

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, January 2, 2018

6:00 P.M. REGULAR CITY COUNCIL

1. *Call to Order and Roll Call*

2. *Invocation:*

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, December 19, 2017**

B. Accounts Payable Dated December 28, 2017 in the Amount of \$203,356.28

A. *Recognition Plaque for Council Member Jones* – Mayor Stear

B. *Swearing in of Newly Elected Officials Richard Cardoza and Warren Christensen* – Chris Engels, City Clerk

C. *Recess for Change of Council*

OFFICIALS

Joe Stear, Mayor
Briana Buban-Vonder Haar, Council Member
Richard Cardoza, Council Member
Warren Christensen, 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, January 2, 2018**

A. Reconvene Council Meeting

B. Call to Order and Roll Call

C. Elect Council President

4. Consent Agenda (Continued):

C. Resolutions

1. Consideration to approve Resolution No. R01-2018

A RESOLUTION OF THE CITY OF KUNA, IDAHO AMENDING RESOLUTION NO. R40-2017 ADDING THREE (3) NEW MEMBERS TO THE ECONOMIC DEVELOPMENT COMMITTEE.

2. Consideration to approve Resolution No. R02-2018

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AUTHORIZING THE MAYOR TO EXECUTE ALL AGREEMENTS AND CONTRACTS AND THE CLERK TO ATTEST TO THE MAYOR'S SIGNATURE ON ALL SAID DOCUMENTS RELATED TO THE PURCHASE OF THE REAL PROPERTY WITH AN ADA COUNTY PARCEL NUMBER OF R0615253178.

3. Consideration to approve Resolution No. R03-2018

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING THE PROFESSIONAL SERVICES AGREEMENT WITH JUB ENGINEERING, INC. FOR THE WEST 2nd STREET PARKING LOT FOR THE CITY OF KUNA, IDAHO; AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

4. Consideration to approve Resolution No. R04-2018

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AUTHORIZING THE MAYOR TO EXECUTE THE MEMORANDUM OF

UNDERSTANDING BY AND BETWEEN THE CITY OF KUNA, IDAHO
AND THE KUNA LEARNING CENTER TO PROVIDE AFTER SCHOOL
LEARNING OPPORTUNITIES AT KUNA MIDDLE SCHOOL FOR THE
2017-2018 SCHOOL YEAR.

5. Consideration to approve Resolution No. R05-2018

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO
AUTHORIZING THE MAYOR TO EXECUTE THE MEMORANDUM OF
UNDERSTANDING BY AND BETWEEN THE CITY OF KUNA, IDAHO
AND THE KUNA LEARNING CENTER TO PROVIDE AFTER SCHOOL
LEARNING OPPORTUNITIES AT TEED SCHOOL FOR THE 2018-2019
SCHOOL YEAR.

5. **Community Reports or Requests:**

A. Update on the Kuna Comprehensive Plan – Lisa Bachman, JUB Engineers

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 January 16, 2018 City Council meeting.*

Public Hearing and consideration to approve 17-11-S (Subdivision) for Merino Cove
Subdivision – Troy Behunin, Planner III

A request from Quadrant Consulting, representing Varialle Construction for
preliminary plat approval for an approximately 6.8-acre subject parcel within an
existing R-6 zone, in order to subdivide the land into 25 single family lots, and an
additional two (2) common lots. The site is located on the north side of W. Hubbard
Road, approximately 500 feet east of S. Magellan Avenue; addressed as 882 E.
Hubbard Road, Kuna, Idaho.

B. Public Hearing and consideration to approve 17-06-AN (Annex) and 17-08-S
(Subdivision) for Wapiti Creek Subdivision – Troy Behunin, Planner III

A request to annex approximately 15.82 acres into Kuna City with an R-4, zone, and
to subdivide the property into 42 single family residential lots and 4 common lots
and will be known as Wapiti Creek Subdivision. The site is located at the north east
corner of Ten Mile and Ardell Roads. The site address is 2480 S. Ten Mile Rd.,
Kuna, Idaho; In Section 14, T 2N, R 1W, APN #: S1314244345.

C. Public Hearing and consideration to approve 17-08-AN (Annexation) for Danskin
Ridge Subdivision No.'s 2, 3 & 5 – Richard Roats, City Attorney

The City of Kuna is requesting approval for annexation of approximately 37.6 acres
+/-, also known as Danskin Ridge Subdivision No.'s. 2, 3 and 5, and portions of No.
1, into Kuna City limits with an 'R-2' (Low Density Residential) zoning designation.

7. Business Items:

- A.** Consideration to approve 17-05-LLA (Lot Line Adjustment) for Thomas Nicholson – Jace Hellman, Planner I

The applicant, Steve Arnold, seeks Lot Line Adjustment approval to adjust the parcel lines for two 0.17-acre parcels in order to consolidate the parcels into one (1) approximately 0.34-acre parcel for future development. The sites are located at 597 and 599 S Ash Avenue, Kuna ID.

8. Ordinances: *None*

9. Mayor/Council Announcements:

10. Executive Session:

- A.** Adjourn to Executive Session Pursuant to Idaho Code 74-206(f) for the Purpose of Potential Litigation

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, December 19, 2017

**5:00 P.M. MEET & GREET WITH NEW CITY ECONOMIC DEVELOPMENT
 COORDINATOR ROBIN COLLINS**

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 00:01:42)

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, December 5, 2017

B. Accounts Payable Dated December 14, 2017 in the Amount of \$1,086,640.71

C. Resolutions

1. Consideration to approve Resolution No. R97-2017

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

2. Consideration to approve Resolution No. R98-2017

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO
AUTHORIZING THE MAYOR TO REJECT ADDITIONAL INSURANCE
COVERAGE (COVERAGE OVER AND ABOVE THE LEVEL OF
INSURANCE COVERAGE CURRENTLY PROVIDED FOR ACTS OF
TERRORISM) OFFERED BY THE IDAHO COUNTIES RISK
MANAGEMENT PROGRAM (ICRMP) FOR ACTS OF TERRORISM.

D. Findings of Fact and Conclusions of Law

1. Consideration to approve Findings of Fact and Conclusions of Law for Case No. 17-07-ZC (Rezone) for Scott Noriyuki.
2. Consideration to approve Findings of Fact and Conclusions of Law for Case No. 16-04-S (Subdivision) for Greg Bullock
3. Consideration to approve Findings of Fact and Conclusions of Law for Case No. 17-05-S (Preliminary Plat) for Springhill Residential Subdivision

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, Buban-Vonder Haar, Jones, and McPherson.

Voting No: None

Absent: None

Motion carried 4-0.

5. Community Reports or Requests: None

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

A. *Applicant has requested this action be removed from the agenda.*

*Public Hearing that was tabled from November 21, 2017 to December 5, 2017 to December 19, 2017 and consideration to approve 17-05-AN (Annex) and 17-01-CPF (Combination Preliminary Plat and Final Plat) Pierson Subdivision Annexation – Troy Behunin Planner III
(Timestamp 00:02:20)*

A request from Clair Bowman, seeking approval for annexation of approximately 4.28 acres into Kuna City with an R-2 (Low Density Res.) zone, and combination preliminary and final plat approval to create a 2-lot residential subdivision, a re-plat of a portion of Dreamcatcher Subdivision. The site is located near the south-east corner of Black Cat and Amity Roads addressed as 4400 W. Legacy Lane, Meridian, ID 83634.

Council Member Buban-Vonder Haar moved to remove 17-05-AN (Annex) and 17-01-CPF (Combination Preliminary Plat and Final Plat) from the agenda. Seconded by Council Member McPherson. Motion carried 4-0.

7. Business Items:

**A. Presentation of Certificate of Recognition to Landon Martin Nicholson – Mayor Stear
(Timestamp 00:03:05)**

Mayor Stear presented Landon Nicholson the certificate and received an update on Cameron who was healing well. Police Chief McDaniel was in attendance.

8. Ordinances:

**A. Consideration to approve Ordinance No. 2017-28
(Timestamp 00:05:15)**

AN ORDINANCE REZONING CERTAIN REAL PROPERTY, TO WIT: PARCEL NO. R4865420080 FROM R-4 TO C-1; SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF KUNA, ADA COUNTY, IDAHO; DIRECTING THAT COPIES OF THIS ORDINANCE BE RECORDED AS PROVIDED BY LAW; AND PROVIDING AN EFFECTIVE DATE.

Consideration to waive three readings of ordinance

Consideration to approve ordinance

Consideration to approve summary publication of ordinance

Council Member Buban-Vonder Haar moved to waive three readings of Ordinance No. 2017-28. Seconded by Council Member McPherson. Motion carried 4-0.

Council Member Buban-Vonder Haar moved to approve Ordinance No. 2017-28. Seconded by Council Member McPherson. Approved by the following roll call vote:

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

Voting No: None

Absent: None

Motion carried 4-0.

Council Member Buban-Vonder Haar moved to approve the Summary Publication of Ordinance No. 2017-28. Seconded by Council Member McPherson. Motion carried 4-0.

B. Consideration to approve Ordinance No. 2017-29
(Timestamp 00:06:49)

AN ORDINANCE ANNEXING CERTAIN REAL PROPERTY INTO THE CITY OF KUNA, IDAHO, TO WIT: PARCEL NO. S1419223151, CURRENT OWNER IS SDN, LLC; THIS PROPERTY SITUATED IN THE UNINCORPORATED AREA OF ADA COUNTY, IDAHO AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF KUNA, IDAHO; ESTABLISHING THE ZONING CLASSIFICATION OF SAID REAL PROPERTIES; DIRECTING THAT COPIES OF THIS ORDINANCE BE FILED AS PROVIDED BY LAW; AND PROVIDING AN EFFECTIVE DATE.

Consideration to waive three readings of ordinance

Consideration to approve ordinance

Consideration to approve summary publication of ordinance

Council Member Buban-Vonder Haar moved to waive three readings of Ordinance No. 2017-29. Seconded by Council Member McPherson. Motion carried 4-0.

Council Member Buban-Vonder Haar moved to approve Ordinance No. 2017-29. Seconded by Council Member McPherson. Approved by the following roll call vote:

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

Voting No: None

Absent: None

Motion carried 4-0.

Council Member Buban-Vonder Haar moved to approve the Summary Publication of Ordinance No. 2017-29. Seconded by Council Member McPherson. Motion carried 4-0.

- C. Consideration to approve Ordinance No. 2017-30
(Timestamp 00:08:26)

AN ORDINANCE REZONING CERTAIN REAL PROPERTIES IN THE CITY OF KUNA, IDAHO, TO WIT:

PARCEL NO. R2404320010, CURRENT OWNER IS EMMETT PARTNERS, LLC,
PARCEL NO. R2404320020, CURRENT OWNER IS EMMETT PARTNERS, LLC,
PARCEL NO. R2404320040, CURRENT OWNER IS EXCHANGERIGHT NET LEASED PORTFOLIO 16 DST,
PARCEL NO. R2404320050, CURRENT OWNER IS HOWARD JOHNSON,

SAID PROPERTIES ARE A PORTION OF THE ENSIGN SUBDIVISION, SITUATED IN A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN IN KUNA, IDAHO, FROM R-6 TO C-1; SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF KUNA, ADA COUNTY, IDAHO; DIRECTING THAT COPIES OF THIS ORDINANCE BE RECORDED AS PROVIDED BY LAW; AND PROVIDING AN EFFECTIVE DATE.

Consideration to waive three readings of ordinance

Consideration to approve ordinance

Consideration to approve summary publication of ordinance

Council Member Buban-Vonder Haar moved to waive three readings of Ordinance No. 2017-30. Seconded by Council Member McPherson. Motion carried 4-0.

Council Member Buban-Vonder Haar moved to approve Ordinance No. 2017-30. Seconded by Council Member McPherson. Approved by the following roll call vote:

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

Voting No: None

Absent: None

Motion carried 4-0.

Council Member Buban-Vonder Haar moved to approve the Summary Publication of Ordinance No. 2017-30. Seconded by Council Member McPherson. Motion carried 4-0.

9. Mayor/Council Announcements:

(Timestamp 00:10:46)

Mayor Stear shared how the new City Engineer and Economic Development Coordinator were settling in.

Council Member McPherson told Chief McDaniel that he appreciated Officer Mulkey returning a camera to its owner.

Public Works Director Bob Bachman update Council that everything was wrapping up downtown but he was available for questions.

Council Member Buban-Vonder Haar mentioned positive comments about the lights in the park.

Parks Director Bobby Withrow updated Council that the inflatables had been slash with a knife and were not savable.

10. Executive Session:

- A.** Adjourn to Executive Session Pursuant to Idaho Code 74-206(c) for the Purpose of Discussing a Land Acquisition Matter

(Timestamp 00:14:57)

Council Member Buban-Vonder Haar moved to adjourn to Executive Session pursuant to Idaho Code 74-206(c) for the Purpose of Discussing a Land Acquisition Matter. Seconded by Council Member McPherson. Approved by the following roll call vote:

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

Voting No: None

Absent: None

Motion carried 4-0.

Adjournment to Executive Session: 6:16 p.m.

11. Adjournment: 6:39 p.m.

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

Minutes prepared by Ariana Welker, Deputy City Clerk

Date Approved: CCM 01.02.2018

City of Kuna

Payment Approval Report - City Council Approval

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Report dates: 12/15/2017-12/28/2017

Dec 28, 2017 05:24PM

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Paid and unpaid invoices included.

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
A COMPANY, INC.												
1463	A COMPANY, INC.	B-293111		PORTABLE RESTROOM PICKED UP. SEGO PRAIRIE POND/NICHOLSON PARK. B.WITHROW, DEC.'17 - PARKS	12/14/2017	30.00	.00	01-6212 RENT- EQUIPMENT	1004	12/17		
Total B-293111:						30.00	.00					
1463	A COMPANY, INC.	B-293112		PORTABLE RESTROOM PICKED UP. WINCHESTER PARK SUTTERS MILL. B.WITHROW, DEC.'17 - PARKS	12/13/2017	30.00	.00	01-6212 RENT- EQUIPMENT	1004	12/17		
Total B-293112:						30.00	.00					
1463	A COMPANY, INC.	B-293113		PORTABLE RESTROOM PICKED UP. SADIE CREEK PARK. B.WITHROW, DEC.'17 - PARKS	12/14/2017	30.00	.00	01-6212 RENT- EQUIPMENT	1004	12/17		
Total B-293113:						30.00	.00					
1463	A COMPANY, INC.	B-293114		PORTABLE RESTROOM PICKED UP. ARBOR RIDGE PARK. B.WITHROW, DEC.'17 - PARKS	12/14/2017	30.00	.00	01-6212 RENT- EQUIPMENT	1004	12/17		
Total B-293114:						30.00	.00					
1463	A COMPANY, INC.	B-293115		PORTABLE RESTROOM PICKED UP. THE FARM PARK. B.WITHROW, DEC.'17	12/14/2017	30.00	.00	01-6212 RENT- EQUIPMENT	1004	12/17		
Total B-293115:						30.00	.00					

City of Kuna

Payment Approval Report - City Council Approval

Report dates: 12/15/2017-12/28/2017

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Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total A COMPANY, INC.:						150.00	.00					
ABC STAMP, SIGNS & AWARDS												
277	ABC STAMP, SIGNS & AWARDS	0511363	6416	NAMEPLATE FOR R.CLEERE & A.KAHL, PARK IMPACT FEE COMMITTEE MEMBERS, DEC.'17	12/14/2017	38.18	.00	01-6165_OFFICE SUPPLIES	1004	12/17		
277	ABC STAMP, SIGNS & AWARDS	0511363	6416	3 EA. NAMEPLATES FOR P.STEVENS, DEC.'17	12/14/2017	9.04	.00	01-6165_OFFICE SUPPLIES	0	12/17		
277	ABC STAMP, SIGNS & AWARDS	0511363	6416	3 EA. NAMEPLATES FOR P.STEVENS, DEC.'17	12/14/2017	11.94	.00	20-6165_OFFICE SUPPLIES	0	12/17		
277	ABC STAMP, SIGNS & AWARDS	0511363	6416	3 EA. NAMEPLATES FOR P.STEVENS, DEC.'17	12/14/2017	11.94	.00	21-6165_OFFICE SUPPLIES	0	12/17		
277	ABC STAMP, SIGNS & AWARDS	0511363	6416	3 EA. NAMEPLATES FOR P.STEVENS, DEC.'17	12/14/2017	3.25	.00	25-6165_OFFICE SUPPLIES	0	12/17		
Total 0511363:						74.35	.00					
Total ABC STAMP, SIGNS & AWARDS:						74.35	.00					
ADA COUNTY HIGHWAY DISTRICT (RENT)												
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	14570		SHOP RENT FOR JANUARY 2018 - PARKS	12/14/2017	148.50	.00	01-6211_RENT-BUILDINGS & LAND	1004	1/18		
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	14570		SHOP RENT FOR JANUARY 2018 - WATER	12/14/2017	126.00	.00	20-6211_RENT-BUILDINGS & LAND	0	1/18		
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	14570		SHOP RENT FOR JANUARY 2018 - SEWER	12/14/2017	121.50	.00	21-6211_RENT-BUILDINGS & LAND	0	1/18		
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	14570		SHOP RENT FOR JANUARY 2018 - P.I	12/14/2017	54.00	.00	25-6211_RENT-BUILDINGS & LAND	0	1/18		
Total 14570:						450.00	.00					
Total ADA COUNTY HIGHWAY DISTRICT (RENT):						450.00	.00					
ADVANCED COMMUNICATIONS, INC.												

City of Kuna

Payment Approval Report - City Council Approval

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Report dates: 12/15/2017-12/28/2017

Dec 28, 2017 05:24PM

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.	16791		<u>QUARTERLY MAINTENANCE CHARGES. 10/1/17-9/30/18 - ADMIN</u>	12/01/2017	94.08	.00	<u>01-6255 TELEPHONE</u>	0	10/17		
1566	ADVANCED COMMUNICATIONS, INC.	16791		<u>QUARTERLY MAINTENANCE CHARGES. 10/1/17-9/30/18 - P & Z</u>	12/01/2017	33.60	.00	<u>01-6255 TELEPHONE</u>	1003	10/17		
1566	ADVANCED COMMUNICATIONS, INC.	16791		<u>QUARTERLY MAINTENANCE CHARGES. 10/1/17-9/30/18 - WATER</u>	12/01/2017	87.36	.00	<u>20-6255 TELEPHONE EXPENSE</u>	0	10/17		
1566	ADVANCED COMMUNICATIONS, INC.	16791		<u>QUARTERLY MAINTENANCE CHARGES. 10/1/17-9/30/18 - SEWER</u>	12/01/2017	87.36	.00	<u>21-6255 TELEPHONE EXPENSE</u>	0	10/17		
1566	ADVANCED COMMUNICATIONS, INC.	16791		<u>QUARTERLY MAINTENANCE CHARGES. 10/1/17-9/30/18 - P.I</u>	12/01/2017	33.60	.00	<u>25-6255 TELEPHONE EXPENSE</u>	0	10/17		
Total 16791:						336.00	.00					
Total ADVANCED COMMUNICATIONS, INC.:						336.00	.00					
ARTCO (US, INC.)												
1435	ARTCO (US, INC.)	173748983	6417	<u>BUSINESS CARDS FOR R.COLLINS. DEC.'17</u>	12/19/2017	40.00	.00	<u>01-6165 OFFICE SUPPLIES</u>	4000	12/17		
1435	ARTCO (US, INC.)	173748983	6417	<u>BUSINESS CARDS FOR P.STEVENS. DEC.'17</u>	12/19/2017	10.00	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	12/17		
1435	ARTCO (US, INC.)	173748983	6417	<u>BUSINESS CARDS FOR P.STEVENS. DEC.'17</u>	12/19/2017	13.20	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	12/17		
1435	ARTCO (US, INC.)	173748983	6417	<u>BUSINESS CARDS FOR P.STEVENS. DEC.'17</u>	12/19/2017	13.20	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	12/17		
1435	ARTCO (US, INC.)	173748983	6417	<u>BUSINESS CARDS FOR P.STEVENS. DEC.'17</u>	12/19/2017	3.60	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	12/17		
Total 173748983:						80.00	.00					
Total ARTCO (US, INC.):						80.00	.00					

City of Kuna

Payment Approval Report - City Council Approval

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Report dates: 12/15/2017-12/28/2017

Dec 28, 2017 05:24PM

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
ATLAS COPCO USA HOLDINGS INC												
1607	ATLAS COPCO USA HOLDINGS INC	401003295	6382	REPLACEMENT LIFTSTATION PUMP GASKETS, T.SHAFFER, DEC.'17	12/06/2017	240.00	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	12/17		
Total 401003295:						240.00	.00					
Total ATLAS COPCO USA HOLDINGS INC:						240.00	.00					
BARRY RENTAL INC												
1899	BARRY RENTAL INC	171988-4	6230	ANTIFREEZE FOR TOOL CAT, B.GILLOGLY, OCT.'17	12/19/2017	29.90	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	12/17		
Total 171988-4:						29.90	.00					
Total BARRY RENTAL INC:						29.90	.00					
BEDLINERS OF TREASURE VALLEY, INC.												
1192	BEDLINERS OF TREASURE VALLEY, INC.	11808	6458	BEDLINER FOR TRUCK #33, B.BACHMAN, DEC.'17 - BUILDING DEPT	12/21/2017	425.00	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	1005	12/17		
Total 11808:						425.00	.00					
Total BEDLINERS OF TREASURE VALLEY, INC.:						425.00	.00					
BHS SPECIALTY CHEMICALS												
512	BHS SPECIALTY CHEMICALS	92477	6415	2 TOTES OF CHLORINE, D.CROSSLEY, DEC.'17 - WATER	12/15/2017	1,485.00	.00	20-6151 M & R - PROCESS CHEMICALS	0	12/17		
Total 92477:						1,485.00	.00					
Total BHS SPECIALTY CHEMICALS:						1,485.00	.00					
BUYWYZ LLC												
1795	BUYWYZ LLC	113071	6421	XSTAMPER (RECEIVED), MESSAGE LOGBOOK, FINE TIP MARKERS, COPY PAPER,								

City of Kuna

Payment Approval Report - City Council Approval

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Report dates: 12/15/2017-12/28/2017

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Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
				DEC.'17	12/14/2017	45.58	.00	01-6165 OFFICE SUPPLIES	1003	12/17		
1795	BUYWYZ LLC	113071	6421	<u>COPY PAPER, DEC.'17</u>	12/14/2017	13.92	.00	01-6165 OFFICE SUPPLIES	0	12/17		
Total 113071:						59.50	.00					
1795	BUYWYZ LLC	113431	6453	<u>2 EA. 2018 DESK CALENDARS W/PAD, B.BACHMAN, DEC.'17</u>	12/20/2017	2.00	.00	01-6165 OFFICE SUPPLIES	0	12/17		
1795	BUYWYZ LLC	113431	6453	<u>2 EA. 2018 DESK CALENDARS W/PAD, B.BACHMAN, DEC.'17</u>	12/20/2017	4.38	.00	01-6165 OFFICE SUPPLIES	1004	12/17		
1795	BUYWYZ LLC	113431	6453	<u>2 EA. 2018 DESK CALENDARS W/PAD, B.BACHMAN, DEC.'17</u>	12/20/2017	.80	.00	01-6165 OFFICE SUPPLIES	1005	12/17		
1795	BUYWYZ LLC	113431	6453	<u>2 EA. 2018 DESK CALENDARS W/PAD, B.BACHMAN, DEC.'17</u>	12/20/2017	.32	.00	20-6165 OFFICE SUPPLIES	0	12/17		
1795	BUYWYZ LLC	113431	6453	<u>2 EA. 2018 DESK CALENDARS W/PAD, B.BACHMAN, DEC.'17</u>	12/20/2017	.32	.00	21-6165 OFFICE SUPPLIES	0	12/17		
1795	BUYWYZ LLC	113431	6453	<u>2 EA. 2018 DESK CALENDARS W/PAD, B.BACHMAN, DEC.'17</u>	12/20/2017	.16	.00	25-6165 OFFICE SUPPLIES	0	12/17		
1795	BUYWYZ LLC	113431	6453	<u>4 INK ROLLERS, MISC TAX FORMS, MISC TAX FORM ENVELOPES, DEC.'17</u>	12/20/2017	62.40	.00	01-6165 OFFICE SUPPLIES	0	12/17		
1795	BUYWYZ LLC	113431	6453	<u>4 INK ROLLERS, MISC TAX FORMS, MISC TAX FORM ENVELOPES, DEC.'17</u>	12/20/2017	22.30	.00	01-6165 OFFICE SUPPLIES	1003	12/17		
1795	BUYWYZ LLC	113431		<u>4 INK ROLLERS, MISC TAX FORMS, MISC TAX FORM ENVELOPES, DEC.'17</u>	12/20/2017	57.97	.00	20-6165 OFFICE SUPPLIES	0	12/17		
1795	BUYWYZ LLC	113431		<u>4 INK ROLLERS, MISC TAX FORMS, MISC TAX FORM ENVELOPES, DEC.'17</u>	12/20/2017	57.97	.00	21-6165 OFFICE SUPPLIES	0	12/17		
1795	BUYWYZ LLC	113431		<u>4 INK ROLLERS, MISC TAX FORMS, MISC TAX FORM ENVELOPES, DEC.'17</u>	12/20/2017	22.30	.00	25-6165 OFFICE SUPPLIES	0	12/17		

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Total 113431:						230.92	.00					
Total BUYWYZ LLC:						290.42	.00					
CAPITAL PAVING CO												
20	CAPITAL PAVING CO	6380		PATCHING SCHOOL ST (BLOW OFF REPAIRS), PLUS TRAFFIC CONTROL, DEC.'17	12/12/2017	1,160.00	.00	20-6150 M & R - SYSTEM	0	12/17		
Total 6380:						1,160.00	.00					
Total CAPITAL PAVING CO:						1,160.00	.00					
CORE & MAIN LP												
63	CORE & MAIN LP	I116224	6423	BRASS FITTINGS FOR IRRIGATION, D.CROSSLEY, DEC.'17	12/14/2017	679.20	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	12/17		
Total I116224:						679.20	.00					
63	CORE & MAIN LP	I153473	6396	FOAM SHEET INSULATION FOR BACKFLOW ON MAIN ST, C.DEYOUNG, DEC.'17	12/08/2017	420.00	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	12/17		
63	CORE & MAIN LP	I153473	6396	2 TIE-DOWN STRAPS FOR TRUCK #30, C.DEYOUNG, DEC.'17	12/08/2017	15.98	.00	20-6175 SMALL TOOLS	0	12/17		
Total I153473:						435.98	.00					
63	CORE & MAIN LP	I179046	6423	BRASS FITTINGS FOR IRRIGATION, D.CROSSLEY, DEC.'17	12/14/2017	49.68	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	12/17		
63	CORE & MAIN LP	I179046	6423	METER SET PARTS AND METERS, D.CROSSLEY, DEC.'17	12/14/2017	5,886.50	.00	20-6020 CAPITAL IMPROVEMENTS	1089	12/17		
63	CORE & MAIN LP	I179046	6423	METER SPUD WRENCHES AND A TEST PUMP, DEC.'17 - WATER	12/14/2017	178.22	.00	20-6175 SMALL TOOLS	0	12/17		

