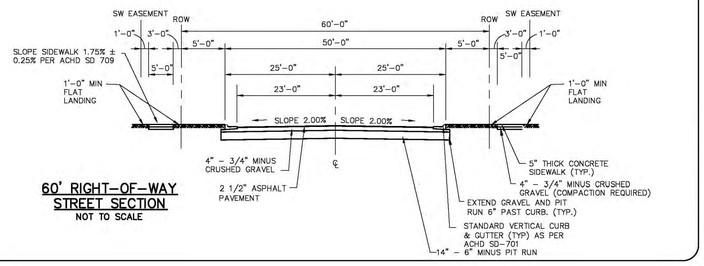

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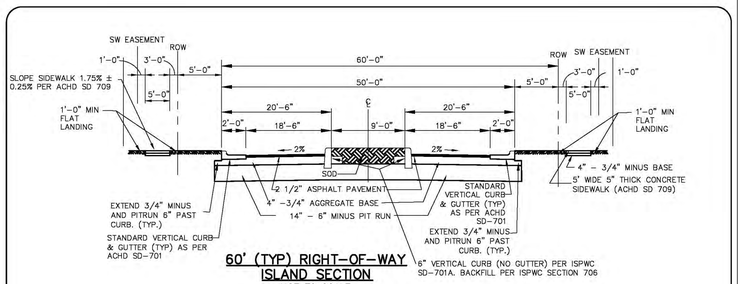

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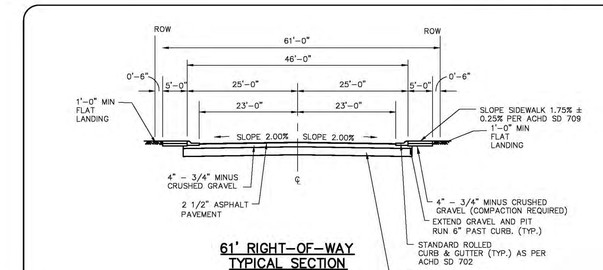

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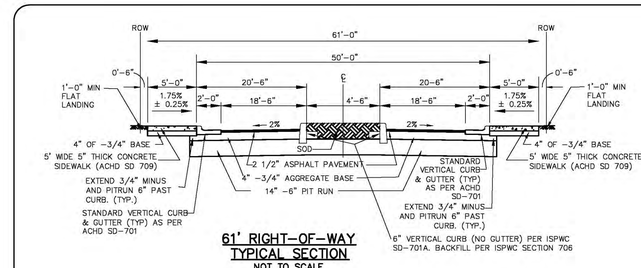

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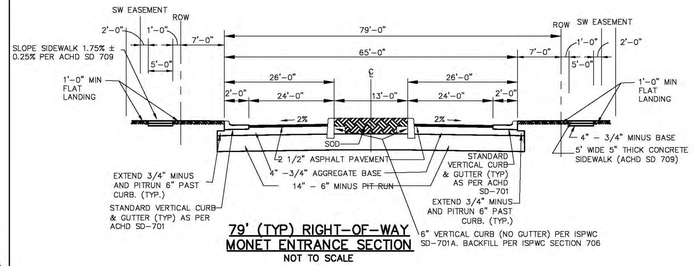

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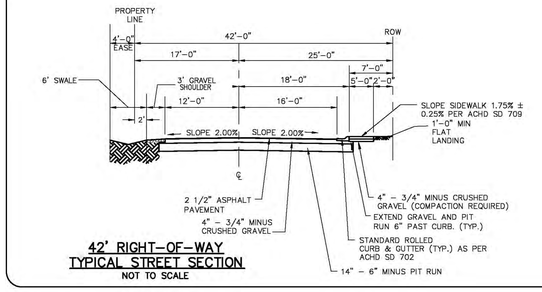

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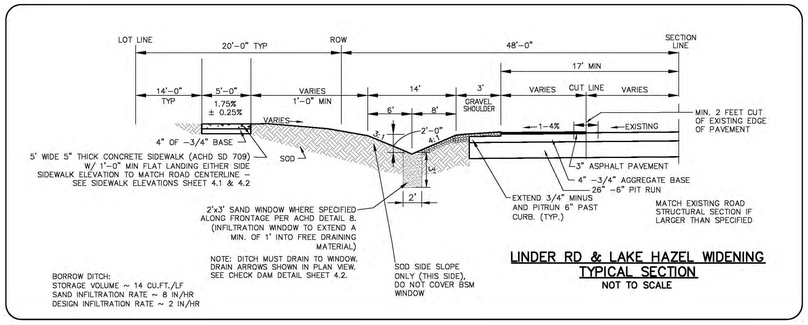

LINDER RD & LAKE HAZEL WIDENING TYPICAL SECTION
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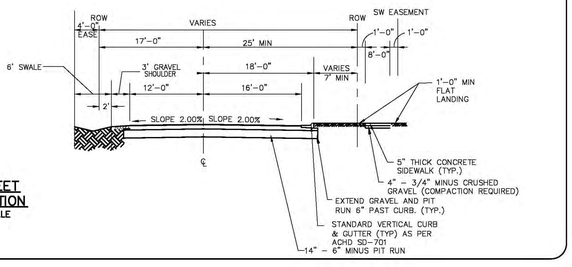

KAY STREET HALF SECTION
NOT TO SCALE

REVISED		
NO.	DATE	DESCRIPTION

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
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BOISE, ID 83714
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DRAWN BY: DAB | CHECKED BY: DAVID A. BAILEY P.E. | PROJECT: C2016-006 | DATE: 04-20-2017

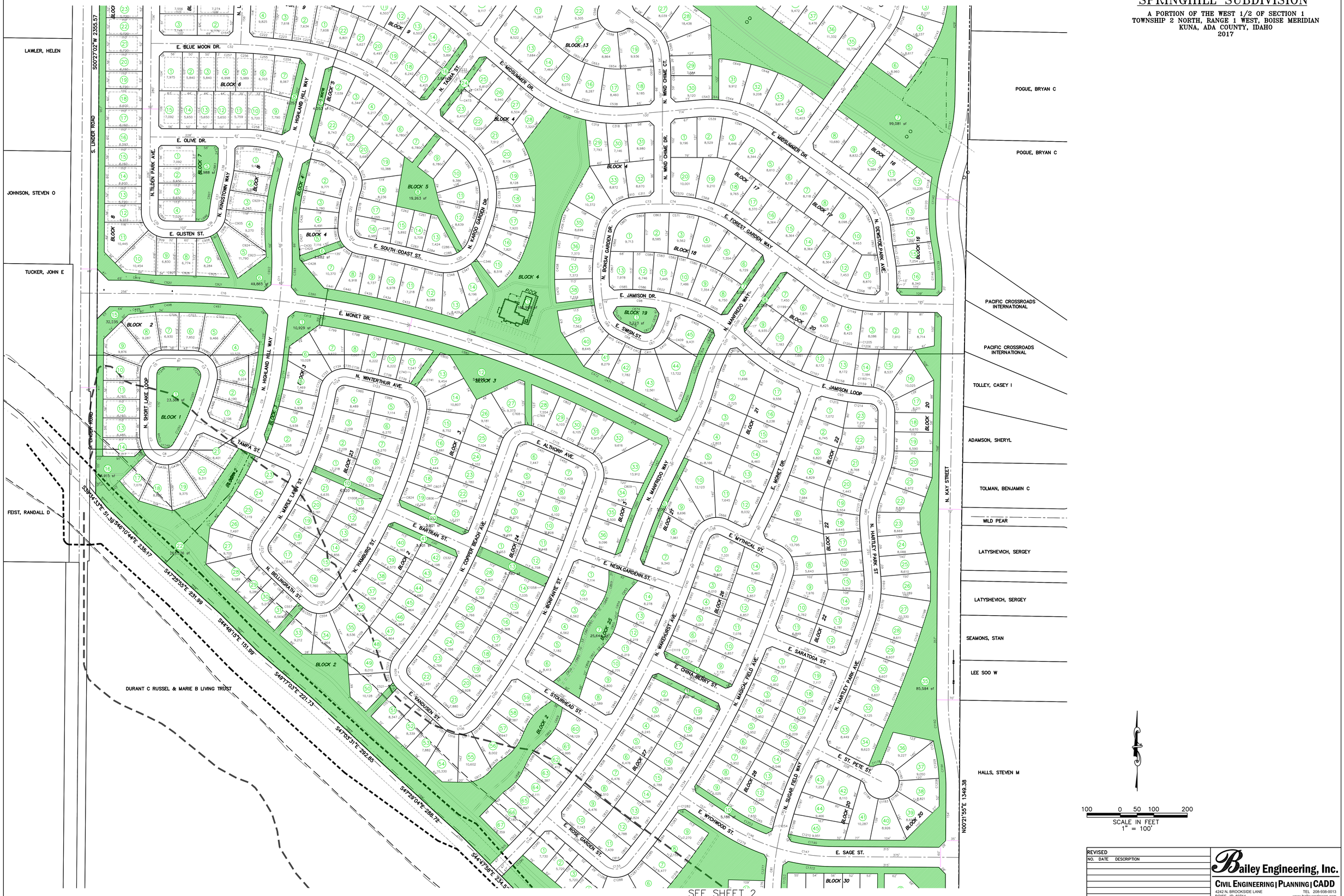
PRELIMINARY PLAT UPDATE
SPRINGHILL SUBDIVISION
NE KUNA FARMS LLC

SHEET PP-2

PRELIMINARY PLAT UPDATE FOR SPRINGHILL SUBDIVISION

A PORTION OF THE WEST 1/2 OF SECTION 1
TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN
KUNA, ADA COUNTY, IDAHO
2017

SEE SHEET 4



SEE SHEET 2

REVISED		
NO.	DATE	DESCRIPTION

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
4242 N. BROOKSIDE LANE
BOISE, ID 83714
TEL 208-938-0013
www.baileyengineers.com

DRAWN BY: DAB | CHECKED BY: DAVID A. BAILEY P.E. | PROJECT: C2016-006 | DATE: 04-20-2017

PRELIMINARY PLAT UPDATE
SPRINGHILL SUBDIVISION
NE KUNA FARMS LLC

SHEET PP-3

PRELIMINARY PLAT UPDATE FOR SPRINGHILL SUBDIVISION

**A PORTION OF THE WEST 1/2 OF SECTION 1
TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN
KUNA, ADA COUNTY, IDAHO
2017**

E. LAKE HAZEL ROAD

FRANK AND WILMA LANE

S. LINDER ROAD

N. SEA WORLD AVE.

N. LUXURY ST.

N. LORSON WAY

E. BUCKLE DR.

E. TALBOT GARDEN AVE.

N. FANTASY FIELD DR.

N. HARTLEY PARK LOOP

N. KAY STREET

E. PROSPER DR.

E. SHAYLEE DR.

E. MIDSUMMER DR.

E. SONNENBERG WAY

E. BLUE MOON DR.

N. TASHA ST.

N. WIND CHIME CT.

N. HIGHLAND HILL WAY

N. TILDEN PARK AVE.

N. KINGSTOWN WAY

E. OLIVE DR.

E. GUSTEN ST.

N. KARO GARDEN DR.

E. SOUTH COAST ST.

E. FOREST GARDEN WAY

N. BONSAI GARDEN DR.

N. DENSTE PARK AVE.

E. JAMISON DR.

E. SWSN ST.

N. MANFREDO WAY

E. MONET DR.

N. WINTERTHUR AVE.

E. ALTHORP AVE.

E. JAMISON LOOP

N. SHORT LAKE LOOP

E. TAMPA ST.

N. TRELE LANE ST.

BLOCK 1 … BLOCK 20

SEE SHEET 3

100 0 50 100 200
SCALE IN FEET
1" = 100'

REVISED		
NO.	DATE	DESCRIPTION

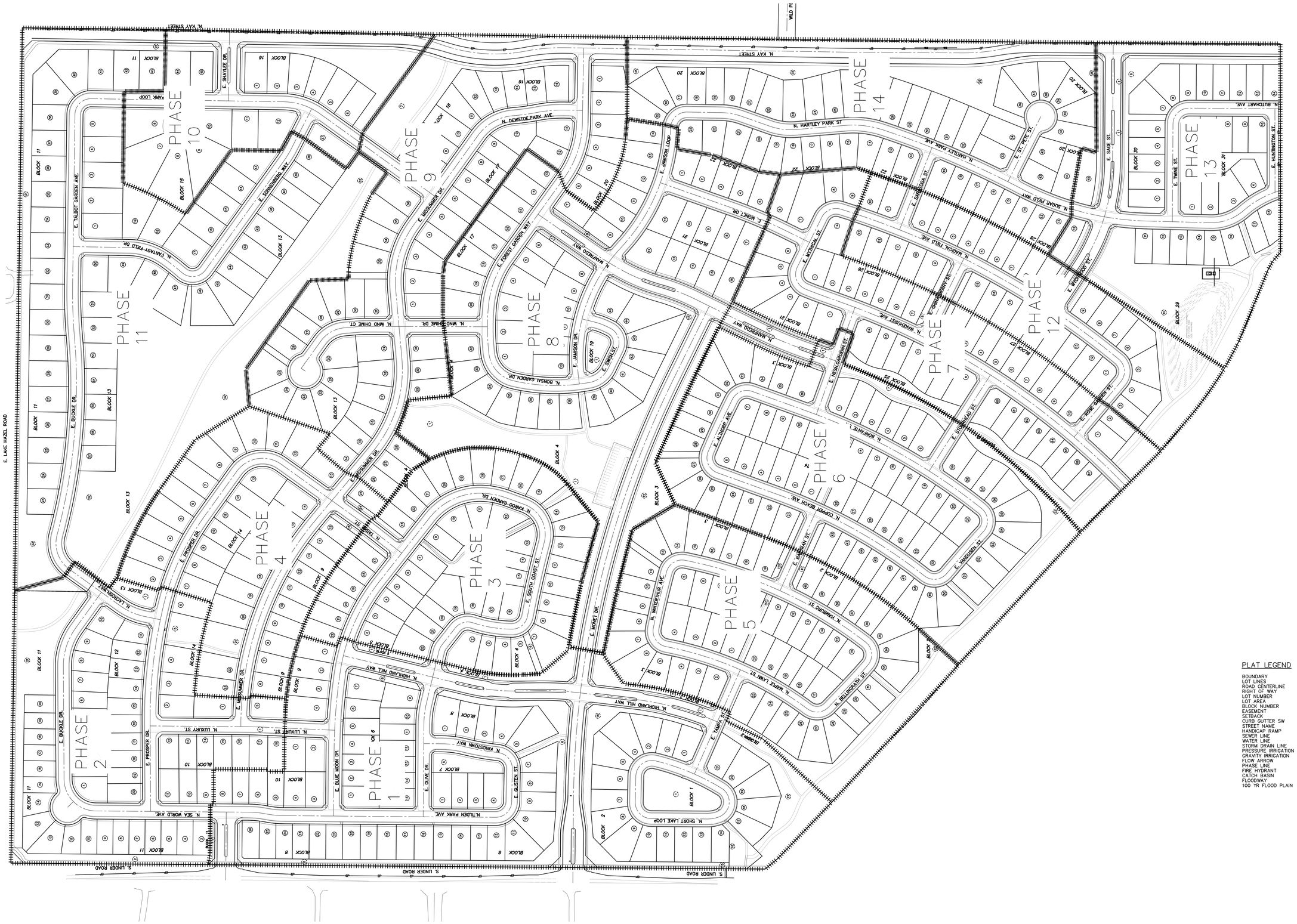
Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
4242 N. BROOKSIDE LANE
BOISE, ID 83714
TEL 208-938-0013
www.baileyengineers.com

DRAWN BY: DAB | CHECKED BY: DAVID A. BAILEY P.E. | PROJECT: C2016-006 | DATE: 04-20-2017

PRELIMINARY PLAT UPDATE
SPRINGHILL SUBDIVISION
NE KUNA FARMS LLC

SHEET PP-4

Curve Table																								
Curve #	Radius	Length	Curve #	Radius	Length	Curve #	Radius	Length	Curve #	Radius	Length	Curve #	Radius	Length	Curve #	Radius	Length	Curve #	Radius	Length	Curve #	Radius	Length	Curve #	Radius	Length
C1	722.00	98.12	C136	2538.00	194.43	C263	575.00	61.01	C421	611.87	59.73	C536	375.00	89.54	C651	262.00	43.01	C797	2980.00	56.13	C924	450.00	7.01	C1095	225.00	78.76	C1220	75.00	49.42
C2	722.00	127.92	C137	50.00	70.69	C264	575.00	62.26	C422	611.87	59.73	C537	375.00	86.35	C652	262.00	10.28	C798	2980.00	74.23	C925	3090.00	99.83	C1096	225.00	32.00	C1221	75.00	56.61
C3	50.00	89.36	C138	50.00	81.75	C265	575.00	74.55	C423	611.87	29.46	C538	375.00	88.14	C653	262.00	60.33	C799	2980.00	67.84	C926	3090.00	60.00	C1097	734.00	68.89	C1222	2563.00	52.03
C5	50.00	79.21	C139	1022.00	47.49	C270	75.00	24.55	C424	550.00	5.84	C539	275.00	65.88	C654	262.00	48.30	C800	2980.00	29.94	C927	3090.00	26.24	C1098	25.00	41.59	C1223	2563.00	59.67
C7	100.00	37.06	C140	2262.00	28.00	C271	75.00	7.79	C425	550.00	55.47	C540	1379.00	55.88	C655	262.00	13.28	C801	2980.00	18.52	C928	650.00	49.08	C1104	275.00	20.98	C1224	2563.00	46.84
C8	50.00	111.54	C141	2262.00	236.83	C274	75.00	25.38	C426	550.00	63.17	C541	275.00	98.18	C656	150.00	40.91	C802	2980.00	54.03	C929	650.00	50.01	C1105	275.00	20.48	C1225	2789.00	53.57
C9	900.00	266.12	C142	2262.00	236.82	C275	75.00	32.58	C427	550.00	52.99	C542	275.00	31.88	C657	150.00	40.15	C803	2980.00	54.00	C930	650.00	110.65	C1108	175.00	38.38	C1226	2789.00	60.00
C11	1000.00	134.30	C143	2262.00	325.83	C276	75.00	33.56	C428	550.00	0.48	C543	325.00	36.52	C658	570.00	74.65	C804	2980.00	91.68	C931	13.00	14.45	C1112	13.00	29.26	C1227	2789.00	9.40
C13	600.00	150.45	C144	2262.00	175.09	C277	382.00	18.63	C429	550.00	10.70	C544	325.00	63.89	C659	570.00	29.67	C805	1492.00	60.00	C932	13.00	0.21	C1113	55.00	61.45	C1228	275.00	68.96
C16	3035.00	337.96	C145	1500.00	177.26	C278	382.00	54.69	C430	550.00	26.32	C545	325.00	61.52	C660	630.00	34.80	C806	1492.00	8.76	C933	55.00	54.97	C1114	55.00	53.21	C1229	275.00	41.53
C17	3035.00	136.38	C146	600.00	177.62	C279	382.00	42.53	C431	3020.00	49.39	C546	325.00	49.61	C661	630.00	64.08	C807	1492.00	7.01	C934	55.00	33.52	C1115	55.00	35.05	C1230	225.00	34.61
C18	3035.00	886.89	C147	600.00	171.73	C280	25.00	34.95	C432	3020.00	80.78	C547	1768.00	42.50	C662	630.00	16.71	C808	2980.00	17.20	C935	1931.00	55.92	C1116	55.00	39.04	C1231	225.00	44.73
C19	300.00	68.34	C148	50.00	78.54	C281	3188.00	87.58	C433	3020.00	60.00	C548	1768.00	19.35	C663	150.00	41.11	C809	1245.00	85.06	C936	55.00	33.52	C1117	55.00	58.83	C1232	225.00	15.57
C20	50.00	21.56	C149	325.00	59.42	C282	3188.00	48.53	C434	3020.00	58.00	C549	1379.00	51.89	C664	150.00	49.04	C810	1245.00	52.75	C937	55.00	58.59	C1118	555.00	42.26	C1233	2676.00	63.03
C21	50.00	61.01	C150	275.00	50.28	C283	3188.00	49.64	C435	3020.00	56.00	C550	1379.00	51.89	C665	1475.00	54.00	C811	945.00	87.17	C938	13.00	3.57	C1119	2287.00	5.22	C1234	2676.00	60.01
C22	407.00	123.42	C151	1775.59	24.68	C284	3188.00	51.43	C436	1768.00	59.86	C551	1379.00	59.27	C666	75.00	37.92	C812	3010.00	76.01	C939	601.00	114.30	C1120	555.00	82.79	C1235	2676.00	48.00
C23	50.00	69.90	C152	1175.00	31.90	C285	75.00	57.02	C437	1768.00	2.98	C552	75.00	0.02	C667	75.00	35.87	C813	930.50	231.07	C940	601.00	87.93	C1121	555.00	68.43	C1236	2563.00	45.44
C24	3163.00	235.32	C153	1175.00	9.40	C286	75.00	20.27	C438	1768.00	49.74	C553	75.00	38.88	C668	1788.00	35.25	C814	25.00	39.52	C941	1881.00	49.57	C1122	555.00	17.22	C1237	2563.00	51.54
C25	100.00	148.11	C154	657.00	32.57	C287	75.00	33.80	C439	1768.00	12.11	C554	75.00	38.90	C669	150.00	54.93	C815	2513.00	43.33	C942	25.00	41.31	C1123	2513.00	4.80	C1238	2563.00	51.54
C26	260.00	75.31	C155	657.00	8.39	C289	235.00	38.09	C440	3020.00	73.30	C555	75.00	44.11	C670	25.00	40.88	C816	2513.00	61.45	C943	13.00	11.09	C1124	225.00	11.16	C1239	2563.00	51.54
C27	200.00	192.84	C156	657.00	56.02	C290	235.00	29.97	C441	3020.00	32.10	C556	75.70	0.00	C671	997.00	46.33	C817	2513.00	61.78	C944	1625.00	71.50	C1125	225.00	50.10	C1240	2563.00	51.54
C28	600.00	206.28	C157	657.00	7.61	C291	175.00	59.23	C442	75.00	116.76	C557	1625.00	20.00	C672	150.00	34.58	C818	2513.00	61.45	C945	1881.00	54.09	C1126	225.00	50.10	C1241	2563.00	51.54
C29	600.00	52.38	C158	657.00	48.40	C292	175.00	109.51	C443	243.00	99.20	C558	275.00	87.77	C673	1047.00	48.65	C819	2513.00	61.45	C946	1881.00	54.09	C1127	2513.00	62.08	C1242	2563.00	51.54
C30	600.00	53.41	C159	657.00	23.65	C299	462.00	49.02	C444	243.00	36.90	C559	380.00	78.35	C674	75.00	10.14	C820	2513.00	57.62	C947	1170.00	129.51	C1128	2513.00	62.08	C1243	125.00	24.72
C31	1750.59	181.44	C160	657.00	32.37	C300	462.00	6.03	C445	403.00	9.23	C560	720.00	7.78	C675	75.00	38.69	C821	2513.00	59.26	C948	1881.00	56.09	C1129	225.00	25.17	C1244	25.00	44.68
C32	1750.59	61.53	C161	775.00	48.32	C301	462.00	43.99	C446	403.00	78.63	C561	720.00	71.69	C676	2287.00	17.08	C822	2513.00	59.26	C949	1881.00	58.09	C1130	175.00	2.55	C1245	2563.00	51.54
C33	300.00	54.85	C162	775.00	66.08	C302	462.00	50.02	C447	343.00	83.19	C562	275.00	74.36	C677	1788.00	26.60	C823	2513.00	63.45	C950	1881.00	58.10	C1131	175.00	44.73	C1246	25.00	39.60
C34	300.00	54.85	C163	775.00	66.08	C303	550.00	98.44	C448	343.00	47.08	C563	275.00	4.75	C678	2400.00	30.35	C824	1379.00	5.36	C951	1881.00	56.09	C1132	175.00	45.00	C1247	2563.00	51.09
C35	50.00	78.04	C164	175.00	73.14	C304	650.00	43.56	C449	25.00	40.71	C564	125.00	83.63	C679	2400.00	21.66	C825	2513.00	4.80	C952	1881.00	64.65	C1133	175.00	45.00	C1248	75.00	27.79
C36	50.00	74.04	C165	825.00	50.82	C305	650.00	76.14	C450	2817.00	63.06	C565	125.00	24.89	C680	2400.00	61.95	C826	2400.00	58.66	C953	1881.00	62.13	C1134	175.00	14.65	C1249	25.00	55.77
C37	788.00	106.78	C166	825.00	63.78	C306	1050.00	52.05	C451	2817.00	86.80	C566	325.00	22.95	C681	2400.00	28.94	C827	2400.00	56.60	C954	1475.00	64.02	C1135	670.00	47.36	C1250	697.00	92.79
C38	300.00	70.65	C167	825.00	63.78	C307	125.00	29.76	C452	25.00	36.50	C567	325.00	59.32	C682	2400.00	25.56	C828	2400.00	55.03	C955	1475.00	56.28	C1136	670.00	26.59	C1251	697.00	123.49
C39	200.00	125.78	C168	775.00	66.08	C308	125.00	59.03	C453	238.00	19.41	C568	325.00	58.06	C683	2400.00	33.73	C829	2400.00	56.60	C956	1155.00	49.32	C1137	430.00	35.42	C1252	2563.00	7.22
C40	100.00	155.69	C169	775.00	56.39	C309	325.00	50.77	C454	1655.00	39.33	C569	325.00	32.83	C684	2400.00	20.77	C830	2400.00	58.69	C957	1155.00	78.53	C1138	430.00	53.24	C1253	570.00	125.44
C41	1524.00	321.48	C170	1499.00	8.91	C310	125.00	15.14	C455	25.00	38.20	C570	765.32	29.10	C685	2400.00	40.42	C831	2400.00	58.69	C958	125.00	33.07	C1139	585.00	116.50	C1254	925.00	5.35
C42	1524.00	41.23	C171	1499.00	104.08	C311	765.32	47.74	C456	724.87	34.90	C571	715.32	40.94	C686	2400.00	14.07	C832	2400.00	59.00	C959	225.00	141.50	C1140	535.00	277.54	C1255	925.00	47.48
C43	800.00	312.71	C172	1499.00	86.46	C317	425.00	11.62	C457	724.87	70.78	C572	1625.00	58.87	C687	2400.00	45.21	C833	2400.00	58.69	C960	1881.00	56.09	C1141	565.00	176.60	C1256	925.00	57.90
C44	100.00	157.08	C173	1499.00	71.51	C318	425.00	60.39	C458	724.87	70.78	C573	275.00	49.04	C688	2400.00	9.29	C834	2400.00	55.50	C968	1881.00	18.53	C1142	353.00	39.48	C1257	925.00	58.53
C45	1200.00	52.75	C174	1499.00	60.58	C319	425.00	61.80	C459	1655.00	57.90	C574	275.00	97.30	C689	2400.00	56.56	C835	2287.00	49.49	C969	1768.00	12.34	C1143	353.00	78.61	C1258	925.00	58.53
C46	1200.00	42.18	C179	1025.00	54.22	C320	425.00	109.61	C460	1655.00	57.90	C575	275.00	0.18	C690	2287.00	51.88	C836	2287.00	55.93	C970	1768.00	3.20	C1144	353.00	78.61	C1259	925.00	11.77
C47	405.00	83.51	C180	1025.00	52.01	C321	425.00	60.32	C461	1655.00	57.90	C576	500.00	45.38	C691	2287.00	51.93	C837	2287.00	56.22	C971	1768.00	52.72	C1145	353.00	17.51	C1260	2789.00	42.02
C48	695.00	76.72	C181	1025.00	68.84	C322	425.00	30.19	C462	1655.00	57.90	C577	500.00	4.03	C692	2287.00	51.93	C838	2287.00	55.93	C975	125.00	151.10	C1146	545.00	78.64	C1261	2789.00	56.08
C49	150.00	130.23	C182	1025.00	94.21	C329	1225.00	53.85	C463	1655.00	57.90	C578	500.00	56.01	C693	2287.00	51.93	C839	2287.00	55.93	C976	1775.00	59.02	C1147	545.00	46.91	C1262	2789.00	56.08
C50	300.00	213.76	C183	1025.00	71.95	C335	225.00	21.65	C464	1768.00	66.68	C579	500.00	16.14	C694	2513.00	46.39	C840	2287.00	52.44	C977	1775.00	81.49	C1148	325.00	36.09	C1263	2789.00	56.08
C51	400.00	314.29	C184	1025.00	63.82	C336	225.00	51.62	C465	1768.00	4.09	C580	500.00	43.90	C695	25.00	35.34	C841	2287.00	53.93	C978	1775.00	80.86	C1149	325.00	63.52	C1264	2789.00	52.41
C52	1000.00	699.22	C185	1025.00	63.82	C337	225.00	54.57	C466	1655.00	57.87	C581	500.00	28.64	C696	150.00	31.36	C842	2287.00	53.93	C979	1775.00	80.41	C1150	325.00	63.52	C1265	550.00	133.17
C53	200.00	83.59	C186	1025.00	63.82	C338	225.00	54.57	C467	1655.00	51.30	C582	500.00	31.40	C697	150.00	38.64	C843	2287.00	53.87	C980	1775.00	80.13	C1151	325.00	34.10	C1266	2676.00	55.55
C54	100.00	120.88	C187	1025.00	61.80	C339	225.00	34.54	C468	1655.00	53.90	C583	500.00	41.02	C698	150.00	41.55	C844	2287.00	5.22	C981	1775.00	80.01	C1152	970.00	27.30	C1267	2676.00	53.81
C55	1800.00	824.06	C188	1025.00	62.01	C340	285.00	20.41	C469	1655.00	11.55	C584	500.00	29.62	C699	855.00	67.99	C845	2237.00	55.96	C982	1775.00	80.06	C1153	525.00	13.45	C1268	2676.00	53.81
C56	1600.00	159.28	C189	1025.00	22.25	C341	285.00	55.61	C470	724.87	70.78	C585	525.00	55.72	C700	855.00	61.17	C846	1605.00	16.97	C983	25.00	37.57	C1154	551.00	30.88	C1269	2676.00	53.81
C57	50.00	78.65	C191	825.00	63.78	C342	285.00	6.53	C471	3020.00	3.59	C586	525.00	55.85	C701	855.00	93.65	C847	2237.00	55.03	C984	2817.00	90.19	C1155	551.00	67.30	C1270	2676.00	2.20
C58	200.00	91.22	C192	825.00	63.71	C345	125.00	48.24	C472	3020.00	82.14	C587	425.00	6.92	C702	2980.00	91.08	C848	2237.00	55.03	C985	2817.00	87.55	C1156	551.00	75.54	C1271	2676.00	51.61
C59	200.00	30.15	C193	825.00	20.79	C346	125.00	21.96	C473	1243.00	20.25	C588	425.00	32.54	C703	2980.00	78.43	C849	2237.00	55.03	C986	25.00	39.54	C1157	551.00	80.58	C1272	2676.00	53.81
C60	200.00	121.15	C197	125.00	20.65	C347	125.00	45.46	C474	1243.00	34.39	C589	125.00	34.80	C704	2513.00	70.98	C850	2237.00	55.03	C987	1103.00	49.52	C1158	551.00	80.58	C1273	2676.00	53.81
C61	709.00	66.55	C198	125.00	48.16	C348	125.00	42.43	C475	747.00	46.80	C590	125.00	36.76	C705	2513.00	62.08	C851	2237.00	55.03	C988	1103.00	59.84	C1159	551.00	53.16	C1274	2676.00	53.81
C62	50.00	83.18	C199	125.00	58.73	C349	125.00	27.04	C476	747.00	13.84	C591	125.00	35.72	C706	2980.00	36.90	C852	2237.00	60.39	C989	1103.00	59.84	C1160	75.00	8.98	C1275	2676.00	61.92
C63	300.00	45.22	C200	75.00	117.81	C350	3138.00	28.33	C477	75.00	32.90	C592	55.00	36.76	C707	2513.00	64.08	C853	150.00	42.05	C990	1103.00	59.79	C1161	75.00	35.87	C1276	925.00	34.90
C64	400.00	37.14	C205	1196.20	56.07	C351	3138.00	62.35	C478	75.00	35.81	C593	55.00	20.47	C708	1492.00	9.52	C854	150.00	42.95	C991	1103.00	20.00	C1162	75.00	35.87	C1277	925.00	65.06
C65	100.00	85.83	C206	1196.20	98.82	C352	3138.00	60.27	C479	75.00	36.34	C594	55.00	36.60	C709	1492.00	73.19	C855	150.00	39.03	C992	1103.00	55.85	C1163	75.00	35.87	C1279	630.00	154.68
C66	200.00	42.52	C207	1196.20	77.34	C353	1216.00	65.11	C480	75.00	40.95	C595	55.00	38.73	C710	1492.00	50.00	C856	150.00	39.03	C993	1103.00	51.86	C1164	225.00	8.56	C1282	2563.00	7.22
C67	50.00	78.94	C208	1196.20	62.25	C354	1329.00	38.75	C481	75.00	20.82	C596	55.00	38.59	C711	1492.00	13.38	C857	150.00	30.06	C994	1103.00	51.86	C1165	225.00	50.10	C1283	2563.00	61.87
C68	3163.00	64.50	C209	1196.20	3.90	C355	1329.00	57.95	C482	75.00	0.49	C597	55.00	38.86	C712	1492.00	36.62	C858	150.00	30.13	C995	1103.00	51.86	C1166	225.00	13.83	C1284	2563.00	61.93
C69	80.00	75.43	C210	1196.20	68.81	C356	3138.00	58.19	C483	125.00	33.20	C598	55.00	38.73	C713	1492.00	19.52	C859	150.00	43.84	C996	1103.00	37.55	C1167	175.00	33.83	C1285	2563.00	56.08
C70	586.87	33.01	C211	862.00	14.26	C357	3138.00	24.33	C484	125.00	13.12	C599	55.00	28.54	C714	1492.00	30.48	C860	150.00	44.64	C997	25.00	36.17	C1168	175.00	39.99	C1286	2563.00	30.95
C71	586.87	207.07	C212	862.00	6.49	C358	75.00	18.93	C485	75.00	25.80	C600	75.00	64.37	C715	1492.00	25.66	C861	150.00	26.76	C998	1768.00	1.67	C1169	325.00	51.63	C1287	75.00	26.67
C72	100.00	123.76	C213	862.00	47.52	C359	75.00	28.90	C486	75.00	39.94	C601	375.00	34.82	C716	1492.00	22.77	C862	150.00	26.76	C999	1768.00	55.83	C1170	325.00	60.09	C1288	75.00	64.14
C73	740.32	82.34	C214	862.00	13.66	C360	75.00	20.76	C487	75.00	39.94	C602	525.00	55.59	C717	1492.00	37.69	C863	715.32	72.70	C1000	1575.00	85.97	C1171	325.00	18.87	C1289	75.00	27.75
C74	740.32	64.31	C215	862.00	40.35	C361	1659.00	49.77	C488	75.00	13.12	C603	525.00	55.59	C718	1492.00	12.60	C864	715.32	28.05	C1001	25.00	40.63	C1172	2839.00	41.14	C1295	2287.00	97.48
C75	300.00	159.84	C216	862.00	20.97	C362	1659.00	3.50	C489	75.00	16.88	C604	525.00	55.70	C719	1492.00	51.28	C865	75.00	92.82	C1002	1329.00	49.40	C1173	2839.00	60.00	C1296	2287.00	42.17
C76	300.00	182.05	C217	862.00	33.04	C363	1659.00	54.33	C490	75.00	37.87	C605	525.00	55.15	C720	3010.00	8.68	C866	561.87	55.62	C1003	1329.00	54.12	C1174	2839.00	60.00	C1299	1100.00	108.16
C77	300.00	133.13	C218	862.00	28.47	C364	1549.00	46.63	C491	75.00	36.81	C606	125.00	17.69	C728	1053.00	59.59	C867	561.87	104.09	C1004	1329.00	54.12	C1175	2839.00	60.00	C1301	1082.00	339.78
C78	150.00	111.93	C219	862.00	25.54	C365	225.00	57.37	C492	75.00	35.78	C607	125.00	51.12	C729	1053.00	57.95	C868	150.00	48.56	C1005	1329.00	54.12	C1176	2839.00	60.12	C1303	143.00	69.89
C81	900.00	133.78	C220	862.00	36.24	C366	225.00	36.67	C493	75.00	6.71	C608	1625.00	9.82	C730	1053.00	57.95	C869	150.00	47.23	C1006	1329.00	54.12	C1177	2839.00	107.24	C1306	275.00	80.61
C82	900.00	278.72	C221	1225.00	21.95	C367	1549.00	54.00	C494	747.00	46.74	C609	75.00	0.07	C731	1053.00	23.74	C870	1931.00	45.15	C1007	1329.00	54.12	C1178	52.00	21.07	C1307	275.00	34.32
C83	2814.00	43.58	C222	1775.59	58.80	C368	1549.00	56.62	C495	747.00	46.80	C610	75.00	43.62	C732	75.00	25.60	C871	1768.00	26.12	C1008	1329.00	20.00	C1179	52.00	50.71	C1308	175.00	18.68
C84	2814.00	259.97	C223	1775.59	56.00	C369	1549.00	59.89	C496	869.50	212.56	C611	75.00	38.90	C733	75.00	38.90	C872	2867.00	13.37	C1009	1329.00	59.81	C1180	52.00	31.69	C1309	175.00	20.55
C85	2814.00	162.59	C224	1775.59	31.50	C370	1549.00	49.91	C497	3010.00	265.74	C612	75.00	25.92	C734	75.00	38.90	C873	1931.00	56.11	C1010	1329.00	57.95	C1181	52.00	31.69	C1310	175.00	61.11
C86	300.00	120.54	C225	625.00	24.51	C371	1549.00	22.02	C498	203.00	32.33	C613	1053.00	13.34	C735	75.00	15.23	C874	475.00	115.86	C1011	1329.00	57.95	C1182	52.00	31.69	C1311	175.00	30.23
C88	200.00	84.37	C226	625.00	56.02	C372	1659.00	10.86	C499	197.00	30.15	C614	1053.00	61.82	C736	2867.00	34.21	C875	55.00	41.76	C1012	1775.00	73.43	C1183	52.00	31.69	C1317	2676.00	67.63
C90	200.00	64.44	C227	625.00	29.81	C373	1659.00	49.03	C500	1100.00	51.55	C615	1053.00	61.82	C737	2867.00	54.00	C876	3188.00	65.01	C1013	1625.00	6.84	C1184	52.00	63.26	C1318	2676.00	58.55
C92	50.00	77.72	C228	625.00	21.96	C374	1659.00	15.11	C501	2237.00	32.78	C616	1053.00	62.26	C738	2867.00	54.00	C877	25.00	39.47	C1014	1216.00	63.02	C1185	2839.00	6.14	C1319	2676.00	64.66
C93	576.00	176.16	C229	625.00	51.77	C375	1659.00	34.80	C502	2237.00	54.12	C617	100.00	92.30	C739	2867.00	38.68	C878	175.00	37.17	C1015	1216.00	14.49	C1186	875.00	91.55	C1320	2676.00	66.80
C94	576.00	229.49	C230	625.00	51.77	C376	1659.00	18.65	C503	2237.00	52.07	C618	75.00	90.66	C740	75.00	6.37	C879	75.00	16.24	C1016	1216.00	35.03	C1187	875.00	70.02	C1321	180.00	37.36
C96	500.00	50.40	C231	625.00	51.77	C377	1659.00	23.58	C504	2237.00	52.07	C619	1825.00	211.18	C741	75.00	20.24	C880	1230.00	136.15	C1017	1216.00	22.15	C1188	875.00	61.77	C1322	630.00	136.71
C97	500.00	196.03	C232	625.00	37.48	C378	175.00	58.70	C505	2237.00	54.07	C620	1825.00	80.47	C742	75.00	38.90	C882	3010.00	879.46	C1018	1216.00	27.37	C1189	875.00	7.30	C1323	875.00	82.91
C98	500.00	185.74	C233	1175.00	51.65	C379	175.00	51.35	C506	2237.00	52.07	C621	1825.00	80.17	C743	75.00	38.76	C883	275.00	64.76	C1019	1216.00	29.81	C1190	570.00	128.38	C1324	75.00	10.29
C100	1000.00	62.27	C234	975.00	13.06	C380	75.00	36.26	C507	2237.00	52.07	C622	1825.00	80.02	C744	75.00	8.43	C893	25.00	39.02	C1020	1216.00	19.71	C1191	565.00	126.60	C1325	75.00	20.86
C101	1000.00	71.02	C235	975.00	55.88	C381	432.00	2.29	C508	2237.00	52.07	C623	1825.00	80.03	C745	1379.00	46.95	C896	25.00	37.02	C1021	1216.00	37.46	C1192	635.00	142.29	C1326	75.00	27.76
C102	600.00	110.09	C236	975.00	61.09	C382	432.00	46.84	C509	2237.00	55.84	C624	1825.00	80.19	C746	1379.00	56.00	C897	813.00	110.16	C1022	1216.00	12.06	C1193	2979.00	70.24	C1327	75.00	27.76
C103	600.00	110.09	C237	975.00	61.09	C383	432.00	42.50	C510	1931.00	49.02	C625	1825.00	20.67	C747	1379.00	56.00	C898	630.50	158.10	C1023	1216.00	49.52	C1194	2979.00	62.96	C1328	75.00	31.15
C104	1200.00	132.83	C238	975.00	61.09	C384	432.00	39.38	C511	1931.00	53.92	C626	1575.00	59.63	C748	1379.00	56.00	C899	275.00	62.65	C1024	1216.00	53.02	C1195	2979.00	62.96			
C105	1906.00	201.00	C239	975.00	61.09	C385	25.00	30.51	C512	1931.00	53.92	C627	1575.00	80.07	C749	1379.00	59.77	C900	325.00	41.95	C1025	1216.00	14.94	C1196	2979.00	62.96			
C106	50.00	82.63	C240	975.00	61.09	C387	25.00	10.78	C513	1931.00	9.03	C628	1575.00	17.09	C754	1605.00	4.69	C901	325.00	34.59	C1026	1216.00	38.08	C1197	2979.00	62.96			
C107	1600.00	70.40	C241	975.00	66.99	C391	569.50	142.80	C514	75.00	30.10	C629	175.00	51.80	C755	1605.00	67.81	C902	763.00	25.37	C



PLAT LEGEND

BOUNDARY
LOT LINES
ROAD CENTERLINE
RIGHT OF WAY
LOT NUMBER
LOT AREA
BLOCK NUMBER
EASEMENT
SETBACK
CURB GUTTER SW
STREET NAME
HANDICAP RAMP
SEWER LINE
WATER LINE
STORM DRAIN LINE
PRESSURE IRRIGATION
GRAVITY IRRIGATION
FLOW ARROW
PHASE LINE
FIRE HYDRANT
CATCH BASIN
FLOODWAY
100 YR FLOOD PLAIN

1 / 6,500 ft²
BLOCK 7
W. ASHTON DR.
PHASE 1

100 0 50 100 200
SCALE IN FEET

OWNER
NE KUNA FARMS LLC
6152 W HALF MOON LANE
EAGLE, ID 83616

ENGINEER
DAVID A. BAILEY, P.E.
BAILEY ENGINEERING, INC.
4242 N BROOKSIDE LANE
BOISE, ID 83714
938-0013

PLANNER
TIM ECK
6152 W HALF MOON LANE
EAGLE, ID 83616

DEVELOPMENT FEATURES

ACREAGE
TOTAL PARCEL - 202.96 ACRES
TOTAL LOTS - 710
BUILDABLE LOTS - 671
COMMON LOTS - 39
DENSITY DU/ACRE - 3.31

ZONING
EXISTING - R6
PROPOSED - R6

SEWAGE DISPOSAL
KUNA CITY SEWER

WATER SUPPLY
KUNA CITY WATER

CITY
KUNA

SCHOOL DISTRICT
KUNA

FIRE DISTRICT
KUNA

IRRIGATION DISTRICT
BOISE-KUNA IRRIGATION DISTRICT

REVISED	
NO.	DATE DESCRIPTION

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
4242 N. BROOKSIDE LANE
BOISE, ID 83714
TEL 208-938-0013
www.baileyengineers.com

DRAWN BY: DAB | CHECKED BY: DAVID A. BAILEY P.E. | PROJECT: C2016-006 | DATE: 05-10-2017

CONCEPTUAL PHASING PLAN
SPRINGHILL SUBDIVISION
NE KUNA FARMS LLC

SHEET C-12

This is the original landscape plan, approved in 2007.

NOTES

1. ALL PLANTS SHALL MEET OR EXCEED MINIMUM KUNA CITY ORDINANCE REQUIREMENTS. ALL LOTS SOUTH OF MONET DRIVE WILL COMPLY WITH KUNA CITY ORDINANCE REQUIRING ONE (1) TREE PER LOT (PROVIDED BY DEVELOPER).
2. ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
3. ALL COMMON SPACE LANDSCAPING SHALL BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION.
4. PLANT LIST IS REPRESENTATIVE AND SUBJECT TO SUBSTITUTIONS OF SIMILAR SPECIES BY OWNER.

PLANT PALETTE

SYM	COMMON NAME	BOTANICAL NAME	SIZE
EVERGREEN TREES			
	AUSTRIAN PINE	PINUS NIGRA	6-8' HT B&B
	COLORADO BLUE SPRUCE	PICEA PUNGENS 'GLAUCA'	6-8' HT B&B
SHADE TREES			
	AUTUMN PURPLE ASH	FRAXINUS AMERICANA 'AUTUMN PURPLE'	2" CALIP B&B
	DEBORAH MAPLE	ACER PLATANOIDES 'DEBORAH'	2" CALIP B&B
	LONDON PLANETREE	PLATANUS X ACERIFOLIA 'BLOODGOOD'	2" CALIP B&B
	RED HORSECHESTNUT	AESCULUS X CARNEA	2" CALIP B&B
	SKYLINE HONEYLOCUST	GLEDITSIA TRIACANTHOS 'SKYCOLE'	2" CALIP B&B
	WORPLESDON SWEETGUM	LIQUIDAMBAR STYRACIFLUA	2" CALIP B&B
ORNAMENTAL TREES			
	ARISTOCRAT PEAR	PYRUS CALLERYANA 'ARISTOCRAT'	2" CALIP B&B
	FLAME AMUR MAPLE	ACER GINNALA 'FLAME'	2" CALIP B&B
	PRAIRIFIRE CRABAPPLE	MALUS 'PRAIRIFIRE'	2" CALIP B&B
	REDBUD	CERCIS CANADENSIS	2" CALIP B&B
	SPRING SNOW CRABAPPLE	MALUS 'SPRING SNOW'	2" CALIP B&B
	WASHINGTON HAWTHORN	CRATAEGUS PHAENOPYRUM	2" CALIP B&B
SHRUBS/ORNAMENTAL GRASSES			
	BLUE CHIP JUNIPER	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	5 GAL
	BLUE OAT GRASS	HELICTOTRICHON SEMPERVIRENS	2 GAL
	CHAMPLAIN ROSE	ROSA 'CHAMPLAIN'	3 GAL
	CREEPING MAHONIA	MAHONIA REPENS	3 GAL
	CRIMSON PYGMY BARBERRY	BERBERIS THUNBERGII 'CRIMSON PYGMY'	3 GAL
	D'ABOLO NINEBARK	PHYSOCARPUS OPULIFOLIUS 'MONLO'	5 GAL
	DWARF ARCTIC WILLOW	SALIX PURPUREA 'NANA'	5 GAL
	FLAME GRASS	MISCANTHUS SINENSIS 'PURPURASCENS'	2 GAL
	GOLDFLAME SPIREA	SPIRAEA X BUMALDA 'GOLDFLAME'	3 GAL
	GRO-LOW SUMAC	RHUS AROMATICA 'GRO-LOW'	3 GAL
	IVORY HALO DOGWOOD	CORNUS ALBA 'BAILHALO'	5 GAL
	NEARLY WILD ROSE	ROSA 'NEARLY WILD'	3 GAL
	SPRING GLORY FORSYTHIA	FORSYTHIA X INTERMEDIA 'SPRING GLORY'	5 GAL
	HENRY'S GARNET SWEETSPIRE	ITEA VIRGINICA 'HENRY'S GARNET'	5 GAL

LAWN | UNMOWN GRASSES | RIPARIAN BIOSWALE

DEVELOPMENT FEATURES

TOTAL AREA	22.54 ACRES
TOTAL LOTS	767
SINGLE-FAMILY LOTS	702
MULTI-FAMILY LOTS	2
COMMON AREA/ OPEN SPACE/ LANDSCAPE LOTS	65
EXISTING ZONING	A
PROPOSED ZONING	R6 & R-20
OWNER/ DEVELOPER	POINER RIVER, LLC PO BOX 344 MERIDIAN, ID 83680

SPRINGHILL SUBDIVISION

KUNA, IDAHO

NORTH

150' 75' 0 150' 300'

SCALE: 1" = 150'

OCTOBER 2, 2006

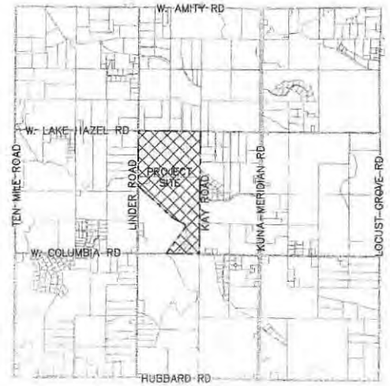
Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
1530 S. IRON EAGLE DRIVE
EAGLE, ID 83616
TEL 208-938-0013
FAX 208-938-0516

JENSENBELTS ASSOCIATES
Site Planning
Landscape Architecture

This is the original Preliminary Plat, approved in 2007.

PRELIMINARY PLAT FOR SPRINGHILL SUBDIVISION

A PORTION OF THE WEST 1\2 OF SECTION 1
TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN
KUNA, ADA COUNTY, IDAHO
2006



SPRINGHILL SUBDIVISION
SCALE 1" =3000'

OWNER
POWDER RIVER DEVELOPMENT LLC
PO BOX 344
MERIDIAN, ID 83680

RUSSELL DURRANT
8397 S OLD FARM PL
MERIDIAN, ID 83642

GREGORY JOHNSON
1282 E PIENZA ST
MERIDIAN, ID 83642

DEVELOPER
POWDER RIVER DEVELOPMENT LLC
PO BOX 344
MERIDIAN, ID 83680

ENGINEER
DAVID A. BAILEY, P.E.
BAILEY ENGINEERING, INC.
1500 E IRON EAGLE DR.
EAGLE, ID 83616
938-0013

PLANNER
KENT BROWN
BAILEY ENGINEERING, INC.
1500 E IRON EAGLE DR.
EAGLE, ID 83616
938-0013

DEVELOPMENT FEATURES

ACREAGE
TOTAL PARCEL - 225.54 ACRES
TOTAL LOTS - 797
BUILDABLE LOTS - 704
COMMON LOTS - 63
DENSITY DU/ACRE - 3.12

ZONING
EXISTING - A
PROPOSED - R6 & R20

SEWAGE DISPOSAL
KUNA CITY SEWER

WATER SUPPLY
KUNA CITY WATER

CITY
KUNA

SCHOOL DISTRICT
KUNA

FIRE DISTRICT
KUNA

IRRIGATION DISTRICT
BOISE-KUNA IRRIGATION DISTRICT

This is the original Preliminary Plat, approved in 2007.

200 0 100 200 400
SCALE IN FEET

SEE SHEET 2 FOR NOTES

NOTES:
1. ALL LOT LINES COMMON TO A PUBLIC RIGHT OF WAY HAVE A 10' UTILITY EASEMENT.
2. A 10' UTILITY EASEMENT IS LOCATED ADJACENT TO THE EXTERIOR BOUNDARY.
3. ALL SIDE YARD LOT LINES HAVE A 5' DRAINAGE & IRRIGATION EASEMENT ON EACH SIDE OF THE LOT LINE UNLESS OTHERWISE SHOWN.
4. MUNICIPAL SEWER AND WATER SERVICES SHALL BE PROVIDED TO EACH LOT.
5. DRAINAGE FOR THE PUBLIC STREETS WILL BE COLLECTED IN STORM DRAIN CATCH BASINS AND ROUTED THROUGH SAND AND GREASE TRAPS TO SEEPAGE BEDS.
6. ALL LOTS WITHIN THIS SUBDIVISION ARE SINGLE FAMILY RESIDENTIAL LOTS, WITH THE EXCEPTION OF LOT 1 BLOCK 1, LOT 1 BLOCK 2, LOT 1 BLOCK 3, LOT 1 BLOCK 4, LOT 21, 43 & 96 BLOCK 5, LOT 1 BLOCK 6, LOT 1 BLOCK 9, LOT 1 BLOCK 10, LOT 10 BLOCK 11, LOT 1 BLOCK 12, LOT 10 BLOCK 13, LOT 1 BLOCK 14, LOT 1 BLOCK 15, LOT 1 & 14 BLOCK 16, LOT 8 BLOCK 17, LOT 1 BLOCK 18, LOT 5 BLOCK 19, LOT 1 BLOCK 20, LOT 1 BLOCK 21, LOT 8 BLOCK 22, LOT 13 & 23 BLOCK 23, LOT 7 BLOCK 25, LOT 1 BLOCK 26, LOT 1 BLOCK 27, LOT 1 BLOCK 28, LOT 1 BLOCK 29, LOT 1 BLOCK 30, LOT 1 BLOCK 31, LOT 1 BLOCK 32, LOT 1 BLOCK 33, LOT 20 & 38 BLOCK 34, LOT 1 BLOCK 35, LOT 1 BLOCK 36, LOT 1 BLOCK 37, LOT 18 & 35 BLOCK 38, LOT 10 BLOCK 39, LOT 13 BLOCK 40, LOT 1 BLOCK 41, LOT 1 BLOCK 42, LOT 7 BLOCK 43, LOT 23 BLOCK 44, LOT 8 BLOCK 45, LOT 46 BLOCK 10, LOT 47 BLOCK 14, LOT 1 BLOCK 48, LOT 1 BLOCK 49, LOT 1 BLOCK 50, LOT 1 BLOCK 51, LOT 1 BLOCK 52, LOT 1 BLOCK 53, LOT 10 & 42 BLOCK 54, LOT 6 BLOCK 55, LOT 5 BLOCK 56, LOT 7 BLOCK 57 AND LOT 1 BLOCK 58 WHICH ARE COMMON AREA LOTS ALL OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. ALL SAID COMMON LOTS SHALL HAVE A BLANKET UTILITY AND DRAINAGE EASEMENT.
7. THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH IDAHO CODE SECTION 31-3805 CONCERNING IRRIGATION WATER. PRESSURE IRRIGATION WILL BE SUPPLIED TO ALL LOTS IN THIS SUBDIVISION.
8. NO DIRECT ACCESS TO LAKE HAZEL, LINDER, KAY, COLUMBIA AND MONET WILL BE ALLOWED UNLESS APPROVED BY CITY OF KUNA AND ADA COUNTY HIGHWAY DISTRICT.
9. ALL EXISTING BUILDINGS ON SITE TO BE REMOVED.

PROFESSIONAL LAND SURVEYOR REGISTERED 4431 9-26-06 STATE OF IDAHO D. TERRY PEVOR

PLAT LEGEND

BOUNDARY
LOT LINES
ROAD CENTERLINE
RIGHT OF WAY
LOT NUMBER
LOT AREA
BLOCK NUMBER
EASEMENT
SETBACK
CURB GUTTER
STREET NAME
HANDICAP RAMP
SEWER LINE
WATER LINE
STORM DRAIN LINE
PRESSURE IRRIGATION
GRAVITY IRRIGATION
FLOW ARROW
PHASE LINE
FIRE HYDRANT
CATCH BASIN

SURVEY LEGEND

FOUND 1/2" IRON PIN
FOUND 5/8" IRON PIN
FOUND BRASS CAP MONUMENT
FOUND ALUMINUM CAP MONUMENT
CALCULATED POINT
PROPERTY BOUNDARY LINE
PARCEL LINE
SECTION LINE
1/4 SECTION LINE
CENTERLINE DITCH

LINE TABLE

LINE	LENGTH	BEARING
L1	41.13	N 32°56'16" W
L2	76.89	N 24°37'30" W
L3	44.63	N 21°39'35" W
L4	47.62	N 27°12'47" W
L5	79.89	N 17°42'08" W
L6	74.70	N 16°06'01" W
L7	80.62	N 06°16'31" W
L8	80.04	N 03°58'22" W
L9	89.97	N 10°11'33" W
L10	50.61	N 09°35'59" W
L11	35.56	N 03°44'28" W
L12	69.49	N 12°24'15" W
L13	183.65	S88°25'33"E
L14	87.82	S50°25'59"E
L15	234.52	S44°47'58"E
L16	288.72	S47°28'04"E
L17	292.85	S47°03'31"E
L18	221.73	S49°17'03"E
L19	151.99	S44°46'15"E
L20	231.99	S47°26'55"E
L21	235.17	S46°10'44"E
L22	128.02	S39°34'33"E

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C3	143.00	139.82	134.32	N 40°24'54" W	56°01'16"
C4	1100.00	108.16	108.11	S 47°38'58" E	5°38'01"
C5	1082.00	339.78	338.39	S 59°25'46" E	17°59'34"
C6	544.00	167.82	166.96	N 17°08'55" W	17°39'17"
C7	868.00	351.91	349.50	S 16°48'16" E	23°13'45"
C8	113.00	167.43	152.53	S 86°47'28" E	84°53'37"
C9	100.00	86.94	84.22	N 72°19'18" W	49°48'37"
C10	1100.00	51.55	51.54	N 48°08'31" W	2°41'06"

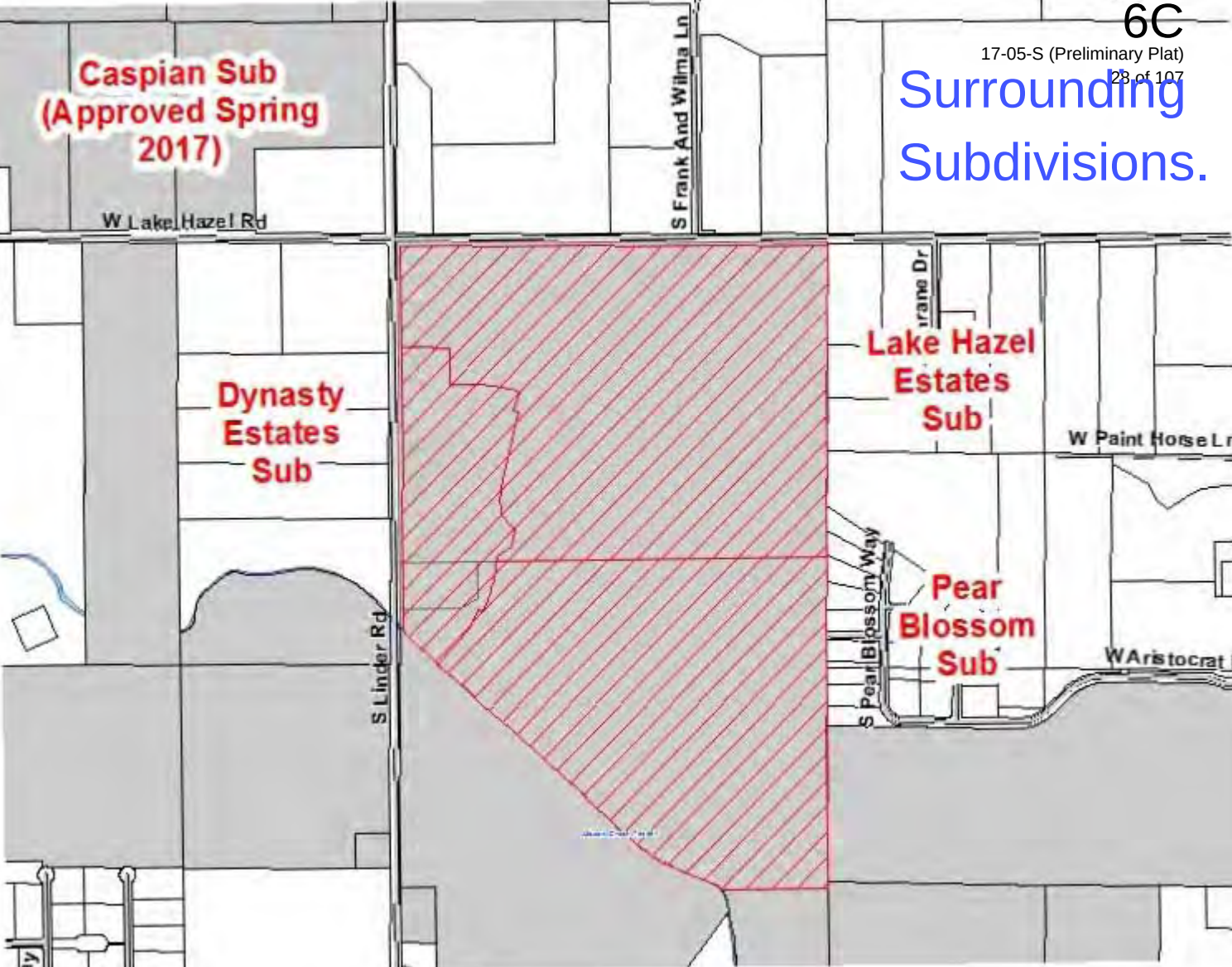
REVISED
NO. DATE DESCRIPTION

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
1500 E. IRON EAGLE DRIVE TEL 208-938-0013
EAGLE, ID 83616 FAX 208-938-0516

DRAWN BY: JM | CHECKED BY: DAVID A. BAILEY P.E. | PROJECT NO. C25094 | DATE: 9-25-06

PRELIMINARY PLAT
SPRINGHILL SUBDIVISION
POWDER RIVER DEVELOPMENT LLC
SHEET PP-1

Surrounding Subdivisions.



