



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: Michael L. Borzick ~ GIS Manager
In place of Bob Bachman ~ Public Works Director

RE: Merino Cove Subdivision, Preliminary Plat
17-11-S, 17-26-DR

DATE: November 28, 2017

The GIS Manager has reviewed the Preliminary Plat request of the above applicant dated October 23, 2017. It is noted that the request and application do provide a detailed narrative description or plan for development of the site and comments will be structured accordingly.

The GIS Manager does not provide comments with the intent to promote a position for or against any project – even if he has a preference. Generally, comments are structured to address the question “What will it take to make a project work with respect to available infrastructure?” Consideration is given to local, state and federal regulations, adopted master plans, city policies, previous city commitments, system capacities and the reasonable duty of each developer.

1. Sanitary Sewer System

- a) The City has sufficient sewer treatment capacity to serve this site. The Sewer Master Plan for disposal of wastewater from this area proposes discharge through a gravity trunk line along Mason Creek to a regional Lift Station on Linder Road between Columbia and Lake Hazel. Neither the Lift Station nor the trunk line have been constructed. Also, the Lift Station and a major portion of the trunk line would pass through property not controlled by the Developer.
- b) Extend 18” Hubbard Trunk Line at minimum grade eastward as directed by GIS Manager and the Master Plan.

1. Nothing in the forgoing is intended to prevent this developer from implementing the Master Plan at this time or in cooperating with other developers in the cost of construction of various components as long as capacity is available to accommodate them.
- d) Preliminary investigations have concluded that all wastewater flows from this project could be routed to the Danskin Lift Station for ultimate treatment at the North Wastewater Treatment facility. This site is not presently connected to the city system and would be subject to connection fees for the demand of the ultimate connected load as provided in the City's Standard Table.
- e) This property was not included in Local Improvement District 2006-1 and consequently does not have reserved treatment capacity. Treatment capacity may be secured for this site only from those who have reserved capacity or from capacity not reserved and upon payment of appropriate fees.
- f) The nearest existing gravity main (8-inch) is located in Merino St at the eastern boundary of Patagonia 1 Subdivision. The GIS Manager recommends the extension of an 18-inch sewer main eastward at minimum grade in Hubbard Road.
- g) Specific recommendations of note are as follows:
 1. City Code (6-4-2O) requires connection to the City sewer system for all sanitary sewer needs.
 2. For any connected load, it is recommended this application be conditioned to conform to the sewer master plan except as recommended otherwise in 1.a above.
 3. 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 adjacent to the project.
- h) For assistance in locating existing facilities and understanding issues associated with the Master Plan and connection, please contact the GIS Manager ~ 287-1726.

2. Potable Water System

- a) The City has sufficient potable water supply to serve this site. This site is not connected to the city system and would be subject to connection fees for the demand of the ultimate connected load as provided in the City's Standard Table.
- b) The nearest available water main (12-inch) is located in Hubbard Road and within Merinos St (8-inch). The GIS Manager proposes the developer be allowed to extend a 12-inch water main along the frontage as the Master Plan recommends and extend the 8-inch to this location and serve their project. The costs would be at developer expense but may be eligible for partial cost recovery consistent with adopted policies.
- c) Water supply capacity is available for this site upon payment of appropriate fees. Specific recommendations of note are as follows:
 - 1) City Code (6-4-2X) requires connection to the City water system for all potable water needs.
 - 2) For any connected load, it is recommended this application be conditioned to conform to the water master plan. Specifically, a 12-inch water main is required of this development in the Hubbard frontage and in both mid-mile collectors in or adjacent to the project.
 - 3) 8-inch water mains should be installed by developer in internal subdivision streets.
 - 4) 25 lots on a single 8-inch watermain will overly expose more lots than the City generally likes to expose to outages, looping the 12-inch main up the common lot near the Storm Drain may be required.
- d) Improvements necessary to provide adequate fire protection as required by Kuna Fire District will be required of the development.
- e) For assistance in locating existing facilities and understanding issues associated with connection, please contact the GIS Manager.
- f) Please verify there is adequate separation between potable water service lines and all non-potable water lines (storm drains, sewer services, etc.).