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63	CORE & MAIN LP	I179046	6423	<u>METER SPUD WRENCHES AND A TEST PUMP, DEC.'17 - P.I</u>	12/14/2017	44.56	.00	<u>25-6175 SMALL TOOLS</u>	0	12/17		
Total I179046:						6,158.96	.00					
63	CORE & MAIN LP	I240198	6423	<u>SENSUS BRACKETS, DEC.'17 - WATER</u>	12/15/2017	550.00	.00	<u>20-6020 CAPITAL IMPROVEMENTS</u>	1089	12/17		
Total I240198:						550.00	.00					
Total CORE & MAIN LP:						7,824.14	.00					
CUSTOM ELECTRIC, INC.												
147	CUSTOM ELECTRIC, INC.	7812		<u>SERVICE/TROUBLESHOOT HEATERS AT THE VAC TRUCK AND LIFT STATION - DEC.'17</u>	12/19/2017	187.50	.00	<u>21-6090 FARM EXPENDITURES</u>	0	12/17		
Total 7812:						187.50	.00					
Total CUSTOM ELECTRIC, INC.:						187.50	.00					
ED STAUB & SONS PETROLEUM, INC												
1731	ED STAUB & SONS PETROLEUM, INC	N55397-IN		<u>PROPANE REFILL FOR THE SHORTLINE SHOP, NOV.'17 - PARKS</u>	11/29/2017	123.31	.00	<u>01-6290 UTILITIES</u>	1004	12/17		
1731	ED STAUB & SONS PETROLEUM, INC	N55397-IN		<u>PROPANE REFILL FOR THE SHORTLINE SHOP, NOV.'17 - WATER</u>	11/29/2017	104.63	.00	<u>20-6290 UTILITIES EXPENSE</u>	0	12/17		
1731	ED STAUB & SONS PETROLEUM, INC	N55397-IN		<u>PROPANE REFILL FOR THE SHORTLINE SHOP, NOV.'17 - SEWER</u>	11/29/2017	100.89	.00	<u>21-6290 UTILITIES EXPENSE</u>	0	12/17		
1731	ED STAUB & SONS PETROLEUM, INC	N55397-IN		<u>PROPANE REFILL FOR THE SHORTLINE SHOP, NOV.'17 - P.I</u>	11/29/2017	44.84	.00	<u>25-6290 UTILITIES EXPENSE</u>	0	12/17		
Total N55397-IN:						373.67	.00					
Total ED STAUB & SONS PETROLEUM, INC:						373.67	.00					

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EDNETICS INC												
1831	EDNETICS INC	83312		MONTHLY INTERNET SERVICES, DECEMBER 2017 - ADMIN	12/10/2017	95.00	.00	01-6052 CONTRACT SERVICES	0	12/17		
1831	EDNETICS INC	83312		MONTHLY INTERNET SERVICES, DECEMBER 2017 - WATER	12/10/2017	65.00	.00	20-6052 CONTRACT SERVICES	0	12/17		
1831	EDNETICS INC	83312		MONTHLY INTERNET SERVICES, DECEMBER 2017 - SEWER	12/10/2017	65.00	.00	21-6052 CONTRACT SERVICES	0	12/17		
1831	EDNETICS INC	83312		MONTHLY INTERNET SERVICES, DECEMBER 2017 - P.I	12/10/2017	25.00	.00	25-6052 CONTRACT SERVICES	0	12/17		
Total 83312:						250.00	.00					
Total EDNETICS INC:						250.00	.00					
FERGUSON ENTERPRISES INC												
219	FERGUSON ENTERPRISES INC	0672159	6424	SLIDE GATES FOR THE LAGOONS, T.FLEMING, DEC.'17	12/08/2017	7,586.60	.00	21-6150 M & R - SYSTEM	0	12/17		
Total 0672159:						7,586.60	.00					
219	FERGUSON ENTERPRISES INC	0672602	6424	SLIDE GATES FOR THE LAGOONS, T.FLEMING, DEC.'17	12/01/2017	8,050.00	.00	21-6150 M & R - SYSTEM	0	12/17		
Total 0672602:						8,050.00	.00					
219	FERGUSON ENTERPRISES INC	0674474	6424	SLIDE GATE REPAIRS FOR THE LAGOONS, T.FLEMING, DEC.'17	12/15/2017	5,000.00	.00	21-6150 M & R - SYSTEM	0	12/17		
Total 0674474:						5,000.00	.00					
Total FERGUSON ENTERPRISES INC:						20,636.60	.00					
FIRE EXTINGUISHER CO., INC												

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110	FIRE EXTINGUISHER CO., INC	51144		<u>FIRE SUPPRESSION SYSTEM INSTALL, DEC.'17</u>	12/13/2017	90.00	.00	<u>01-6140 MAINT. & REPAIR BUILDING</u>	1001	12/17		
Total 51144:						90.00	.00					
Total FIRE EXTINGUISHER CO., INC:						90.00	.00					
FLUID CONNECTOR PRODUCTS, INC.												
1083	FLUID CONNECTOR PRODUCTS, INC.	6852763		<u>FITTINGS FOR ICE MELT SPRAYER, M.MEADE, DEC.'17 - PARKS</u>	12/15/2017	159.89	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	12/17		
1083	FLUID CONNECTOR PRODUCTS, INC.	6852763		<u>AIRCOMPRESSOR HOSE, M.MEADE, DEC.'17 - PARKS</u>	12/15/2017	13.36	.00	<u>01-6175 SMALL TOOLS</u>	1004	12/17		
Total 6852763:						173.25	.00					
Total FLUID CONNECTOR PRODUCTS, INC.:						173.25	.00					
G & R AG PRODUCTS, INC.												
376	G & R AG PRODUCTS, INC.	1222280-01	6442	<u>BACK PACK SPRAYER, DEC.'17</u>	12/19/2017	105.55	.00	<u>01-6175 SMALL TOOLS</u>	1004	12/17		
376	G & R AG PRODUCTS, INC.	1222280-01	6442	<u>PARTS FOR THE ICEMELT SPRAYER, DEC.'17</u>	12/19/2017	96.75	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	12/17		
Total 1222280-01:						202.30	.00					
Total G & R AG PRODUCTS, INC.:						202.30	.00					
HOCOCHAN HOLDINGS, INC.												
1619	HOCOCHAN HOLDINGS, INC.	AR595639		<u>MONTHLY COPYCARE, CONTRACT 12/3/17-01/02/18, PLUS OVERAGE FROM LAST STATEMENT 11/03/17-12/02/17, MOD#MPC4504EX / SER#C737M540155 & #C737M540938 - ADMIN</u>	12/18/2017	82.02	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	0	12/17		

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1619	HOCOCHAN HOLDINGS, INC.	AR595639		MONTHLY COPYCARE, CONTRACT 12/3/17-01/02/18, PLUS OVERAGE FROM LAST STATEMENT 11/03/17-12/02/17, MOD#MPC4504EX / SER#C737M540155 & #C737M540938 - P & Z	12/18/2017	29.29	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	0	12/17		
1619	HOCOCHAN HOLDINGS, INC.	AR595639		MONTHLY COPYCARE, CONTRACT 12/3/17-01/02/18, PLUS OVERAGE FROM LAST STATEMENT 11/03/17-12/02/17, MOD#MPC4504EX / SER#C737M540155 & #C737M540938 - WATER	12/18/2017	76.16	.00	20-6142 MAINT. & REPAIRS- EQUIPMENT	0	12/17		
1619	HOCOCHAN HOLDINGS, INC.	AR595639		MONTHLY COPYCARE, CONTRACT 12/3/17-01/02/18, PLUS OVERAGE FROM LAST STATEMENT 11/03/17-12/02/17, MOD#MPC4504EX / SER#C737M540155 & #C737M540938 - SEWER	12/18/2017	76.16	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	12/17		
1619	HOCOCHAN HOLDINGS, INC.	AR595639		MONTHLY COPYCARE, CONTRACT 12/3/17-01/02/18, PLUS OVERAGE FROM LAST STATEMENT 11/03/17-12/02/17, MOD#MPC4504EX / SER#C737M540155 & #C737M540938 - P.I	12/18/2017	29.30	.00	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	12/17		
Total AR595639:						292.93	.00					
Total HOCOCHAN HOLDINGS, INC.:						292.93	.00					
IDAHO POWER CO												
38	IDAHO POWER CO	12272017I		ELECTRIC SERVICE FOR DECEMBER 2017 - ADMIN	12/27/2017	399.19	.00	01-6290 UTILITIES	0	12/17		
38	IDAHO POWER CO	12272017I		ELECTRIC SERVICE FOR DECEMBER 2017 - P & Z	12/27/2017	35.97	.00	01-6290 UTILITIES	1003	12/17		
38	IDAHO POWER CO	12272017I		ELECTRIC SERVICE FOR DECEMBER 2017 - SENIOR CENTER	12/27/2017	270.27	.00	01-6290 UTILITIES	1001	12/17		

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38	IDAHO POWER CO	12272017I		<u>ELECTRIC SERVICE FOR DECEMBER 2017 - STREET LIGHTS</u>	12/27/2017	6,222.53	.00	<u>01-6290 UTILITIES</u>	1002	12/17		
38	IDAHO POWER CO	12272017I		<u>ELECTRIC SERVICE FOR DECEMBER 2017 - PARKS</u>	12/27/2017	909.65	.00	<u>01-6290 UTILITIES</u>	1004	12/17		
38	IDAHO POWER CO	12272017I		<u>ELECTRIC SERVICE FOR DECEMBER 2017 - WATER</u>	12/27/2017	7,402.31	.00	<u>20-6290 UTILITIES EXPENSE</u>	0	12/17		
38	IDAHO POWER CO	12272017I		<u>ELECTRIC SERVICE FOR DECEMBER 2017 - SEWER</u>	12/27/2017	18,100.49	.00	<u>21-6290 UTILITIES EXPENSE</u>	0	12/17		
38	IDAHO POWER CO	12272017I		<u>ELECTRIC SERVICE FOR DECEMBER 2017 - FARM</u>	12/27/2017	339.30	.00	<u>21-6090 FARM EXPENDITURES</u>	0	12/17		
38	IDAHO POWER CO	12272017I		<u>ELECTRIC SERVICE FOR DECEMBER 2017 - P.I</u>	12/27/2017	879.37	.00	<u>25-6290 UTILITIES EXPENSE</u>	0	12/17		
Total 12272017I:						34,559.08	.00					
Total IDAHO POWER CO:						34,559.08	.00					
IDAHO PRESS TRIBUNE, LLC												
1802	IDAHO PRESS TRIBUNE, LLC	1084950		<u>AD#1705286, LEGAL NOTICE, 17-09-AN, URZA PROPERTY ANNEXATION, DEC.'17</u>	12/13/2017	56.06	.00	<u>01-6125 LEGAL PUBLICATIONS</u>	1003	12/17		
Total 1084950:						56.06	.00					
1802	IDAHO PRESS TRIBUNE, LLC	1084950-A	6391	<u>AD#1705227 & 1705283, SUMMARY PUBLICATIONS FOR ORDINANCES 2017-26 & 27, A.WELKER, DEC.'17</u>	12/13/2017	109.90	.00	<u>01-6125 LEGAL PUBLICATIONS</u>	0	12/17		
Total 1084950-A:						109.90	.00					
1802	IDAHO PRESS TRIBUNE, LLC	1084950-C	6393	<u>AD#1705800 & 1705804, LEGAL NOTICES FOR MERINO COVE AND DANSKIN ANNEXATION, T. KESNER, DEC.'17 - P & Z</u>	12/13/2017	115.82	.00	<u>01-6125 LEGAL PUBLICATIONS</u>	1003	12/17		

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Total 1084950-C:						115.82	.00					
1802	IDAHO PRESS TRIBUNE, LLC	1086026	6425	AD# 1707666, LEGAL PUBLICATION, KUNA TOWN HOMES, J.HELLMAN, DEC.'17	12/20/2017	47.92	.00	01-6125 LEGAL PUBLICATIONS	1003	12/17		
Total 1086026:						47.92	.00					
Total IDAHO PRESS TRIBUNE, LLC:						329.70	.00					
INTEGRINET SOLUTIONS, INC.												
1595	INTEGRINET SOLUTIONS, INC.	104281		FIXED THE FRONT DESK PC SO IT WOULD INSTALL CASELLE UPDATES, ASSISTED W.HOWELL WITH LAPTOP PURCHASING, PRO-ACTION MAINTENANCE ON SERVERS, HARD DRIVES, SET UP 2 NEW BACKUP DRIVES, SET UP 2 NEW MONITORS AND NEW USERS, DEC.'17 - ADMIN	12/10/2017	56.67	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	0	12/17		
1595	INTEGRINET SOLUTIONS, INC.	104281		FIXED THE FRONT DESK PC SO IT WOULD INSTALL CASELLE UPDATES, ASSISTED W.HOWELL WITH LAPTOP PURCHASING, PRO-ACTION MAINTENANCE ON SERVERS, HARD DRIVES, SET UP 2 NEW BACKUP DRIVES, SET UP 2 NEW MONITORS AND NEW USERS, DEC.'17 - P & Z	12/10/2017	20.24	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1003	12/17		
1595	INTEGRINET SOLUTIONS, INC.	104281		FIXED THE FRONT DESK PC SO IT WOULD INSTALL CASELLE UPDATES, ASSISTED W.HOWELL WITH LAPTOP PURCHASING, PRO-ACTION MAINTENANCE ON SERVERS, HARD DRIVES, SET UP 2 NEW BACKUP DRIVES, SET UP 2 NEW MONITORS AND NEW USERS, DEC.'17 - WATER	12/10/2017	52.62	.00	20-6142 MAINT. & REPAIRS- EQUIPMENT	0	12/17		
1595	INTEGRINET SOLUTIONS, INC.	104281		FIXED THE FRONT DESK PC SO IT WOULD INSTALL CASELLE UPDATES, ASSISTED W.HOWELL WITH LAPTOP								

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				PURCHASING, PRO-ACTION MAINTENANCE ON SERVERS, HARD DRIVES, SET UP 2 NEW BACKUP DRIVES, SET UP 2 NEW MONITORS AND NEW USERS, DEC.'17 - SEWER	12/10/2017	52.62	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	12/17		
1595	INTEGRINET SOLUTIONS, INC.	104281		FIXED THE FRONT DESK PC SO IT WOULD INSTALL CASELLE UPDATES. ASSISTED W.HOWELL WITH LAPTOP PURCHASING, PRO-ACTION MAINTENANCE ON SERVERS, HARD DRIVES, SET UP 2 NEW BACKUP DRIVES, SET UP 2 NEW MONITORS AND NEW USERS, DEC.'17 - P.I	12/10/2017	20.25	.00	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	12/17		
Total 104281:						202.40	.00					
1595	INTEGRINET SOLUTIONS, INC.	104386		WEEKLY PRO-ACTION SERVICE AND MAINTENANCE, SERVER PERFORMANCE & STATUS MONITORING FOR 2 SERVERS, SYMANTEC ENDPOINT PROTECTION (ANTI- VIRUS/ANTI-MALWARE), DEC.17 - ADMIN	12/15/2017	255.22	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	0	12/17		
1595	INTEGRINET SOLUTIONS, INC.	104386		WEEKLY PRO-ACTION SERVICE AND MAINTENANCE, SERVER PERFORMANCE & STATUS MONITORING FOR 2 SERVERS, SYMANTEC ENDPOINT PROTECTION (ANTI- VIRUS/ANTI-MALWARE), DEC.17 - P & Z	12/15/2017	91.15	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1003	12/17		
1595	INTEGRINET SOLUTIONS, INC.	104386		WEEKLY PRO-ACTION SERVICE AND MAINTENANCE, SERVER PERFORMANCE & STATUS MONITORING FOR 2 SERVERS, SYMANTEC ENDPOINT PROTECTION (ANTI- VIRUS/ANTI-MALWARE), DEC.17 - WATER	12/15/2017	236.99	.00	20-6142 MAINT. & REPAIRS- EQUIPMENT	0	12/17		
1595	INTEGRINET SOLUTIONS, INC.	104386		WEEKLY PRO-ACTION SERVICE AND MAINTENANCE, SERVER PERFORMANCE &								

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				STATUS MONITORING FOR 2 SERVERS, SYMANTEC ENDPOINT PROTECTION (ANTI- VIRUS/ANTI-MALWARE), DEC.17 - SEWER	12/15/2017	236.99	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	12/17		
1595	INTEGRINET SOLUTIONS, INC.	104386		WEEKLY PRO-ACTION SERVICE AND MAINTENANCE, SERVER PERFORMANCE & STATUS MONITORING FOR 2 SERVERS, SYMANTEC ENDPOINT PROTECTION (ANTI- VIRUS/ANTI-MALWARE), DEC.17 - P.I	12/15/2017	91.15	.00	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	12/17		
Total 104386:						911.50	.00					
1595	INTEGRINET SOLUTIONS, INC.	104500		SET UP LAPTOP, PRINTER, OFFICE, AND EMAIL FOR NEW USER, DEC.'17	12/17/2017	176.00	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	4000	12/17		
Total 104500:						176.00	.00					
1595	INTEGRINET SOLUTIONS, INC.	104579		1 EA. SOLID-STATE DRIVE, DEC.'17 - ADMIN	12/16/2017	30.52	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	0	12/17		
1595	INTEGRINET SOLUTIONS, INC.	104579		1 EA. SOLID-STATE DRIVE, DEC.'17 - P & Z	12/16/2017	10.90	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1003	12/17		
1595	INTEGRINET SOLUTIONS, INC.	104579		1 EA. SOLID-STATE DRIVE, DEC.'17 - WATER	12/16/2017	28.34	.00	20-6142 MAINT. & REPAIRS- EQUIPMENT	0	12/17		
1595	INTEGRINET SOLUTIONS, INC.	104579		1 EA. SOLID-STATE DRIVE, DEC.'17 - SEWER	12/16/2017	28.34	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	12/17		
1595	INTEGRINET SOLUTIONS, INC.	104579		1 EA. SOLID-STATE DRIVE, DEC.'17 - P.I	12/16/2017	10.90	.00	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	12/17		
Total 104579:						109.00	.00					

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Total INTEGRINET SOLUTIONS, INC.:						1,398.90	.00					
INTERMOUNTAIN GAS CO												
37	INTERMOUNTAIN GAS CO	482135196119		<u>NATURAL GAS CONSUMPTION, SR CTR, 11-9-17 TO 12-8-17, NOV 17</u>	12/22/2017	396.87	396.87	<u>01-6290 UTILITIES</u>	1001	11/17	12/22/2017	
Total 4821351961191712817:						396.87	396.87					
37	INTERMOUNTAIN GAS CO	482634665119		<u>NATURAL GAS CONSUMPTION, CITY HALL, 11-9-17 TO 12-8-17, NOV 17</u>	12/22/2017	90.17	90.17	<u>01-6290 UTILITIES</u>	0	11/17	12/22/2017	
37	INTERMOUNTAIN GAS CO	482634665119		<u>NATURAL GAS CONSUMPTION, CITY HALL, 11-9-17 TO 12-8-17, NOV 17, P&Z</u>	12/22/2017	32.22	32.22	<u>01-6290 UTILITIES</u>	1003	11/17	12/22/2017	
37	INTERMOUNTAIN GAS CO	482634665119		<u>NATURAL GAS CONSUMPTION, CITY HALL, 11-9-17 TO 12-8-17, NOV 17, WATER</u>	12/22/2017	83.76	83.76	<u>20-6290 UTILITIES EXPENSE</u>	0	11/17	12/22/2017	
37	INTERMOUNTAIN GAS CO	482634665119		<u>NATURAL GAS CONSUMPTION, CITY HALL, 11-9-17 TO 12-8-17, NOV 17, SEWER</u>	12/22/2017	83.76	83.76	<u>21-6290 UTILITIES EXPENSE</u>	0	11/17	12/22/2017	
37	INTERMOUNTAIN GAS CO	482634665119		<u>NATURAL GAS CONSUMPTION, CITY HALL, 11-9-17 TO 12-8-17, NOV 17, PI</u>	12/22/2017	32.22	32.22	<u>25-6290 UTILITIES EXPENSE</u>	0	11/17	12/22/2017	
Total 4826346651191712817:						322.13	322.13					
Total INTERMOUNTAIN GAS CO:						719.00	719.00					
J & M SANITATION, INC.												
230	J & M SANITATION, INC.	10012000-122		<u>RECYCLING 10-01-2000 TO 12- 29-2017, DEC 17</u>	12/22/2017	6,070.07	6,070.07	<u>26-7000 SOLID WASTE SERVICE FEES</u>	0	12/17	12/22/2017	
230	J & M SANITATION, INC.	10012000-122		<u>RECYCLING LESS FRANCHISE FEE, 10-01-2000 TO 12-29-2017, DEC 17</u>	12/22/2017	-599.72	-599.72	<u>01-4170 FRANCHISE FEES</u>	0	12/17	12/22/2017	

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Total 10012000-12292017:						5,470.35	5,470.35					
230	J & M SANITATION, INC.	12082017-121		<u>SANITATION RECEIPT TRANSFER, 12-8-17 TO 12-14- 17, DEC 17</u>	12/15/2017	49,349.62	49,349.62	<u>26-7000 SOLID WASTE SERVICE FEES</u>	0	12/17	12/15/2017	
230	J & M SANITATION, INC.	12082017-121		<u>SANITATION RECEIPT TRANSFER, LESS FRANCHISE FEE, 12-8-17 TO 12-14-17, DEC 17</u>	12/15/2017	-4,875.74	-4,875.74	<u>01-4170 FRANCHISE FEES</u>	0	12/17	12/15/2017	
Total 12082017-12142017:						44,473.88	44,473.88					
230	J & M SANITATION, INC.	12152017-152		<u>SANITATION RECEIPT TRANSFER, 12-15-17 TO 12-21- 17, DEC 17</u>	12/22/2017	39,385.46	39,385.46	<u>26-7000 SOLID WASTE SERVICE FEES</u>	0	12/17	12/22/2017	
230	J & M SANITATION, INC.	12152017-152		<u>SANITATION RECEIPT TRANSFER, LESS FRANCHISE FEE, 12-15-17 TO 12-21-17, DEC 17</u>	12/22/2017	-3,891.28	-3,891.28	<u>01-4170 FRANCHISE FEES</u>	0	12/17	12/22/2017	
Total 12152017-15212017:						35,494.18	35,494.18					
Total J & M SANITATION, INC.:						85,438.41	85,438.41					
JACK HENRY & ASSOCIATES, INC.												
1328	JACK HENRY & ASSOCIATES, INC.	2728534		<u>BANK FEES FOR NOVEMBER 2017</u>	11/30/2017	33.71	.00	<u>01-6505 BANK FEES</u>	0	11/17		
1328	JACK HENRY & ASSOCIATES, INC.	2728534		<u>BANK FEES FOR NOVEMBER 2017</u>	11/30/2017	12.05	.00	<u>01-6505 BANK FEES</u>	1003	11/17		
1328	JACK HENRY & ASSOCIATES, INC.	2728534		<u>BANK FEES FOR NOVEMBER 2017</u>	11/30/2017	31.30	.00	<u>20-6505 BANK FEES</u>	0	11/17		
1328	JACK HENRY & ASSOCIATES, INC.	2728534		<u>BANK FEES FOR NOVEMBER 2017</u>	11/30/2017	31.30	.00	<u>21-6505 BANK FEES</u>	0	11/17		
1328	JACK HENRY & ASSOCIATES, INC.	2728534		<u>BANK FEES FOR NOVEMBER 2017</u>	11/30/2017	12.05	.00	<u>25-6505 BANK FEES</u>	0	11/17		

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Total 2728534:						120.41	.00					
Total JACK HENRY & ASSOCIATES, INC.:						120.41	.00					
J-U-B ENGINEERS, INC.												
1236	J-U-B ENGINEERS, INC.	0113132		PROFESSIONAL SERVICES FOR KUNA DOWNTOWN REVITALIZATION, FROM 10/29- 11/25/17	12/07/2017	750.00	.00	03-6378 EXPENDITURE- CDBG DWNTWN REVIT.	0	11/17		
Total 0113132:						750.00	.00					
Total J-U-B ENGINEERS, INC.:						750.00	.00					
KUNA CHAMBER OF COMMERCE												
314	KUNA CHAMBER OF COMMERCE	12192017KCO		2017 HOLIDAY CHAMBER CHECKS, DEC.'17 - ADMIN	12/19/2017	677.49	677.49	01-6155 MEETINGS/COMMI TTEES	0	12/17	12/19/2017	
314	KUNA CHAMBER OF COMMERCE	12192017KCO		2017 HOLIDAY CHAMBER CHECKS, DEC.'17 - WATER	12/19/2017	188.85	188.85	20-6155 MEETINGS/COMMI TTEES	0	12/17	12/19/2017	
314	KUNA CHAMBER OF COMMERCE	12192017KCO		2017 HOLIDAY CHAMBER CHECKS, DEC.'17 - SEWER	12/19/2017	221.45	221.45	21-6155 MEETINGS/COMMI TTEES	0	12/17	12/19/2017	
314	KUNA CHAMBER OF COMMERCE	12192017KCO		2017 HOLIDAY CHAMBER CHECKS, DEC.'17 - P.I	12/19/2017	52.21	52.21	25-6155 MEETING/COMMIT TEES	0	12/17	12/19/2017	
Total 12192017KCOC:						1,140.00	1,140.00					
314	KUNA CHAMBER OF COMMERCE	12222017KCO		ADDITIONAL CHAMBER CHECKS, FOR S.HOWELL & P. STEVENS, DEC.'17 - ADMIN	12/22/2017	23.76	23.76	01-6155 MEETINGS/COMMI TTEES	0	12/17	12/22/2017	
314	KUNA CHAMBER OF COMMERCE	12222017KCO		ADDITIONAL CHAMBER CHECKS, FOR S.HOWELL & P. STEVENS, DEC.'17 - WATER	12/22/2017	6.64	6.64	20-6155 MEETINGS/COMMI TTEES	0	12/17	12/22/2017	
314	KUNA CHAMBER OF COMMERCE	12222017KCO		ADDITIONAL CHAMBER CHECKS, FOR S.HOWELL & P.								