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: Director of Kuna Planning and Zoning

FROM: Antonio M Conti
Kuna City Engineer

RE: Springhill
17-05-S

DATE: June 12, 2017

The City Engineer has reviewed the Preliminary Plat of the above applicant dated May 12, 2017. It is noted that specific development plans are provided, which includes 678 single family lots, 30 common lots for a total of 708 lots. Construction Drawings for Phase 1 have already been approved. Accordingly, the City Engineer provides the following comments:

1. **Sanitary Sewer Needs**

   a) The applicant's property is presently used for agricultural purposes, is not connected to City services and would be subject to connection fees for the demand of the ultimate connected load as provided in the City's Standard Table. City Code (6-4-2O) requires connection to the City sewer system for all sanitary sewer needs.
   b) The property is located within the Memory Ranch sewer shed which discharges to the Memory Ranch Lift Station and thence to the North Wastewater Treatment Plant.
   c) 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) For any connected load, it is recommended this application be conditioned to conform to the sewer master plan, particularly to the providing of sewer mains and trunk lines in the master plan.
   e) The nearest Sewer Main capable of serving this property lies on lake Hazel Road and Ten Mile Road. The applicant proposes the construction of a lift station to serve the development. The construction drawings for the lift station are part of the approved plans for Phase 1.
   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 in right-of-way in or adjacent to the project – both at useable depths.

g) For assistance in locating existing facilities and understanding issues associated with connection, please contact the City Engineer at 639-5343.

2. Potable Water Needs

a) The applicant's property is presently used for agricultural purposes, it is not connected to City water service and would be subject to connection fees for the demand of the ultimate connected load as provided in the City's Standard Table. City Code (6-4-2X) requires connection to the City water system for all potable water needs. The City has sufficient potable water supply to serve this site.
b) The nearest point of water connection for the property lies at the intersection of Linder Road and Columbia Road. Construction drawings to bring the water main to the site are part of the approved plans for Phase 1
c) Improvements necessary to provide adequate fire protection as required by Kuna Fire District will be required of the development.
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 the project fronting Linder Road and Ten Mile Road.
e) 8-inch water mains should be installed by developer in internal subdivision streets.
f) The City Engineer concludes redundancy of water transmission route to the development site is not provided by existing facilities. This matter is under consideration in the City's CIP.
g) For assistance in locating existing facilities, please contact the City Engineer at 638-5343.

3. Pressure Irrigation

a) The property's irrigation needs are presently served by local canals from surface water rights. The applicant's property is not connected to the City pressure irrigation system. Relying on drinking water for irrigation purposes is contrary to City Code (6-4-2I) and the public interest, is not accounted for in the approved Water Master Plan and the City Engineer recommends connection to existing City pressurized irrigation facilities. When connecting to the pressure irrigation system, the applicant will need to abide by any relevant irrigation reimbursement policies and agreements and any relevant connection fees.
b) It is recommended this project be conditioned to require connection and annexation to the City Pressure Irrigation system at the time of development. 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.
c) 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 and lot size for the commercial area and common lots, as provided in City Resolutions.
d) The applicant proposes the construction of a pressure irrigation basin and pump station. Construction drawings for the pump station and pond are included in the approved plans for Phase 1. The applicant proposes to use the existing pond. The new pond will need to be constructed prior to reaching the development of 360 lots.
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 Linder Road and Ten Mile Road frontages.

f) It is recommended that conformity with approved City PI standards is required, including the providing of adequately sized internal and boundary loop lines.
g) For assistance in locating existing facilities, please contact the City Engineer at 639-5343.

4. Grading and Storm Drainage

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

a) Runoff from public right-of-way is regulated by ACHD or ITD, depending on the agency responsible for the right-of-way. Plans are required to conform to the appropriate agency standards.
b) Exclusive of public right-of-way, any increase in quantity or rate of runoff or decrease in quality of runoff compared to historical conditions must be detained, treated and released at rates no greater than historical amounts. In the alternative, offsite disposal of storm water in excess of historical rates or conditions 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 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 as part of 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. Constructed facilities to preserve these rights must be designed by a licensed professional engineer, plans provided with the project plan set for review by the City Engineer and constructed in a manner and with materials acceptable to the City Engineer. Facilities provided must be accessible (easements or right-of-way) for continued maintenance, and if necessary, replacement.

5. General

a) With the addition of this property into the corporate limits of Kuna and its potential connection to water and irrigation services, this property will be placing demand not only on constructed facilities but on water rights provided by others. It is the reasonable expectation, in return, that this property transfer to the City, at time of connection, any conveyable water rights by deed and "Change of Ownership" form from IDWR. The domestic water right associated solely with a residence and ½ acre or less is not conveyable. The water right held in trust by an irrigation district is also not conveyable.
b) A plan approval letter will be required if this project affects any local irrigation districts or its facilities. Kuna Canal is one of those facilities.
c) The City reserves the right of prior approval to all agreements involving the applicant (or its successors) and the irrigation or drainage district related to the property of this application and any attempt to abandon surface water rights.

d) Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties.
e) State the vertical datum used for elevations on all drawings.
f) Provide engineering certification on all final engineering drawings.
g) The submittals attached to the application include some alignments for City infrastructure. This information is helpful but has not been reviewed in detail and has not received City Engineer approval. The applicant is advised that detailed review and plan approval occurs at the time of approval of the official project improvement plans.

6. Inspection Fees

An inspection fee will be required for City inspection of the construction of any public or community 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 irrigation related pipe and payment is due and payable prior to City's scheduling of a pre-construction conference.

7. Right-of-Way

The subject property fronts on its north and west side by section line principal arterial street (Linder Road and Ten mile Road - ACHD). The following conditions are related to these classified streets and future quarter line classified streets and apply at the time of development:

a) Sufficient half right-of-way on the quarter line and section line for existing and future classified streets should be provided pursuant to City and ACHD standards.
b) It is recommended approaches onto the classified streets comply with ACHD 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 in connection with property development.
d) 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 minimum side lot line easement and wider easements in instances where underground pipelines are constructed in them;
    a. Additional easements as needed for facilities not in right-of-way - of width and alignment acceptable to the City Engineer.

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 service to neighboring properties.
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.

Paul Woods, President
Rebecca W. Arnold, Vice President
Sara M. Baker, Commissioner
Jim D. Hansen, Commissioner
Kent Goldthorpe, Commissioner

June 19, 2017

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

Subject: KPP17-0003/ 17-05-S/ Springhill Subdivision
1585 W. Lake Hazel Road
Residential Subdivision

On April 18, 2017, the Ada County Highway District approved KPP17-0003 for Springhill Subdivision. The site specific conditions of approval also apply to 17-05-S/ Springhill Subdivision. If you have any questions, please feel free to contact me at (208) 387-6178.

Sincerely,

Mindy Wallace, AICP
Planner III
Development Services

cc: City of Kuna
Bailey Engineers

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).Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.
2. In accordance with District policy, 7203.6, 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.
3. 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.
4. 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.
5. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.
6. 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.
7. 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.
8. 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.
9. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.
10. 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.
11. 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.

Development Services Department

Project/File: **Springhill Subdivision/ KPP17-0003**
This is a preliminary plat application to allow for the development of 677 single family building lots and 30 common lots on 209 acres. The site is located at southeast corner of Lake Hazel and Linder Roads in Kuna, Idaho.

Lead Agency: City of Kuna

Site address: SEC Lake Hazel/Linder Road

Staff Approval: April 18, 2017

Applicant: Tim Eck

Representative: Dave Bailey
Bailey Engineering, Inc.
4242 N. Brookside Lane
Boise, ID 83714

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 preliminary plat application to allow for the development of 677 single family building lots on 209 acres.

   The applicant's proposal is consistent with the City of Kuna's Comprehensive Plan which calls for medium density residential uses on the site.

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

Direction	Land Use	Zoning
North	Rural urban transitional	RUT
South	Agriculture	A
East	Rural residential/ Agriculture	RR/A
West	Rural residential/ Agriculture	RR/A

3. **Site History:** ACHD previously reviewed this site as Springhill Subdivision in December of 2006. The conditions of this staff report differ from the prior action due to a 2011 update to Section 7200 of ACHD's Policy Manual. ACHD also required the applicant to provide an updated Traffic Impact Study which affected conditions of approval.

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

5. **New Center Lane Miles:** The proposed development includes 7.58 centerline miles of new public road.

6. **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.

7. **Capital Improvements Plan (CIP)/ Integrated Five Year Work Plan (IFYWP):**
   - The intersection of Lake Hazel Road and SH-69/Meridian Road is scheduled in the IFYWP to be signalized 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.
   - Lake Hazel Road is listed in the CIP to be widened to 3-lanes from Linder Road to SH-69/Meridian Road between 2026 and 2030.
   - The intersection of Lake Hazel Road and Linder Road is listed in the CIP to be widened to a single lane roundabout between 2026 and 2030.
   - The intersection of Lake Hazel Road and SH-69/Meridian Road is listed in the CIP to be widened to a 7 X 7 intersection, and signalized between 2026 and 2030.

B. Traffic Findings for Consideration

1. **Trip Generation:** This development is estimated to generate 6,445 vehicle trips per day; 677 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 *Springhill 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 findings and conclusions of the submitted traffic impact study for Springhill 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 traffic impact study notes that 260 homes could be built before the Linder Road/Columbia Road intersection exceeds acceptable LOS “E”. Therefore staff recommends that prior to ACHD's signature on the final plat which contains the 260th lot that the applicant be required to install an interim signal (or single lane roundabout) within the existing right-of-way at the Linder Road/Columbia Road intersection. The applicant should be required to coordinate the design and construction of the interim signal with ACHD’s Development Review staff.

- The traffic study also notes that 500 homes could be built before 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 500th 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. The applicant should be required to coordinate the design and construction of the interim signal with ACHD's Development Review staff.
- 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 260th lot the applicant should be required to submit an updated traffic impact study to ACHD. A subsequent traffic impact study update should be provided prior to ACHD's signature on the final plat which contains the 500th lot. ACHD may have additional requirements based on the findings at that time.
- The Linder Road/Lake Hazel Road intersection is expected to operate at an acceptable level of serve at build out of the site in 2031. 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-feet	Principal Arterial	1,425	Better than "E"
Lake Hazel Road (Linder to Meridian)	2,600-feet	Principal Arterial	70	Better than "E"
Lake Hazel Road (Ten Mile to Linder)	2,600-feet	Principal Arterial	85	Better than "E"
Linder Road	2,360-feet	Minor Arterial	160	Better than "E"
Ten Mile Road	N/A	Minor Arterial	315	Better than "E"

* Acceptable level of service for a two-lane principal arterial is "E" (690 VPH).
* Acceptable level of service for a five-lane principal arterial is "E" (1,780 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 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 Lake Hazel Road to Columbia Road was 2,620 on 10/27/15.
- The average daily traffic count for Ten Mile Road from Lake Hazel Road to Columbia Road was 4,868 on 7/31/14.

C. Findings for Consideration

1. Linder Road/Columbia Road Intersection

The traffic impact study notes that the Linder Road/Columbia 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 Linder Road/Columbia Road intersection. The updated traffic impact study should be submitted prior to ACHD's signature on the final plat which contains the 260th lot.

If the updated traffic impact study shows that Linder Road/Columbia 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 261st lot. Additionally, the applicant will need to obtain plan approval and enter into a signal agreement with ACHD.

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

In order to ensure the Linder Road/Columbia 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. Lake Hazel Road/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. 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 500th 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 501st 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 501st 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 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 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 501st lot. Additionally, the applicant will need to obtain plan approval and enter into a signal agreement with ACHD.

The traffic impact study notes that the Lake Hazel Road intersection will exceed acceptable LOS "E" and will need to be improved with an interim signal. To verify the assumptions of the traffic impact study and to ensure that improvements are made when warranted; staff has recommended that an updated traffic impact study be provided, which includes an update analysis of the Lake Hazel Road/Ten Mile Road intersection. The updated traffic impact study should be submitted prior to the ACHD's signature on the final plat which contains the 500th 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 install an interim signal prior to ACHD's signature on the final plat which contains the 501st lot. Additionally, the applicant will need to obtain plan approval and enter into a signal agreement with ACHD.

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

In order to ensure that 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

3. 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 75-feet of right-of-way for Lake Hazel Road (50-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.

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

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

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

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

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

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

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

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 has proposed to construct an 8-foot wide detached concrete sidewalk on Lake Hazel Road abutting the site.

d. Staff Comments/Recommendations: The applicant's proposal to construct an 8-foot wide detached concrete sidewalk on Lake Hazel Road abutting the site exceeds ACHD policy 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 with a minimum pavement 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 50-feet of right-of-way from the centerline of Linder 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 center left turn lane on Lake Hazel Road at the Kay Avenue intersection. The turn lane should be constructed when Kay Avenue is extended to Lake Hazel Road. Coordinate the design and construction of the left turn lane with ACHD Planning Review staff.

4. Linder Road

a. Existing Conditions: Linder Road is improved with 2-travel lanes, and no curb, gutter or sidewalk abutting the site. There is 80-feet of right-of-way for Linder Road (50-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 to construct an 8-foot wide detached concrete sidewalk on Linder Road abutting the site exceeds ACHD policy 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.

Consistent with ACHD's Frontage Improvement policy, the applicant should be required to widen the pavement on Linder Road with a minimum pavement 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 50-feet of right-of-way from the centerline of Linder Road abutting the 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 Linder Road at the Midsummer Drive intersection. The turn lane should be constructed when Midsummer Drive is extended to Linder Road. Coordinate the design and construction of the left turn lane with ACHD Planning Review staff.

5. Kay Avenue

a. **Existing Conditions:** Kay Avenue does not exist abutting the site.

b. **Policy:**

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

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

Street Section and Right-of-Way Policy: District policy 7206.5.2 states that the standard right-of-way width for collector streets shall typically be 50 to 70-feet, depending on the location and width of the sidewalk and the location and use of the roadway. The right-of-way width may be reduced, with District approval, if the sidewalk is located within an easement; in

which case the District will require a minimum right-of-way width that extends 2-feet behind the back-of-curb on each side.

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

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

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

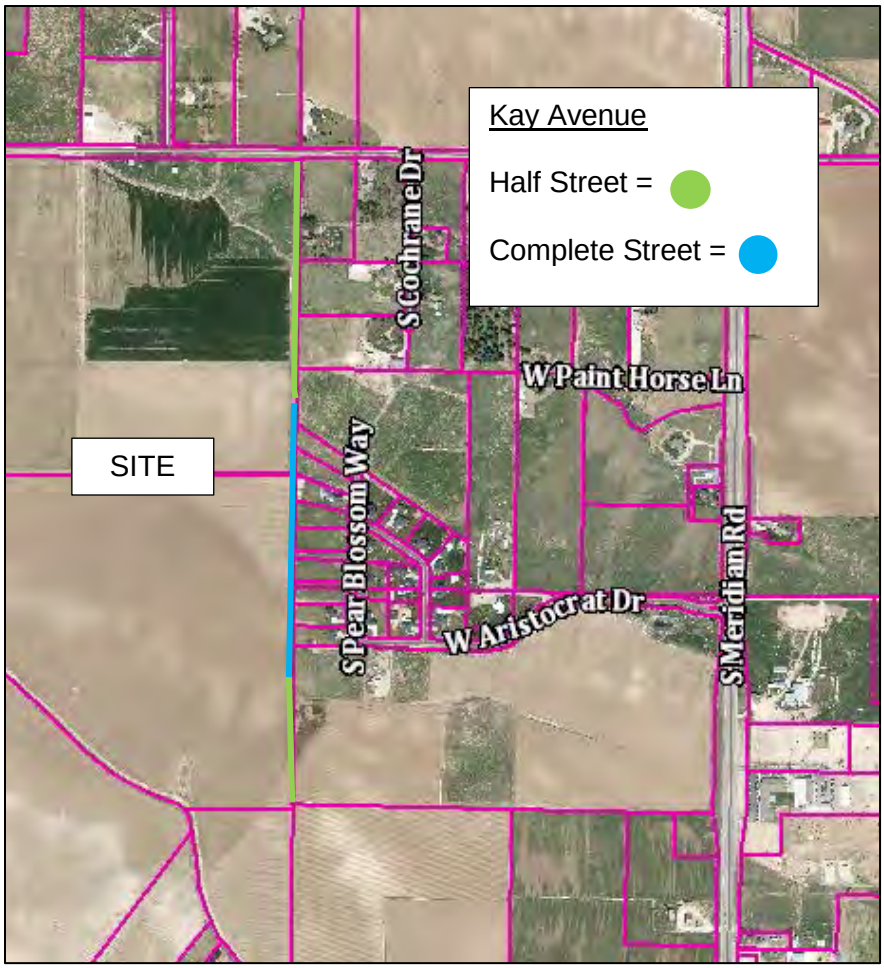
Detached sidewalks are encouraged and should be parallel to the adjacent roadway. Meandering sidewalks are discouraged.

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

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

c. **Applicant Proposal:** The applicant has proposed to construct Kay Avenue, north and south of the existing Pear Blossom Subdivision, as half of a residential collector street section with vertical curb, gutter, and 8-foot wide concrete sidewalks abutting the site on the west side of the roadway.

Abutting Pear Blossom Subdivision (1,330-feet), the applicant is proposing to shift Kay Avenue to the west and to construct Kay Avenue as a 36-foot wide residential collector roadway with vertical curb, gutter, and 8-foot wide concrete sidewalk abutting the site.



d. Staff Comments/Recommendations: The applicant's proposal to construct the north and south portions of Kay Avenue as half of a 36-foot wide residential collector street section should be approved, as proposed. Kay Street is shown as a residential collector roadway in this location (at the half mile between SH-69 and Linder Road), on ACHD's MSM. The location and design of Kay Avenue as a straight mid-mile collector roadway is required by the City of Kuna's Comprehensive Plan and policies.

The applicant should be required to construct Kay Avenue, north and south of the existing Pear Blossom Subdivision as one-half of a 36-foot wide residential collector street section with vertical curb, gutter, and sidewalk on the west side of the roadway, plus 12 additional feet of pavement (to total 30-feet of pavement) with a gravel shoulder and barrow ditch on the east side of the roadway. The right-of-way for Kay Avenue should extend to the east property line.

The applicant's proposal to shift Kay Avenue to the west abutting the Pear Blossom Subdivision and to construct Kay Avenue as a 36-foot wide residential collector roadway with vertical curb, gutter and 8-foot wide concrete sidewalks should be approved, as it will provide a complete street abutting the already developed Pear Blossom Subdivision located directly east of the site. The applicant should be responsible for the design and construction of 30-feet of pavement, vertical curb, gutter, and an 8-foot wide sidewalk abutting the site. ACHD will reimburse the applicant for the design and construction of 6-feet of pavement, vertical curb, gutter, and 8-foot wide sidewalk, abutting the Pear Blossom Subdivision, as these improvements are not required per policy

The applicant should be required to enter into a cooperative development agreement (CDA) with ACHD for the construction of Kay Avenue abutting the Pear Blossom Subdivision (1,330-

feet). The CDA should include the roadway design and construction, as well as allocation of costs.

In order to ensure that Kay Avenue is fully improved abutting the Pear Blossom Subdivision, the following items must be in place prior plans acceptance for the final plat necessitating the improvements.

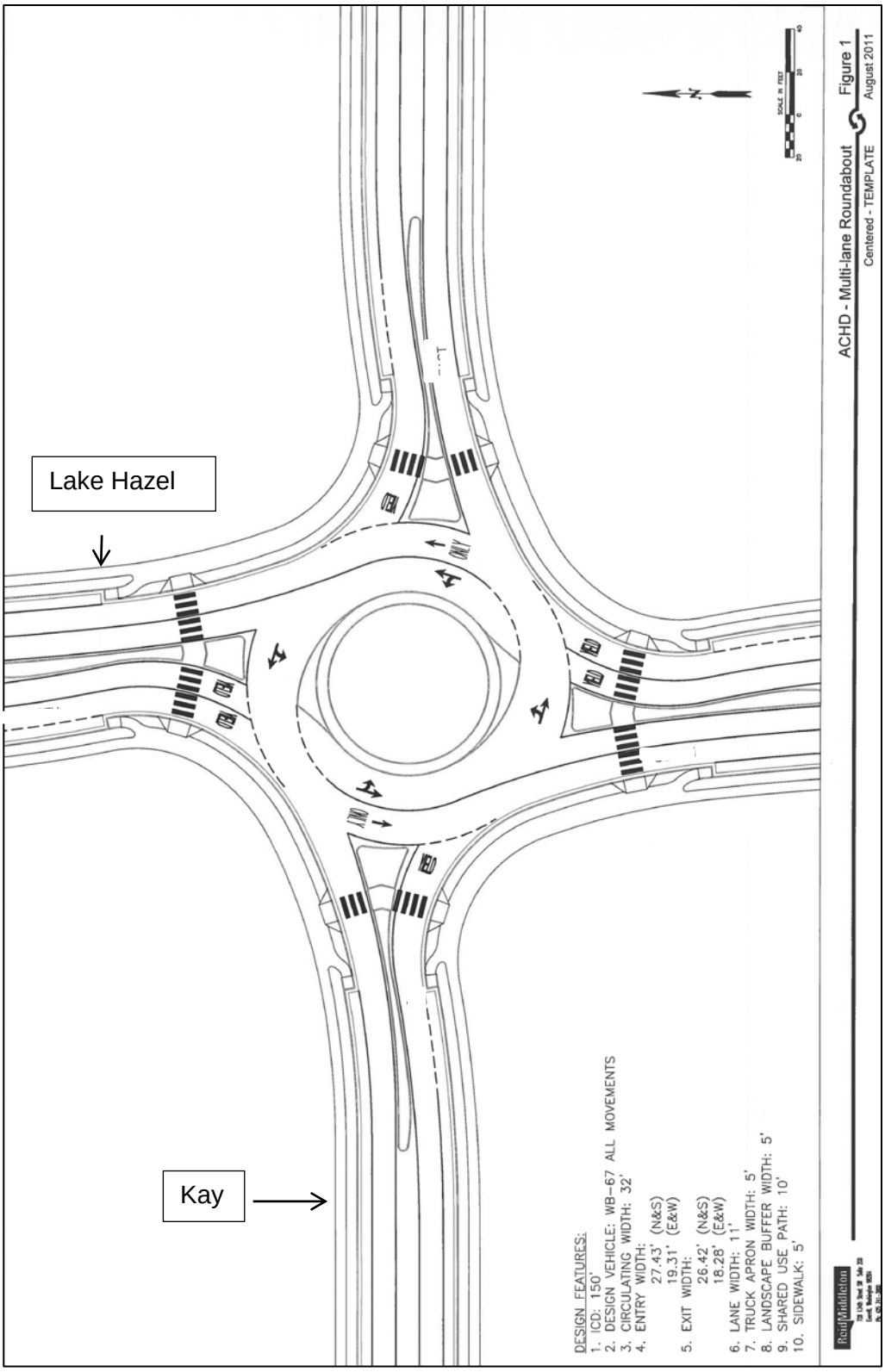
- Cooperative Development Agreement;
- Financial surety provided by the applicant meeting the terms of the Cooperative
- Development Agreement;
- Full design and approved plans for the roadway;
- Dedication of all of the right-of-way necessary to complete the roadway widening project.

6. Kay 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 multi-lane roundabout is planned at the mid-mile at the Kay Avenue and Lake Hazel Road intersection.

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


Lake Hazel
Kay
ACHD - Multi-lane Roundabout
Centered - TEMPLATE
Figure 1
August 2011
DESIGN FEATURES:
1. ICD: 150'
2. DESIGN VEHICLE: WB-67 ALL MOVEMENTS
3. CIRCULATING WIDTH: 32'
4. ENTRY WIDTH: 27.43' (N&S)
19.31' (E&W)
5. EXIT WIDTH: 26.42' (N&S)
18.28' (E&W)
6. LANE WIDTH: 11'
7. TRUCK APRON WIDTH: 5'
8. LANDSCAPE BUFFER WIDTH: 5'
9. SHARED USE PATH: 10'
10. SIDEWALK: 5'
RoadMiddleton

7. Monet Drive

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

b. Policy:

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

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

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

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

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

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

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

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

Landscape Medians Policy: District policy 7206.5.14 states that landscape medians are permissible where adequate pavement width is provided on each side of the median to accommodate the travel lanes and where the following is provided:

- The median is platted as right-of-way owned by ACHD.
- The width of an island near an intersection is 12-feet maximum for a minimum distance of 150-feet. Beyond the 150-feet, the island may increase to a maximum width of 30-feet.
- At an intersection that is signalized or is to be signalized in the future, the median width shall be reduced to accommodate the necessary turn lane storage and tapers.
- The Developer or Homeowners Association shall apply for a license agreement if landscaping is to be placed within these medians.

- The license agreement shall contain the District's requirements of the developer including, but not limited to, a "hold harmless" clause; requirements for maintenance by the developer; liability insurance requirements; and restrictions.
- Vertical curbs are required around the perimeter of any raised median. Gutters shall slope away from the curb to prevent ponding.

c. Applicant Proposal: The applicant has proposed to construct one collector roadway, Monet Drive, as a 36-foot wide residential collector roadway with vertical curb, gutter, and 8-foot wide concrete sidewalks.

d. Staff Comments/Recommendations: The applicant's proposal meets District policy (sidewalk width exceeds) and should be approved, as proposed. If detached sidewalks are constructed then the applicant should be required to provide a permanent right-of-way easement for sidewalks located outside of the dedicated right-of-way.

If the applicant wants to construct center landscape islands on the entry portion of Monet Drive, then 20-foot wide travel lanes should be provided on both sides of the center landscape island. The center landscape island will be restricted to a maximum width of 12-feet near an intersection for a minimum distance of 150-feet. Any center landscape islands should be platted as right-of-way, owned by ACHD. The applicant or the home owners associated should apply for license agreement for any landscaping within the island.

8. Internal Local Streets

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

b. Policy:

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

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

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

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

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.

Half Street Policy: District Policy 7207.2.2 required improvements shall consist of pavement widening to one-half the required width, including curb, gutter and concrete sidewalk (minimum 5-feet), plus 12-feet of additional pavement widening beyond the centerline established for the street to provide an adequate roadway surface, with the pavement crowned at the ultimate centerline. A 3-foot wide gravel shoulder and a borrow ditch sized to accommodate the roadway storm runoff shall be constructed on the unimproved side.

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.

Landscape Medians Policy: District policy 7207.5.16 states that landscape medians are permissible where adequate pavement width is provided on each side of the median to accommodate the travel lanes and where the following is provided:

- The median is platted as right-of-way owned by ACHD.
- The width of an island near an intersection is 12-feet maximum for a minimum distance of 150-feet. Beyond the 150-feet, the island may increase to a maximum width of 30-feet.
- At an intersection that is signalized or is to be signalized in the future, the median width shall be reduced to accommodate the necessary turn lane storage and tapers.
- The Developer or Homeowners Association shall apply for a license agreement if landscaping is to be placed within these medians.

- The license agreement shall contain the District's requirements of the developer including, but not limited to, a "hold harmless" clause; requirements for maintenance by the developer; liability insurance requirements; and restrictions.
- Vertical curbs are required around the perimeter of any raised median. Gutters shall slope away from the curb to prevent ponding.

c. 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 an 8-foot wide planter strip within 50-feet of right-of-way and 5-foot wide detached concrete sidewalks located outside of the right-of-way. With the exception of Huntington Street, which is proposed to be constructed as a half street abutting the site's south property line.

The applicant has proposed to construct two cul-de-sac turnarounds one at the terminus of St. Pete Street and one at the terminus of Wind Chime Court, and two knuckles within the site.

d. 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 36-foot street sections. The applicant should be required to provide a permanent right-of-way easement for the detached sidewalks located outside of the dedicated right-of-way.

The applicant should be required to construct Huntington Street as one-half of a 36-foot street section with curb, gutter, and sidewalk on the north side of the roadway, plus 12 additional feet of pavement (to total 30-feet of pavement) with a gravel shoulder and barrow ditch on the south side of the roadway. The right-of-way for Huntington Street should extend to the south property line.

The cul-de-sac turnarounds should be constructed with a minimum radius of 45-feet.

If the applicant wants to construct center landscape islands on the entry portion of any of the internal local streets, then 20-foot wide travel lanes should be provided on both sides of the center landscape island. The center landscape island will be restricted to a maximum width of 12-feet near an intersection for a minimum distance of 150-feet. Any center landscape islands should be platted as right-of-way, owned by ACHD. The applicant or the home owners associated should apply for license agreement for any landscape within the islands.

9. Roadway Offsets

a. Existing Conditions: There are no roadway offsets within the site.

b. Policy:

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

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

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

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

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

c. Applicant's Proposal: The applicant has proposed to construct two new public streets to intersect Linder Road and three new public streets to intersect Kay Avenue.

The roadways proposed to intersect Linder Road are to be located as follows:

- One new local street is proposed to be located approximately 720-feet south of Lake Hazel Road.
- Monet Drive is proposed to be located approximately 1,800-feet south of Lake Hazel Road.

The roadways proposed to intersect Kay Avenue are to be located as follows:

- Shaylee Drive is proposed to be located approximately 660-feet south of Lake Hazel Road.
- Forest Garden Way is proposed to be located approximately 1,755-feet south of Lake Hazel Road.
- Sage Street is proposed to be located approximately 3,376-feet south of Lake Hazel Road.

d. Staff Comments/Recommendations: The applicant's proposal meets District policy and should be approved, as proposed.

10. Stub Streets

a. Existing Conditions: There are no stub streets to the site.

b. Policy:

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

In addition, stub streets must meet the following conditions:

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

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

c. Applicant Proposal: The applicant has proposed to construct two stub streets to the south, Kay Avenue, located at the site's east property line and Wakehurst Avenue located approximately 1,320-feet west of Kay Avenue. Wakehurst Avenue is proposed to stub to the Mason Canal Feeder.

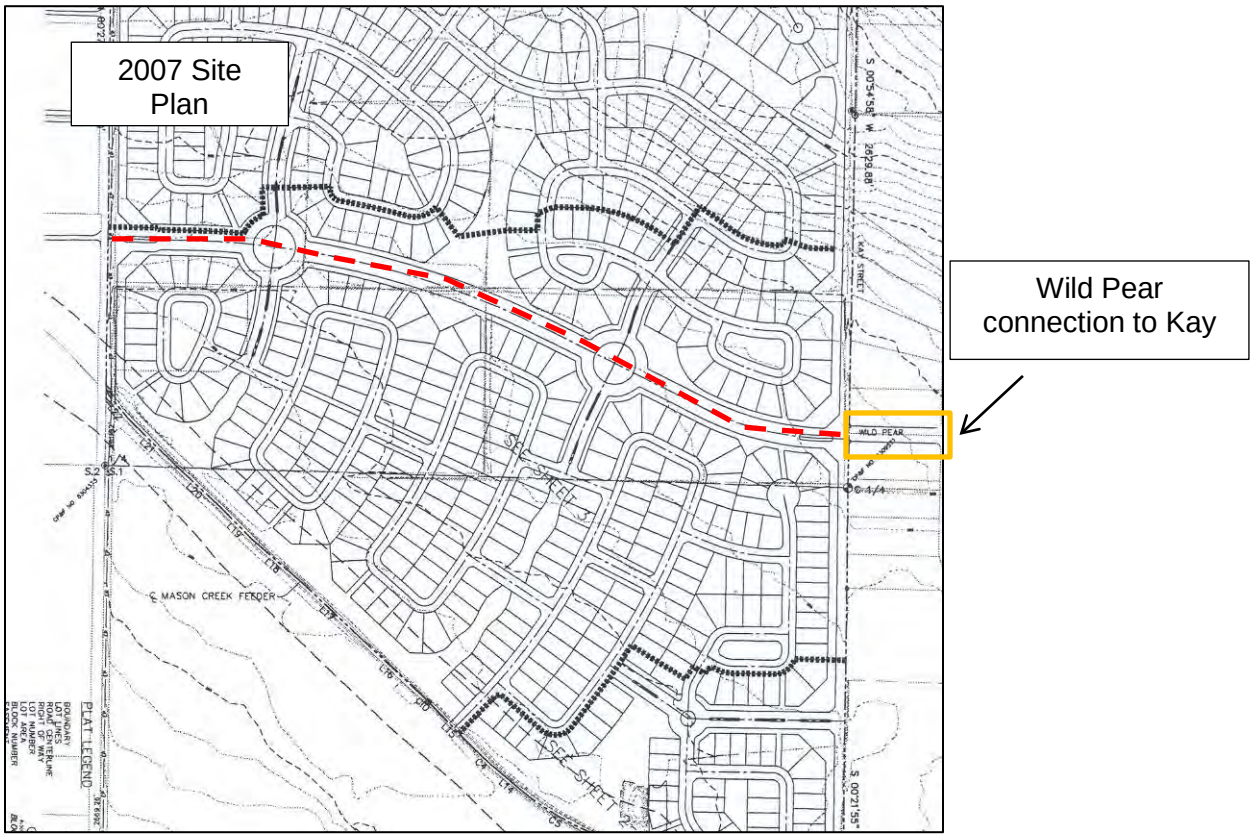
d. Staff Comments/Recommendations: The applicant's proposal to construct two stub streets to the south meets District policy and should be approved, as proposed. The applicant should be required to install a sign at the terminus of Kay Avenue which states, "THIS IS A DESIGNATED COLLECTOR ROADWAY. THIS STREET WILL BE EXTENDED AND WIDENDED IN THE FUTURE." And at the terminus of Wakehurst Avenue which states, "THIS ROAD WILL BE EXTENDED IN THE FUTURE."

Both stub streets extend greater than 150-feet in length and will require the construction of a temporary turnaround at the terminus of the roadways. The temporary turnaround should be paved and constructed to the same dimensional standards as a standard cul-de-sac.

Wakehurst Avenue is proposed to stub to the middle of the Mason Creek Feeder. The applicant should be required to design the bridge crossing of the creek and provide a road trust deposit for half the crossing. The exact amount of the road trust deposit will be determined by ACHD as part of the plan review for the crossing of the Mason Creek Feeder.

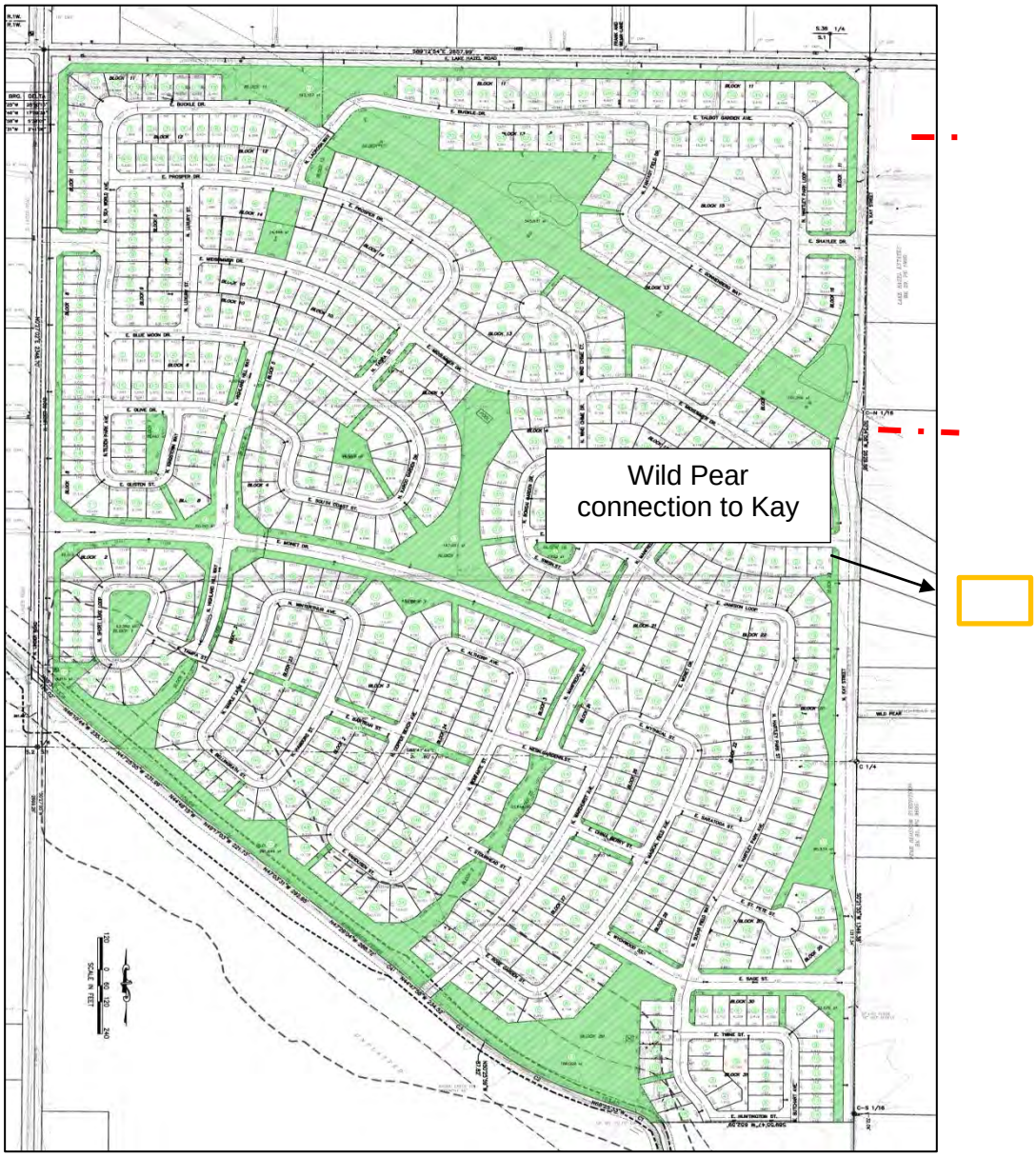
11. Neighborhood Concerns

The residents of Pear Blossom Subdivision located directly east of the site have raised concerns regarding the potential for cut-thru traffic through their subdivision. Wild Pear Street, an existing stub street to this site, provides access to SH-69/Meridian Road via Aristocrat Drive. When ACHD approved Springhill Subdivision in 2007, a direct roadway connection was proposed between Linder Road and Wild Pear Street.



As part of the current application the direct connection of Wild Pear Street to Linder Road has been removed and two local east-west street connections are proposed to be constructed north and south of Wild Pear Street. This should reduce the potential for cut-thru though the Pear Blossom Subdivision as a direct connection to Wild Pear Street will not be made. The two new

local streets north of Wild Pear, and Wild Pear Street will connect to Kay Avenue, a mid-mile residential collector roadway. This direct connection to Kay Avenue will provide the residents of the Pear Blossom Subdivision access to Lake Hazel and Columbia Roads providing additional access to area roadway for those residents.



12. Tree Planters

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

13. Landscaping

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

14. Other Access

Linder Road and Lake Hazel Road are classified as minor arterial roadways. Kay Avenue is classified as 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 the ACHD's signature on the final plat which contains the 260th lot the applicant should be required to submit an updated traffic impact study to staff for review. The updated traffic impact study shall include a signal warrant analysis for the Linder Road/Columbia Road intersection, the Lake Hazel Road and Ten Mile Road intersection, the Lake Hazel Road and Linder Road intersection, and the Lake Hazel Road segment between Linder Road and SH-69/Meridian Road.

2. Additional improvements may be required based on the findings of the future updated traffic impact study.

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

4. Enter into a signal agreement with ACHD for the installation of the interim signal at the Columbia/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.

In order to ensure the Columbia/Linder Road intersection will be improved when warranted, the following items must be in place prior plans acceptance for the final plat which contains the 261st building lot:

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

5. Prior to the ACHD's signature on the final plat which contains the 500th lot the applicant should be required to submit an updated traffic impact study to staff for review. The updated traffic impact study should include a signal warrant analysis for the Lake Hazel Road and Ten Mile Road intersection, the Lake Hazel Road and Linder Road intersection, and the Lake Hazel Road segment between Linder Road and SH-69/Meridian Road.

6. 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 501st 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 501st 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 501st 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, as proposed. Construct the sidewalk 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 Kay Avenue is extended to Lake Hazel Road construct a westbound left turn lane on Lake Hazel Road at the intersection. Coordinate the design and construction of the left turn lane with ACHD Planning Review staff.

14. Construct a minimum 5-foot wide detached concrete sidewalk on Linder Road abutting the site, as proposed. Construct the sidewalk 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. When Midsummer Drive is extended to Linder Road construct a southbound left turn lane on Linder Road at the intersection. Coordinate the design and construction of the left turn lane with ACHD Planning Review staff.

17. Construct Kay Avenue, north and south of the existing Pear Blossom Subdivision as one-half of a 36-foot wide residential collector street section with vertical curb, gutter, and 8-foot wide concrete sidewalks on the west side of the roadway, plus 12 additional feet of pavement (to total 30-feet of pavement) with a gravel shoulder and barrow ditch on the east side of the roadway. The right-of-way for Kay Avenue should extend to the east property line. A permanent right-of-way easement should be provided if sidewalks are to be placed outside of the dedicated right-of-way.

18. Construct Kay Avenue as a complete 36-foot wide residential collector roadway with vertical curb, gutter and 8-foot wide concrete sidewalks abutting the Pear Blossom Subdivision located directly east of the site. The applicant shall be responsible for the design and construction of half of the Kay Avenue; 30-feet of pavement, vertical curb, gutter, and an 8-foot wide sidewalk abutting the site. ACHD will pay for the design and construction to complete Kay Avenue; 6-feet of pavement, vertical curb, gutter, and 8-foot wide sidewalk, abutting the Pear Blossom Subdivision.

19. Enter into a cooperative development agreement (CDA) with ACHD for the construction of Kay Avenue abutting the Pear Blossom Subdivision. The CDA should include the roadway design and construction, as well as allocation of costs.

20. In order to ensure that Kay Avenue is fully improved abutting the Pear Blossom Subdivision, 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 roadway;
- Dedication of all of the right-of-way necessary to complete the roadway widening project.

21. Dedicate additional right-of-way to accommodate the construction of a future construction of a multi-lane roundabout at the Lake Hazel Road/Kay Avenue intersection consistent with the template shown on page 11.

22. Construct Monet Drive, as a 36-foot wide residential collector roadway with vertical curb, gutter, and 8-foot wide concrete sidewalks. Provide a permanent right-of-way easement sidewalks are to be placed outside of the dedicated right-of-way.

23. Construct Huntington Street as one-half of a 36-foot street section with curb, gutter, and sidewalk on the north side of the roadway, plus 12 additional feet of pavement (to total 30-feet of pavement) with a gravel shoulder and barrow ditch on the south side of the roadway. The right-of-way for Huntington Street shall extend to the south property line.

24. Construct all of the internal local streets as 36-foot street sections with rolled curb, gutter, and an 8-foot wide planter strip within 50-feet of right-of-way and 5-foot wide detached concrete. Provide a permanent right-of-way easement for all of the sidewalks placed outside of the dedicated right-of-way.

25. Construct a cul-de-sac turnaround at the terminus of St. Pete Street, with a minimum radius of 45-feet.

26. Construct a cul-de-sac turnaround at the terminus of Wind Chime Court, with a minimum radius of 45-feet.

27. If the applicant wants to construct center landscape islands on the entry portion of Monet Drive or the entry portion of any internal local streets, then 20-foot wide travel lanes shall be construct on both sides of the center landscape island. The center landscape island will be restricted to a maximum width of 12-feet near an intersection for a minimum distance of 150-feet. Any center landscape islands shall be platted as right-of-way, owned by ACHD. The applicant or the home owners associated shall apply for license agreement for any landscape within the islands.

28. Construct the following roadways to intersect Linder Road:

- One new local street is proposed to be located approximately 720-feet south of Lake Hazel Road.
- Monet Drive is proposed to be located approximately 1,800-feet south of Lake Hazel Road.

29. Construct the following roadways to intersect Kay Avenue:

- Shaylee Drive is proposed to be located approximately 660-feet south of Lake Hazel Road.
- Forest Garden Way is proposed to be located approximately 1,755-feet south of Lake Hazel Road.
- Sage Street is proposed to be located approximately 3,376-feet south of Lake Hazel Road.

30. Construct one stub streets to the south, Kay Avenue, located at the site's east property line. Construct a temporary turnaround at the terminus of the stub street. The temporary turnaround shall be paved and constructed to the same dimensional standards as a standard cul-de-sac. Install a sign at the terminus of Kay Avenue which states, "THIS IS A DESIGNATED COLLECTOR ROADWAY. THIS STREET WILL BE EXTENDED AND WIDENDED IN THE FUTURE."

31. Construct one stub street to the south, Wakehurst Avenue, located 1,320-feet west of Kay Avenue. Construct a temporary turnaround at the terminus of the stub street. The temporary turnaround shall be paved and constructed to the same dimensional standards as a standard cul-de-sac. Install a sign at the terminus of Wakehurst Avenue which states, "THIS ROAD WILL BE EXTENDED IN THE FUTURE."

32. Wakehurst Avenue stubbs to the middle of the Mason Creek Feeder. Design the bridge crossing of the creek and provide a road trust deposit for half the crossing. The exact amount of the road trust deposit will be determined by ACHD as part of the plan review for the crossing of the Mason Creek Feeder.

33. Direct lot access to Lake Hazel Road, Linder Road, Monet Drive, and Kay Avenue is prohibited and shall be noted on the final plat.

34. Payment of impact fees is due prior to issuance of a building permit.

35. 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.

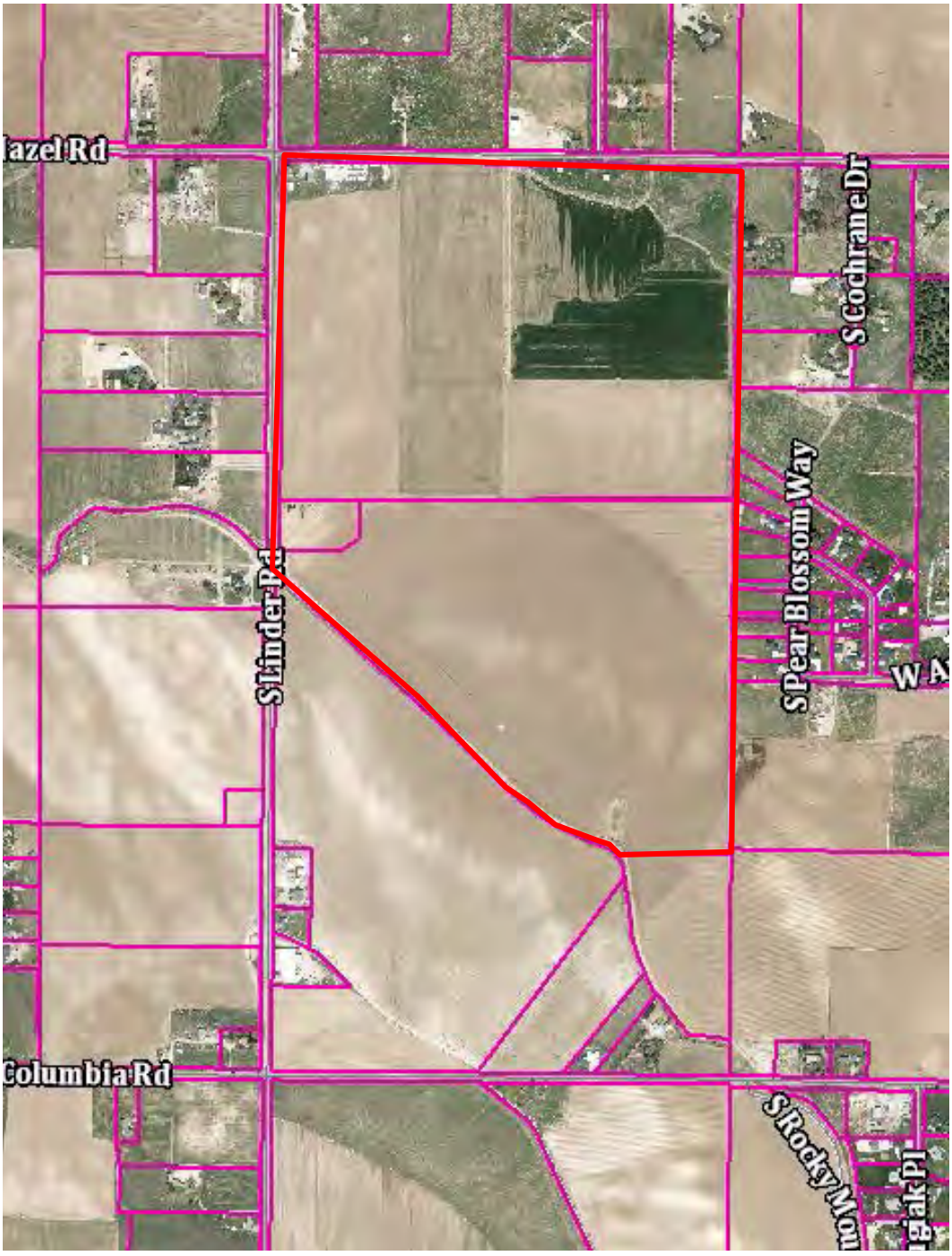
F. Conclusions of Law

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. Traffic Impact Study - Summary
4. Utility Coordinating Council
5. Development Process Checklist
6. Request for Reconsideration Guidelines

VICINITY MAP



SITE PLAN

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

RECEIVED
JUN 29 2017
CITY OF KUNA

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

20 June 2017

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

RE:	Bailey Engineers- Springhill Sub.	**17-05-S**
	SEC Lake Hazel and Linder Rds.	
	New York Irrigation District	NY-009-001-00
	Boise-Kuna Irrigation District	BK-245
	Mason Creek Feeder 54+40,54+50	
	Sec. 01, T2N, R1W, BM.	

Troy Behunin, Planner III:

The United States' Mason Creek Feeder 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 the federal easement 37 feet north and 35 feet south 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.

As this development proceeds forward the developers and/or landowners must provide all necessary preliminary plats and irrigation plans for Boise Project Board of Control's review and approval with all appropriate easements clearly defined as determined by Boise Project prior to construction during the non-irrigation season.

Boise Project Board of Control must also review and approve any final plats prior to recording.

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

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.

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.

Pathways, which has been discussed with many landowners and developers has not been permissible within the boundaries of Project facilities. Boise Project cannot give its permission for pathways within Project facility easements.

Fencing (as may be required) must be constructed just off the lateral easement, to insure public safety and prevent encroachments.

Parking lots, curbing, light poles, signs, etc. and the placing of asphalt and/or cement over Project facility easements must be approved by Boise Project Board of Control prior to construction.

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

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

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

NO DISCHARGE into any 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.

Should there be any small (neighborhood) irrigation/drainage ditches on this site, the developers and/or landowners will be obligated to protect them and allow water to pass to downstream neighbors.

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

Whereas this property lies within both the New York Irrigation District and the Boise-Kuna Irrigation District, it is important that representatives of this development contact the NYID and the BKID offices as soon as possible to discuss the pressure system being a part of the City of Kuna's P.I. system.

Boise Project Board of Control must receive a written response from both the New York Irrigation District and the Boise-Kuna Irrigation District as to who will own and operate the pressure irrigation system prior to review and approval of an irrigation plan by Boise Project Board of Control.

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
Lauren Boehlke — Secretary-Treasurer, BKID
File

CENTRAL DISTRICT HEALTH DEPARTMENT

Environmental Health Division

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

Rezone # _____

Conditional Use # _____

Preliminary / Final / Short Plat 17-05-S

Springhill

Exhibit B 4

☐ 1. We have No Objections to this Proposal.

☐ 2. We recommend Denial of this Proposal.

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

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

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

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

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

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

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

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

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

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

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

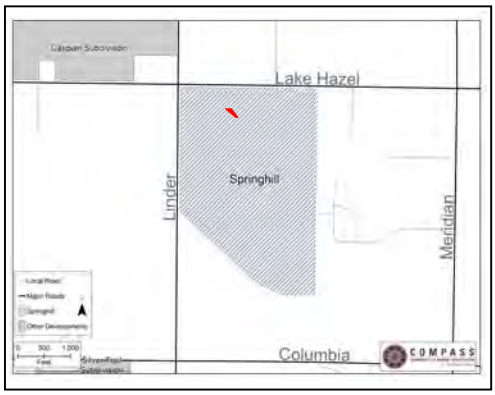
☐ 14. _____ Reviewed By: Ron Boody

_____ Date: 6/23/17

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.**

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**.



Click for detailed map.

Name of Development: Springhill Subdivision

Summary: 678 residential units southeast of the intersection of Linder Road and Lake Hazel Road. This proposal meets 5 CIM checklist items and does not meet 15 items. The proposal exceeds growth forecasted for this neighborhood and transportation infrastructure may not be able to support the new transportation needs. In addition to the proposed pathway along the Mason Creek Feeder, consider requiring enhanced pedestrian crossings on Linder Road and Columbia Rd for future pathway connections per the Kuna 2016 Regional Pathway Map.

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
1	0	678	0	1	0

○ **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
51	19	729	19	652	74

○ **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

COMPASS
COMMUNITY PLANNING ASSOCIATION
of Southwest Idaho

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: Improvements planned at Deer Flat & Linder intersection w/ curb, gutter, sidewalk and bike lanes.

⊙ **Yes** ○ **No** ○ **N/A** The proposal uses appropriate access management techniques as described in the **COMPASS Access Management Toolkit.**

Comments: Provides a collector network, multimodal paths, and stub roads. Work with ACHD on access.

○ **Yes** ○ **No** ⊙ **N/A** This proposal supports Valley Regional Transit's *valley**connect*** plan. See ***Valley Regional Transit Amenities Development Guidelines*** for additional detail.

Comments: Bus line & stop planned in 2040 horizon, consider ROW needed for ADA compliant transit amenities

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)**

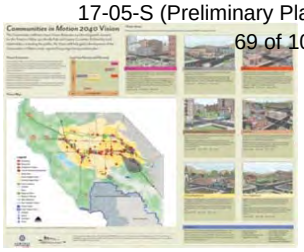
Farmland

○ **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 Link LOS	With detached sidewalk and bicycle lane Link LOS
Linder Road Columbia Road to Lake Hazel Road	Transit	F	F
	Bike	**A**	**B**
	Ped	**D**	**B**
Highway Capacity Manual 2010 Methodologies			

	Mode	Existing Link LOS	With detached sidewalk and bicycle lane Link LOS
Lake Hazel Road Linder Road to Highway 69	Transit	F	F
	Bike	**B**	**A**
	Ped	**D**	**B**
Highway Capacity Manual 2010 Methodologies			

Walkscore: 2 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."

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

www.compassidaho.org

COMPASS
COMMUNITY PLANNING ASSOCIATION of Southwest Idaho

Springhill Subdivision

A parcel of land located in the West 1/2 of Section 1, T.2N., R.1W., B.M., Ada County, Idaho, more particularly described as follows:

Commencing at the NW corner of said Section 2 from which the W1/4 corner of said Section 2 bears South 00°27'02" West, 2610.62 feet;

thence along the West boundary line of said Section 2 South 00°27'02" West, 50.00 feet;

thence leaving said West boundary line South 89°12'54" East, 48.00 feet to a point on the South right-of-way line of E. Lake Hazel Road, said point being the **REAL POINT OF BEGINNING;**

thence along said South right-of-way line South 89°12'54" East, 2,609.59 feet to a point on the North-South centerline of said Section 2;

thence along said North-South centerline and along the West boundary line of Lake Hazel Estates and Pear Blossom Subdivision, as same are recorded in Book 29 of Plats at Page 1800, and Book 85 of Plats at Page 9605, respectively, South 00°54'58" West, 2,579.88 feet to the C1/4 corner of said Section 2;

thence continuing along said North-South centerline South 00°21'55" West, 1,349.38 feet;

thence leaving said North-South centerline South 89°55'47" West, 652.59 feet to a point on the centerline of the Mason Creek Feeder Lateral;

thence along the centerline of the Mason Creek Feeder Lateral the following courses and distances:

thence 69.89 feet along the arc of a non-tangent curve to the left, said curve having a radius of 143.00 feet, a central angle of 28°00'15" and a long chord of 69.20 feet which bears North 54°25'25" West;

thence North 68°25'33" West, 163.65 feet;

thence 339.78 feet along the arc of a curve to the right, said curve having a radius of 1,082.00 feet, a central angle of 17°59'34" and a long chord of 338.39 feet which bears North 59°25'46" West;

thence North 50°25'59" West, 87.82 feet;

thence 108.16 feet along the arc of a curve to the right, said curve having a radius of 1,100.00 feet, a central angle of 05°38'01" and a long chord of 108.11 feet which bears North 47°36'58" West;

thence North 44°47'58" West, 234.52 feet;

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thence 51.55 feet along the arc of a curve to the left, said curve having a radius of 1,100.00 feet, a central angle of 02°41'06" and a long chord of 51.54 feet which bears North 46°08'31" West;

thence North 47°29'04" West, 288.73 feet;

thence North 47°03'31" West, 292.85 feet;

thence North 49°17'03" West, 221.73 feet;

thence North 44°48'15" West, 151.99 feet;

thence North 47°25'55" West, 231.99 feet;

thence North 46°10'44" West, 235.17 feet;

thence North 39°34'33" West, 51.39 feet to a point on the East right-of-way line of S. Linder Road;

thence along said East right-of-way line North 00°27'02" East, 2,355.56 feet to the **REAL POINT OF BEGINNING**. Containing 202.96 acres, more or less.

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: Springhill Subdivision

Date and time of neighborhood meeting: 5/11/17 @ 6:30 p.m.

Location of neighborhood meeting: 1585 W. Lake Hazel Rd. (on site)

SITE INFORMATION:

Location: Quarter: 1/2 1 Section: 1 Township: 2N Range: 1W Total Acres: 209

Subdivision Name: Springhill Lot: Block:

Site Address: 1585 W. Lake Hazel Rd. Kuna, ID Tax Parcel Number(s): S1301212405 & S1301325461

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

CURRENT PROPERTY OWNER:

Name: NE Kuna Farms

Address: 6152 W. Half Moon City: Eagle State: ID Zip: 83616

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

Name: AJ Lopez Business (if applicable): Bailey Engineers

Address: 4242 Brookside Ln. City: Boise State: ID Zip: 83714

PROPOSED USE:

I request a neighborhood meeting list for the following proposed use of my property (check all that apply):

Application Type	***Brief Description***
Annexation	
Re-zone	Preliminary Plat Modification
Subdivision (Sketch Plat and/or Prelim. Plat)	
Special Use	
Variance	
Expansion of Extension of a Nonconforming Use	
Zoning Ordinance Map Amendment	

APPLICANT:

Name: AJ Lopez

Address: 4242 Brookside In.

City: Boise State: ID Zip: 83714

Telephone: 208-859-8252 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) AJ Lopez Date 5/12/17

SIGN IN SHEET

PROJECT NAME: Springhill Subdivision

Date: 5/11/17

	Name	Address	Zip	Phone
1	Richard + Peggy Moss	1800 W Lake Hazel	83642	888-2971
2	Steve + Deb Johnson	6801 S Linder	83642	866-2369
3	John Tucker	6991 S. Linder	83642	921-0508
4	BEN TOLMAN	7187 S PEAR BLOSSOM	83642	573-5075
5	Barney Lewis	755 w Lake Hazel	83613	420-5734
6	STEPHEN PACKER	6643 COCHRANE DR.	83642	559-3965
7	Craig Schumacher	950 W Lake Hazel	83642	888-0998
8	Mark Scheve	4203 Frank Wilma Ln	83642	921-7251
9	Julie Hall	720 W. Aristocrat Dr.	83642	888-1534
10	Andrea Pogue	6755 S Cochrane Dr	83642	921-9796
11	Joan Gustafson	1735 w Lake Hazel	83642	884-4131
12	Randy Arnzen	790 w. Lake Hazel	83642	870-4142
13	Dana Peterson	6655 S. Linder Rd	83642	884-0509
14		danalyn78@hotmail.com		
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AJ Lopez

From: Sub Name Mail <subnamemail@adaweb.net>
Sent: Tuesday, May 2, 2017 11:40 AM
To: AJ Lopez
Cc: Gregory Carter (gcarter@idahosurvey.com)
Subject: Springhill Subdivision Name Reservation Confirmation

May 2, 2017

AJ Lopez, Bailey Engineers

RE: Subdivision Name Reservation: **SPRINGHILL SUBDIVISION**

The name **Springhill Subdivision** is still reserved 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,

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: AJ Lopez [mailto:ajlopez@baileyengineers.com]
Sent: Friday, April 28, 2017 9:27 AM
To: Sub Name Mail
Subject: [EXTERNAL] RE: Springhill PPlat

Oh wow, I got those off of the Quick Claim Deed, Tim Eck sent it to me. That's weird.