3. Pressure Irrigation

- a) The applicant's property is not connected to the City pressure irrigation system. The nearest pressure main (10-inch) is located in Hubbard Road and a (12-inch) main along the western boundary of Merino Cove.
- b) 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.
- c) Irrigation supply capacity is available for this site upon payment of appropriate fees. Specific recommendations of note are as follows:
 1. 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.
 2. For any connected load, it is recommended this application be conditioned to conform to the Pressure Irrigation Master Plan within the property or along its frontages. The Master Plan applicable to this development designates the providing of a 12-inch (2017 Master Plan) trunk line along the Hubbard section line.
 3. 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.
 4. It is recommended that conformity with approved City PI standards is required, including the providing of adequately sized internal loop lines.

4. Grading, Gravity Irrigation, Drainage

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

5. General

At the time of, or prior to redevelopment:

- a) Plan approvals and license agreements from any affected irrigation District will be required.
- b) The City reserves the right of prior approval to all agreements involving the applicant (or its successors) and the irrigation or drainage district related to the property of this application and any attempt to abandon surface water rights.

- c) Verify that existing and proposed elevations match sufficiently at property boundaries to not impose a slope burden on adjacent properties.
- d) Demonstrate that regulations applicable to floodways and flood plains are observed.
- e) State the vertical datum used for elevations on all plans.
- f) Provide engineering certification on all final engineering drawings.

6. Inspection Fees

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

7. Right-of-Way

Sufficient full and half right-of-way on section and quarter lines for arterial and collector streets shall be provided and developed pursuant to City, ITD and ACHD standards. In this instance, the site fronts on portions Hubbard, fronts one mid-mile collector and encompasses a portion of a second, each of which is considered a classified street. References to each are included in the developer's proposal. The recommendations of the GIS Manager are as follows:

- a) The proposed right-of-way for local public streets exceeds the City standard of 51' and is acceptable.
- b) The right-of-way for mid-mile collectors is recommended to comply with the City Code or the ACHD standard, whichever is greater. In this instance, the City Code is controlling at 74'. (KCC 6-3-4)
- c) The right-of-way for Hubbard is recommended to comply with the City Code or the ACHD standard, whichever is greater. In this instance, the City Code is controlling at 97'. (KCC 6-3-4)
- 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 GIS Manager recommends the following:
 - a. 10-foot minimum street frontage easement (provided in pre-plat notes);
 - b. 10-foot back lot line easement as required in code (provided in pre-plat notes);
 - c. 5-foot side lot line easement (provided in pre-plat notes);
 - d. 10-foot minimum subdivision boundary easement (the previous notes cover this request in most instances except where the boundary lot is a side lot or common lot – please adjust the easement for the exceptions).
- d) It is recommended approaches onto local, section line and quarter line streets comply with ACHD approach policies and generally are as far as practical from adjacent intersections.
- e) Curb and Gutter – City Code (6-4-2C) requires the installation of curb and gutter: vertical curb on classified streets (Hubbard) and either rolled or vertical elsewhere. The documents submitted with the application show an intent to construct curb and gutter as required. The GIS Manager recommends compliance with City Code.
- f) Street Drainage – The application includes some facilities for handling storm drainage from local streets. The documents submitted with the application show an intent to construct storm drainage facilities as required. The GIS Manager recommends compliance with ACHD policies.

- g) Sidewalk - City Code (6-4-2Q) requires the installation of sidewalk on all local streets and the highway. The documents submitted with the application show an intent to construct sidewalk as required. The GIS Manager recommends compliance with City Code.

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 as a condition of final platting.

9. Property Description

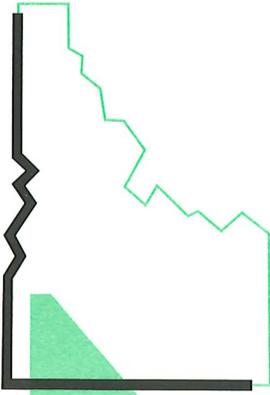
- a) A metes and bounds description prepared by a licensed surveyor has been provided by the applicant.

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 Manager



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

November 14, 2017

City of Kuna
Planning & Zoning Dept.
P.O. Box 13
Kuna, ID 83634

RE: 17-11S & 17-26DR / Merino Code; 882 E. Hubbard Road

Dear Trevor:

Nampa & Meridian Irrigation District (NMID) has no comment on the above-referenced application as it lies outside of our district boundaries. Please contact Bob Carter, with Boise Project Board of Control at (208) 344-1141, 2465 Overland Rd., Rm. 202 Boise, ID 83705-3173.

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

Cc: Office/ File
B. Carter, BOC