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				STEVENS, DEC.'17 - SEWER	12/22/2017	7.77	7.77	21-6155 MEETINGS/COMMITTEES	0	12/17	12/22/2017	
314	KUNA CHAMBER OF COMMERCE	12222017KCO		ADDITIONAL CHAMBER CHECKS, FOR S.HOWELL & P. STEVENS, DEC.'17 - P.I	12/22/2017	1.83	1.83	25-6155 MEETING/COMMITTEES	0	12/17	12/22/2017	
Total 12222017KCOC:						40.00	40.00					
Total KUNA CHAMBER OF COMMERCE:						1,180.00	1,180.00					
KUNA JT. SCHOOL DISTRICT NO. 3												
199	KUNA JT. SCHOOL DISTRICT NO. 3	644		FIBER OPTIC LEASE FOR DEC.'17 - ADMIN	12/27/2017	84.00	.00	01-6255 TELEPHONE	0	12/17		
199	KUNA JT. SCHOOL DISTRICT NO. 3	644		FIBER OPTIC LEASE FOR DEC.'17 - P & Z	12/27/2017	30.00	.00	01-6255 TELEPHONE	1003	12/17		
199	KUNA JT. SCHOOL DISTRICT NO. 3	644		FIBER OPTIC LEASE FOR DEC.'17 - WATER	12/27/2017	78.00	.00	20-6255 TELEPHONE EXPENSE	0	12/17		
199	KUNA JT. SCHOOL DISTRICT NO. 3	644		FIBER OPTIC LEASE FOR DEC.'17 - SEWER	12/27/2017	78.00	.00	21-6255 TELEPHONE EXPENSE	0	12/17		
199	KUNA JT. SCHOOL DISTRICT NO. 3	644		FIBER OPTIC LEASE FOR DEC.'17 - P.I	12/27/2017	30.00	.00	25-6255 TELEPHONE EXPENSE	0	12/17		
Total 644:						300.00	.00					
Total KUNA JT. SCHOOL DISTRICT NO. 3:						300.00	.00					
KUNA LUMBER												
499	KUNA LUMBER	A95329	6411	WATER TEST GAUGE, J WEBB, WATER, DEC 17	12/12/2017	14.39	.00	20-6150 M & R - SYSTEM	0	12/17		
Total A95329:						14.39	.00					

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499	KUNA LUMBER	A95330	6409	<u>REPLACEMENT SLEDGE HAMMERS (MISPLACED), M.MEADE, DEC.'17 - PARKS</u>	12/12/2017	68.38	.00	<u>01-6175 SMALL TOOLS</u>	1004	12/17		
499	KUNA LUMBER	A95330	6409	<u>PARTICAL MASKS, M.MEADE, DEC.'17</u>	12/12/2017	4.76	.00	<u>01-6230 SAFETY TRAINING & EQUIPMENT</u>	1004	12/17		
Total A95330:						73.14	.00					
499	KUNA LUMBER	A95433	6440	<u>LUMBER FOR SIDE RAILS FOR THE DUMP TRUCK SIDE BOARDS, M.MEADE, DEC.'17</u>	12/18/2017	34.89	.00	<u>01-6305 VEHICLE MAINTENANCE & REPAIRS</u>	1004	12/17		
Total A95433:						34.89	.00					
499	KUNA LUMBER	A95451	6444	<u>2 BATTERIES FOR ALARM REMOTE IN TRUCK #26, T. SCHAFFER, SEWER DEC '17</u>	12/19/2017	7.18	.00	<u>21-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	12/17		
Total A95451:						7.18	.00					
499	KUNA LUMBER	A95474	6452	<u>SNOW SHOVELS & TWO FLAT SHOVELS FOR PARKS, M.MEADE, DEC.'17 - PARKS</u>	12/20/2017	97.15	.00	<u>01-6175 SMALL TOOLS</u>	1004	12/17		
Total A95474:						97.15	.00					
499	KUNA LUMBER	A95496	6456	<u>2 ROLLS OF INSULATION FOR 2IN METERS, B.BURR, DEC.'17 - WATER</u>	12/21/2017	34.18	.00	<u>20-6150 M & R - SYSTEM</u>	0	12/17		
Total A95496:						34.18	.00					
Total KUNA LUMBER:						260.93	.00					
KUNA WELDING												
46	KUNA WELDING	3907	6408	<u>ADAPTER FOR VAC TRUCK, R.FORD, DEC.'17</u>	12/12/2017	101.34	.00	<u>20-6175 SMALL TOOLS</u>	0	12/17		

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Total 3907:						101.34	.00					
46	KUNA WELDING	3915	6446	8 FLAT WASHERS OUT OF FLAT STOCK FOR LAGOONS, 6 WATER VALVE WRENCHES MADE, T SHAFFER, SEWER, DEC 17	12/14/2017	144.64	.00	21-6150 M & R - SYSTEM	0	12/17		
Total 3915:						144.64	.00					
Total KUNA WELDING:						245.98	.00					
MISCELLANEOUS VENDORS 2												
1849	MISCELLANEOUS VENDORS 2	12192017PS		REIMBURSEMENT, PRE- EMPLOYMENT BACKGROUND CHECK, P.STEVENS, DEC.'17	12/19/2017	2.50	.00	01-6202 PROFESSIONAL SERVICES	0	12/17		
1849	MISCELLANEOUS VENDORS 2	12192017PS		REIMBURSEMENT, PRE- EMPLOYMENT BACKGROUND CHECK, P.STEVENS, DEC.'17	12/19/2017	3.30	.00	20-6202 PROFESSIONAL SERVICES	0	12/17		
1849	MISCELLANEOUS VENDORS 2	12192017PS		REIMBURSEMENT, PRE- EMPLOYMENT BACKGROUND CHECK, P.STEVENS, DEC.'17	12/19/2017	3.30	.00	21-6202 PROFESSIONAL SERVICES	0	12/17		
1849	MISCELLANEOUS VENDORS 2	12192017PS		REIMBURSEMENT, PRE- EMPLOYMENT BACKGROUND CHECK, P.STEVENS, DEC.'17	12/19/2017	.90	.00	25-6202 PROFESSIONAL SERVICES	0	12/17		
Total 12192017PS:						10.00	.00					
1849	MISCELLANEOUS VENDORS 2	12212017		REFUND OVERPAYMENT ON 12-15-18 THRU EXPRESS BILL PAY, CUSTOMER ERROR, DEC 17	12/21/2017	8,129.88	8,129.88	99-1075 Utility Cash Clearing	0	12/17	12/21/2017	
Total 12212017:						8,129.88	8,129.88					
1849	MISCELLANEOUS VENDORS 2	12222017A		REIMBURSEMENT FOR PASSING WATER DISTRIBUTION 1 EXAM, DEC 17, WATER	12/22/2017	73.60	73.60	20-6265 TRAINING & SCHOOLING EXPENSE	0	12/17	12/22/2017	

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1849	MISCELLANEOUS VENDORS 2	12222017A		<u>REIMBURSEMENT FOR PASSING WATER DISTRIBUTION 1 EXAM, DEC 17, PI</u>	12/22/2017	18.40	18.40	<u>25-6265 TRAINING & SCH00LING EXPENSE</u>	0	12/17	12/22/2017	
Total 12222017A:						92.00	92.00					
1849	MISCELLANEOUS VENDORS 2	12262017BB		<u>REIMBURSEMENT FOR WATER 1 EXAM, B.BURR, DEC.'17</u>	12/26/2017	25.00	.00	<u>01-1200 ACCTS RECEIVABLE EMPLOYEES</u>	0	12/17		
Total 12262017BB:						25.00	.00					
Total MISCELLANEOUS VENDORS 2:						8,256.88	8,221.88					
NEOPOST USA INC												
615	NEOPOST USA INC	15279632	6432	<u>INK REFILL FOR POSTAGE METER, DEC.'17 - ADMIN</u>	12/14/2017	42.41	.00	<u>01-6190 POSTAGE & BILLING</u>	0	12/17		
615	NEOPOST USA INC	15279632	6432	<u>INK REFILL FOR POSTAGE METER, DEC.'17 - P & Z</u>	12/14/2017	6.06	.00	<u>01-6190 POSTAGE & BILLING</u>	1003	12/17		
615	NEOPOST USA INC	15279632	6432	<u>INK REFILL FOR POSTAGE METER, DEC.'17 - WATER</u>	12/14/2017	64.64	.00	<u>20-6190 POSTAGE & BILLING</u>	0	12/17		
615	NEOPOST USA INC	15279632	6432	<u>INK REFILL FOR POSTAGE METER, DEC.'17 - SEWER</u>	12/14/2017	64.64	.00	<u>21-6190 POSTAGE & BILLING</u>	0	12/17		
615	NEOPOST USA INC	15279632	6432	<u>INK REFILL FOR POSTAGE METER, DEC.'17 - P.i</u>	12/14/2017	24.24	.00	<u>25-6190 POSTAGE & BILLING</u>	0	12/17		
Total 15279632:						201.99	.00					
Total NEOPOST USA INC:						201.99	.00					
PAIGE MECHANICAL GROUP, INC.												
1654	PAIGE MECHANICAL GROUP, INC.	4519	6281	<u>COMPLETE FALL HVAC MAINTENANCE, T.SHAFFER, DEC.'17 - SEWER</u>	12/13/2017	520.38	.00	<u>21-6140 MAINT. & REPAIR BUILDING</u>	0	12/17		
1654	PAIGE MECHANICAL GROUP, INC.	4519	6281	<u>COMPLETE FALL HVAC MAINTENANCE, T.SHAFFER, DEC.'17 - WATER</u>	12/13/2017	520.38	.00	<u>20-6140 MAINT. & REPAIR BUILDING</u>	0	12/17		

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1654	PAIGE MECHANICAL GROUP, INC.	4519	6281	COMPLETE FALL HVAC MAINTENANCE, T.SHAFFER, DEC.'17 - P.I	12/13/2017	198.24	.00	25-6140 MAINT & REPAIR BUILDING	0	12/17		
Total 4519:						1,239.00	.00					
Total PAIGE MECHANICAL GROUP, INC.:						1,239.00	.00					
PARTS, INC.												
470	PARTS, INC.	154243	6374	ANTIFREEZE FOR PARK DISC GOLF TOILET, NOV.'17	11/30/2017	13.92	.00	01-6140 MAINT. & REPAIR BUILDING	1004	11/17		
Total 154243:						13.92	.00					
470	PARTS, INC.	155073	6413	ALTERNATOR FOR TRUCK #8, BALL REHITCH AND HITCH PIN FOR TRUCK #31, DEC.'17 - PARKS	12/12/2017	248.64	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	1004	12/17		
470	PARTS, INC.	155073	6413	WATER PUMP FOR TRUCK #7, DEC.'17 - WATER	12/12/2017	47.49	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	12/17		
Total 155073:						296.13	.00					
470	PARTS, INC.	155135	6422	TANK PARTS FOR THE ICEMELT SPRAYER, B.WITHROW, DEC.'17	12/13/2017	12.36	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	12/17		
Total 155135:						12.36	.00					
470	PARTS, INC.	155141	6422	HOSE FOR THE SPRAYER, B.WITHROW, DEC.'17	12/13/2017	12.70	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	12/17		
Total 155141:						12.70	.00					
470	PARTS, INC.	155188		GREASE GUN, M.MEADE, DEC.'17	12/14/2017	24.99	.00	01-6175 SMALL TOOLS	1004	12/17		

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Total 155188:						24.99	.00					
470	PARTS, INC.	155199	6426	<u>BULB FOR TRUCK #4, C.MCDANIEL, DEC.'17</u>	12/14/2017	2.69	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	12/17		
Total 155199:						2.69	.00					
470	PARTS, INC.	155516	6448	<u>SWIVEL AND NOZZLE FOR TRUCK #24, DEC.'17 - PARKS</u>	12/20/2017	174.06	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	1004	12/17		
470	PARTS, INC.	155516	6448	<u>BATTERY FOR KUBOTA TRACTOR, DEC.'17</u>	12/20/2017	30.28	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	12/17		
470	PARTS, INC.	155516	6448	<u>BATTERY FOR KUBOTA TRACTOR, DEC.'17</u>	12/20/2017	39.97	.00	20-6142 MAINT. & REPAIRS- EQUIPMENT	0	12/17		
470	PARTS, INC.	155516	6448	<u>BATTERY FOR KUBOTA TRACTOR, DEC.'17</u>	12/20/2017	39.97	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	12/17		
470	PARTS, INC.	155516	6448	<u>BATTERY FOR KUBOTA TRACTOR, DEC.'17</u>	12/20/2017	10.89	.00	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	12/17		
470	PARTS, INC.	155516	6448	<u>CORE DEPOSIT FOR KUBOTA BATTERY, DEC.'17 - PARKS</u>	12/20/2017	18.00	.00	01-6097 DEPOSITS ON ACCOUNT	1004	12/17		
Total 155516:						313.17	.00					
470	PARTS, INC.	155556		<u>CORE DEPOSIT REFUND, KUBOTA BATTERY, DEC.'17</u>	12/20/2017	-18.00	.00	01-6097 DEPOSITS ON ACCOUNT	1004	12/17		
Total 155556:						-18.00	.00					
470	PARTS, INC.	155610	6455	<u>2-STROKE OIL, M.MEADE, DEC.'17</u>	12/21/2017	61.69	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	12/17		

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Total 155610:						61.69	.00					
470	PARTS, INC.	155801	6461	HVAC BELTS FOR CITY HALL, S.HOWELL, DEC.'17	12/26/2017	.83	.00	01-6140 MAINT. & REPAIR BUILDING	0	12/17		
470	PARTS, INC.	155801	6461	HVAC BELTS FOR CITY HALL, S.HOWELL, DEC.'17	12/26/2017	.30	.00	01-6140 MAINT. & REPAIR BUILDING	1003	12/17		
470	PARTS, INC.	155801	6461	HVAC BELTS FOR CITY HALL, S.HOWELL, DEC.'17	12/26/2017	.78	.00	20-6140 MAINT. & REPAIR BUILDING	0	12/17		
470	PARTS, INC.	155801	6461	HVAC BELTS FOR CITY HALL, S.HOWELL, DEC.'17	12/26/2017	.78	.00	21-6140 MAINT & REPAIR BUILDING	0	12/17		
470	PARTS, INC.	155801	6461	HVAC BELTS FOR CITY HALL, S.HOWELL, DEC.'17	12/26/2017	.30	.00	25-6140 MAINT & REPAIR BUILDING	0	12/17		
Total 155801:						2.99	.00					
Total PARTS, INC.:						722.64	.00					
PEAK ALARM COMPANY, INC												
1021	PEAK ALARM COMPANY, INC	850649		ALARM MONITORING FOR WELLS (SEGO PRAIRIE, SNOWHAWK, DANSKIN, BUTLER, BEST BATH, EL CAJON, & CEDAR), 1/1/18- 1/31/18 - WATER	12/15/2017	210.88	.00	20-6140 MAINT. & REPAIR BUILDING	0	1/18		
1021	PEAK ALARM COMPANY, INC	850649		ALARM MONITORING FOR WELLS (SEGO PRAIRIE, SNOWHAWK, DANSKIN, BUTLER, BEST BATH, EL CAJON, & CEDAR), 1/1/18- 1/31/18 - P.I	12/15/2017	52.72	.00	25-6140 MAINT & REPAIR BUILDING	0	1/18		
Total 850649:						263.60	.00					
Total PEAK ALARM COMPANY, INC:						263.60	.00					
REXEL, INC.												
1613	REXEL, INC.	P283375	6420	LEDS FOR THE TREATMENT PLANT, J.ADAMS, DEC.'17	12/13/2017	88.20	.00	20-6140 MAINT. & REPAIR BUILDING	0	12/17		

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1613	REXEL, INC.	P283375	6420	<u>LEDS FOR THE TREATMENT PLANT, J.ADAMS, DEC.'17</u>	12/13/2017	88.20	.00	<u>21-6140 MAINT & REPAIR BUILDING</u>	0	12/17		
1613	REXEL, INC.	P283375	6420	<u>LEDS FOR THE TREATMENT PLANT, J.ADAMS, DEC.'17</u>	12/13/2017	33.60	.00	<u>25-6140 MAINT & REPAIR BUILDING</u>	0	12/17		
Total P283375:						210.00	.00					
1613	REXEL, INC.	P293744		<u>EXTERIOR LIGHTING FOR THE TREATMENT PLANT, DEC.'17</u>	12/14/2017	67.20	.00	<u>20-6140 MAINT. & REPAIR BUILDING</u>	0	12/17		
1613	REXEL, INC.	P293744		<u>EXTERIOR LIGHTING FOR THE TREATMENT PLANT, DEC.'17</u>	12/14/2017	67.20	.00	<u>21-6140 MAINT & REPAIR BUILDING</u>	0	12/17		
1613	REXEL, INC.	P293744		<u>EXTERIOR LIGHTING FOR THE TREATMENT PLANT, DEC.'17</u>	12/14/2017	25.60	.00	<u>25-6140 MAINT & REPAIR BUILDING</u>	0	12/17		
Total P293744:						160.00	.00					
1613	REXEL, INC.	P293753		<u>CREDIT MEMO, LEDS RETURNED, DEC.'17</u>	12/14/2017	-88.20	.00	<u>20-6140 MAINT. & REPAIR BUILDING</u>	0	12/17		
1613	REXEL, INC.	P293753		<u>CREDIT MEMO, LEDS RETURNED, DEC.'17</u>	12/14/2017	-88.20	.00	<u>21-6140 MAINT & REPAIR BUILDING</u>	0	12/17		
1613	REXEL, INC.	P293753		<u>CREDIT MEMO, LEDS RETURNED, DEC.'17</u>	12/14/2017	-33.60	.00	<u>25-6140 MAINT & REPAIR BUILDING</u>	0	12/17		
Total P293753:						-210.00	.00					
1613	REXEL, INC.	P326666	6443	<u>LIGHT BULBS FOR THE TREATMENT PLANT PARKING LOT, S.HOWELL, DEC.'17 - WATER</u>	12/19/2017	42.40	.00	<u>20-6140 MAINT. & REPAIR BUILDING</u>	0	12/17		
1613	REXEL, INC.	P326666	6443	<u>LIGHT BULBS FOR THE TREATMENT PLANT PARKING LOT, S.HOWELL, DEC.'17 - SEWER</u>	12/19/2017	42.40	.00	<u>21-6140 MAINT & REPAIR BUILDING</u>	0	12/17		
1613	REXEL, INC.	P326666	6443	<u>LIGHT BULBS FOR THE TREATMENT PLANT PARKING</u>								

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				LOT, S.HOWELL, DEC.'17 - P.I	12/19/2017	16.15	.00	25-6140 MAINT. & REPAIR BUILDING	0	12/17		
Total P326666:						100.95	.00					
1613	REXEL, INC.	P329334	6445	CAPACITORS AND WIRE CONNECTORS FOR REPAIRING THE PARKING LOT LIGHTS AT THE TREATMENT PLANT, S.HOWELL, DEC.'17 - WATER	12/19/2017	13.76	.00	20-6140 MAINT. & REPAIR BUILDING	0	12/17		
1613	REXEL, INC.	P329334	6445	CAPACITORS AND WIRE CONNECTORS FOR REPAIRING THE PARKING LOT LIGHTS AT THE TREATMENT PLANT, S.HOWELL, DEC.'17 - SEWER	12/19/2017	13.76	.00	21-6140 MAINT. & REPAIR BUILDING	0	12/17		
1613	REXEL, INC.	P329334	6445	CAPACITORS AND WIRE CONNECTORS FOR REPAIRING THE PARKING LOT LIGHTS AT THE TREATMENT PLANT, S.HOWELL, DEC.'17 - P.I	12/19/2017	5.24	.00	25-6140 MAINT. & REPAIR BUILDING	0	12/17		
Total P329334:						32.76	.00					
Total REXEL, INC.:						293.71	.00					
SAGE SUPPLY INC												
1854	SAGE SUPPLY INC	17-20406		HICO THAW LIQUID ICE MELT FOR CITY HALL AND THE TREATMENT PLANT, DEC.'17 - ADMIN	12/13/2017	672.00	.00	01-6140 MAINT. & REPAIR BUILDING	0	12/17		
1854	SAGE SUPPLY INC	17-20406		HICO THAW LIQUID ICE MELT FOR CITY HALL AND THE TREATMENT PLANT, DEC.'17 - P & Z	12/13/2017	240.00	.00	01-6140 MAINT. & REPAIR BUILDING	1003	12/17		
1854	SAGE SUPPLY INC	17-20406		HICO THAW LIQUID ICE MELT FOR CITY HALL AND THE TREATMENT PLANT, DEC.'17 - WATER	12/13/2017	624.00	.00	20-6140 MAINT. & REPAIR BUILDING	0	12/17		

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1854	SAGE SUPPLY INC	17-20406		HICO THAW LIQUID ICE MELT FOR CITY HALL AND THE TREATMENT PLANT, DEC.'17 - SEWER	12/13/2017	624.00	.00	21-6140 MAINT & REPAIR BUILDING	0	12/17		
1854	SAGE SUPPLY INC	17-20406		HICO THAW LIQUID ICE MELT FOR CITY HALL AND THE TREATMENT PLANT, DEC.'17 - P.I	12/13/2017	240.00	.00	25-6140 MAINT & REPAIR BUILDING	0	12/17		
Total 17-20406:						2,400.00	.00					
Total SAGE SUPPLY INC:						2,400.00	.00					
ST. LUKE'S REGIONAL MEDICAL CENTER												
1441	ST. LUKE'S REGIONAL MEDICAL CENTER	422782068		EMPLOYEE DRUG SCREENING, E. LOFTIS, DEC.'17 - PARKS	11/17/2017	40.00	.00	01-6202 PROFESSIONAL SERVICES	1004	11/17		
Total 422782068:						40.00	.00					
1441	ST. LUKE'S REGIONAL MEDICAL CENTER	422861384		NEW EMPLOYEE DRUG SCREENING, R.COLLINS, NOV.'17	11/27/2017	40.00	.00	01-6202 PROFESSIONAL SERVICES	4000	11/17		
Total 422861384:						40.00	.00					
Total ST. LUKE'S REGIONAL MEDICAL CENTER:						80.00	.00					
STATE OF IDAHO												
180	STATE OF IDAHO	12052017ITD		PROJECT DEVELOPMENT, PROJECT NO.A020 (143) MAIN STREET - AVENUE C TO A, DEC.'17	12/20/2017	5,000.00	5,000.00	01-6045 CONTINGENCY	1118	12/17	12/20/2017	
Total 12052017ITD:						5,000.00	5,000.00					
Total STATE OF IDAHO:						5,000.00	5,000.00					
T-O ENGINEERS INC												

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1836	T-O ENGINEERS INC	160146-12		PROFESSIONAL SERVICES FROM SEPT 1-30, 2017 - KUNA SEWER MASTER PLAN	10/11/2017	2,802.75	.00	21-6020 CAPITAL IMPROVEMENTS	1059	10/17		
Total 160146-12:						2,802.75	.00					
1836	T-O ENGINEERS INC	160146-14		PROFESSIONAL SERVICES 11/1-30/17 - SEWER MASTER PLAN	12/12/2017	926.25	.00	21-6020 CAPITAL IMPROVEMENTS	1059	11/17		
Total 160146-14:						926.25	.00					
Total T-O ENGINEERS INC:						3,729.00	.00					
TREASURE VALLEY COFFEE												
992	TREASURE VALLEY COFFEE	2160:05342250		2 EA. 5-GAL BOTTLES OF WATER, 1 CASE FRENCH VANILLA COFFEE, 1 CASE HOT CHOCOLATE PACKETS, 3 CANISTERS SUGAR, 1 WATER COOLER RENTAL, AT TREATMENT PLANT, DEC.'17 - WATER	12/14/2017	28.18	.00	20-6160 MISCELLANEOUS EXPENSES	0	12/17		
992	TREASURE VALLEY COFFEE	2160:05342250		2 EA. 5-GAL BOTTLES OF WATER, 1 CASE FRENCH VANILLA COFFEE, 1 CASE HOT CHOCOLATE PACKETS, 3 CANISTERS SUGAR, 1 WATER COOLER RENTAL, AT TREATMENT PLANT, DEC.'17 - SEWER	12/14/2017	28.18	.00	21-6160 MISCELLANEOUS EXPENSES	0	12/17		
992	TREASURE VALLEY COFFEE	2160:05342250		2 EA. 5-GAL BOTTLES OF WATER, 1 CASE FRENCH VANILLA COFFEE, 1 CASE HOT CHOCOLATE PACKETS, 3 CANISTERS SUGAR, 1 WATER COOLER RENTAL, AT TREATMENT PLANT, DEC.'17 - P.I	12/14/2017	10.74	.00	25-6160 MISCELLANEOUS EXPENSES	0	12/17		
Total 2160:05342250:						67.10	.00					

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992	TREASURE VALLEY COFFEE	2160:05377790		<u>10 EA. 5-GAL BOTTLES OF WATER, CITY HALL, DEC.'17</u>	12/14/2017	54.50	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	12/17		
Total 2160:05377790:						54.50	.00					
Total TREASURE VALLEY COFFEE:						121.60	.00					
U.S. BANK NATIONAL ASSOC (EQUIP FINANCE)												
1891	U.S. BANK NATIONAL ASSOC (EQUIP FINANCE)	346614423		<u>COPIER CONTRACT 500- 0519539-000, FOR RICOH MODELS MPC4504EXS, DEC.'17 - ADMIN</u>	12/18/2017	115.60	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	0	12/17		
1891	U.S. BANK NATIONAL ASSOC (EQUIP FINANCE)	346614423		<u>COPIER CONTRACT 500- 0519539-000, FOR RICOH MODELS MPC4504EXS, DEC.'17 - P & Z</u>	12/18/2017	41.29	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1003	12/17		
1891	U.S. BANK NATIONAL ASSOC (EQUIP FINANCE)	346614423		<u>COPIER CONTRACT 500- 0519539-000, FOR RICOH MODELS MPC4504EXS, DEC.'17 - WATER</u>	12/18/2017	107.34	.00	<u>20-6142 MAINT. & REPAIRS- EQUIPMENT</u>	0	12/17		
1891	U.S. BANK NATIONAL ASSOC (EQUIP FINANCE)	346614423		<u>COPIER CONTRACT 500- 0519539-000, FOR RICOH MODELS MPC4504EXS, DEC.'17 - SEWER</u>	12/18/2017	107.34	.00	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	12/17		
1891	U.S. BANK NATIONAL ASSOC (EQUIP FINANCE)	346614423		<u>COPIER CONTRACT 500- 0519539-000, FOR RICOH MODELS MPC4504EXS, DEC.'17 - P,I</u>	12/18/2017	41.28	.00	<u>25-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	12/17		
Total 346614423:						412.85	.00					
Total U.S. BANK NATIONAL ASSOC (EQUIP FINANCE):						412.85	.00					
UNION PACIFIC RAILROAD COMPANY												
121	UNION PACIFIC RAILROAD COMPANY	290729584		<u>2017 LAND LEASE, 1/1/18- 12/31/18, N BRIDGE AVE TO N LINDER AVE - PARKS</u>	12/07/2017	300.00	.00	<u>01-6211 RENT- BUILDINGS & LAND</u>	1004	12/17		

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Total 290729584:						300.00	.00					
Total UNION PACIFIC RAILROAD COMPANY:						300.00	.00					
UTILITY REFUNDS #4												
1887	UTILITY REFUNDS #4	10315.02		<u>REDGY CHRISTENSEN, 290 W MAIN ST, UTILITY REFUND</u>	12/22/2017	166.35	.00	<u>99-1075 Utility Cash Clearing</u>	0	12/17		
Total 10315.02:						166.35	.00					
1887	UTILITY REFUNDS #4	120450.02		<u>DOUGLAS PETERS, 625 N FLAUSON AVE, UTILITY REFUND</u>	12/21/2017	69.16	.00	<u>99-1075 Utility Cash Clearing</u>	0	12/17		
Total 120450.02:						69.16	.00					
1887	UTILITY REFUNDS #4	130960.02		<u>AUSTIN YORK, 1532 W RYEGRASS CT, UTILITY REFUND</u>	12/21/2017	61.00	.00	<u>99-1075 Utility Cash Clearing</u>	0	12/17		
Total 130960.02:						61.00	.00					
1887	UTILITY REFUNDS #4	140550.01		<u>LEONARD MIKE HOLADAY, 245 N SUNBIRD AVE, UTILITY REFUND</u>	12/21/2017	3.88	.00	<u>99-1075 Utility Cash Clearing</u>	0	12/17		
Total 140550.01:						3.88	.00					
1887	UTILITY REFUNDS #4	174005.01A		<u>CBH, 1063 S KALAHARI AVE, UTILITY REFUND</u>	12/21/2017	47.06	.00	<u>99-1075 Utility Cash Clearing</u>	0	12/17		
Total 174005.01A:						47.06	.00					
1887	UTILITY REFUNDS #4	174036.01A		<u>CBH, 1991 W DESERTHAWK DR, UTILITY REFUND</u>	12/21/2017	47.06	.00	<u>99-1075 Utility Cash Clearing</u>	0	12/17		

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Total 174036.01A:						47.06	.00					
1887	UTILITY REFUNDS #4	174037.01		<u>CBH, 1082 S KALAHARI AVE, UTILITY REFUND</u>	12/21/2017	59.09	.00	<u>99-1075 Utility Cash Clearing</u>	0	12/17		
Total 174037.01:						59.09	.00					
1887	UTILITY REFUNDS #4	175018.01A		<u>CBH, 1505 W ARMAND ST. UTILITY REFUND</u>	12/21/2017	47.06	.00	<u>99-1075 Utility Cash Clearing</u>	0	12/17		
Total 175018.01A:						47.06	.00					
1887	UTILITY REFUNDS #4	181040.00		<u>PAUL SEVOIAN, 1255 N TASAVOL AVE, UTILITY REFUND</u>	12/21/2017	158.98	.00	<u>99-1075 Utility Cash Clearing</u>	0	12/17		
Total 181040.00:						158.98	.00					
1887	UTILITY REFUNDS #4	181130.01		<u>BRYCE MARTIN, 1304 N ATHERTON, UTILITY REFUND</u>	12/21/2017	146.85	.00	<u>99-1075 Utility Cash Clearing</u>	0	12/17		
Total 181130.01:						146.85	.00					
1887	UTILITY REFUNDS #4	183120.02A		<u>KENT WADE, 1337 W KESLER DR, UTILITY REFUND</u>	12/21/2017	20.00	.00	<u>99-1075 Utility Cash Clearing</u>	0	12/17		
Total 183120.02A:						20.00	.00					
1887	UTILITY REFUNDS #4	200055.03		<u>VANESSA MCGUIRE, 184 E STRIPED OWL DR, UTILITY REFUND</u>	12/21/2017	72.43	.00	<u>99-1075 Utility Cash Clearing</u>	0	12/17		
Total 200055.03:						72.43	.00					
1887	UTILITY REFUNDS #4	200995.03		<u>ROBERT ARNOLD, 319 E WOOD OWL DR, UTILITY REFUND</u>	12/14/2017	58.46	.00	<u>99-1075 Utility Cash Clearing</u>	0	12/17		