From: Sub Name Mail [mailto:subnamemail@adaweb.net]
Sent: Friday, April 28, 2017 9:26 AM
To: AJ Lopez <ajlopez@baileyengineers.com>
Subject: RE: Springhill PPlat

I understand.
None of the parcel numbers show up as current in our system either, so all three are incorrect as well.
Looks like something changed with the parcels.

But at least I can find the property.

From: AJ Lopez [mailto:ajlopez@baileyengineers.com]
Sent: Friday, April 28, 2017 9:23 AM

Full CC&R's are not included as an exhibit.
Full Document is available in the P&Z Office

DECLARATION OF

COVENANTS, CONDITIONS AND RESTRICTIONS

FOR

SPRINGHILL SUBDIVISION

THIS DECLARATION is made effective as of _____, 20___, by _____, an _____ ("Declarant" or "Owner" or "Grantor").

ARTICLE I: RECITALS

1.1 Declarant is the owner of all of the real property located in the County of Ada, State of Idaho (the "County"), described in the attached Exhibit A (the "Property"), which exhibit is incorporated herein by this reference.

1.2 The purpose of this Declaration is to set forth the basic restrictions, covenants, limitations, easements, conditions, and equitable servitudes (collectively "Restrictions") that apply to the Property. The Restrictions are designed to preserve the Property's value, desirability and attractiveness, to ensure a well-integrated high-quality development, and to guarantee adequate maintenance of the Common Area, and the Improvements located thereon, in a cost effective and administratively efficient manner.

ARTICLE II: DECLARATION

Grantor declares that the Property shall be held, sold, conveyed, encumbered, hypothecated, leased, used, occupied, and improved subject to the following terms, covenants, conditions, easements, and restrictions, all of which are declared and agreed to be in furtherance of a general plan for the protection, maintenance, subdivision, improvement, and sale of the Property, and to enhance the value, desirability, and attractiveness of the Property. The terms, covenants, conditions, easements, and restrictions set forth herein:

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IN WITNESS WHEREOF, the Declarant has executed this Declaration effective as of the date first set forth above.

_____

By: _____

Its: _____

ACKNOWLEDGEMENT

State of Idaho)
)ss.
County of _____)

On this the ___ day of _____, 2017, before me, the undersigned Notary Public in and for said state, personally appeared _____, known by me to be the _____ of _____, whose name is subscribed to the within and foregoing instrument and he acknowledged to me that he executed the same on its behalf.

_____

Notary Public
Residing At:
My Commission Expires:

Full CC&R's are not included as an exhibit.

Full Document is available in the P&Z Office

Executive Summary is provide as an exhibit. Full Document is available in the P&Z Office

Kuna, Idaho

SPRINGHILL SUBDIVISION TRANSPORTATION IMPACT STUDY

December 2016

Prepared for:

NE Kuna Farm, LLC
6152 W. Half Moon Lane
Eagle, Idaho 83616

Prepared by:

Kittelson & Associates, Inc.
101 South Capitol Blvd, Suite 301
Boise, Idaho 83702
208.338.26

KITTELSON & ASSOCIATES, INC.
TRANSPORTATION ENGINEERING/PLANNING

MOVING FORWARD THINKING

Executive Summary is provide as an exhibit. Full Document is available in the P&Z Office

Transportation Impact Analysis

Springhill Subdivision

Kuna, Idaho

Draft

December 2016

Transportation Impact Analysis

Springhill Subdivision TIA

Kuna, Idaho

Prepared For:
NE Kuna Farm LLC
6152 W. Half Moon Lane
Eagle, ID 83616

Prepared By:
Kittelson & Associates, Inc.
101 South Capitol Boulevard, Suite 301
Boise, ID 83702
(208) 338-2683

Project Manager: John Ringert, P.E.
Project Analyst: Lauren Nuxoll, E.I.
Project Principal: Andy Daleiden, P.E.

Project No. 20401

December 2016

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Executive Summary is provide as an exhibit. Full Document is available in the P&Z Office

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Executive Summary is provide as an exhibit. Full Document is available in the P&Z Office

APPENDICES

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Appendix B Description of Level-of-Service Methods and Criteria

Appendix C Traffic Count Data

Appendix D Year 2016 Existing Conditions Level-of-Service Worksheets

Appendix E Year 2021 Background Traffic Level-of-Service Worksheets

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Appendix H Year 2026 Total Traffic Level-of-Service Worksheets

Appendix I Year 2031 Background Traffic Level-of-Service Worksheets

Appendix J Year 2031 Total Traffic Level-of-Service Worksheets

Appendix K Turn Lane Warrant Worksheets

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Executive Summary is provide as an exhibit. Full Document is available in the P&Z Office

Section 1
Executive Summary

EXECUTIVE SUMMARY

NE Kuna Farm LLC is proposing to develop approximately 704 single-family homes in Kuna, Idaho, on the southeast corner of the Lake Hazel Road/Linder Road intersection. The subject property covers approximately 225.54 acres and is zoned as Medium Density Residential. A traffic impact study (TIS) was completed in 2006, but development did not proceed at that time. An update to the previous TIS was required by ACHD due to the project being on hold for ten years and changes to the ACHD TIS requirements.

Access to the proposed development is planned to be provided via two full accesses on Linder Road located approximately 625 feet and 1,805 feet south of Lake Hazel Road, a new mid-mile collector (Kay Street) on the east side of the property, and connection to an existing local street (Wild Pear Street) to the east. Construction of the residential development is expected to be built in five phases:

- Year 2021: Phases 1 and 2 (approximately 260 units with access only to Linder Road)
- Year 2026: Phases 3 and 4 (approximately 240 units with access to Linder Road and Kay Street)
- Year 2031: Phase 5 (approximately 204 units with access to Linder Road, Kay Street and Wild Pear Street)

The results of this study indicate that the proposed Springhill Subdivision development can be constructed while maintaining acceptable traffic operations and safety at the study intersections, assuming provision of the recommended mitigation measures.

FINDINGS

Year 2016 Existing Conditions

- All of the study intersections, except the Lake Hazel Road/Meridian Road intersection, operate at acceptable levels of service during the weekday a.m. and p.m. peak hours.
    - The Lake Hazel Road/Meridian Road intersection is over capacity in the weekday a.m. and p.m. peak hours and meets signal warrants. A signal is recommended to mitigate this intersection.
        - With signalization, the intersection operates acceptably.
- A review of historical crash data did not reveal any patterns or trends in the site vicinity that require mitigation associated with this project. There were a higher percentage of angle and turning crashes at the Lake Hazel Road/Meridian Road intersection which may be because of the lack of gaps on Meridian Road during the peak hours.

Year 2021 Background Traffic Conditions

- A 3 percent per year growth rate was used based on historical data and future traffic forecasts. No in-process developments were identified.
- No roadway improvements were identified.
- All of the study intersections, except the Lake Hazel Road/Meridian Road intersection, are forecast to operate at acceptable levels of service during the weekday a.m. and p.m. peak hours.
    - The Lake Hazel Road/Meridian Road intersection is over capacity in the weekday a.m. and p.m. peak hours and meets signal warrants. A signal is recommended to mitigate this intersection.
        - With signalization, the intersection operates acceptably.

Year 2021 Proposed Development Plan

- Phases 1 and 2 of the proposed development is estimated to generate 2,480 daily net new trips; 195 net new trips (50 inbound, 145 outbound) are projected to occur during the weekday a.m. peak hour and 260 net new trips (165 inbound, 95 outbound) are projected to occur during the weekday p.m. peak hour.

Year 2021 Total Traffic Conditions

- All of the study intersections and site access points, except the Lake Hazel Road/Meridian Road intersection, are forecast to operate at acceptable levels of service during the weekday a.m. and p.m. peak hours.
    - The Lake Hazel Road/Meridian Road intersection is over capacity in the weekday a.m. and p.m. peak hours and meets signal warrants. A signal is recommended to mitigate this intersection.
        - With signalization, the intersection operates acceptably.

Year 2026 Background Traffic Conditions

- A 3 percent per year growth rate was used based on historical data and future traffic forecasts. No in-process developments were identified.
- No roadway improvements were identified.
- All of the study intersections, intersections are forecast to operate at acceptable levels of service during the weekday a.m. and p.m. peak hours, except the Meridian Road/Lake Hazel Road and Linder Road/Columbia Road

- The Lake Hazel Road/Meridian Road intersection is over capacity in the weekday a.m. and p.m. peak hours and meets signal warrants. A signal is recommended to mitigate this intersection.
  - With signalization, the intersection operates acceptably.
- The Linder Road/Columbia Road intersection is over capacity and meets signal warrants. The ACHD Master Street Map identified a future roundabout.
  - With signalization or a single lane roundabout the intersection operates acceptably.

- All roadway segments operate acceptably under the year 2026 background traffic conditions, except for Meridian Road which is over the ACHD threshold in the weekday a.m. and p.m. peak hours. While the segment of Meridian Road is projected to be above the ACHD threshold, no mitigation is recommended for the following reasons:
  - Meridian Road is an Idaho Transportation Department (ITD) highway (SH 69) and there are no plans for expanding beyond the current 4/5 lanes.
  - The future signalized intersection at Lake Hazel Road is the constraint on the corridor and it is projected to operate acceptably.
  - Meridian Road is constrained at the other signalized intersection to the north and at the I-84 interchange which may limit the actual traffic demand.
  - With such high peaking in traffic during the weekday peak hours, spreading of the peaks is likely to occur because drivers will find much less delay than traveling during the peak hour and peak 15 minutes.

Year 2026 Proposed Development Plan

- The proposed development is estimated to generate 4,760 daily net new trips; 375 net new trips (95 inbound, 280 outbound) are projected to occur during the weekday a.m. peak hour and 500 net new trips (315 inbound, 185 outbound) are projected to occur during the weekday p.m. peak hour.

Year 2026 Total Traffic Conditions

- All of the study intersections, are forecast to operate at acceptable levels of service during the weekday a.m. and p.m. peak hours, with the exception the Meridian Road/Lake Hazel Road and Linder Road/Columbia Road intersections:
  - The Lake Hazel Road/Meridian Road intersection is over capacity in the weekday a.m. and p.m. peak hours and meets signal warrants. Similar to previous analysis, a signal is recommended to mitigate this intersection.
    - With signalization, the intersection operates acceptably

- The Linder Road/Columbia Road intersection is over capacity and meets signal warrants. The ACHD Master Street Map identified a future roundabout.
  - With signalization or a single lane roundabout the intersection operates acceptably

- All roadway segments operate acceptably under the year 2026 background traffic conditions, except for Meridian Road which is over the ACHD threshold in the weekday a.m. and p.m. peak hours. While the segment of Meridian Road is projected to be above the ACHD threshold, no mitigation is recommended as described in the 2026 background conditions.

Year 2031 Background Traffic Conditions

- No in-process developments were identified.
- The roadway improvements identified are:
  - Lake Hazel Road (Linder Road to Meridian Road) (CIP# RD2016-63) – Reconstruct/widen from 2-lanes to 3-lanes.
  - Lake Hazel Road (Ten Mile Road to Linder Road) (CIP# RD2016-62) – Reconstruct/widen from 2-lanes to 3-lanes.
  - Lake Hazel Road/Linder Road (CIP# IN2016-54) – Add roundabout. To be constructed as a single-lane roundabout.
  - Lake Hazel Road/Meridian Road (SH 69) (CIP# IN2016-60) – Add signal. Reconstruct/widen approaches.
  - Lake Hazel Road/Ten Mile Road (CIP# IN2016-61) – Add signal. Reconstruct/widen approaches.
- All of the study intersections, except for the Lake Hazel Road/Meridian Road, Linder Road/Columbia Road, and Meridian Road/Aristocrat Drive intersections, are forecast to operate at acceptable levels of service during the weekday a.m. and p.m. peak hours.
  - Lake Hazel Road/Meridian Road: With the addition of a third northbound through lane the intersection operates acceptably, but this is not recommended.
    - 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.
  - Linder Road/Columbia Road: With signalization or a single lane roundabout the intersection operates acceptably.
  - Meridian Road/Aristocrat Drive: The minor street left-turn operates at LOS F due to lack of gaps on Meridian Road, but the intersection does not meet signal warrants.

Year 2031 Proposed Development Plan

- The proposed development is estimated to generate 6,700 daily net new trips; 530 net new trips (135 inbound, 395 outbound) are projected to occur during the weekday a.m. peak hour and 705 net new trips (445 inbound, 260 outbound) are projected to occur during the weekday p.m. peak hour.

Year 2031 Total Traffic Conditions

- All of the study intersections and site access points, except the Lake Hazel Road/Meridian Road, Linder Road/Columbia Road, and Meridian Road/Aristocrat intersections, are forecast to operate at acceptable levels of service during the weekday a.m. and p.m. peak hours.
    - Lake Hazel Road/Meridian Road: With the addition of a third northbound through lane the intersection operates acceptably, but this is not recommended as discussed in background conditions.
    - The Linder Road/Columbia Road intersection is over capacity and meets signal warrants. The ACHD Master Street Map identified a future roundabout.
        - With signalization or a single lane roundabout the intersection operates acceptably
    - Meridian Road/Aristocrat Drive: The minor street left-turn operates at LOS F due to lack of gaps on Meridian Road, but the intersection does not meet signal warrants.

Turn Lane Warrants

- Linder Road/Site Access A warrants a southbound left-turn lane under 2026 total traffic conditions and 2031 total traffic conditions.
- Lake Hazel Road/Kay Street warrants a westbound left-turn lane under 2026 total traffic conditions and 2031 total traffic conditions.

Site Access Operations

- All of the access points will function acceptably with stop control.
- Sufficient sight distance is available at the site-access driveway along Linder Road. Sufficient sight distance is also expected to be available along the future Kay Street.
- Queues at the site-access driveways are not expected to exceed 25 feet and therefore the ACHD minimum storage of 100 feet for new turn lanes is sufficient.

RECOMMENDATIONS

The following list summarizes the mitigation measures recommended as part of this proposed development.

- Existing Conditions
  - Lake Hazel Road/ Meridian Road intersection: Signalize the intersection.
- Background 2026 Conditions
  - Lake Hazel Road/ Meridian Road intersection: Signalize the intersection if not already done.
  - Linder Road/Columbia Road: Install a signal or roundabout.
- Year 2026 Total Traffic Conditions
  - Lake Hazel Road/ Meridian Road intersection: Signalize the intersection if not already done under background conditions.
  - Linder Road/Columbia Road: Install a signal or roundabout if not already done under background conditions.
- Background 2031 Conditions
  - Lake Hazel Road/ Meridian Road intersection: Signalize the intersection and widen the approaches to the CIP configuration (dual left-turns, two through lanes, and right-turn lanes on each approach) if not already done.
  - Linder Road/Columbia Road: Install a signal or roundabout if not already done under background conditions
- Year 2031 Total Traffic Conditions
  - No additional mitigations beyond 2031 background conditions
- Install the following turn lanes at the site access locations:
  - Linder Road/Site Access A: A 100 foot southbound left-turn lane under 2026 total traffic conditions and 2031 total traffic conditions.
  - Lake Hazel Road/Kay Street: A 100 foot westbound left-turn lane under 2026 total traffic conditions and 2031 total traffic conditions.
- All local streets within the development should be constructed with two travel lanes.
- Confirm the intersection sight distance at the site access locations at the time the site accesses are designed and constructed.
- Shrubbery and landscaping near the internal intersections and site access points should be maintained to ensure adequate sight distance.

Additional details of the study methodology, findings, and recommendations are provided within this report.

City of Kuna
P.O. Box 13
Phone: (208) 922-5274
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Commission Findings of Fact & Conclusions of Law

To: P & Z Commission

Case Numbers: 17-05-S (Preliminary Plat) ***Springhill Subdivision***

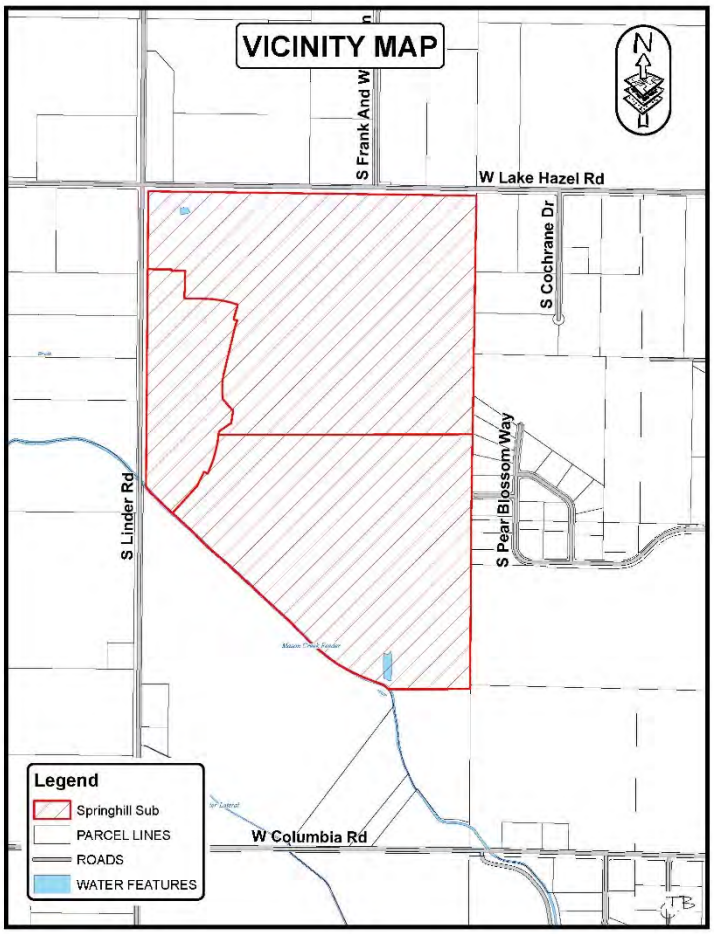
Location: South East Corner (SEC) Linder and Lake Hazel Roads, Kuna, Idaho 83634

Planner: Troy Behunin, Planner III

Hearing Date: July 25, 2017
Findings of Fact: **August 22, 2017**

Applicant: **NE Kuna Farm, LLC,**
Tim Eck
6152 W. Half Moon Ln.
Eagle, ID, 83616
208.850.0591
Timothyeck@me.com

Engineer: **Bailey Engineers,**
AJ Lopez
4242 Brookside Ln.
Boise, ID, 83714
208.859.8252
ajlopez@baileyengineers.com



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A. Process and Noticing:

1. Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states that subdivisions are designated as public hearings, with the 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 Planning Act.

a. Notifications

i.	Neighborhood Meeting	May 11, 2017 (16 persons attended)
ii.	Agency Comment Request	June 6, 2017
iii.	315' Property Owners Notice	July 14, 2017
iv.	Kuna, Melba Newspaper	July 5, 2017
v.	Site Posted	July 14, 2017

B. Applicant's Request:

On behalf of NE Kuna Farms (Owner), AJ Lopez with Bailey Engineering, Inc., is requesting approval for a preliminary plat modification for approximately 180 acres (of the previously approved 208.58 ac. approximately), currently zoned R-6 (Medium Density Residential). The applicant proposes to subdivide two properties into 677 buildable lots and 39 common lots with a proposed density of 3.31 Dwelling Units an Acre (D.U.A.). The subject site is located on the south east corner (SEC) of Linder and Lake Hazel Roads. The property address is 1585 W. Lake Hazel Road – Parcel No.s; S1301212425 and S1301325480.

C. Aerial Map:

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D. Site History:

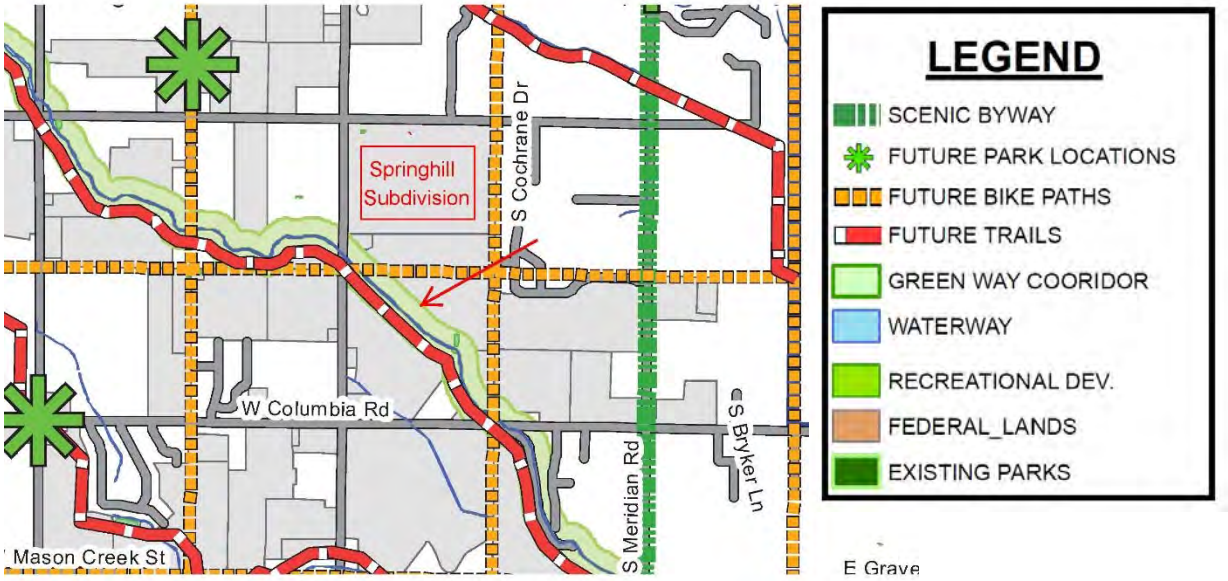
This site is undeveloped and has historically been used for agricultural purposes. The site is adjacent to three subdivisions in Ada County. This site was previously approved as a residential subdivision with 702 single family lots, two multi-family lots (78 Units), and 65 common lots over approximately 225.54 acres (3.46 Dwelling Units per Acre [D.U.A.]) in February 2007; (Case No.s 06-10-ZC, 06-12-S & 06-11-DA). This application proposes to change the original approvals beyond phase two and also seeks a total of 14 phases.

E. General Projects Facts:

1. **Comprehensive Plan Map:** The Future Land Use Map (Comp Plan Map) is intended to serve as a *guide* for the decision making body for the City. This map indicates general land use designations, and is not the actual

zone. The Comp Plan Map identifies this entire site as Medium Density Residential. The range for Medium Density is 4 - 8 D.U.A..

2. **Recreation and Pathways Map:** The Recreation and Pathways Master Plan Map indicates a future trail along the southwest boundary of the site, situated along the Mason Creek Feeder. Applicant proposes a significant number of trails throughout the project including one along the Mason Creek.



3. **Surrounding Land Uses:**

North	RUT	Rural Urban Transition– Ada County
South	R-6, Ag	Medium Density Residential & Agriculture – Kuna City
East	RR, R-4, RUT, Ag	Rural Residential Medium Density Residential, Rural Urban Transition– Ada County & Agriculture - Kuna City
West	RR, Ag	Rural Residential & & Agriculture – Ada County and Kuna City

4. **Parcel Sizes, Current Zoning, Parcel Number(s):**
   - Project Size in total: 180.00 acres (approximately)
   - Zoning: R-6; Medium Density Residential, Kuna
   - Parcel #: S1301212425 (96.94 ac. approx.)
     Parcel #: S1301325480 (82.36 ac. approx.)

5. **Services:**

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

6. **Existing Structures, Vegetation and Natural Features:**
The land is currently used for agricultural purposes. Applicant anticipates that the land will continue the historic Ag. uses on the lands until development occurs. This site soils in the area are a mix of three Hydrologic Croups; B, C and D – Group C is the dominant Group.

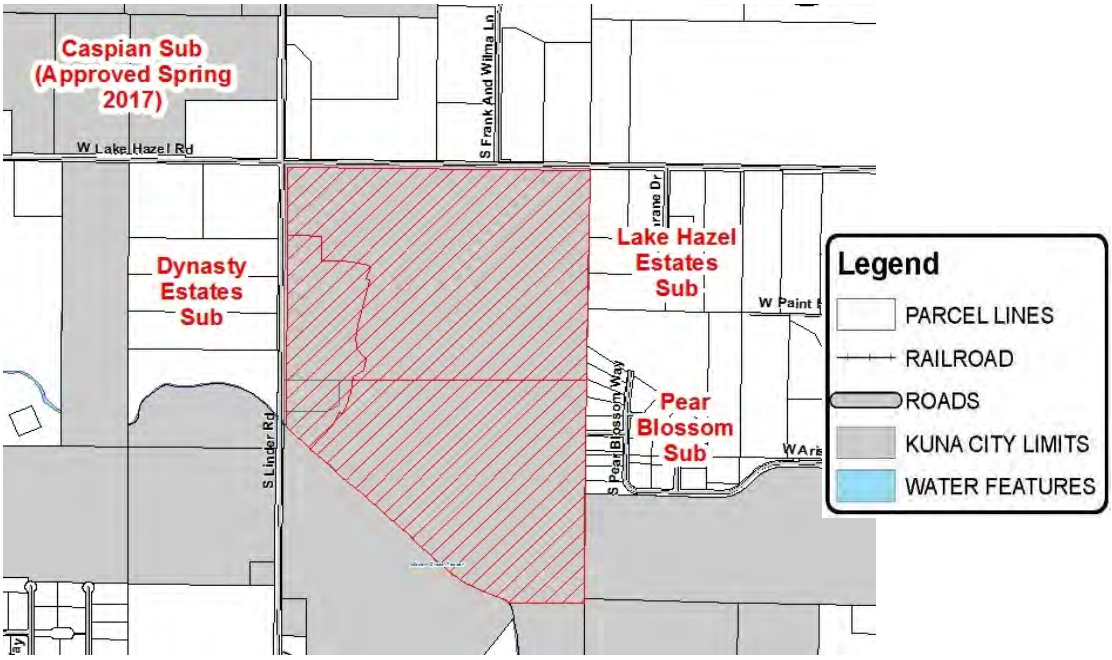
7. **Transportation / Connectivity:**
The applicant proposes two access points on Linder Road; the northern access will be included with this modification request, while the southern access is included with Phase one, which is currently moving into construction. Applicant proposes three access points for the subdivision from future Kay Avenue. There are no accesses proposed on Lake Hazel Road.

8. **Environmental Issues:**
Beyond being within the Nitrate Priority Area, staff is not aware of any environmental, health or safety conflicts.

9. **Agency Responses:**
The following agencies returned comments which are included with this case file and are included with this report:
- City Engineer (Antonio Conti, 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 Idaho (Carl Miller) Exhibit B 5.

F. Staff Analysis:

This subdivision application involves two parcels already zoned R-6 (Medium Density Residential) in Kuna, and are adjacent to three Subdivisions in Ada County. This project abuts two arterial roads (Lake Hazel and Linder Roads) and will establish a new segment of Kay Avenue on the east side. All municipal public utilities are being extended to this site. Applicant is preparing the site for a new single-family housing development to be built over an anticipated 13 additional phases (Phase one is under construction, for a total of 14).Applicant anticipates full build-out will be achieved in approximately 14 years, if one phase per year (or 40 +/- homes) is developed. The applicant is prepared to adjust their timeline with market demands.



This subdivision was originally approved by Council in February 2007 and has been considered a valid preliminary plat (pre plat) since that time. However, since 2006, the design criteria and policies for subdivisions from ACHD have changed. This application is a request to modify design elements that differ from the approved pre plat. The most notable modification is the removal of the access points on Lake Hazel Road. ACHD policies no longer allow developers to add ingress/egress to classified roads when the project has uninterrupted frontage between classified roads – This project abuts Linder and future Kay Avenue on the south side of Lake Hazel. As such, no access will be granted on Lake Hazel. This change required other street alignment changes internally in order to accommodate the access' removals. These changes also required the addition of one more access point on the Linder Road frontage, which is necessary due to Fire and other Emergency Services access. The internal street changes are minor in nature, however, as a whole, these changes warranted a redesign of the site, as the previous design practices are no longer acceptable to ACHD. Staff supports the removal of the access points along Lake Hazel, and the addition of an access point on Linder Road. These changes provide a safer environment for ingress/egress and maintains functionality of both arterials roads.

Applicant has illustrated the areas to be developed as open space and landscape buffers within the updated preliminary plat. However, the applicant has not submitted an updated landscape plan reflecting the modification requests. Staff notes that at time of phasing development (final platting), that a landscape plan approved by the Commission will be necessary and will need to be in substantial compliance with the landscape rendering approved in February 2006, also reflecting the approved changes through this application. Applicant has met with Bobby Withrow from the Parks and Rec Department and discussed donating a significant number of acres to the City, upon completion of development of a relevant phase. Applicant has proposed adding nearly 23 acres (10.8%) for pathways and trails to Kuna's systems. This project proposes 37.81 acres for open space, which is approximately 18 % of the total project.

Staff has reviewed Kuna's Comprehensive Plan (Comp Plan), which encourages a variety of housing types and income levels numerous times throughout the Comp Plan. The sections of the Comp Plan that address housing types are included below, in Section K (Comp Plan Analysis) of this report. The City attempts to balance all housing types within the City. The Springhill site is zoned R-6 (Medium Density Residential) and the applicants request for a density of 3.31 dwellings per acre (D.U.A.), is substantially under the existing zones density limits of six (6) units per acre. Staff has reviewed the preliminary plat for technical compliance with KCC Chapter 6, and has determined that it appears to conform to KCC as required. Applicant is required to follow all established design criteria listed with Kuna's Subdivision Design Ordinance, unless specifically otherwise approved.

Staff has determined this application complies with its current zone and Title 5 and 6 of the Kuna City Code; Idaho Statute § 67-6511; and the Kuna Comprehensive Plan; and forwards a recommendation of approval for Case No. 17-05-S subject to any conditions of approval outlined by Council.

G. Applicable Standards:

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

H. Procedural Background:

On July 25, 2017, the Commission considered case number 17-05-S, including the application, agency comments, staff's report, application exhibits and public testimony presented or given.

I. Factual Summary:

This site is located on the south side of Lake Hazel Road, east Linder Road and west of future Kay Avenue. The project consists of 208.58 (approx.) acres that are already in the City limits and currently zoned R-6 (Med. Den. Residential). Applicant requests preliminary plat approval for a new subdivision of 677 buildable lots, and 39 common lots consisting of 14 development phases with 18% open space. If approved, this project will take access from Linder Road in two places and three places along future Kay Avenue.

J. Commission Findings:

Based upon the record in **17-05-S,** including the Comprehensive Plan, Kuna City Code, Staff's memorandums, including the exhibits, and the testimony elicited during the public hearing, the Commission hereby recommends *approval/denial* Case No. 17-05-S, a request for a subdivision preliminary plat request by the applicant as follows:

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

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

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

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

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

2. The Commission has the authority to recommend approval or denial for Case No. 17-05-S. On July 25, 2017, Kuna's Commission voted to approve/deny of Case No. 17-05-S.

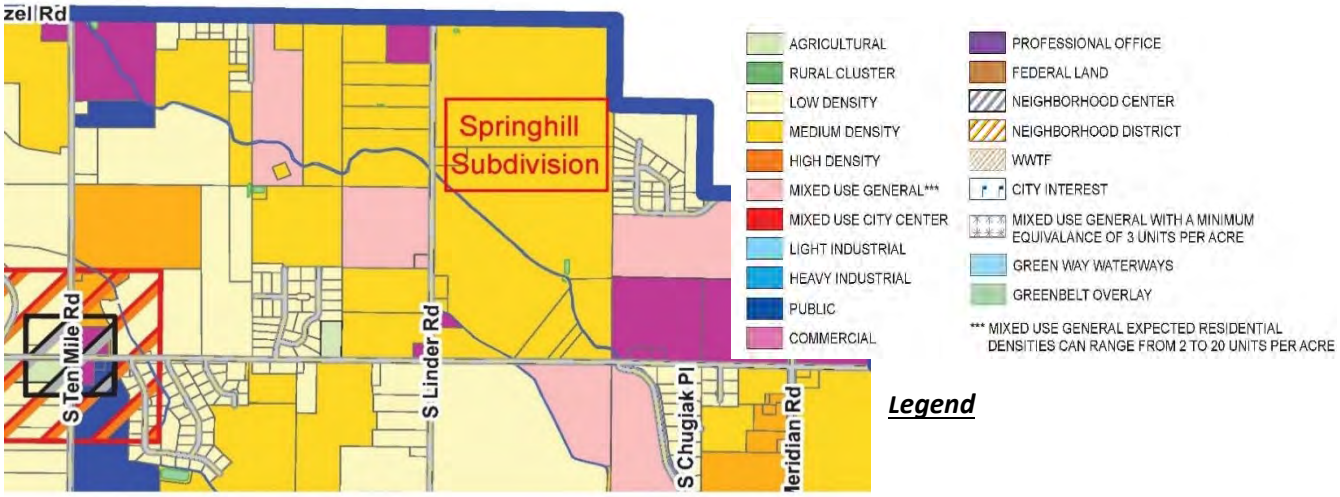
3. The public notice requirements were met and the public hearing was conducted within the guidelines of applicable Idaho Code and City Ordinances to hold a public hearing on July 25, 2017, with the Commission.

K. Comprehensive Plan Analysis:

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

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 price to appeal to a variety of people. A goal expressed by many was the preservation of large lots and rural cluster development in appropriate balance with a complement of other types of residential development (Page 21 [CP]).

***Comment**: The Comp Plan and the corresponding Future Land Use Map (with land use designations) provides for medium density (R-6). This project has proposed a density of less than six units per acre, therefore it 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*:*
Ensure an adequate supply of housing for all income levels and facilitate pedestrian connections, both visually and physically, to enhance pedestrian movement (Pg. 42 – 1.5 and Pg. 43 – 3.1 [CP]).

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

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

Comment: *This project adds a number of quality housing varieties to the City's inventory for all types of lifestyles, ages and economic groups. This project also proposes nearly 18% open space which adds to the greenspaces in Kuna, keeping it a desirable City while enhancing the City's overall pathway network.*

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

Encourage mixed-use development that includes town centers, single-family, *multi-family*, accessory units, and other types of residential development. – Policy 1.1.2, Section 12, Housing (Page 155 [CP]).

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

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

Comment: *Applicant proposes good community and urban design principles through creation of greenspaces, extension of the pedestrian pathway network and adding to the City's sidewalk network. Applicant also proposes adding to the roadway system thereby complying with the adopted Master Street Plan of Kuna (Functional Classified Road Map). This development also incorporates landscape buffers, and creates a sense of place for citizens. Therefore, this project fosters sound community design concepts and complies with the Comp Plan goals and strengthens Kuna's image.* Applicant has proposed a positive affect by establishing a roadway and pathway network for adjoining property owners and future development, and by designing under the allowed densities of the R-6 zone (3.31 Gross Density).

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

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

L. 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. Commission Conclusions:

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 subdivision and development into a single-family subdivision, as proposed.

   Comment: *The 180.00 acre (approximate) project appears to be suitable for subdivision and development as single-family subdivision, as proposed.*

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

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

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

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

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

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

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

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

6. Based on the evidence contained in Case No. 17-05-S, Commission finds Case No. 17-05-S adequately complies with Kuna City Code.

7. Based on the evidence contained in Case Nos. 17-05-S, Commission finds Case No. 17-05-S, generally complies with Kuna's Subdivision Code.

N. *Recommendation to Council*:

17-05-Sub (Subdivision), *Note: This motion is to recommend approval 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.*

(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 July 25, 2017, the Planning and Zoning Commission voted to recommend approval for Case No. 17-05 S based on the facts outlined in staff's memo and the public testimony during the public hearing by the Planning and Zoning Commission of Kuna, Idaho, the Commission hereby recommends approval for Case No. 17-05-S, a Preliminary Plat and Subdivision request from AJ Lopez (Bailey Engineering, LLC) and NE Kuna Farm, LLC, with the following conditions of approval to Council:

- *Applicants shall follow all conditions stated in the staff memo and appropriate agency comments and discussions at the public hearing on July 25, 2017.*

1. The applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
    a. The City Engineer shall approve the sewer hook-ups.
    b. The City Engineer shall approve the drainage and grading plans. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties". No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
    c. The Kuna Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District is required.
    d. The *Boise-Kuna* Irrigation District shall approval any modifications to the existing irrigation system.
    e. Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to *issuance* of any building permit(s).
2. All public rights-of-way shall be dedicated and constructed to standards of the City, Ada County Highway District and Idaho Transportation Department. No public street construction may commence without the approval and permit from Ada County Highway District and/or Idaho Transportation Department.
    2.1– ***With development and as necessary, dedicate right-of-way in sufficient amounts to follow City and ACHD standards and widths.***
3. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see **KCC 6-4-2-W**.
4. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
5. When required, submit a petition to the City (as necessary, confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and request to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation system of the City (KMID).
6. Street lights within the site shall be LED lighting and must comply with Kuna City Code and established Dark Skies practices.
7. Parking within the site shall comply with Kuna City Code. (Unless specifically approved otherwise).
8. Fencing within and around the site shall comply with Kuna City Code (Unless specifically approved otherwise and permitted). Perimeter fencing (and permit) is required prior to requesting final plat signatures from Kuna City Clerk and Engineer.
9. All signage within/for the project shall comply with Kuna City Code.
10. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting within public rights-of-way shall be with approval from the public entities owning the property.
11. Applicant shall provide for Commissions approval, a landscape plan reflecting the approved changes with each phase throughout development.

12. Staff would recommend that the applicant work with Kuna Rural Fire District (KRFD) to conform to the secondary access limits of the KRFD, for the number of homes utilizing access points as development occurs.
13. 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.
14. Applicant is required to follow all established design criteria listed with Kuna's Subdivision Design Ordinance, unless specifically otherwise approved.
15. Applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
16. Developer/owner/applicant shall comply with all local, state and federal laws.

DATED: This 22nd, day of August, 2017.

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

Troy Behunin, Planner III
Kuna Planning and Zoning Department

CITY OF KUNA
PLANNING & ZONING COMMISSION

MEETING MINUTES
Tuesday, July 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	Absent	Trevor Kesner, Planner II	X
Commissioner Stephen Damron	X	Jace Hellman, Planner I	X
Commissioner John Laraway	X		

6:00 pm – COMMISSION MEETING & PUBLIC HEARING

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

Call to Order and Roll Call

1. **CONSENT AGENDA**

a) Planning and Zoning Commission meeting minutes for July 13, 2017.

b) **17-03-S** (Subdivision), **17-03-ZC** (Rezone) and **17-06-DR** (Design Review) – Deserthawk No. 4 Subdivision – ***Findings of Fact and Conclusions of Law.***

c) **17-04-ZC** (Rezone), **17-04-S** (Subdivision) and 17-13-DR (Design Review) – Ashton Estates Subdivision – ***Findings of Fact and Conclusions of Law.***

Commissioner Hennis motions to approve the consent agenda; Commissioner Damron Seconds, all aye and motion carried 4-0.

2. **NEW BUSINESS**

a) **17-14-DR** (Design Review) – Cory Sartin with Lansar Properties seeks Design Review approval from the Planning and Zoning Commission (acting as Design Review Committee) to build an accessory garage on an existing commercial property. The site is located at 346 West 4th Street, Kuna, Idaho 83634.

Cory Sartin: the owner 346 W 4th St, I am looking to build a storage building or an out building on the corner property, on the corner of 4th and I believe it is Elm, so I am not looking at doing new business out of there, but looking to expand the business. There is already a commercial roofing tenant there now, so we are looking to add storage space for the tenant. **C/Young:** Okay are there any questions for the applicant at this time? **C/Hennis:** Not that I have. Thank you.

Jace Hellman: Chairman, commissioners for the record my name is Jace Hellman, Planner I for the City of Kuna 751 W 4th ST. The application before you tonight is seeking Design Review approval for an accessory garage on an already existing commercial property, which is located at 346 W 4th St and is zoned CBD. This project includes the construction of a 1200 square foot commercial garage located on the northwest corner of the approximately .28-acre property. The applicant has determined that the detached garage would be used primarily for equipment and material storage. Staff has determined that the applicant has submitted all the necessary documents. The application is in general conformance with the Kuna City Code as well. I will now stand for any questions. **C/Hennis:** Are the setbacks correct? **Jace Hellman:** Yes, they are. **C/Young:** Any other questions for staff? Thank you. Looking at this it looks like the structure fits with the existing building on site,

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access to that parcel, one off of Owyhee, and one off the alley way off of school? **John Van Dyke:** At some point, after the properties develop and develop there portion of the alley way, right now it is just leaving it open as part of the fire district turn around, so it would effectively be a hammerhead there. **C/Hennis:** I don't have anything. **C/Young:** Any other questions for the applicant at this time? **C/Damron:** The lot that is just west, it says here that you want to use that for future development? **John Van Dyke:** That is correct, I don't have an idea for what would work there that close to the tracks, so my mind is still running on that. Some type of commercial I think would best accommodate, again West is a staging area for the irrigation, and south is just a few homes, it would have to be something that would allow being sandwiched between the tracks the residential.

Trevor Kesner: Chairman, commissioners for the record Trevor Kesner, Planner II for the City of Kuna 751 W 4th ST. The application before you tonight from John Van Dyke of JSV development is seeking a rezone from R-6 to C-1. As reflected in the staff report, the applicant is proposing a zone change in hopes of eventually building a mix of multi-family units and office suites on the approximately 1.46-acre site located west of the intersection of Bridge Avenue, Owyhee Avenue and Avalon. The site is identified as Neighborhood/Community Commercial on Kuna's Comprehensive Plan Future Land Use Map. Staff views the rezone to be compatible and consistent with the future land use map. The rezone to a commercial use also aligns with the vision for downtown as described in the Kuna Downtown Revitalization Plan. The applicant's intention is to remove the existing home and storage shed/garage and obtain future design review approvals to construct site improvements, the multi-family units and office buildings -which is permitted under the applicants requested zoning designation. The applicant has submitted all the necessary documents for a rezone application as it complies with Kuna City Code, specifically Title 5 for zoning regulations. Staff would recommend the commission forward a recommendation of approval to City Council for Case # 17-05-ZC, subject to the recommended conditions of approval listed in Section 'L' of the Staff report. I will stand for any questions. **C/Young:** We will open the public hearing at 6:20, and seeing nobody signed up, is there anybody here that has not signed up to testify that would like to? Seeing none I will close that at 6:21 and that brings up our discussion. The application seems straight forward, coming into downtown, that seems like a logical place for C-1 zoning. **C/Damron:** The comp plan has that there. **C/Hennis:** I think that is an appropriate use for space, it is an odd parcel, but I think this helps keep the ACHD right of way and such that is needed. I think he has done a nice job in future planning. I think it is an appropriate zone.

Commissioner Hennis motions to recommend approval to City Council for Case No. 17-05-ZC (Rezone) with the conditions as outlined in the staff report; Commissioner Damron Seconds, all aye and motion carried 4-0.

c) **17-05-S** (Preliminary Plat) - Springhill Residential Subdivision - On behalf of NE Kuna Farms (Owner), AJ Lopez with Bailey Engineering, Inc., is requesting approval for a preliminary plat modification for approximately 180 acres (of the previously approved 208.58 ac. approx.), currently zoned R-6 (Medium Density Residential). The applicant proposes to subdivide two properties into 677 buildable lots and 39 common lots with a proposed density of 3.31 Units/acre. The subject site is located on the south-east corner (SEC) of Linder and Lake Hazel Roads. The property address is 1585 W. Lake Hazel Road – Parcel No's *S1301212425* and *S1301325480.*

David Bailey: I am with Bailey Engineering; our office address is 4242 N Brookside Lane in Boise. I am here representing NE Kuna Farms for the Springhill Subdivision. A little background, this was actually approved in the mid-2000s, and the project fell by the wayside, due to the LID. The LID was taken care of and the project was deemed active, and buildable by the city of Kuna. We came last year, and the developer brought the project back into my office, mostly because I had done the project for the developer back in 2006, and I had all of the

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information associated with it. They asked me to prepare the construction drawings so they could go forward and building the project, and we took the project with Ada County highway district to see how they felt with us moving forward before we go too far into it. They said well things have changed, and we would like you to reduce a Traffic Impact Study and then they came with some other changes and said we wouldn't approve it like this today so make some changes. I will go over those in a second. When we made those changes, your staff looked at it, and said those are some significant changes, why don't we take it back through P&Z and Council and make sure they are alright with the changes we made to it, and that it is consistent with the previous preliminary plat. We completed the Traffic Study, and ACHD has changed completely how they are going to operate the road system during that time, specifically the North end of Kuna. One of things that came up is that lake hazel, is now a cross county mobility corridor, and they planned these roundabouts at the intersections, well with those roundabouts at those intersections, connections directly to lake hazel at that quarter mile intersection will not be allowed. So, we had originally in the first plan, we had two connections on lake hazel one to Linder and the plan was to build a complete Kay street along the east boundary of the property in accordance with the mid mile collector plan, quarter mile collector plan. We removed both of those entrances on lake hazel, we then added an entrance and reconfigured some lots to try and make that work. The next piece we did, we made provisions for the roundabouts at Linder and Lake Hazel and Kay and Lake Hazel so there is enough room within this plan so that in the future they can build that. We also dedicated the whole right of way on Kay and Lake Hazel to the highway district so they can complete their future needs on that. The original project was 225 acres, we are now at 208 acres on this development so part of that is the Right of Way given. And almost 15 acre that belongs to Durant on the south end of the property, that was not originally sold to the original developer, and it didn't go with the development so since we don't own that, we left it out of this application. What we did though, was we provided a half street on the north end and connections to that that are identical to what it was before so if Mr. Durant wanted to sell, or develop himself he would be able to do so. We kept substantially the same density doing this layout. Kay street was the next issue, and while we had it on there, two issues came on there. We reconfigured the internal lots. To some extent we maintained the original size of them specifically we had in the original development agreement we had some estate lot sizes in the north-east corner of the project so we can keep the integrity of those interior lots. So, I guess that's the extent of what we did. We did our neighborhood meetings, and I guess I'll answer any questions you might have. **C/Young:** any questions for the applicant. **C/Laraway:** I noticed on your subdivision, that traffic is heavily dependent on Linder with one entrance. Is there a reason you would use just one entrance? **David Bailey:** Mr. Chairman, Commissioner Laraway we actually have another entrance to the north, it is about 600 feet south of Lake Hazel. Both of those will be constructed in the first phase, which is actually approved and in construction by the way. You were talking about Kay St going through and you were taking about Pear Blossom, you say m=Monet was cut out because you didn't want to create an existing traffic system through that subdivision. Is pear Blossom, going to open that up to their subdivision? **David Bailey:** That is up to them and the highway district. **John Laraway:** It is still going to create the same traffic flow. **David Bailey:** It will eventually in the future, come straight across and that might encourage them to open that, it wasn't a T intersection so it wouldn't make a cross intersection in the future. Yes, Kay street goes up, and that is the City's requirement for the collector street and it was always intended to connect there also. The highway district and transportation department are not really excited about opening that up, because creating more traffic for the pear blossom access to highway 69 is a serious traffic problem. **C/Laraway:** Thank you. **C/Hennis:** I have nothing at this time. **C/Young:** Okay, Thank you. Troy, come on up.

Troy Behunin: Good Evening Commissioners, for the record, Troy Behunin, Planner III, 751 W. 4th Street, Kuna. The applications before you tonight are case No's 17-05-S (Pre Plat - Modification) is presented for your vote to recommend approval or denial to Council. The application materials have been assembled for your

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packets, hopefully you have had a chance to review them as needed. All of the noticing procedures have been followed to hold the special public hearing tonight: the site was posted, a public notice was in the KMN, and flyers were sent to land owners within 350'. The applicant seeks a modification to part of the pre-plat that was approved in 2007, it covers approximately 180 acres, known as the Springhill subdivision which is located at the SEC of Linder and Lake Hazel Roads. The applicant tonight is not the same as the 2007 application, however due to several changes in ACHD's policies, he now wishes to change several design elements. ACHD no longer allows for access to a subdivision if the project stretches from one classified road to another continuously. This project has continuous frontage from Linder to the proposed Kay Ave. This required other changes to the internal roads affected by this new policy. Linder road has an additional entrance from the 2007approval to maintain safety and other EMS access levels up to proper standards. Staff finds these new elements/changes to be complimentary to the goals of the City in terms of safety, and serviceability for the subdivision, surrounding roads and to be in concert with the comp plan goals and the comp plan map. Applicant is brining all public utilities to the site and anticipates 14 phases for the project total which will bring 677 total buildable lots, with a density proposed at 3.31 DUA and with 39 common lots that total about 37.81 acres of open space with at least 23 acres of trails for connectivity. Staff proposes the applicant shall submit a landscaping plan with each phase that reflects the changes proposed with tonight's application, as stated in condition 11 of the staff report. The landscaping for the Springhill subdivision shall comply adequately with KCC 5-17. Staff has worked with the applicant to get it before you tonight, and they have submitted everything staff has asked for. I stand for questions. **C/Laraway:** It says in here that they are going to enter into a signal agreement and put interim lights at Columbia and Linder, it also says they are going to put lights at lake hazel and ten mile. **Troy Behunin:** Perhaps Dave could explain that later. **C/Laraway:** Okay. **C/Young:** Okay, any other questions for staff. Okay, then we will go ahead and open the public testimony at 6:40, first up we have listed to testify is Gordon Dye, Okay, he must have been one of the ones that left. Other than those who have spoken, I don't see anybody signed up, is there anybody who would like to sign up? Okay, seeing none, I will go ahead and close the public testimony at 6:41. We would ask if the applicant could come up and answer the commissioners question of signalization at Columbia and Linder and the buildouts there and Lake Hazel and the 261 mark and the 451 mark. Could you address that question? **David Bailey:** Thank you Mr. Chairman, David Bailey again. ACHD, when they go through and give us our conditions of approval, that is specifying that the traffic created will affect the other intersections, outside the studies. The first one is at 260th buildable lot, so at the 260th lot, this developer would have to go and redo the Traffic Study, and do what they call a traffic signal warrant analysis along Columbia and Linder Road. And if that study warrants a traffic signal they would build an interim signal, which means that it is a traffic signal but using the approaches that are there on the road. A full signal requires tearing it all up, putting curb and gutter and full lanes, the other one is at 500 lots to do the Traffic Study again and that is for Lake Hazel and Ten Mile and that is not an interim one, but that condition has numbers on the memory ranch one and probably the Caspian one too. So what ACHD does is they will condition all of the projects to build that signal and all of the projects evaluate and when it gets to that point they figure out who is going to pay what share of it, based on the amount of traffic you contribute. But this one specifically, at Columbia if we get to that point and it is warranted, this developer is the one that gets to build the whole thing. **C/Laraway:** When you look at the plat, he didn't really go down to Columbia, so I was just wondering what that agreement was and who started it, Thank you. **C/Young:** Okay, is there anything else for the applicant at this time. That brings up our discussion, anybody like to start. **C/Hennis:** I like all of the open space here, this is the best one we have had in a long time. It provides a lot of space for kids to play, a lot of usage. A lot of connectivity with the other subdivisions. I think it is laid out really well. **C/Young:** I am glad that ACHD mandated the change along Kay street to keep traffic from combining with Pear, that's a big thing, and as far as being an R-6 zone with the density of the buildable lots being very low, not even 3.5, is well under the

zoning it is approved for. **C/Hennis:** I like the variation of lot sizes here. **C/Young:** like on the northeast, closer to the existing subdivisions. **C/Hennis:** I don't know how it will work on Kay Street though if only half of it is built first, and do we know when these others are going to be built in? **C/Young:** This might be a question for the Gentleman for Bailey, but did you say you were doing both sides of Kay Street? From Lake Hazel. **David Bailey:** Kay Street will be constructed all the from Lake Hazel down to the other side of the project. What we are going to do, normally when we do a half street we just build half the street. The right of way requirement would normally be 35 feet we are actually going to give 42 feet. We build half the road including curb gutter and sidewalk, including 12 extra feet on the other side, then we will do a borrow ditch. Then the next developer comes in, widens it and put the rest of the asphalt and puts the rest of the curb gutter and sidewalk on their side. For the portion in-between that is adjacent to Pear Blossom we are actually going to build both sides of the street, including curb and on the east side, but the highway district has agreed to pay for the curb and gutter on the east side. So, we will build a whole road for that portion and for the North and the South side we will build the ¾ road. **C/Hennis:** Okay, Thank you. **C/Young:** No, I think overall it is pretty close to what was approved back 2007, and the changes that were made and requirements from ACHD I agree with as well. **C/Hennis:** But this just the preliminary plat here at this point. So, landscaping and design review and stuff are still forth coming, yeah, I think they have done a nice job reconfiguring it. **C/Young:** If there is not anything else, I would stand for a motion.

Commissioner Damron motions to Recommend approval for Case No. 17-05-S (Preliminary Plat Modification) to City Council for Springhill Residential Subdivision with the conditions as outlined in the staff report; Commissioner Hennis Seconds, all aye and motion carried 4-0.

4. COMMISSION DISCUSSION AND REPORTS

Wendy Howell: I received an email from Mr. Laraway. **C/Laraway:** But, it started a conversation. **Wendy Howell:** I want some clarification and then I probably have some information that may help. **C/Hennis:** Wendy, some of this spurred from a discussion we had at the end of last meeting, and that is kind of where we...**Wendy Howell:** and I have got that highlighted in the minutes. So, I guess it raised some concerns with lack of dialogue with ITD and Ada County Highway District in regard to vehicle and pedestrian traffic comments, and the request was to meet with representatives from ITD, ACHD and Compass to discuss long term plans of the agencies for the Highway 69 corridor. So, what specifically were you looking for as far as plans? **C/Laraway:** Correct me if I am wrong, this is some of the concerns that we had, or I had, and some of them agreed, we are starting to approve these larger subdivisions on the other side of a highway, it seems like I needed more guidance, I know I am new at this, but it is not like Sunbeam or this one here, we really don't have the conflict of traffic, and knowing that the high school is right across the street, how much pedestrian traffic is going to cross. We were trying to ask questions, I was asking question to applicant about ACHD or ITD regulations, he didn't have a lot of information. So, I felt that we're kind of, if we weren't explained it, we could have tabled it. But, it seemed like we didn't have enough, or I didn't have enough information that made me feel comfortable that when we are approving these larger subdivisions on the other side of highway what else is taking place, is ITD, or ACHD going to require that the curbing in the middle road to help prevent people from turning left in the left had turn lane, and there is just a lot of issues that I didn't understand. **Wendy Howell:** In the Transportation Impact Study, and I believe one was required for that particular subdivision, it does give that information. **C/Hennis:** Right, one of the things that got us talking about, is the fact that this is the first one we have actually dealt with across Meridian that actually has something on the other side that somebody might walk to. The one up on Hubbard that is back there, really doesn't have anything across the street, so it brought up the talking point of the fact that we have Ridleys right there. We have the high school right there. The fact that people would more

City of Kuna

Staff Memo – City Council

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To: **City** Council

Case Numbers: 17-02-AN (Annexation), 17-06-S (Prelim. Plat), ***Cazador Subdivision***

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

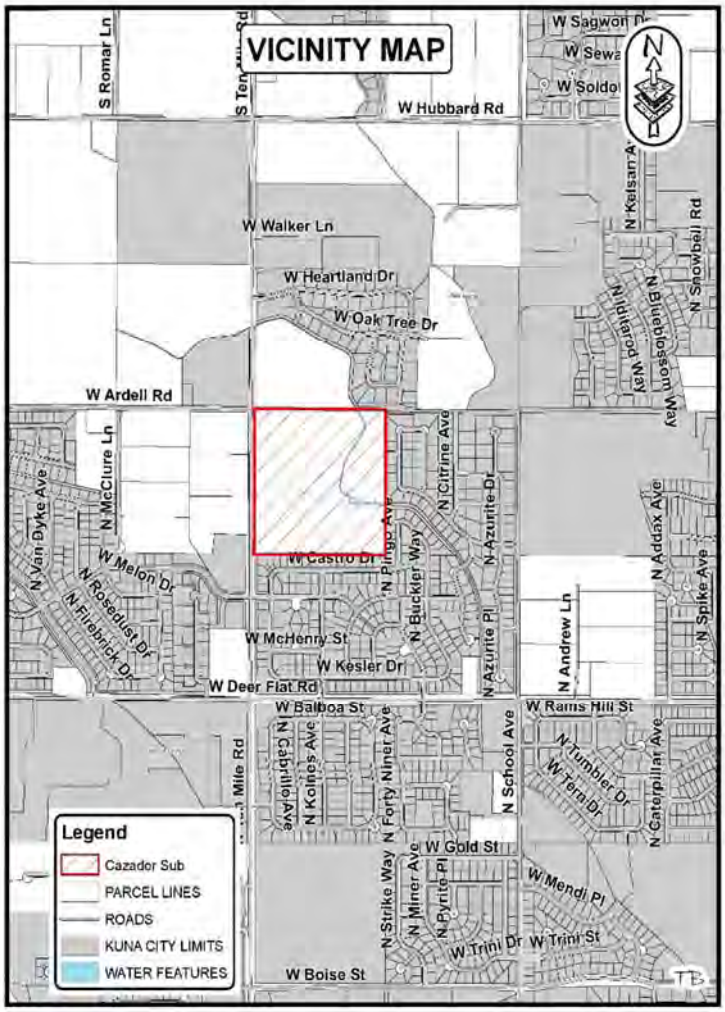
Planner: Troy Behunin, Planner III

Hearing Date: October 17, 2017

Applicant: **N Star Farm, LLC,**
Tim Eck
6152 W. Half Moon Ln.
Eagle, ID, 83616
208.850.0591
Timothyeck@me.com

Engineer: **KM Engineering,**
Kirsti Grabo
9233 W. State St.
Boise, ID, 83714
208.639.6939

kgrabo@kmengllp.com



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A. Process and Noticing:

1. Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states that annexations and subdivisions are designated as public hearings, with the Commission as the recommending body, and City Council as the decision making

body, and that design review applications are designated as public meetings with Commission as the decision making body. These land use applications were given proper public notice and followed the requirements set forth in Idaho Code, Chapter 65 Local Planning Act.

a. Notifications

i.	Neighborhood Meeting	May 17, 2017 (8 persons attended)
ii.	Agency Comment Request	June 26, 2017
iii.	315' Property Owners Notice	October 6, 2017 (sent)
iv.	Kuna, Melba Newspaper	September 20, 2017
v.	Site Posted	October 6, 2017

B. Applicant's Request:

On behalf of N Star Farm, LLC (Owner), Kirsti Grabo with KM Engineering, LLP, is requesting approval for Annexation of approximately 40.20 acres into Kuna City with an R-6 (Medium Density Residential) zone, and a subdivision preliminary plat for 164 buildable lots and 18 common lots and one shared driveway, yielding a proposed density of 4.08 Dwelling Units an Acre (D.U.A.). The subject site is located on the south east corner (SEC) of Ten Mile and Ardell Roads. The property address is 2332 N. Ten Mile Road – Parcel No.; S1314325410.

C. Aerial Map:

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D. Site History:

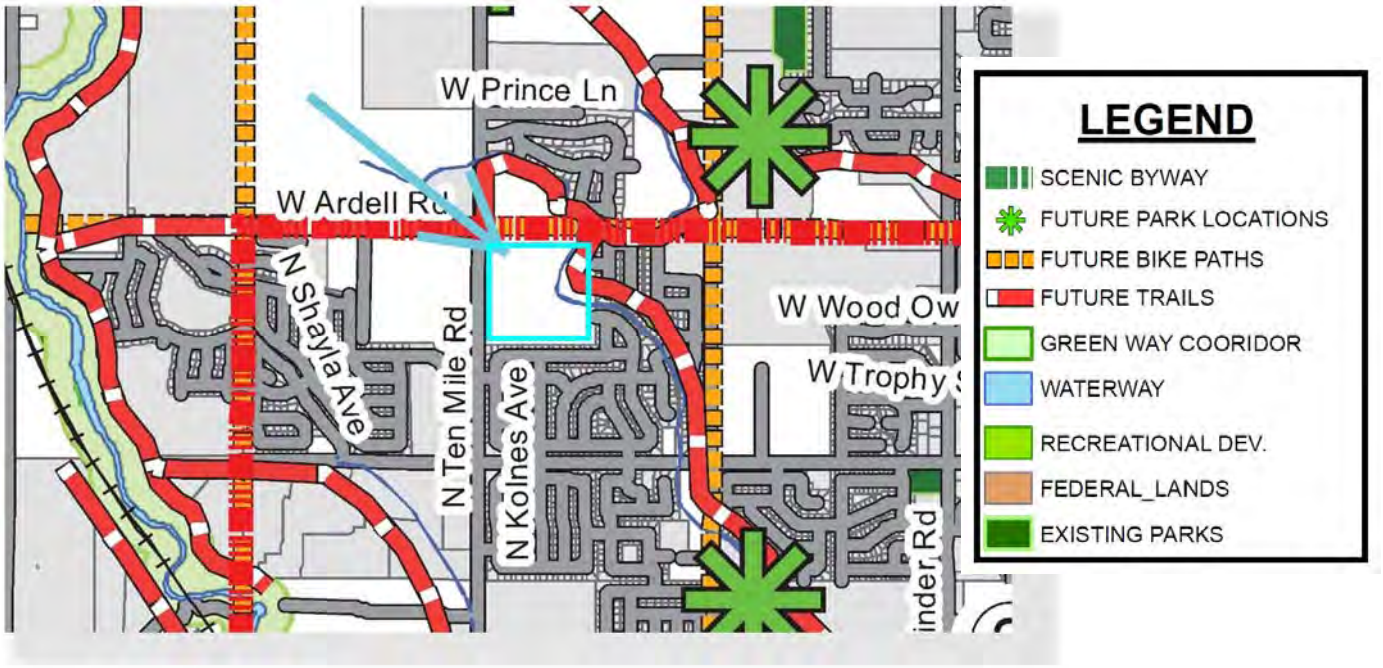
This site is undeveloped and has historically been used for agricultural purposes. The site is adjacent to three Kuna subdivisions and one County Subdivision. This application proposes a total of two phases.

E. General Projects Facts:

1. **Comprehensive Plan Map:** The Future Land Use Map (Comp Plan Map) is intended to serve as a *guide* for the decision making body for the City. This map indicates general land use designations, and is not the actual

zone. The Comp Plan Map identifies this entire site as Medium Density Residential. The range for Medium Density is 4 - 8 D.U.A..

2. **Recreation and Pathways Map:** The Recreation and Pathways Master Plan Map indicates a future trail along the southwest boundary of the site, situated along the Mason Creek Feeder. Applicant proposes a significant number of trails throughout the project including one along the Mason Creek.



3. **Surrounding Land Uses:**

North	RR, R-4	Rural Residential, Ada County – Medium Density Residential, Kuna City
South	R-6	Medium Density Residential - Kuna City
East	R-6	Medium Density Residential - Kuna City
West	RUT, C-1	Rural Urban Transition, Ada County & Neighborhood Commercial, Kuna City

4. **Parcel Sizes, Current Zoning, Parcel Number(s):**
   - Project Size: 40.20 acres (approximately)
   - Zoning: RUT; Rural Urban Transition – Ada County
   - Parcel #: S1314325410

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

6. **Existing Structures, Vegetation and Natural Features:**
   The land is currently used for agricultural purposes. Applicant anticipates the land will continue the historic Agricultural uses until the land develops completely. This site soils in the area are a mix of three Hydrologic Croups; C and D – Group D is the dominant Group.

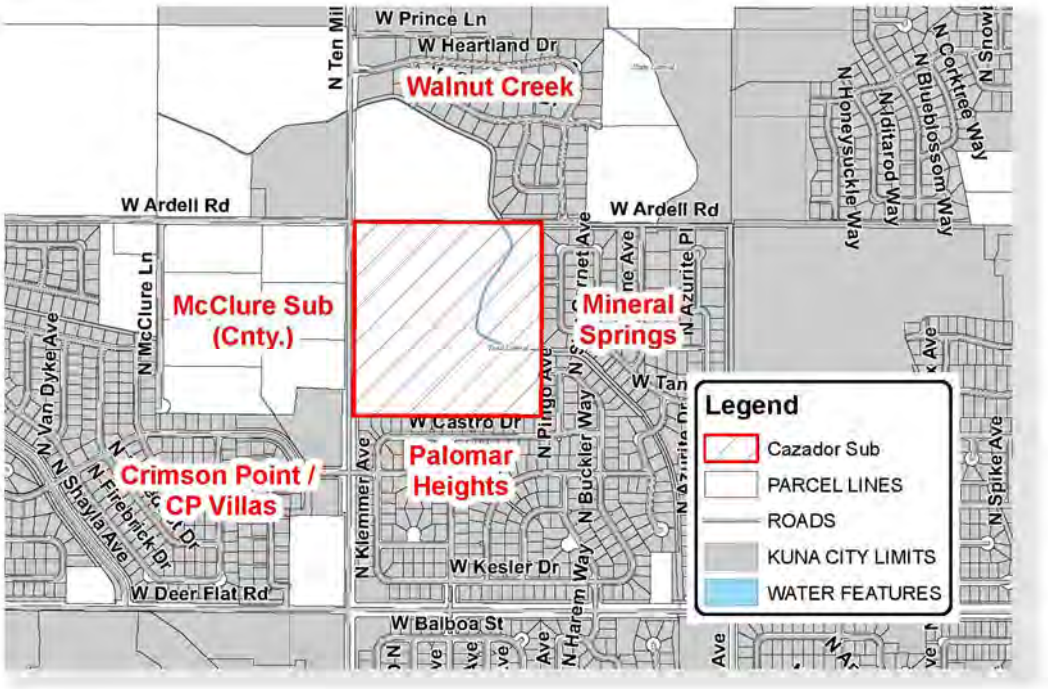
7. **Transportation / Connectivity:**
The applicant proposes extending two stub streets from adjacent subdivisions, two access points onto future Ardell Road and one temporary access on Ten Mile Road. Applicant proposes a temporary access onto Ten Mile Road to comply with Kuna Rural Fire District and EMS needs. When the section of Ardell Road along the north side of the site is complete, the temporary access will be abandoned and turned into a buildable lot (home lot). There are no permanent accesses proposed on Ten Mile Road.

8. **Environmental Issues:**
Beyond being within the Nitrate Priority Area, staff is not aware of any environmental, health or safety conflicts.

9. **Agency Responses:**
The following agencies returned comments which are included with this case file and are included with this report:
- City Engineer (Antonio Conti, 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 Idaho (Carl Miller) Exhibit B 5
- Department of Environmental Quality (Aaron Scheff) Exhibit B 6.

F. Staff Analysis:

This parcel touches City limits on all four sides and is eligible for annexation into the City. This parcel is designated on the Kuna Comprehensive Plan Map (Comp Plan Map) as Medium Density Residential (four units to eight units per acre), and is adjacent to multiple City Subdivisions and a County Subdivision. This



project abuts Ten Mile Road, an arterial, and will contribute to a new segment of Ardell Road. All public utilities will be extended to this site. Applicant proposes a new single-family housing development (Density at 4.08 D.U.A.) to be built over an anticipated 3 phases. It is anticipated full build-out will be achieved in approximately 3 years. The applicant is prepared to adjust their timeline with market demands.

Applicant seeks annexation of approximately 40.20 acres into the City of Kuna. The proposed site touches City limits, therefore, with a proper application from the applicant, the criteria for annexation request in to the City has been met. Applicant seeks an R-6 (Medium Density Residential) zone for the site, which is squarely within the Medium Density range.

Staff has reviewed the preliminary plat for technical compliance with KCC Chapter 6, and has determined that it appears to conform to KCC as required. Applicant proposes one shared driveway in the subdivision. This shared driveway will serve four homes, with a dual purpose by providing access to the Teed Lateral for all residents. As this shared driveway serves multiple uses and audiences, the care and maintenance of the shared drive will be borne by the HOA. As this serves a dual purpose, and the HOA will be permanently responsible for its care and maintenance, staff has no concerns with this proposed shared drive/pathway access. The applicant proposes a temporary (temp) access onto Ten Mile Road and is proposed only to satisfy the secondary emergency access requirements. When Ardell Road is complete and there is no longer a need for it, the temp access will be abandoned and the land used for the temp access will become a buildable home lot. Applicant has not proposed curb and gutter along Ten Mile Road, a classified roadway. Staff will note to Council that Code does not allow for drainage swales along classified roads. Applicant is required to follow all established design criteria listed with Kuna's Subdivision Design Ordinance, unless specifically otherwise approved.

Applicant has proposed approximately 4.64 acres (11.50 ac.) of open space. A portion of the open space is planned as a pathway along the Teed lateral. This adds to the master pathway network in Kuna. Due to regulations from the irrigation district, trees and shrubs are not proposed along the Teed Lateral, however, there are multiple points of access for the homeowners on both sides of the Teed.

Staff has reviewed Kuna's Comprehensive Plan (Comp Plan), which encourages a variety of housing types and income levels numerous times throughout the Comp Plan. The sections of the Comp Plan that address housing types are included below, in Section K (Comp Plan Analysis) of this report. The City attempts to balance all housing types within the City. The Cazador site is proposed to be zoned R-6 (Medium Density Residential) and the applicants request for 4.08 D.U.A., is under the density limit of six (6) homes per acre.

Staff has determined this application complies with its current zone and Title 5 and 6 of the Kuna City Code; Idaho Statute § 67-6511; and the Kuna Comprehensive Plan; and forwards a recommendation of approval for Case No. 17-16-DR subject to any conditions as outlined by the Council, and a recommendation of approval for Case No's 17-02-AN and 17-06-S subject to any conditions of approval outlined by Council.

G. Applicable Standards:

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

H. Procedural Background:

On August 22, 2017, the Council considered case numbers 17-02-AN, 17-06-S and 17-16-DR, including the application, agency comments, staff's report, application exhibits and public testimony presented or given.

I. Proposed Factual Summary:

This site is located on the east side of Ten Mile Road and south of future Ardell Road. The project consists of 40.20 (approx.) acres that touch Kuna City limits and is currently zoned RUT (Rural Urban Transition) in Ada County, and designated as Medium Density Residential on Kuna's Comp Plan. Applicant requests preliminary plat approval for a new subdivision consisting of 164 buildable lots, and 18 common lots and one shared driveway with a total of 3 development phases, with 11.5% open space. If approved, this project will take access from temporarily from Ten

Mile Road, and Ardell in two places at build out. The temporary access on Ten Mile Road is for emergency services requirements and will be abandoned when Ardell Road is complete, and will become a buildable home lot.

J. Proposed Council Findings:

Based upon the record in **17-02-AN, 17-06-S and 17-06-DR,** including the Comprehensive Plan, Kuna City Code, Staff's report, including the exhibits, and the testimony elicited during the public hearing, the Council hereby *approves / conditionally approves / denies* Case No's 17-02-AN and 17-06-S, a request for annexation, a subdivision preliminary plat to Council as follows:

The Council concludes that the application complies with the City of Kuna's Zoning regulations (Title 5) of KCC and/or the Subdivision regulations outlined in title 6 of KCC.

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

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

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

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

2. The Council has the authority to approve or deny Case No's 17-02-AN, 17-06-S. On October 17, 2017, Kuna's Council voted to approve / conditionally approve / deny Case No's 17-02-AN, 17-06-S.

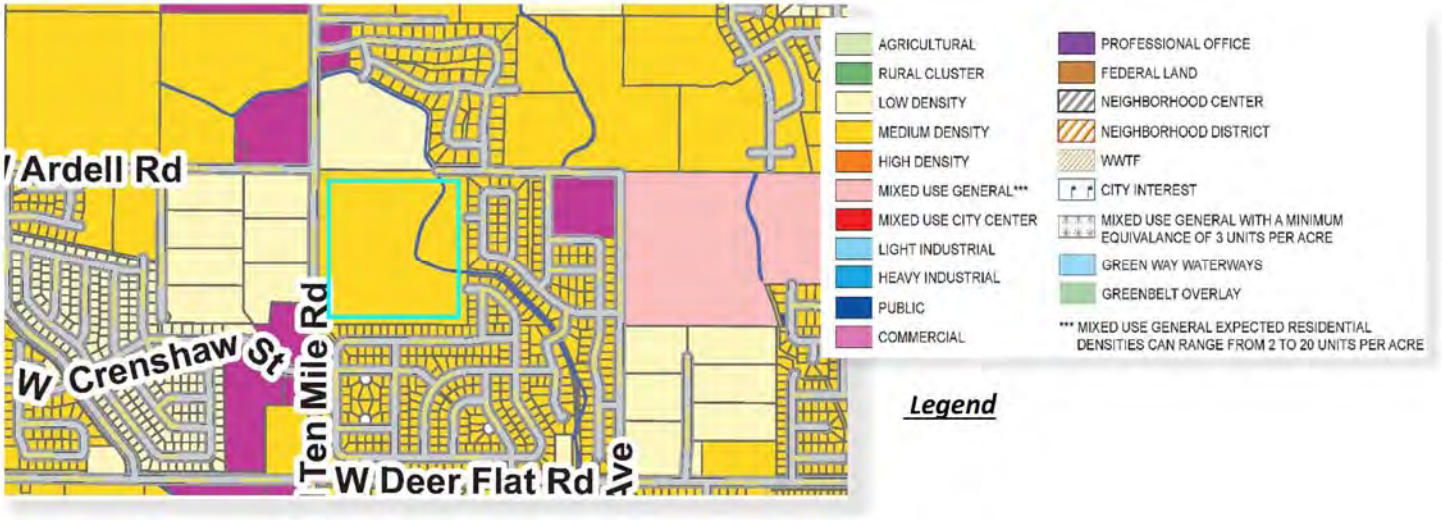
3. The public notice requirements were met and the public hearing was conducted within the guidelines of applicable Idaho Code and City Ordinances to hold a public hearing on October 17, 2017, with the Council.

K. Proposed Comprehensive Plan Analysis:

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

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 price to appeal to a variety of people. A goal expressed by many was the preservation of large lots and rural cluster development in appropriate balance with a complement of other types of residential development (Page 21 [CP]).

***Comment**: The Comp Plan and the corresponding Future Land Use Map (with land use designations) provides for medium density (R-6). This project proposes a density less than six units per acre, therefore it 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:

Ensure an adequate supply of housing for all income levels and facilitate pedestrian connections, both visually and physically, to enhance pedestrian movement (Pg. 42 – 1.5 and Pg. 43 – 3.1 [CP]).

Comment: *The Comp Plan encourages adequate housing for all income levels and calls for increasing pedestrian connections. This project supplies a number of additional housing types to Kuna's inventory and provides opportunities for quality housing. This development enhances the City's pedestrian network for non-motorized transportation, by extending connections provided by other developers while adding additional segments of pathway along the Teed Lateral.*

Land Use Goals and Objectives - Section 6 - Summary:

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

Comment: *This project adds a number of quality housing varieties to the City's inventory for all types of lifestyles, ages and economic groups. This project also proposes 11.5% open space which adds to the greenspaces in Kuna, keeping it a desirable City while enhancing the City's overall pathway network.*

Housing Goals and Objectives - Section 12 - Summary:

Encourage developers to provide high-quality development with a variety of lot sizes, dwelling types, densities and price points to meet the needs of current and future population while creating safe and aesthetically-pleasing neighborhoods. Ensure housing is available throughout the community for all income levels and those with special needs. Encourage logical and orderly residential development while discouraging developers from developing land

divisions greater than one half acre because large lot subdivisions increase municipal costs, require public subsidy and create sprawl (Pg. 155 – Obj. 1.1, Pg. 163 12.4 and Pg. 165 – 2.1 [CP]).

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

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

Comment: *Applicant proposes good community and urban design principles through creation of greenspaces, extension of the pedestrian pathway network and adding to the City's sidewalk network. Applicant also proposes adding* ***1.5 miles of centerline*** *to the roadway system thereby complying with the adopted Master Street Plan of Kuna (Functional Classified Road Map). This development also incorporates landscape buffers, and creates green places for citizens. Therefore, this project fosters sound community design concepts and complies with the Comp Plan goals and strengthens Kuna's image.* Applicant has proposed a positive affect by establishing a roadway and pathway network for adjoining property owners and future development, and by designing under the allowed densities of the R-6 zone (3.31 Gross Density).

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

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

L. Proposed 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 Conclusions:

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

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

   Comment: *The 40.20 acre (approximate) project does/does not appear to be suitable for subdivision and development as single-family subdivision, as proposed.*

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

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

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

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

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

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

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

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

6. Based on the evidence contained in Case No's 17-02-AN and 17-06-S, the Council finds the listed Case No's do / do not adequately comply with Kuna City Code.

7. Based on the evidence contained in Case No's 17-02-AN and 17-06-S, the Council finds the listed Case No's do / do not adequately comply with Kuna's Subdivision Code.

N. Commissions' Recommendation to Council:

On August 22, 2017, the Planning and Zoning Commission voted to recommend approval for Case No's 17-02-AN and 17-06-S, based on the facts outlined in staff's memo and the public testimony during the public hearing by the Planning and Zoning Commission of Kuna, Idaho. The Commission hereby recommends approval for Case No. 17-02-AN and 17-06-S, an Annexation and Preliminary Plat and subdivision request from Kirsti Grabo (KM Engineering, LLP) and N Star Farm, LLC, with the following conditions of approval to Council:

- Follow all staff, City engineer and appropriate agency comments.

O. Proposed Council's Order of Decision:

17-02-AN (Annexation) and 17-06-S (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 October 17, 2017, the Council voted to approve/conditionally approve/deny voted to approve / deny Case No's 17-02-AN and 17-06-S, based on the facts outlined in staff's memo and the public testimony during the public hearing by the Council of Kuna, Idaho. The Council hereby approves / conditionally approves / denies Case No. 17-02-AN and 17-06-S, an Annexation and Preliminary Plat (Sub) request from Kirsti Grabo (KM Engineering, LLP) and N Star Farm, LLC, with the following conditions of approval:

1. The applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
    a. The City Engineer shall approve the sewer connections.
    b. The City Engineer shall approve the drainage and grading plans. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties". No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
    c. The Kuna Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District is required.
    d. The *Boise-Kuna* Irrigation District shall approval any modifications to the existing irrigation system.
    e. Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to *issuance* of any building permit(s).
2. All public rights-of-way shall be dedicated and constructed to standards of the City, Ada County Highway District and Idaho Transportation Department. No public street construction may commence without the approval and permit from Ada County Highway District and/or Idaho Transportation Department.
    2.1– ***With development and as necessary, dedicate right-of-way in sufficient amounts to follow City and ACHD standards and widths.***
3. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see **KCC 6-4-2-W**.
4. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
5. When required, submit a petition to the City (as necessary, confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and request to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation system of the City (KMID).
6. Street lights within the site shall be LED lighting and must comply with Kuna City Code and LED requirements as approved by Council.
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.

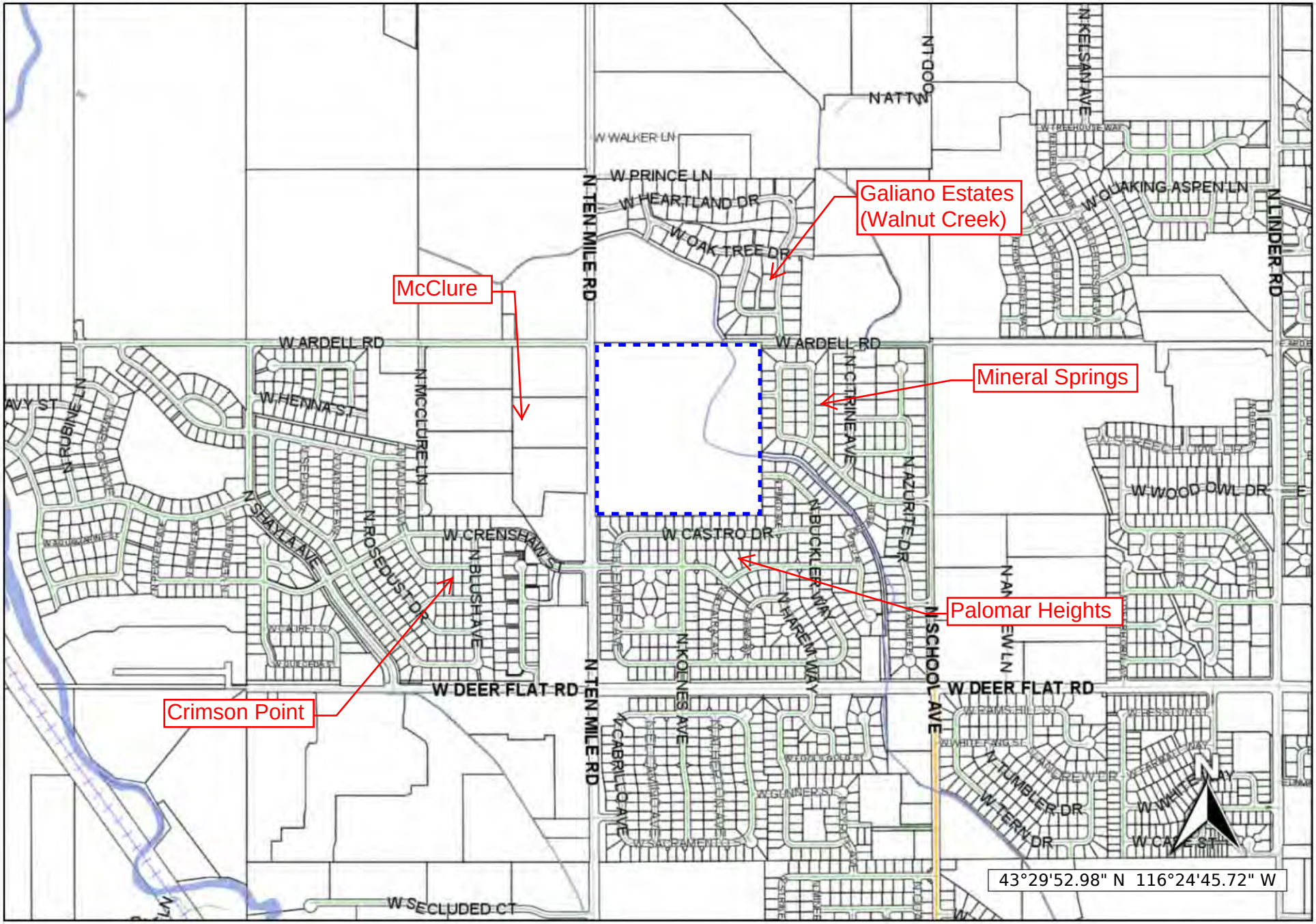
11. Staff recommends that the applicant work with Kuna Rural Fire District (KRFD) to conform to the secondary access limits of the KRFD, for the number of homes utilizing access points as development occurs.
12. The land owner/applicant/developer, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through public hearing processes.
13. Staff recommends curb and gutter to be placed along Ten Mile and Ardell Roads as they are classified roads. (*It was recommended by the Commission that condition No. 13 be removed*)
14. Applicant shall abandon the temporary access onto Ten Mile Road when the Ardell Road frontage is approved, dedicated and accepted by ACHD.
15. The HOA is to own, care for, maintain and keep full responsibility for the shared driveway as proposed on the preliminary plat dated 06.14.2017 – designated as lot 34, block 6.
16. Applicant is required to follow all established design criteria listed with Kuna's Subdivision Design Ordinance, unless specifically otherwise approved.
17. Applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
18. Developer/owner/applicant shall comply with all local, state and federal laws.

DATED: This _____, day of _____, 2017.

landproDATA

Cazador Subdivision

Vicinity Map

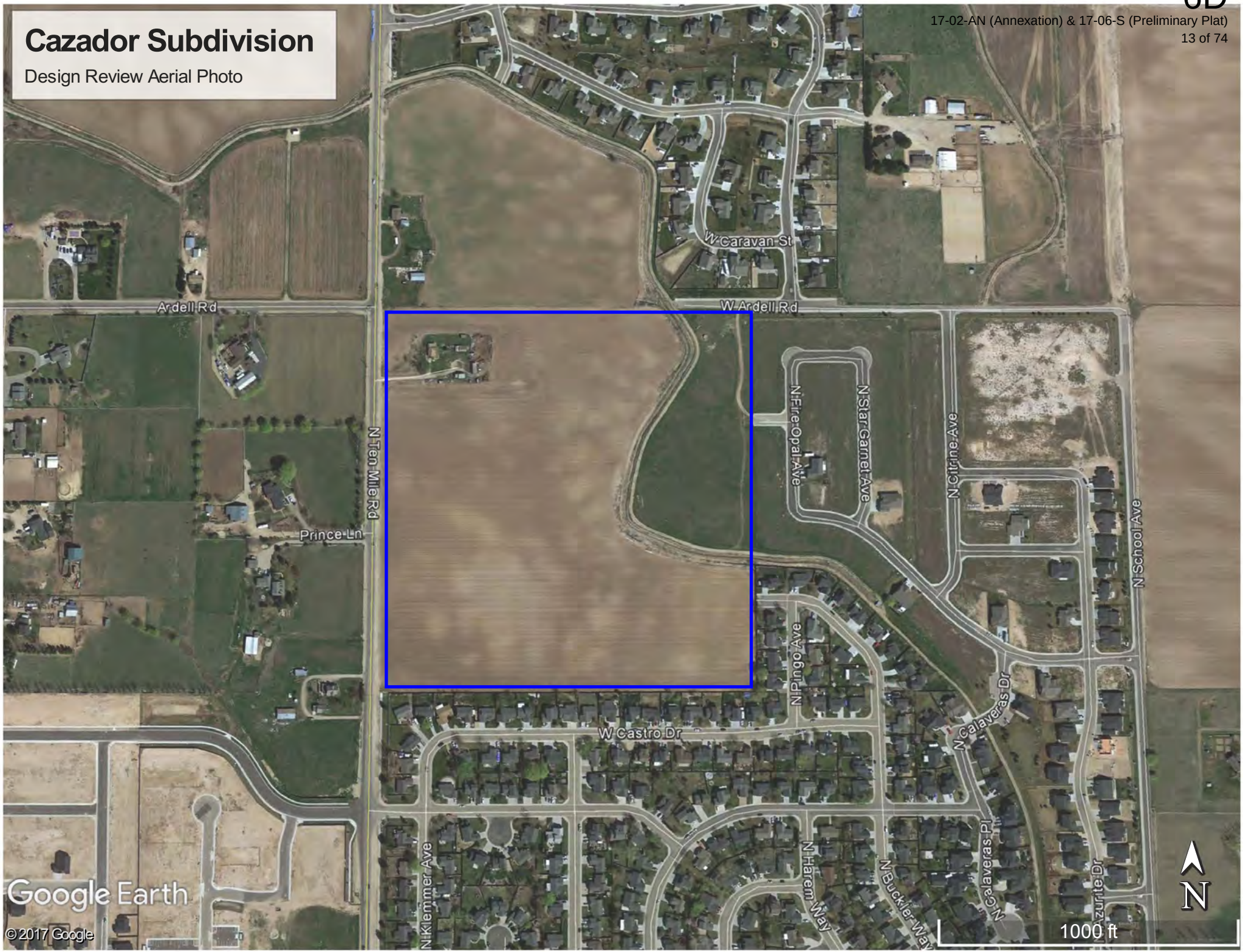


Jun 10, 2017 - landproDATA.com
Scale: 1 inch approx 1000 feet

The materials available at this website are for informational purposes only and do not constitute a legal document.

Cazador Subdivision

Design Review Aerial Photo



km ENGINEERING

June 16, 2017
Project No.: 16-194

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

RE: Cazador Subdivision – Kuna, ID
Annexation, Zoning, Preliminary Plat, & Design Review Applications

Dear Mr. Behunin:

On behalf of N Star Farm, LLC, we are pleased to submit the attached applications and required supplements for annexation, zoning, preliminary plat, and design review of the project referenced above.

The subject property is approximately 40.2 acres of agricultural ground identified as parcel number S1314325410 and located at the southeast corner of West Ardell and North Ten Mile Roads. The site is currently zoned RUT in Ada County with a comprehensive plan designation of Medium Density Residential. As a part of this application, we are requesting to annex the property into the City of Kuna with a zoning designation of R-6 and subdivide the site into single-family residential lots.

Annexation and Zoning

The subject property is contiguous to Kuna City limits on all sides, with residential subdivisions fully bordering the east and south boundaries. In conjunction with annexation, we are requesting the R-6 zone to accommodate the proposed subdivision. The requested zoning is commensurate with the comprehensive plan designation and compatible with the surrounding land uses, which are largely residential. Further, the subdivisions to the east and south both carry the R-6 zoning designation.

Preliminary Plat

The attached preliminary plat proposes 164 buildable single-family residential lots, 18 common lots, and 1 shared driveway lot for a total of 183 lots. The layout reflects a gross density of 4.08 units per acre and a net density of 5.44 units per acre, both of which are below the density allowed in the R-6 zone. The project includes 4.64 acres of open space including walking paths to provide pedestrian connectivity throughout the neighborhood. The open space within the subdivision will be owned and maintained by the homeowners' association, and draft CC&Rs including language for maintenance of the common lots are included herewith.

As you can see on the preliminary plat, we are proposing to tie into two existing stub streets provided by the neighboring subdivisions on our eastern border. The subdivision will also have two accesses onto Ardell Road with a temporary connection to Ten Mile Road until Ardell Road is constructed. The owner has coordinated extensively with ACHD regarding the timing of the Ardell Road improvements and ACHD is amenable to the temporary connection to Ten Mile Road. When the temporary connection is removed, the underlying ground will become a buildable lot as shown on the preliminary plat, and the lot counts referenced above include this buildable lot. Please see the attached drawings for additional details regarding this access.

We have met with the City Engineer regarding water, sewer, and pressure irrigation facilities, which are all available for connection in the adjacent rights-of-way, and we look forward to working with Mr. Conti further as the project progresses. We are not aware of any concerns in regards to other public services in the area and don't expect the project to create excessive additional requirements at public expense for public facilities and services because services will be supported by property taxes and/or fees paid directly to the service providers.

At this time, there are no known health, safety, or environmental problems that currently exist or that will be created by this development.

Design Review

Included with this application package is the design review application for common area landscaping within the subdivision. The only existing trees onsite are around the old residence, but the trees are aged and dying and none are proposed to remain. The new landscaping will consist of a combination of trees, shrubs, and other landscape materials, which are detailed on the attached landscape plans, and we believe that the design complies with the City's Design Review standards.

Conclusion

With the proposals discussed herein, we feel that the new Cazador Subdivision project complements the City's vision for growth by providing additional housing opportunities for this growing area. Should you have questions or require further information in order to process these applications, please feel free to contact me. We look forward to working with staff to accomplish this great addition to the City of Kuna.

Sincerely,
KM Engineering, LLP

Kirsti Grabo
Development Coordinator

cc: N Star Farm, LLC

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

Commission & Council Review Application

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

*Please submit the appropriate checklist (s) with application

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

Type of Review (check all that apply):

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

Contact/Applicant Information

Owners of Record: N Star Farm, LLC	Phone Number:
Address: 6152 West Half Moon Lane	E-Mail:
City, State, Zip: Eagle, ID 83616	Fax #:
Applicant ~~(Developer):~~ Owner	Phone Number:
Address:	E-Mail:
City, State, Zip:	Fax #:
Engineer/Representative: KM Engineering	Phone Number: 208.639.6939
Address: 9233 West State Street	E-Mail: kgrabo@kmenqllp.com
City, State, Zip: Boise, ID 83714	Fax #: 208.639.6930

Subject Property Information

Site Address: 2332 North Ten Mile Road
Site Location (Cross Streets): SEC Ten Mile & Ardell
Parcel Number (s): S1314325410
Section, Township, Range: 14, T2N, R1W
Property size : +/- 40.2 acres
Current land use: Ag w/ Residence — Proposed land use: SFR Subdivision
Current zoning district: RUT (Ada County) — Proposed zoning district: R-6

Project Description

Project / subdivision name: Cazador Subdivision
General description of proposed project / request: single-family residential sub

Type of use proposed (check all that apply):
☒ Residential single-family detached
☐ Commercial
☐ Office
☐ Industrial
☐ Other

Amenities provided with this development (if applicable): walking paths and open areas

Residential Project Summary (if applicable)

Are there existing buildings? ☒ Yes ☐ No
Please describe the existing buildings: existing residence and outbuildings
Any existing buildings to remain? ☐ Yes ☒ No
Number of residential units: 164 Number of building lots: 164
Number of common and/or other lots: 18 common lots, 1 shared driveway lot
Type of dwellings proposed:
☒ Single-Family detached
☐ Townhouses
☐ Duplexes
☐ Multi-Family
☐ Other
Minimum Square footage of structure (s):
Gross density (DU/acre-total property): 4.08 Net density (DU/acre-excluding roads): 5.44
Percentage of open space provided: 11.5 Acreage of open space: 4.64
Type of open space provided (i.e. landscaping, public, common, etc.): landscaping, pathways

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):

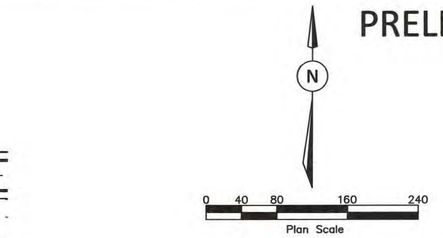
Proposed Parking:
a. Handicapped spaces: Dimensions:
b. Total Parking spaces: Dimensions:
c. Width of driveway aisle:
Proposed Lighting:
Proposed Landscaping (berms, buffers, entrances, parking areas, common areas, etc.):

Applicant's Signature: Date: 6/16/17

PRELIMINARY LANDSCAPE PLAN SHOWING CAZADOR SUBDIVISION

KUNA, IDAHO

JUNE 2017



1 CONIFEROUS TREE PLANTING AND GUYING DETAIL
NTS

2 DECIDUOUS TREE PLANTING AND STAKING DETAIL
NTS

PLANT SCHEDULE

DECIDUOUS TREES	CODE	BOTANICAL NAME	SIZE	MATURE SIZE HXW	CLASS	QTY
	AC	ACER PLATANOIDES 'CRIMSON KING' CRIMSON KING MAPLE	2" CAL. B&B	35'X30'	CLASS II	25
	FA	FRAXINUS AMERICANA 'AUTUMN PURPLE' AUTUMN PURPLE ASH	2" CAL. B&B	45'X45'	CLASS II	97
	GS	GLEDITSIA TRIACANTHOS 'SKYLINE' SKYLINE HONEY LOCUST	2" CAL. B&B	35'X30'	CLASS II	23
	LM	LIQUIDAMBAR STYRACIFLUA "MORAINE" MORAINE SWEET GUM	2" CAL. B&B	55'X45'	CLASS II	57

EVERGREEN TREES	CODE	BOTANICAL NAME	SIZE	MATURE SIZE HXW	CLASS	QTY
	PC5	PICEA PUNGENS COLORADO SPRUCE	6'-8' B&B	60'X30'		10
	PH2	PICEA PUNGENS 'HOOPSII' HOOPSI BLUE SPRUCE	6'-8' B&B	35'X15'		58
	PF	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' VANDERWOLF'S PYRAMID PINE	10'-12' B&B	25'X15'		27
	PN2	PINUS NIGRA AUSTRIAN BLACK PINE	6'-8' B&B	55'X35'		3

FLOWERING TREES	CODE	BOTANICAL NAME	SIZE	MATURE SIZE HXW	CLASS	QTY
	MP	MALUS X 'PRAIRIFIRE' PRAIRIFIRE CRAB APPLE	2" CAL. B&B	15'X15'	CLASS I	2
	PC4	PYRUS CALLERYANA ORNAMENTAL PEAR	2" CAL. B&B	30'X25'	CLASS I	44
	PC	PYRUS CALLERYANA 'CAPITAL' CAPITAL CALLERY PEAR	2" CAL. B&B	35'X15'	CLASS I	24

SHRUBS	CODE	BOTANICAL NAME	SIZE	MATURE SIZE HXW	QTY
	R3	ROSA X 'NEARLY WILD' NEARLY WILD ROSE	2 GAL.	2'X3'	190
	SN	SPIRAEA NIPPONICA 'SNOWMOUND' SNOWMOUND SPIREA	5 GAL.	4'X4'	118

GROUND COVERS	CODE	BOTANICAL NAME	CONT
	TB	TURF SOD BLUEGRASS KENTUCKY BLUEGRASS	SOD

GENERAL LANDSCAPE NOTES - DESIGN REVIEW/ AGENCY SUBMITTAL

1. CONTRACTOR SHALL LOCATE AND IDENTIFY EXISTING UNDERGROUND AND OVERHEAD UTILITIES WITHIN CONTRACT WORK AREAS PRIOR TO CONSTRUCTION. CONTACT DIG LINE, INC. @ 1.800.342.1885. PROVIDE ADEQUATE MEANS OF PROTECTION OF UTILITIES AND SERVICES DESIGNATED TO REMAIN. REPAIR UTILITIES DAMAGED DURING SITE WORK OPERATIONS AT CONTRACTOR'S EXPENSE.
2. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN.
3. ALL PLANTED BEDS TO RECEIVE A MIN. 3" DEPTH ORGANIC MULCH, SUCH AS BARK, SOIL AID, PERMABARK, OR SIMILAR PRODUCTS. USE OF MULCH OR ROCK AS THE ONLY GROUND COVER IN REQUIRED PLANTING ARES IS PROHIBITED. IF ROCK MULCH IS USED, INSTALL A PERMEABLE FABRIC WEED BARRIER UNDER ROCK MULCH. IMPERMEABLE PLASTIC WEED BARRIERS ARE PROHIBITED.
4. FENCING WITHIN SUBDIVISION, ALONG SIDE AND REAR LOT LINES SHALL BE INSTALLED BY BUILDER/HOMEOWNER IN CONJUNCTION WITH INDIVIDUAL LOT DEVELOPMENT AND SHALL COMPLY WITH THE STANDARDS ESTABLISHED IN THE SUBDIVISION'S CC&RS.
5. REQUIRED SUBDIVISION LOT TREES SHALL BE INSTALLED BY THE BUILDER/ HOMEOWNER IN CONJUNCTION WITH INDIVIDUAL LOT DEVELOPMENT.
6. INSTALL 3' RING WITH BARE EARTH SURFACE AT ALL TREES WITHIN TURF AREAS
7. NOT TREES SHALL BE PLANTED WITHIN 40' CLEAR VISION TRIANGLE. THE MAX. HEIGHT OF ANY VEGETATIVE GROUND COVER AT MATURITY WITHIN THE CLEAR VISION TRIANGLE SHALL BE 3' FROM ADJACENTLY STREET GRADE.

ACHD LANDSCAPE NOTES

1. TREES SHALL NOT BE PLANTED WITHIN THE 10' CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE, STRUCTURES, OR FACILITIES.
2. SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.

GENERAL IRRIGATION NOTES - DESIGN REVIEW/ AGENCY SUBMITTAL

1. ALL PLANT MATERIALS TO BE WATERED BY THE DEVELOPMENT OR SUBDIVISION PRESSURIZED IRRIGATION SYSTEM. IRRIGATION OF COMMON AREAS SHALL BE VIA THE SUBDIVISION'S PRESSURIZED IRRIGATION SYSTEM. IRRIGATION OF INDIVIDUAL LOTS AND LANDSCAPING ALONG THE FRONTAGE OF PRIVATE LOTS SHALL BE VIA METERED, POTABLE WATER AND THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS.
2. COVERAGE; THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE ONE HUNDRED PERCENT (100%) COVERAGE WITH HEAD TO HEAD SPACING OR TRIANGULAR SPACING AS APPROPRIATE.
3. MATCHED PRECIPITATION RATES: SPRINKLER HEADS SHALL HAVE MATCHED PRECIPITATION RATES WITHIN EACH CONTROL VALVE.
4. IRRIGATION DISTRICTS: SPRINKLER HEADS IRRIGATING LAWN OR OTHER HIGH WATER DEMAND AREAS SHALL BE CIRCUITED SO THAT THEY ARE ON THE SEPARATE ZONE OR DISTRICT FROM THOSE IRRIGATING TREES, SHRUBS, OR OTHER REDUCED WATER DEMAND AREAS.
5. OVERSPRAY: SPRINKLER HEADS SHALL BE ADJUSTED TO REDUCE OVERSPRAY ONTO IMPERVIOUS SURFACES SUCH AS STREETS, SIDEWALKS, DRIVEWAYS, AND PARKING AREAS.

COMMON LOT/ OPEN SPACE TABLE AND TREE CALCS

LOCATION	SF	REQ.	PROVIDED
BLOCK 1 LOT 1	4840	5*	3 – UTILITY EASEMENT. SEE TOTAL TREES REQ. VS. PROVIDED DOES NOT INCLUDE SF FOR REQUIRED FRONTAGE BUFFER ALONG TEN MILE.
BLOCK 1 LOT 46	1025	1	1
BLOCK 2 LOT 1	1886	2	2
BLOCK 2 LOT 7	4080	4	4
BLOCK 2 LOT 13	2045	2	2
BLOCK 3 LOT 1	1886	2	2
BLOCK 3 LOT 7	4080	4	4
BLOCK 3 LOT 11	1918	2	2
BLOCK 4 LOT 1	1886	2	2
BLOCK 4 LOT 7	4080	4	4
BLOCK 4 LOT 10	4288	4	4
BLOCK 5 LOT 1	1886	2	2
BLOCK 5 LOT 7	4080	4	4
BLOCK 5 LOT 15	11312	11	11
BLOCK 6 LOT 1	25035	25*	27 – DOES NOT INCLUDE SF FOR 50' TEED EASEMENT. DOES NOT INCLUDE SF FOR REQUIRED FRONTAGE BUFFER ALONG ARDELL
BLOCK 6 LOT 25	1037	1	1
BLOCK 7 LOT 1	2125	0*	0 – NO TREES REQUIRED FOR OPEN SPACE. FRONTAGE BUFFER. SEE PLAN FOR CALCS.
BLOCK 7 LOT 7 INTERIOR LOTS	1039 164	1 164	1 164
TOTALS		240	240

CONTACT INFORMATION

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

OWNER
N STAR FARM, LLC
6152 WEST HALF MOON LANE
EAGLE, IDAHO 83616
timothyeck@me.com

PRELIMINARY NOT FOR CONSTRUCTION

CAZADOR SUBDIVISION
PRELIMINARY LANDSCAPE PLAN
KUNA, IDAHO

REVISIONS

NO.	ITEM	DATE

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

STATE OF IDAHO ALYSSA YENSEN LA-16977 6/16/17 LICENSED LANDSCAPE ARCHITECT

DATE: 6/16/17
PROJECT: 16-194
SHEET NO. L1.0 - 1 OF 5

PRELIMINARY - NOT FOR CONSTRUCTION

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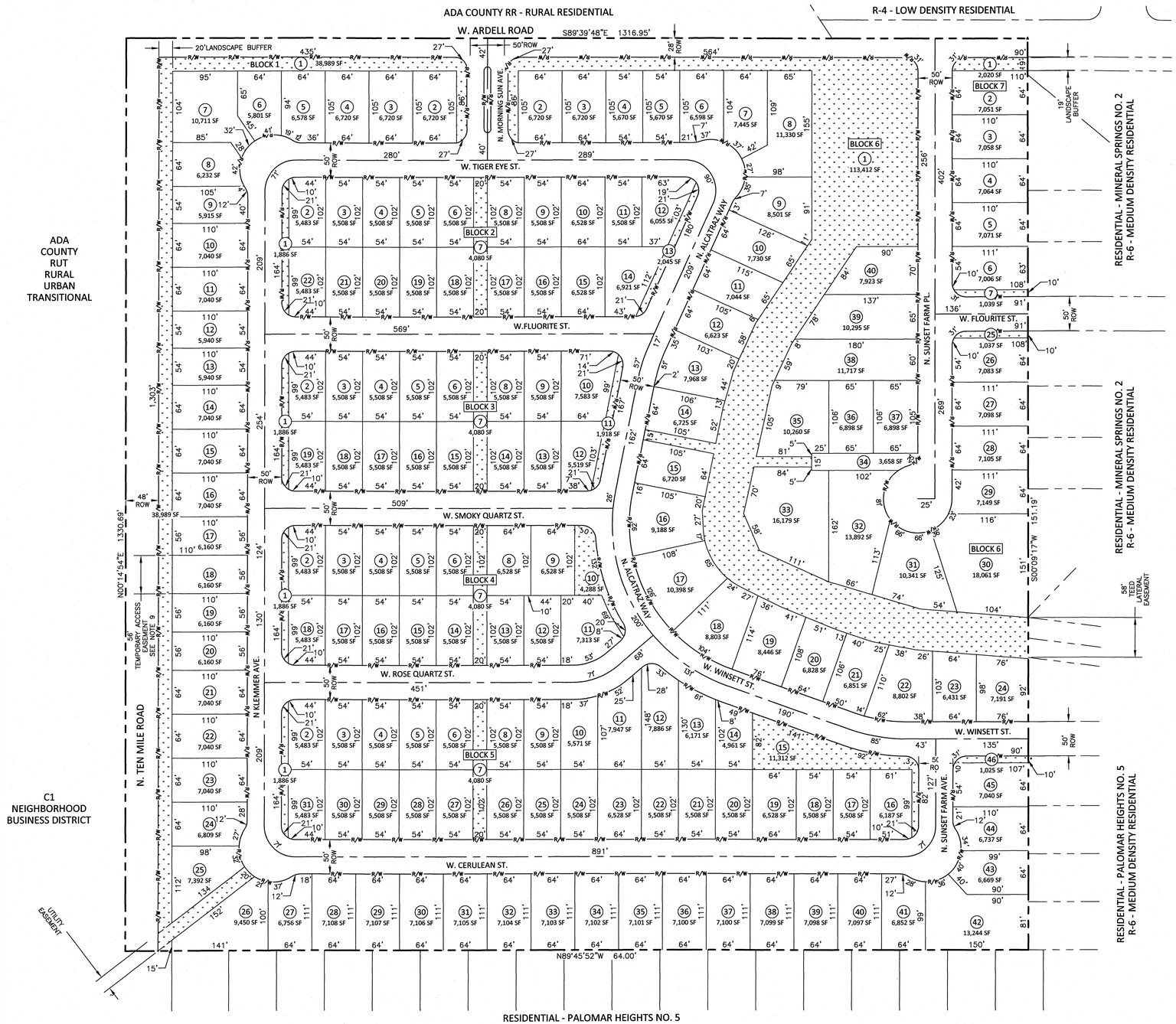

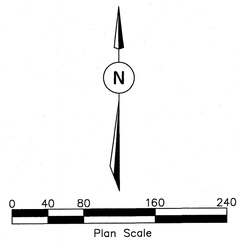

PRELIMINARY PLAT SHOWING CAZADOR SUBDIVISION

KUNA, IDAHO

JUNE 2017

INDEX OF DRAWINGS

SHEET NO.	SHEET TITLE
SHEET 1	PRELIMINARY PLAT
SHEET 2	EXISTING CONDITIONS & PRELIMINARY ENGINEERING PLAN

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN A PORTION OF THE NW1/4 OF THE SW1/4 OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, ADA COUNTY, IDAHO

PRELIMINARY PLAT DATA

SITE DATA	
TOTAL AREA OF SITE	40.2 ACRES
OPEN SPACE AREA	4.64 ACRES
TOTAL LOTS	183
TOTAL BUILDABLE RESIDENTIAL LOTS	164
TOTAL COMMON LOTS	18
SHARED DRIVEWAY LOT	1
DWELLING UNITS PER GROSS ACRE	4.08
ZONING	
EXISTING ZONING (ADA COUNTY)	RUT
PROPOSED ZONING (CITY OF KUNA)	R-6
	R-6
MINIMUM PROPERTY SIZE	4,500 SF
MINIMUM ROADWAY FRONTAGE	45'
MAXIMUM LOT COVERAGE	40%
MAXIMUM BUILDING HEIGHT	35'
SETBACKS	R-6
FRONT YARD SETBACK ON A LOCAL ROAD	20'
FRONT YARD SETBACK ON AN ARTERIAL OR COLLECTOR STREET	30'
REAR YARD SETBACK	15'
INTERIOR SIDE YARD SETBACK	5'
STREET SIDE YARD SETBACK	20'
UTILITIES	
WATER:	CITY OF KUNA
SEWER:	CITY OF KUNA
POWER:	IDAHO POWER
NATURAL GAS:	INTERMOUNTAIN GAS CO.
TELEPHONE:	CENTURYLINK
PRESSURE IRRIGATION:	CITY OF KUNA

NOTES

1. THE FOLLOW LOTS ARE DESIGNATED AS COMMON LOTS, AND ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION: BLOCK 1, LOT 1 & 46; BLOCK 2, LOT 1,7, & 13; BLOCK 3, LOT 1, 7, & 11; BLOCK 4, LOT 1,7, & 10; BLOCK 5, LOT 1,7, & 15; BLOCK 6, LOT 1, 25 & 34; BLOCK 7, LOT 1 & 7.
2. LOT 34, BLOCK 6 IS A COMMON DRIVEWAY FOR THE BENEFIT OF LOTS 32, 33, 35, 36, AND 37 IN BLOCK 6. THIS LOT WILL BE ENCUMBERED BY CROSS-ACCESS AND PUBLIC UTILITY EASEMENTS AND WILL BE OWNED AND MAINTAINED BY THE HOA.
3. A 10-FOOT JOINT UTILITY EASEMENT WILL BE PROVIDED ALONG ALL REAR LOT LINES.
4. A 10-FOOT JOINT UTILITY EASEMENT WILL BE PROVIDED ALONG ALL FRONT LOT LINES.
5. A 5-FOOT JOINT UTILITY EASEMENT WILL BE PROVIDED ALONG ALL SIDE LOT LINES.
6. INTERNAL LOT LINES ARE CONCEPTUAL ONLY AND MAY CHANGE DURING FINAL PLATTING BASED ON PHASING OF THE CONSTRUCTION.
7. LANDSCAPING AND BUILDINGS SHALL BE PER FUTURE APPROVED PLANS.
8. CROSS-ACCESS EASEMENTS AND STORM DRAINAGE EASEMENTS MAY BE PROVIDED ACROSS LOT LINES AS DETERMINED DURING FINAL DESIGN.
9. LOT 18, BLOCK 1 WILL BE ENCUMBERED BY A TEMPORARY ACCESS EASEMENT FOR INGRESS, EGRESS, AND EMERGENCY SERVICES UNTIL ARDELL ROAD AND ASSOCIATED ACCESS ARE COMPLETED, AT WHICH TIME THE TEMPORARY ACCESS WILL TERMINATE AND LOT 18, BLOCK 1 WILL BECOME BUILDABLE. SEE PRELIMINARY ENGINEERING PLAN FOR FURTHER DETAILS.

LEGEND

- BOUNDARY LINE
- OFFSITE BOUNDARY LINE
- EASEMENT
- ROAD CENTERLINE
- LOT LINE LINE
- RIGHT-OF-WAY LINE
- FOUND 1/2 INCH REBAR
- FOUND 5/8 INCH REBAR
- SPIKE
- COMMON AREA

CONTACT INFORMATION

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FAX: (208) 639-6930
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OWNER
N STAR FARM, LLC
6152 WEST HALF MOON LANE
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timothyeck@me.com

PRELIMINARY NOT FOR CONSTRUCTION

CAZADOR SUBDIVISION
PRELIMINARY PLAT
KUNA, IDAHO

REVISIONS

NO.	ITEM	DATE

km ENGINEERING
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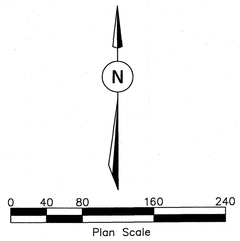
BOISE, IDAHO 83714
PHONE (208) 639-6939
FAX (208) 639-6930

PROFESSIONAL ENGINEER — KEVIN P. MCCARTHY — 10821 — 6.16.17 — STATE OF IDAHO

DATE: 6/14/17
PROJECT: 16-194
SHEET NO. 1 OF 2

PRELIMINARY - NOT FOR CONSTRUCTION

P:\16-194\CAD\PLAT\PRELIMINARY\16-194 PLAT COVER.DWG, ANDREW NEWELL 6/14/2017, DOC PLOTHAVE 860 - WPDF.PCL —



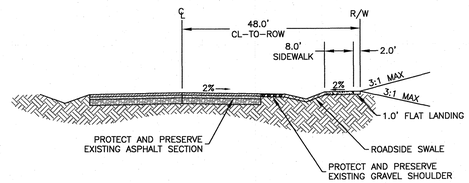
PRELIMINARY PLAT SHOWING CAZADOR SUBDIVISION

KUNA, IDAHO

JUNE 2017

NOTES

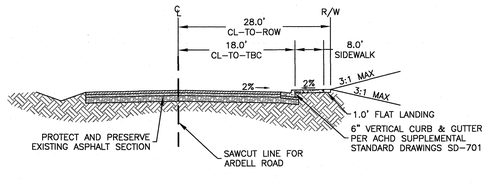
1. DOMESTIC WATER SERVICE WILL BE PROVIDED BY THE CITY OF KUNA. A WATER MAIN IS LOCATED IN W. ARDELL ROAD ALONG THE EASTERLY PROPERTY LINE, IN W. FLOURITE ST. ALONG THE EASTERLY PROPERTY LINE AND IN W. WINSETT ST. ALONG THE EASTERLY PROPERTY LINE.
2. SANITARY SEWER SERVICE WILL BE PROVIDED BY CITY OF KUNA. THE PROPOSED SANITARY SEWER SHALL CONNECT TO AN EXISTING SEWER MANHOLE LOCATED WITHIN N. TEN MILE ROAD.
3. WATER, PRESSURE IRRIGATION AND SEWER LINE SIZES AND LOCATIONS ARE PRELIMINARY AND WILL BE REFINED DURING FINAL DESIGN.
4. ALL DOMESTIC WATER MAINS WILL BE INSTALLED IN ACCORDANCE WITH THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY AND THE CITY OF KUNA REQUIREMENTS.
5. ALL STREETS SHALL BE DEDICATED TO ACHD AND THE PUBLIC. ROADWAYS WILL BE CONSTRUCTED TO COMPLY WITH ACHD STANDARDS, AT A MINIMUM. SEE THE PRELIMINARY ROADWAY CROSS-SECTIONS ON THIS SHEET.
6. STORM DRAINAGE FROM THE PUBLIC ROADS SHALL BE COLLECTED IN STORM DRAIN CATCH BASINS AND ROUTED TO STORM FACILITIES PER THE PRELIMINARY ENGINEERING PLANS. STORM DRAIN STRUCTURES AND FACILITY LOCATIONS ARE PRELIMINARY AND WILL BE REFINED DURING FINAL DESIGN.
7. SANITARY SEWER, WATER AND STORM DRAINAGE FACILITIES LOCATED OUTSIDE A PUBLIC RIGHT-OF-WAY WILL BE PROVIDED WITH A PERMANENT PUBLIC UTILITY EASEMENT.
8. PEDESTRIAN RAMPS AND CROSSINGS ARE SHOWN IN A CONCEPTUAL MANNER AND WILL BE REFINED AND DETAILED DURING FINAL DESIGN.
9. THE PRESSURIZED IRRIGATION SYSTEM SHALL BE MAINTAINED BY THE CITY OF KUNA. THE PROPERTY WILL BE SERVED BY CONNECTIONS TO THE EXISTING PRESSURE IRRIGATION MAIN IN THE SOUTHWEST AND NORTHEAST PROPERTY CORNERS.
10. PROPERTY IS WITHIN THE BOISE KUNA IRRIGATION DISTRICT. A PRESSURIZED IRRIGATION SYSTEM WILL BE CONSTRUCTED TO PROVIDE IRRIGATION TO ALL BUILDING AND COMMON AREA LOTS. LOCATION AND SIZE OF THE PRESSURE IRRIGATION SYSTEM WILL BE DETERMINED DURING FINAL DESIGN.
11. EXISTING SEWER, PRESSURE IRRIGATION AND WATER LOCATIONS SHOWN ARE APPROXIMATE LOCATIONS.
12. LOT 18, BLOCK 1 WILL BE ENCUMBERED BY A TEMPORARY ACCESS EASEMENT FOR INGRESS, EGRESS, AND EMERGENCY SERVICES UNTIL ARDELL ROAD AND ASSOCIATED ACCESS ARE COMPLETED, AT WHICH TIME THE TEMPORARY ACCESS WILL TERMINATE AND LOT 18, BLOCK 1 WILL BECOME BUILDABLE.
13. CONSTRUCTION OF THE FOLLOWING IMPROVEMENTS WILL BE IN COMPLIANCE WITH THE STANDARD KUNA CONSTRUCTION NOTES: WATER, DRAINAGE, SEWER, AND PRESSURE IRRIGATION.



NOTE:
1. BASE MATERIALS TO BE EXTENDED A MINIMUM OF 6" BEHIND THE CURB AND GUTTER.
2. CONSTRUCT ROADWAY PER DETAIL OR MATCH EXISTING PAVEMENT SECTION, WHICH EVER IS GREATER.
3. GEOTECHNICAL REPORT IS CURRENTLY BEING PREPARED BY SITE CONSULTING, LLC. AND SHOULD BE AVAILABLE SOON.

TYPICAL ROAD SECTION (N. TEN MILE RD.)

NTS



NOTE:
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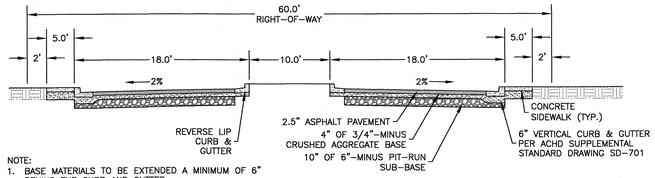
3. GEOTECHNICAL REPORT IS CURRENTLY BEING PREPARED BY SITE CONSULTING, LLC. AND SHOULD BE AVAILABLE SOON.

TYPICAL ROAD WIDENING SECTION (W. ARDELL RD.)

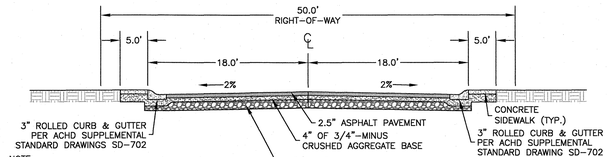
NTS



NOTE:
1. BASE MATERIALS TO BE EXTENDED A MINIMUM OF 6" BEHIND THE CURB AND GUTTER.
2. GEOTECHNICAL REPORT IS CURRENTLY BEING PREPARED BY SITE CONSULTING, LLC. AND SHOULD BE AVAILABLE SOON.

TYPICAL ROAD WITH ISLAND SECTION (SITE ENTRANCE)

NTS



NOTE:
1. BASE MATERIALS TO BE EXTENDED A MINIMUM OF 6" BEHIND THE CURB AND GUTTER.
2. GEOTECHNICAL REPORT IS CURRENTLY BEING PREPARED BY SITE CONSULTING, LLC. AND SHOULD BE AVAILABLE SOON.