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Total 200995.03:						58.46	.00					
1887	UTILITY REFUNDS #4	201020.02		<u>REED SMITH, 394 E WOOD OWL DR, UTILITY REFUND</u>	12/21/2017	65.07	.00	<u>99-1075 Utility Cash Clearing</u>	0	12/17		
Total 201020.02:						65.07	.00					
1887	UTILITY REFUNDS #4	220105.02		<u>DEBBIE SOOTER, 917 S NEW SUMMER AVE, UTILITY REFUND</u>	12/21/2017	64.83	.00	<u>99-1075 Utility Cash Clearing</u>	0	12/17		
Total 220105.02:						64.83	.00					
1887	UTILITY REFUNDS #4	220825.02		<u>KATIE E WALLINGTON, 646 E CINNABEAR DR, UTILITY REFUND</u>	12/21/2017	12.49	.00	<u>99-1075 Utility Cash Clearing</u>	0	12/17		
Total 220825.02:						12.49	.00					
1887	UTILITY REFUNDS #4	221400.01A		<u>CBH, 1049 S RUMNEY AVE, UTILITY REFUND</u>	12/21/2017	47.06	.00	<u>99-1075 Utility Cash Clearing</u>	0	12/17		
Total 221400.01A:						47.06	.00					
1887	UTILITY REFUNDS #4	221410.01A		<u>CBH, 1103 S RUMNEY AVE, UTILITY REFUND</u>	12/21/2017	47.06	.00	<u>99-1075 Utility Cash Clearing</u>	0	12/17		
Total 221410.01A:						47.06	.00					
1887	UTILITY REFUNDS #4	221480.02		<u>ANDREW CLEMENS, 910 S RUMNEY AVE, UTILITY REFUND</u>	12/21/2017	78.86	.00	<u>99-1075 Utility Cash Clearing</u>	0	12/17		
Total 221480.02:						78.86	.00					
1887	UTILITY REFUNDS #4	250805.02		<u>TATYANA HECK, 299 W KAMMERS CT, UTILITY REFUND</u>	12/21/2017	83.42	.00	<u>99-1075 Utility Cash Clearing</u>	0	12/17		

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Total 250805.02:						83.42	.00					
1887	UTILITY REFUNDS #4	262025.04		<u>MATTHEW D JORALEMON, 2739 W GAINSBORO DR, UTILITY REFUND</u>	12/14/2017	93.74	.00	<u>99-1075 Utility Cash Clearing</u>	0	12/17		
Total 262025.04:						93.74	.00					
1887	UTILITY REFUNDS #4	264030.01		<u>CBH, 2226 W GAINSBORO DR, UTILTIY REFUND</u>	12/21/2017	46.35	.00	<u>99-1075 Utility Cash Clearing</u>	0	12/17		
Total 264030.01:						46.35	.00					
1887	UTILITY REFUNDS #4	264310.02		<u>JEFFERY ZAHNISER, 1853 N ROSEDUST DR, UTILITY REFUND</u>	12/22/2017	90.28	.00	<u>99-1075 Utility Cash Clearing</u>	0	12/17		
Total 264310.02:						90.28	.00					
1887	UTILITY REFUNDS #4	264615.02A		<u>BRIAN STITES, 1960 N ROSEDUST DR, UTILITY REFUND</u>	12/21/2017	77.65	.00	<u>99-1075 Utility Cash Clearing</u>	0	12/17		
Total 264615.02A:						77.65	.00					
1887	UTILITY REFUNDS #4	276026.01		<u>CBH, 2240 N BLUEBLOSSOM WAY, UTILITY REFUND</u>	12/22/2017	34.54	.00	<u>99-1075 Utility Cash Clearing</u>	0	12/17		
Total 276026.01:						34.54	.00					
1887	UTILITY REFUNDS #4	280425.01		<u>TRADITION CAPITAL PARTNERS, 2142 N STAR GARNET AVE, UTILITY REFUND</u>	12/19/2017	42.99	.00	<u>99-1075 Utility Cash Clearing</u>	0	12/17		
Total 280425.01:						42.99	.00					

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1887	UTILITY REFUNDS #4	300360.02		<u>KRISTOPHER R KOMAR, 2661 N KRISTY AVE, UTILITY REFUND</u>	12/19/2017	135.09	.00	<u>99-1075 Utility Cash Clearing</u>	0	12/17		
Total 300360.02:						135.09	.00					
1887	UTILITY REFUNDS #4	310347.01		<u>TOLL BROS, 9271 S FIDALGO AVE, UTILITY REFUND</u>	12/21/2017	41.91	.00	<u>99-1075 Utility Cash Clearing</u>	0	12/17		
Total 310347.01:						41.91	.00					
1887	UTILITY REFUNDS #4	91280.02		<u>LAURA VICK, 906 N QUARTZITE AVE, UTILITY REFUND</u>	12/21/2017	67.69	.00	<u>99-1075 Utility Cash Clearing</u>	0	12/17		
Total 91280.02:						67.69	.00					
Total UTILITY REFUNDS #4:						1,986.41	.00					
WESTERN BUILDING MAINTENANCE, INC.												
1499	WESTERN BUILDING MAINTENANCE, INC.	0104330-IN		<u>CONSTRUCTION CLEANUP AND FLOOR WORK (NEW RR FLOORING), DEC.'17 - SENIOR CENTER</u>	12/21/2017	210.00	.00	<u>01-6025 JANITORIAL</u>	1001	12/17		
1499	WESTERN BUILDING MAINTENANCE, INC.	0104330-IN		<u>FLOOR WORK (NEW RESTROOM FLOORING), DEC.'17 - SENIOR CENTER</u>	12/21/2017	140.00	.00	<u>01-6140 MAINT. & REPAIR BUILDING</u>	1001	12/17		
Total 0104330-IN:						350.00	.00					
1499	WESTERN BUILDING MAINTENANCE, INC.	0104406-IN		<u>MONTHLY JANITORIAL SERVICES FOR DECEMBER 2017, SENIOR CENTER</u>	12/22/2017	330.33	.00	<u>01-6025 JANITORIAL</u>	1001	12/17		
Total 0104406-IN:						330.33	.00					
1499	WESTERN BUILDING MAINTENANCE, INC.	0104407-IN		<u>MONTHLY JANITORIAL SERVICES FOR DECEMBER 2017, CITY HALL</u>	12/22/2017	84.93	.00	<u>01-6025 JANITORIAL</u>	0	12/17		

City of Kuna

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Dec 28, 2017 05:24PM

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
1499	WESTERN BUILDING MAINTENANCE, INC.	0104407-IN		<u>MONTHLY JANITORIAL SERVICES FOR DECEMBER 2017, CITY HALL - P & Z</u>	12/22/2017	30.33	.00	<u>01-6025 JANITORIAL</u>	1003	12/17		
1499	WESTERN BUILDING MAINTENANCE, INC.	0104407-IN		<u>MONTHLY JANITORIAL SERVICES FOR DECEMBER 2017, CITY HALL - WATER</u>	12/22/2017	78.87	.00	<u>20-6025 JANITORIAL</u>	0	12/17		
1499	WESTERN BUILDING MAINTENANCE, INC.	0104407-IN		<u>MONTHLY JANITORIAL SERVICES FOR DECEMBER 2017, CITY HALL - SEWER</u>	12/22/2017	78.87	.00	<u>21-6025 JANITORIAL</u>	0	12/17		
1499	WESTERN BUILDING MAINTENANCE, INC.	0104407-IN		<u>MONTHLY JANITORIAL SERVICES FOR DECEMBER 2017, CITY HALL - P.I</u>	12/22/2017	30.33	.00	<u>25-6025 JANITORIAL</u>	0	12/17		
Total 0104407-IN:						303.33	.00					
1499	WESTERN BUILDING MAINTENANCE, INC.	0104408-IN		<u>MONTHLY JANITORIAL SERVICES FOR DECEMBER 2017, TREATMENT PLANT - WATER</u>	12/22/2017	31.50	.00	<u>20-6025 JANITORIAL</u>	0	12/17		
1499	WESTERN BUILDING MAINTENANCE, INC.	0104408-IN		<u>MONTHLY JANITORIAL SERVICES FOR DECEMBER 2017, TREATMENT PLANT - SEWER</u>	12/22/2017	31.50	.00	<u>21-6025 JANITORIAL</u>	0	12/17		
1499	WESTERN BUILDING MAINTENANCE, INC.	0104408-IN		<u>MONTHLY JANITORIAL SERVICES FOR DECEMBER 2017, TREATMENT PLANT - P.I</u>	12/22/2017	12.00	.00	<u>25-6025 JANITORIAL</u>	0	12/17		
Total 0104408-IN:						75.00	.00					
Total WESTERN BUILDING MAINTENANCE, INC.:						1,058.66	.00					
WESTERN STATES EQUIPMENT CO.												
98	WESTERN STATES EQUIPMENT CO.	IN000524175		<u>RENTAL OF TRACK EXCAVATOR FOR THE SPLASH PAD, 11/14-12/4/17</u>	12/07/2017	7,282.00	.00	<u>03-6368 EXPEND- KUNA POOL/FITNESS FAC.</u>	1067	12/17		
Total IN000524175:						7,282.00	.00					

City of Kuna

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Report dates: 12/15/2017-12/28/2017

Page: 36
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Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total WESTERN STATES EQUIPMENT CO.:						7,282.00	.00					
XYLEM WATER SOLUTIONS U.S.A., INC.												
1623	XYLEM WATER SOLUTIONS U.S.A., INC.	400767647	6383	BALLASTS AND LAMPS, FOR THE UV SYSTEM IN THE PROCESS BUILDING, T.SHAFFER, DEC.'17	12/20/2017	9,954.47	.00	21-6140 MAINT & REPAIR BUILDING	0	12/17		
Total 400767647:						9,954.47	.00					
Total XYLEM WATER SOLUTIONS U.S.A., INC.:						9,954.47	.00					
Grand Totals:						203,356.28	100,559.29					

Dated: _____

Mayor: _____

City Council: _____

City Treasurer: _____

City of Kuna

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Report dates: 12/15/2017-12/28/2017

Dec 28, 2017 05:24PM

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
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Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Paid and unpaid invoices included.

**RESOLUTION NO. R01-2018
CITY OF KUNA, IDAHO**

A RESOLUTION OF THE CITY OF KUNA, IDAHO AMENDING RESOLUTION NO. R40-2017 ADDING THREE (3) NEW MEMBERS TO THE ECONOMIC DEVELOPMENT COMMITTEE.

WHEREAS, the City of Kuna, Idaho has created and appointed members to its Economic Development Committee; and

WHEREAS, one (1) person employed within the city has expressed an interest in serving as a member, Karri Keller, executive director of the Kuna Chamber of Commerce; and

WHEREAS, two (2) staff members of the city have expressed an interest in serving as members, Wendy Howell, planning and zoning director, and Robin Collins, economic development coordinator.

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Kuna, Idaho that the following three (3) persons are appointed to the City of Kuna, Idaho Economic Development Committee;

Karri Keller
Wendy Howell
Robin Collins

The committee members are:

Karri Keller – Executive Director, Kuna Chamber of Commerce
Wendy Howell – City of Kuna Planning & Zoning Director
Robin Collins – City of Kuna Economic Development Coordinator
Kara Medrano – Branch Manager, Bank of the Cascades
Casey Grant – Residential Realtor
Julie Roberts – Idaho Independent Bank
Lisa Bachman – Former Council President and Council Member, Kuna resident, JUB Engineers
Blake Watson – Idaho Power Company
Randy Shroll – Idaho Department of Commerce
David Gronbeck – Park Impact Fee Committee member, Kuna resident, Real Estate professional
Ana Paz – Kuna Business owner, Kuna Citizen, Downtown Revitalization Committee member
Mike Smith – Kuna Business owner, Kuna Fire Commissioner, Kuna resident
Joe Stear – Mayor

PASSED BY THE COUNCIL of Kuna, Idaho this 2nd day of January 2018.

APPROVED BY THE MAYOR of Kuna, Idaho this 2nd day of January 2018.

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

**RESOLUTION NO. R02-2018
CITY OF KUNA, IDAHO**

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AUTHORIZING THE MAYOR TO EXECUTE ALL AGREEMENTS AND CONTRACTS AND THE CLERK TO ATTEST TO THE MAYOR'S SIGNATURE ON ALL SAID DOCUMENTS RELATED TO THE PURCHASE OF THE REAL PROPERTY WITH AN ADA COUNTY PARCEL NUMBER OF R0615253178.

WHEREAS, the city of Kuna, Idaho has been in negotiations to purchase the above-described real property; and

WHEREAS, the city has obtained a certified appraisal evidencing that the agreed purchase price is less than the fair market value of said real property; and

WHEREAS, the purchase of said property is in the best interests of the city and its need to expand its park system to accommodate the growth.

NOW, THEREFORE, BE IT RESOLVED:

1. The Mayor is hereby authorized to execute all contracts and agreements related to the purchase of the property with an Ada County Parcel Number of R0615253178 on behalf of the City.
2. The City Clerk is hereby authorized to attest to the Mayor's signatures on said contracts and agreements on behalf of the City.

PASSED BY THE COUNCIL of Kuna, Idaho this 2nd day of January 2018.

APPROVED BY THE MAYOR of Kuna, Idaho this 2nd day of January 2018.

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

**RESOLUTION NO. R03-2018
CITY OF KUNA, IDAHO**

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING THE PROFESSIONAL SERVICES AGREEMENT WITH JUB ENGINEERING, INC. FOR THE WEST 2nd STREET PARKING LOT FOR THE CITY OF KUNA, IDAHO; AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

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

Section 1. The PROFESSIONAL SERVICES AGREEMENT with JUB Engineering, Inc. for the West 2nd Street Parking Lot, Kuna, Idaho, in substantially the form, as attached hereto as **EXHIBIT A** is hereby approved.

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

PASSED BY THE COUNCIL of Kuna, Idaho this 2nd day of January 2018.

APPROVED BY THE MAYOR of Kuna, Idaho this 2nd day of January 2018.

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk



Scope of Professional Services

City of Kuna W 2nd Street Parking Lot J-U-B Project No. 10-18-XXX December 2017

SECTION 1 - PROJECT UNDERSTANDING

The City of Kuna (City) is seeking consultant services to facilitate a planning process to develop three concept alternatives for the W. 2nd Street Parking Lot Improvements. The goal of the project is to gain stakeholder and community support, and to position the project for future potential funding sources. The City desires to revisit and update the two preliminary layout options that were included as part of a feasibility study for the park and ride facility by ACHD in 2012, and develop a third option for the parking lot. Once a preferred alternative is identified out of the three options, a planning level cost estimate and 3-D concept plan rendering will be developed for the preferred alternative.

All input from the public and stakeholders will be facilitated by the City of Kuna. J-U-B will provide a concept plan and cost estimate that incorporates input from the project team, stakeholders and the public.

SECTION 2 – ITEMS TO BE PROVIDED BY THE CITY TO J-U-B, CITY RESPONSIBILITIES AND PROJECT ASSUMPTIONS

- 1) City to provide on-going review of J-U-B's work within a time frame acceptable to the City and J-U-B, if applicable.
- 2) City to provide a meeting room for coordination meetings.
- 3) City to provide all mailings and community surveys, if necessary.
- 4) City staff to be the liaison with the City Council and the public, as necessary.
- 5) City staff to interview property owners and stakeholders and provide summary of input to the project team, as necessary.
- 6) Two (2) coordination meetings will be limited to 1.5-2 hours each.
- 7) City staff to provide utility data to J-U-B including water, sewer, irrigation, right-of-way, drainage information, etc. to J-U-B.
- 8) City staff to provide design standards to be followed.
- 9) This scope of work does not include costs for additional/supportive technical expertise by other firms or sub consultants. Any technical expertise beyond what is outlined in this scope of work

will need to be conducted through a separate contract between the City and that consultant, or will require an Additional Services contract.

SECTION 3 – SERVICES TO BE PERFORMED BY J-U-B

J-U-B's scope of services is specifically limited to the following:

Task 010 – Project Management and Administration

1. **Progress Meeting/Staff Coordination:** Attend a progress meeting/conference call with the City to discuss project status, provide budget status summaries, present deliverables, and receive direction from the City, as needed. It is assumed that two (2) meetings (in person or via phone) in between committee meetings will be required.
2. **Project Administration and Tracking:** Monitor project progress, action items, task deadlines, items needed from City; provide documentation and updates to the City Engineering and Economic Development staff as needed.

Task 020 – Concept Plan & Cost Estimate

1. **Concept Layout Plans:** Develop three (3) 2D color concept layout plans depicting the vision for the parking lot. This task assumes one draft version and one final version.
2. **Cost Estimate:** Prepare planning-level cost estimate (for the preferred alternative only) of proposed improvements. This task assumes one draft version and one final version.
3. **3D Concept Rendering:** A 3D color rendering will be prepared for the preferred alternative concept plan..

Task 020 Deliverables:

- a. 2D Concept Layout Plans (3 total)
- b. 3D Concept Plan for Preferred Alternative
- c. Planning-level cost estimate of proposed improvements (preferred alternative only)

SECTION 4 – Schedule

The following table summarizes the anticipated schedule for the identified Basic Services predicated upon timely receipt of City-provided information, typical review periods, and active direction during work. The City of Kuna acknowledges that J-U-B will not be responsible for impacts to the schedule by events or actions of others over which J-U-B has no control.

Task No.	Task Name	Anticipated Schedule/Completion
010	Project Management and Administration	01/18 – 04/18
	Project Coordination Meeting	01/10/18
020	Concept Plan, Rendering, & Cost Estimate	
	2D Concept Layout Plans (3 total)	01/15/18 – 02/16/18
	Preferred Alternative Concept Layout Plan, 3D Concept Plan & Cost Estimate	02/16/18 – 03/30/18

	Preferred Alternative 3D Concept Rendering	02/16/18 – 03/30/18
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SECTION 5 – Cost of Services

Task Number	Task Name	Fee Type	Amount
010	Project Management and Meetings	PM	\$ 3,400
020	Concept Plan, Rendering, & Cost Estimate	Design	\$ 7,700
030	Reimbursables		\$ 400
		TOTAL (Lump Sum N.T.E.)	\$ 11,500

**RESOLUTION NO. R04-2018
CITY OF KUNA, IDAHO**

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AUTHORIZING THE MAYOR TO EXECUTE THE MEMORANDUM OF UNDERSTANDING BY AND BETWEEN THE CITY OF KUNA, IDAHO AND THE KUNA LEARNING CENTER TO PROVIDE AFTER SCHOOL LEARNING OPPORTUNITIES AT KUNA MIDDLE SCHOOL FOR THE 2017-2018 SCHOOL YEAR.

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

The Mayor of the City of Kuna, Idaho is hereby authorized to execute the Memorandum of Understanding by and between the City of Kuna, Idaho and the Kuna Learning Center at Kuna Middle School for the 2017-2018 school year, as attached hereto and made a part hereof as **EXHIBIT A**.

PASSED BY THE COUNCIL of Kuna, Idaho this 2nd day of January 2018.

APPROVED BY THE MAYOR of Kuna, Idaho this 2nd day of January 2018.

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

September 1, 2017

**Memorandum of Understanding
Between
Kuna Learning Center
And
City of Kuna**

*This Memorandum of Understanding (MOU) establishes a community partnership
between the Kuna Learning Center (KLC) and City of Kuna.*

I. Mission

- The mission of the KLC is to provide unique out-of-school-time opportunities for Kuna youth to learn, improve academically, explore and exercise in a constructive, safe place.
- The mission of the City of Kuna is to embrace our youth and provide a community where they foster lifetime skills and adopt healthy and active lifestyles.
- Together, the Parties enter into this MOU to mutually promote unique out-of-school opportunities for Kuna youth. Accordingly, KLC and City of Kuna operating under this MOU agree as follows:

II. Purpose and Scope

The purpose of this MOU is to clearly identify the roles and responsibilities of each Party as they relate to the 21st Century Community Learning Center After-School Program at Kuna Middle School.

III. Responsibilities

Each Party will appoint a person to serve as the official contact and coordinate the activities of each organization in carrying out this MOU. The initial appointees of each organization are:

- KLC – *Cathy Gealy*
- City of Kuna – *Mayor Joe Stear*
- KLC Responsibilities under this MOU
KLC shall:
 - Share information as appropriate
- City of Kuna Responsibilities under this MOU
City of Kuna shall:
 - Be available as a resource to the KLC
 - Appoint a representative to the KLC Advisory Board

*September 1, 2017***IV. Terms of understanding**

- The term of this MOU is for a period of one year from the effective date of this agreement and may be extended upon written mutual agreement. It shall be reviewed at least once each year to ensure it is fulfilling its purpose and to make any necessary revisions.
- Either organization may terminate this MOU upon thirty (30) days written notice without penalties or liabilities.

V. Authorization

- The signing of this MOU is not a formal undertaking. It implies the signatories will strive to reach, to the best to their ability the objectives stated in this MOU.
- On behalf of the organization I represent, I wish to sign this MOU and contribute to its further development.

Kuna Learning Center

Date

City of Kuna

Date

**RESOLUTION NO. R05-2018
CITY OF KUNA, IDAHO**

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AUTHORIZING THE MAYOR TO EXECUTE THE MEMORANDUM OF UNDERSTANDING BY AND BETWEEN THE CITY OF KUNA, IDAHO AND THE KUNA LEARNING CENTER TO PROVIDE AFTER SCHOOL LEARNING OPPORTUNITIES AT TEED SCHOOL FOR THE 2018-2019 SCHOOL YEAR.

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

The Mayor of the City of Kuna, Idaho is hereby authorized to execute the Memorandum of Understanding by and between the City of Kuna, Idaho and the Kuna Learning Center at Teed Elementary School for the 2018-2019 school year, as attached hereto and made a part hereof as **EXHIBIT A**.

PASSED BY THE COUNCIL of Kuna, Idaho this 2nd day of January 2018.

APPROVED BY THE MAYOR of Kuna, Idaho this 2nd day of January 2018.

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

January 1, 2018

**Memorandum of Understanding
Between
Kuna Learning Center
And
City of Kuna**

*This Memorandum of Understanding (MOU) establishes a community partnership
between the Kuna Learning Center (KLC) and City of Kuna.*

I. Mission

- The mission of the KLC is to provide unique out-of-school-time opportunities for Kuna youth to learn, improve academically, explore and exercise in a constructive, safe place.
- The mission of the City of Kuna is to embrace our youth and provide a community where they foster lifetime skills and adopt healthy and active lifestyles.
- Together, the Parties enter into this MOU to mutually promote unique out-of-school opportunities for Kuna youth. Accordingly, KLC and City of Kuna operating under this MOU agree as follows:

II. Purpose and Scope

The purpose of this MOU is to clearly identify the roles and responsibilities of each Party as they relate to the 21st Century Community Learning Center After-School Program at Teed Elementary School.

III. Responsibilities

Each Party will appoint a person to serve as the official contact and coordinate the activities of each organization in carrying out this MOU. The initial appointees of each organization are:

- KLC – *Cathy Gealy*
- City of Kuna – *Mayor Joe Stear*
- KLC Responsibilities under this MOU
KLC shall:
 - Share information as appropriate
- City of Kuna Responsibilities under this MOU
City of Kuna shall:
 - Be available as a resource to the KLC
 - Appoint a representative to the KLC Advisory Board

*January 1, 2018***IV. Terms of understanding**

- The term of this MOU is for a period of one year from the effective date of this agreement and may be extended upon written mutual agreement. It shall be reviewed at least once each year to ensure it is fulfilling its purpose and to make any necessary revisions.
- Either organization may terminate this MOU upon thirty (30) days written notice without penalties or liabilities.

V. Authorization

- The signing of this MOU is not a formal undertaking. It implies the signatories will strive to reach, to the best to their ability the objectives stated in this MOU.
- On behalf of the organization I represent, I wish to sign this MOU and contribute to its further development.

Kuna Learning Center

Date

City of Kuna

Date



City of Kuna Comprehensive Plan

Listening & Learning Summary Report

December 2017



Prepared for the City of Kuna by Agnew::Beck, J-U-B and PFM.



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

OTHER J-U-B COMPANIES



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Introduction

Purpose and Organization of the Report

The purpose of this report is to provide a summary of the “listening and learning” phase 1 of the *Envision Kuna* Comprehensive Plan process. Throughout this phase, the project team conducted research and outreach to gain an understanding of the community needs, desires, and vision for the City. The project team consists of City of Kuna Planning Department representatives and planning consultants. The primary activities that occurred in this phase were:

- Extensive data collection and aggregation
- Review of previous relevant plans
- Preliminary review of the City of Kuna Zoning Ordinances and Code
- Completion of an online survey that received 621 public comments
- Public open house with broad public agency representation, designed to solicit input and ideas from Kuna residents and businesses
- Two meetings of the 46-member *Envision Kuna* Advisory Committee, which included a visioning exercise, SWOT analysis, public comment and relevant data review, and identifications of key issues and areas of change within the community
- Additional outreach events in the community

The intent of this report is to convey the key themes and ideas collected in phase 1 of the comprehensive planning process. Phase 2 of this project – “options and opportunities” – will focus on analyzing and adding to information collected in Phase 1 and will allow the project team to generate goals and strategies for public review.

This document is divided into three main parts:

1. key themes from the initial data collection,
2. summary of public input to date, and
3. an initial review of City of Kuna Code and relevant previous plans.

The document concludes with the identification of potential areas of change that will be discussed further as the comprehensive planning process moves forward. Ongoing updates about the project are available online at www.envisionkuna.com or at www.kunacity.id.gov.

Comprehensive Planning Process

A comprehensive plan is a document that guides the future actions of a community. It presents a vision for the future, with long-range goals and objectives for all activities that affect the community. The plan is developed by Kuna’s citizens and the City, with input from a wide range of community groups, economic development interests and public partner agencies.

The timeline below shows the three phases of the Envision Kuna planning process. This report summarizes the work and public outreach from Phase 1. Phase 2 will focus on generating goals, actions, and strategies for the Comprehensive Plan and will culminate into the draft comprehensive plan. Phase 3 will put the plan out for public review and final edits, resulting in the final Envision Kuna Comprehensive Plan.

Figure 1: *Envision Kuna Project Phases and Milestones*



Please note: text below in blue indicates a data point that needs additional fact-checking and/or input on its relevance.

Data Trends

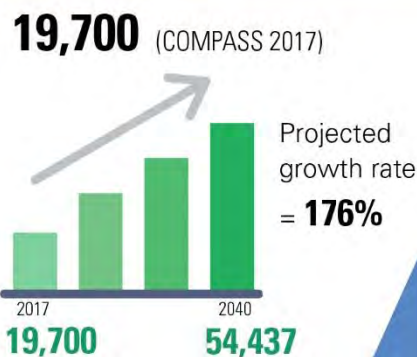
Key Trends and Emerging Themes

GENERAL THEMES

1. The City of Kuna has experienced substantial population growth over the past 15 years and is expected to experience even greater growth over the next 20 years.

- Kuna's population grew from 5,382 in 2000 to 19,700 in 2017¹.
- Population growth estimates put the population of Kuna at 54,237 in 2040²
- Kuna's population has a larger percentage of individuals between the ages of 5-9 when compared to Ada County and the other incorporated cities. The same is true for populations between the ages of 25-29 and 29-34. The City of Kuna has fewer individuals over the age of 80 when compared to Ada County and the other incorporated cities³.
- 34% of Kuna's population is under the age of 19, compared to 25.1% for the City of Boise and 27.8% for Ada County³
- 61% of Kuna's population is under the age of 40, compared to 55.6% for Ada County and 55.5% for the City of Boise³

Population



Ada county as a whole is projected to grow by 50%

There are 5,335 occupied households in Kuna

2. Kuna's economy is shifting from primarily agricultural production to government and service sectors. Kuna has the potential to become a thriving, mixed-economy with more local jobs, as opposed to a bedroom community for the Treasure Valley.

- In 2017, Kuna has a total of 4,549 jobs within the City between all department of labor sectors, it is projected that by 2024 there will be 4,888 jobs listed in the City, a growth rate of 10%. ⁴

The data in this report represents the most up to date information available. In some cases, this is data represents information from 2015, 2016 and 2017 depending on collecting agency and reporting timelines.