TYPICAL ROAD SECTION

NTS

LEGEND

- BOUNDARY LINE
- OFFSITE BOUNDARY LINE
- SETBACKS
- ROAD CENTERLINE
- LOT LINE
- FOUND 1/2 INCH REBAR
- FOUND 5/8 INCH REBAR
- SPIKE

EXISTING IMPROVEMENTS
- SANITARY SEWER LINE
- WATER LINE
- TELEPHONE LINE
- GAS LINE
- OVERHEAD POWER LINE
- GRAVITY IRRIGATION LINE
- SEWER MANHOLE
- WATER VALVE
- WATER METER
- FIRE HYDRANT

EXISTING IMPROVEMENTS
- POWER POLE
- POWER BOX
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- TREE DECIDUOUS
- EXISTING GRADE CONTOUR

PROPOSED IMPROVEMENTS
- SEWER LINE
- WATER LINE
- GRAVITY IRRIGATION LINE
- STORM DRAINAGE LINE
- TOP OF BANK
- SEWER MANHOLE
- STORM MANHOLE
- FIRE HYDRANT
- DOUBLE WATER SERVICE
- DRAINAGE ARROWS

PROPOSED IMPROVEMENTS
- ASPHALT
- SEEPAGE BED

PRELIMINARY NOT FOR CONSTRUCTION

CAZADOR SUBDIVISION

EXISTING CONDITIONS & PRELIMINARY ENGINEERING
KUNA, IDAHO

REVISIONS

NO.	ITEM	DATE

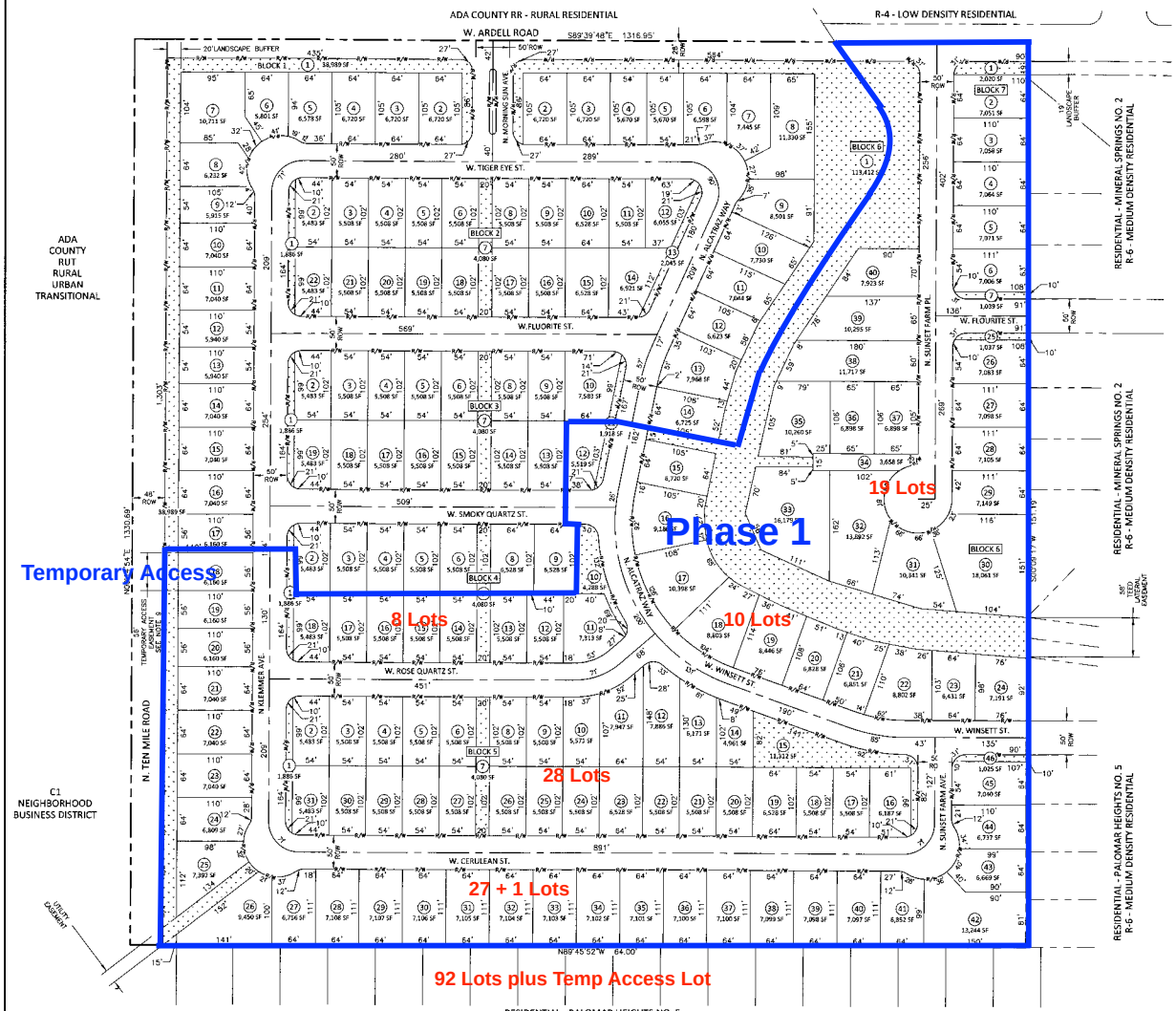
km ENGINEERING
9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE (208) 639-6939
FAX (208) 639-6930

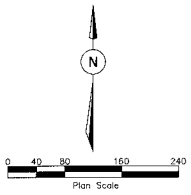
PROFESSIONAL ENGINEER
REGISTERED
15082
6.16.17
STATE OF IDAHO
KEVIN P. McCARTHY

DATE: 6/16/17
PROJECT: 16-194
SHEET NO. 2 OF 2

PRELIMINARY - NOT FOR CONSTRUCTION

P:\16-194\CAD\PLAT\PRELIMINARY\16-194 PLAT ENGINEERING.DWG, ANDREW NEWELL 6/16/2017, DCE PLOTWAVE 360 - WPDUP.CT5, —





PRELIMINARY PLAT SHOWING CAZADOR SUBDIVISION

KUNA, IDAHO
JUNE 2017

INDEX OF DRAWINGS

SHEET NO.	SHEET TITLE
SHEET 1	PRELIMINARY PLAT
SHEET 2	EXISTING CONDITIONS & PRELIMINARY ENGINEERING PLAN

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN A PORTION OF THE NW1/4 OF THE SW1/4 OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, ADA COUNTY, IDAHO

PRELIMINARY PLAT DATA

SITE DATA	
TOTAL AREA OF SITE	40.2 ACRES
OPEN SPACE AREA	4.04 ACRES
TOTAL LOTS	183
TOTAL BUILDABLE RESIDENTIAL LOTS	164
TOTAL COMMON LOTS	18
SHARED DRIVEWAY LOT	1
DWELLING UNITS PER GROSS ACRE	4.08
ZONING	
EXISTING ZONING (ADA COUNTY)	RUT
PROPOSED ZONING (CITY OF KUNA)	R-6
	R-6
MINIMUM PROPERTY SIZE	4,500 SF
MINIMUM ROADWAY FRONTAGE	45'
MAXIMUM LOT COVERAGE	40%
MAXIMUM BUILDING HEIGHT	35'
SETBACKS	R-6
FRONT YARD SETBACK ON A LOCAL ROAD	20'
FRONT YARD SETBACK ON AN ARTERIAL OR COLLECTOR STREET	30'
REAR YARD SETBACK	15'
INTERIOR SIDE YARD SETBACK	5'
STREET SIDE YARD SETBACK	20'
UTILITIES	
WATER:	CITY OF KUNA
SEWER:	CITY OF KUNA
POWER:	IDAHO POWER
NATURAL GAS:	INTERMOUNTAIN GAS CO.
TELEPHONE:	CENTURYLINK
PRESSURE IRRIGATION:	CITY OF KUNA

NOTES

1. THE FOLLOW LOTS ARE DESIGNATED AS COMMON LOTS, AND ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION: BLOCK 1; LOT 1 & 46; BLOCK 2, LOT 1,7, & 13; BLOCK 3, LOT 1, 7, & 11; BLOCK 4, LOT 1,7, & 10; BLOCK 5, LOT 1,7, & 15; BLOCK 6, LOT 1, 25 & 34; BLOCK 7, LOT 1 & 7.
2. LOT 24, BLOCK 6 IS A COMMON DRIVEWAY FOR THE BENEFIT OF LOTS 32, 33, 35, 36, AND 37 IN BLOCK 6. THIS LOT WILL BE ENCUMBERED BY CROSS-ACCESS AND PUBLIC UTILITY EASEMENTS AND WILL BE OWNED AND MAINTAINED BY THE HOA.
3. A 10-FOOT JOINT UTILITY EASEMENT WILL BE PROVIDED ALONG ALL REAR LOT LINES.
4. A 10-FOOT JOINT UTILITY EASEMENT WILL BE PROVIDED ALONG ALL FRONT LOT LINES.
5. A 5-FOOT JOINT UTILITY EASEMENT WILL BE PROVIDED ALONG ALL SIDE LOT LINES.
6. INTERNAL LOT LINES ARE CONCEPTUAL ONLY AND MAY CHANGE DURING FINAL PLATTING BASED ON PHASING OF THE CONSTRUCTION.
7. LANDSCAPING AND BUILDINGS SHALL BE PER FUTURE APPROVED PLANS.
8. CROSS-ACCESS EASEMENTS AND STORM DRAINAGE EASEMENTS MAY BE PROVIDED ACROSS LOT LINES AS DETERMINED DURING FINAL DESIGN.
9. LOT 18, BLOCK 1 WILL BE ENCUMBERED BY A TEMPORARY ACCESS EASEMENT FOR INGRESS, EGRESS, AND EMERGENCY SERVICES UNTIL ARDELL ROAD AND ASSOCIATED ACCESS ARE COMPLETED, AT WHICH TIME THE TEMPORARY ACCESS WILL TERMINATE AND LOT 18, BLOCK 1 WILL BECOME BUILDABLE. SEE PRELIMINARY ENGINEERING PLAN FOR FURTHER DETAILS.

LEGEND

- BOUNDARY LINE
- OFFSITE BOUNDARY LINE
- EASEMENT
- ROAD CENTERLINE
- LOT LINE LINE
- RIGHT-OF-WAY LINE
- FOUND 1/2 INCH REBAR
- FOUND 5/8 INCH REBAR
- SPIKE
- COMMON AREA

CONTACT INFORMATION

ENGINEERING CONSULTANT
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9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE: (208) 639-6939
FAX: (208) 639-6930
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OWNER
N STAR FARM, LLC
6152 WEST HALF MOON LANE
EAGLE, IDAHO 83616
timothyech@me.com

PRELIMINARY NOT FOR CONSTRUCTION

CAZADOR SUBDIVISION
PRELIMINARY PLAT
KUNA, IDAHO

REVISIONS

NO.	ITEM	DATE

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

DATE: 6/14/17
PROJECT: 16-194
SHEET NO. 1 OF 2

PRELIMINARY - NOT FOR CONSTRUCTION

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: Director of Kuna Planning and Zoning

FROM: Antonio M Conti
Kuna City Engineer

RE: Cazador Subdivision Project
Preliminary Plat
17-02-AN, 17-06-S

DATE: July 3, 2017

The City Engineer has reviewed the Preliminary Plat request of the above applicant dated June 16, 2017. It is noted that specific development plans are provided, which includes 164 firm buildable lots and 18 common lots. Accordingly, the City Engineer provides the following comments:

1. **Sanitary Sewer Needs**

   a) The City has sufficient sewer treatment capacity to serve this site. All wastewater flows from this project would receive treatment at the North Wastewater Treatment facility. The 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 Fee Resolution and Standard Table.
   b) The Sewer Master Plan for disposal of wastewater West of the canal proposes discharge to the Crimson Lift Station, which in turn, pumps to the North Wastewater Treatment facility. The area East of the Canal proposes discharging to the Danskin Lift Station.
   c) This property was not included in Local Improvement District 2006-1 nor did it pre-pay sewer connection fees, and consequently, has no connection fee credits and no reserved sewer treatment capacity. However, there are sufficient treatment connections available at standard rates to serve this site. 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) City Code (6-4-2O) 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 in right-of-way in or adjacent to the project – both at useable depths. This applies to a sewer main extended on Ten Mile Road along the West boundary line.
g) For assistance in locating existing facilities and understanding issues associated with connection, please contact the City Engineer at 639-5343.

2. Potable Water Needs

a) The City has sufficient potable water supply to serve this site. The project 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 Fee Resolution and Standard Table.
b) The nearest available water main (12-inch) is located in the Ten Mile Road right-of-way on the west boundary of the project. There is also a 8-inch main in Flourite Street east of the project. There is also a 8-inch main in Winsett Street east of the project. There is also a 10-inch main in Ardell Street east 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. This will include the requirement to construct 12-inch water mains in Ardell Road frontage to the project.
e) 8-inch water mains should be installed by developer in internal subdivision streets.
f) 8-inch water mains are to be extended and connected by developer to water trunk lines and mains through all stub and entry-way streets.
g) Improvements necessary to provide adequate fire protection as required by Kuna Fire District will be required of the development.
h) For assistance in locating existing facilities, please contact the City Engineer at 639-5343.

3. Pressure Irrigation

a) The applicant's property is not connected to the City pressure irrigation system. There is a 12-inch pressure main located in Ten Mile Road right-of-way on the frontage of the project project, a 12-inch pressure main located in Ardell Road east of the project and 6-inch pressure main along the south and east boundary of the project. Extension to a source of pressurized irrigation water supply is a requirement of the project.
b) The property's irrigation needs are presently served by the Boise-Kuna Irrigation District. The City Engineer has evaluated the distribution of irrigation pump stations and available supply in the vicinity of the project and concludes that there is sufficient capacity for this project. The developer may be reimbursed for oversized facilities to the extent consistent with City policies.
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) 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.

e) The development is subject to connection fees based on number of dwellings and lot size for the residential area and based on ultimate landscaped area for the common lots, as provided in City Resolutions.
f) 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 a 10-inch trunk line in the Ardell Road frontage.
g) It is recommended that conformity with approved City PI standards is required, including the providing of adequately sized internal and boundary loop lines and extension of stub lines to project boundaries.

4. **Grading and Storm Drainage -** The following is required because alteration of surface features is proposed (such as grading or paving) in connection with this application:

a) Runoff from public right-of-way is regulated by ACHD or ITD, depending on the agency responsible for the right-of-way. Plans are required to conform to the appropriate agency standards.
b) Exclusive of public right-of-way, any increase in quantity or rate of runoff or decrease in quality of runoff compared to historical conditions must be detained, treated and released at rates no greater than historical amounts. In the alternative, offsite disposal of storm water in excess of historical rates or conditions 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 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 as part of 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. Constructed facilities to preserve these rights must be designed by a licensed professional engineer, plans provided with the project plan set for review by the City Engineer and constructed in a manner and with materials acceptable to the City Engineer. Facilities provided must be accessible (easements or right-of-way) for continued maintenance, and if necessary, replacement.

5. **General**

a) With the addition of this property into the corporate limits of Kuna and its potential connection to water and irrigation services, this property will be placing demand not only on constructed facilities but on water rights provided by others. It is the reasonable expectation, in return, that this property transfer to the City, at time of connection, any conveyable water rights by deed and "Change of Ownership" form from IDWR. The domestic water right associated solely with a residence and ½ acre or less is not conveyable. The water right held in trust by an irrigation district is also not conveyable.
b) A plan approval letter will be required if this project affects any local irrigation districts or its facilities.

c) The City reserves the right of prior approval to all agreements involving the applicant (or its successors) and the irrigation or drainage district related to the property of this application and any attempt to abandon surface water rights.
d) Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties.
e) State the vertical datum used for elevations on all drawings.
f) Provide engineering certification on all final engineering drawings.
g) The submittals attached to the application include some alignments for City infrastructure. This information is helpful but has not been reviewed in detail and has not received City Engineer approval. The applicant is advised that detailed review and plan approval occurs at the time of approval of the official project improvement plans.

6. Inspection Fees

An inspection fee will be required for City inspection of the construction of any public or community 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 irrigation related 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 one section line street (Ten Mile Road) and one mid-mile streets (Ardell Road).

a) Sufficient half right-of-way on the quarter line and section line for the classified streets noted above should be provided and streets constructed pursuant to City and ACHD standards.
b) Residential Easements – City Code (6-3-8) requires the providing of 10-foot front and back lot line easements and side-lot easements, as necessary. The City Engineer recommends the following:
    a. 10-foot minimum subdivision boundary easement;
    b. 10-foot minimum street frontage easement;
    c. 10-foot back lot line easement as required in code;
    d. 5-foot minimum side lot line easement and wider easements in instances where underground pipelines are constructed in them;
    e. Additional easements as needed for facilities not in right-of-way - of width and alignment acceptable to the City Engineer.
c) It is recommended the location of approaches onto classified streets comply with ACHD approach policies.
d) 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 service to neighboring properties.
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: **Cazador Subdivision/ KPP17-0007/ 17-02-AN/17-06-S**
This is an annexation and preliminary plat application to allow for the development of 164 single family building lots and 18 common lots on 40 acres. The site is located at the SEC of Ten Mile Road and Ardell Road in Kuna, Idaho.

Lead Agency: City of Kuna

Site address: SEC of Ten Mile Road and Ardell Road

Staff Approval: August 17, 2017

Applicant: Tim Eck
N. Star Farm, LLC
6152 West Half Moon Lane
Eagle, ID 83616

Representative: Kristi Grabo
KM Engineering
9233 W. State Street
Boise, ID 83714

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 an annexation and preliminary plat application to allow for the development of 164 single family building lots and 18 common lots on 40 acres.

   This site is designated on the City of Kuna's Area of Impact Map as high density residential.

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

Direction	Land Use	Zoning
North	Rural residential	RR
South	Single family residential	R-6
East	Single family residential	R-6
West	Single family residential	R-6

3. **Site History:** ACHD has not previously reviewed this site for a development application. .
4. **Transit:** Transit services are not available to serve this site.

5. **New Center Lane Miles:** The proposed development includes 1.27 centerline miles of new public road.

6. **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.

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

- Ten Mile Road is listed in the CIP to be widened to 3-lanes from Deer Flat Road to Hubbard Road between 2031-2035.

B. Traffic Findings for Consideration

1. **Trip Generation:** This development is estimated to generate 1,656 vehicle trips per day; 164 vehicle trips per hour in the PM peak hour, based on the traffic impact study.

2. **Traffic Impact Study**
Kittelson & Associates, Inc. prepared a traffic impact study for the proposed Cazador Subdivision. An executive summary of the findings **as presented by Kittelson & Associates, Inc***.* 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.

Staff Comments/Recommendations: ACHD's Traffic Services and Development Review staff has reviewed the submitted traffic impact study (TIS) and generally agree with the findings and recommendations.

Under total traffic conditions (background + site traffic) all area intersections and roadway segments are anticipated to operate at an acceptable level of service during the AM and PM peak hours.

The TIS recommends the construction of a westbound right turn lane at the Deer Flat Road and School Avenue intersection. This intersection is located offsite and there is not enough right-of-way to accommodate the construction of a turn lane in this location. Therefore, staff does not recommend the construction of a westbound right turn lane at the Deer Flat Road and School Avenue intersection as part of this application.

The TIS recommends the construction of a southbound center left turn lane at the Ten Mile Road/ Ardell Road intersection when Ardell Road is extended from its current terminus east of the site to the west, intersecting Ten Mile Road and when 65 lots have been final platted. Due to the existing alignment of Ardell Road, the roadway cannot be constructed until the parcel north of the site develops.

If Ardell Road has been extended from its current terminus west to intersect Ten Mile Road then the applicant should be required to construct the southbound center left turn lane on Ten Mile Road at the Ardell Road intersection when the portion of the development abutting Ardell Road is final platted.

If the extension of Ardell Road west to Ten Mile Road, hasn't been constructed prior to the applicant final platting abutting Ardell Road, then the applicant should be required to provide ACHD with a road trust deposit of $100,000.00 to allow for the future construction of the southbound center left turn lane when Ardell Road is constructed.

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
Ten Mile Road	1,340-feet	Minor Arterial	341	Better than "E"
Deer Flat Road	N/A	Minor Arterial	253	Better than "E"
School Avenue	N/A	Collector	41	Better than "D"

* Acceptable level of service for a two-lane minor arterial is "E" (575 VPH).
* Acceptable level of service for a three-lane minor arterial is "E" (720 VPH)

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

4. Average Daily Traffic Count (VDT)
Average daily traffic counts are based on ACHD's most current traffic counts.

- The average daily traffic count for Ten Mile Road south of Hubbard Road was 6,424 on 9/20/2016.
- The average daily traffic count for Deer Flat Road east of Ten Mile was 4,373 on 3/8/16.
- The average daily traffic count for School Avenue north of Deer Flat was 579 pm 1/20/16.

C. Findings for Consideration

1. Ten Mile Road/Ardell Road Intersection

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

b. Staff Comments/Recommendations: The intersection of Ten Mile Road and Ardell Road is shown as a roundabout on the MSM. The traffic impact study included an analysis of this intersection and concluded that traffic control is not warranted at this time. Therefore, construction of a roundabout at the Ten Mile Road/Ardell Road intersection is not required at this time. However, the applicant should be required to dedicate right-of-way at the Ten Mile Road/Ardell Road intersection consistent with the template shown on attachment 3 to accommodate the future construction of the multi-lane roundabout at the intersection.

2. 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 62-feet of right-of-way for Ten Mile Road (34-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.

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

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

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

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

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

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

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

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 Transitional Commercial 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 is proposing to dedicate 48-feet of right-of-way from the centerline of Ten Mile Road and to construct 8-foot wide detached concrete sidewalks on Ten Mile Road abutting the site.

d. Staff Comments/Recommendations: The applicant's proposal meets or exceeds District policy and should be approved, as proposed. The detached concrete sidewalk should be located a minimum of 41-feet from the centerline of Ten Mile Road abutting the site.

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

3. Ardell Road

a. Existing Conditions: Ardell Road doesn't exist abutting the site, there is 28-feet of right-of-way for the future construction of Ardell Road abutting the site.

b. Policy:

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

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

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

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

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

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

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

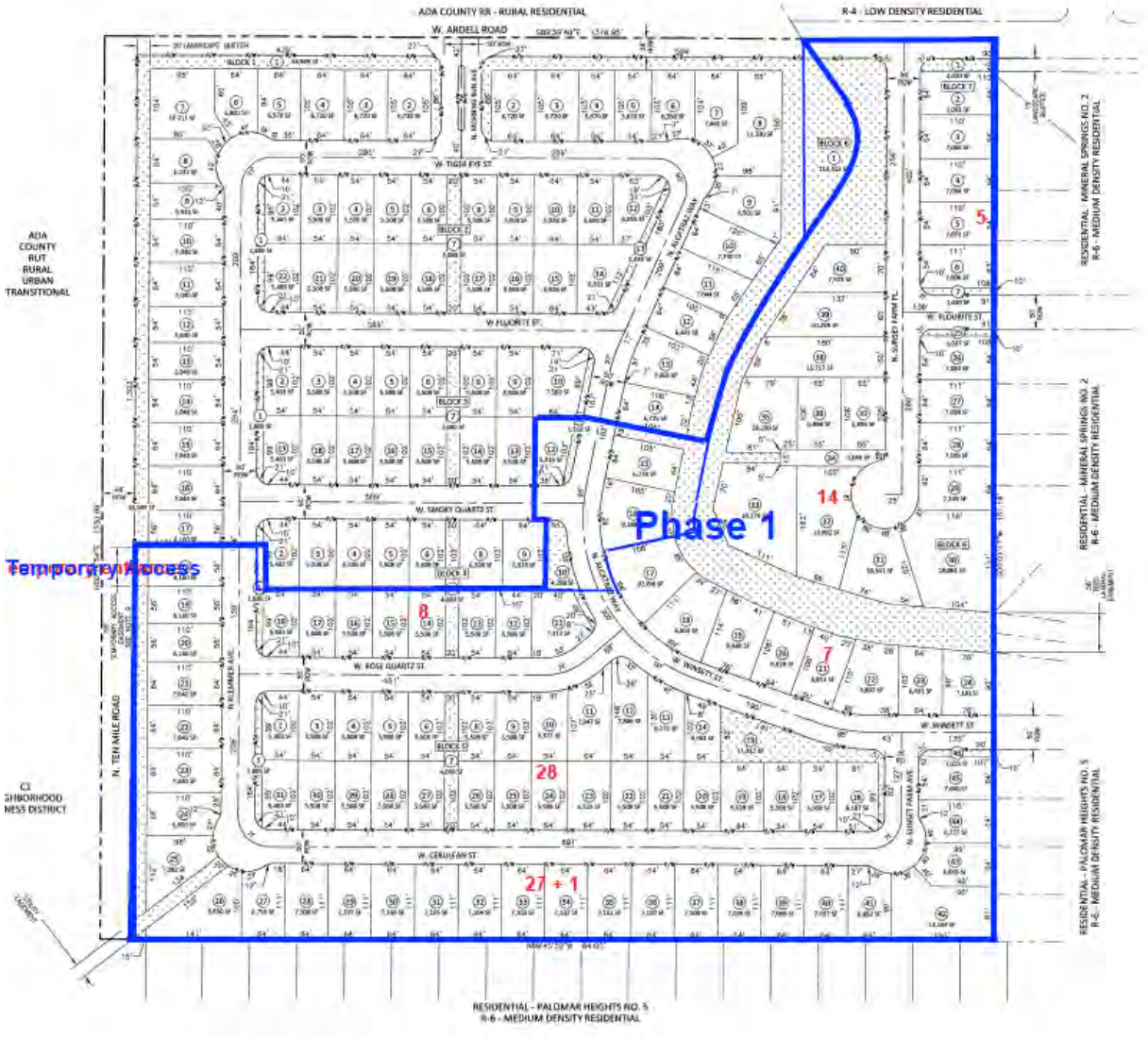
A permanent right-of-way easement shall be provided if public sidewalks are placed outside of the dedicated right-of-way. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the sidewalk. Sidewalks shall either be located wholly within the public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

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, collector street requirements, and specific roadway features required through development. This segment of Ardell Road is designated in the MSM as a Residential Collector with 2-lanes and on-street bike lanes, a 36-foot street section within 54-feet of right-of-way.

c. Applicant Proposal: With the first phase of the development, the applicant is proposing to construct the bridge crossing of the Teed Lateral and to complete Ardell Street from the Teed

Lateral to the site's east property line as a 36-foot street section with pavement widening, vertical curb, gutter, and an 8-foot wide attached concrete sidewalk.

From the Teed Lateral west to Ten Mile Road the applicant has proposed to improve Ardell Road with 18-feet of pavement, vertical curb, gutter, and an 8-foot wide attached concrete sidewalk within 28-feet of right-of-way.



d. Staff Comments/Recommendations: If the parcel to the north develops or dedicates the right-of-way, then the applicant's proposal to construct the bridge crossing of the Teed Lateral should be approved, as proposed. The applicant is responsible for ½ of these costs, and ACHD will reimburse the applicant for the other ½ of the costs from collected road trust monies from the two developments to the north.

If the parcel to the northwest doesn't move forward with a development application, then the applicant should be required to provide a road trust deposit in the amount of $75,000.00 to pay for ½ of the crossing of the Teed Lateral located, as this site extends on both sides of the lateral. The road trust deposit for the crossing of the Teed Lateral should be provided prior to ACHD's signature on the first final plat.

Typically, the applicant should be required to construct Ardell Street as half of 36-foot wide street section with vertical curb, gutter, and a 5-foot wide detached (or 7-foot wide attached)

concrete sidewalk, plus 12 additional feet of pavement (to total 30-feet) on the unimproved side of the roadway abutting the site. However, this section of Ardell Road is centered on the north property line and would not be able to be constructed in its current alignment until the parcel to the north develops.

If the applicant final plats the portion of the development abutting Ardell Road prior to the development of the parcel to the north, then, the applicant should be required to provide ACHD with a road trust deposit in the amount of $147,200.00 for 16-feet of pavement, vertical curb, gutter, and an 8-foot wide attached concrete sidewalk. The road trust deposit will allow for Ardell Road to be constructed as a complete street when the parcel to the north develops.

If the parcel to the north constructs Ardell Road as a half street plus 12 feet of pavement prior to the applicant developing the portion of the subdivision abutting Ardell Road, then the applicant should be required to complete Ardell Road as a 36-foot street section with the construction of 6-feet of pavement widening, vertical curb, gutter, and 8-foot wide attached concrete sidewalk.

4. Internal Local Streets

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

b. Policy:

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

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

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

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

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.

Landscape Medians Policy: District policy 7207.5.16 states that landscape medians are permissible where adequate pavement width is provided on each side of the median to accommodate the travel lanes and where the following is provided:

- The median is platted as right-of-way owned by ACHD.
- The width of an island near an intersection is 12-feet maximum for a minimum distance of 150-feet. Beyond the 150-feet, the island may increase to a maximum width of 30-feet.
- At an intersection that is signalized or is to be signalized in the future, the median width shall be reduced to accommodate the necessary turn lane storage and tapers.
- The Developer or Homeowners Association shall apply for a license agreement if landscaping is to be placed within these medians.
- The license agreement shall contain the District's requirements of the developer including, but not limited to, a "hold harmless" clause; requirements for maintenance by the developer; liability insurance requirements; and restrictions.
- Vertical curbs are required around the perimeter of any raised median. Gutters shall slope away from the curb to prevent ponding.

c. Applicant's Proposal: The applicant has proposed to construct the entry portion of Morning Sun Avenue, with two 20-foot wide travel lanes, a 10-foot wide center landscape island, vertical curb, gutter, and a 5-foot wide attached concrete sidewalk within 60-feet of right-of-way.

The applicant has proposed to construct all of the other internal local streets, as 36-foot street sections with rolled curb, gutter, and 5-foot wide concrete sidewalks within 50-feet of right-of-way.

The applicant is proposing to extend 2 stub streets into the site, Fluorite Street, and Winsett Street.

The applicant has proposed to construct 1 cul-de-sac turnaround at the terminus of Sunset Farm Place and to construct 4 knuckles.

d. Staff Comments/Recommendations: The applicant's proposal meets District policy and should be approved, as proposed. The applicant may construct the internal local streets as 33 to 34-foot wide street sections.

The cul-de-sac turnaround should be constructed with a minimum radius of 45-feet.

The center landscape island should be platted as right-of-way owned by ACHD. The applicant or the home owners association may enter into a license agreement with ACHD is landscaping is desired within the island.

5. Roadway Offsets

a. Existing Conditions: There are no roadway offsets within the site.

b. Policy:

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

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

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

c. Applicant's Proposal: The applicant has proposed to construct 2 local streets onto Ardell Road. Morning Sun Avenue, located approximately 510-feet east of Ten Mile Road and Sunbelt Farm Place, located approximately 1,150-feet east of Ten Mile Road.

d. Staff Comments/Recommendations: The applicant's proposal to construct 2 local streets onto Ardell Road meets District policy and should be approved, as proposed.

6. Temporary Access

The applicant has proposed to construct a 24-foot wide temporary access road onto Ten Mile Road located approximately 750-feet south of Ardell Road. The temporary access is proposed to provide access for the development until the parcel to the north develops, and is proposed to be closed once the collector street, Ardell Road is constructed.

Staff is supportive of the applicant's proposal and recommends that a temporary right-of-way easement be provided for the 24-foot wide temporary access road. The easement would be released after Ardell Road is constructed. The temporary access would then become a buildable lot.

7. 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.

8. 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.

9. Other Access

Ten Mile Road is classified as a minor arterial roadway. Ardell Road 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. Dedicate additional right-of-way at the Ten Mile Road/Ardell Road intersection consistent with the template shown on attachment 3 to accommodate the future construction of the multi-lane roundabout at the intersection.

2. Dedicate 48-feet of right-of-way from the centerline of Ten Mile Road abutting the site.

3. Construct an 8-foot wide detached concrete sidewalk located a minimum of 41-feet from the centerline of Ten Mile Road abutting the site.

4. Widen the pavement on Ten Mile Road to a minimum of 17-feet from centerline plus a 3-foot wide gravel shoulder abutting the entire site.

5. If the parcel to the north develops, or right-of-way is dedicated, construct the bridge crossing of the Teed Lateral, and the extension of Ardell Road from the east, as proposed, with the first phase. The applicant is responsible for ½ of these costs, and ACHD will reimburse the applicant for the other ½ of the costs from collected road trust monies.

6. If the parcel to the north doesn't develop, or right-of-way is not available, then provide a road trust deposit in the amount of $75,000.00 to pay for ½ of the crossing of the Teed Lateral and associated improvements provided prior to ACHD's signature on the first final plat.

7. If the applicant final plats the portion of the development abutting Ardell Road prior to the development of the parcel to the north, then provide a road trust deposit in the amount of $147,200.00 for 16-feet of pavement, vertical curb, gutter, and an 8-foot wide attached concrete sidewalk.

8. If the parcel to the north constructs Ardell Road as a half street prior to the applicant developing the portion of the subdivision abutting Ardell Road, then complete Ardell Road with the construction of 6-feet of pavement widening, vertical curb, gutter, and 8-foot wide attached concrete sidewalk.

9. If Ardell Road has extended from its current terminus west to intersect Ten Mile Road prior ACHD's signature on the final plat of the portion of the development abutting the Ardell Road, then construct a southbound center left turn lane on Ten Mile Road at the Ardell Road intersection.

10. If the extension of Ardell Road west to Ten Mile Road, hasn't been constructed prior to the applicant final platting abutting Ardell Road, then provide ACHD with a road trust deposit of

$100,000.00 to allow for the future construction of the southbound center left turn lane when Ardell Road is constructed.

11. Construct the entry portion of Morning Sun Avenue, with two 20-foot wide travel lanes, a 10-foot wide center landscape island, vertical curb, gutter, and a 5-foot wide attached concrete sidewalk within 60-feet of right-of-way, as proposed. Plat the center landscape island as right-of-way owned by ACHD. The applicant or the home owners association shall enter into a license agreement with ACHD is landscaping is desired within the island.

12. Construct all of the other internal local streets, as 36-foot street sections with rolled curb, gutter, and 5-foot wide concrete sidewalks within 50-feet of right-of-way.

13. Construct 1 cul-de-sac turnaround at the terminus of Sunset Farm Place with a minimum radius of 45-feet.

14. Construct 4 knuckles, as proposed.

15. Provide a temporary right-of-way easement to allow for the construction of a 24-foot wide temporary access road onto Ten Mile Road located 750-feet south of Ardell Road.

16. Release the temporary right-of-way easement and remove the 24-foot wide temporary access road onto Ten Mile Road when Ardell Road is constructed abutting the site's north property line.

17. Construct Morning Sun Avenue, to intersect Ardell Road located 510-feet east of Ten Mile Road, as proposed.

18. Construct Sunbelt Farm Place, to intersect Ardell Road located 1,150-feet east of Ten Mile Road, as proposed.

19. Direct lot access is prohibited to Ten Mile Road and Ardell Road and shall be noted on the final plat.

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

21. 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.

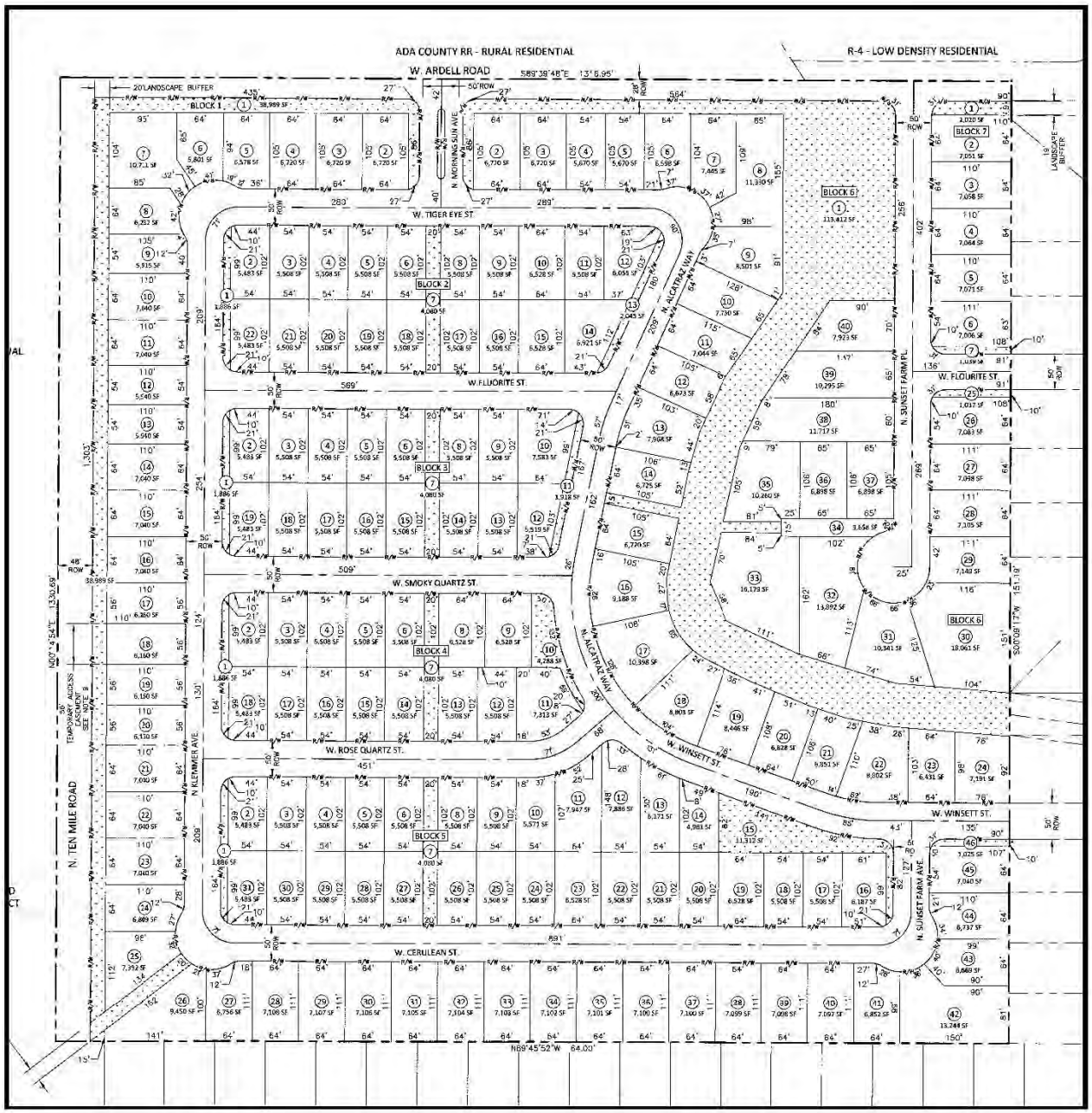
2. ACHD requirements are intended to assure that the proposed use/development will not place an undue burden on the existing vehicular transportation system within the vicinity impacted by the proposed development.

G. Attachments

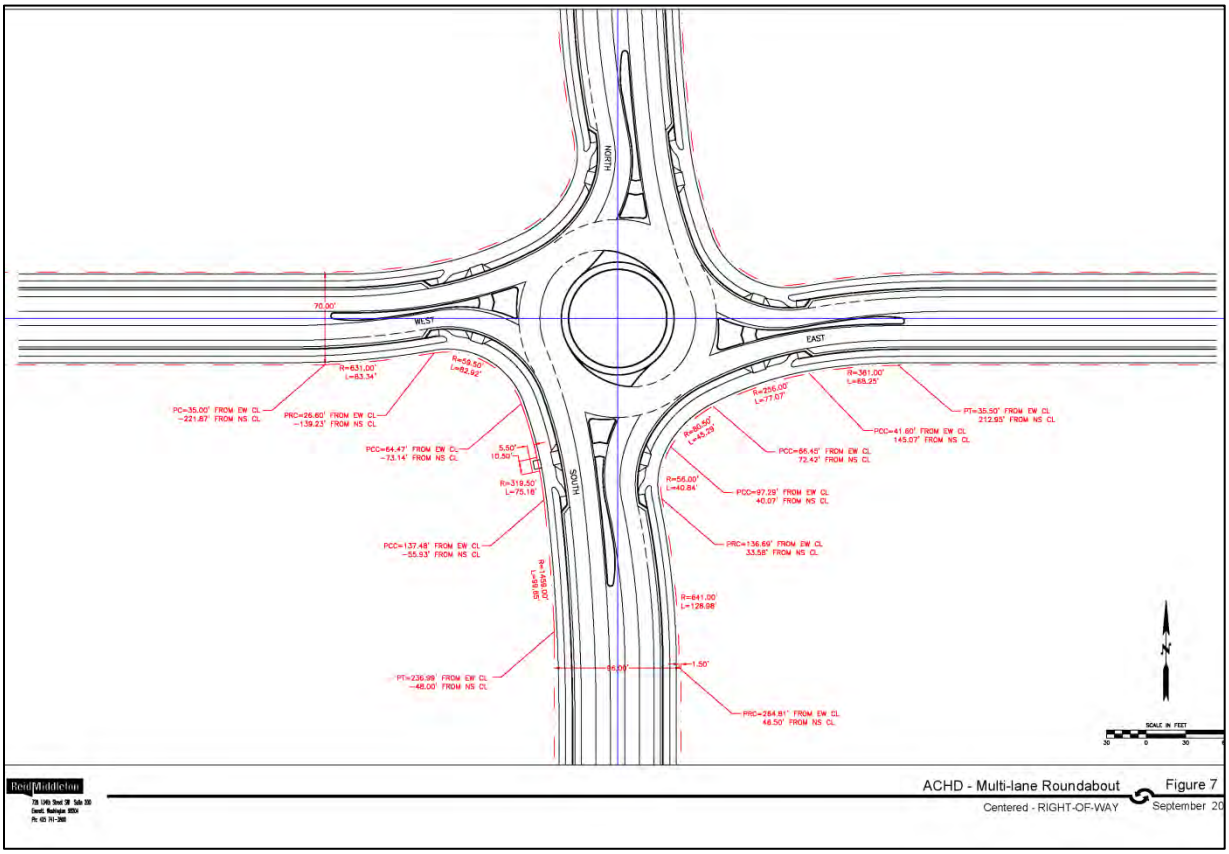
1. Vicinity Map
2. Site Plan
3. Multi-lane Roundabout Template
4. Utility Coordinating Council
5. Development Process Checklist
6. Request for Reconsideration Guidelines

VICINITY MAP

SITE PLAN


ADA COUNTY RR - RURAL RESIDENTIAL
R-4 - LOW DENSITY RESIDENTIAL
W. ARDELL ROAD
N. TEN MILE ROAD
W. TIGER EYE ST.
W. FLUORITE ST.
W. SMOKY QUARTZ ST.
W. ROSE QUARTZ ST.
W. CERULEAN ST.
W. WINSETT ST.
N. MORNING SUN AVE.
N. ALCATRAZ WAY
N. SUNSET FARM AVE.
N. KLEMMER AVE.
20' LANDSCAPE BUFFER
BLOCK 1
BLOCK 2
BLOCK 3
BLOCK 4
BLOCK 5
BLOCK 6
BLOCK 7

Multi-lane Roundabout Template



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

RECEIVED
JUL 05 2017
CITY OF KUNA

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

30 June 2017

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

RE: KM Engineering **17-02-AN**
NEC- Ten Mile & Ardell roads Roads
Boise-Kuna Irrigation District BK-283
Teed Lateral 202+30
Sec. 14, T2N, R1W, BM.

Troy Behunin, Senior Planner:

The United States' Teed 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)

The Boise Project Board of Control is contracted to operate and maintain this canal. We assert the federal easement 25 feet south and west and 25 feet north and east 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 or gravel) 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.

Parking lots, curbing, light poles, signs, etc. and the placing of asphalt and/or cement over Project facility easements must be approved by Boise Project Board of Control prior to construction.

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.

The construction of any roadway crossings must be conducted only during the non-irrigation season when the canal 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 basis, overhead utilities and utilities boring underneath a Project facility may be allowed after March 15th if reviewed and approved by the Boise Project.

Pathways, which has been discussed with many landowners and developers is not permissible within the boundaries of Project facilities..

The piping and relocation of any Lateral, Canal and/or Drain must be reviewed and approved by the Project and is (to include all appurtenant boxes and/or structures) and must be warranted by the landowner for a period of (5) five-years. The Warrantee Agreement must be secured prior to ANY disturbance of that facility.

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

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

NO DISCHARGE into any 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.

Should there be any small (neighborhood) irrigation ditches on this site, the developers and/or landowners will be obligated to protect them and allow water to pass to downstream neighbors.

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

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

Boise Project Board of Control must receive a written response from the Boise-Kuna Irrigation District as to who will own and operate the pressure irrigation system prior to review and approval of an irrigation plan by Boise Project Board of Control.

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

Future preliminary and final plats must call out the Project easements and the plats must also note, which lots have surface irrigation water rights and which lots do not.

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,

Thomas Ritthaler
Management/GIS

tbr/tr

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

CENTRAL DISTRICT HEALTH DEPARTMENT
Environmental Health Division

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

Rezone # 17-02-AN
Conditional Use #
Preliminary / Final / Short Plat 17-06-S
Cazador

Exhbit B 4

☐ 1. We have No Objections to this Proposal.

☐ 2. We recommend Denial of this Proposal.

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

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

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

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

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

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

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

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

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

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

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

☐ 14. _____ Reviewed By: Rob Bach

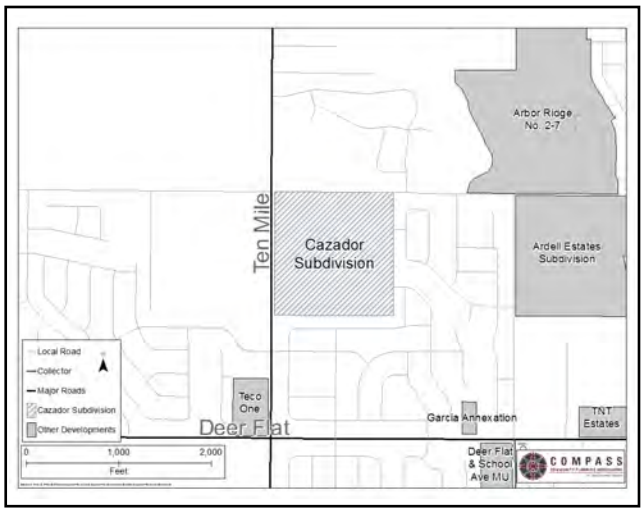
Date: 7/12/17

Review Sheet

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.**

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**.



Click for detailed map.

Name of Development: Cazador Subdivision

Summary: 164 single-family residential units at the southeast corner of Ten Mile Road and Ardell Road. The proposal meets 6 CIM checklist items and does not meet 16 items. The proposal exceeds growth forecasted for this neighborhood. Transportation infrastructure may not be able to support additional transportation needs. In addition to the common area proposed along the Teed Lateral, require a multi-use pathway as recommended in the 2016 Kuna Regional Pathway Map.

Exhibit B 3

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
273	27	437	27	407	70

○ **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
1,445	248	1,890	248	3,307	927

◉ **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

COMPASS
COMMUNITY PLANNING ASSOCIATION of Southwest Idaho

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: No TIP projects within vicinity of site.

◉ **Yes** ○ **No** ○ **N/A** The proposal uses appropriate access management techniques as described in the **COMPASS Access Management Toolkit.**

Comments: Work with ACHD on access locations and connectivity. The proposal would extend Ardell Road.

○ **Yes** ◉ **No** ○ **N/A** This proposal supports Valley Regional Transit's *valley**connect*** plan. See ***Valley Regional Transit Amenities Development Guidelines*** for additional detail.

Comments: Outside of VRTs valleyconnect plan

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 detached sidewalk and bicycle lane
		Link LOS	Link LOS
Ten Mile Road Deer Flat Road to Ardell Road	Transit	F	F
	Bike	**D**	**B**
	Ped	**C**	**B**
Highway Capacity Manual 2010 Methodologies			

Walkscore: 1 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.”

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

www.compassidaho.org

COMPASS
COMMUNITY PLANNING ASSOCIATION
of Southwest Idaho

STATE OF IDAHO
DEPARTMENT OF ENVIRONMENTAL QUALITY
BOISE REGIONAL OFFICE
1445 North Orchard Street•Boise, ID 83706-2239•(208) 373-0550

DEQ Response to Request for Environmental Comment

Date:	*June 30, 2017*
Agency Requesting Comments:	*City of Kuna*
Date Request Received:	*June 26, 2017*
Applicant/Description:	*Cazador Residential Subdivision/ 17-02-AN (Anexation), 17-06-S (Preliminary Plat)*

Thank you for the opportunity to respond to your request for comment. While DEQ does not review projects on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at http://www.deq.idaho.gov/ieg/.

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

1. Air Quality

- *Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).*

  For questions, contact David Luft, Air Quality Manager, at 373-0550.

- *IDAPA 58.01.01.201 requires an owner or operator of a facility to obtain an air quality permit to construct prior to the commencement of construction or modification of any facility that will be a source of air pollution in quantities above established levels. DEQ asks that cities and counties require a proposed facility to contact DEQ for an applicability determination on their proposal to ensure they remain in compliance with the rules.*

  For questions, contact the DEQ Air Quality Permitting Hotline at 1-877-573-7648.

2. Wastewater and Recycled Water

- *DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.*

- *IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.*

All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.

- *DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect ground water.*
- *DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.*

For questions, contact Todd Crutcher, Engineering Manager, at 373-0550.

3. Drinking Water

- *DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.*
- *IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.*

  All projects for construction or modification of public drinking water systems require preconstruction approval.
- *DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at http://www.deq.idaho.gov/water-quality/drinking-water.aspx). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.*
- *If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.*
- *DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of ground water resources.*
- *DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.*

For questions, contact Todd Crutcher, Engineering Manager at 373-0550.

4. Surface Water

- *A DEQ short-term activity exemption (STAE) from this office is required if the project will involve de-watering of ground water during excavation and discharge back into surface water, including a description of the water treatment from this process to prevent excessive sediment and turbidity from entering surface water.*

- *Please contact DEQ to determine whether this project will require a National Pollution Discharge Elimination System (NPDES) Permit. If this project disturbs more than one acre, a stormwater permit from EPA may be required.*

- *If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.*

- *The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call 208-334-2190 for more information. Information is also available on the IDWR website at:*
  http://www.idwr.idaho.gov/WaterManagement/StreamsDams/Streams/AlterationPermit/AlterationPermit.htm

- *The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.*

  For questions, contact Lance Holloway, Surface Water Manager, at 373-0550.

5. Hazardous Waste And Ground Water Contamination

- ***Hazardous Waste.*** *The types and number of requirements that must be complied with under the federal Resource Conservations and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.*

- *No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards, Rules and Regulations for Hazardous Waste, and Rules and Regulations for the Prevention of Air Pollution.*

- ***Water Quality Standards.*** *Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852).*

Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.

- ***Ground Water Contamination.*** *DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."*

  For questions, contact Albert Crawshaw, Waste & Remediation Manager, at 373-0550.

6. *Additional Notes*

- *If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at 373-0550, or visit the DEQ website (http://www.deq.idaho.gov/waste-mgmt-remediation/storage-tanks.aspx) for assistance.*

- *If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.*

We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any our technical staff at 208-373-0550.

Sincerely,

Aaron Scheff

Aaron Scheff
aaron.scheff@deq.idaho.gov
Regional Administrator
Boise Regional Office
Idaho Department of Environmental Quality

ec: TRIM 2017AEK87
File # 2315

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

June 14, 2017
Project No. 16-194
Legal Description
Annexation and Rezone

EXHIBIT A

A parcel of land being the Northwest 1/4 of the Southwest 1/4 of Section 14, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, and being more particularly described as follows:

Commencing at a found brass cap marking the Southwest corner of said Section 14, which bears S00°14'54"W a distance of 2,661.44 feet from a found aluminum cap monument marking the West 1/4 corner of said Section 14; thence following the westerly line of the Southwest 1/4 of said Section 14, N00°14'54"E a distance of 1,330.75 feet to a found 5/8-inch rebar marking the Southwest corner of the Northwest 1/4 of the Southwest 1/4 (S 1/16 corner) of said Section 14 and being the **POINT OF BEGINNING.**

Thence following said westerly line, N00°14'54"E a distance of 1,330.69 feet to a found aluminum cap monument marking said West 1/4 corner of Section 14;
Thence leaving said westerly line and following the northerly line of said Northwest 1/4 of the Southwest 1/4, S89°39'48"E a distance of 1,316.95 feet to a found 5/8-inch rebar marking the Northeast corner of said Northwest 1/4 of the Southwest 1/4 of Section 14 (C-W 1/16 corner);
Thence leaving said northerly line and following the easterly line of said Northwest 1/4 of the Southwest 1/4 of Section 14, S00°09'17"W a distance of 1,328.37 feet to a found 5/8-inch rebar marking the Southeast corner of said Northwest 1/4 of the Southwest 1/4 of Section 14 (SW 1/16 corner);
Thence leaving said easterly line and following the southerly line of said Northwest 1/4 of the Southwest 1/4 of Section 14, N89°45'52"W a distance of 1,319.12 feet to the **POINT OF BEGINNING.**

Said description contains 40.229 acres, more or less, and is subject to all existing easements and/or rights-of-way of record or implied.

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

6·14·2017

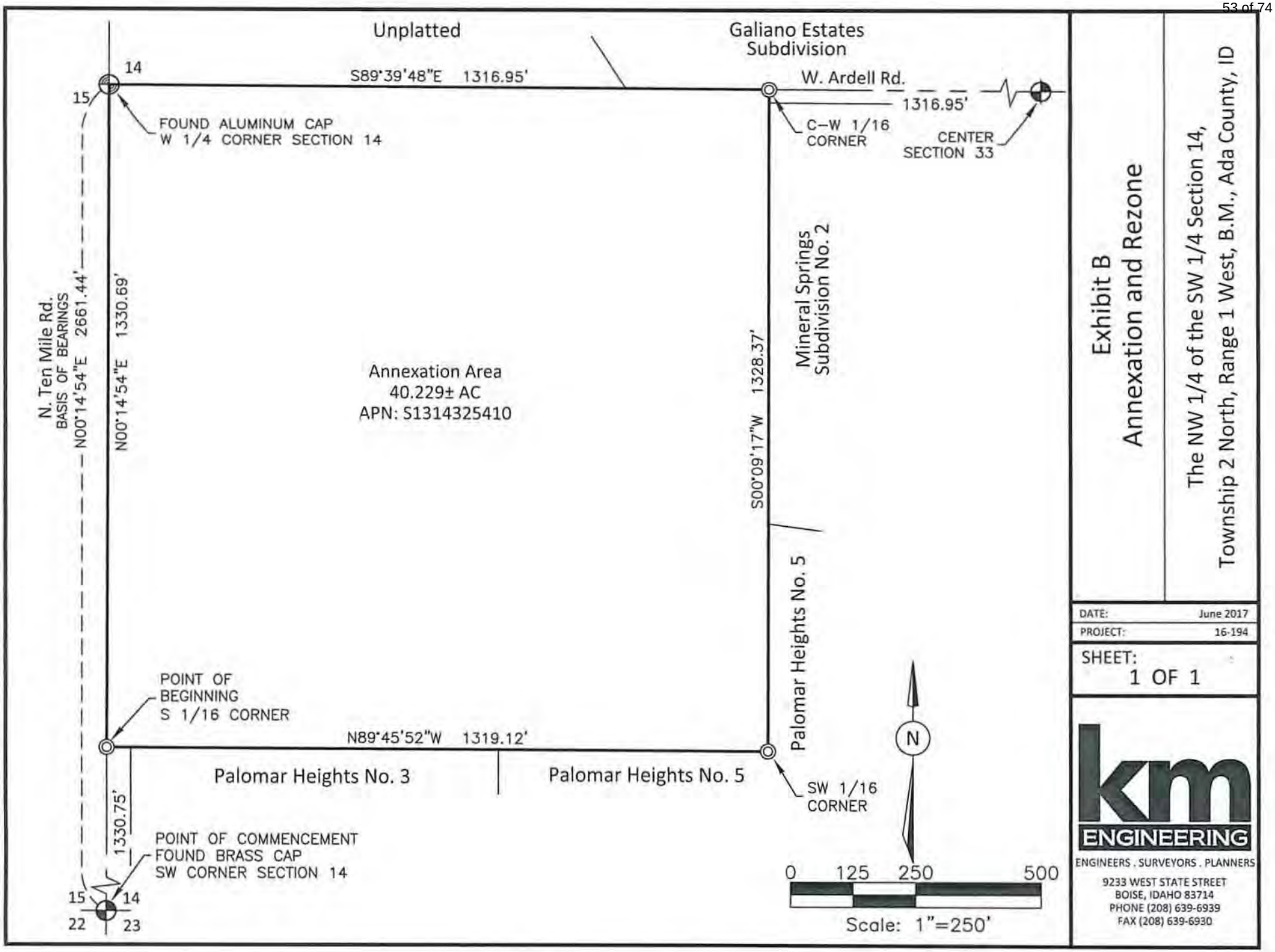


Exhibit B
Annexation and Rezone

The NW 1/4 of the SW 1/4 Section 14,
Township 2 North, Range 1 West, B.M., Ada County, ID

DATE:	June 2017
PROJECT:	16-194
SHEET:	1 OF 1

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

P:\16-194\CAD\SURVEY\16-194 ANNEXATION EXHIBIT.DWG, ALEX GREEN, 6/14/2017, HP LASERJET 5100.PC3,

Kirsti Grabo

From: Sub Name Mail [subnamemail@adaweb.net]
Sent: Wednesday, June 7, 2017 3:11 PM
To: Kirsti Grabo
Cc: Aaron Ballard
Subject: Cazador Subdivision Name Reservation

June 7, 2017

Aaron Ballard, KM Engineering
Kirsti Grabo, KM Engineering

RE: Subdivision Name Reservation: **CAZADOR SUBDIVISION**

At your request, I will reserve the name **Cazador 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,

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: Kirsti Grabo [mailto:KGrabo@kmengllp.com]
Sent: Wednesday, June 07, 2017 10:17 AM
To: Sub Name Mail
Subject: [EXTERNAL] Sub Name Request

Hi Glen –

We are working on a new project in Kuna for N Star Farm, LLC. The site is located at 2332 North Ten Mile Road and the parcel number is S1314325410. Our client would like to request the name Cazador Subdivision for use with this project. Please let me know if this is acceptable.

Thanks,

Kirsti Grabo
Development Coordinator
Office Manager

KM Engineering, LLP
9233 West State Street
Boise, ID 83714
208.639.6939 Fax 208.639.6930
kgrabo@kmengllp.com

City of Kuna

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

P & Z Findings of Fact & Conclusions of Law

To: P & Z Commission

Case Numbers: 17-02-AN (Annexation), 17-06-S (Prelim. Plat), 17-16-DR (Design Review) ***Cazador Subdivision***

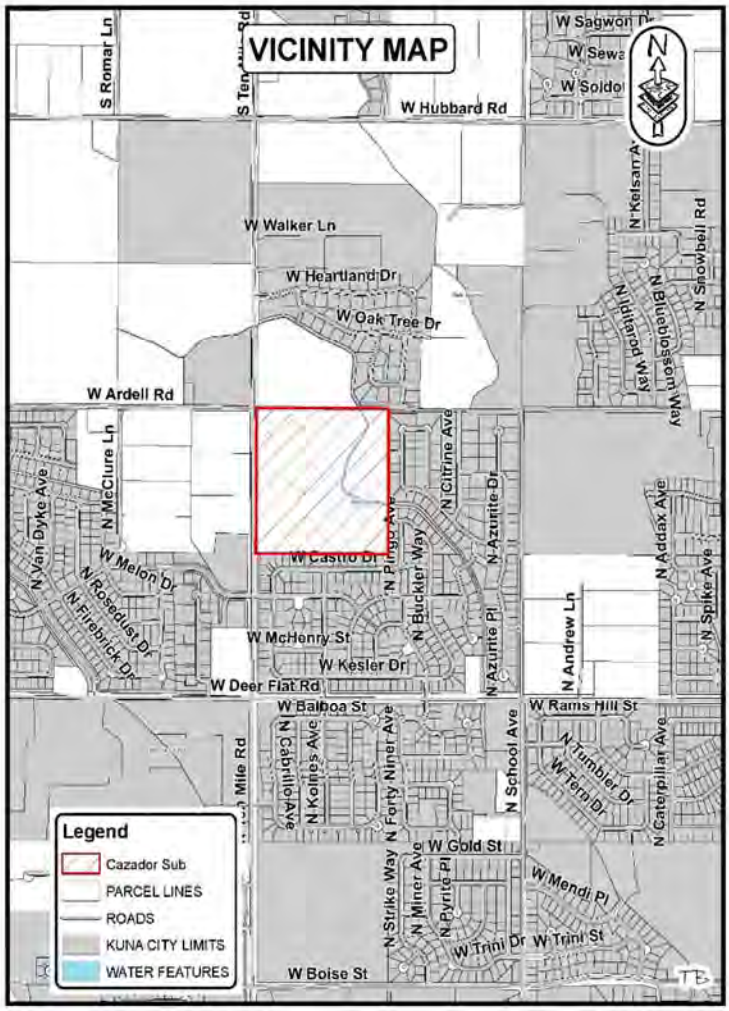
Location: South East Corner (SEC) Ten Mile and Ardell Roads, Kuna, Idaho 83634

Planner: Troy Behunin, Planner III

Hearing Date: Aug. 22, 2017 ***(tabled)***
Findings of Fact: ***September 12, 2017***

Applicant: **N Star Farm, LLC,**
Tim Eck
6152 W. Half Moon Ln.
Eagle, ID, 83616
208.850.0591
Timothyeck@me.com

Engineer: **KM Engineering,**
Kirsti Grabo
9233 W. State St.
Boise, ID, 83714
208.639.6939
kgrabo@kmengllp.com



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B. Applicants Request
C. Aerial map
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E. General Project Facts
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K. Comprehensive Plan Analysis
L. Idaho Code Analysis
M. Conclusions of Law
N. Recommendation to Council

A. Process and Noticing:

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

a. Notifications

i.	Neighborhood Meeting	May 17, 2017 (8 persons attended)
ii.	Agency Comment Request	June 26, 2017
iii.	315' Property Owners Notice	July 5, 2017 (sent)
iv.	Kuna, Melba Newspaper	July 5, 2017
v.	Site Posted	July 7, 2017 (Tabled) *AND* 8.10.2017.

B. Applicant's Request:

On behalf of N Star Farm, LLC (Owner), Kirsti Grabo with KM Engineering, LLP, is requesting approval for Annexation of approximately 40.20 acres into Kuna City with an R-6 (Medium Density Residential) zone, and a subdivision preliminary plat for 164 buildable lots and 18 common lots and one shared driveway, yielding a proposed density of 4.08 Dwelling Units an Acre (D.U.A.). The subject site is located on the south east corner (SEC) of Ten Mile and Ardell Roads. The property address is 2332 N. Ten Mile Road – Parcel No.; S1314325410.

C. Aerial Map:

©Copyrighted

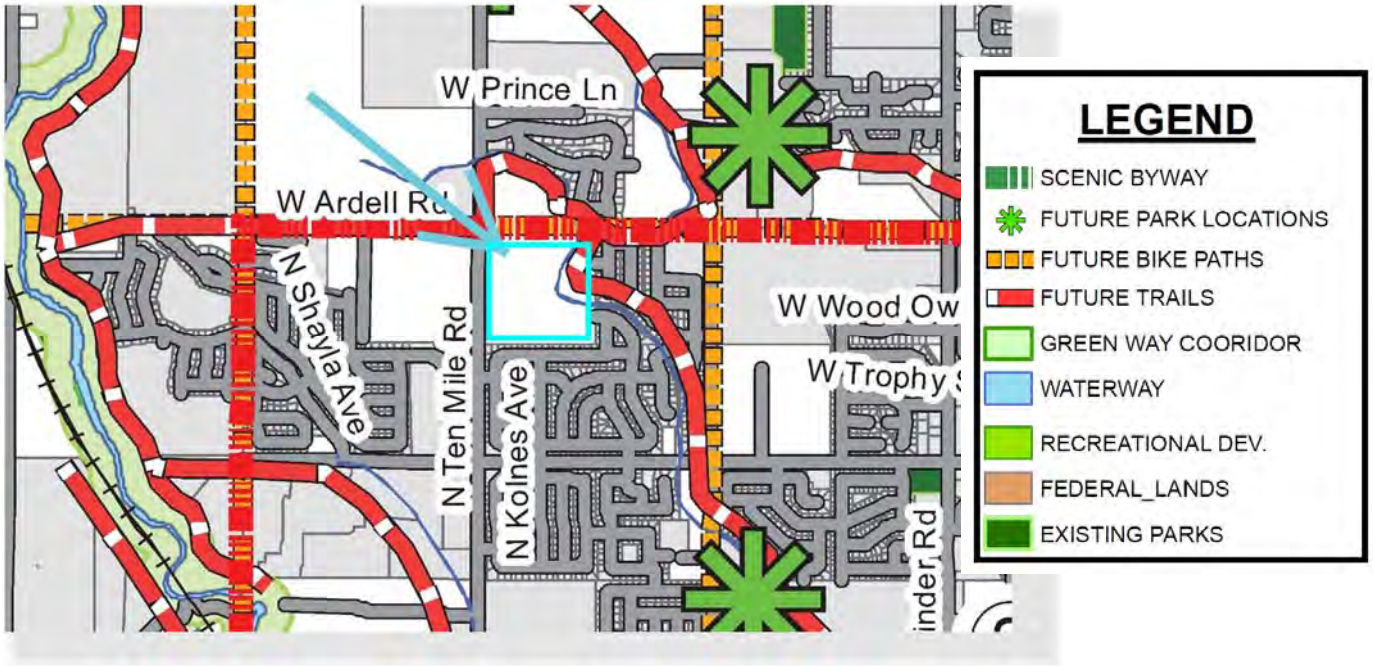
D. Site History:

This site is undeveloped and has historically been used for agricultural purposes. The site is adjacent to three Kuna subdivisions and one County Subdivision. This application proposes a total of two phases.

E. General Projects Facts:

1. **Comprehensive Plan Map:** The Future Land Use Map (Comp Plan Map) is intended to serve as a *guide* for the decision making body for the City. This map indicates general land use designations, and is not the actual zone. The Comp Plan Map identifies this entire site as Medium Density Residential. The range for Medium Density is 4 - 8 D.U.A..

2. **Recreation and Pathways Map:** The Recreation and Pathways Master Plan Map indicates a future trail along the southwest boundary of the site, situated along the Mason Creek Feeder. Applicant proposes a significant number of trails throughout the project including one along the Mason Creek.



3. **Surrounding Land Uses:**

North	RR, R-4	Rural Residential, Ada County – Medium Density Residential, Kuna City
South	R-6	Medium Density Residential - Kuna City
East	R-6	Medium Density Residential - Kuna City
West	RUT, C-1	Rural Urban Transition, Ada County & Neighborhood Commercial, Kuna City

4. **Parcel Sizes, Current Zoning, Parcel Number(s):**
   - Project Size: 40.20 acres (approximately)
   - Zoning: RUT; Rural Urban Transition – Ada County
   - Parcel #: S1314325410

5. **Services:**

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

6. **Existing Structures, Vegetation and Natural Features:**
The land is currently used for agricultural purposes. Applicant anticipates the land will continue the historic Agricultural uses until the land develops completely. This site soils in the area are a mix of three Hydrologic Croups; C and D – Group D is the dominant Group.

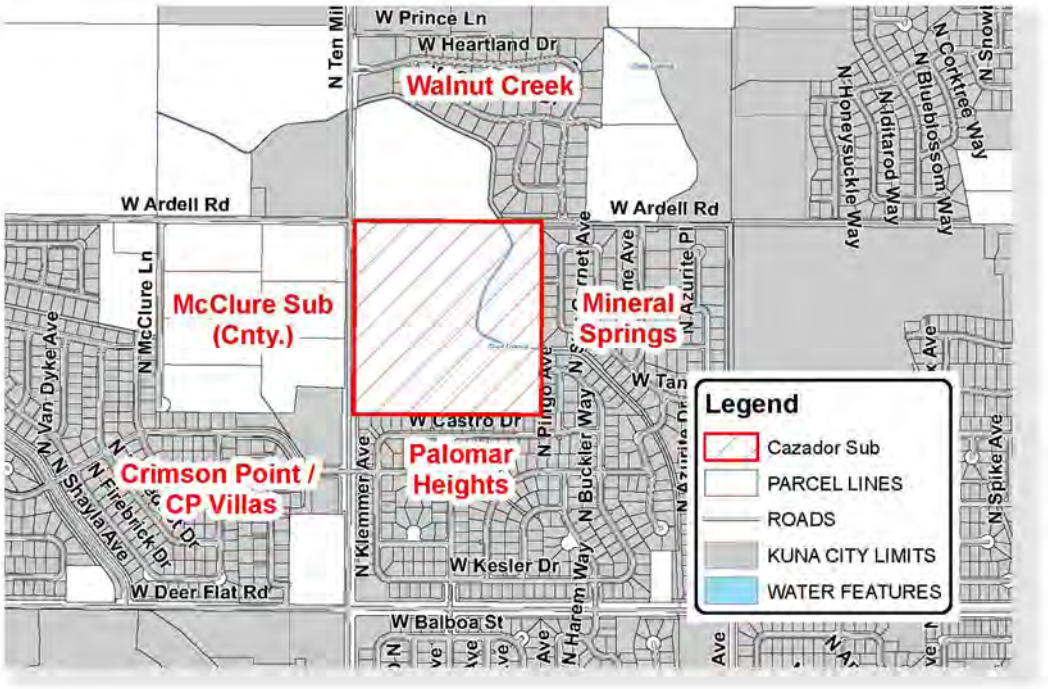
7. **Transportation / Connectivity:**
The applicant proposes extending two stub streets from adjacent subdivisions, two access points onto future Ardell Road and one temporary access on Ten Mile Road. Applicant proposes a temporary access onto Ten Mile Road to comply with Kuna Rural Fire District and EMS needs. When the section of Ardell Road along the north side of the site is complete, the temporary access will be abandoned and turned into a buildable lot (home lot). There are no permanent accesses proposed on Ten Mile Road.

8. **Environmental Issues:**
Beyond being within the Nitrate Priority Area, staff is not aware of any environmental, health or safety conflicts.

9. **Agency Responses:**
The following agencies returned comments which are included with this case file and are included with this report:
- City Engineer (Antonio Conti, 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 Idaho (Carl Miller) Exhibit B 5
- Department of Environmental Quality (Aaron Scheff) Exhibit B 6.

F. Staff Analysis:

This parcel touches City limits on all four sides and is eligible for annexation into the City. This parcel is designated on the Kuna Comprehensive Plan Map (Comp Plan Map) as Medium Density Residential (four units to eight units per acre), and is adjacent to multiple City Subdivisions and a County Subdivision. This



project abuts Ten Mile Road, an arterial, and will contribute to a new segment of Ardell Road. All public utilities will be extended to this site. Applicant proposes a new single-family housing development (Density at 4.08 D.U.A.) to be built over an anticipated 3 phases. It is anticipated full build-out will be achieved in approximately 3 years. The applicant is prepared to adjust their timeline with market demands.

Applicant seeks annexation of approximately 40.20 acres into the City of Kuna. The proposed site touches City limits, therefore, with a proper application from the applicant, the criteria for annexation request in to the City has been met. Applicant seeks an R-6 (Medium Density Residential) zone for the site, which is squarely within the Medium Density range.

Staff has reviewed the preliminary plat for technical compliance with KCC Chapter 6, and has determined that it appears to conform to KCC as required. Applicant proposes one shared driveway in the subdivision. This shared driveway will serve four homes, with a dual purpose by providing access to the Teed Lateral for all residents. As this shared driveway serves multiple uses and audiences, the care and maintenance of the shared drive will be borne by the HOA. As this serves a dual purpose, and the HOA will be permanently responsible for its care and maintenance, staff has no concerns with this proposed shared drive/pathway access. The applicant proposes a temporary (temp) access onto Ten Mile Road and is proposed only to satisfy the secondary emergency access requirements. When Ardell Road is complete and there is no longer a need for it, the temp access will be abandoned and the land used for the temp access will become a buildable home lot. Applicant has not proposed curb and gutter along Ten Mile Road, a classified roadway. Staff will notes to the Commission and Council that Code does not allow for drainage swales along classified roads. Applicant is required to follow all established design criteria listed with Kuna's Subdivision Design Ordinance, unless specifically otherwise approved.

Applicant has proposed approximately 4.64 acres (11.50 ac.) of open space. A portion of the open space is planned as a pathway along the Teed lateral. This adds to the master pathway network in Kuna. Due to regulations from the irrigation district, trees and shrubs are not proposed along the Teed Lateral, however, there are multiple points of access for the homeowners on both sides of the Teed. Staff has reviewed the proposed landscape plan and illustrative, and finds it complies with KCC 5-17 (Landscape Code), including the planting requirements listed in the planting details.

Staff has reviewed Kuna's Comprehensive Plan (Comp Plan), which encourages a variety of housing types and income levels numerous times throughout the Comp Plan. The sections of the Comp Plan that address housing types are included below, in Section K (Comp Plan Analysis) of this report. The City attempts to balance all housing types within the City. The Cazador site is proposed to be zoned R-6 (Medium Density Residential) and the applicants request for 4.08 D.U.A., is under the density limit of six (6) homes per acre.

Staff has determined this application complies with its current zone and Title 5 and 6 of the Kuna City Code; Idaho Statute § 67-6511; and the Kuna Comprehensive Plan; and forwards a recommendation of approval for Case No. 17-16-DR subject to any conditions as outlined by the Commission, and a recommendation of approval for Case No's 17-02-AN and 17-06-S subject to any conditions of approval outlined by Council.

G. Applicable Standards:

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

H. Procedural Background:

On August 22, 2017, the Commission considered case numbers 17-02-AN, 17-06-S and 17-16-DR, including the application, agency comments, staff's report, application exhibits and public testimony presented or given.

I. Factual Summary:

This site is located on the east side of Ten Mile Road and south of future Ardell Road. The project consists of 40.20 (approx.) acres that touch Kuna City limits and is currently zoned RUT (Rural Urban Transition) in Ada County, and designated as Medium Density Residential on Kuna's Comp Plan. Applicant requests preliminary plat approval for a new subdivision consisting of 164 buildable lots, and 18 common lots and one shared driveway with a total of 3 development phases, with 11.5% open space. If approved, this project will take access from temporarily from Ten Mile Road, and Ardell in two places at build out. The temporary access on Ten Mile Road is for emergency services requirements and will be abandoned when Ardell Road is complete, and will become a buildable home lot.

J. Commission Findings:

Based upon the record in **17-02-AN, 17-06-S and 17-06-DR,** including the Comprehensive Plan, Kuna City Code, Staff's report, including the exhibits, and the testimony elicited during the public hearing, the Commission hereby recommends *approval* for Case No's 17-02-AN and 17-06-S, a request for annexation, a subdivision preliminary plat to Council, and hereby approves 17-06-DR, a Subdivision Design Review request by the applicant as follows:

The Commission concludes that the application complies with the City of Kuna's Zoning regulations (Title 5) of KCC and/or the Subdivision regulations outlined in title 6 of KCC.

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

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

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

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

2. The Commission has the authority to recommend approval or denial for Case No's 17-02-AN, 17-06-S. On August 22, 2017, Kuna's Commission voted to recommend approval for Case No's 17-02-AN, 17-06-S.

3. The Commission has the authority to approve or deny Case No. 17-16-DR. On August 22, 2017, the Commission voted to *approve* Case No. 17-16-DR.

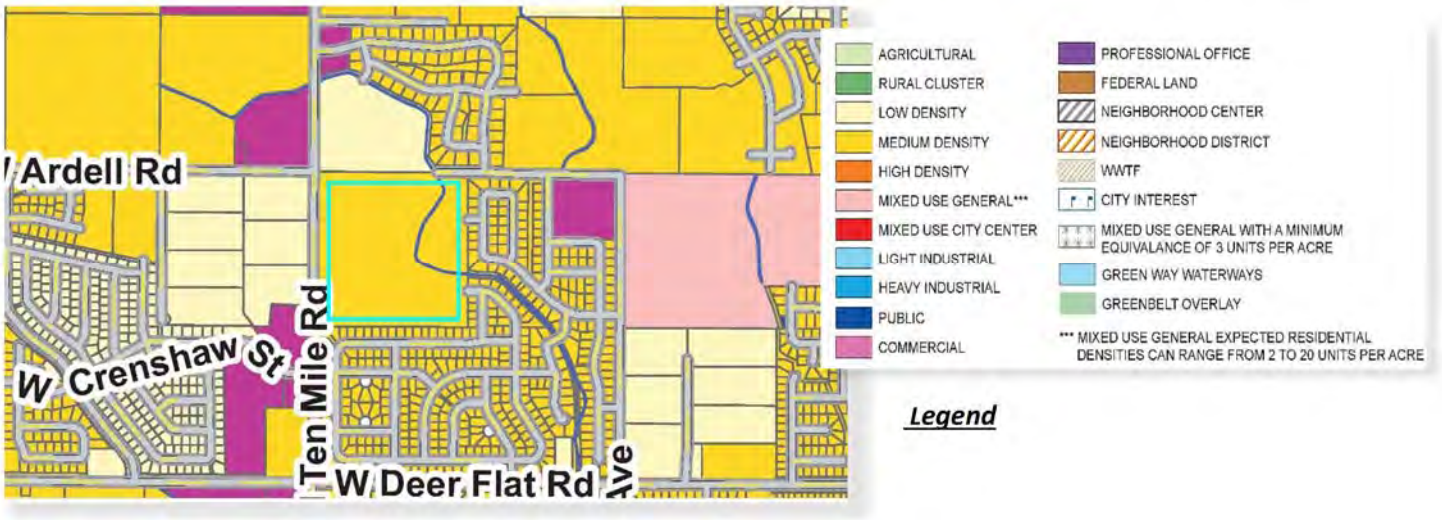
4. The public notice requirements were met and the public hearing was conducted within the guidelines of applicable Idaho Code and City Ordinances to hold a public hearing on August 22, 2017, with the Commission.

K. Comprehensive Plan Analysis:

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

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 price to appeal to a variety of people. A goal expressed by many was the preservation of large lots and rural cluster development in appropriate balance with a complement of other types of residential development (Page 21 [CP]).

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



<u>Private Property Rights Goals and Objectives - Section 2 – Summary:</u>
Ensure the City *land use policies, restrictions, conditions and fees do not violate private property rights and ensure that land use actions, decisions, and regulations do not effectively eliminate all economic value of the subject property.* Ensure that City land use actions, decisions, and regulations do not prevent a private property owner from taking advantage of a fundamental property right and staff shall evaluate with guidance from the City's attorney; the Idaho Attorney General's six criterion established to determine the potential for property taking.

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

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

***Comment:** The Comp Plan encourages adequate housing for all income levels and calls for increasing pedestrian connections. This project <u>supplies</u> a number of additional housing types to Kuna's inventory and provides opportunities for quality housing. This development enhances the City's pedestrian network for non-motorized transportation, by extending connections provided by other developers while adding additional segments of pathway along the Teed Lateral.*

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

Comment: *This project adds a number of quality housing varieties to the City's inventory for all types of lifestyles, ages and economic groups. This project also proposes 11.5% open space which adds to the greenspaces in Kuna, keeping it a desirable City while enhancing the City's overall pathway network.*

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

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

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

Comment: *Applicant proposes good community and urban design principles through creation of greenspaces, extension of the pedestrian pathway network and adding to the City's sidewalk network. Applicant also proposes adding* ***1.5 miles of centerline*** *to the roadway system thereby complying with the adopted Master Street Plan of Kuna (Functional Classified Road Map). This development also incorporates landscape buffers, and creates green places for citizens. Therefore, this project fosters sound community design concepts and complies with the Comp Plan goals and strengthens Kuna's image.* Applicant has proposed a positive affect by establishing a roadway and pathway network for adjoining property owners and future development, and by designing under the allowed densities of the R-6 zone (3.31 Gross Density).

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

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

L. 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. Commission Conclusions:

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 subdivision and development into a single-family subdivision, as proposed.

   Comment: *The 40.20 acre (approximate) project does/does not appear to be suitable for subdivision and development as single-family subdivision, as proposed.*

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

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

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

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

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

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

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

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

6. Based on the evidence contained in Case No's 17-02-AN, 17-06-S and 17-16-DR, the Commission finds the listed Case No's adequately comply with Kuna City Code.

7. Based on the evidence contained in Case No's 17-02-AN, 17-06-S and 17-16-DR, the Commission finds the listed Case No's adequately comply with Kuna's Subdivision Code.

N. ***Commissions' Recommendation to Council:***

On August 22, 2017, the Planning and Zoning Commission voted to approve Case No. 17-17-DR, based on the facts outlined in staff's memo with the following conditions listed below:

On August 22, 2017, the Planning and Zoning Commission voted to recommend approval for Case No's 17-02-AN and 17-06-S, based on the facts outlined in staff's memo and the public testimony during the public hearing by the Planning and Zoning Commission of Kuna, Idaho. The Commission hereby recommends approval for Case No. 17-02-AN and 17-06-S, an Annexation and Preliminary Plat and subdivision request from Kirsti Grabo (KM Engineering, LLP) and N Star Farm, LLC, with the following conditions of approval to Council:

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 connections.
    b. The City Engineer shall approve the drainage and grading plans. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties". No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
    c. The Kuna Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District is required.
    d. The *Boise-Kuna* Irrigation District shall approval any modifications to the existing irrigation system.
    e. Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to *issuance* of any building permit(s).
2. All public rights-of-way shall be dedicated and constructed to standards of the City, Ada County Highway District and Idaho Transportation Department. No public street construction may commence without the approval and permit from Ada County Highway District and/or Idaho Transportation Department.
    2.1– ***With development and as necessary, dedicate right-of-way in sufficient amounts to follow City and ACHD standards and widths.***
3. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see **KCC 6-4-2-W**.
4. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
5. When required, submit a petition to the City (as necessary, confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and request to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation system of the City (KMID).
6. Street lights within the site shall be LED lighting and must comply with Kuna City Code and established Dark Skies practices.
7. Parking within the site shall comply with Kuna City Code. (Unless specifically approved otherwise).
8. Fencing within and around the site shall comply with Kuna City Code (Unless specifically approved otherwise and permitted). Perimeter fencing (and permit) is required prior to requesting final plat signatures from Kuna City Clerk and Engineer.
9. All signage within/for the project shall comply with Kuna City Code.
10. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting within public rights-of-way shall be with approval from the public entities owning the property.
11. Staff recommends that the applicant work with Kuna Rural Fire District (KRFD) to conform to the secondary access limits of the KRFD, for the number of homes utilizing access points as development occurs.
12. The land owner/applicant/developer, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through public hearing processes.

~~13. Staff recommends curb and gutter to be placed along Ten Mile and Ardell Roads as they are classified roads.~~
- It was recommended that condition No. 13 be removed.

14. Applicant shall abandon the temporary access onto Ten Mile Road when the Ardell Road frontage is approved, dedicated and accepted by ACHD.
15. The HOA is to own, care for, maintain and keep full responsibility for the shared driveway as proposed on the preliminary plat dated 06.14.2017 – designated as lot 34, block 6.
16. Applicant is required to follow all established design criteria listed with Kuna's Subdivision Design Ordinance, unless specifically otherwise approved.
17. Applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
18. Developer/owner/applicant shall comply with all local, state and federal laws.

DATED: This 12th, day of September, 2017.

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:
Troy Behunin, Planner III,
Kuna Planning and Zoning Department

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

6:00 pm – COMMISSION MEETING & PUBLIC HEARING

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

Call to Order and Roll Call

1. **CONSENT AGENDA**

a) Planning and Zoning Commission meeting minutes for July 25, 2017.
b) **17-05-ZC** (Rezone) – John Van Dyke with JSV Development rezone of 1.46-acre parcel from the current R-6 (medium-density residential) zoning to a C-1 (neighborhood business district) zone. – ***Findings of Fact and Conclusions of Law.***
c) **17-05-S** (Preliminary) – Springhill Residential Subdivision – ***Findings of Fact and Conclusions of Law.***

Commissioner Damron motions to approve the consent agenda; Commissioner Laraway Seconds, all aye and motion carried 4-0.

2. **PUBLIC HEARING**

a) **17-04-AN** (Annexation) **–** a request for approval to annex approximately 6.82 acres located at 882 E Hubbard Road, Kuna, ID 83634 with an R-8 (medium density) residential zoning designation.

Stan McCutchinson: 2818 N Mule Deer way in Meridian. I am here on behalf of John Browning, he could be here to tonight so he asked me if could sit in. I don't know much of the details and what has happened with staff up until now. But, I will be here to answer any questions you might have. But the only thing proposed is an annexation and rezone. As far as any particular application for development, that will come at a later point. **C/Young:** Okay are there any questions for the applicant? **C/Gealy:** I have no questions at this time. **C/Young:** Okay Thank you. We will have staff please come on up. **Jace Hellman:** Chairman, Commissioners for the record Jace Hellman Planner I City of Kuna 751 W 4th St. The application before you tonight is for the annexation of approximately 6.82 acres into the City. The site is located at 882 East Hubbard Rd, directly east of the Patagonia Subdivision. The parcel is contiguous, or has its touches, along both its Northern and Western Boundaries. Within the County it is zoned Rural Residential. The applicant is requesting to be annexed into the city with an R-8 (medium density) Zoning Designation. The Future Land Use map identifies this site as Mixed-use general, which can expect residential densities ranging from 2 to 20 units per acre. Staff views this annexation request to be consistent with the Comprehensive Plan's approved Future Land Use Map. Potable Water and sanitary sewer are within 300 Feet of the property, and the applicant will be required to connect at the time of any future development. The applicant will need to show how they can maintain surface water rights for proper irrigation or they will be required to connect to the City's pressurized Irrigation system. It should be noted that

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representative approach again please? Do you feel that you could accept an R-6 designation, or would you rather defer to the applicant? **Stan McCutchinson:** I would rather defer to the applicant. **C/Gealy:** Okay thank you. **Wendy Howell:** Another option would be to table it.

Planning and Zoning Commission requests this item be tabled to a forthcoming Planning & Zoning Commission hearing

Commissioner Gealy motions to table Case No. 17-04-AN (Annexation) until the September 12th Planning and Zoning Commission Meeting; Commissioner Damron Seconds, all aye and motion carried 4-0.

b) **17-02-AN** (Annexation), **17-06-S** (Preliminary) and **17-16-DR** (Design Review) – Cazador; Residential Subdivision – a request from Kirsti Grabo with KM Engineering, seeking annexation of approximately 40.20 acres into Kuna City with an R-6 zone (Medium Density Residential) and preliminary plat approval to create a Single-Family Residential subdivision with a proposed gross density of 4.08 dwellings per acre, yielding 164 residential lots and 18 common lots. The site address is 2332 N. Ten Mile Road, located on the south-east corner of Ten Mile and Ardell Roads, Kuna, ID 83634.

Kevin McCarthy: My address is 9233 W State St. The project we are here to discuss tonight is Cazador Subdivisions, it is the property located at South East corner of Ardell and North Ten Mile Road. It is about 40 acres, zoned RUT, with a comprehensive plan designation of medium density residential. With this application, we are requesting to annex this piece of property into the city of Kuna with a designation of R-6. Which is consistent with the surrounding subdivisions in the area. You will see in the packet there that we included a preliminary plat and we worked through staff and the various conditions in the staff report. We don't have much exceptions of the staff report except for the one comment and that's comment number 13, the request is made to have curb along Ten Mile. In going through ACHD's Staff Report, curb and gutter is not required along Ten Mile and we prefer to build a road, per ACHD's staff report, which widens the road out to seventeen feet with a borrow ditch, but we do build a side walk along the edge of right way that we dedicate, and that is fairly consistent up and down that corridor, north to south along Ten Mile. This corner, per ACHD report, which would be Ardell and Ten Mile, is planned to have a roundabout at some point in the future, and when that goes in the improvements include curb and gutter along Ten Mile, but the sidewalk will be there and again that will be a detached sidewalk. So that is the one condition we would like to have changed. Just going back into our layout, we have 164 buildable lots, and 18 common lots, we have a gross density of just over 4 units per acre, despite being in the R-6 zone. With that I will stand for any questions you might have. **C/Gealy:** I have no questions at this time. **C/Young:** I do have a question. I guess the discussions that were had with ACHD about the temporary access on Ten Mile until phase two was developed. Have you given much thought about making that a Permanent access to the site? I say that looking at that you have 145 lots that come off Ardell. You have two accesses off Ardell but there is only twenty lots on side that have two access points, and you one access point off Ardell and your other access point off the existing subdivision, so you have 145 new homes coming in basically from one access point. **Kevin McCarthy:** We circled around with ACHD on that, but I will let Tim Come up here explain to you. The spacing is a part of the requirement I think why the highway district would allow us to have a secondary access, other than a temporary basis and want it closed due to the proximity to where the future roundabout will be. **Tim Eck:** 6152 W Half Moon Lane, Eagle Idaho. We went over this extensively with ACHD, where can we put a secondary point of Ingress/egress, which will be our primary point of ingress/egress so that we are not dumping all the traffic into the existing subdivision. They were willing to allow us this temporary point. The location of it allows this aligns with another access across Ten Mile, but they will

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not allow it to be permanent because the location of it has a separation requirement between Ardell and this access, and this access is less than that separation requirement. In addition, when the Roundabout goes in, I think the separation may increase. Of course, all of this has been taken into consideration the Traffic Impact Study, and all the traffic flows. They all appear to be consistent with what will be implemented with Ardell, and when it is connected to Ten Mile. We would have made it permanent but they wouldn't allow it. **C/Young:** In those discussions do you recall their depth is? **Tim Eck:** I believe it is 660 feet, 660 feet from Ardell. **C/Young:** And how far is that temporary access from Ardell at this point? **Kevin McCarthy:** It is more than the 660 feet, but this issue is when it becomes a roundabout, and that is why it needs to be a temporary. **C/Young:** Thank you, are there any other questions for the applicant? Then we will have Troy come on up.

Troy Behunin: Good Evening Commissioners, for the record, Troy Behunin, Planner III, 751 W. 4th Street, Kuna. Before we begin the design review portion of this application is not on the agenda, the design review is actually a public meeting, it doesn't require the same type of noticing, so staff would just ask that this body actually handle that as a separate item added to the agenda, and we will handle that after the public hearing items, if the commission so desires.

Commissioner Gealy motions to add 17-16-DR (Design Review) to the agenda, following the public hearing; Commissioner Damron Seconds, all aye and motion carried 4-0.

The applications before you tonight are case No's 17-02-AN, 17-06-S and 17-16-DR (Annex, Pre-Plat and Design Review) is presented for your vote to recommend approval or denial to Council for the Annexation & PP, and your decision on the Design Review component. The application materials have been assembled for your packets, hopefully you have had a chance to review them as needed. All of the noticing procedures have been followed to hold the public hearing originally, and this case was tabled properly on July 25th to a date certain, tonight: the site was posted, a public notice was in the KMN, and announcement flyers were mailed to land owners within 350'. Those in attendance that night were informed of tonight's hearing. Additionally, the site was reposted by the applicant. The July 25th meeting was tabled because ACHD staff was awaiting the applicants TIS to be accepted by ACHD, which delayed their staff report. The ACHD report has been finalized and is include with tonight's packet. The applicant seeks annexation of approximately 40.20 acres, into Kuna City limits with an R-6 zone, which matches the Comp Plan map, designation of Medium Density Residential. This project is known as the Cazador Subdivision which is located at the SEC of Ten Mile and Ardell Road. This project has frontage along Ten Mile Road and future Ardell Road. The site touches City limits on all four sides is qualifies for annexation into the City. Applicant also proposed a preliminary plat for up to 164 buildable lots and 18 common lots one shared driveway, and a temporary ingress / egress on Ten Mile road to satisfy EMS access and other service provider standards. Applicant will remove the temp access once the Ardell Road segment is built, approved and accepted by ACHD and will become a buildable lot at that time. Staff has no concerns with this temp access. Applicant has also submitted for subdivision landscape design review and staff has no concerns with their proposed landscaping. Applicant will extend all public utilities to the site and anticipates 3 phases for the project total which will bring 164 total buildable lots, with a density proposed at 4.08 dwelling units per acre and with 18 common lots, and one shared driveway that total approximately 4.64 acres of open space including trails and pathways throughout for connectivity. Staff has worked with the applicant to get it before you tonight, and they have submitted everything staff has asked for. Staff finds this application to be in concert with the comp plan goals and the comp plan map and forwards a recommendation of approval for you to recommend approval to City Council. I stand for questions. **C/Damron:** On that section of Ten Mile. The applicant was asking us to not have them do the curb and gutter. Is there a drainage ditch over there or something for waterflow coming from the development or over water that water is going to flow

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to? Or does it just but up right against housing units. **Troy Behunin:** The applicant is responsible for any water his site creates and any historical flows that are on site. There is a proposed waste ditch, also called a borrow ditch, somewhere between the edge of pavement and the proposed sidewalk. That will be sized appropriately for the amount of runoff from the road. **C/Damron:** Okay. **Troy Behunin:** The reason that is in the staff report is because city code says curb and gutter are required, however what it does not say is that council works with ACHD on these matters, and whenever there is a programed improvement by ACHD, who is the maintainer and the keepers of the right of way, they have a programmed improvement for that part of the road, and because of that they don't want to inflict any more harm on the development or the developer by requiring things that are going to be pulled out. Historically Council follows ACHD's recommendation. **C/Young:** Okay, that brings up the public testimony at 6:34 and first I have listed is Scott and Lisa Edwards. **Scott Edwards:** Commissioners, my name is Scott Edwards, I live at 1534 W Castro Dr. in Kuna, my property is going to be right up against this. I have several questions, one of them was tabled last meeting, the traffic on that, right now that is a 45 mile an hour zone, is that going to be changed? **C/Young:** That is an ACHD decision. **Scott Edwards:** Because right now, I walk a lot, and to walk across that street at 45 miles an hour is unsafe. Kids on bicycles it is totally unsafe. My next question, is yeah that is ACHD, I don't have a copy of their, and could I get one? **C/Young:** Staff could supply one, but also the entire packet is available online, so everything we look at is available to the public at anytime, just go to the website as well, and go to the public hearings and you can find anything. **Scott Edwards:** I kind of feel that I am shooting in the dark here, because I have no information. My property faces north and south right up against this property. What are we going to do there, is there a fire lane going through there, is there lots going to be right up next to mine? I don't know what is going on here. **C/Young:** Castro Lane is that just to the south. **Scott Edwards:** yeah, my fence line is on the line between these two properties. **C/Young:** On the plat that I am looking at between the residences on the south of this property there are new homes being proposed along this fence line with a new road to the north of those houses. **Scott Edwards:** So, their lots are going to be right up again our fence line. Is that going to be surveyed so I know where the fence line is? **C/Damron:** Yes. **Scott Edwards:** We just have a lot of questions. R-6 is that apartments also? **C/Young:** These are all single-family homes. **Scott Edwards:** Very nice. That answered a lot of my questions right there. On drainage, the lowest point of the entire property is basically right at our backyard. We are on the south side of that and the whole property slopes to the south west. How is that going to be built up. **C/Young:** Legally the developer has to develop his property so all of those lots will slope and drain in that area based on their storm and sewer construction, nothing will slope back to the existing properties. **Scott Edwards:** That's about all I needed to know thank you. **C/Young**: Next I have listed as neutral is Gordon and Jaymie dye. **Gordon Dye:** Commissioner my name is Gordon Dye, I live at 1520 W Castro. My biggest concern is that our back fence is on the inside of their fence. When I went to the meeting with them, they said they were going to use our fence. Well it is on the other side of their fence, which causes me concern because their fence is on the inside. So, their fence that is up there right now, the wire fence that is here, our fence is here, and they said they were going to use our fence. It is about foot or so inside. That seems like they would be moving their property on to ours. **C/Young:** Not knowing where that property line is I can't address that. Is your fence on your property? Or is it on the property to the north. **Gordon Dye:** well they have an existing fence that has been there for many years and ours is inside or the south side of that. **C/Young:** But I guess the true questions would honestly be I don't know where the property line is and I can't answer the question without knowing where the property line is, or whose property the fence is one. Do you know? **Gordon Dye:** I am guessing when it was approved originally, when the subdivision put it in they put in on their property line. **C/Young:** So, I am guessing that the surveys and layouts they do will answer that. I can't answer where that is. **C/Damron:** They best way to check that is get your plat map, and look at the edge of your property. There should be pin points on there, and when they come out to check survey points, talk to the surveyor when he is there. Bring him your plat map and show him your fence line and you can compare the two. Your fence may have been put further out by the builder.

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He may have put the fence in the wrong spot. They will line up the survey pins with the plat maps and they should but right up against each other. So, check your map for your property and then get with the surveyor from that company and you guys can compare and they will show you exactly where your property line is and where their property line is. **Gordon Dye:** I don't want my fence torn down. **C/Young:** I do not see anyone else signed up to testify is there anybody here who did not sign in that would like to? Okay, seeing none, would the applicant come forward again to rebut any of those questions? **Tim Eck:** Commission again, Tim Eck, 6152 W Half Moon Lane, Eagle Idaho. Just trying to over hear some of the things. On Ten Mile, we already have 48 feet of right of way dedicated to ACHD, our site-specific condition of approval requires us to widen the paving to 17 feet from the centerline. So, from 17 feet to 48 feet, there is 21 feet of just open land, that is for future widening of Ten Mile. When Ten Mile widens they will then build curb and gutter at that edge, and then they will put all the required storm drainage retention facilities. Right now, everything is kind of just temporary. Where would we even put a curb and gutter. 21 feet from the pavement or half of the pavement will be torn out. The old wire fence that is already there, strung by a farmer 40 years ago, they are in a newer development, newer subdivision, certainly when that property was platted, surveyors came out and if their fence contractor did a reasonably appropriate job, their fence should be sitting just directly inside their property line. It is theirs, not ours and not mine. The wire fence is just close. Obviously, the wire fence will be torn down and the existing fence will remain, and of course when we come through with our plat we have to survey and pin every lot corner. So, that will clearly articulate exactly where the property lines are. **C/Damron:** Can you get with this gentleman after the meeting or get him with your survey crew, or you can connect together to make that happen so everyone is comfortable with what is happening? **Tim Eck:** We have some survey information we can tell him from the survey. If their fence was three feet on our property, we would be moving it and creating a new fence. If we are three feet on their property, they will probably want to move their fence to their property line. I am going to speculate that this isn't a 40-year-old fence, that it is probably really close to their property line. What is concerning is that old wire fence. What does that mean. You know an old barbwire fence put up 40 years ago, they are not real close. Are there any other questions? **C/Gealy:** Well yes, you indicated that the temporary nature of curb and gutter, would the drainage also be temporary? **Tim Eck:** Well yeah basically when you are in situation like that, you put in a borrow ditch and ACHD told us exactly where it is going to be, and it is just a small ditch that will catch the storm drain runoff, off of the east side of Ten Mile across our frontage. It is not a huge amount, we are only talking about 17 feet of asphalt. It will all be designed and elevated to drain accordingly, and as you mentioned all of the drainage on our side will be contained on our site. We won't allow to run on the neighboring properties. **C/Gealy:** So, the drainage you were talking about then, the temporary applies only to Ten Mile, not drainage on site. **Tim Eck:** That is correct, only on Ten Mile. Everything on site will remain. I believe we are doing seepage beds, so everything will be underground. And when ACHD does do the widening they will put in similar facilities when they widen it. **C/Young:** Okay, Thank you. I will go ahead and close the public testimony at 6:45 and that brings up our discussion. **C/Gealy:** I have a couple more questions for staff. Thank you Troy. I am confused about the temporary access onto Ten Mile because that means there is just one access into that subdivision, is that correct? **Troy Behunin:** No, there is actually going to be a number of them. There are going to be two on Ardell and there will be two to the east through Mineral Springs. **C/Gealy:** But there is no direct access from that subdivision on to Ten Mile. **Troy Behunin:** No there wouldn't be. In fact, that is good question. Normally it would be very acceptable to have another access point on to a major road, accept staff would not recommend another access point directly on to Ten Mile as a permanent solution. The reason why is because Ten Mile Road is quickly becoming a major thoroughfare as the gentleman at the beginning of the public hearing, clearly articulated how busy it was now, and it certainly will get busy in the future, however it is the City's goal and ACHD's goal to funnel as much traffic to what is called a mid-mile collector to get all of them in one focal point and then have them filter from a collector to a mile street which is Ten Mile and as the importance of Ten Mile increases the functionality of the

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road would essentially catastrophically decreased with additional permanent Ten Mile access points in between the mid mile and a full mile street. Does that unclutter and un-confuse you? **C/Gealy:** well I understand what you are saying, but that was not the approach that was taken to the south where there is an access point on to Ten Mile. **Troy Behunin:** Your right, the subdivision to the South which is Palomar Heights, pre-dates this subdivision at least 14 years, and standards were different when it was going through the approval process. I misspoke, this predates it by 12 years. Because Palomar Heights was going through the preliminary plat stages under a different set of rules, and believe it or not, even in 2009 myself and other city staff members and the Council, were engaged heavily in convincing Ada County Highway District the importance of the Ten Mile corridor, and somewhere between 2008 and 2016 when this project became a project they caught up with what staff believes. **C/Gealy:** I can't put my fingers on the Traffic Impact Study, what is the number of trips they are expecting from that subdivision. **Troy Behunin:** Typically, Traffic Impact Studies are required when you have 100 homes and the reason for that is because they expect and anticipate ten trips per home per day. So, you can times that by 164 lots. **C/Gealy:** ACHD find that is an acceptable number? I don't except that people are going to be going to the east, I expect they are going to be going…and I am not talking about the small subset of homes, I am talking about 150 homes, that are going to be funneling through the one access point, I suspect they are going to be getting access to Ten Mile. **Troy Behunin:** I would anticipate the same, ACHD has accept an Traffic Impact Study that says this is the accepted route, here's the acceptable levels of service through that intersection and right now it meets all the current standards. **C/Gealy:** So why then is there a temporary access point to Ten Mile. **Troy Behunin:** The Kuna Rural Fire District has a standard, once you reach 30 homes, you have to have a secondary access. You can serve 30 homes on one in and one out it's the same road. Once you hit 31 you need to have a secondary access point. **C/Gealy:** And that would no longer be requirement at buildout because you have the secondary access to the east? **Troy Behunin:** Yes, secondary access to the East, and there would be connection to Ardell Road. **C/Young:** I think phasing wise, this is the first phase, so they have two access points. **C/Gealy:** Thank you. **Troy Behunin:** Did that help? **C/Gealy:** Yes, Thank you. **C/Laraway:** I do have a follow up comment/question. There is bottleneck here, where is something happens at that entrance, they are not going to be able to get out, at any of them. You say there are two exits, but geographical barriers prevent them from being involved in the same, on is on the other side of a ditch and you are forcing the rest out on Ardell, and if something happens at that point, let's call it a choke point, your traffic has no place to go. **Troy Behunin:** There would be would the entrance into mineral springs in the east. **C/Laraway:** But now we are diverting traffic into another subdivision. **Troy Behunin:** ACHD makes no distinction, and Kuna Fire District does not make any distinction where it goes all they say is we need a secondary access, and it is just as secondary as anything else. Because it is a minor inconvenience, if there is a blockage, a bottleneck something of that nature where they have constriction of some nature, it is temporary. It will last a couple hours. So, it is a major inconvenience, but it still makes it possible for them to get out, there is a secondary access. **C/Laraway:** But isn't the term, if it is predictable it is preventable help, we can predict there is going to be a problem there why would we not prevent it. **Troy Behunin:** I would be interested to find out how many times in the last year we have had preventable problem in any of our subdivisions. Not saying it is not going to happen, because it can and I certainly don't want to be argumentative, but yeah, the possibility is there, but the reality is it does not happen very often, I can't think of a time it has happened in the last year and believe me when we have problems in neighborhoods, they call our department. **C/Laraway:** Well I could give you two or three, when we had the shooting over here in Kuna they had all the subdivisions shut down for hours, so it does happen. **Troy Behunin:** But, it didn't matter how many entrances they would have had. They could have had 12, they were all still stuck. **C/Laraway:** Okay, Thank you. **C/Gealy:** I have another question if we are finished with that topic. Did I hear you say that this subdivision is surrounded by the City of Kuna? **Troy Behunin:** It is, it has its touches on all four sides. **C/Gealy:** is that section of Ten Mile in the Kuna City Limits? **Troy Behunin:** yes. The only thing that touches this property is not a 100 percent City touch would be a small

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portion on Ten Mile and a small portion on Ardell, other than that, there is a small portion on Ardell that touches this property, consequently there is also a small portion across on Ten Mile that touches this property. That is on the very first map on page one of the staff report. If it is white, it is county, if it is grey it is in the City. **C/Gealy:** The question I have is why is the speed limit there 45 miles an hour and who decides that the speed limit is 45 miles an hour. **Troy Behunin:** Ada County Highway District. **C/Gealy:** Even within the City limits, they decide the speed limit? **Troy Behunin:** They are not our streets. **C/Gealy:** They are the Ada County Highway District's streets, but it is posted when you enter Kuna that all of the speed limits in Kuna are 25 miles an hour unless otherwise posted. **Troy Behunin:** Yup and it says that everywhere. **C/Gealy:** In every city, so what would be required to change that 45 mile an hour speed limit. **Troy Behunin:** Volume on Ten Mile, it would have to be warranted, and ACHD would be the ones to carry out that study to see what is would be reduced to. 45 miles an hour to some does seem like an excessive speed limit, on an arterial road, I can ensure you that 45 MPH is not excessive. Ten Mile Road is an arterial road, it will get wider. **C/Gealy:** And in terms of pedestrian traffic, trying to get across the road will just get worse. **Troy Behunin:** I guess with anything, as developments like this continue come up and down the Ten Mile Corridor, they are actually improving the pedestrian experience by providing sidewalk. But, right now if left undeveloped, there is no sidewalk, it is just the ditch. If somebody is crossing the road where there is no crosswalk, I struggle to find that any is at fault besides the one person that is crossing at an unmarked crossing. So, with this development and others that will follow, because there is an application to the north, they will also provide sidewalk and so it improves the safety at least on the east side of Ten Mile Road. When the roundabout goes in at Ardell and Ten Mile, it will improve the Pedestrian network even more. **C/Gealy:** Thank you. **C/Young:** Well that continues our discussion, as an R-6 I think it fits with the surrounding developments and always there is the traffic, but it sounds like the roundabout going in will help the pedestrian and the sidewalks. But, as the subdivision goes and the preliminary plat goes I think it fits in the area and particularly the lots in the north east in that smaller corner that abut R-4 zoning, the larger lots being there I think helps create a good transition between the two subdivisions. **C/Laraway:** And as Troy was saying that ACHD has come to an understanding about flowing traffic on to Ten Mile, Ardell is the obvious choice, I guess design wise we can't fault that. That is the only logical place to put the entrances and exits. **C/Gealy:** I agree, I think it fits well, I appreciate the open space and the pathways that are included, I don't think the subdivision is responsible for pedestrian traffic crossing Ten Mile, but I do think that is something that is going have to talked about, and perhaps with the roundabout is the time, and I do appreciate the subdivision puts in at least the sidewalk on the east side of Ten Mile. It also makes sense to remove condition 13 which requires curb gutter, until such time that the roundabout and the improvements to Ten Mile we are made. It doesn't make sense to put Curb and Gutter in now. So, I would suggest we remove condition 13. **C/Laraway:** question for staff, if we can do, or do we have knowledge of if the school district, when we put in a subdivision, how much it is bused and how much of it is pedestrian. Do they ever talk to you about that? **Troy Behunin:** Commissioner Laraway, the simple answer is applicant are instructed to have conversations with the school district, unfortunately the school district makes it a practice to not really comment on subdivisions with bus stops and busing until it is in place. **C/Laraway:** So, you as staff when we get these subdivision proposals, given crimson elementary is less than a half a mile, we all know the kids are going to walk and being that the junior high is probably the same distance to the south, there is no clue what the kids are doing? **Troy Behunin:** All I can tell you is they get an agency notification, they get the packet that you get, but no. **C/Laraway:** I appreciate that, thank you. **C/Young:** Okay, any other thoughts? Okay

Commissioner Gealy motions to recommend approval to City Council for Case No. 17-02-AN (Annexation, 17-06-S (Subdivision) for the Cazador residential subdivision with the conditions as outlined in the staff report, with

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the removal of condition #13 regarding curb and gutter; Commissioner Damron Seconds, all aye and motion carried 4-0.

C/Young: Okay per our discussion, that brings up our next item which is the DR, **17-16-DR** (Design Review) for the Cazador Subdivision, and anything thoughts on the landscaping? **C/Gealy:** Does the applicant or staff have anything to add on the design review? Other than what has already been said? **Troy Behunin:** If the commission has something they have questions on or if there is something else they would like to add this would be the time. **C/Young:** Are there any questions for the applicant at this time for the DR piece, as far as any of the landscaping, the entry ways, the pathways or anything. **C/Damron:** I do have one for the landscaping. **C/Young:** Okay could the applicant please come forward. Since this is the DR portion please state your name and address for the record. **Kevin McCarthy:** My address is 9233 W State St, Boise. **C/Damron:** I am looking at the design you have out, it appears the trees we have on this is splitting each parcel, half tree on one parcel, half tree on the other parcel, are those just a phase line, like this where we think we are going to put it, is each owner going to have a tree, or is it going to split the property line. **Kevin McCarthy:** So, when we placed these, per the rules, as the spacing shows here, the location is just so we are not in the way of a possible future driveway. The time of when they will be planted though will be following construction. **C/Damron:** Okay, it looks like we have one tree per front yard. **Kevin McCarthy:** Yeah on each property, and that is fairly typical so avoid future driveways. **C/Damron:** What vegetation are the allowing you to put on the creek access, are you putting anything on that grass or anything? **Kevin McCarthy:** We still need to negotiate that with the irrigation district, but we are showing grasses now, but they will have an access road through there so we are showing grass for simplicity even though there will be an access point through there. **C/Damron:** Okay. **Kevin McCarthy:** Typically, the irrigation district does not want trees and shrubs. **C/Damron:** Okay, that is all I had. **C/Gealy:** I have no further questions. **C/Young:** Okay, I think that with the open spaces and the ability to link the bike paths to other subdivisions, I think it stays in line with what we have been doing in terms of connectivity with others. Any other thoughts. **C/Gealy:** I have nothing. **C/Young:** Okay, then I could stand for a motion.

Commissioner Damron motions to approve 17-16-DR (Design Review) for Cazador residential subdivision with the conditions as outlined in the staff report, with the removal of condition #13 regarding curb and gutter; Commissioner Gealy Seconds, all aye and motion carried 4-0.

3. COMMISSION DISCUSSION AND REPORTS

4. ADJOURNMENT

Commissioner Gealy motions to adjourn; Commissioner Damron Seconds, all aye and motion carried 4-0.

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Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

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

J-U-B ENGINEERS, INC.

J-U-B COMPANIES | THE LANGDON GROUP | GATEWAY MAPPING INC.

MEMORANDUM

DATE: October 11, 2017

TO: City of Kuna Mayor and City Council

CC: Chris Engels; Bob Bachman; Tim Blair, P.E. (J-U-B); Mike Cole (Knife River)

FROM: Lisa Bachman, AICP, PCED, Grant Administrator

SUBJECT: Public Hearing - Progress of Downtown Revitatlization for CDBG-funded activities

Mayor and Council,

This public hearing is required by the Idaho Department of Commerce to fulfill the requirements of the Idaho Community Development Block Grant (CDBG) for the Downtown Revitalization project. If you recall, we held a public hearing just before submitting the grant application, and now this is the second public hearing, which is to be held when construction is underway.

Project Activities

To date, the north side of Main Street is pretty much complete. Crews are now focusing attention on the south side of Main Street. Business owners and tenants have been really good to work with, and their patience has been very much appreciated, as construction right up to their storefronts has been a bit disruptive.

The final outcome is reflective of the input from the original Downtown Revitalization Steering Committee, as well as the Downtown Revitalization Design Committee.

Construction is expected to be complete November 2017.

CDBG Budget

The CDBG budget of $500,000 has remained on track. The most recent Request for Funds (no. 8) will exhaust about 95% of the construction funds, with the remaining 5% collectible upon request for final payment. The table below provides a snapshot of the CDBG budget to-date.

	ICDBG Budget	Total of Previous Requests	Total CDBG Funds Disbursed	Unexpended Balance of CDBG Funds Requested	Accrued (unpaid) Bills & Costs	Current Requests for Funds
Administration	$50,000	$30,000	$30,000	$20,000	$2,500	$2,500
Design	$159,018	$144,018	$144,018	$15,000	$0	$0
Construction	$290,982	$66,785	$66,785	$224,197	$209,036	$209,036
TOTALS	**$500,000**	**$240,803**	**$240,803**	**$259,197**	**$211,536**	**$211,536**

This budget reflects only the CDBG dollars. Other federal-aid grant dollars from ITD ($542,417), as well as local funding from ACHD ($200,000) is being tracked separately, as there are specific construction items those funds are being used for.

CITY OF KUNA
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KUNA, ID 83634
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Telephone (208) 922-5546
Email: CEngels@kunaID.gov

MEMORANDUM

TO: Mayor Stear and Council

FROM: Chris Engels, City Clerk – Bob Bachman, Public Works Director

RE: Downtown Revitalization Project, Phase II

DATE: October 17, 2017

Mayor and Council,

In review for Phase I (Ave E, Main St to Ave C)

- ✓ City accepted a bid submitted by Knife River with a base bid was $986,757.00, and bid alternate #1 was $60,980.50 (Bulb-outs on the NW & SW corners of Main and Ave D).
- ✓ The base bid and bid alternate #1 exceeded the engineer's estimate by $314,937.50.
- ✓ With the additional construction costs, reduced engineering costs, and a 10% contingency, the total project shortage to complete the base bid + bid alternate #1 was $279,000.
- ✓ In July, Council approved an increase in City general funds by $111,300, and authorized $167,700 in public works funds to be used for the public works-related project components.
- ✓ After the approval of the additional $279,000 funds, the City received additional funding from the TAP-TMA funds of approximately $300,000.

Consideration for Phase II and reallocation of funds

- New funding options for Phase II have become available that would be beneficial to the City to pursue but the time frame is short.
    - The funding application would need to be in partnership with ACHD.
    - Projects must be shovel ready.
    - Projects would need to be completed by December 3, 2018.
    - An agreement with ITD would need to be established.
- To accommodate those requirements, Phase II of downtown would be split into two (2) sections. Phase IIa (Ave C to Ave B) and Phase IIb (Ave B to Ave A) with potentially different construction years.
- The cost for Design and Engineering is approximately $268,000 for Phase IIa and Phase IIb.

- With the approval of additional Federal Funds from TAP-TMA, a good portion of the City funds approved by Council in July will potentially be available for use.

- ***The request is for consideration to reallocate available funds from City contribution from Phase I to the Design and Engineering for Phase IIa and Phase IIb.***

Thank you,

Chris Engels Bob Bachman
City Clerk Public Works Director

FISCAL YEAR ENDING SEPTEMBER 30, 2017
PRELIMINARY YEAR END FINANCIAL RESULTS

GENERAL FUND

INCLUDING BUDGETED RESERVES AND CONTINGENCY	BUDGET	ACTUAL	ACTUAL LESS BUDGET	BETTER/WORSE THAN BUDGET
TOTAL REVENUES[1]	$5,729,507	$4,639,898	-$1,089,609	WORSE
TOTAL EXPENDITURES[2]	$5,729,507	$4,422,942	-$1,306,565	BETTER
NET	$0	$216,956	-$216,956	BETTER

TRUE OPERATING (W/O BUDGETED RESERVES AND CONTINGENCY)	BUDGET	ACTUAL	ACTUAL LESS BUDGET	BETTER/WORSE THAN BUDGET
TOTAL REVENUES W/O BUDGETED RESERVES	$4,083,163	$4,639,898	$556,735	BETTER
TOTAL EXPENDITURES W/O BUDGETED CONTINGENCY	$4,502,269	$4,422,942	-$79,327	BETTER
NET	-$419,106	$216,956	-$636,062	BETTER

CASH BALANCE	$1,847,150
PROJECTED YEAR END RESERVES[3]	$1,570,262
FORECASTED YEAR END RESERVES - FYE '18 BUDGET	$1,411,604

[1] INCLUDES RESERVES BUDGETED AND CARRIED FORWARD AS REVENUE

[2] INCLUDES CONTINGENCY FROM RESERVES BUDGETED AS EXPENDITURES

[3] RESERVES PRIOR TO TRANSFER BACK OF UNSPENT CPF MONEY

GRANT FUND

INCLUDING BUDGETED RESERVES AND CONTINGENCY	BUDGET	ACTUAL	ACTUAL LESS BUDGET	BETTER/WORSE THAN BUDGET
TOTAL REVENUES[1]	$1,154,725	$334,872	-$819,853	WORSE
TOTAL EXPENDITURES[2]	$1,154,725	$304,945	-$849,780	BETTER
NET	$0	$29,927	-$29,927	BETTER

TRUE OPERATING (W/O BUDGETED RESERVES AND CONTINGENCY)	BUDGET	ACTUAL	ACTUAL LESS BUDGET	BETTER/WORSE THAN BUDGET
TOTAL REVENUES W/O BUDGETED RESERVES	$945,000	$334,872	-$610,128	WORSE
TOTAL EXPENDITURES W/O BUDGETED CONTINGENCY	$945,000	$304,945	-$640,055	BETTER
NET	$0	$29,927	-$29,927	BETTER

CASH BALANCE	$39,500
PROJECTED YEAR END RESERVES	$35,522

[1] INCLUDES RESERVES BUDGETED AND CARRIED FORWARD AS REVENUE

[2] INCLUDES CONTINGENCY FROM RESERVES BUDGETED AS EXPENDITURES

LATE COMERS FUND

INCLUDING BUDGETED RESERVES AND CONTINGENCY	BUDGET	ACTUAL	ACTUAL LESS BUDGET	BETTER/WORSE THAN BUDGET
TOTAL REVENUES[1]	$458,923	$1,300,452	$841,529	BETTER
TOTAL EXPENDITURES[2]	$458,923	$40,931	-$417,992	BETTER
NET	$0	$1,259,521	-$1,259,521	BETTER

TRUE OPERATING (W/O BUDGETED RESERVES AND CONTINGENCY)	BUDGET	ACTUAL	ACTUAL LESS BUDGET	BETTER/WORSE THAN BUDGET
TOTAL REVENUES W/O BUDGETED RESERVES	$458,923	$1,300,452	$841,529	BETTER
TOTAL EXPENDITURES W/O BUDGETED CONTINGENCY	$458,923	$40,931	-$417,992	BETTER
NET	$0	$1,259,521	-$1,259,521	BETTER

CASH BALANCE	$1,344,581
PROJECTED YEAR END RESERVES	$1,344,581

[1] INCLUDES RESERVES BUDGETED AND CARRIED FORWARD AS REVENUE

[2] INCLUDES CONTINGENCY FROM RESERVES BUDGETED AS EXPENDITURES

WATER FUND

INCLUDING BUDGETED RESERVES AND CONTINGENCY	BUDGET	ACTUAL	ACTUAL LESS BUDGET	BETTER/WORSE THAN BUDGET
TOTAL REVENUES[1]	$2,963,204	$2,548,439	-$414,765	WORSE
TOTAL EXPENDITURES[2]	$2,963,204	$1,548,361	-$1,414,843	BETTER
NET	$0	$1,000,078	-$1,000,078	BETTER

TRUE OPERATING (W/O BUDGETED RESERVES AND CONTINGENCY)	BUDGET	ACTUAL	ACTUAL LESS BUDGET	BETTER/WORSE THAN BUDGET
TOTAL REVENUES W/O BUDGETED RESERVES	$2,077,100	$2,548,439	$471,339	BETTER
TOTAL EXPENDITURES W/O BUDGETED CONTINGENCY	$2,838,824	$1,548,361	-$1,290,463	BETTER
NET	-$761,724	$1,000,078	-$1,761,802	BETTER

CASH BALANCE	$4,027,921	*INCLUDES $251,836 TRANSFER FROM WELL MITIGATION*
PROJECTED YEAR END RESERVES	$3,957,626	
FORECASTED YEAR END RESERVES - FYE '18 BUDGET	$2,754,793	

[1] INCLUDES RESERVES BUDGETED AND CARRIED FORWARD AS REVENUE

[2] INCLUDES CONTINGENCY FROM RESERVES BUDGETED AS EXPENDITURES

SEWER FUND

INCLUDING BUDGETED RESERVES AND CONTINGENCY	BUDGET	ACTUAL	ACTUAL LESS BUDGET	BETTER/WORSE THAN BUDGET
TOTAL REVENUES[1]	$3,536,178	$2,835,747	-$700,431	WORSE
TOTAL EXPENDITURES[2]	$3,536,178	$2,291,260	-$1,244,918	BETTER
NET	$0	$544,487	-$544,487	BETTER

TRUE OPERATING (W/O BUDGETED RESERVES AND CONTINGENCY)	BUDGET	ACTUAL	ACTUAL LESS BUDGET	BETTER/WORSE THAN BUDGET
TOTAL REVENUES W/O BUDGETED RESERVES	$2,306,731	$2,835,747	$529,016	BETTER
TOTAL EXPENDITURES W/O BUDGETED CONTINGENCY	$3,368,025	$2,291,260	-$1,076,765	BETTER
NET	-$1,061,294	$544,487	-$1,605,781	BETTER

CASH BALANCE	$3,735,082
PROJECTED YEAR END RESERVES	$3,599,845
FORECASTED YEAR END RESERVES - FYE '18 BUDGET	$2,984,664

[1] INCLUDES RESERVES BUDGETED AND CARRIED FORWARD AS REVENUE

[2] INCLUDES CONTINGENCY FROM RESERVES BUDGETED AS EXPENDITURES

IRRIGATION FUND

INCLUDING BUDGETED RESERVES AND CONTINGENCY	BUDGET	ACTUAL	ACTUAL LESS BUDGET	BETTER/WORSE THAN BUDGET
TOTAL REVENUES[1]	$1,380,858	$1,055,521	-$325,337	WORSE
TOTAL EXPENDITURES[2]	$1,380,858	$1,057,443	-$323,415	BETTER
NET	$0	-$1,922	$1,922	BETTER

TRUE OPERATING (W/O BUDGETED RESERVES AND CONTINGENCY)	BUDGET	ACTUAL	ACTUAL LESS BUDGET	BETTER/WORSE THAN BUDGET
TOTAL REVENUES W/O BUDGETED RESERVES	$874,914	$1,055,521	$180,607	BETTER
TOTAL EXPENDITURES W/O BUDGETED CONTINGENCY	$1,239,360	$1,057,443	-$181,917	BETTER
NET	-$364,446	-$1,922	-$362,524	BETTER

CASH BALANCE	$1,604,202
PROJECTED YEAR END RESERVES	$1,575,118
FORECASTED YEAR END RESERVES - FYE '18 BUDGET	$1,588,537

[1] INCLUDES RESERVES BUDGETED AND CARRIED FORWARD AS REVENUE

[2] INCLUDES CONTINGENCY FROM RESERVES BUDGETED AS EXPENDITURES

SOLID WASTE FUND

INCLUDING BUDGETED RESERVES AND CONTINGENCY	BUDGET	ACTUAL	ACTUAL LESS BUDGET	BETTER/WORSE THAN BUDGET
TOTAL REVENUES[1]	$1,674,519	$1,753,570	$79,051	BETTER
TOTAL EXPENDITURES[2]	$1,674,519	$1,749,559	$75,040	WORSE
NET	$0	$4,011	-$4,011	BETTER

TRUE OPERATING (W/O BUDGETED RESERVES AND CONTINGENCY)	BUDGET	ACTUAL	ACTUAL LESS BUDGET	BETTER/WORSE THAN BUDGET
TOTAL REVENUES W/O BUDGETED RESERVES	$1,674,519	$1,753,570	$79,051	BETTER
TOTAL EXPENDITURES W/O BUDGETED CONTINGENCY	$1,674,519	$1,749,559	$75,040	WORSE
NET	$0	$4,011	-$4,011	BETTER

CASH BALANCE	$92,905
PROJECTED YEAR END RESERVES	$92,905

[1] INCLUDES RESERVES BUDGETED AND CARRIED FORWARD AS REVENUE

[2] INCLUDES CONTINGENCY FROM RESERVES BUDGETED AS EXPENDITURES

GOVERNMENTAL CAPITAL PROJECTS FUND

INCLUDING BUDGETED RESERVES AND CONTINGENCY	BUDGET	ACTUAL	ACTUAL LESS BUDGET	BETTER/WORSE THAN BUDGET
TOTAL REVENUES[1]	$663,075	$631,875	-$31,200	WORSE
TOTAL EXPENDITURES[2]	$663,075	$334,191	-$328,884	BETTER
NET	$0	$297,684	-$297,684	BETTER

TRUE OPERATING (W/O BUDGETED RESERVES AND CONTINGENCY)	BUDGET	ACTUAL	ACTUAL LESS BUDGET	BETTER/WORSE THAN BUDGET
TOTAL REVENUES W/O BUDGETED RESERVES	$608,075	$631,875	$23,800	BETTER
TOTAL EXPENDITURES W/O BUDGETED CONTINGENCY	$663,075	$334,191	-$328,884	BETTER
NET	-$55,000	$297,684	-$352,684	BETTER