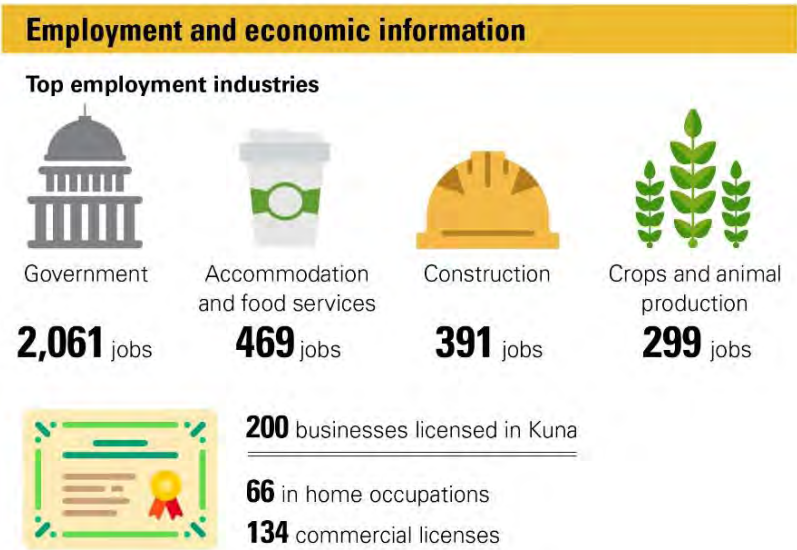
¹ Community Planning Association of Southwest Idaho (COMPASS). 2017. Historic Population Estimates by City Limits.

² Community Planning Association of Southwest Idaho (COMPASS). 2017. Forecast Demographic Areas.

³ U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates.

⁴ U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates.

- In 2017, Kuna had a total of 299 crop and animal production positions, but is anticipated to lose 18% of those jobs by 2024. Comparatively Kuna’s governmental sector is expected to grow the number of jobs by 14% by 2020. ⁵ The government jobs category covers all publicly funded positions including employment with the Kuna School District, the City of Kuna, Hospitals, recreation centers, parks and maintenance crew members, utility workers, safety inspectors, financial examiners and many other positions.



- Changes in land use patterns show a move away from large field cultivation to housing, commercial and industrial development. The below map series (Figure 3) highlights this shift.
- Kuna’s zoning shows the following breakdown of land uses, 31.6% residential, 1% industrial, 2.5% commercial, 64.8% Agricultural. ⁶
- Figure 2 show a graphic representation of the Kuna’s location quotient analysis. A location quotient shows the concentration of an industry or occupation as compared to the nation. The size of the circles indicates the number of total jobs in Kuna for an industry, while the location of the circle indicates that industries location quotient for Kuna and its growth or reduction. As show in the graphic, four industries in Kuna (Construction, Government, Accommodations and Food Service, and Warehousing and Transportation) have a location quotient larger than one, which means that these four industries have a greater presence in Kuna than averages nationally. A majority of the industries shown in the graphic have experienced a growth in location quotient since 2010, and the largest increase in location quotient growth was for the construction industry (as indicated by its position furthest to the right on the graphic).

⁵ EMSI, Provided by the Idaho Department of Labor 3rd Quarter 2017 Report of Quarterly Employment and wages (QCEW)

⁶ City of Kuna Zoning Percentages. 2017.

2016 Location Quotient Change [2010-2016]

2016 Jobs

Industry	2016 Location Quotient (approx.)	2016 Location Quotient Change [2010-2016] (approx.)	2016 Jobs (approx.)
Construction	2.15	30%	953
Government (incl. Public Education)	1.95	10%	953
Accommodation and Food Services	1.30	15%	400
Transportation and Warehousing	1.15	-5%	200
Arts, Entertainment, and Recreation	0.95	-30%	200
Health Care and Social Assistance	0.65	0%	400
Professional, Scientific, and Technical Services	0.55	-5%	200
Retail Trade	0.80	15%	400
Other Services (except Public Administration)	0.60	20%	200
Manufacturing	0.45	10%	200
Finance and Insurance	0.35	8%	200
Wholesale Trade	0.20	-2%	200
Information	0.10	65%	23



3. There is growing demand for housing in Kuna as the City and region's populations rise. This may be partially driven by younger families and professionals seek out less expensive housing options in the Treasure Valley.

- The City of Kuna has a larger percentage of households with four or more persons when compared to Ada County, the same is true for three-person households.⁷
- 2016 estimates indicate under 1% housing vacancy in Kuna.⁷
- Kuna households are 82% owner-occupied and 18% renter-occupied. This is the lowest renter occupation rate compared to all of Ada County and incorporated communities within the county.⁷
- 82% of Kuna homeowners have a mortgage.
- More than 60% of Kuna's housing inventory was constructed after the year 2000.⁷
- The median assessed home value for Kuna is \$183,500⁸. Which is lower than most other locations in Ada County aside from Garden City, The Boise Bench and West Boise.⁷ However, the median home price for new construction in Kuna is \$256,958. Indicating upward movement in Kuna's home value.⁹

The following sections describe specific trends related to various comprehensive plan elements and provides a more in-depth analysis of the data.

LAND USE

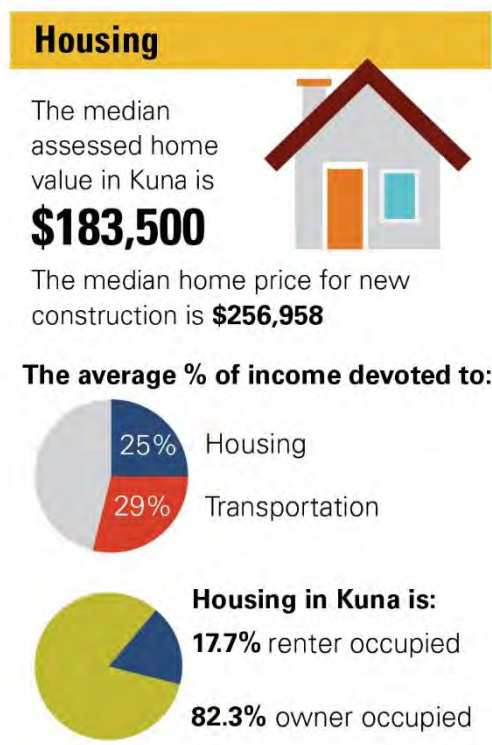
The following comprehensive planning elements are included in the broad category of Land Use in this report. The themes highlighted in this section reflect trends associated with these broad topics.

- Parks, Public Spaces and Community Facilities
- Housing and Neighborhoods
- Mixed-Use and Commercial Areas
- Natural Resources (including air and water, green infrastructure)
- Industrial and Agricultural areas and trends (including hazardous areas)

⁷ U.S. Census Bureau, 2011-2016 American Community Survey 5-Year Estimates.

⁸ Ada County Assessor.

⁹ Idaho Land Report. Third Quarter 2017. New construction



Land Use Key Theme A: *The demand for housing in Kuna is mainly being met with smaller, single-family homes through subdivision development on raw land, rather than a mix of housing types on raw land and redevelopment in existing neighborhoods.*

- 2015 estimates indicate just over 1% housing vacancy in Kuna. ¹⁰
- Kuna households are 82% owner-occupied and 18% renter-occupied. This is the smallest rate of renter-occupied housing when compared to Ada County and the other incorporated cities. ⁸
- 82% of Kuna homeowners have a mortgage. ¹⁰
- Over 60% of Kuna's housing inventory was constructed after the year 2000. ¹⁰
- The median assessed home value for Kuna is \$183,500¹¹. Which is lower than most other locations in Ada County aside from Garden City, The Boise Bench and West Boise. However, the median home price for new construction in Kuna is \$256,958. Indicating upward movement in Kuna's home value. ¹²
- The number of new residential building permits has been steadily increasing since 2011 (six times as many permits were issued in 2016 when compared to 2011). The number of new building permits issued for residential uses in 2016 (337 permits) exceeds pre-recession development in 2007 (309 permits). ¹³
- Kuna's residential zoning is heavily weighted to low to medium density housing development with 65% of residentially zoned land falling into the R-6 category (six housing units per acre) and 33% of residentially zoned land falling into the categories of R-1 through R-5 (one to five units per acre).¹² The majority of new housing construction has been single family R-4 to R-6 zoning.

Land Use Key Theme B: *Kuna is experiencing commercial development growth; however, additional commercial would provide the mix of essential services desired by residents. Currently, there are limited controls along key corridors to help concentrate development.*

- There is currently no mixed-use zoning category in City code.
- Kuna's only walkable, mixed-use district is the downtown core.
- Kuna had 18 new commercial development permits submitted in 2016, which is the greatest number submitted in the past 10 years. For comparison, 2007 had the second largest number of permits submitted with 10 new applications.¹⁴
- Commercial tax revenue for the City of Kuna has increased from \$60,471,100 in 2011 to \$86,117,200 in 2017. However, commercial tax revenues now account for 2.2% less of the total tax base, which is likely due to an even larger increase in residential tax revenue.
- In 2016, there were 18 new commercial development building permits processed, which is the largest number of new commercial development applications received in the last 10 years.
- There are 293 acres of land zoned for commercial use in Kuna. Most commercial development uses fall into office space, retail and restaurants.

¹⁰ U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates.

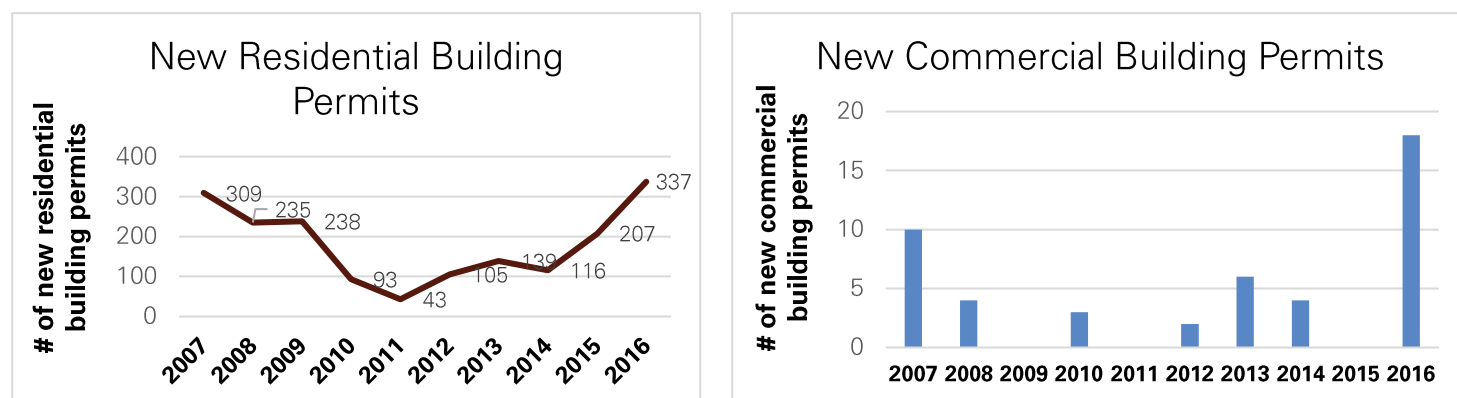
¹¹ Ada County Assessor.

¹² Idaho Land Report. Third Quarter 2017. New construction

¹³ City of Kuna.

¹⁴ City of Kuna

Figure 4: Kuna Commercial and Residential Building Permits 2007 to 2016



Land Use Key Theme C: *The city of Kuna has many well-loved parks and green spaces. As Kuna grows, additional parks, public spaces, and community facilities should be planned and developed.*

- As of August 2016, there is one acre of park and recreation space for every 105 residents in Kuna, which is slightly higher than their goal of 1 acre of park land for every 80 residents. There are 113.11 acres of City Parks in Kuna in 15 locations (3 bare ground neighborhood playgrounds, 8 neighborhood parks and 4 specialized recreation areas).¹⁵
- Many private parks and greenspaces have been incorporated within subdivisions. While only planned unit developments (PUD's) require open space, many subdivisions and developments incorporate open space and areas for recreation in their plans. Sidewalk and pathway connectivity is required in most new development.
- Indian Creek Greenbelt is well-used and could be extended further. Phase 2 of the planning process will look at opportunities to extend. The City has already identified some areas for expansion along the Indian Creek Greenbelt.
- The Hubbard Reservoir and Kuna Butte are other examples of recreation areas to be evaluated for connectivity and improvements.
- 3% of total land in Kuna is being utilized for Parks and Public spaces.¹⁶

Parks, trails and green spaces



15 city parks, playgrounds and specialized recreation areas

For every **105 Kuna residents** there is **1 acre** of city owned park land. Kuna's goal is to have **1 acre** of park land per **80 residents**.

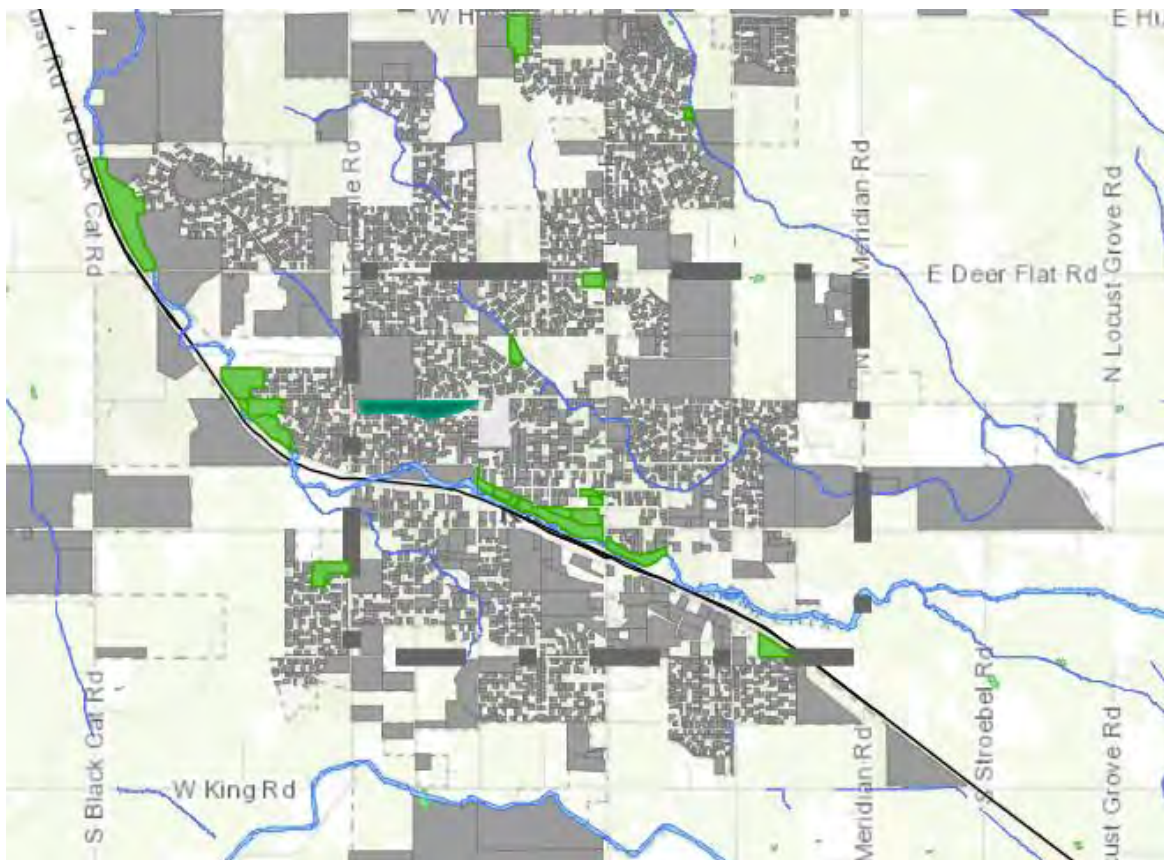
Areas for additional research in Phase 2:

- Percentage of acreage zoned residential, commercial, industrial, agricultural, etc.
- Natural Resources (air, water, green infrastructure)
- Industrial uses/ manufacturing
- Agricultural uses (including hazardous areas)

¹⁵ City of Kuna GIS

¹⁶ Kuna School District, Growth Report 2016.

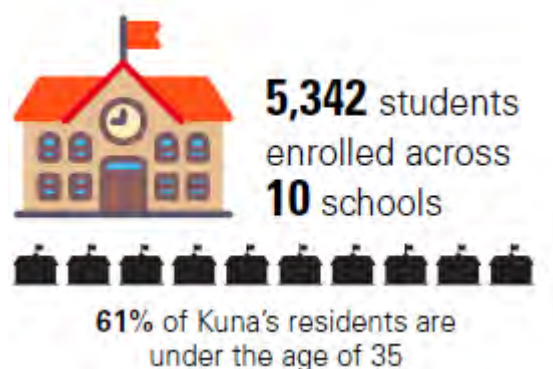
Figure 5: City of Kuna Parks Map



QUALITY OF LIFE

The following comprehensive planning elements are included in the broad category of Quality of Life. The themes highlighted in this section reflect trends associated with these broad topics.

- Health
- Education, Jobs and Workforce
- Recreation and Visitation
- Public Safety
- Special populations – e.g., Seniors, youth
- Community character – e.g., community facilities, Kuna identity, beautification, events, clean-up, investment



Quality of Life Key Theme A: *The city of Kuna is a relatively safe place to live.*

- In 2015 Kuna experienced 31.6 crimes per 1,000 population, which was lower than all other Treasure Valley communities, excepting the cities of Star and Eagle.¹⁷

¹⁷ Ada County Sheriff's Office

- As of 2016, there are 0.79 police officers per 1,000 residents in Kuna, compared to 1.6 average officers per 1,000 for the state of Idaho. Kuna aspires to have 1.0 police officer for every 1,000 residents.
- The average cost of police services in Kuna is \$85 per resident, whereas the average cost for annual police services is \$228 per resident.¹⁸
- The Kuna Rural Fire District (KFD) has experienced an increase in call volumes along with Kuna's population increase. Over the last five years, KFD has experienced an average of 0.07 calls per capita. The estimated call volumes for 2017 reflect a one percent increase since 2016.

Quality of Life Key Theme B: *The city of Kuna is developing economically and is experiencing median household income growth.*

- The 2016 median household income for the city of Kuna is \$58,537 which is above the median income levels of the City of Boise, Garden City, Star, and Ada County. Kuna's median household income has grown ~14.7% over the past 7 years, which is the highest rate of growth in Ada County.¹⁹
- The 2016 U6 Unemployment rate in Kuna sits at 6.9%. The unemployment rate is up from 3.9% in 2009 and down from the high of 9.5% in 2013. This closely mirrors the trends of declining unemployment throughout Ada County.²⁰ The U6 unemployment rate measures all unemployed individuals as a percentage of the civilian labor force, along with those who are currently not working or looking for work but indicated that they want and are available for a job along with discouraged workers. This number also includes persons that are working part time for economic reasons who want to work full time but had to settle for a part time position.²¹
- As of 2016, U3 unemployment is 3.3% for Ada County. The U3 unemployment rate only tracks unemployed individuals who are actively part of the labor force. This number is also known as the official unemployment rate. For comparison, the U3 unemployment rate for the State of Idaho in 2016 was 3.6% and the national unemployment rate was 4.7%.²²

2016 U6 Unemployment Rates	
Ada County	5.3%
Boise	6.0%
Caldwell	10.6%
Eagle	4.0%
Garden City	7.0%
Idaho	6.2%
Kuna	6.9%
Meridian	4.3%
Nampa	7.8%
Star	2.6%

¹⁸ Ada County Sheriff's Office

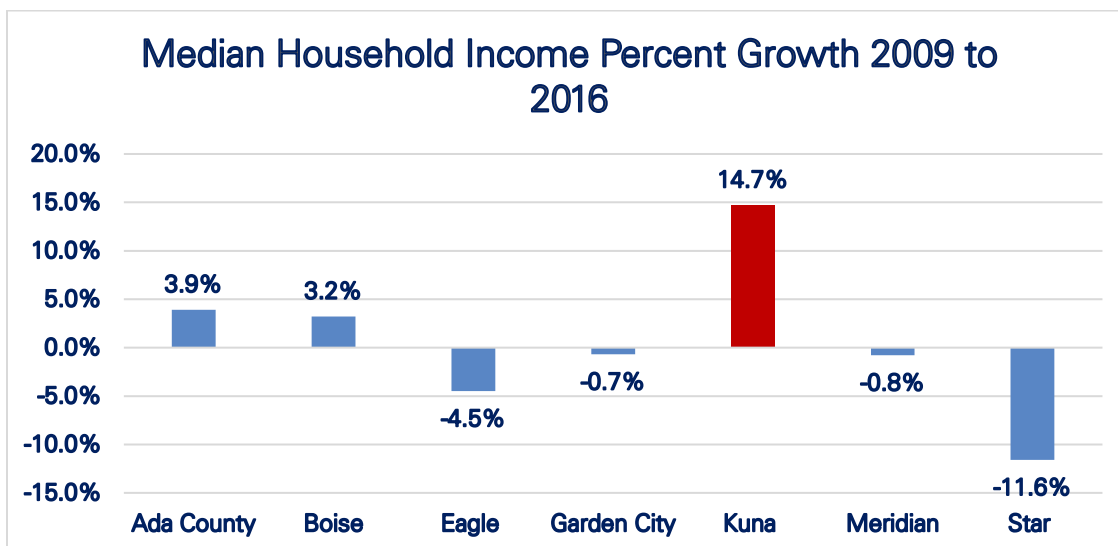
¹⁹ U.S. Census Bureau, 2011-2016 American Community Survey 5-Year Estimates.

²⁰ U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates.

²¹ Bureau of Labor Statistics. Alternative Measures of Labor Utilization.

²² Bureau of Labor Statistics. 2017.

Figure 6: Area Median Household Income Growth



Quality of Life Key Theme C: *The City of Kuna has many opportunities to improve access to primary and behavioral health services as well as prevention and wellness efforts that include access to healthy foods, active living options, open spaces, and community resources.*

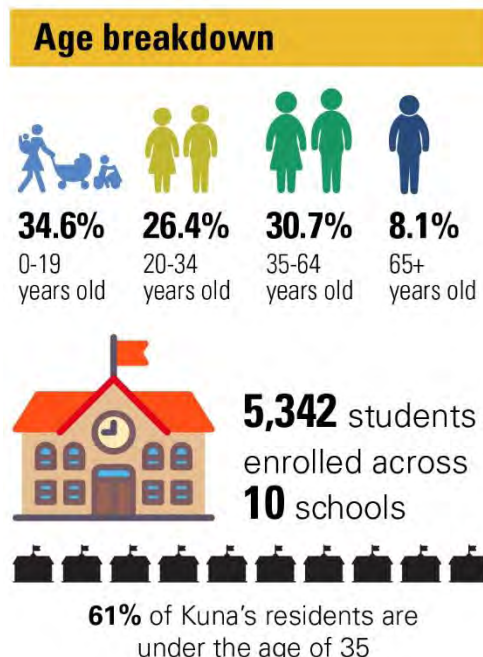
- Access to healthy foods, medical care and mental health services are all high priorities for ensuring the health of Kuna residents.
- Ada County ranked 3rd out of 42 Idaho counties in terms of overall health in the United Way 2017 Community Assessment.²³
- Regular physical activity and a healthy diet are two of the most important factors linked with good health. The environments where we live, learn, work and play affect our access to healthy foods and opportunities for physical activity, which play a part in reducing the risk of being overweight and other chronic diseases.
- Currently, there is no public indoor recreation facility located in Kuna. Residents travel to Meridian, Nampa or Boise to access such a facility. Outdoor public recreation facilities in Kuna include a skateboard park, planned splashpad, existing (and expanding) frisbee golf course, new dog park, fishing ponds, potential new sports park, existing (and expanding) Indian Creek greenbelt and local parks.
- Phase 2 of this planning process will further explore health trends in the City of Kuna.

Quality of Life Key Theme D: *Kuna has a relatively young population, including high populations of youth under the age of 19 and few residents over the age of 65. Such a large youth population means a growing school district, and a need for new education facilities.*

- 34.6% of Kuna residents are under the age of 19, substantially higher than the Ada county rate of 27.8%

²³ United Way of Treasure Valley, 2017 Community Assessment.

- 61% of Kuna residents are 34 years old or younger, compared to 48.7% for Ada County as a whole. ²⁴
- 8.1% of Kuna's population is 65 or older, compared to the Ada County rate of 12% ²⁴
- Kuna currently has 10 schools in the District including seven elementary schools, 1 middle school and 2 high schools. ²⁵ There is one public charter school in Kuna that serves 276 elementary and middle school students.
- The current population of students in the Kuna School District is 5,318 (2016-2017), which is an increase from 4,698 students in the 2008-2009 School year. ²⁵
- Phase 2 of this planning process will explore additional information related to seniors and other specific populations.



Quality of Life Key Theme E: *The City of Kuna offers many public events and opportunities to engage as a community.*

- There are a series of well-attended annual community events throughout the year, including, but not limited to: Kuna Days, Mayor's events, Mayor's Table, Down-n-Dirty, Kuna Clean-up, Easter egg hunt, Kuna-Melba farmers market, auctions, Trunk R Treat, Veterans Day Assemblies, Punk in the Park, Kuna High School sporting events, the flea market, and the Down-Home Country Christmas event.

Quality of Life Key Theme F: *The population of school aged children in Kuna is exceeding the current capacity and is expected to grow.*

- For each new home built in Kuna, an average of .76 additional individuals between the ages of 5-19 will be added to the Kuna population. ²⁶
- 222 new students were added to the Kuna School District from 2015 to 2016. Since 2000, 2,526 new students have been added to the Kuna School District.
- Kuna School District anticipates the opening of a new high school by 2021, additions to Reed and Silver Trail Elementary Schools by 2019, and an expansion of the middle school by 2018.²⁷

Areas for additional research in Phase 2:

- How is landscaping, branding, other beautification accomplished in Kuna?
- What is the development schedule for new Kuna school facilities? Current measure of over-capacity?
- Educational attainment and rate of matriculation at area colleges.

²⁴ U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates.

²⁵ Kuna School District

²⁶ Kuna Schools Growth Report. 2016.

²⁷ KSD Superintendent Update, November 2017.

TRANSPORTATION AND INFRASTRUCTURE

The following comprehensive planning elements are included in the broad category of transportation and infrastructure. The themes highlighted in this section reflect trends associated with these broad topics.

- Greenbelt and Pathways
- Streets and Sidewalks
- Key corridors (Linder Road, Ten Mile Road, Highway 69, Kuna-Mora Road)
- Public transportation and commuting
- Water, Sewer, Storm water, Irrigation, Solid Waste
- Emergency Services – police, fire, ambulance
- Power, gas, transmission corridors, Northwest Pipeline
- Communications: Internet, phone, cable
- Airport facilities: public and private

Transportation Key Theme A: *Kuna has embraced pedestrian and bicycle connectivity through their current and planned greenbelts and pathways system; however, many parts of the community are not well-connected and the bike and pedestrian infrastructure could be strengthened.*

- Kuna has a walk score rating of 57, which indicates that the community is “somewhat walkable.”²⁸
- Existing and planned bicycle and pedestrian facilities such as bike lanes, pathways, sidewalks and bike/ped counts, will be mapped and analyzed during Phase II, Options and Opportunities, of this comprehensive plan update process.

Transportation Key Theme B: *Residents of Kuna are highly dependent upon automotive transportation. The low cost of housing in Kuna is offset by high transportation costs.*

- Kuna has an average of 2 cars per household and an average commute time of 24.4 minutes. This commute average is longer than Boise, Nampa and Meridian.
- 88.7% of Kuna’s workforce drives to work alone, and 3% carpool.²⁹
- The average commute time for City of Kuna residents is 24.4 minutes, compared to the 21 minutes for Meridian City residents and 17 minutes for City of Boise residents.³⁰
- Kuna has no transit bus routes within City limits. The nearest Valley Ride bus pick-up location is in Meridian. There is one Park and Ride Station located within the Kuna Albertson’s parking lot, and at Ten Mile Road and Overland Road for commuters leaving Kuna for work in Boise, Meridian, Nampa or Caldwell. Valley Regional Transit is currently working on implementing a route to Kuna as established in their master plan.
- There are seven Commuteride van pools that run out of Kuna heading to different destinations including, Gower Field, the Boise VA Medical Center, Mountain Home Air Force Base, and Downtown Boise. In previous years there have been up to 15 Commuteride Van pools operating. Commuteride operates an additional 72 routes, many of which serve Kuna residents with stops at park/ride locations near Kuna.