CASH BALANCE	$409,938
PROJECTED YEAR END RESERVES	$373,979
FORECASTED YEAR END RESERVES - FYE '18 BUDGET	$57,291

[1] INCLUDES RESERVES BUDGETED AND CARRIED FORWARD AS REVENUE

[2] INCLUDES CONTINGENCY FROM RESERVES BUDGETED AS EXPENDITURES

PARK IMPACT FEE/CAPITAL PROJECTS FUND

INCLUDING BUDGETED RESERVES AND CONTINGENCY	BUDGET	ACTUAL	ACTUAL LESS BUDGET	BETTER/WORSE THAN BUDGET
TOTAL REVENUES[1]	$187,800	$461,059	$273,259	BETTER
TOTAL EXPENDITURES[2]	$187,800	$0	-$187,800	BETTER
NET	$0	$461,059	-$461,059	BETTER

TRUE OPERATING (W/O BUDGETED RESERVES AND CONTINGENCY)	BUDGET	ACTUAL	ACTUAL LESS BUDGET	BETTER/WORSE THAN BUDGET
TOTAL REVENUES W/O BUDGETED RESERVES	$187,800	$461,059	$273,259	BETTER
TOTAL EXPENDITURES W/O BUDGETED CONTINGENCY	$187,800	$0	-$187,800	BETTER
NET	$0	$461,059	-$461,059	BETTER

CASH BALANCE	$477,961
PROJECTED YEAR END RESERVES	$477,961

[1] INCLUDES RESERVES BUDGETED AND CARRIED FORWARD AS REVENUE

[2] INCLUDES CONTINGENCY FROM RESERVES BUDGETED AS EXPENDITURES

AGENCY FUND

INCLUDING BUDGETED RESERVES AND CONTINGENCY	BUDGET	ACTUAL	ACTUAL LESS BUDGET	BETTER/WORSE THAN BUDGET
TOTAL REVENUES[1]	$64,550	$0	-$64,550	BETTER
TOTAL EXPENDITURES[2]	$64,550	$0	-$64,550	BETTER
NET	$0	$0	$0	BETTER

TRUE OPERATING (W/O BUDGETED RESERVES AND CONTINGENCY)	BUDGET	ACTUAL	ACTUAL LESS BUDGET	BETTER/WORSE THAN BUDGET
TOTAL REVENUES W/O BUDGETED RESERVES	$64,550	$0	-$64,550	BETTER
TOTAL EXPENDITURES W/O BUDGETED CONTINGENCY	$64,550	$0	-$64,550	BETTER
NET	$0	$0	$0	BETTER

CASH BALANCE	$384,170
PROJECTED YEAR END RESERVES	$384,170

[1] INCLUDES RESERVES BUDGETED AND CARRIED FORWARD AS REVENUE

[2] INCLUDES CONTINGENCY FROM RESERVES BUDGETED AS EXPENDITURES

CITY-WIDE

INCLUDING BUDGETED RESERVES AND CONTINGENCY	BUDGET	ACTUAL	ACTUAL LESS BUDGET	BETTER/WORSE THAN BUDGET
TOTAL REVENUES[1]	$17,813,339	$15,561,433	-$2,251,906	WORSE
TOTAL EXPENDITURES[2]	$17,813,339	$11,749,632	-$6,063,707	BETTER
NET	$0	$3,811,801	-$3,811,801	BETTER

TRUE OPERATING (W/O BUDGETED RESERVES AND CONTINGENCY)	BUDGET	ACTUAL	ACTUAL LESS BUDGET	BETTER/WORSE THAN BUDGET
TOTAL REVENUES W/O BUDGETED RESERVES	$13,280,775	$15,561,433	$2,280,658	BETTER
TOTAL EXPENDITURES W/O BUDGETED CONTINGENCY	$15,942,345	$11,749,632	-$4,192,713	BETTER
NET	-$2,661,570	$3,811,801	-$6,473,371	BETTER

CASH BALANCE	$13,963,410
PROJECTED YEAR END RESERVES	$13,411,969

[1] INCLUDES RESERVES BUDGETED AND CARRIED FORWARD AS REVENUE

[2] INCLUDES CONTINGENCY FROM RESERVES BUDGETED AS EXPENDITURES

CITY OF KUNA
COMBINED CASH INVESTMENT
SEPTEMBER 30, 2017

COMBINED CASH ACCOUNTS

99-1002	CASH IN BANK /BOT CASCADES	400,926.75
99-1004	CASH-US BANK	.00
99-1010	CASH CLEARING	.00
99-1020	CASH-BOTC-STATE POOL MMKT 2021	.00
99-1021	CASH-BOTC-LID MMKT 2048	.00
99-1030	CASH-LGIP ACCOUNT	2,531,264.71
99-1040	CASH - US BANK GENERAL CKNG	10,661,241.53
99-1041	CASH - US BANK PAYROLL CKNG	(8,457.10)
99-1042	CASH - US BANK IMPACT FEES	138,981.77
99-1043	CASH - XPRESS DEPOSIT ACCOUNT	239,312.87
99-1070	RETURNED CHECK CLEARING	.00
99-1075	UTILITY CASH CLEARING	1,561.28
	TOTAL COMBINED CASH	13,964,831.81
99-2000	ACC0UNTS PAYABLE	(1,422.42)
99-1000	CASH ALLOCATED TO OTHER FUNDS	(13,963,409.39)
	TOTAL UNALLOCATED CASH	.00

CASH ALLOCATION RECONCILIATION

1	ALLOCATION TO GENERAL FUND	1,847,150.10
3	ALLOCATION TO GRANT FUND	39,500.25
5	ALLOCATION TO LATE COMERS FEE FUND	1,344,581.01
6	ALLOCATION TO JUVENILE JUSTICE FUND	.00
19	ALLOCATION TO WELL MITIGATION FUND	251,835.73
20	ALLOCATION TO WATER FUND	3,776,084.85
21	ALLOCATION TO SEWER FUND	3,735,081.55
22	ALLOCATION TO LID #2006-1 WWTP FUND	.00
25	ALLOCATION TO PRESSURE IRRIGATION FUND	1,604,201.81
26	ALLOCATION TO SOLID WASTE FUND	92,905.17
30	ALLOCATION TO AGENCY FUND	384,170.00
40	ALLOCATION TO GOVERNMENTAL CAP. PROJ. FUND	409,938.15
50	ALLOCATION TO PARK IMPACT FEE/CAP PROJ FUND	477,960.77
	TOTAL ALLOCATIONS TO OTHER FUNDS	13,963,409.39
	ALLOCATION FROM COMBINED CASH FUND - 99-1000	(13,963,409.39)
	ZERO PROOF IF ALLOCATIONS BALANCE	.00

City of Kuna | Finance Worksheet - Budget Vs. Actual Overall | Page: 1

Periods: 10/16-09/17

Account Number	Account Title	Current Period Actual	Current Period Budget	Variance Current Period	Actual YTD	Encumbrance YTD	Actual + Encumbrance YTD	Planned YTD	Variance YTD	Budget Annual	Annual Budget Remaining	% Annual Budg Realized	% Budget Year Elapsed
GENERAL FUND													
01-4000	STATE LIQU0R DISTRIBUTION	.00	.00	.00	157,220.00	.00	157,220.00	143,195.00	14,025.00	143,195.00	-14,025.00	109.79%	100.00%
01-4001	SALES TAX REVENUE SHARE-STATE	.00	.00	.00	656,987.61	.00	656,987.61	623,563.00	33,424.61	623,563.00	-33,424.61	105.36%	100.00%
01-4100	PR0PERTY TAX REVENUE	2,062.60	5,836.00	-3,773.40	2,121,167.76	.00	2,121,167.76	2,067,086.00	54,081.76	2,067,086.00	-54,081.76	102.62%	100.00%
01-4110	PR0PERTY TAX INTEREST & PENALT	192.21	.00	192.21	5,225.79	.00	5,225.79	4,396.00	829.79	4,396.00	-829.79	118.88%	100.00%
01-4120	SALES TAX REVENUE SHARE-COUNTY	.00	.00	.00	232,685.01	.00	232,685.01	200,321.00	32,364.01	200,321.00	-32,364.01	116.16%	100.00%
01-4130	COUNTY FINE DISTRIBUTI0N	902.93	1,331.00	-428.07	27,968.45	.00	27,968.45	42,795.00	-14,826.55	42,795.00	14,826.55	65.35%	100.00%
01-4155	ADMINISTRATI0N SERVICES	11,550.60	20,159.00	-8,608.40	147,076.82	.00	147,076.82	85,737.00	61,339.82	85,737.00	-61,339.82	171.54%	100.00%
01-4161	DISCOUNTS TAKEN	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
01-4162	D0NATI0N REVENUE	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
01-4170	FRANCHISE FEES	14,371.74	14,051.00	320.74	277,362.96	.00	277,362.96	267,391.00	9,971.96	267,391.00	-9,971.96	103.73%	100.00%
01-4173	INTEREST REVENUE	432.90	104.00	328.90	3,235.25	.00	3,235.25	812.00	2,423.25	812.00	-2,423.25	398.43%	100.00%
01-4180	LICENSES / BUSINESS	78.00	5.00	73.00	2,164.00	.00	2,164.00	301.00	1,863.00	301.00	-1,863.00	718.94%	100.00%
01-4181	LICENSES / LIQU0R	.00	.00	.00	6,101.25	.00	6,101.25	5,063.00	1,038.25	5,063.00	-1,038.25	120.51%	100.00%
01-4182	LICENSES / BEER	.00	.00	.00	1,787.50	.00	1,787.50	2,375.00	-587.50	2,375.00	587.50	75.26%	100.00%
01-4183	LICENSES / WINE	.00	.00	.00	950.00	.00	950.00	1,700.00	-750.00	1,700.00	750.00	55.88%	100.00%
01-4184	LICENSES / D0GS	257.50	345.00	-87.50	6,706.00	.00	6,706.00	6,254.00	452.00	6,254.00	-452.00	107.23%	100.00%
01-4185	MISCELLANE0US INC0ME	.00	.00	.00	8,271.74	.00	8,271.74	1,300.00	6,971.74	1,300.00	-6,971.74	636.29%	100.00%
01-4190	PERMITS / CATERING	20.00	22.00	-2.00	240.00	.00	240.00	241.00	-1.00	241.00	1.00	99.59%	100.00%
01-4193	PERMITS / VEND0RS	50.00	.00	50.00	415.00	.00	415.00	525.00	-110.00	525.00	110.00	79.05%	100.00%
01-4195	RENTAL INCOME	455.00	521.00	-66.00	12,865.35	.00	12,865.35	11,002.00	1,863.35	11,002.00	-1,863.35	116.94%	100.00%
01-4197	RV DUMP REVENUE	378.42	348.00	30.42	3,207.21	.00	3,207.21	1,899.00	1,308.21	1,899.00	-1,308.21	168.89%	100.00%
01-4358	DEVELOPMENT SUPPORT SERVICES	770.00	2,327.00	-1,557.00	10,240.00	.00	10,240.00	4,173.00	6,067.00	4,173.00	-6,067.00	245.39%	100.00%
01-4360	BUILDING PERMITS	56,308.60	30,804.00	25,504.60	599,595.65	.00	599,595.65	369,891.00	229,704.65	369,891.00	-229,704.65	162.10%	100.00%
01-4361	PLUMBING PERMITS	11,690.42	6,510.00	5,180.42	118,578.57	.00	118,578.57	78,156.00	40,422.57	78,156.00	-40,422.57	151.72%	100.00%
01-4362	ELECTRICAL PERMITS	14,791.59	9,939.00	4,852.59	132,181.67	.00	132,181.67	119,339.00	12,842.67	119,339.00	-12,842.67	110.76%	100.00%
01-4391	IRES CHECK FEES	1,050.00	386.00	664.00	10,330.00	.00	10,330.00	5,695.00	4,635.00	5,695.00	-4,635.00	181.39%	100.00%
01-4392	MECHANICAL PERMITS	6,618.52	4,355.00	2,263.52	71,039.25	.00	71,039.25	39,953.00	31,086.25	39,953.00	-31,086.25	177.81%	100.00%
01-4550	INSPECTIONS REVENUE	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
01-4750	STREET LIGHT FEE	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
01-4900	TRANSFERS IN	.00	.00	.00	26,295.24	.00	26,295.24	.00	26,295.24	.00	-26,295.24	.00	100.00%
01-4950	CARRY 0VER	.00	1,646,344.00	-1,646,344.00	.00	.00	.00	1,646,344.00	-1,646,344.00	1,646,344.00	1,646,344.00	.00	100.00%
Total Revenue:		121,981.03	1,743,387.00	-1,621,405.97	4,639,898.08	.00	4,639,898.08	5,729,507.00	-1,089,608.92	5,729,507.00	1,089,608.92	80.98%	100.00%
01-5000	SAL. & WAGES-ELECTED OFFICIALS	7,350.00	10,500.00	-3,150.00	88,200.00	.00	88,200.00	91,350.00	-3,150.00	91,350.00	3,150.00	96.55%	100.00%
01-5001	SALARIES / C0UNCIL MEMBERS	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
01-5005	SALARIES & WAGES - STAFF	70,695.23	85,538.00	-14,842.77	873,993.78	.00	873,993.78	908,589.00	-34,595.22	908,589.00	34,595.22	96.19%	100.00%

City of Kuna

Finance Worksheet - Budget Vs. Actual Overall
Periods: 10/16-09/17

Account Number	Account Title	Current Period Actual	Current Period Budget	Variance Current Period	Actual YTD	Encumbrance YTD	Actual + Encumbrance YTD	Planned YTD	Variance YTD	Budget Annual	Annual Budget Remaining	% Annual Budg Realized	% Budget Year Elapsed
01-5006	SALARIES / C0DE ENF-ANIMAL C0N	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
01-5007	SALARIES / PARKS SUPERVIS0R /	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
01-5008	SALARIES / PARKS W0RKER	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
01-5009	SALARIES & WAGES - SEASONAL	5,754.60	8,270.00	-2,515.40	54,774.96	.00	54,774.96	55,216.00	-441.04	55,216.00	441.04	99.20%	100.00%
01-5010	SALARIES / PLANNING & ZONING	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
01-5012	SALARY CITY ENGINEER	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
01-5015	SALARIES / ATTORNEY	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
01-5520	SALARIES / MAINT. W0RKERS	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
01-5794	EMPLOYEE BONUSES	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
01-5795	OVERTIME SALARIES & WAGES	.00	.00	.00	1,100.78	.00	1,100.78	.00	1,100.78	.00	-1,100.78	.00	100.00%
01-5800	OASDI - EMPLOYER	5,041.34	6,367.00	-1,325.66	61,584.01	.00	61,584.01	65,420.00	-3,835.99	65,420.00	3,835.99	94.14%	100.00%
01-5810	MEDICARE - EMPLOYER	1,179.09	1,489.00	-309.91	14,403.35	.00	14,403.35	15,300.00	-896.65	15,300.00	896.65	94.14%	100.00%
01-5820	GR0UP MEDICAL INSURANCE	11,199.78	11,209.00	-9.22	125,061.62	.00	125,061.62	133,605.00	-8,543.38	133,605.00	8,543.38	93.61%	100.00%
01-5830	GR0UP LIFE INSURANCE	57.55	71.00	-13.45	629.50	.00	629.50	797.00	-167.50	797.00	167.50	78.98%	100.00%
01-5840	PERSI EMPLOYER 401(a)	8,825.39	10,314.00	-1,488.61	107,231.83	.00	107,231.83	116,127.00	-8,895.17	116,127.00	8,895.17	92.34%	100.00%
01-5845	PENSION EXPENSE - GASBS 68	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
01-5850	W0RKERS' C0MPENSATI0N INS.	500.78	1,578.00	-1,077.22	12,589.87	.00	12,589.87	18,477.00	-5,887.13	18,477.00	5,887.13	68.14%	100.00%
01-5860	GROUP DENTAL/VISION INSURANCE	1,181.90	1,110.00	71.90	12,893.72	.00	12,893.72	13,265.00	-371.28	13,265.00	371.28	97.20%	100.00%
01-5900	BUILDING INSPECT0R WAGES	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
01-5901	BLDG INSPECTOR ASSISTANT	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
01-5910	BLDG INSPECTOR M & O EXPENSES	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
01-5915	BLDG INSPECTOR TRAINING EXP	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
01-6000	LAW ENFORCEMENT SERVICES	132,903.58	132,899.00	4.58	1,594,842.96	.00	1,594,842.96	1,594,843.00	-.04	1,594,843.00	.04	100.00%	100.00%
01-6005	ANIMAL CONTROL SERVICES	.00	5,123.00	-5,123.00	61,633.38	.00	61,633.38	61,715.00	-81.62	61,715.00	81.62	99.87%	100.00%
01-6006	ANIMAL C0NTR0L/C0DE ENF. VEHIC	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
01-6007	CITY POOL CAR FUEL & MAINT	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
01-6010	AUDIT EXPENSE	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
01-6015	B0ND & LOAN PAYMENTS	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
01-6020	CAPITAL IMPR0VEMENTS	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
01-6025	JANITORIAL	445.59	741.00	-295.41	8,827.91	99.20	8,927.11	9,388.00	-460.89	9,388.00	460.89	95.09%	100.00%
01-6026	CITY NEWSLETTER PRINTING	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
01-6027	CODE ABATEMENT EXPENSE	.00	69.00	-69.00	.00	.00	.00	850.00	-850.00	850.00	850.00	.00	100.00%
01-6030	C0DIFICATI0N EXPENSE	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
01-6035	C0MMITTEE EXPENSE FUND	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
01-6037	COMPREHENSIVE PLAN UPDATES	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
01-6040	CONSTRUCTION / NEW	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
01-6042	C0NSTRUCTI0N / GREENBELT PROJ	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
01-6043	CONSTRUCTION / SIDEWALKS	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
01-6044	C0NSTRUCTI0N / PARK BATHR00MS	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%

City of Kuna

Finance Worksheet - Budget Vs. Actual Overall

Periods: 10/16-09/17

Account Number	Account Title	Current Period Actual	Current Period Budget	Variance Current Period	Actual YTD	Encumbrance YTD	Actual + Encumbrance YTD	Planned YTD	Variance YTD	Budget Annual	Annual Budget Remaining	% Annual Budg Realized	% Budget Year Elapsed
01-6045	C0NTINGENCY	731.68	1,136,719.00	-1,135,987.32	114,153.73	30,006.02	144,159.75	1,227,238.00	-1,083,078.25	1,227,238.00	1,083,078.25	11.75%	100.00%
01-6046	EMERGENCY SERVICES EXPENSE	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
01-6050	C0NTRACT LAB0R	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
01-6052	CONTRACT SERVICES	117.01	1,016.00	-898.99	15,312.96	1,922.99	17,235.95	26,864.00	-9,628.05	26,864.00	9,628.05	64.16%	100.00%
01-6055	DEPRECIATION EXPENSE	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
01-6070	D0NATI0NS EXPENSE	.00	.00	.00	4,500.00	.00	4,500.00	4,500.00	.00	4,500.00	.00	100.00%	100.00%
01-6075	DUES & MEMBERSHIPS	.00	35.00	-35.00	34,663.44	.00	34,663.44	36,572.00	-1,908.56	36,572.00	1,908.56	94.78%	100.00%
01-6080	EC0N0MIC DEVEL0PMENT FUNDING	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
01-6085	ELECTI0N EXPENSES	.00	750.00	-750.00	.00	.00	.00	750.00	-750.00	750.00	750.00	.00	100.00%
01-6095	BAD DEBT EXPENSE	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
01-6097	DEPOSITS ON ACCOUNT	.00	.00	.00	900.00	.00	900.00	900.00	.00	900.00	.00	100.00%	100.00%
01-6100	INF0RMATI0N SYS / C0MPUTER LEA	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
01-6101	INF0RMATI0N SYS / SUPP0RT & CO	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
01-6110	INTEREST EXPENSE	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
01-6120	LEGAL FEES	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
01-6125	LEGAL PUBLICATI0NS	306.89	431.00	-124.11	6,684.94	461.22	7,146.16	5,150.00	1,996.16	5,150.00	-1,996.16	138.76%	100.00%
01-6130	LIABILITY & PR0PERTY INSURANCE	.00	.00	.00	27,020.40	.00	27,020.40	27,020.00	.40	27,020.00	-.40	100.00%	100.00%
01-6131	INSURANCE CLAIMS PAID	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
01-6140	MAINT. & REPAIR BUILDING	308.95	654.00	-345.05	14,661.57	.00	14,661.57	7,870.00	6,791.57	7,870.00	-6,791.57	186.30%	100.00%
01-6142	MAINT. & REPAIR - EQUIPMENT	1,818.97	2,262.00	-443.03	26,117.28	238.38	26,355.66	27,232.00	-876.34	27,232.00	876.34	96.78%	100.00%
01-6150	MAINTENANCE & REPAIRS - SYSTEM	486.46	2,500.00	-2,013.54	40,369.98	1,252.15	41,622.13	30,000.00	11,622.13	30,000.00	-11,622.13	138.74%	100.00%
01-6155	MEETINGS/COMMITTEES	1,045.00	889.00	156.00	2,299.86	.00	2,299.86	11,016.00	-8,716.14	11,016.00	8,716.14	20.88%	100.00%
01-6160	MISCELLANE0US EXPENSES	.00	23,143.00	-23,143.00	1,499.33	65.00	1,564.33	24,443.00	-22,878.67	24,443.00	22,878.67	6.40%	100.00%
01-6165	OFFICE SUPPLIES	-146.38	709.00	-855.38	8,184.04	1,893.34	10,077.38	8,574.00	1,503.38	8,574.00	-1,503.38	117.53%	100.00%
01-6166	PP&E PURCHASES - OPERATIONS	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
01-6169	LEASEHOLD IMPROVEMENTS	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
01-6170	PARK / MAINTENANCE & 0PERATI0N	.00	.00	.00	134.83	.00	134.83	.00	134.83	.00	-134.83	.00	100.00%
01-6171	PARK / TRUCK PARKING LOT	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
01-6172	PARK / EQUIPMENT MAINTENANCE	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
01-6173	PARK / LIABILITY INSURANCE	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
01-6174	PARK TREE PROJECT	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
01-6175	SMALL TOOLS	2,049.81	900.00	1,149.81	22,230.70	200.00	22,430.70	20,800.00	1,630.70	20,800.00	-1,630.70	107.84%	100.00%
01-6176	PARK / PICNIC TABLES & TRASH R	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
01-6177	PARK / SPRINKLER SYSTEM UPGRAD	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
01-6178	PARK UNIFORMS EXPENSE	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
01-6179	PARK IMPROVEMENTS (NICHOLSON)	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
01-6180	PLANNING & Z0NING DEPT. EXPENS	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
01-6181	P & Z DEPT DUES & MEMB	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
01-6182	P & Z DEPT LEGAL FEES	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%

City of Kuna

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Account Number	Account Title	Current Period Actual	Current Period Budget	Variance Current Period	Actual YTD	Encumbrance YTD	Actual + Encumbrance YTD	Planned YTD	Variance YTD	Budget Annual	Annual Budget Remaining	% Annual Budg Realized	% Budget Year Elapsed
01-6183	P&Z OFFICE SUPPLIES	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
01-6184	P & Z DEPT OFFICE EQUIPMENT	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
01-6185	P & Z DEPT TELEPH0NE EXP	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
01-6186	P & Z DEPT POSTAGE EXP	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
01-6187	P & Z DEPT TRAVEL EXP	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
01-6188	SIGNAGE	.00	29.00	-29.00	316.86	.00	316.86	425.00	-108.14	425.00	108.14	74.56%	100.00%
01-6189	P & Z DEPT TRAINING EXP	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
01-6190	P0STAGE & BILLING	.00	1,288.00	-1,288.00	11,356.27	15.00	11,371.27	14,318.00	-2,946.73	14,318.00	2,946.73	79.42%	100.00%
01-6191	P & Z DEPT RENT EXP - EQUIP	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
01-6192	P & Z DEPT LEGAL PUBLICATIONS	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
01-6193	P & Z DEPT LIABILITY INSURANCE	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
01-6194	P & Z DEPT MAINT & REP - EQUIP	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
01-6195	P & Z PROF ENG/PLNG/CNSLTG	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
01-6196	P & Z DEPT RENT EXP - CITY HAL	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
01-6197	P & Z DEPT UNIFORMS	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
01-6198	P & Z COMPASS CONTOUR DATA	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
01-6199	P & Z IMPACT FEE STUDY	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
01-6200	PR0FESSI0NAL SERVICES	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
01-6202	PR0FESSI0NAL SERVICES	37,060.53	12,758.00	24,302.53	206,844.17	.00	206,844.17	294,903.00	-88,058.83	294,903.00	88,058.83	70.14%	100.00%
01-6203	PROSECUTORIAL SERVICES	.00	4,231.00	-4,231.00	50,793.64	.00	50,793.64	50,794.00	-.36	50,794.00	.36	100.00%	100.00%
01-6204	PROPERTY ACQUISITION	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
01-6211	RENT-BUILDINGS & LAND	148.50	143.00	5.50	2,978.15	.00	2,978.15	2,082.00	896.15	2,082.00	-896.15	143.04%	100.00%
01-6212	RENT-EQUIPMENT	655.00	571.00	84.00	5,399.55	.00	5,399.55	5,250.00	149.55	5,250.00	-149.55	102.85%	100.00%
01-6213	PARK / RENT EXPENSE / ACHD SHO	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
01-6220	RESERVE FUND TRANSFERS	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
01-6225	R.V. DUMP SITE EXPENSES	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
01-6230	SAFETY TRAINING & EQUIPMENT	.00	147.00	-147.00	995.51	.00	995.51	1,819.00	-823.49	1,819.00	823.49	54.73%	100.00%
01-6240	SEWER L0AN PMT/	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
01-6250	STREET LIGHT EXPENSE	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
01-6252	STREET LIGHT EXPANSI0N PR0JECT	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
01-6255	TELEPH0NE	902.34	1,409.00	-506.66	18,002.29	.00	18,002.29	15,354.00	2,648.29	15,354.00	-2,648.29	117.25%	100.00%
01-6261	OFFICE EQUIPMENT UPGRADES	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
01-6265	TRAINING & SCH00LING	.00	980.00	-980.00	7,959.53	2,884.09	10,843.62	15,375.00	-4,531.38	15,375.00	4,531.38	70.53%	100.00%
01-6270	TRAVEL	.00	115.00	-115.00	82.16	.00	82.16	2,775.00	-2,692.84	2,775.00	2,692.84	2.96%	100.00%
01-6275	TREE PR0JECT EXPENSES	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
01-6276	TREE BOND VOUCHERS	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
01-6280	UNEMPL0YMENT EXPENSES	.00	1.00	-1.00	.00	.00	.00	6,087.00	-6,087.00	6,087.00	6,087.00	.00	100.00%
01-6285	UNIF0RMS	.00	128.00	-128.00	917.59	.00	917.59	1,830.00	-912.41	1,830.00	912.41	50.14%	100.00%
01-6287	URBAN RENEWAL EXPENSES	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%

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Account Number	Account Title	Current Period Actual	Current Period Budget	Variance Current Period	Actual YTD	Encumbrance YTD	Actual + Encumbrance YTD	Planned YTD	Variance YTD	Budget Annual	Annual Budget Remaining	% Annual Budg Realized	% Budget Year Elapsed
01-6290	UTILITIES	7,699.41	35,101.00	-27,401.59	102,093.98	.00	102,093.98	134,481.00	-32,387.02	134,481.00	32,387.02	75.92%	100.00%
01-6295	NEW CITY HALL BOND EXPENSES	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
01-6300	FUEL	807.56	1,291.00	-483.44	11,544.62	.00	11,544.62	15,503.00	-3,958.38	15,503.00	3,958.38	74.47%	100.00%
01-6305	VEHICLE MAINTENANCE & REPAIRS	319.53	338.00	-18.47	4,977.31	5.65	4,982.96	4,001.00	981.96	4,001.00	-981.96	124.54%	100.00%
01-6310	PARKS DEPT./ VEHICLE PURCHASE	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
01-6400	TRANSFERS OUT	.00	.00	.00	608,075.00	.00	608,075.00	608,075.00	.00	608,075.00	.00	100.00%	100.00%
01-6401	LOANS TO OTHER FUNDS	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
01-6500	CASH OVER/SHORT	-1.02	.00	-1.02	24.17	.00	24.17	.00	24.17	.00	-24.17	.00	100.00%
01-6505	BANK FEES	1,529.79	1,046.00	483.79	15,037.22	.00	15,037.22	12,563.00	2,474.22	12,563.00	-2,474.22	119.69%	100.00%
Total Expenditure:		300,974.86	1,504,862.00	-1,203,887.14	4,383,898.75	39,043.04	4,422,941.79	5,729,506.00	-1,306,564.21	5,729,506.00	1,306,564.21	77.20%	100.00%
GENERAL FUND Revenue Total:		121,981.03	1,743,387.00	1,621,405.97-	4,639,898.08	.00	4,639,898.08	5,729,507.00	1,089,608.92-	5,729,507.00	1,089,608.92	80.98%	100.00%
GENERAL FUND Expenditure Total:		300,974.86	1,504,862.00	1,203,887.14-	4,383,898.75	39,043.04	4,422,941.79	5,729,506.00	1,306,564.21-	5,729,506.00	1,306,564.21	77.20%	100.00%
Net Total GENERAL FUND:		-178,993.83	238,525.00	-417,518.83	255,999.33	-39,043.04	216,956.29	1.00	216,955.29	1.00	-216,955.29	21695629.00%	100.00%

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Account Number	Account Title	Current Period Actual	Current Period Budget	Variance Current Period	Actual YTD	Encumbrance YTD	Actual + Encumbrance YTD	Planned YTD	Variance YTD	Budget Annual	Annual Budget Remaining	% Annual Budg Realized	% Budget Year Elapsed
GRANT FUND													
03-4161	DISCOUNTS TAKEN	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
03-4173	INTEREST REVENUE	15.40	.00	15.40	202.09	.00	202.09	.00	202.09	.00	-202.09	.00	100.00%
03-4200	GRANT REVENUE	.00	78,750.00	-78,750.00	.00	.00	.00	945,000.00	-945,000.00	945,000.00	945,000.00	.00	100.00%
03-4203	REVENUE - UNION PACIFIC GARDEN	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
03-4204	REVENUE-MAYOR'S BIKE & SKATE	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
03-4205	REVENUE-IDPCO ECONOMIC DEV.	.00	.00	.00	500.00	.00	500.00	.00	500.00	.00	-500.00	.00	100.00%
03-4206	REVENUE-BLUE CROSS HIGH FIVE	.00	.00	.00	118,343.29	.00	118,343.29	.00	118,343.29	.00	-118,343.29	.00	100.00%
03-4208	REVENUE-UP-GREENBELT EXTENSION	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
03-4209	REVENUE-ARBOR DAY-PLANT IDAHO	.00	.00	.00	261.00	.00	261.00	.00	261.00	.00	-261.00	.00	100.00%
03-4210	REVENUE-CIM GREENBELT EAST	.00	.00	.00	14,036.57	.00	14,036.57	.00	14,036.57	.00	-14,036.57	.00	100.00%
03-4211	REVENUE-ID PARKS & REC RTP	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
03-4212	REVENUE-INT GAS ECO GRANT	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
03-4213	REVENUE-ICF HISTORICAL GRANT	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
03-4214	REVENUE-KUNA POOL/FITNESS FAC.	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
03-4215	ONE STONE YOUTH ORG. PROJECT	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
03-4216	REV.- DOWNTOWN REVITALIZATION	102.00	.00	102.00	4,189.43	.00	4,189.43	.00	4,189.43	.00	-4,189.43	.00	100.00%
03-4217	REV. - CAPITAL MATRIX	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
03-4218	REV-COMPASS CIM DOWNTOWN REVIT	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
03-4219	REV- MAYOR'S YOUTH COUNCIL	.00	.00	.00	2,000.00	.00	2,000.00	.00	2,000.00	.00	-2,000.00	.00	100.00%
03-4220	HIGH FIVE YOUTH COUNCIL DIRECT	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
03-4221	REVENUE-MOVIES IN THE PARK	.00	.00	.00	6,000.00	.00	6,000.00	.00	6,000.00	.00	-6,000.00	.00	100.00%
03-4222	REVENUE-MAYOR'S TABLE EVENT	803.70	.00	803.70	2,041.95	.00	2,041.95	.00	2,041.95	.00	-2,041.95	.00	100.00%
03-4223	REVENUE - KUNA DOG PARK	.00	.00	.00	85.00	.00	85.00	.00	85.00	.00	-85.00	.00	100.00%
03-4224	REVENUE-CDBG DOWNTOWN REVIT.	.00	.00	.00	160,366.00	.00	160,366.00	.00	160,366.00	.00	-160,366.00	.00	100.00%
03-4225	REVENUE - ART SHOWS	567.00	.00	567.00	2,580.16	.00	2,580.16	.00	2,580.16	.00	-2,580.16	.00	100.00%
03-4226	REV-DNTWN REVIT TMA TAP	9,236.67	.00	9,236.67	9,236.67	.00	9,236.67	.00	9,236.67	.00	-9,236.67	.00	100.00%
03-4227	REV - DNTWN REVIT ART-TTV	15,000.00	.00	15,000.00	15,000.00	.00	15,000.00	.00	15,000.00	.00	-15,000.00	.00	100.00%
03-4285	MISCELLANE0US INC0ME	.00	.00	.00	30.00	.00	30.00	.00	30.00	.00	-30.00	.00	100.00%
03-4900	TRANSFERS IN	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
03-4950	CARRY 0VER BALANCE	.00	17,478.00	-17,478.00	.00	.00	.00	209,725.00	-209,725.00	209,725.00	209,725.00	.00	100.00%
Total Revenue:		25,724.77	96,228.00	-70,503.23	334,872.16	.00	334,872.16	1,154,725.00	-819,852.84	1,154,725.00	819,852.84	29.00%	100.00%
03-6160	MISCELLANE0US EXPENSES	.00	.00	.00	.00	100.00	100.00	.00	100.00	.00	-100.00	.00	100.00%
03-6354	GRANT EXPENDITURES	.00	96,228.00	-96,228.00	.00	.00	.00	1,154,725.00	-1,154,725.00	1,154,725.00	1,154,725.00	.00	100.00%
03-6357	EXPENDITURE-UNION PACIFIC	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
03-6358	EXPENDITURE-MAYOR BIKE & SKATE	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%

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03-6359	EXPENDITURE-IDPCO ECONOMIC DV	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
03-6360	EXPEND.-BLUE CROSS HIGH FIVE	.00	.00	.00	55,012.33	.00	55,012.33	.00	55,012.33	.00	-55,012.33	.00	100.00%
03-6362	EXPENDITURE-UP-GREENBELT EXTEN	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
03-6363	EXP.-ARBOR DAY-PLANT IDAHO	.00	.00	.00	261.00	.00	261.00	.00	261.00	.00	-261.00	.00	100.00%
03-6364	EXPENDITURE-CIM GREENBELT EAST	.00	.00	.00	14,036.57	.00	14,036.57	.00	14,036.57	.00	-14,036.57	.00	100.00%
03-6365	EXPENDITURE-ID PARKS & REC RTP	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
03-6366	EXPEND. - INT GAS ECO GRANT	.00	.00	.00	163.72	.00	163.72	.00	163.72	.00	-163.72	.00	100.00%
03-6367	EXPEND.-ICF HISTORICAL GRANT	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
03-6368	EXPEND-KUNA POOL/FITNESS FAC.	.00	.00	.00	415.00	.00	415.00	.00	415.00	.00	-415.00	.00	100.00%
03-6369	ONE STONE YOUTH ORG. PROJECT	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
03-6370	EXP. - DOWNTOWN REVITALIZATION	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
03-6371	EXP. - CAPITAL MATRIX	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
03-6372	EXP-COMPASS CIM DOWNTOWN REVIT	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
03-6373	EXP-MAYOR'S YOUTH COUNCIL	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
03-6374	EXP-HIGH FIVE YOUTH COUNCIL	.00	.00	.00	6,447.99	.00	6,447.99	.00	6,447.99	.00	-6,447.99	.00	100.00%
03-6375	EXPENDITURE-MOVIES IN THE PAR	.00	.00	.00	3,945.64	.00	3,945.64	.00	3,945.64	.00	-3,945.64	.00	100.00%
03-6376	EXPENDITURE-MAYOR'S TABLE	651.44	.00	651.44	1,059.70	150.00	1,209.70	.00	1,209.70	.00	-1,209.70	.00	100.00%
03-6377	EXPENDITURE - KUNA DOG PARK	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
03-6378	EXPENDITURE-CDBG DWNTWN REVIT.	1,000.00	.00	1,000.00	210,810.94	.00	210,810.94	.00	210,810.94	.00	-210,810.94	.00	100.00%
03-6379	EXPENDITURES - ART SHOWS	238.00	.00	238.00	655.76	.00	655.76	.00	655.76	.00	-655.76	.00	100.00%
03-6380	EXP-DWNTWN REVIT TMA TAP	-731.68	.00	-731.68	9,236.67	.00	9,236.67	.00	9,236.67	.00	-9,236.67	.00	100.00%
03-6381	EXP - DNTWN REVIT ART - TTV	50.00	.00	50.00	50.00	2,600.00	2,650.00	.00	2,650.00	.00	-2,650.00	.00	100.00%
03-6400	TRANSFERS OUT	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
03-6505	BANK FEES	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
Total Expenditure:		1,207.76	96,228.00	-95,020.24	302,095.32	2,850.00	304,945.32	1,154,725.00	-849,779.68	1,154,725.00	849,779.68	26.41%	100.00%
GRANT FUND Revenue Total:		25,724.77	96,228.00	70,503.23-	334,872.16	.00	334,872.16	1,154,725.00	819,852.84-	1,154,725.00	819,852.84	29.00%	100.00%
GRANT FUND Expenditure Total:		1,207.76	96,228.00	95,020.24-	302,095.32	2,850.00	304,945.32	1,154,725.00	849,779.68-	1,154,725.00	849,779.68	26.41%	100.00%
Net Total GRANT FUND:		24,517.01	.00	24,517.01	32,776.84	-2,850.00	29,926.84	.00	29,926.84	.00	-29,926.84	.00	100.00%

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LATE COMERS FEE FUND													
05-4173	INTEREST REVENUE	279.84	16.00	263.84	1,516.79	.00	1,516.79	148.00	1,368.79	148.00	-1,368.79	1024.86%	100.00%
05-4400	RYAN MEADOWS / LATE COMERS FEE	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
05-4401	MINERAL SPGS #2/LATECOMER FEE	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
05-4402	GEM PARK II / LATE COMERS FEES	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
05-4403	WILLOW GLENN/LATE COMER FEE	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
05-4404	TOMORROW SUBD/LATECOMER FEE	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
05-4405	SCHOOL HOUSE PARK/LATECOMER	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
05-4406	SWAN FALLS BUS. PARK/ LATE COM	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
05-4407	CALICO CREEK/ LATE COMERS FEES	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
05-4408	OUTPOST - M. ASHBY/ LATE COMER	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
05-4409	MINERAL SPR/ LATE COMERS FEES	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
05-4410	KUNA SCHOOL DIST / LATE COME	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
05-4411	DESERT HAWK / LATE COMERS FEES	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
05-4412	DANSKIN LIFT STATION / LATE CO	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
05-4450	ADMINISTRATIVE FEES COLLECTED	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
05-4473	INTEREST INCOME / STATE INV. P	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
05-4485	MISCELLANE0US INC0ME	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
05-4504	WATER MAIN CAPACITY FEE	62,579.55	17,100.00	45,479.55	605,325.86	.00	605,325.86	205,200.00	400,125.86	205,200.00	-400,125.86	294.99%	100.00%
05-4604	SEWER MAIN CAPACITY FEE	44,227.15	12,085.00	32,142.15	423,436.62	.00	423,436.62	145,075.00	278,361.62	145,075.00	-278,361.62	291.87%	100.00%
05-4704	PRESSURE IRRIG CAPACITY FEE	24,839.15	9,038.00	15,801.15	270,172.64	.00	270,172.64	108,500.00	161,672.64	108,500.00	-161,672.64	249.01%	100.00%
05-4900	TRANSFERS IN	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
05-4950	CARRY 0VER BALANCE	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
Total Revenue:		131,925.69	38,239.00	93,686.69	1,300,451.91	.00	1,300,451.91	458,923.00	841,528.91	458,923.00	-841,528.91	283.37%	100.00%
05-6045	CONTINGENCY	.00	19.00	-19.00	.00	.00	.00	73.00	-73.00	73.00	73.00	.00	100.00%
05-6095	BAD DEBT EXPENSE	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
05-6110	INTEREST EXPENSE	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
05-6160	MISCELLANEOUS EXPENDITURES	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
05-6305	WATER MAIN CAPACITY REIMBBURSE	.00	51,318.00	-51,318.00	.00	.00	.00	205,275.00	-205,275.00	205,275.00	205,275.00	.00	100.00%
05-6306	SEWER MAIN CAPACITY REIMBURSE	.00	36,268.00	-36,268.00	40,930.83	.00	40,930.83	145,075.00	-104,144.17	145,075.00	104,144.17	28.21%	100.00%
05-6307	PR IRR MAIN CAPACITY REIMBURSE	.00	27,125.00	-27,125.00	.00	.00	.00	108,500.00	-108,500.00	108,500.00	108,500.00	.00	100.00%
05-6370	RYAN MEADOWS / REIMBURSE FEES	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
05-6372	DESERT HAWK REIMBURSEMENT FEES	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
05-6373	DANSKIN LIFT STATION / REIMB F	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
05-6374	SCHOOL HOUSE PARK/REIMB. FEES	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
05-6375	SUNBIRD VILLAGE / REIMBURSE FE	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%

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05-6376	WILD MEADOWS / REIMBURSEMENT	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
05-6377	ANCELLE DEVELOPMENT/ REIMB. FE	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
05-6378	KUNA SCHOOL DIST REIMB FEES	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
05-6379	MINERAL SPR / LATE COMERS FEE	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
05-6380	GEM PARK II / REIMBURSE FEES	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
05-6381	WILLOW GLENN / REIMBURSE FEES	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
05-6382	SWAN FALLS BUS. PARK/ LATE COM	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
05-6383	CALICO CREEK / REIMBURSE FEES	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
05-6384	OUTPOST / REIM BURSE FEES	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
05-6400	TRANSFERS OUT	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
Total Expenditure:		.00	114,730.00	-114,730.00	40,930.83	.00	40,930.83	458,923.00	-417,992.17	458,923.00	417,992.17	8.92%	100.00%
LATE COMERS FEE FUND Revenue Total:		131,925.69	38,239.00	93,686.69	1,300,451.91	.00	1,300,451.91	458,923.00	841,528.91	458,923.00	841,528.91-	283.37%	100.00%
LATE COMERS FEE FUND Expenditure Total:		.00	114,730.00	114,730.00-	40,930.83	.00	40,930.83	458,923.00	417,992.17-	458,923.00	417,992.17	8.92%	100.00%
Net Total LATE COMERS FEE FUND:		131,925.69	-76,491.00	208,416.69	1,259,521.08	.00	1,259,521.08	.00	1,259,521.08	.00	-1,259,521.08	.00	100.00%

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Account Number	Account Title	Current Period Actual	Current Period Budget	Variance Current Period	Actual YTD	Encumbrance YTD	Actual + Encumbrance YTD	Planned YTD	Variance YTD	Budget Annual	Annual Budget Remaining	% Annual Budg Realized	% Budget Year Elapsed
WELL MITIGATION FUND													
19-4173	INTEREST REVENUE	54.65	7.00	47.65	496.61	.00	496.61	150.00	346.61	150.00	-346.61	331.07%	100.00%
19-4500	WELL MITIGATION FEE	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
19-4574	INTEREST INC0ME	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
19-4900	TRANSFERS IN	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
19-4950	CARRY 0VER BALANCE	.00	251,191.00	-251,191.00	.00	.00	.00	251,191.00	-251,191.00	251,191.00	251,191.00	.00	100.00%
Total Revenue:		54.65	251,198.00	-251,143.35	496.61	.00	496.61	251,341.00	-250,844.39	251,341.00	250,844.39	0.20%	100.00%
19-6020	CAPITAL IMPR0VEMENTS	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
19-6045	C0NTINGENCY FUND	.00	251,341.00	-251,341.00	.00	.00	.00	251,341.00	-251,341.00	251,341.00	251,341.00	.00	100.00%
19-6505	BANK FEES	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
Total Expenditure:		.00	251,341.00	-251,341.00	.00	.00	.00	251,341.00	-251,341.00	251,341.00	251,341.00	.00	100.00%
WELL MITIGATION FUND Revenue Total:		54.65	251,198.00	251,143.35-	496.61	.00	496.61	251,341.00	250,844.39-	251,341.00	250,844.39	0.20%	100.00%
WELL MITIGATION FUND Expenditure Total:		.00	251,341.00	251,341.00-	.00	.00	.00	251,341.00	251,341.00-	251,341.00	251,341.00	.00	100.00%
Net Total WELL MITIGATION FUND:		54.65	-143.00	197.65	496.61	.00	496.61	.00	496.61	.00	-496.61	.00	100.00%

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Account Number	Account Title	Current Period Actual	Current Period Budget	Variance Current Period	Actual YTD	Encumbrance YTD	Actual + Encumbrance YTD	Planned YTD	Variance YTD	Budget Annual	Annual Budget Remaining	% Annual Budg Realized	% Budget Year Elapsed
WATER FUND													
20-4164	D0NATI0NS - SPECIAL PR0JECTS	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
20-4173	INTEREST REVENUE	811.43	163.00	648.43	6,721.79	.00	6,721.79	2,000.00	4,721.79	2,000.00	-4,721.79	336.09%	100.00%
20-4185	MISCELLANEOUS INCOME	.00	10,837.00	-10,837.00	150.11	.00	150.11	130,055.00	-129,904.89	130,055.00	129,904.89	0.12%	100.00%
20-4188	PERSI / GAIN SHARING CREDIT	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
20-4358	DEVELOPMENT SUPPORT SERVICES	.00	250.00	-250.00	2,927.40	.00	2,927.40	3,000.00	-72.60	3,000.00	72.60	97.58%	100.00%
20-4450	ADMINISTRATIVE FEES COLLECTED	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
20-4500	METERED WATER SALES	161,742.47	140,518.00	21,224.47	1,738,230.33	.00	1,738,230.33	1,653,170.00	85,060.33	1,653,170.00	-85,060.33	105.15%	100.00%
20-4501	CUST0MER WATER DEP0SITS	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
20-4503	NEW METER	14,318.00	4,663.00	9,655.00	147,244.00	.00	147,244.00	56,000.00	91,244.00	56,000.00	-91,244.00	262.94%	100.00%
20-4504	WATER MAIN CAPACITY FEE	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
20-4505	NEW SERVICE CONNECTION	57,884.75	15,822.00	42,062.75	555,369.30	.00	555,369.30	189,875.00	365,494.30	189,875.00	-365,494.30	292.49%	100.00%
20-4507	WATER TOKEN SALES - BULK WATER	3,878.21	837.00	3,041.21	29,764.89	.00	29,764.89	10,000.00	19,764.89	10,000.00	-19,764.89	297.65%	100.00%
20-4510	SERVICE RECONNECT FEES	-3,949.00	1,500.00	-5,449.00	16,829.40	.00	16,829.40	18,000.00	-1,170.60	18,000.00	1,170.60	93.50%	100.00%
20-4530	DISCOUNTS TAKEN	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
20-4550	INSPECTIONS REVENUE	.00	1,250.00	-1,250.00	15,231.66	.00	15,231.66	15,000.00	231.66	15,000.00	-231.66	101.54%	100.00%
20-4573	INTEREST INC0ME / STATE INV. P	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
20-4574	INTEREST INC0ME / RESERVE ACC0	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
20-4585	MISCELLANE0US INC0ME	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
20-4775	LATE PAYMENT FEE	-11,208.27	.00	-11,208.27	35,970.61	.00	35,970.61	.00	35,970.61	.00	-35,970.61	.00	100.00%
20-4800	SALE 0F ASSETS	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
20-4899	GRANTS RECEIVED	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
20-4900	TRANSFERS IN	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
20-4901	LOANS RECEIVED FROM OTHER FUND	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
20-4950	CARRY 0VER BALANCE	.00	886,104.00	-886,104.00	.00	.00	.00	886,104.00	-886,104.00	886,104.00	886,104.00	.00	100.00%
20-4955	DONATED INFRASTRUCTURE	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
Total Revenue:		223,477.59	1,061,944.00	-838,466.41	2,548,439.49	.00	2,548,439.49	2,963,204.00	-414,764.51	2,963,204.00	414,764.51	86.00%	100.00%
20-5000	SAL. & WAGES-ELECTED OFFICIALS	326.67	342.00	-15.33	3,920.04	.00	3,920.04	4,060.00	-139.96	4,060.00	139.96	96.55%	100.00%
20-5005	SALARIES & WAGES - STAFF	29,957.98	42,585.00	-12,627.02	423,300.90	.00	423,300.90	462,634.00	-39,333.10	462,634.00	39,333.10	91.50%	100.00%
20-5006	SALARIES / C0DE ENF-ANIMAL C0N	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
20-5008	SALARIES / PARKS W	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
20-5009	SALARIES & WAGES - SEASONAL	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
20-5012	SALARY CITY ENGINEER	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
20-5015	SALARIES / ATTORNEY	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
20-5500	SALARIES / PUBLIC W0RKS DIRECT	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
20-5520	SALARIES / MAINT. W0RKERS	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%

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20-5530	SALARIES / WATER INSPECTIONS	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
20-5794	EMPLOYEE BONUSES	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
20-5795	OVERTIME SALARIES & WAGES	.00	.00	.00	1,269.42	.00	1,269.42	.00	1,269.42	.00	-1,269.42	.00	100.00%
20-5800	OASDI - EMPLOYER	1,816.65	3,038.00	-1,221.35	25,704.49	.00	25,704.49	28,935.00	-3,230.51	28,935.00	3,230.51	88.84%	100.00%
20-5810	MEDICARE - EMPLOYER	424.87	708.00	-283.13	6,011.80	.00	6,011.80	6,767.00	-755.20	6,767.00	755.20	88.84%	100.00%
20-5820	GR0UP MEDICAL INSURANCE	4,902.97	5,512.00	-609.03	59,113.74	.00	59,113.74	66,012.00	-6,898.26	66,012.00	6,898.26	89.55%	100.00%
20-5830	GR0UP LIFE INSURANCE	24.59	38.00	-13.41	288.90	.00	288.90	324.00	-35.10	324.00	35.10	89.17%	100.00%
20-5840	PERSI EMPLOYER 401(a)	3,428.02	4,973.00	-1,544.98	46,661.96	.00	46,661.96	54,006.00	-7,344.04	54,006.00	7,344.04	86.40%	100.00%
20-5845	PENSION EXPENSE - GASBS 68	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
20-5850	W0RKERS' C0MPENSATI0N INS.	-110.42	978.00	-1,088.42	11,316.46	.00	11,316.46	11,637.00	-320.54	11,637.00	320.54	97.25%	100.00%
20-5860	GROUP DENTAL/VISION INSURANCE	521.01	583.00	-61.99	6,199.53	.00	6,199.53	6,930.00	-730.47	6,930.00	730.47	89.46%	100.00%
20-6010	AUDIT EXPENSE	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
20-6015	BOND & LOAN PAYMENTS	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
20-6020	CAPITAL IMPR0VEMENTS	16,091.00	222,087.00	-205,996.00	511,013.38	.00	511,013.38	1,435,000.00	-923,986.62	1,435,000.00	923,986.62	35.61%	100.00%
20-6021	FUTURE WELLS INVESTMENT FUND	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
20-6025	JANITORIAL	193.53	118.00	75.53	2,075.50	.00	2,075.50	1,449.00	626.50	1,449.00	-626.50	143.24%	100.00%
20-6040	CONSTRUCTION / NEW	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
20-6041	CONSTRUCTION LOAN/ IRRIG. P	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
20-6045	C0NTINGENCY	.00	120,678.00	-120,678.00	3,165.26	.00	3,165.26	124,380.00	-121,214.74	124,380.00	121,214.74	2.54%	100.00%
20-6050	C0NTRACT LAB0R	.00	212.00	-212.00	.00	.00	.00	2,500.00	-2,500.00	2,500.00	2,500.00	.00	100.00%
20-6052	CONTRACT SERVICES	99.59	1,125.00	-1,025.41	13,435.60	.00	13,435.60	14,962.00	-1,526.40	14,962.00	1,526.40	89.80%	100.00%
20-6054	CREDIT CARD PROCESSING FEES	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
20-6055	DEPRECIATI0N EXPENSE	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
20-6060	DEQ ASSESSMENT FEES	.00	.00	.00	16,812.00	.00	16,812.00	18,564.00	-1,752.00	18,564.00	1,752.00	90.56%	100.00%
20-6065	DIG LINE EXPENSE	359.15	163.00	196.15	1,931.89	.00	1,931.89	2,000.00	-68.11	2,000.00	68.11	96.59%	100.00%
20-6070	D0NATI0NS EXPENSE	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
20-6075	DUES & MEMBERSHIPS	.00	175.00	-175.00	1,751.49	.00	1,751.49	2,100.00	-348.51	2,100.00	348.51	83.40%	100.00%
20-6095	BAD DEBT EXPENSE	.00	4,000.00	-4,000.00	.00	.00	.00	4,000.00	-4,000.00	4,000.00	4,000.00	.00	100.00%
20-6097	DEPOSITS ON ACCOUNT	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
20-6110	INTEREST EXPENSE	.00	212.00	-212.00	.00	.00	.00	2,500.00	-2,500.00	2,500.00	2,500.00	.00	100.00%
20-6125	LEGAL PUBLICATI0NS	53.01	87.00	-33.99	447.84	126.00	573.84	1,000.00	-426.16	1,000.00	426.16	57.38%	100.00%
20-6130	LIABILITY & PR0PERTY INSURANCE	.00	.00	.00	15,664.00	.00	15,664.00	15,664.00	.00	15,664.00	.00	100.00%	100.00%
20-6131	INSURANCE CLAIMS PAID	.00	12.00	-12.00	.00	.00	.00	100.00	-100.00	100.00	100.00	.00	100.00%
20-6140	MAINT. & REPAIR BUILDING	565.25	837.00	-271.75	14,802.01	.00	14,802.01	10,000.00	4,802.01	10,000.00	-4,802.01	148.02%	100.00%
20-6142	MAINT. & REPAIRS- EQUIPMENT	340.26	1,290.00	-949.74	8,672.91	104.00	8,776.91	15,502.00	-6,725.09	15,502.00	6,725.09	56.62%	100.00%
20-6144	MAINTENANCE & REPAIRS/ STORAGE	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
20-6150	M & R - SYSTEM	694.49	11,087.00	-10,392.51	32,856.43	21,212.76	54,069.19	133,000.00	-78,930.81	133,000.00	78,930.81	40.65%	100.00%
20-6151	M & R - PROCESS CHEMICALS	.00	663.00	-663.00	10,647.01	.00	10,647.01	8,000.00	2,647.01	8,000.00	-2,647.01	133.09%	100.00%
20-6152	M & R - LABORATORY COSTS	.00	750.00	-750.00	10,627.71	.00	10,627.71	9,000.00	1,627.71	9,000.00	-1,627.71	118.09%	100.00%

City of Kuna

Finance Worksheet - Budget Vs. Actual Overall

Periods: 10/16-09/17

Account Number	Account Title	Current Period Actual	Current Period Budget	Variance Current Period	Actual YTD	Encumbrance YTD	Actual + Encumbrance YTD	Planned YTD	Variance YTD	Budget Annual	Annual Budget Remaining	% Annual Budg Realized	% Budget Year Elapsed
20-6155	MEETINGS/COMMITTEES	2.00	82.00	-80.00	214.87	.00	214.87	1,050.00	-835.13	1,050.00	835.13	20.46%	100.00%
20-6160	MISCELLANE0US EXPENSES	14,900.87	364.00	14,536.87	14,950.43	.00	14,950.43	4,313.00	10,637.43	4,313.00	-10,637.43	346.64%	100.00%
20-6165	0FFICE SUPPLIES	50.48	150.00	-99.52	1,768.45	.00	1,768.45	1,800.00	-31.55	1,800.00	31.55	98.25%	100.00%
20-6166	PP&E PURCHASES OPERATIONS	.00	23,098.00	-23,098.00	51,837.29	1,809.34	53,646.63	244,332.00	-190,685.37	244,332.00	190,685.37	21.96%	100.00%
20-6169	LEASEHOLD IMPROVEMENTS	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
20-6175	SMALL TOOLS	2,995.77	1,854.00	1,141.77	10,727.49	.00	10,727.49	22,248.00	-11,520.51	22,248.00	11,520.51	48.22%	100.00%
20-6190	P0STAGE & BILLING	.00	1,979.00	-1,979.00	17,728.10	.00	17,728.10	23,814.00	-6,085.90	23,814.00	6,085.90	74.44%	100.00%
20-6198	COMPASS CONTOUR DATA	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
20-6202	PROFESSIONAL SERVICES	2,123.16	533.00	1,590.16	6,725.61	.00	6,725.61	8,557.00	-1,831.39	8,557.00	1,831.39	78.60%	100.00%
20-6205	RADI0 RENTAL EXPENSE	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
20-6211	RENT-BUILDINGS & LAND	126.00	126.00	.00	2,207.79	.00	2,207.79	1,512.00	695.79	1,512.00	-695.79	146.02%	100.00%
20-6212	RENT - EQUIPMENT	.00	125.00	-125.00	8.40	.00	8.40	1,500.00	-1,491.60	1,500.00	1,491.60	0.56%	100.00%
20-6213	RENT EXPENSE / ACHD SHOP	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
20-6220	RESERVE FUND TRANSFERS	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
20-6230	SAFETY TRAINING & EQUIPMENT	.00	231.00	-231.00	781.96	.00	781.96	2,750.00	-1,968.04	2,750.00	1,968.04	28.43%	100.00%
20-6255	TELEPH0NE EXPENSE	617.40	991.00	-373.60	12,619.11	.00	12,619.11	11,881.00	738.11	11,881.00	-738.11	106.21%	100.00%
20-6260	T00LS & EQUIPMENT EXPENSE	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
20-6261	EQUIPMENT PURCHASES	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
20-6265	TRAINING & SCH00LING EXPENSE	49.60	538.00	-488.40	1,945.18	45.00	1,990.18	6,500.00	-4,509.82	6,500.00	4,509.82	30.62%	100.00%
20-6270	TRAVEL EXPENSES	.00	100.00	-100.00	4.03	.00	4.03	1,200.00	-1,195.97	1,200.00	1,195.97	0.34%	100.00%
20-6280	UNEMPL0YMENT EXPENSES	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
20-6285	UNIF0RMS EXPENSE	174.40	269.00	-94.60	2,173.12	52.88	2,226.00	3,250.00	-1,024.00	3,250.00	1,024.00	68.49%	100.00%
20-6290	UTILITIES EXPENSE	14,919.95	18,000.00	-3,080.05	141,126.60	.00	141,126.60	150,000.00	-8,873.40	150,000.00	8,873.40	94.08%	100.00%
20-6300	FUEL	2,743.94	1,087.00	1,656.94	12,323.21	.00	12,323.21	13,000.00	-676.79	13,000.00	676.79	94.79%	100.00%
20-6305	VEHICLE MAINTENANCE & REPAIRS	2.90	538.00	-535.10	3,506.08	655.96	4,162.04	6,500.00	-2,337.96	6,500.00	2,337.96	64.03%	100.00%
20-6310	VEHICLE PURCHASES	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
20-6320	WATER DEP0SIT REFUNDS	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
20-6325	WELL MONITORING EXPENSES	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
20-6400	TRANSFERS OUT	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
20-6401	LOANS TO OTHER FUNDS	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
20-6500	CASH OVER/SHORT	.00	163.00	-163.00	.00	.00	.00	2,000.00	-2,000.00	2,000.00	2,000.00	.00	100.00%
20-6505	BANK FEES	1,331.92	1,330.00	1.92	16,017.04	.00	16,017.04	15,971.00	46.04	15,971.00	-46.04	100.29%	100.00%
Total Expenditure:		99,727.01	473,811.00	-374,083.99	1,524,355.03	24,005.94	1,548,360.97	2,963,204.00	-1,414,843.03	2,963,204.00	1,414,843.03	52.25%	100.00%
WATER FUND Revenue Total:		223,477.59	1,061,944.00	838,466.41-	2,548,439.49	.00	2,548,439.49	2,963,204.00	414,764.51-	2,963,204.00	414,764.51	86.00%	100.00%
WATER FUND Expenditure Total:		99,727.01	473,811.00	374,083.99-	1,524,355.03	24,005.94	1,548,360.97	2,963,204.00	1,414,843.03-	2,963,204.00	1,414,843.03	52.25%	100.00%

City of Kuna

Finance Worksheet - Budget Vs. Actual Overall
Periods: 10/16-09/17

Account Number	Account Title	Current Period Actual	Current Period Budget	Variance Current Period	Actual YTD	Encumbrance YTD	Actual + Encumbrance YTD	Planned YTD	Variance YTD	Budget Annual	Annual Budget Remaining	% Annual Budg Realized	% Budget Year Elapsed
Net Total WATER FUND:		123,750.58	588,133.00	-464,382.42	1,024,084.46	-24,005.94	1,000,078.52	.00	1,000,078.52	.00	-1,000,078.52	.00	100.00%

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Periods: 10/16-09/17

Account Number	Account Title	Current Period Actual	Current Period Budget	Variance Current Period	Actual YTD	Encumbrance YTD	Actual + Encumbrance YTD	Planned YTD	Variance YTD	Budget Annual	Annual Budget Remaining	% Annual Budg Realized	% Budget Year Elapsed
SEWER FUND													
21-4164	D0NATI0NS - SPECIAL PR0JECTS	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
21-4173	INTEREST REVENUE	781.29	188.00	593.29	6,885.94	.00	6,885.94	2,300.00	4,585.94	2,300.00	-4,585.94	299.39%	100.00%
21-4185	MISCELLANEOUS INCOME	.00	75.00	-75.00	5,184.78	.00	5,184.78	900.00	4,284.78	900.00	-4,284.78	576.09%	100.00%
21-4188	PERSI / GAIN SHARING CREDIT	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
21-4358	DEVELOPMENT SUPPORT SERVICES	.00	163.00	-163.00	3,127.40	.00	3,127.40	2,000.00	1,127.40	2,000.00	-1,127.40	156.37%	100.00%
21-4450	ADMINISTRATIVE FEES COLLECTED	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
21-4504	SEWER LINE CAPACITY FEE	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
21-4505	NEW SERVICE CONNECTION	.00	.00	.00	15,162.50	.00	15,162.50	.00	15,162.50	.00	-15,162.50	.00	100.00%
21-4510	SERVICE RECONNECT FEES	5,901.00	.00	5,901.00	16,829.40	.00	16,829.40	.00	16,829.40	.00	-16,829.40	.00	100.00%
21-4550	INSPECTIONS REVENUE	.00	1,335.00	-1,335.00	18,508.66	.00	18,508.66	8,000.00	10,508.66	8,000.00	-10,508.66	231.36%	100.00%
21-4600	SEWER USER FEES	182,802.70	170,095.00	12,707.70	2,117,037.45	.00	2,117,037.45	2,041,173.00	75,864.45	2,041,173.00	-75,864.45	103.72%	100.00%
21-4605	SEWER HOOKUP FEES (WWTP)	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
21-4606	LID REDUCED SEWER CONNECTION	57,179.29	9,384.00	47,795.29	485,813.96	.00	485,813.96	112,608.00	373,205.96	112,608.00	-373,205.96	431.42%	100.00%
21-4610	LID SEWER REVENUE	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
21-4615	CONSTRUCTION LOAN PMT /	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
21-4630	DISCOUNTS TAKEN	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
21-4640	FARM REVENUE	148.77	16,954.00	-16,805.23	131,226.49	.00	131,226.49	139,750.00	-8,523.51	139,750.00	8,523.51	93.90%	100.00%
21-4660	HUBBARD TRUNK LINE FEE	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
21-4673	INTEREST INC0ME / STATE INV. P	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
21-4674	INTEREST INC0ME / RESERVE ACC0	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
21-4685	MISCELLANE0US INC0ME	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
21-4690	OVERDEPTH REIMBURSEMENT REVENU	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
21-4775	LATE PAYMENT FEE	13,275.82	.00	13,275.82	35,970.61	.00	35,970.61	.00	35,970.61	.00	-35,970.61	.00	100.00%
21-4800	SALE 0F ASSETS	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
21-4899	GRANTS RECEIVED	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
21-4900	TRANSFERS IN	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
21-4901	LOANS RECEIVED FROM OTHER FUND	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
21-4920	INTERIM FINANCING/TREATMENT PL	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
21-4950	CARRY 0VER BALANCE	.00	1,229,447.00	-1,229,447.00	.00	.00	.00	1,229,447.00	-1,229,447.00	1,229,447.00	1,229,447.00	.00	100.00%
21-4955	DONATED INFRASTRUCTURE	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
Total Revenue:		260,088.87	1,427,641.00	-1,167,552.13	2,835,747.19	.00	2,835,747.19	3,536,178.00	-700,430.81	3,536,178.00	700,430.81	80.19%	100.00%
21-5000	SAL. & WAGES-ELECTED OFFICIALS	326.67	342.00	-15.33	3,920.04	.00	3,920.04	4,060.00	-139.96	4,060.00	139.96	96.55%	100.00%
21-5005	SALARIES & WAGES - STAFF	35,604.36	49,898.00	-14,293.64	497,062.37	.00	497,062.37	542,051.00	-44,988.63	542,051.00	44,988.63	91.70%	100.00%
21-5006	SALARIES / ANIMAL C0NTR0L/MSIN	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
21-5009	SALARIES & WAGES - SEASONAL	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%

City of Kuna

Finance Worksheet - Budget Vs. Actual Overall

Periods: 10/16-09/17

Account Number	Account Title	Current Period Actual	Current Period Budget	Variance Current Period	Actual YTD	Encumbrance YTD	Actual + Encumbrance YTD	Planned YTD	Variance YTD	Budget Annual	Annual Budget Remaining	% Annual Budg Realized	% Budget Year Elapsed
21-5012	CITY ENGINEER	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
21-5015	SALARIES / ATTORNEY	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
21-5520	SALARIES / MAINT. W0RKERS	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
21-5540	SALARIES / SEWER INSPECTIONS	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
21-5560	SALARIES SEASONAL FARM IRRIG	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
21-5794	EMPLOYEE BONUSES	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
21-5795	OVERTIME SALARIES & WAGES	.00	.00	.00	1,184.98	.00	1,184.98	.00	1,184.98	.00	-1,184.98	.00	100.00%
21-5800	OASDI - EMPLOYER	2,186.76	3,557.00	-1,370.24	30,512.06	.00	30,512.06	33,859.00	-3,346.94	33,859.00	3,346.94	90.12%	100.00%
21-5810	MEDICARE - EMPLOYER	511.42	829.00	-317.58	7,136.03	.00	7,136.03	7,919.00	-782.97	7,919.00	782.97	90.11%	100.00%
21-5820	GR0UP MEDICAL INSURANCE	4,997.84	5,642.00	-644.16	60,217.68	.00	60,217.68	67,561.00	-7,343.32	67,561.00	7,343.32	89.13%	100.00%
21-5830	GR0UP LIFE INSURANCE	28.59	42.00	-13.41	328.79	.00	328.79	372.00	-43.21	372.00	43.21	88.38%	100.00%
21-5840	PERSI EMPLOYER 401(a)	4,067.20	5,821.00	-1,753.80	54,663.47	.00	54,663.47	63,193.00	-8,529.53	63,193.00	8,529.53	86.50%	100.00%
21-5845	PENSION EXPENSE - GASBS 68	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
21-5850	W0RKERS' C0MPENSATI0N INS.	-210.55	1,185.00	-1,395.55	7,968.49	.00	7,968.49	14,132.00	-6,163.51	14,132.00	6,163.51	56.39%	100.00%
21-5860	GROUP DENTAL/VISION INSURANCE	451.94	601.00	-149.06	5,787.24	.00	5,787.24	7,157.00	-1,369.76	7,157.00	1,369.76	80.86%	100.00%
21-6010	AUDIT EXPENSE	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
21-6015	BOND & LOAN PAYMENTS	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
21-6020	CAPITAL IMPR0VEMENTS	22,232.01	202,500.00	-180,267.99	632,175.13	8,941.69	641,116.82	1,534,000.00	-892,883.18	1,534,000.00	892,883.18	41.79%	100.00%
21-6021	MASTER PLAN STUDY	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
21-6025	JANITORIAL	193.53	118.00	75.53	2,281.94	.00	2,281.94	1,449.00	832.94	1,449.00	-832.94	157.48%	100.00%
21-6040	CONSTRUCTION / NEW	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
21-6044	C0NSTRUCTI0N /	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
21-6045	C0NTINGENCY	.00	164,451.00	-164,451.00	3,193.73	.00	3,193.73	168,153.00	-164,959.27	168,153.00	164,959.27	1.90%	100.00%
21-6046	WWTP EXPANSION FUND	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
21-6050	C0NTRACT LAB0R	.00	212.00	-212.00	.00	.00	.00	2,500.00	-2,500.00	2,500.00	2,500.00	.00	100.00%
21-6052	C0NTRACT SERVICES	99.59	1,132.00	-1,032.41	10,902.90	.00	10,902.90	15,079.00	-4,176.10	15,079.00	4,176.10	72.31%	100.00%
21-6054	CREDIT CARD PROCESSING FEES	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
21-6055	DEPRECIATI0N EXPENSE	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
21-6060	DEQ ASSESSMENT FEES	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
21-6065	DIG LINE EXPENSE	359.15	163.00	196.15	1,931.89	.00	1,931.89	2,000.00	-68.11	2,000.00	68.11	96.59%	100.00%
21-6070	D0NATI0NS EXPENSE	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
21-6075	DUES & MEMBERSHIPS	.00	223.00	-223.00	2,315.35	.00	2,315.35	2,731.00	-415.65	2,731.00	415.65	84.78%	100.00%
21-6090	FARM EXPENDITURES	15,101.77	9,337.00	5,764.77	92,698.91	.00	92,698.91	112,000.00	-19,301.09	112,000.00	19,301.09	82.77%	100.00%
21-6091	WIND DAMAGE - FARM ACCOUNT	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
21-6095	BAD DEBT EXPENSE	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
21-6097	DEPOSITS ON ACCOUNT	.00	.00	.00	-3,727.54	.00	-3,727.54	.00	-3,727.54	.00	3,727.54	.00	100.00%
21-6098	HUBBARD TRUNK LINE REIMBURSEME	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
21-6110	INTEREST EXPENSE	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
21-6120	LEGAL FEES	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%

City of Kuna

Finance Worksheet - Budget Vs. Actual Overall

Periods: 10/16-09/17

Account Number	Account Title	Current Period Actual	Current Period Budget	Variance Current Period	Actual YTD	Encumbrance YTD	Actual + Encumbrance YTD	Planned YTD	Variance YTD	Budget Annual	Annual Budget Remaining	% Annual Budg Realized	% Budget Year Elapsed
21-6125	LEGAL PUBLICATI0NS EXPENSE	53.01	112.00	-58.99	536.24	126.00	662.24	1,300.00	-637.76	1,300.00	637.76	50.94%	100.00%
21-6130	LIABILITY & PR0PERTY INSURANCE	.00	.00	.00	32,111.20	.00	32,111.20	32,111.00	.20	32,111.00	-.20	100.00%	100.00%
21-6131	INSURANCE CLAIMS PAID	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
21-6140	MAINT & REPAIR BUILDING	38.44	1,988.00	-1,949.56	14,530.01	.00	14,530.01	23,900.00	-9,369.99	23,900.00	9,369.99	60.80%	100.00%
21-6142	MAINT. & REPAIRS - EQUIPMENT	527.06	5,163.00	-4,635.94	35,835.10	104.00	35,939.10	62,000.00	-26,060.90	62,000.00	26,060.90	57.97%	100.00%
21-6150	M & R - SYSTEM	1,043.37	4,550.00	-3,506.63	50,605.08	11,743.73	62,348.81	54,600.00	7,748.81	54,600.00	-7,748.81	114.19%	100.00%
21-6151	M & R - PROCESS CHEMICALS	6,744.62	10,287.00	-3,542.38	80,581.75	.00	80,581.75	123,400.00	-42,818.25	123,400.00	42,818.25	65.30%	100.00%
21-6152	M & R - LABORATORY COSTS	.00	1,587.00	-1,587.00	22,715.95	.00	22,715.95	19,000.00	3,715.95	19,000.00	-3,715.95	119.56%	100.00%
21-6153	M & R - SLUDGE DISPOSAL	.00	2,837.00	-2,837.00	29,969.70	.00	29,969.70	34,000.00	-4,030.30	34,000.00	4,030.30	88.15%	100.00%
21-6155	MEETINGS/COMMITTEES	2.00	125.00	-123.00	245.42	.00	245.42	1,450.00	-1,204.58	1,450.00	1,204.58	16.93%	100.00%
21-6160	MISCELLANE0US EXPENSES	68,593.48	402.00	68,191.48	68,593.48	.00	68,593.48	4,813.00	63,780.48	4,813.00	-63,780.48	1425.17%	100.00%
21-6165	OFFICE SUPPLIES	61.77	312.00	-250.23	1,884.79	.00	1,884.79	3,700.00	-1,815.21	3,700.00	1,815.21	50.94%	100.00%
21-6166	PP&E PURCHASES - OPERATIONS	.00	6,088.00	-6,088.00	157,807.46	18,322.21	176,129.67	210,259.00	-34,129.33	210,259.00	34,129.33	83.77%	100.00%
21-6169	LEASEHOLD IMPROVEMENTS	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
21-6175	SMALL TOOLS	1,595.77	.00	1,595.77	11,556.45	.00	11,556.45	.00	11,556.45	.00	-11,556.45	.00	100.00%
21-6190	P0STAGE & BILLING	.00	1,979.00	-1,979.00	17,856.75	.00	17,856.75	23,814.00	-5,957.25	23,814.00	5,957.25	74.98%	100.00%
21-6198	COMPASS CONTOUR DATA	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
21-6202	PR0FESSI0NAL SERVICES	1,836.64	48.00	1,788.64	12,722.66	.00	12,722.66	2,715.00	10,007.66	2,715.00	-10,007.66	468.61%	100.00%
21-6205	RADI0 RENTAL EXPENSE	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
21-6211	RENT - BUILDINGS & LAND	121.50	126.00	-4.50	2,138.55	.00	2,138.55	1,512.00	626.55	1,512.00	-626.55	141.44%	100.00%
21-6212	RENT- EQUIPMENT	90.50	163.00	-72.50	1,184.60	75.00	1,259.60	2,000.00	-740.40	2,000.00	740.40	62.98%	100.00%
21-6213	RENT EXPENSE / ACHD SHOP	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
21-6215	REIMBURSE OVERDEPTH & OVERSIZI	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
21-6220	RESERVE FUND TRANSFERS	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
21-6230	SAFETY TRAINING & EQUIPMENT	.00	200.00	-200.00	2,155.27	.00	2,155.27	2,400.00	-244.73	2,400.00	244.73	89.80%	100.00%
21-6245	SEWER LAGOON CONSTRUCTION	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
21-6255	TELEPH0NE EXPENSE	617.40	994.00	-376.60	13,649.54	.00	13,649.54	11,917.00	1,732.54	11,917.00	-1,732.54	114.54%	100.00%
21-6260	T00LS & EQUIPMENT EXPENSE	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
21-6261	EQUIPMENT PURCHASES	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
21-6265	TRAINING & SCH00LING EXPENSE	.00	212.00	-212.00	1,077.82	180.00	1,257.82	2,500.00	-1,242.18	2,500.00	1,242.18	50.31%	100.00%
21-6270	TRAVEL EXPENSES	.00	212.00	-212.00	4.03	.00	4.03	2,500.00	-2,495.97	2,500.00	2,495.97	0.16%	100.00%
21-6280	UNEMPL0YMENT EXPENSES	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
21-6285	UNIF0RMS EXPENSE	838.59	262.00	576.59	2,130.35	.00	2,130.35	3,100.00	-969.65	3,100.00	969.65	68.72%	100.00%
21-6290	UTILITIES EXPENSE	20,487.65	33,000.00	-12,512.35	242,361.46	.00	242,361.46	275,000.00	-32,638.54	275,000.00	32,638.54	88.13%	100.00%
21-6300	FUEL	-4,267.50	2,087.00	-6,354.50	11,928.97	.00	11,928.97	25,000.00	-13,071.03	25,000.00	13,071.03	47.72%	100.00%
21-6305	VEHICLE MAINTENANCE & REPAIRS	6.94	913.00	-906.06	11,014.19	.00	11,014.19	11,000.00	14.19	11,000.00	-14.19	100.13%	100.00%
21-6310	VEHICLE PURCHASES	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
21-6400	TRANSFERS OUT	.00	500.00	-500.00	.00	.00	.00	6,000.00	-6,000.00	6,000.00	6,000.00	.00	100.00%
21-6401	LOANS TO OTHER FUNDS	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%

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Account Number	Account Title	Current Period Actual	Current Period Budget	Variance Current Period	Actual YTD	Encumbrance YTD	Actual + Encumbrance YTD	Planned YTD	Variance YTD	Budget Annual	Annual Budget Remaining	% Annual Budg Realized	% Budget Year Elapsed
21-6500	CASH OVER/SHORT	.00	163.00	-163.00	.00	.00	.00	2,000.00	-2,000.00	2,000.00	2,000.00	.00	100.00%
21-6505	BANK FEES	1,331.92	1,330.00	1.92	16,017.04	.00	16,017.04	15,971.00	46.04	15,971.00	-46.04	100.29%	100.00%
Total Expenditure:		185,673.44	521,693.00	-336,019.56	2,251,767.32	39,492.63	2,291,259.95	3,536,178.00	-1,244,918.05	3,536,178.00	1,244,918.05	64.79%	100.00%
SEWER FUND Revenue Total:		260,088.87	1,427,641.00	1,167,552.13-	2,835,747.19	.00	2,835,747.19	3,536,178.00	700,430.81-	3,536,178.00	700,430.81	80.19%	100.00%
SEWER FUND Expenditure Total:		185,673.44	521,693.00	336,019.56-	2,251,767.32	39,492.63	2,291,259.95	3,536,178.00	1,244,918.05-	3,536,178.00	1,244,918.05	64.79%	100.00%
Net Total SEWER FUND:		74,415.43	905,948.00	-831,532.57	583,979.87	-39,492.63	544,487.24	.00	544,487.24	.00	-544,487.24	.00	100.00%

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Account Number	Account Title	Current Period Actual	Current Period Budget	Variance Current Period	Actual YTD	Encumbrance YTD	Actual + Encumbrance YTD	Planned YTD	Variance YTD	Budget Annual	Annual Budget Remaining	% Annual Budg Realized	% Budget Year Elapsed
PRESSURE IRRIGATION FUND													
25-4173	INTEREST REVENUE	352.68	163.00	189.68	3,519.74	.00	3,519.74	2,000.00	1,519.74	2,000.00	-1,519.74	175.99%	100.00%
25-4177	GRAVITY IRRIGATI0N USER FEES	.00	1,837.00	-1,837.00	24,416.94	.00	24,416.94	22,000.00	2,416.94	22,000.00	-2,416.94	110.99%	100.00%
25-4185	MISCELLANEOUS INCOME	.00	8,727.00	-8,727.00	603.76	.00	603.76	104,724.00	-104,120.24	104,724.00	104,120.24	0.58%	100.00%
25-4188	PERSI / GAIN SHARING CREDIT	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
25-4358	DEVELOPMENT SUPPORT SERVICES	.00	57.00	-57.00	1,115.20	.00	1,115.20	750.00	365.20	750.00	-365.20	148.69%	100.00%
25-4450	ADMINISTRATIVE FEES COLLECTED	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
25-4503	NEW METER	.00	.00	.00	555.41	.00	555.41	.00	555.41	.00	-555.41	.00	100.00%
25-4504	PI MAIN CAPACITY FEE	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
25-4505	NEW SERVICE CONNECTION	36,637.79	15,000.00	21,637.79	403,442.87	.00	403,442.87	180,000.00	223,442.87	180,000.00	-223,442.87	224.13%	100.00%
25-4510	SERVICE RECONNECT FEES	2,248.00	12.00	2,236.00	6,411.20	.00	6,411.20	100.00	6,311.20	100.00	-6,311.20	6411.20%	100.00%
25-4550	INSPECTION REVENUE	.00	837.00	-837.00	24,735.68	.00	24,735.68	10,000.00	14,735.68	10,000.00	-14,735.68	247.36%	100.00%
25-4700	PRESS. IRRIGATI0N USER FEES	409.18	46,233.00	-45,823.82	576,474.54	.00	576,474.54	554,840.00	21,634.54	554,840.00	-21,634.54	103.90%	100.00%
25-4704	PRESSURE IRRIGATION CAPACITY F	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
25-4705	HOOKUP FEE REVENUE (WATER SUPP	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
25-4730	DISCOUNTS TAKEN	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
25-4773	INTEREST INC0ME / STATE INV. P	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
25-4774	INTEREST INC0ME / RESERVE ACC0	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
25-4775	LATE PAYMENT FEE	5,064.99	37.00	5,027.99	14,245.68	.00	14,245.68	400.00	13,845.68	400.00	-13,845.68	3561.42%	100.00%
25-4776	ASSESSMENT INTEREST (DON'T USE	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
25-4785	MISCELLANE0US INC0ME	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
25-4790	WATER DEPT. LOAN / POND PROJEC	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
25-4800	SALE 0F ASSETS	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
25-4899	GRANTS RECEIVED	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
25-4900	TRANSFERS IN	.00	25.00	-25.00	.00	.00	.00	100.00	-100.00	100.00	100.00	.00	100.00%
25-4901	LOANS RECEIVED FROM OTHER FUND	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
25-4950	CARRY 0VER BALANCE	.00	505,944.00	-505,944.00	.00	.00	.00	505,944.00	-505,944.00	505,944.00	505,944.00	.00	100.00%
25-4955	DONATED INFRASTRUCTURE	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
Total Revenue:		44,712.64	578,872.00	-534,159.36	1,055,521.02	.00	1,055,521.02	1,380,858.00	-325,336.98	1,380,858.00	325,336.98	76.44%	100.00%
25-5000	SAL. & WAGES-ELECTED OFFICIALS	163.33	171.00	-7.67	1,959.96	.00	1,959.96	2,030.00	-70.04	2,030.00	70.04	96.55%	100.00%
25-5005	SALARIES & WAGES - STAFF	8,349.07	10,904.00	-2,554.93	117,510.14	.00	117,510.14	118,488.00	-977.86	118,488.00	977.86	99.17%	100.00%
25-5009	SALARIES & WAGES - SEASONAL	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
25-5012	CITY ENGINEER	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
25-5015	SALARIES / ATTORNEY	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
25-5520	SALARIES / MAINT. W0RKERS	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
25-5550	SALARIES / PRESS. IRRIG. INSPE	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%

Account Number	Account Title	Current Period Actual	Current Period Budget	Variance Current Period	Actual YTD	Encumbrance YTD	Actual + Encumbrance YTD	Planned YTD	Variance YTD	Budget Annual	Annual Budget Remaining	% Annual Budg Realized	% Budget Year Elapsed
25-5794	EMPLOYEE BONUSES	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
25-5795	OVERTIME WAGES EXPENSE	.00	.00	.00	317.35	.00	317.35	.00	317.35	.00	-317.35	.00	100.00%
25-5800	OASDI - EMPLOYER	548.25	784.00	-235.75	7,229.06	.00	7,229.06	7,472.00	-242.94	7,472.00	242.94	96.75%	100.00%
25-5810	MEDICARE - EMPLOYER	128.19	181.00	-52.81	1,689.70	.00	1,689.70	1,748.00	-58.30	1,748.00	58.30	96.66%	100.00%
25-5820	GR0UP MEDICAL INSURANCE	1,341.19	1,440.00	-98.81	16,139.99	.00	16,139.99	17,181.00	-1,041.01	17,181.00	1,041.01	93.94%	100.00%
25-5830	GR0UP LIFE INSURANCE	6.87	9.00	-2.13	80.48	.00	80.48	86.00	-5.52	86.00	5.52	93.58%	100.00%
25-5840	PERSI EMPLOYER (401a)	963.43	1,286.00	-322.57	13,056.76	.00	13,056.76	13,951.00	-894.24	13,951.00	894.24	93.59%	100.00%
25-5845	PENSION EXPENSE - GASBS 68	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
25-5850	W0RKERS' C0MPENSATI0N INS.	-86.51	256.00	-342.51	2,860.33	.00	2,860.33	3,017.00	-156.67	3,017.00	156.67	94.81%	100.00%
25-5860	GROUP DENTAL/VISION INSURANCE	141.66	149.00	-7.34	1,681.59	.00	1,681.59	1,799.00	-117.41	1,799.00	117.41	93.47%	100.00%
25-6010	AUDIT EXPENSE	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
25-6015	B0ND RETIREMENT PAYMENTS	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
25-6020	CAPITAL IMPR0VEMENTS	.00	30,538.00	-30,538.00	567,677.90	.00	567,677.90	676,500.00	-108,822.10	676,500.00	108,822.10	83.91%	100.00%
25-6021	MASTER PLAN STUDY	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
25-6025	JANITORIAL	74.01	43.00	31.01	834.90	.00	834.90	527.00	307.90	527.00	-307.90	158.43%	100.00%
25-6040	C0NSTRUCTI0N / NEW	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
25-6045	C0NTINGENCY FUND	.00	140,074.00	-140,074.00	1,239.62	.00	1,239.62	141,498.00	-140,258.38	141,498.00	140,258.38	0.88%	100.00%
25-6050	C0NTRACT LAB0R	.00	87.00	-87.00	.00	.00	.00	1,000.00	-1,000.00	1,000.00	1,000.00	.00	100.00%
25-6052	C0NTRACT SERVICES	38.63	422.00	-383.37	5,082.83	.00	5,082.83	5,762.00	-679.17	5,762.00	679.17	88.21%	100.00%
25-6054	CREDIT CARD PROCESSING FEES	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
25-6055	DEPRECIATI0N EXPENSE	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
25-6065	DIG LINE EXPENSE	136.82	38.00	98.82	735.90	.00	735.90	500.00	235.90	500.00	-235.90	147.18%	100.00%
25-6070	D0NATI0NS EXPENSE	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
25-6075	DUES & MEMBERSHIPS EXPENSE	.00	30.00	-30.00	316.22	.00	316.22	360.00	-43.78	360.00	43.78	87.84%	100.00%
25-6095	BAD DEBT EXPENSE	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
25-6097	DEPOSITS ON ACCOUNT	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
25-6110	INTEREST EXPENSE	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
25-6115	MAINT & REPAIR-SYSTEM-GRAVITY	435.00	87.00	348.00	1,698.77	.00	1,698.77	1,000.00	698.77	1,000.00	-698.77	169.88%	100.00%
25-6116	IRRIGATION / WATER COSTS	.00	.00	.00	106,279.77	.00	106,279.77	114,049.00	-7,769.23	114,049.00	7,769.23	93.19%	100.00%
25-6125	LEGAL PUBLICATI0NS	20.37	162.00	-141.63	214.27	48.00	262.27	1,900.00	-1,637.73	1,900.00	1,637.73	13.80%	100.00%
25-6130	LIABILITY & PR0PERTY INSURANCE	.00	.00	.00	3,524.40	.00	3,524.40	3,524.00	.40	3,524.00	-.40	100.01%	100.00%
25-6131	INSURANCE CLAIMS PAID	.00	12.00	-12.00	.00	.00	.00	100.00	-100.00	100.00	100.00	.00	100.00%
25-6140	MAINT & REPAIR BUILDING	26.98	262.00	-235.02	2,277.66	.00	2,277.66	3,100.00	-822.34	3,100.00	822.34	73.47%	100.00%
25-6142	MAINT. & REPAIRS - EQUIPMENT	136.91	737.00	-600.09	3,543.33	40.00	3,583.33	8,800.00	-5,216.67	8,800.00	5,216.67	40.72%	100.00%
25-6150	MAINT. & REPAIRS - SYSTEM (PI)	165.17	4,163.00	-3,997.83	18,690.04	4,780.38	23,470.42	50,000.00	-26,529.58	50,000.00	26,529.58	46.94%	100.00%
25-6155	MEETING/COMMITTEES	1.00	58.00	-57.00	63.38	.00	63.38	650.00	-586.62	650.00	586.62	9.75%	100.00%
25-6160	MISCELLANE0US EXPENSES	36,811.88	440.00	36,371.88	36,811.88	.00	36,811.88	5,313.00	31,498.88	5,313.00	-31,498.88	692.86%	100.00%
25-6165	OFFICE SUPPLIES	17.49	57.00	-39.51	622.82	.00	622.82	750.00	-127.18	750.00	127.18	83.04%	100.00%
25-6166	PP&E PURCHASES - OPERATIONS	.00	3,683.00	-3,683.00	14,697.24	493.46	15,190.70	59,650.00	-44,459.30	59,650.00	44,459.30	25.47%	100.00%

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Account Number	Account Title	Current Period Actual	Current Period Budget	Variance Current Period	Actual YTD	Encumbrance YTD	Actual + Encumbrance YTD	Planned YTD	Variance YTD	Budget Annual	Annual Budget Remaining	% Annual Budg Realized	% Budget Year Elapsed
25-6169	LEASEHOLD IMPROVEMENTS	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
25-6175	SMALL TOOLS	960.28	728.00	232.28	3,562.24	.00	3,562.24	8,725.00	-5,162.76	8,725.00	5,162.76	40.83%	100.00%
25-6190	P0STAGE & BILLING	.00	778.00	-778.00	6,981.02	.00	6,981.02	9,336.00	-2,354.98	9,336.00	2,354.98	74.78%	100.00%
25-6198	COMPASS CONTOUR DATA	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
25-6202	PROFESSIONAL SERVICES	1,367.00	466.00	901.00	3,210.86	.00	3,210.86	6,435.00	-3,224.14	6,435.00	3,224.14	49.90%	100.00%
25-6205	RADI0 RENTAL EXPENSE	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
25-6211	RENT - BUILDINGS & LAND	54.00	54.00	.00	934.37	.00	934.37	648.00	286.37	648.00	-286.37	144.19%	100.00%
25-6212	RENT - EQUIPMENT	.00	63.00	-63.00	3.60	.00	3.60	800.00	-796.40	800.00	796.40	0.45%	100.00%
25-6213	RENT EXPENSE / ACHD SHOP	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
25-6220	RESERVE FUND TRANSFERS	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
25-6230	SAFETY TRAINING & EQUIPMENT	.00	75.00	-75.00	223.19	.00	223.19	900.00	-676.81	900.00	676.81	24.80%	100.00%
25-6255	TELEPH0NE EXPENSE	237.46	336.00	-98.54	4,361.83	.00	4,361.83	3,977.00	384.83	3,977.00	-384.83	109.68%	100.00%
25-6260	T00LS & EQUIPMENT EXPENSE	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
25-6261	EQUIPMENT PURCHASES	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
25-6265	TRAINING & SCH00LING EXPENSE	12.40	38.00	-25.60	482.43	.00	482.43	500.00	-17.57	500.00	17.57	96.49%	100.00%
25-6270	TRAVEL EXPENSES	.00	13.00	-13.00	1.34	.00	1.34	200.00	-198.66	200.00	198.66	0.67%	100.00%
25-6280	UNEMPL0YMENT EXPENSES	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
25-6285	UNIF0RMS EXPENSE	43.60	57.00	-13.40	550.08	13.22	563.30	750.00	-186.70	750.00	186.70	75.11%	100.00%
25-6290	UTILITIES EXPENSE	18,294.81	11,545.00	6,749.81	94,929.64	.00	94,929.64	96,190.00	-1,260.36	96,190.00	1,260.36	98.69%	100.00%
25-6300	FUEL	716.00	337.00	379.00	3,269.56	.00	3,269.56	4,000.00	-730.44	4,000.00	730.44	81.74%	100.00%
25-6305	VEHICLE MAINTENANCE & REPAIR	1.45	106.00	-104.55	412.72	.00	412.72	1,250.00	-837.28	1,250.00	837.28	33.02%	100.00%
25-6310	VEHICLE PURCHASE	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
25-6400	TRANSFERS OUT	.00	100.00	-100.00	.00	.00	.00	100.00	-100.00	100.00	100.00	.00	100.00%
25-6401	LOANS TO OTHER FUNDS	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
25-6500	CASH OVER/SHORT	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
25-6505	BANK FEES	524.72	528.00	-3.28	6,308.88	.00	6,308.88	6,292.00	16.88	6,292.00	-16.88	100.27%	100.00%
Total Expenditure:		71,631.46	211,297.00	-139,665.54	1,052,068.05	5,375.06	1,057,443.11	1,380,858.00	-323,414.89	1,380,858.00	323,414.89	76.58%	100.00%
PRESSURE IRRIGATION FUND Revenue Total:		44,712.64	578,872.00	534,159.36-	1,055,521.02	.00	1,055,521.02	1,380,858.00	325,336.98-	1,380,858.00	325,336.98	76.44%	100.00%
PRESSURE IRRIGATION FUND Expenditure Total:		71,631.46	211,297.00	139,665.54-	1,052,068.05	5,375.06	1,057,443.11	1,380,858.00	323,414.89-	1,380,858.00	323,414.89	76.58%	100.00%
Net Total PRESSURE IRRIGATION FUND:		-26,918.82	367,575.00	-394,493.82	3,452.97	-5,375.06	-1,922.09	.00	-1,922.09	.00	1,922.09	.00	100.00%

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SOLID WASTE FUND													
26-4173	INTEREST INC0ME	20.76	.00	20.76	184.35	.00	184.35	.00	184.35	.00	-184.35	.00	100.00%
26-4630	DISCOUNTS TAKEN	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
26-4775	LATE PAYMENT FEE	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
26-4900	TRANSFERS IN	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
26-4975	SOLID WASTE USER FEES	153,831.68	139,546.00	14,285.68	1,753,385.84	.00	1,753,385.84	1,674,519.00	78,866.84	1,674,519.00	-78,866.84	104.71%	100.00%
26-4985	TRASH / COMMERCIAL REVENUES	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
26-4987	TRASH / SPECIAL PICKUP REVENUE	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
Total Revenue:		153,852.44	139,546.00	14,306.44	1,753,570.19	.00	1,753,570.19	1,674,519.00	79,051.19	1,674,519.00	-79,051.19	104.72%	100.00%
26-5005	SALARIES & WAGES - STAFF	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
26-5800	OASDI - EMPLOYER	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
26-5810	MEDICARE - EMPLOYER	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
26-5820	GROUP MEDICAL INSURANCE	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
26-5830	GROUP LIFE INSURANCE	.00	.00	.00	-2.80	.00	-2.80	.00	-2.80	.00	2.80	.00	100.00%
26-5840	PERSI EMPLOYER 401(a)	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
26-5850	WORKERS' COMPENSATION INS.	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
26-5860	GROUP DENTAL/VISION INSURANCE	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
26-6054	CREDIT CARD PROCESSING FEES	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
26-6095	BAD DEBT EXPENSE	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
26-6165	SUPPLIES	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
26-6190	POSTAGE & BILLING	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
26-6400	TRANSFERS OUT	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
26-6505	BANK FEES	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
26-7000	SOLID WASTE SERVICE FEES	145,463.17	139,541.00	5,922.17	1,749,561.53	.00	1,749,561.53	1,674,514.00	75,047.53	1,674,514.00	-75,047.53	104.48%	100.00%
Total Expenditure:		145,463.17	139,541.00	5,922.17	1,749,558.73	.00	1,749,558.73	1,674,514.00	75,044.73	1,674,514.00	-75,044.73	104.48%	100.00%
SOLID WASTE FUND Revenue Total:		153,852.44	139,546.00	14,306.44	1,753,570.19	.00	1,753,570.19	1,674,519.00	79,051.19	1,674,519.00	79,051.19-	104.72%	100.00%
SOLID WASTE FUND Expenditure Total:		145,463.17	139,541.00	5,922.17	1,749,558.73	.00	1,749,558.73	1,674,514.00	75,044.73	1,674,514.00	75,044.73-	104.48%	100.00%
Net Total SOLID WASTE FUND:		8,389.27	5.00	8,384.27	4,011.46	.00	4,011.46	5.00	4,006.46	5.00	-4,006.46	80229.20%	100.00%

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AGENCY FUND													
30-4950	CARRY 0VER	.00	5,381.00	-5,381.00	.00	.00	.00	64,550.00	-64,550.00	64,550.00	64,550.00	.00	100.00%
Total Revenue:		.00	5,381.00	-5,381.00	.00	.00	.00	64,550.00	-64,550.00	64,550.00	64,550.00	.00	100.00%
30-6045	C0NTINGENCY	.00	5,381.00	-5,381.00	.00	.00	.00	64,550.00	-64,550.00	64,550.00	64,550.00	.00	100.00%
Total Expenditure:		.00	5,381.00	-5,381.00	.00	.00	.00	64,550.00	-64,550.00	64,550.00	64,550.00	.00	100.00%
AGENCY FUND Revenue Total:		.00	5,381.00	5,381.00-	.00	.00	.00	64,550.00	64,550.00-	64,550.00	64,550.00	.00	100.00%
AGENCY FUND Expenditure Total:		.00	5,381.00	5,381.00-	.00	.00	.00	64,550.00	64,550.00-	64,550.00	64,550.00	.00	100.00%
Net Total AGENCY FUND:		.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%

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Account Number	Account Title	Current Period Actual	Current Period Budget	Variance Current Period	Actual YTD	Encumbrance YTD	Actual + Encumbrance YTD	Planned YTD	Variance YTD	Budget Annual	Annual Budget Remaining	% Annual Budg Realized	% Budget Year Elapsed
GOVERNMENTAL CAP. PROJ. FUND													
40-4900	TRANSFERS IN	.00	.00	.00	631,875.00	.00	631,875.00	608,075.00	23,800.00	608,075.00	-23,800.00	103.91%	100.00%
40-4950	CARRY OVER	.00	5,000.00	-5,000.00	.00	.00	.00	55,000.00	-55,000.00	55,000.00	55,000.00	.00	100.00%
Total Revenue:		.00	5,000.00	-5,000.00	631,875.00	.00	631,875.00	663,075.00	-31,200.00	663,075.00	31,200.00	95.29%	100.00%
40-6020	CAPITAL IMPROVEMENTS	10.15	62,177.00	-62,166.85	115,604.64	32,892.44	148,497.08	382,700.00	-234,202.92	382,700.00	234,202.92	38.80%	100.00%
40-6045	CONTINGENCY	.00	55,000.00	-55,000.00	.00	.00	.00	55,000.00	-55,000.00	55,000.00	55,000.00	.00	100.00%
40-6052	CONTRACT SERVICES	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	100.00%
40-6166	PP&E PURCHASES OPERATIONS	.00	4,760.00	-4,760.00	134,228.21	1,370.71	135,598.92	225,375.00	-89,776.08	225,375.00	89,776.08	60.17%	100.00%
40-6400	TRANSFERS OUT	.00	.00	.00	50,095.24	.00	50,095.24	.00	50,095.24	.00	-50,095.24	.00	100.00%
Total Expenditure:		10.15	121,937.00	-121,926.85	299,928.09	34,263.15	334,191.24	663,075.00	-328,883.76	663,075.00	328,883.76	50.40%	100.00%
GOVERNMENTAL CAP. PROJ. FUND Revenue Total:		.00	5,000.00	5,000.00-	631,875.00	.00	631,875.00	663,075.00	31,200.00-	663,075.00	31,200.00	95.29%	100.00%
GOVERNMENTAL CAP. PROJ. FUND Expenditure Total:		10.15	121,937.00	121,926.85-	299,928.09	34,263.15	334,191.24	663,075.00	328,883.76-	663,075.00	328,883.76	50.40%	100.00%
Net Total GOVERNMENTAL CAP. PROJ. FUND:		-10.15	-116,937.00	116,926.85	331,946.91	-34,263.15	297,683.76	.00	297,683.76	.00	-297,683.76	.00	100.00%

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PARK IMPACT FEE/CAP PROJ FUND													
50-4650	PARK IMPACT FEE REVENUE	49,768.14	15,650.00	34,118.14	461,058.77	.00	461,058.77	187,800.00	273,258.77	187,800.00	-273,258.77	245.51%	100.00%
Total Revenue:		49,768.14	15,650.00	34,118.14	461,058.77	.00	461,058.77	187,800.00	273,258.77	187,800.00	-273,258.77	245.51%	100.00%
50-6045	CONTINGENCY	.00	15,650.00	-15,650.00	.00	.00	.00	187,800.00	-187,800.00	187,800.00	187,800.00	.00	100.00%
Total Expenditure:		.00	15,650.00	-15,650.00	.00	.00	.00	187,800.00	-187,800.00	187,800.00	187,800.00	.00	100.00%
PARK IMPACT FEE/CAP PROJ FUND Revenue Total:		49,768.14	15,650.00	34,118.14	461,058.77	.00	461,058.77	187,800.00	273,258.77	187,800.00	273,258.77-	245.51%	100.00%
PARK IMPACT FEE/CAP PROJ FUND Expenditure Total:		.00	15,650.00	15,650.00-	.00	.00	.00	187,800.00	187,800.00-	187,800.00	187,800.00	.00	100.00%
Net Total PARK IMPACT FEE/CAP PROJ FUND:		49,768.14	.00	49,768.14	461,058.77	.00	461,058.77	.00	461,058.77	.00	-461,058.77	.00	100.00%
Net Grand Totals:		206,897.97	1,906,615.00	-1,699,717.03	3,957,328.30	-145,029.82	3,812,298.48	6.00	3,812,292.48	6.00	-3,812,292.48	63538308.00%	100.00%

Report Criteria:

Accounts to include: With balances

Print Fund Titles

Page and Total by Fund

All Segments Tested for Total Breaks

[Report].Account Number = {>=} "014000" {AND} {<=} "016505", {>=} "034161" {AND} {<=} "036505", {>=} "054173" {AND} {<=} "056400", {>=} "194173" {AND} {<=} "196505", {>=} "204164" {AND} {<=}"206505", {>=} "214164" {AND} {<=} "216505", {>=} "254173" {AND} {<=} "256505", {>=} "264173" {AND} {<=} "267000", {>=} "404900" {AND} {<=} "406400", {>=}"304950" {AND} {<=} "306045", {>=} "504650" {AND} {<=} "506045"

RESOLUTION NO. R85-2017
CITY OF KUNA, IDAHO

2018 IRRIGATION ASSESSMENT RESOLUTION
KUNA MUNICIPAL IRRIGATION DISTRICT ASSESSMENTS AND FEES

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO SETTING FORTH FEES, ASSESSMENTS AND POLICIES FOR THE KUNA MUNICIPAL IRRIGATION DISTRICT FOR THE 2018 IRRIGATION SEASON; RECEIVING AND ACCEPTING THE ASSESSMENT BOOK FOR THE 2018 IRRIGATION SEASON; RECEIVING AND ACCEPTING THE ESTIMATE OF EXPENSES FOR THE 2018 IRRIGATION SEASON; SETTING THE TIME AND PLACE FOR THE MEETING OF THE BOARD OF CORRECTION FOR 2018 ASSESSMENTS; SETTING FEES FOR CONNECTING TO SAID IRRIGATION SYSTEM; SETTING UNIFORM METHOD OF ALLOCATING ASSESSMENTS FOR THE 2018 IRRIGATION SEASON; ESTABLISHING BILLING POLICIES; SETTING CUSTOMER SERVICE CHARGES; SETTING SYSTEM POLICIES; REPEALING EXISTING FEES AND POLICIES AS PREVIOUSLY SET BY RESOLUTION, AND SETTING AN EFFECTIVE DATE.

WHEREAS, the City of Kuna, Idaho has established a Municipal Irrigation System, with all the powers and authorities necessary to operate, maintain, replace and/or extend said System; and

WHEREAS, Section 7-8-5 of the Kuna City Code authorizes the City of Kuna, Idaho to charge hook-up fees set forth in a rate schedule adopted by the City Council as a condition for connection to the Municipal Irrigation System; and

WHEREAS, Section 7-8-12 of the Kuna City Code authorizes the City to charge fines and costs for unauthorized connection to the Municipal Irrigation System; and

WHEREAS, Section 7-8-7 of the Kuna City Code authorizes the City Council to establish annual irrigation assessments pursuant to Idaho law.

I. ASSESSMENT ROLL

NOW THEREFORE BE IT RESOLVED, that pursuant to Idaho Code 50-1807, an assessment book for the Kuna Municipal Irrigation District was filed in the office of City Clerk on October 17, 2017, and by this action, Mayor and Council of said City duly receive, make corrections and accept the same.

II. ESTIMATE OF EXPENSES

BE IT FURTHER RESOLVED the estimated expenses or the necessary funds for the expenses of maintaining, operating, improving, extending and enlarging said City's irrigation system for the 2018 irrigation season, and which shall be allocated in proportion to the benefits received to the properties in said assessment book, are as follows:

Estimated Power Costs	~~$ 106,000~~[1] $106,384
BK Irrigation Water Rental (1,638 Ac)	~~$ 93,800~~ $98,894
NY Irrigation Water Rental (251 Ac)	~~$ 20,200~~ $15,155
NM Irrigation Water Rental (0 Ac)	$ 0
Wages and Benefits	~~$158,000~~ $192,899
Other Operational Costs	~~$ 118,000~~ $185,311
Equipment Costs	~~$ 60,000~~ $82,467
System Improvements	$ ~~16,000~~ $0
Interest and Retirement of Debt	$ -
Unpaid and Delinquent Assessments	$ 3,700
Adjustments by Council	$ 2,000
Potable Water Cost (8 MG)	$ 4,000
Redemptions - Credit	($ 3,400)
Connections After Assessment – Credit	($ 4,000)
TOTAL ESTIMATED EXPENSES	~~$ 558,300~~ $683,410

By this action, Mayor and Council duly receive and accept the same.

III. BOARD OF CORRECTION

BE IT FURTHER RESOLVED the Board of Correction to hear protests to aforesaid assessments, and as deemed appropriate, to correct the same, shall meet March 6, 2018 at 5:30 P.M. at the Kuna City Hall, 751 W. 4th Street, Kuna, Idaho, and continue as long thereafter as may be necessary to conduct the business of the Board. The Board of Correction shall receive protests as to issues of fact in setting assessments, shall correct assessments to conform to the facts and shall conclude the process by confirming the corrected assessment roll. A protestant unable to attend the meeting of the Board may submit a protest in writing any time up to 3:00 P.M. March 6, 2018.

[1] Strikethroughs represent 2017 Irrigation Season values.

IV. IRRIGATION CONNECTION FEES

BE IT FURTHER RESOLVED, that the charge(s) for connecting to the City Irrigation System shall be determined as follows:

A) Irrigation Main Fees: Each residential property to be connected to a System pressurized irrigation main shall be assessed a one-time connection fee for reimbursement of the capital cost of providing pressurized irrigation trunk mains to serve the property. The amount of said fee shall be a minimum six hundred and twenty dollars ($620.00) for each lot or parcel up to ten thousand (10,000) square feet in total area plus eight and nine tenths cents ($0.089) per square foot for area exceeding ten thousand square feet.

Each commercial property to be connected to a System pressurized irrigation main shall be assessed a one-time connection fee for reimbursement of the capital cost of providing pressurized irrigation trunk mains to serve the property. The amount of said fee shall be a minimum six hundred and twenty dollars ($620.00) for each lot or parcel up to seven thousand (7,000) square feet in total landscaped area plus eight and nine tenths cents ($0.089) per square foot for landscaped area exceeding seven thousand square feet.

B) Irrigation Supply Fee: Each residential property to be connected to a System pressurized irrigation pump station shall be assessed a one-time connection fee for reimbursement of the capital cost of providing pressurized irrigation pump stations to serve the property. The amount of said fee shall be a minimum nine hundred dollars ($900.00) for each lot or parcel up to ten thousand square feet in total area plus twelve and nine tenths cents ($0.129) per square foot for area exceeding ten thousand square feet.

Each commercial property to be connected to a System pressurized irrigation main shall be assessed a one-time connection fee for reimbursement of the capital cost of providing pressurized irrigation pump stations to serve the property. The amount of said fee shall be a minimum nine hundred dollars ($900.00) for each lot or parcel up to seven thousand (7,000) square feet in total landscaped area plus twelve and nine tenths cents ($0.129) per square foot for landscaped area exceeding seven thousand square feet.

C) Irrigation Service Fees: Each irrigation service provided at the expense of the City shall be assessed charges for completing services and connections in accordance with the

following schedule:

1"	Service	$ ~~218~~ **223**/ea
1 1/2"	Service	$ ~~272~~ **279**/ea
2"	Service	$ ~~326~~ **334**/ea
3" & larger	Service	Time & Material
1/2 Street Asphalt Patch		See Resolution R70-2016
Full Street Asphalt Patch		See Resolution R70-2016

D**)** **Previous Connections**: In instances where an improvement on a property has previously been connected to the pressurized irrigation system and complied with the connection fee(s) in force at the time of connection, the above fees do not apply. If, however, the connection involves an increase in demand on the system, then the connection is subject to these fees for the amount of the increase only.

E) **Conversion To Pressure Irrigation**: In instances where a parcel was annexed into the corporate limits of the City of Kuna prior to January 1, 1998, was not annexed and connected into the pressurized system of the Kuna Municipal Irrigation District, and subsequently desires to connect to the pressurized system, the applicable connection fees are 50% of the full amount chargeable per paragraphs A through C above. After January 1, ~~2017~~ **2018**, the connection fees shall return to the full amount chargeable per paragraphs A through C above.

F) **Conversion From Gravity Irrigation:** It is hereby declared to be the policy of the City of Kuna that it is in the general public's interest to convert from gravity irrigation to pressure irrigation where pressure irrigation service is available and that said conversion is mandatory in the following circumstances:

1. The number of properties served by a delivery ditch, and using the same, falls below a number which can be efficiently served. It shall be presumed that every delivery ditch requires five miner's inches of lost carrying water to operate and that each property is entitled to one miner's inch of delivered water. A delivery ditch shall be considered "not efficient" if the carrying water equals or exceeds the delivered water.
2. The delivery ditch has a history of two or more instances of unintended flooding of nearby properties.
3. Drainage facilities are missing or inadequate to protect the gravity served properties.

In instances where mandatory conversion is ordered by the City, the fifty percent reduction in connection fees and amortization shall be applied as outlined in Paragraph IV.E above and IV.I below.

G) **Capital Improvements Fund**: All funds collected from connection fees (Irrigation Main, Irrigation Supply) may be used only for initial construction, late-comer reimbursements according to adopted policies or replacement of Irrigation System Facilities.

H) **Potable Water Irrigation (Special Cases)**: Properties which have constructed pressure irrigation facilities, which are intended to be connected in the future to the City's pressurized irrigation system, but which have not yet completed the connection, and which currently receive their irrigation supply from the potable system, shall be billed as a potable water account and assessed an assessment expense and a base assessment but not assessed as an operations assessment. At such time as the connection to the pressurized irrigation system is completed, the property shall be converted to an assessed irrigation account.

I) **Financing Arrangements**: Property owners desiring to connect under terms of Paragraph IV.E and IV.F are permitted to execute a note for the applicable connection fees up to the full amount for said fees amortized over twelve years at four percent (4%) interest and payable monthly on the utility bill. The Mayor is authorized to execute the note on behalf of the City and revenues (with interest collected) are to be credited to the same accounts to which the fees would have been credited if not amortized. Only connection fees are approved for amortization.

J) **Alternate Day Sprinkling**: Irrigation from the Kuna municipal pressurized irrigation system may be scheduled to occur on alternate days by order of the city or its agent. If an order is instituted, homes with a street address ending with an odd number shall irrigate on odd numbered days and homes with a street address with an even number shall irrigate on even numbered days.

K) **Wanton Wasting**: Wanton wasting of irrigation water or use of irrigation water in a manner to cause damage or nuisance to adjoining properties is prohibited. The city or its agent may disconnect any service which wastes, causes damage to adjacent property or creates a nuisance through its use of irrigation water from the city system.

V. IRRIGATION ASSESSMENTS

BE IT FURTHER RESOLVED the City hereby establishes a uniform method of allocating assessments, determined as follows:

A. Pressurized Irrigation Service - Each parcel or lot receiving pressurized irrigation service shall receive an annual assessment, consisting of the sum of three components, ASSESSMENT EXPENSE, BASE ASSESSMENT, and OPERATIONS ASSESSMENT. Each component is computed as defined below:

1. Assessment Expense - All accounts shall be assessed four dollars ($4.00) per account to defray the cost of preparing, mailing and collecting the assessment.

2. Base Assessment - Each parcel or lot shall be assessed at the rate of fifty-three dollars and twenty-five cents ($53.25) per acre, but with a minimum assessment per account of forty-one dollars and no cents ($41.00). This component of the total assessment is largely to defray the cost of water rental charged by the underlying irrigation districts, with any amounts remaining to contribute to capital replacement and maintenance costs.

3. Operations Assessment - Any properties with pressure irrigation service shall be assessed annually ~~fifty-two~~ **fifty-five** dollars and **fifty cents** ~~($**54.50**)~~$55.50 per account for a property up to ten thousand (10,000) square feet in total area. The added assessment for accounts larger than ten thousand (10,000) square feet shall be two dollars and ~~fifteen~~ **twenty** cents (~~$2.15~~ **2.20**) per thousand (1,000) square feet for the portion of the property exceeding ten thousand (10,000) square feet in area.

4. Capital Reimbursement Assessment – Any property with pressure irrigation service, which has not paid connection fees as a precedent condition for connection, shall pay annually a capital reimbursement fee of , 2 percent (2%) for 2018, 3 percent (3%) for 2019 and 4 percent (4%) for the 2020 irrigation season and thereafter, of the amount of the connection fees. This assessment is particularly applicable to landscaped common lots and is in addition to the annual Assessment Expense, Base Assessment and Operations Assessment. Forty-one percent (41%) of the monies collected shall be credited to the account designated for Pressure Irrigation Trunk Line Fees and fifty-nine percent (59%) to the account designated for Pressure Irrigation Supply Fees. Properties subject to this fee, which subsequently pay the applicable one-time connection fees, shall thereafter be excused from payment of the capital reimbursement fee.

B. **Gravity Assessment** - Each parcel or lot receiving gravity irrigation service from the Municipal Irrigation System shall receive an annual assessment, consisting of the sum of three components, ASSESSMENT EXPENSE, BASE ASSESSMENT, and OPERATIONS ASSESSMENT. Each component is computed as defined below:

1. **Assessment Expense** - All accounts shall be assessed four dollars ($4.00) per account to defray the cost of preparing, mailing and collecting the assessment.

2. **Base Assessment** - Each parcel or lot shall be assessed at the rate of fifty-three dollars and twenty-five cents ($53.25) per acre, but with a minimum assessment per account of twelve dollars ($12.00). This component of the total assessment is largely to defray the cost of water rental charged by the underlying irrigation districts, with any amounts remaining to contribute to capital replacement and maintenance costs.

3. **Operations Assessment** - Any properties with gravity irrigation service shall be assessed at the rate of twenty-**two dollars** ~~twenty one dollars~~ ($~~21.00~~ **22.00**) per account for a property less than one acre in total area. The added assessment for residential accounts one acre and larger shall be two dollars and ~~fifteen cents~~ cents ($~~2.15~~ **2.20**) per acre for the portion of the property exceeding one acre in area.

C. **Assessments Due** – Assessments are due and payable on April 1st or the first business day thereafter.

D. **Partial Year Assessment** – For purposes of calculating partial year assessments, the irrigation season is presumed to be April 10th to October 10th. For initial connections made during the course of the irrigation season (such as properties newly annexed into the municipal irrigation system), the new connection shall pay the full Base Assessment, the full Assessment Expense and a prorated Operations Assessment based on the portion of the irrigation season remaining. Partial year assessments are due and payable at the time of building permit issuance, and in instances where a building permit is not being issued, at or before the time of connection.

E. **Full Year Assessment** – Initial connections made before the commencement of the irrigation season (before April 10th) but after adoption of the annual assessment roll, shall be assessed the full annual irrigation assessment, prior to delivery of irrigation water, as if included in the annual assessment roll.

F. **Dual Assessment** – In the event a parcel receives an assessment from Kuna Municipal Irrigation District, and also receives and pays an assessment from the property's

underlying irrigation district for the same irrigation season, the amount paid to the underlying irrigation district shall be credited to the account with Kuna Municipal Irrigation District. This policy presumes the city does not receive an assessment from the underlying irrigation district for the same parcel.

G. **Vacant Lot Assessment** – A non-irrigated parcel of one acre or less in area which has access to pressure irrigation and which is eligible for a building permit for either residential or commercial purposes, but which has not yet exercised that right at the time of assessment, shall be assessed fifteen dollars and fifty **cents** ($ ~~14.75~~ **15.50**) per buildable parcel. Vacant lots larger than one acre in size are assessed as a gravity irrigation lot. In the event a building permit is obtained on said parcel after the time of assessment, but before the end of the irrigation season, said parcel shall be treated as a "partial year" or "full year" assessment, as defined above, with credit given for the vacant lot assessment already paid.

VI. CUSTOMER BILLING:

A. **Annual Billings** – All irrigation accounts which do not also have a potable water account shall be billed annually, with courtesy reminders until paid, and be subject to shut-off of the irrigation service if payment is delinquent as provided in Idaho Code.

B. **Monthly Billings** – Each residential or commercial property that is served by potable water that also has a municipal irrigation account shall be billed for the annual irrigation assessment, as part of their municipal utilities billing statement, in equal monthly installments until paid in full, and be subject to shut-off of the potable water service in addition to other statutory remedies if the monthly payments are delinquent as provided in Kuna City Code.

C. **Opt Out Provision** - A municipal irrigation account holder may opt out of the monthly billing program at their option, and choose to pay the annual irrigation assessment in a lump sum payment due as provided for in Title 50, Section 18, Idaho Code. The City shall cause a notice to be mailed out to all municipal irrigation/potable water account holders informing them of their option of opting out of the monthly billing program and providing the address to inform the city of the same.

D. **Monthly Rates** – The monthly installments for payment of the 2018 annual irrigation assessment shall be nine (9) equal installments. After retirement of the 2018 annual

irrigation assessment, the monthly installments shall end until re-started by the 2019 annual irrigation assessment resolution.

VII. CUSTOMER SERVICE CHARGES:

A. **New Service Accounts** - Requests to subdivide an account into additional accounts or aggregate existing accounts under single ownership, into fewer accounts, may be made by application in person at Kuna City Hall between 8:00 a.m. and 5:00 p.m. during normal workdays. Customers will be billed five dollars ($5.00) for each account added or reduced, payable at the time of the request. Adjustments in assessments during irrigation season, to the benefit or to the expense of the resulting accounts, shall be treated as "Partial Year Assessments" and prorated from the date of the request. Adjustments to the expense of an account shall be payable at the date of request and adjustments to the credit of an account shall be processed as an account payable in conformance with city procedures.

B. **Delinquencies** – All delinquent accounts shall be processed in accordance with the provisions of Idaho State Code.

C. **Short Notice Line Location Charges** - The City of Kuna, as required by law, participates in the Dig Line system. Forty-Eight (48) hours notification is required prior to excavation by any party. Line locations without forty-eight (48) hours notice will be billed to the requesting party at the rate ten dollars ($10.00) per request. There will be no charge for line locations during times of individual hazard or public emergency.

D. **Re-connect Fee** – A re-connect fee of fifteen dollars ($15.00), if performed during normal work hours or fifty dollars ($50.00) if performed after normal work hours, which shall be paid prior to the account being reconnected, or as subsequently adopted by resolution of City Council, shall be charged to any account to reconnect service following disconnection for non-payment or for any other reason not in the discretion of the City of Kuna or its agents. This fee shall be applied separately for each request and must be paid before reconnection can occur.

E. **Tampering Fee** – A tampering fee of one hundred dollars ($100.00), or as subsequently adopted by resolution of City Council, shall be charged to any account reconnecting service without authorization following disconnection for non-payment of assessments. This fee shall be applied separately for each unauthorized reconnection and must be paid before reconnection can occur.

F. **Unauthorized Connection** – In the event a parcel connects to the pressurized irrigation system without authorization, meaning without having paid connection fees and receiving explicit approval to connect, it shall be presumed that the parcel owner has petitioned to connect, but without authorization. The City may collect a tampering fee as outlined in Paragraph VI.E and disconnect the parcel from service, or collect full payment of connection fees and commence billing monthly assessment charges, or commence charging monthly amortization of the connection fees as provided in Paragraph IV.I and commence billing monthly assessment charges. In the event the parcel does not have a water right for use of the water, and one cannot be provided, the only option available is to collect a tampering fee and disconnect the parcel from service.

VII. WATER ALLOTMENT

BE IT FURTHER RESOLVED, that no lot or parcel is entitled to receive delivery of a quantity of water which exceeds the allotment of water provided for that parcel by the underlying irrigation district holding the water right in trust. It is hereby declared to be in the public's best interest that water be used efficiently for its intended irrigation purpose, that a property's use of the irrigation system not impose an unauthorized over-spray or drainage burden on adjacent property and that such unauthorized use or any other misuse or wanton wasting of the same shall be due cause for disconnecting the offending lot or parcel from the pressure or gravity irrigation system for the duration of the irrigation season without any prorated reimbursement of assessment. It is further declared, delivery of water through the pressure or gravity systems ceases when deliveries end by the underlying irrigation district.

VIII. REPEAL OF EXISTING FEES AND POLICIES

BE IT FURTHER RESOLVED that the connection fees and other charges established herein are effective beginning October 17, 2017; prior similar fees and policies established by earlier resolution(s) are hereby repealed.

IX. SEVERABILITY CLAUSE

BE IT FURTHER RESOLVED, that the sections of this Resolution are severable. The invalidity of a section shall not affect the validity of the remaining sections.

X. EFFECTIVE DATE

BE IT FURTHER RESOLVED, that this resolution shall become effective upon passage by the Kuna City Council.

PASSED BY THE COUNCIL of the City of Kuna, this 17th day of October, 2017.

APPROVED BY THE MAYOR of the City of Kuna, this 17th day of October, 2017.

_____
Joe L. Stear, Mayor

ATTEST:

_____
Chris Engels, City Clerk