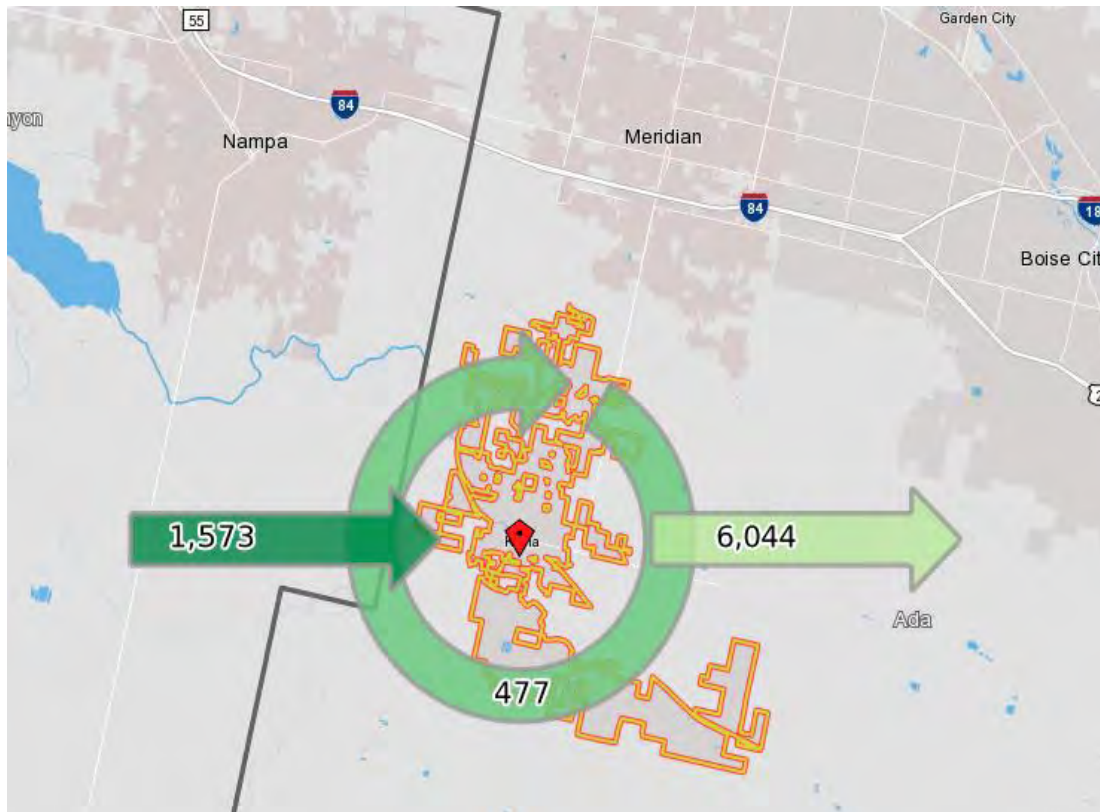
²⁸ Walk Score

²⁹ U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates.

³⁰ Data USA, Kuna, ID

- According to AAA in Kuna 29% of a household's income is expended on transportation costs. The FHWA indicates that an average American household spends roughly 19% of their income on transportation, and the average automotive dependent suburban resident spends roughly 25% on transportation costs.
- Figure 7 below shows the incoming and outgoing commuter traffic on a daily basis in Kuna. Roughly 1,500 individuals come into Kuna for employment, another 477 commute to locations in Kuna and just over 6,000 individuals leave Kuna for employment in the surrounding areas including, Meridian, Boise, Garden City, Nampa, Caldwell, etc. ³¹

Figure 7: Kuna Commuting Patterns



³¹ Idaho Department of Labor. 2016.

Transportation Key Theme C: *Key corridors are experiencing increasing volumes and are projected to increase as population grows and land is more intensely developed.*

- Based on past and current traffic data, traffic volumes have increased on Highway 69/Meridian Road, Ten Mile Road, Linder Road, Deer Flat Road, Kuna Mora Road, Swan falls Road, and Kay Avenue within Kuna.
- The main north-south access roads into Kuna are Ten Mile Road and Highway 69/Meridian Road. Among other priorities, the City of Kuna has listed two transportation projects on their 2018 Prioritization Request to ACHD for Ten Mile Road:
 - Widen Ten Mile Road to 5 lanes from Hubbard Road to Columbia Road
 - Install a single-lane roundabout at the intersection of Ten Mile Road and Columbia Road

ACHD has listed the following projects in their five-year work plan:

- Ten Mile Road and Amity Road Roundabout project. The construction for the roundabout is currently programmed for 2022.
- Install an interim signal in cooperation with ITD at Highway 69/Meridian Road and Hubbard Road as well as at the intersection of Highway 69/Meridian Road and Lake Hazel Road; construction is programmed for 2018.

Idaho Transportation Department currently identifies a pavement preservation project scheduled for 2018 construction for the entire length of Highway 69/Meridian Road.

Areas for additional research in Phase 2:

- Water, Sewer, Storm Water, Irrigation, Solid Waste
- Emergency Services – police, fire, ambulance
- Power, gas, transmission corridors
- Communications: Internet, phone, cable
- Airport facilities

Relevant Codes, Plans and Studies

RELEVANT PLANS

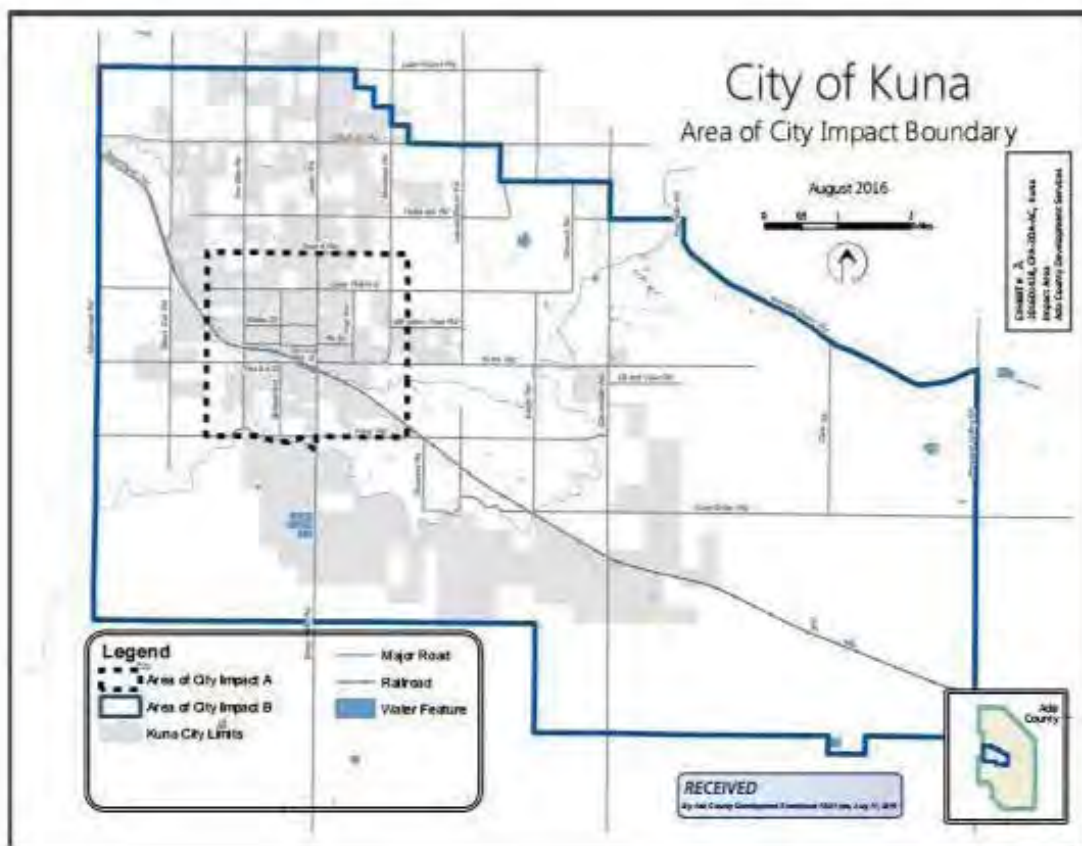
There are many previous plans, initiatives, and reports that have played a role in the development of the City of Kuna. The following plans are particularly relevant in the development of the Envision Kuna Comprehensive Plan:

- **1998 Comprehensive Plan.** The 1998 City of Kuna Comprehensive Plan was a complete revision to the City's 1993 Comprehensive Plan.
- **2015 Comprehensive Plan.** The 2015 comprehensive plan was an update to the 2008 Comprehensive Planning process. The 2015 plan is the most current version of the City's Comprehensive plan, however many of the sections still reflect strategic thinking from the 2008 update. The *Envision Kuna* Comprehensive Planning process is intended to generate a new, highly relevant plan to guide Kuna's future for the next 10-20 years.
- **2012 City of Kuna Downtown Corridor Plan.** The Downtown Corridor plan was adopted in 2012 and provides, recommendations for projects that could be funded to improve transportation for all modes of travel through, and around, Kuna. The plan used projections of future traffic volume, population projections, and intersection and corridor analysis to create concept designs for the City.
- **2015 City of Kuna Downtown Revitalization Plan.** This plan, currently in development, will serve as a roadmap towards retaining and building on what is great about Kuna's downtown, providing recommendations and strategies for Kuna's historic downtown core.
- Additional plans under review as part of comp plan include, the 2016, City of Kuna Parks Capital Improvements and Impact Fee Plan, Kuna public facilities plans (water, sewer, pressurized irrigation, Kuna School District Facilities plan, Kuna Crossing Feasibility and Implementation Plan, Kuna Streets Circulation map, Master Pathway Map, Gateway West Plan, Kuna Rural Fire District Master Plan, Ada County Hazards Mitigation Plan and the Ada County Emergency Response Plan.

AREA OF CITY IMPACT

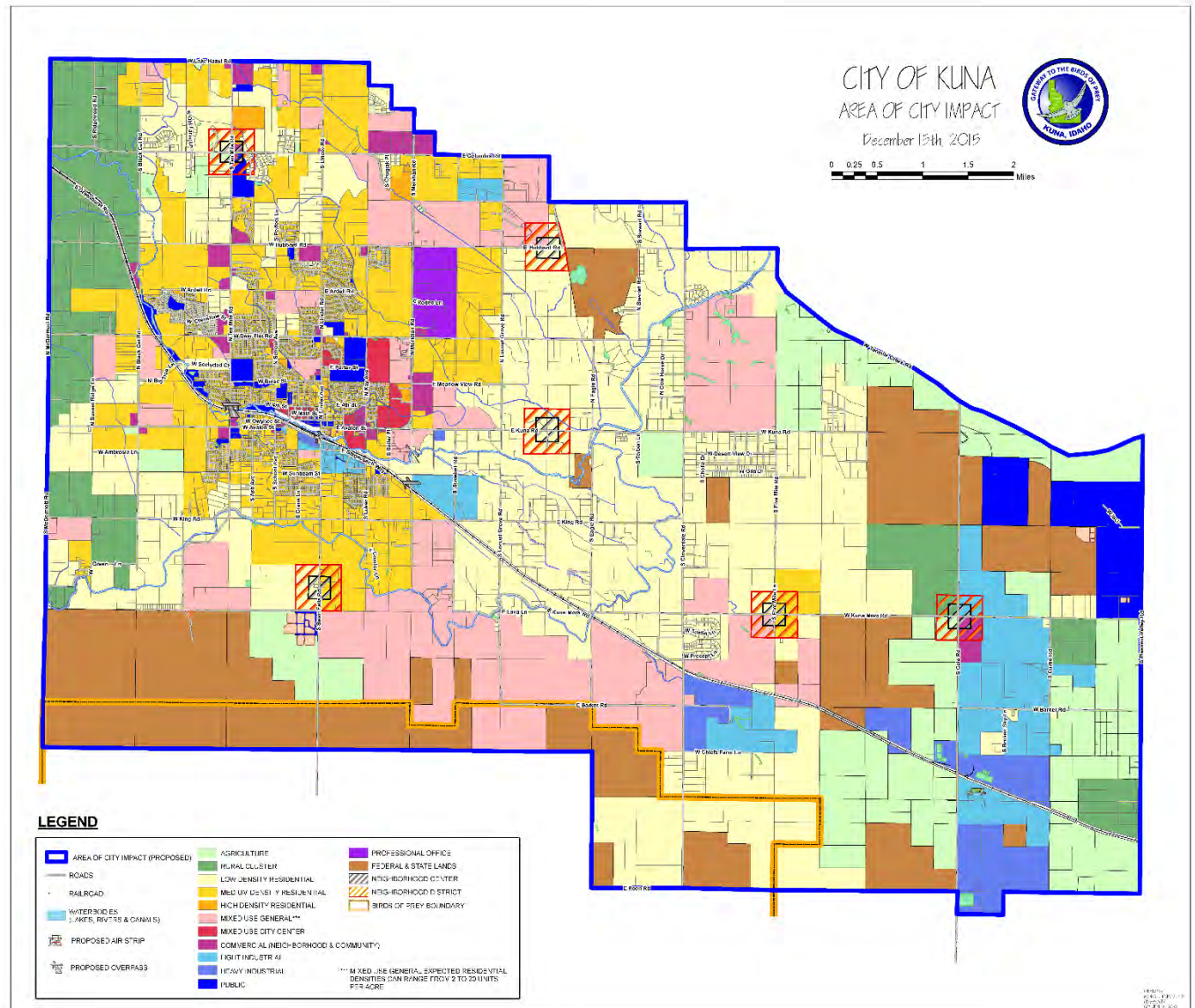
Kuna's area of city impact grew substantially in 2017 when Ada County Commissioners approved updated area of city impact boundaries. The below map shows the previous area of City Impact as a dotted black line, and the recently approved area of city impact boundaries are shown as the blue line.

Figure 8: Kuna Area of Impact 1999 to 2017



The map below shows the proposed future land uses for the City of Kuna and the updated area of city impact.

Figure 9: City of Kuna Future Land Use Map



What We've Heard (Public Input Summary)

Process Overview

Several public involvement techniques were implemented to facilitate direct and web-based interaction with the citizens of Kuna to discuss their issues, concerns and ideas related to the Kuna Comprehensive Plan Update.

The City of Kuna, Agnew Beck and J-U-B Engineers/The Langdon Group (JUB/TLG) employed a comprehensive public outreach strategy to evaluate the needs, issues and opportunities throughout the Area of Impact (AOI) within the City of Kuna. Multiple methods were used to notify stakeholders about the project and invite them to participate in the process. The many public outreach efforts included: a 3P Visual online interactive mapping tool, social media and newspaper ads, two Advisory Committee meetings, a booth at the Kuna Days event, a presentation at the Kuna Senior Citizen Center, a booth at a Kuna High School football game, and a public open house. Below is a more in-depth overview of those public involvement/outreach activities that occurred through the public comment period, which began in June 2017 and ended October 2017.

ONLINE INTERACTIVE MAP

On August 17, 2017, the online comment tool, 3P Visual, was launched. 3P Visual is an interactive comment map that allows users to click on a specific location and provide a comment on that location for the City of Kuna, Agnew Beck and JUB/TLG team to consider during the planning process. Information and project details were posted on the City of Kuna's webpage with a link to the 3P Visual, which allowed members of the community to provide comments about the project area during the August 17 – October 4, 2017 comment period. A link to the 3P Visual interactive comment map can be found here: www.envisionkuna.com.

ADVISORY COMMITTEE MEETINGS

The City of Kuna, Agnew Beck and JUB/TLG project team worked together to identify a comprehensive list of stakeholders (including property and business owners, as well as varying agency representatives) with potential interest in participating in the plan update. These stakeholders were gathered together on two separate occasions, June 28th and September 28th, 2017, to collaborate and provide input on high priority topics and establish new and innovative ideas.

KUNA DAYS

Kuna Days was celebrated on August 4th and 5th, 2017 and the City of Kuna, Agnew Beck and JUB/TLG project team utilized the event to set up a booth and gather opinions from City residents about 'what they love about Kuna'. Large pieces of paper were written on with markers while information on the upcoming community Open House on September 20, 2017 was relayed to all interested participants.

KUNA SENIOR CENTER PRESENTATION

A presentation was given to the Kuna Senior Citizen Center on September 15, 2017 to collect input from a different demographic of residents within the City. A brief explanation of what a comprehensive plan is and why it is important both currently and for future planning for the City of Kuna was given to the citizens prior to asking for input.

KUNA HIGH SCHOOL FOOTBALL GAME

A booth was set up at a Kuna High School Varsity Football game on September 21, 2017 as a last ditch effort to collect input and opinions from staff, students, and family alike. Residents were asked, “What do you love about Kuna?” and wrote their responses on a larger piece of paper. In return, attendees that provided input were able to enter into a raffle that the City of Kuna coordinated along with local sponsors.

PUBLIC OPEN HOUSE

On September 20, 2017, a public open house was held to visit with the public and collect feedback about the City of Kuna. Booths related to education, parks and recreation, transportation, safety and infrastructure and land use and economic development were made available to the public to discuss their ideas and concerns directly with representatives from agencies and city departments.

Additionally, maps, stickers and flipcharts were available for participants to add their feedback. Attendees were provided with three numbered sticker dots to place on large maps. Attendees then placed the numbered stickers on the comment maps and wrote the corresponding number and comment on a flip chart next to the map.

Finally, a station for attendees to indicate what they love about Kuna was another way for participants to provide input. Approximately 40 citizens attended the open house, with 57 written comments provided.

Input Received

Overall Comment Summary and Analysis

Comment Source	Number of Comments	Percent of Total
Online Interactive Map	621	91%
Open House	57	9%
Total	678	100%

Breakdown by Comment Type

Topic	Number of Comments	Percent of Total
Transportation	315	46%
Land Use	152	22%
Quality of Life	182	27%
Other	29	4%
Total	678	100%

As outlined above, at many of the public outreach events, members of the public and advisory committee members were asked to indicate what they love about Kuna. Some of the top responses from the public included: the people, small-town feel, sports, and the community. A Wordle was then created to display the responses received throughout the duration of the public outreach efforts, with the largest word(s) representing the most popular response.



PUBLIC INPUT SUMMARY TABLE

All comments received from 3P Visual, the open house, as well as advisory committee meetings were analyzed and separated out into four categories: transportation, land use, quality of life, or other. Comments were further analyzed to specify which themes received the most comments in the area of impact and the issues associated with those geographical locations. In addition, comments were analyzed to determine top priorities/improvements for high comment geographical locations. The table below identifies the topic, priorities, and issues/improvements identified by the public.

Topic	Priorities	Issues/Improvements	Specific Input
Transportation	• Overpass to S. Kuna • Bike/Ped • Highway 69 & Ten Mile access & traffic flow	• Create ease of access for emergency services to S. Kuna • Add additional bike lanes • Sidewalks • Crosswalks around four-way stops, parks, and schools • Preserve traffic flow/access management along Highway 69 & widen Ten Mile	• Extend HW 69 across Indian Creek and RR tracks to connect to south Kuna • Build an overpass over N Bridge Road or Ten Mile Road • Create better pedestrian crossing facilities along E Avalon Road • Install crosswalk to greenbelt off of S. Orchard Ave (this improvement will be identified on Kuna’s next priority list to ACHD). • Put in sidewalks from Linder roundabout to Albertsons on Avalon Road • Sidewalks are needed on W 4th Street • Finish sidewalks on “A” “B” and “C” streets (this improvement will be identified on Kuna’s next priority list to ACHD). • Create bike lane down 4th Street for kids to ride their bikes to Indian Creek and Ross Elementary School • Install crosswalk on W 4th Street between Linder Road and Ten Mile Road. • Sidewalks along both sides of Linder Road and Hubbard Road • Increase student safety and install sidewalks along E Deer Flat Road (will be part of Linder/Deer Flat intersection project) • Plan for pedestrian and bicycle traffic along major intersections of Meridian Road and Ten Mile Road • Sidewalks are needed along Avalon Road from South Ten Mile Road • Bike path connecting Kay Street to new businesses on Meridian Road (sidewalks are in the planning process, with the exception of the feedlot) • Limit new access to Meridian Road (stated in City of Kuna ordinance) • Add turn bays to intersection of Meridian Road and Deer Flat Road (this project has been requested by the City and ACHD for the developments that impact the intersection as warranted) • Require access roads on east to west roads to allow Meridian Road traffic to flow better • Put a stop light in at intersection of Hubbard Road and Meridian Road (planned ITD project) • Pursue funding opportunities through ITD for a corridor specific prevention and access management plan • Limit number of stoplights added to Meridian Road (commercial development has requested more access than what is allowed by City ordinance) • Add right turn lanes at intersection of Columbia Road and Meridian Road (?) • Add as stop sign or roundabout at intersection of Columbia Road and Ten Mile Road (?) • Put a light in at intersection of Ten Mile Road and Mason Creek Street to help with school traffic • Install a four-way stop sign at intersection of Hubbard Road and Ten Mile Road (?) • Widen Ten Mile Road to four lanes (planned to be expanded to 5 lanes) • Install an RRFB at intersection of Sego Prairie Street and Ten Mile Road • Install a stop light at Deer Flat Road and School Avenue (possibly if warranted by a traffic study and/or after commercial and multifamily is developed)
Quality of Life	• Increased recreational areas • Diversify restaurants • Increased emergency and public safety services/facilities as growth occurs • Provide workforce development & higher education opportunities	• Implement a community/rec center with a pool • More parks and green areas for kids • Add additional restaurants and fast food chains with varying types of food • Emergency Services on S. side of RR tracks • As schools are expanded, incorporate workforce development / technical programs • Evaluate possibility of higher education facilities in Kuna (City spoke with KSD	• Develop a city park with ample parking for tubers on S Strobel Road over Indian Creek (the City of Kuna is currently working on this) • Extend greenbelt east to S Strobel Road (the City is currently working on extending the greenbelt) • Indoor/Outdoor community pool off of Swan Falls Road • Put a community recreation center in Downtown Kuna – perhaps the Old 4th Street Gym • Build a park off of S School Avenue and W Sandbox Street • Extend greenbelt trail as far west as Nicholson Park • Put more parks in on the west side of Ten Mile Road in lieu of the bare open land (a majority of the land is privately owned; therefore, the City of Kuna would need to identify possible locations and evaluate feasibility) • Put a restaurant in at the intersection of Deer Flat Road and Linder Road • Fast and casual food options off of Deer Flat Road: Chipotle, Qdoba, Chik-fil-A, Five Guys, etc. • Build a ‘family’ style restaurant at the southwest corner of Deer Flat Road and Meridian Road (conversations have occurred regarding this) • Build a fire/emergency services station off of S School Avenue, south of the RR tracks (feasibility would need to be evaluated by the KFD)

		and CWI about partnering on new high school location)	• Bring factories so the southeast portion of Kuna’s AOI for more job opportunities for Kuna residents and the recent high school graduates (currently being planned)
Land Use	• Increased commercial/retail infrastructure • Mix up the types of residential homes and lots built – not as many starter homes • Utilize larger lots for new residential development (starting to occur)	• More shopping locations for residents • Larger lots • Subsidized housing for seniors	• Encourage commercial development throughout the City – not just off of Deer Flat Road • A Target store off of Deer Flat Road and Meridian Road (there may not be enough residential to support a Target store) • Build a gas station on the southwest corner of Deer Flat Road and Meridian Road (will be constructed in the next fiscal year) • Put a Maverick in at the northwest corner of Ten Mile Road and Deer Flat Road (at this time, Maverick has not shown interest in the northwest corner of Ten Mile Road and Deer Flat Road) • Encourage infill development along Linder Road – more apartments, condos, and townhouses • Build mixed lot subdivision off of Ten Mile Road, just north of Columbia Road • Bring in a large commercial development off of the southeast corner of Hubbard Road and Meridian Road • Keep larger commercial development to the east side of Meridian Road (the City is currently planning this) • Build larger, one-acre developments off of Kuna Mora Road and S Cloverdale Road (typically not sustainable for utility costs) • Manufacturing site at the corner of Kuna Mora Road and S Cole Road
Other	• Create a theme for downtown Kuna	• ‘Old Western’ theme • Create consistency in aesthetics	• Make all businesses along Main Street all look similar • Create a more vibrant Downtown Corridor with outdoor seating along Main Street

Public Input Summary Analysis

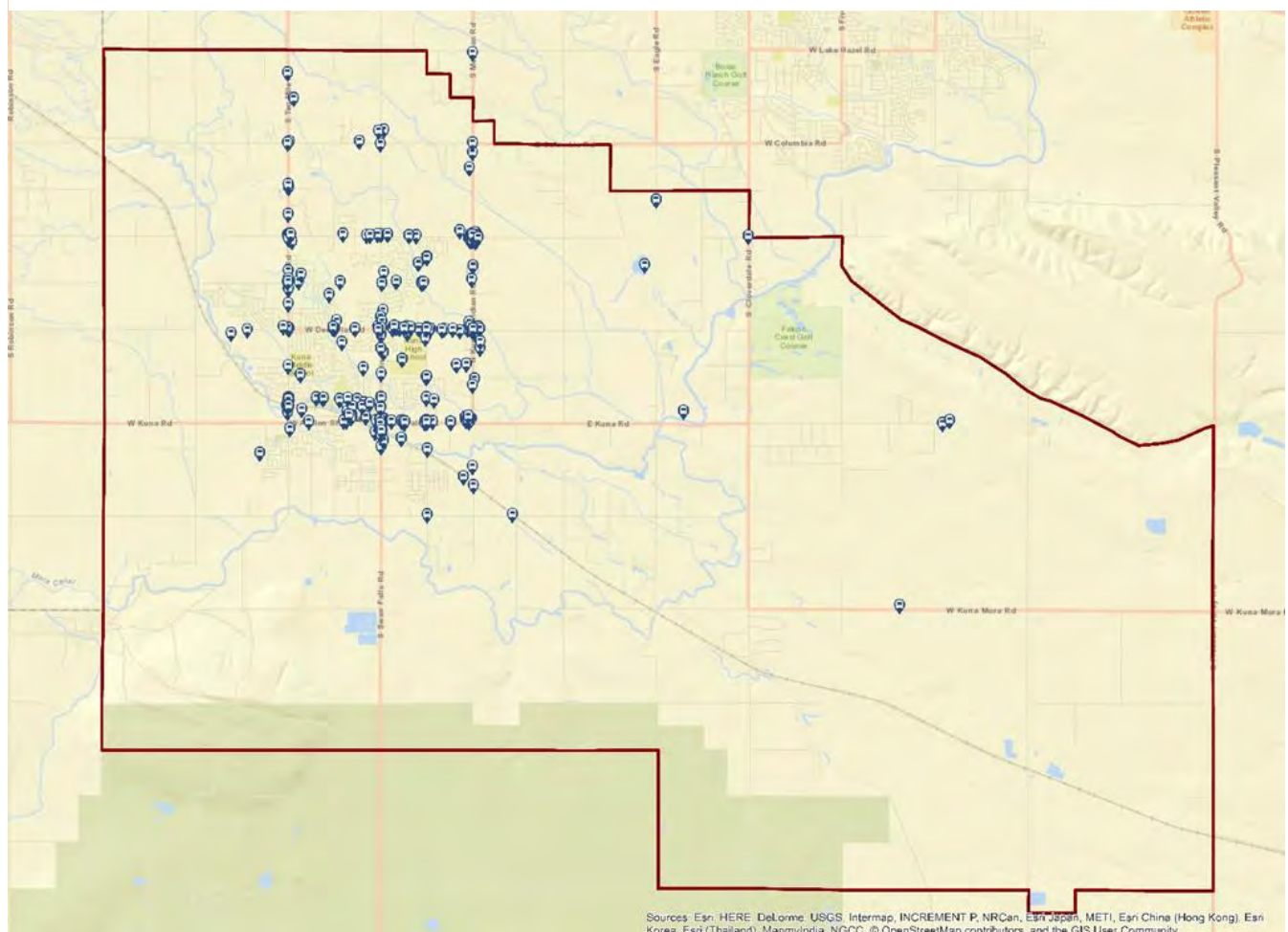
TRANSPORTATION

Transportation concerns generated the most comments with 315 total comments. As shown in the public input summary table, the priorities for the community were associated with an overpass to connect north and south Kuna, bike/ped concerns, and access and traffic flow for Highway 69 (Meridian Road) and Ten Mile Road. Three main locations that the public commented on regarding an overpass include Ten Mile Road, Highway 69 or N Bridge Road.

Bike/ped concerns were displayed frequently throughout the Downtown corridor and near school locations as sidewalks, crosswalks, and bike paths were expressed as being extremely import to the residents of Kuna. Concerns were also expressed towards lack of connectivity throughout the Downtown corridor for pedestrians, which is currently being addressed by the City of Kuna.

Lastly, the traffic flow and access concerns related to Highway 69 and Ten Mile Road involved congestion and safety issues. Installing stop lights, four-way stops, and widening Ten Mile Road were a few of the reoccurring comments. While the majority of the comments from the public mentioned implementation tactics to relieve the congestion or access concerns along Ten Mile Road and Highway 69, some

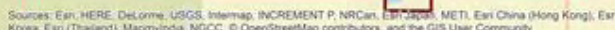
Figure 10: Transportation Public Input Map



QUALITY OF LIFE

Regarding diversifying restaurants throughout the City of Kuna, a few suggestions included Qdoba, Chik-fil-A, and Five Guys. Another reoccurring restaurant idea that was mentioned was the need for an 'American' family style as well as other authentic dining options.

Figure 11: Quality of Life Public Input Map

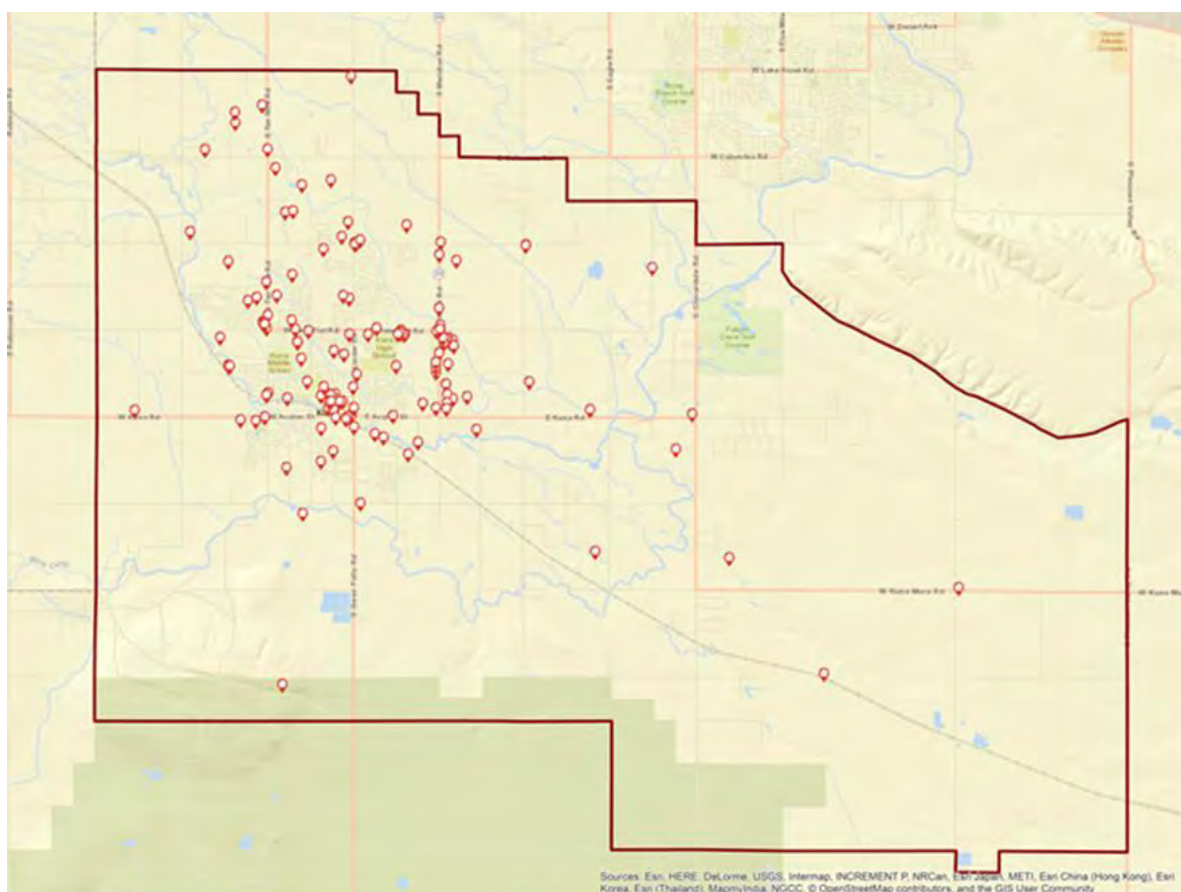


LAND USE

Recurring themes related to land use include suggestions for mixed development, increased commercial development, and providing larger lots for residential development. Mixed development was mentioned numerous times as being a positive for the City of Kuna. However, some comments were opposing the mixed development of apartments and condos, especially those in close proximity to other residential communities that were concerned about home values being impacted. It was also continually stated that Kuna residents would like larger lots and larger homes, and to not just be viewed as a community made up of ‘starter homes’.

A majority of respondents expressed an interest in increasing commercial/retail development as long as it is dispersed throughout all of Kuna and not only centered around Meridian Road, in turn creating a higher trafficked, but smaller version of ‘Eagle Road’. The residents of the City of Kuna greatly appreciate the small town feel that Kuna provides while staying rich in its agricultural ties. As the community grows, the City and residents as a whole would like to actively preserve those characteristics moving forward.

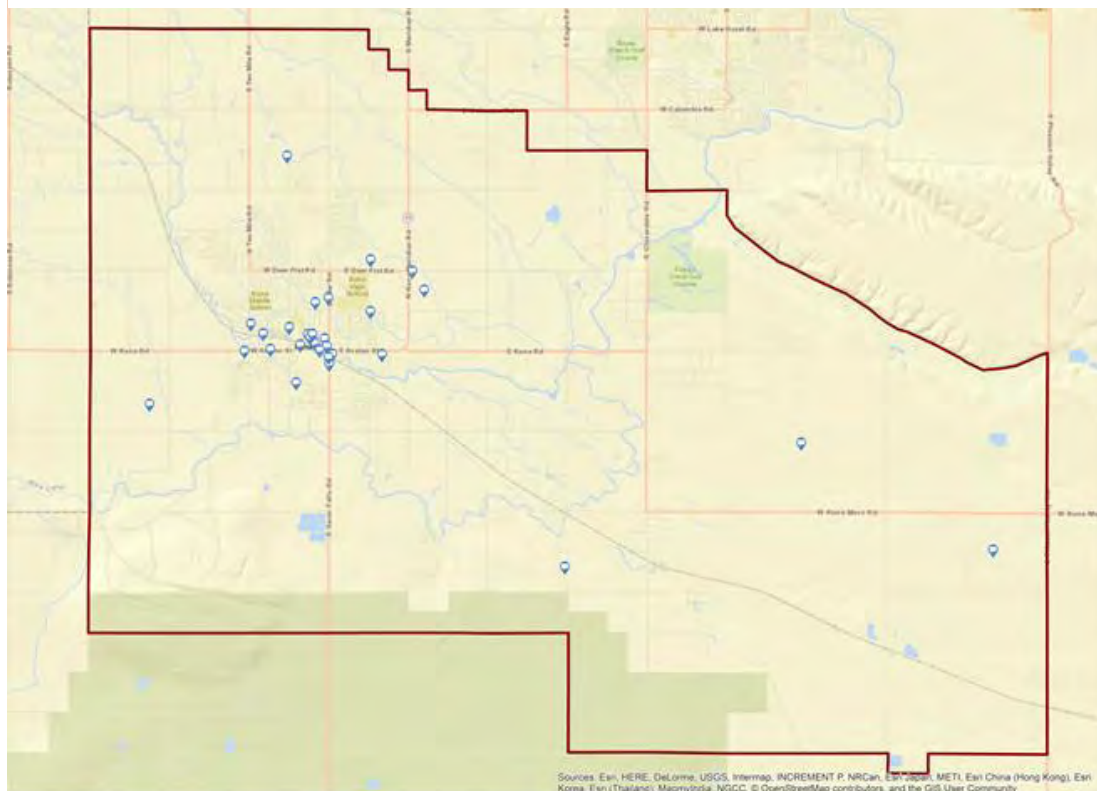
Figure 12: Land Use Public Input Map



OTHER

The common theme or priority made abundantly clear is that the public would like to see consistency throughout the Downtown corridor. It was mentioned that having a theme throughout the Downtown would be an idea to create that sense of consistency.

Figure 13: Other Public Input Map



Summary

Areas of Change

OVERVIEW

Since Kuna is growing at a rapid pace and many areas within the Area of Impact are newly developed or already have zoning designations (but are not yet developed), Areas of Change were identified by Advisory Committee members, the public and the project team. Areas of Change represent parts of the community that are anticipated to change within the near future or next 20 years, are particularly important areas, or represent vital opportunities for Kuna. Key Areas of Change related to Transportation, Quality of Life and Land Use are noted below.

TRANSPORTATION

- **Major Entryway Transportation Corridors** – State Highway 69/Meridian Road, Ten Mile Road and Linder Road.
- **Future Overpasses** – Possibly at Linder Road and I-84 in Meridian, which could impact traffic and corridor function along Linder Road in Kuna. Possibly at McDermott Road and I-84 to connect the regional State Highway 16 corridor from the north to Meridian and Kuna.
- **Industrial Corridor/Alignment Changes** – Kuna Mora Road and Pleasant Valley Road.

QUALITY OF LIFE

- **Wineries & Agri-tourism** – Winery/Vogel Farms and Indian Creek Winery, Vizcaya Winery, Sandstone vineyards, Syringa Winery, and Cabalo Orchards and Linder Farms.
- **Recreational Opportunities** – Kuna Butte, future fishing/water recreation spot and a whitewater park along Indian Creek, upcoming splash pad, Falcon Crest Golf Course, Hubbard Reservoir, and future park along Meadow View Road.

LAND USE

- **Future Residential** – along the south side of Lake Hazel Road between Ten Mile Road and Linder Road.
- **Future Residential Estates** – along the east side of Cloverdale Road, south of the railroad tracks to the south Area of Impact boundary.
- **Future Commercial** – future commercial corridor along Ten Mile Road (currently being planned), from Lake Hazel Road approximately 1.5 miles south, then merge to a commercial/residential mix to 0.5-mile south of Hubbard Road. Future commercial corridor along State Highway 69/Meridian Road, from Columbia Road to 0.5-mile south of Deer Flat Road.
- **Downtown Core** – downtown revitalization is currently underway, with continued improvements planned over the next 10+years. 4th Street, parallel to and north of Main Street, is in a transitional state with a mix of residences and businesses.
- **Future Industrial** – along the south side of Kuna Mora Road, east of Cloverdale Road to Pleasant Valley Road, then along Pleasant Valley Road from Kuna Mora Road to the south Area of Impact Boundary.

- **Future Schools** – future high school at the northeast corner of Linder Road and Columbia Road, and future school site east of State Highway 69/Meridian Road along the north side of Kuna Road.
- **Future Fire/Police** – along the south side of Columbia Road, east of Linder Road.

These Areas of Change will be further analyzed and applicable information will be incorporated into the Comprehensive Plan and Future Land Use map. The map on the following page shows the locations of the Areas of Change identified throughout the community.

AREAS OF CHANGE

- TRANSPORTATION
- QUALITY OF LIFE/ PARKS & REC
- LAND USE/ECONOMIC DEVELOPMENT

MAP LEGEND

- State Highway
- ADA COUNTY ROADS
- Arterials
- Collector
- Railroad
- CITY LIMITS
- Kuna
- Meridian
- Boise
- AOI
- Neighborhood Center
- Neighborhood District
- SCHOOLS
- ELEMENTARY
- MIDDLE
- HIGH SCHOOL
- Park
- Community Garden
- Indian Creek
- Greenbelt

Swan Falls Dam

Initial Point



Envision Kuna Advisory Committee

Arisa McRoberts	Citizen Representative	Josh Hoffman	Citizen Representative
Alexis Pickering	Central District Health	Josh Ulmer	Citizen Representative
Amy Schroeder	ITD	Kelli Badesheim	VRT
Blake Watson	Idaho Power	Kim Bekkedaul	Kuna School District
Bob Bachman	City of Kuna	La Donna Tuinstra	Citizen Representative
Bobby Withrow	City of Kuna	Laura Landers	Saint Alphonsus
Brian Dale	HUD	Linda Sullivan	Citizen Representative
Briana Buban-Vonder Haar	Kuna City Council	Liz Warhurst	Saint Alphonsus
Brice Durrant	Citizen Representative	Mark Wasdahl	ITD
Carl Miller	COMPASS	Maureen Gresham	ACHD Commuteride
Cathy Gealy	Kuna Planning and Zoning Commission	Mike Smith	Business Representative
Cathy Smith	Business Representative	Mitra Mehta-Cooper	Ada County
Connie Tilley	Business Representative	Paul Schepper	Kuna Fire Department
Curtis Derr	Citizen Representative	Perry Palmer	Kuna Fire Department
David Corcoran	ACHD	Randy Shroll	Idaho Dept. of Commerce
David Gronbeck	Business Representative	Robert Henderson	Citizen Representative
Ginny Greger	Citizen Representative	Sandra Henderson	Citizen Representative
Greg McPhearson	Kuna City Council	Scott Noriyuki	Business Representative
Jason Ashby	Business Representative	Sid Anderson	Citizen Representative
Jenny Ulmer	Citizen Representative	Stephen Hunt	VRT
Joe Stear	Mayor of Kuna	Steve Damron	Kuna Planning and Zoning Commission
John Laraway	Kuna Planning and Zoning Commission	Terry Gammel	Kuna Fire Department
Jon McDaniel	Kuna Police Department	Theresa McLeod	St. Luke's Health Systems



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.



OTHER J-U-B COMPANIES



CITY OF KUNA
PLANNING & ZONING DEPARTMENT

751 West 4th Street
P.O. Box 13
Kuna, ID 83634
Phone: 208-922-5274
Fax: 208-922-5989
www.kunacity.id.gov

MEMORANDUM

To: Kuna City Council

From: Trevor Kesner, Planner II

Re: 17-11-S (Subdivision) – Merino Cove Subdivision Preliminary Plat

Planning and Zoning staff respectfully requests that the City Council table this matter to be heard on a date certain of January 16th, 2017, in order to correct a public notification infraction.

Respectfully,

Kuna Planning and Zoning Department



City of Kuna

City Council Memorandum

P.O. Box 13
Kuna, ID 83634
Phone: (208) 922-5274
Fax: (208) 922-5989
Kunacity.id.gov

To: Kuna City Council

Case Number(s): 17-11-S (Subdivision);
Merino Cove Subdivision.

Site Location: 882 E. Hubbard Rd.
Kuna, ID 83634

Planner: Trevor Kesner, Planner II

Hearing Date: January 2, 2018

Applicant: Quadrant Consulting,
Chuck Christensen
1904 W. Overland Rd.
Boise, ID 83702
chuck@quadrant.cc

Owner: Varriale Construction, Inc
2018 S. Pond St.
Boise, ID 83705

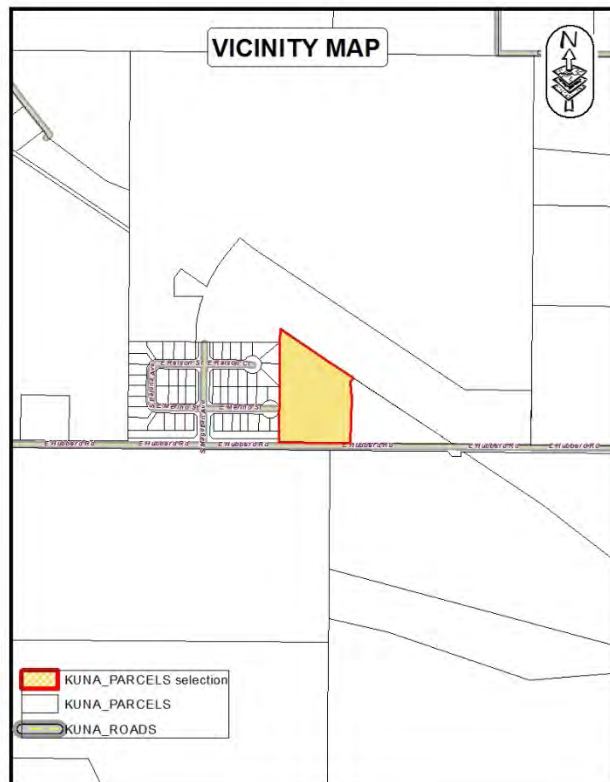


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A. Course of Proceedings

1. A Preliminary Plat for a residential subdivision is designated in Kuna City Code (KCC), 1-14-3 as a public hearing matter, with the Planning and Zoning Commission as the recommending body, and City Council as the decision-making body.

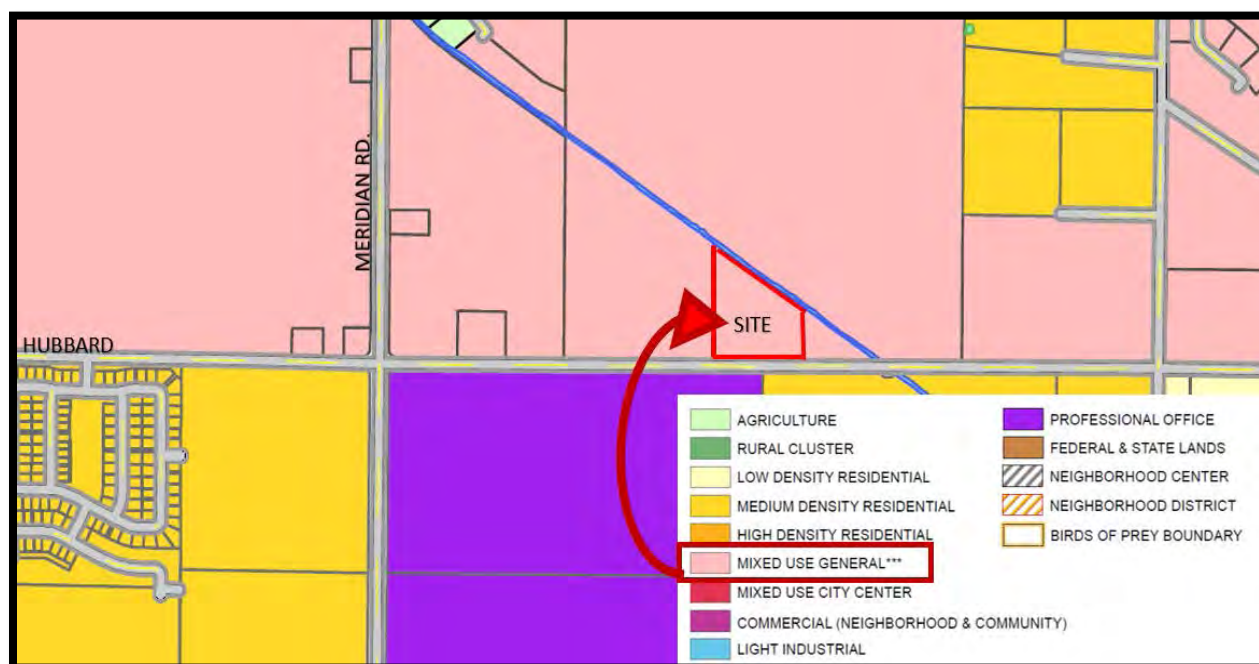
a. Agency Notifications

- | | |
|----------------------------|-------------------|
| i. Agencies | November 28, 2017 |
| ii. 300' Property Owners | December 12, 2017 |
| iii. Kuna, Melba Newspaper | December 13, 2017 |
| iv. Site Posted | December 22, 2017 |

2. In accordance with KCC Title 6 in Kuna City Code (KCC) this application seeks approval for a Preliminary Plat (residential subdivision) known as Merino Cove Subdivision.

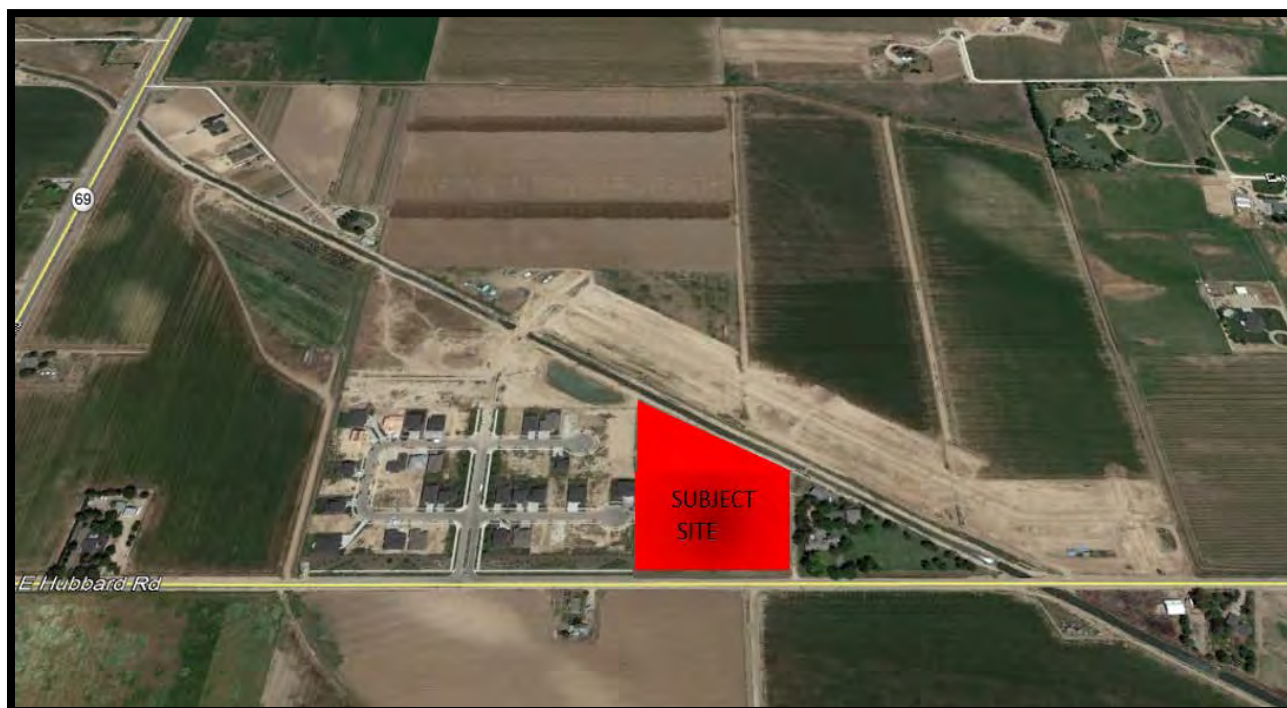
B. General Project Facts and Staff Analysis

1. **Request:** A request from Quadrant Consulting, representing Varialle Construction for preliminary plat approval for an approximately 6.8-acre subject parcel within an existing R-6 zone, in order to subdivide the land into 25 single family lots, and an additional two (2) common lots. The site is located on the north side of W. Hubbard Road, approximately 500 feet east of S. Magellan Avenue; addressed as 882 E. Hubbard Road, Kuna, Idaho 83634 (APN#: #S1407347180). A Design Review application was approved for the subject parcel by Kuna Planning & Zoning on November 28th, 2017.
2. The applicant has submitted all the required documents and materials for review, held the neighborhood meeting, and posted the site in accordance with KCC posting requirements and the requirements set forth in Idaho State Code, Title 67, Chapter 65 of the Local Land Use Planning Act.
3. **History:** The subject parcel was approved for annexation by Kuna City Council in October, 2017. The parcel is situated within Kuna City limits with an existing R-6 residential zoning designation. The site has historically been used as an agricultural pasture.
4. **Legal Description:** A legal description was included with the application.
5. **Comprehensive Plan Designation:** The Comprehensive Plan Future Land Use map indicates the site has a future designation of *Mixed Use General* with residential densities ranging from 2 to 20 units per acre.



6. Surrounding Land Uses:

Direction	Current Zoning and Jurisdiction	
North	R-6	Medium Density Residential – Kuna City
South	RR	Rural Residential – Ada County
East	RR / R-6	Rural Residential – Ada County / Med. Density Res. – Kuna City
West	R-6	Medium Density Residential – Kuna City

6.1 Aerial Map:**Copyrighted***6.2 Parcel Number:** S1407347180**6.3 Parcel Size and Current Zoning:**

Approximate acres: 6.8

Zoning: R-6 (Medium Density Residential)

6.4 Public Services, Utilities and Facilities:

Fire Protection – Kuna Fire District

Police Protection – Kuna City Police (Ada County Sheriff's office)

Sanitary Sewer– City of Kuna

Potable Water – City of Kuna

Irrigation District – New York Irrigation District

Pressurized Irrigation – City of Kuna (KMID)

Sanitation Services – J&M Sanitation

6.5 Existing Structures, Vegetation and Natural Features: There appears to be a horse shelter and two (2) ancillary structures (presumably, tack sheds) on the subject parcel. These structures will be removed prior to development. The site is relatively flat with an average slope of 0% to 2%. Bedrock depth is estimated to be greater than sixty (60) inches, according to the USDA Soil Survey for Ada County. The existing vegetation on site are those commonly associated with farm fields and agricultural and horse pasturing activities.

6.6 Transportation / Connectivity: The applicant proposes access to the site by extending Merino Street, which is currently stubbed within the Patagonia development at the site's western boundary, into the site as a 36-foot wide street section with curb, gutter and 5-foot wide attached sidewalks. Merino Street will terminate as a 50-foot radius cul-de-sac internally, however, applicant proposes a 24-foot wide

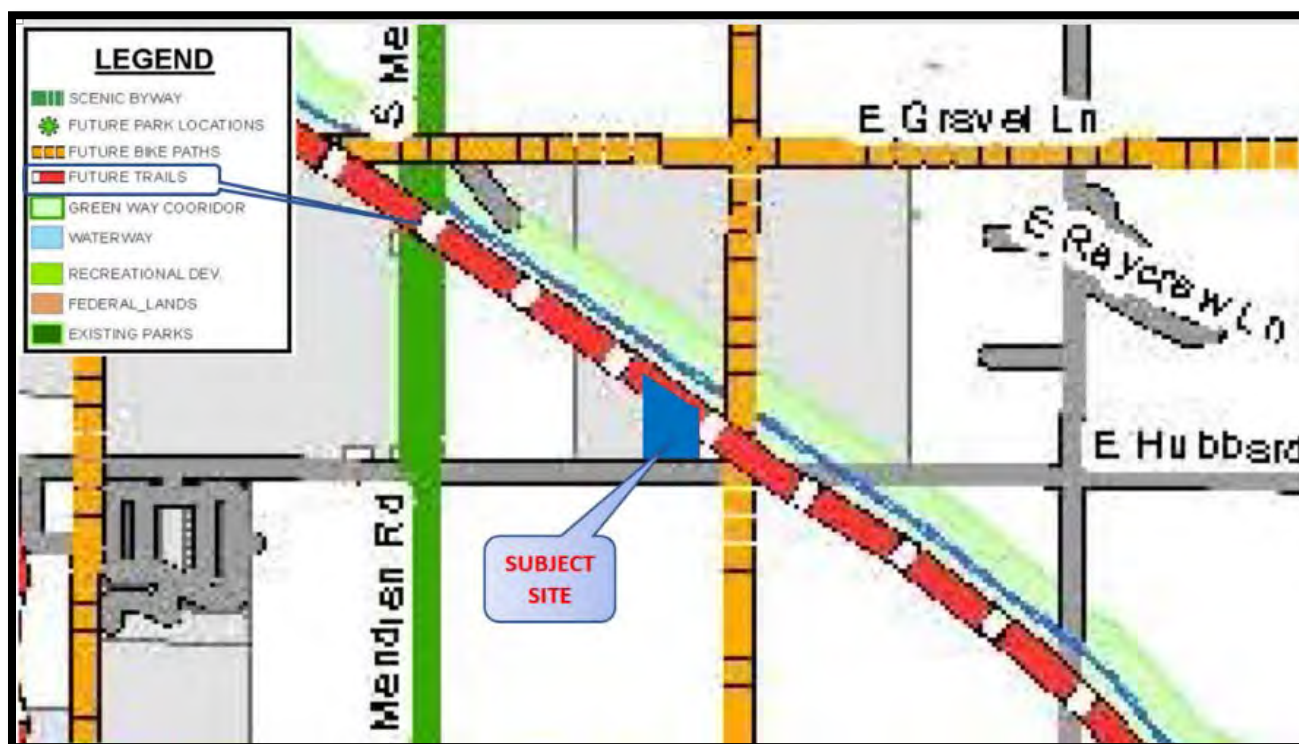
emergency access easement from Hubbard Road situated on lots 4 and 5. The subject site's road frontage is located on the north side of Hubbard Road. Hubbard Road is designated as a future 3-lane residential arterial roadway; therefore, it is recommended that the applicant dedicate additional right-of-way to accommodate 35 feet from centerline and the existing pavement should be widened to a minimum of 17-feet from centerline. Although ACHD has provided site specific recommendations for roadway improvements for the site's Hubbard Road frontage, the applicant should also be conditioned to install vertical curb and gutter in addition to the proposed sidewalk following Kuna Code standards; and to align with the Patagonia development's frontage improvements to the west.

6.7 Agency Recommendations:

The following agencies returned comments which are included as exhibits in this case file:

- Kuna School DistrictExhibit B1
- Idaho Department of Environmental Quality (DEQ)Exhibit B2
- Central District Health Department (CDHD)Exhibit B3
- Ada County Highway District (ACHD)Exhibit B4
- Kuna Public Works Department.....Exhibit B5
- Nampa Meridian Irrigation District.....Exhibit B6
- Kuna Public Works Department (Merino Cove Plat).....Exhibit B7
- Boise Project Board of Control.....Exhibit B8

6.8 Recreation and Pathways Master Plan Map: Kuna's Master Recreation and Pathways map indicates a future trail along the Canal as it abuts the subject sites northern boundary.



Staff is not recommending that the applicant construct a trail or pathway along the Mason Creek Feeder along the project's northern boundary, because the adjacent Patagonia development will install a regional pathway on the northern side of the Mason Creek Feeder. Pedestrians may be able to utilize the emergency access easement as a direct connection to sidewalks along Hubbard Road.

The Planning & Zoning Commission recommended that the applicant work with staff and the property owners to the west of the project (Patagonia Subdivision), to construct a pathway connection that provides better cohesion between both neighborhoods, and accommodates pedestrian access and neighborhood connectivity to the regional pathway system along the north side of the Teed Lateral. The applicant has indicated that they will install the recommended pathway.

C. Applicable Standards:

1. City of Kuna Zoning Ordinance No. 230
2. City of Kuna Subdivision Ordinance No. 2010-15, Title 6 Subdivision Regulations
3. City of Kuna Landscape Ordinance No. 2006-100
4. City of Kuna Comprehensive Plan
5. Idaho Code, Title 67, Chapter 65, Local Land Use Planning Act

D. Comprehensive Plan Analysis:

The Kuna City Council determines that the subdivision of the subject site *is/is not* consistent with the following Comprehensive 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 was the preservation of large lots and rural cluster development in appropriate balance with a complement of other types of residential development (Page 21 Comprehensive Plan [CP]).

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

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

Ensure 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 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, this project does not constitute a "takings" and the Economic value is fully 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 Comprehensive Plan encourages adequate housing for all income levels and calls for increasing the amount of pedestrian connections. This project supplies additional housing types to Kuna's inventory and provides opportunities for a quality housing mix. This development has an opportunity to enhance the City's network for pedestrian and non-motorized transportation choices by constructing new sidewalks which connect to existing sidewalks and a potential pathway to connect to the Patagonia community.*

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 quality housing varieties to the City's inventory for all types of lifestyles, ages and economic groups. Utilizing existing stub streets for roadway access and also provides for more cohesive neighborhoods.*

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 populations 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 development with a variety of dwelling types and varying price points for different income levels as encouraged by the Comprehensive Plan. This project adds to the City's overall network of public utilities, sidewalks and roadways; therefore, it complies with the logical, orderly development goal. The proposed land divisions are smaller than one half acre and will connect to available public services abutting the site; thus, the development avoids increased municipal services costs and the potential for urban 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 creating a sense of place (Pg.167 – Goal 1 and Pg. 168 – 1.2[CP]).

Comment: *Applicant proposes good community and urban design principles by designing under the allowed densities of the R-6 zone. This development also incorporates landscape buffers, and creates a sense of place for current and future citizens while adding to the City's sidewalks and future pathway networks for adjoining property owners and future developments. In this sense, the project generally complies with the Comprehensive Plan goal.*

Neighborhoods:

Kuna's Comprehensive Plan advocates for 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: *Kuna is not currently served with transit services; however, the applicant proposes an extension of the roadway system in compliance with the Street Circulation Plan adopted by Kuna. Applicant proposes R-6 housing densities, thereby complying with the Medium Density land use designation as outlined within the Comprehensive Plan and Comprehensive Plan Future Land Use Map.*

E. Proposed Findings of Fact:

1. All required procedural items have been completed as detailed in this staff report.
2. The residential development complies with Section 6.0 of Kuna's Comprehensive Plan.
3. The residential development complies with the Kuna City Code.

4. Public services are available and are adequate to accommodate this site's development.
5. The preliminary plat will not be detrimental to the public's health, safety and general welfare.
6. The applicant's subdivision request is in general conformance with the Kuna Comprehensive Plan Future Land Use map.
7. The site is suitable for use as a residential subdivision, after acquiring the proper approvals.
8. The project description, staff analysis and findings of fact are correct.

F. Proposed Conclusions of Law:

1. The preliminary plat use is consistent with Kuna City Code.
2. The preliminary plat use meets the general objectives of Kuna's Comprehensive Plan.
3. The site is physically suitable for the proposed residential preliminary plat use.
4. The preliminary plat use is not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.
5. The preliminary plat is not likely to cause adverse public health problems.
6. The preliminary plat is generally in compliance with all ordinances and laws of the City.
7. The preliminary plat will not be detrimental 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.
8. The existing street and utility services in proximity to the site are suitable and adequate for residential subdivision development purposes.
9. Based on evidence contained in Case Nos. 17-11-S, this proposal generally complies with KCC Title 6.
10. Based on the evidence contained in Case Nos. 17-11-S, this proposal complies with Section 6.0 of Kuna Comprehensive Plan and Future Land Use Map.
11. The City Council of Kuna, Idaho, has the authority to recommend approval or denial for the preliminary plat application.
12. The public notice requirements were met and the public hearing was conducted within the guidelines of applicable Idaho Code and Kuna City Ordinances.

G. Proposed Decisions by the Council:

17-11-S (Subdivision)

Note: This motion is to approve or deny this request by the City Council. However, if the Council wishes to recommend approval or denial for specific parts of the request as detailed in this report, those changes must be specified.

Based on the facts outlined in staff's report and public testimony as presented (*if any*), the City Council of Kuna, Idaho, hereby *Approves/Denies* Case Nos. 17-07-AN (Annexation) and 17-11-S, a subdivision request by Quadrant Consulting (*with or without*) the following conditions of approval:

1. The applicant shall obtain written approval of the construction plans from the agencies noted below. The approval may be either on agency letterhead referring to the approval use or may be written or stamped upon a copy of the approved plan. A copy of the agencies approvals shall be provided to Kuna's Planning and Zoning Department. All site improvements are prohibited prior to approval of these agencies.
 - a) The City's Engineer shall approve the sewer, water and pressure irrigation utility extensions and hook-ups.
 - b) The City's Engineer shall approve a grading and surface drainage run-off plan (if required). Per Central District Health Department, the plan shall be designed and facilities 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 a site drainage design plan from Kuna's City Engineer. The drainage design plan shall include all site grading.
 - c) Kuna Fire District shall approve all fire flow requirements and access easements.

- d) The New York Irrigation District and the Boise Project Board of Control shall approve any modifications to the existing irrigation system.
 - e) Approval from Ada County Highway District shall be obtained, and assessed impact fees shall be paid prior to the issuance of any building permits.
2. All public right-of-way shall be dedicated and constructed to the standards of Kuna City and Ada County Highway District. No public street construction may be commenced without the approval of the Ada County Highway District. Any work within the Ada County Highway District right-of-way requires a permit. For information regarding the requirements to obtain a permit, contact Ada County Highway District Development Services at 387-6100.
 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.
 4. Compliance with Idaho Code Section §31-3805 pertaining to irrigation waters is required. The flow of any irrigation/drainage waters shall not be impeded by any construction or uses on site.
 5. Lighting within the site shall comply with Kuna City Code.
 6. Fencing within and around the sites shall comply with Kuna City Code (Except as specifically approved otherwise). A permit from Kuna Building Department shall be obtained prior to construction of fencing.
 7. Subdivision signage shall comply with Kuna City Code. The applicant shall apply for a sign design review and secure a permit prior to sign construction.
 9. The applicant shall adhere to all requirements for sanitary sewer, potable water, pressure irrigation system connections, rights-of-way, and all other requirements of the Public Works Director, as outlined in the memorandum dated July 25th, 2017 for case No. 17-04-AN (referenced as Exhibit B5).
 10. Prior to submitting the final plat for signature, submit a petition to the City, consenting to the pooling of irrigation surface water rights for delivery purpose and request to annex the irrigation surface water rights appurtenant to the property to the Kuna Municipal Pressure Irrigation District (KMID).
 12. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace any unhealthy or dead plant material immediately (within 3 days as weather permits or as the planting season permits), as required to meet the standards of this requirement. Maintenance and planting within public right-of-way shall be with approval from the public and/or private entities owning the property.
 13. The applicant shall comply with all conditions of approval listed in the Kuna staff report and as approved by the Council, and any other applicable agency comments.
 14. Applicant shall comply with all local, state and federal laws.



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

Preliminary Plat Checklist

Preliminary Plats require public hearings with both the Planning & Zoning Commission and City Council. Public hearing signs will be required to be posted by the applicant for both meetings. Sign posting regulations are available online.

Project name: Merino Cove Subdivision

Applicant: Quadrant Consulting, Inc.

All applications are required to contain one copy of the following:

Applicant (✓)	Description	Staff (✓)
✓	Completed and signed Commission & Council Review Application.	✓
✓	Vicinity map showing relationship of the proposed plat to the surrounding area with a 2-mile radius.	✓
✓	Homeowner's maintenance agreement for the care of landscaped common areas.	✓
✓	Legal description of the preliminary plat area: Include a metes & bounds description to the section line of all adjacent roadways stamped & signed by a registered professional land surveyor with a calculated closure sheet & a map showing the boundaries of the legal description.	✓
✓	Proof of ownership—A copy of your deed <u>and</u> Affidavit of Legal Interest (for all interested parties involved).	✓
✓	Letter of Intent indicating reasons and details for preliminary plat.	✓
✓	Commitment of Property Posting form signed by the applicant/agent.	✓
n/a	If preliminary plat includes 100 lots or more, please submit a traffic impact study. If preliminary plat includes 50 lots or more, please submit an estimate of tax revenue generation and an estimate of the public service costs to provide adequate service to the development.	N/A
✓	A letter from Ada County Engineer with the Subdivision Name reservation. ANY name change(s) needs to be submitted and approved by the Planning & Zoning Director and Ada County Engineer.	✓
n/a	Phasing Plan ONLY 1 PHASE	N/A
n/a	Include Large Scale Development Requirements. KCC 6-5-4	N/A
✓	Landscape Plan— (in color)	✓
✓	Neighborhood meeting certification (certification & neighborhood meeting list forms shall accompany this application).	✓ # Not Signed
✓	8 1/2 x 11 proposed preliminary plat.	✓
✓	Preliminary plat drawing on 24x36 quality paper drawn to scale of 1 to 100' or more. The following information shall be contained on the preliminary plat: ◇ Topography at two foot (2') intervals ◇ Land uses (location, layout, types & dimensions): residential, commercial & industrial land uses. ◇ Street right-of-ways: dimensions of right-of-way dedication for all roadways, street sections, improvements, etc. ◇ Easements/common space: utility easements, parks, community spaces ◇ Lots: layout and dimensions of lots ◇ Preliminary improvement drawing: show water, sewer, drainage, electricity, irrigation, telephone, natural gas, proposed street lighting, proposed street names, proposed subdivision name, fire hydrant placement, storm water disposal, underground utilities, and sidewalks..	✓

Note: Only one copy of the above items need to be submitted when applying for multiple applications. This application shall not be considered complete (nor will a Public Hearing be set) until Staff has received all required information. Once the application is deemed complete, Staff will notify the applicant of the scheduled hearing date, fees due, additional copies needed, etc.



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

Commission & Council Review Application

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

*Please submit the appropriate checklist (s) with application

Type of Review (check all that apply):

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

For Office Use Only	
File Number (s)	17-11-S
Project name	MERINO SUB
Date Received	10-24-17
Date Accepted/ Complete	
Cross Reference Files	17-26-DR
Commission Hearing Date	
City Council Hearing Date	

Contact/Applicant Information

Owners of Record: <u>Varriale Construction, Inc.</u>	Phone Number: <u>208 888 3340</u>
Address: <u>2018 S. Pond Street</u>	E-Mail: <u>ghvcshannan@qwestoffice.net</u>
City, State, Zip: <u>Boise, ID 83705</u>	Fax #: _____
Applicant (Developer): <u>Varriale Construction, Inc.</u>	Phone Number: <u>208 888 3340</u>
Address: <u>2018 S. Pond Street</u>	E-Mail: <u>ghvcshannan@qwestoffice.net</u>
City, State, Zip: <u>Boise, ID 83705</u>	Fax #: _____
Engineer/Representative: <u>Quadrant Consulting</u>	Phone Number: <u>208 342 0091</u>
Address: <u>Chuck Christensen 1904 W Overland</u>	E-Mail: <u>chuck@quadrant.cc</u>
City, State, Zip: <u>Boise, ID 83702</u>	Fax #: <u>208 342 0092</u>

Subject Property Information

Site Address: <u>882 East Hubbard Road</u>	
Site Location (Cross Streets): <u>Hubbard Road and Meridian Road</u>	
Parcel Number (s): <u>S1407347180</u>	
Section, Township, Range: <u>S 7, T2N, R1E</u>	
Property size : <u>6.8 Acres</u>	
Current land use: <u>Vacant</u>	Proposed land use: <u>Single Family Res.</u>
Current zoning district: <u>R6</u>	Proposed zoning district: <u>R6</u>

Project / subdivision name: Merino Cove Subdivision

General description of proposed project / request: Subdivide the property into 25 single family residential lots

Type of use proposed (check all that apply):

☒ Residential _____

☐ Commercial _____

☐ Office _____

☐ Industrial _____

☐ Other _____

Amenities provided with this development (if applicable): Landscaping along Hubbard Road

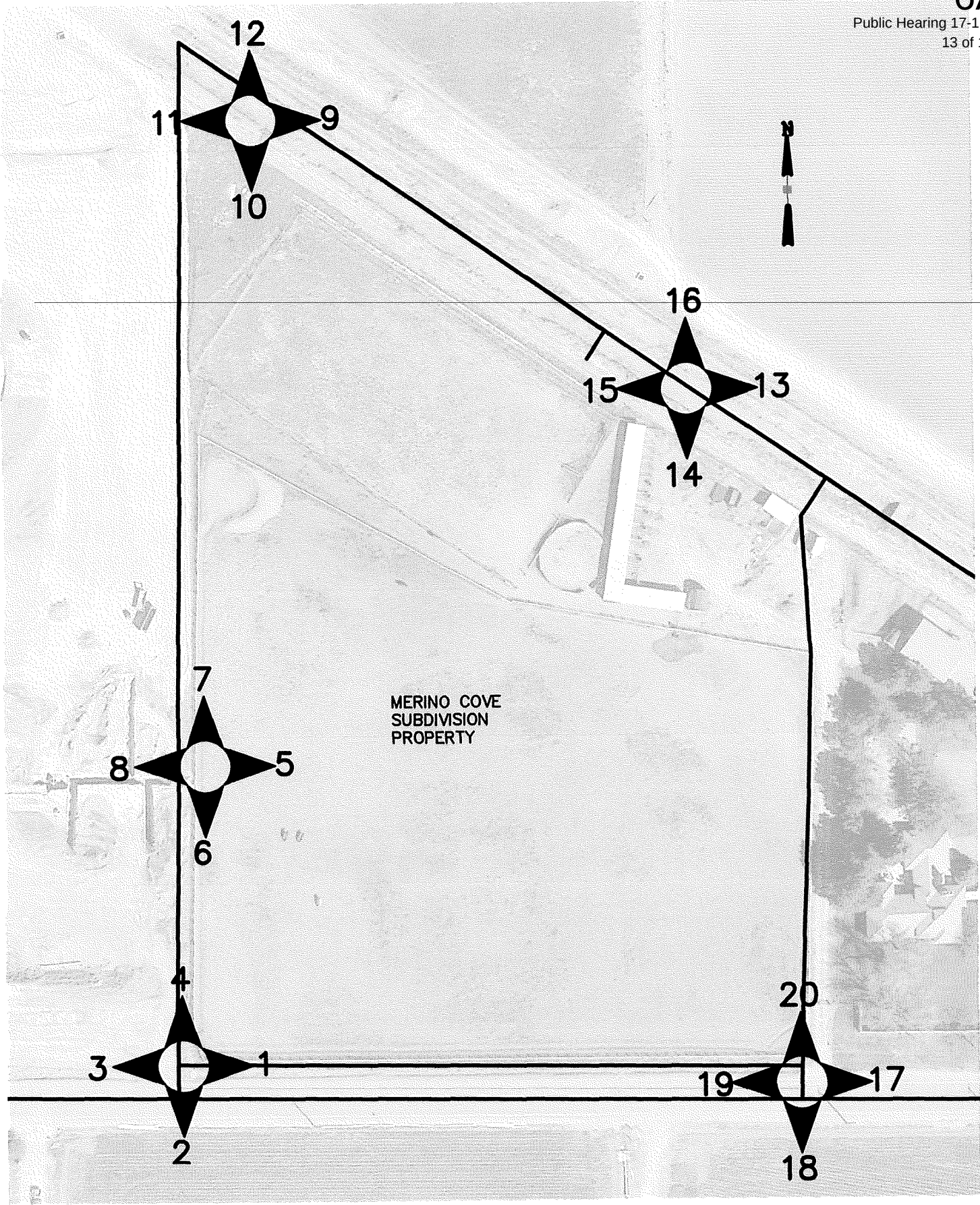
Are there existing buildings? ☐ Yes ☒ No
Please describe the existing buildings: _____
Any existing buildings to remain? ☐ Yes ☒ No
Number of residential units: 25 Number of building lots: 25
Number of common and/or other lots: 2 common area lots
Type of dwellings proposed:
☒ Single-Family 25
☐ Townhouses _____
☐ Duplexes _____
☐ Multi-Family _____
☐ Other _____
Minimum Square footage of structure (s): _____
Gross density (DU/acre-total property): 3.8 Net density (DU/acre-excluding roads): 4.2
Percentage of open space provided: 11% Acreage of open space: 0.75 Ac
Type of open space provided (i.e. landscaping, public, common, etc.): _____
Common area landscaping and canal easement

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): _____

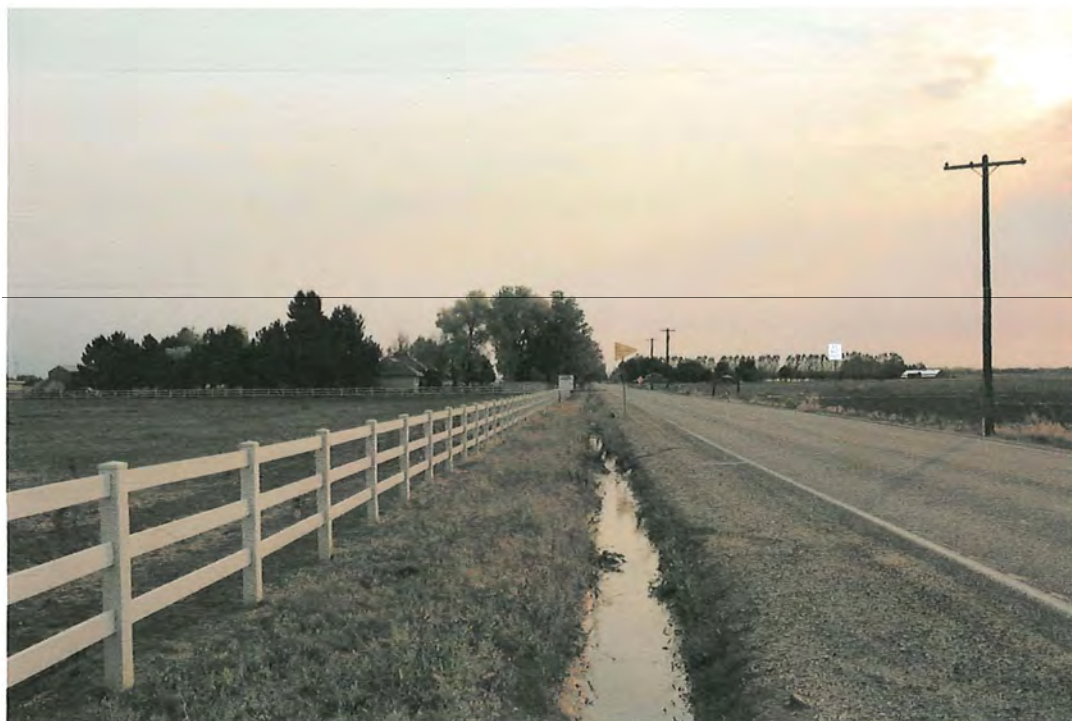
Proposed Parking: a. Handicapped spaces: _____ Dimensions: _____
 b. Total Parking spaces: _____ Dimensions: _____
 c. Width of driveway aisle: _____

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

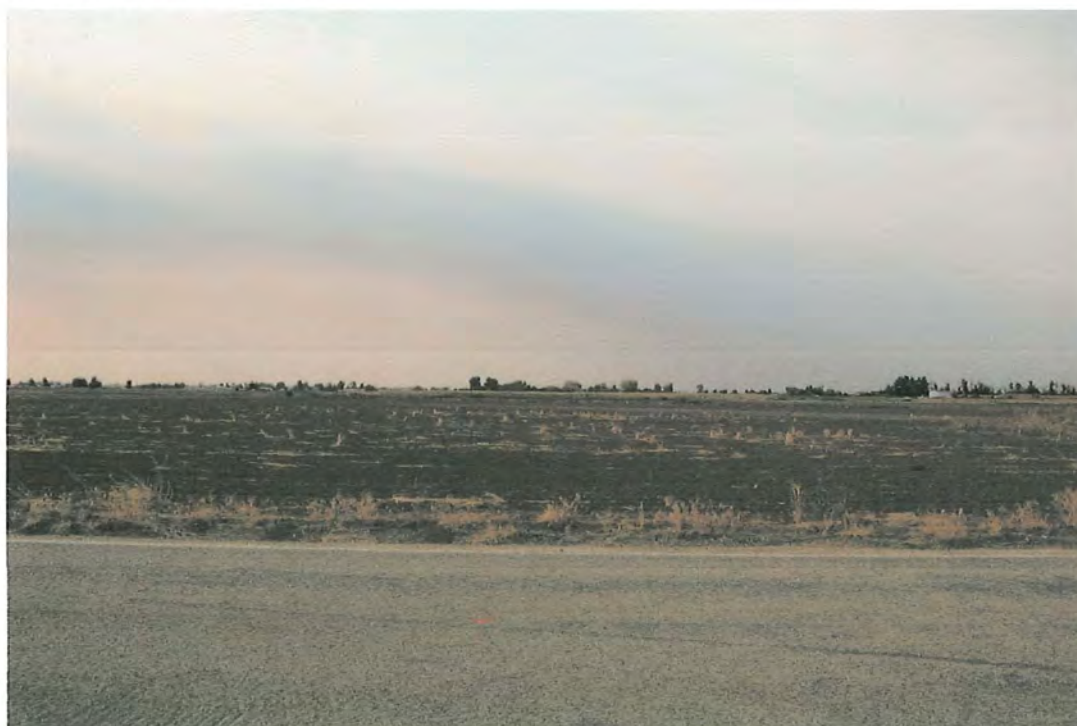
Applicant's Signature: [Signature] Date: 10/11/2017



PICTURE ORIENTATION EXHIBIT —
MERINO COVE SUBDIVISION



PICTURE NO. 1



PICTURE NO. 2



PICTURE NO. 3



PICTURE NO. 4



PICTURE NO. 5



PICTURE NO. 6



PICTURE NO. 7



PICTURE NO. 8



PICTURE NO. 9



PICTURE NO. 10



PICTURE NO. 11



PICTURE NO. 12



PICTURE NO. 13



PICTURE NO. 14



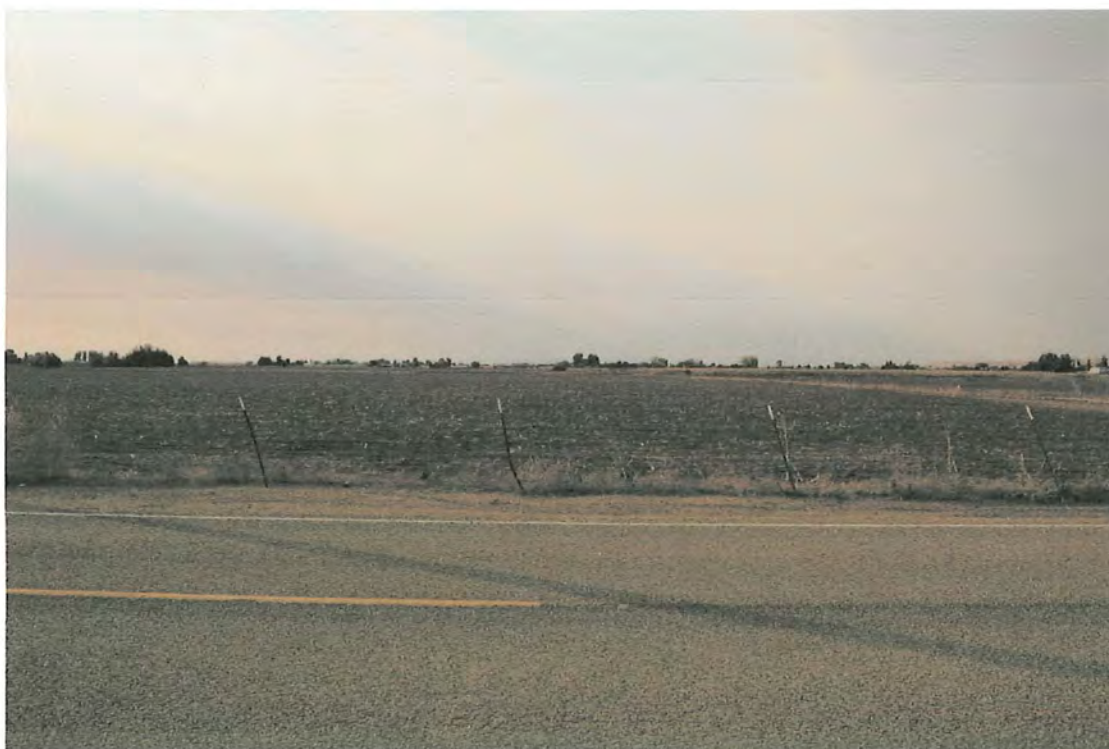
PICTURE NO. 15



PICTURE NO. 16



PICTURE NO. 17



PICTURE NO. 18



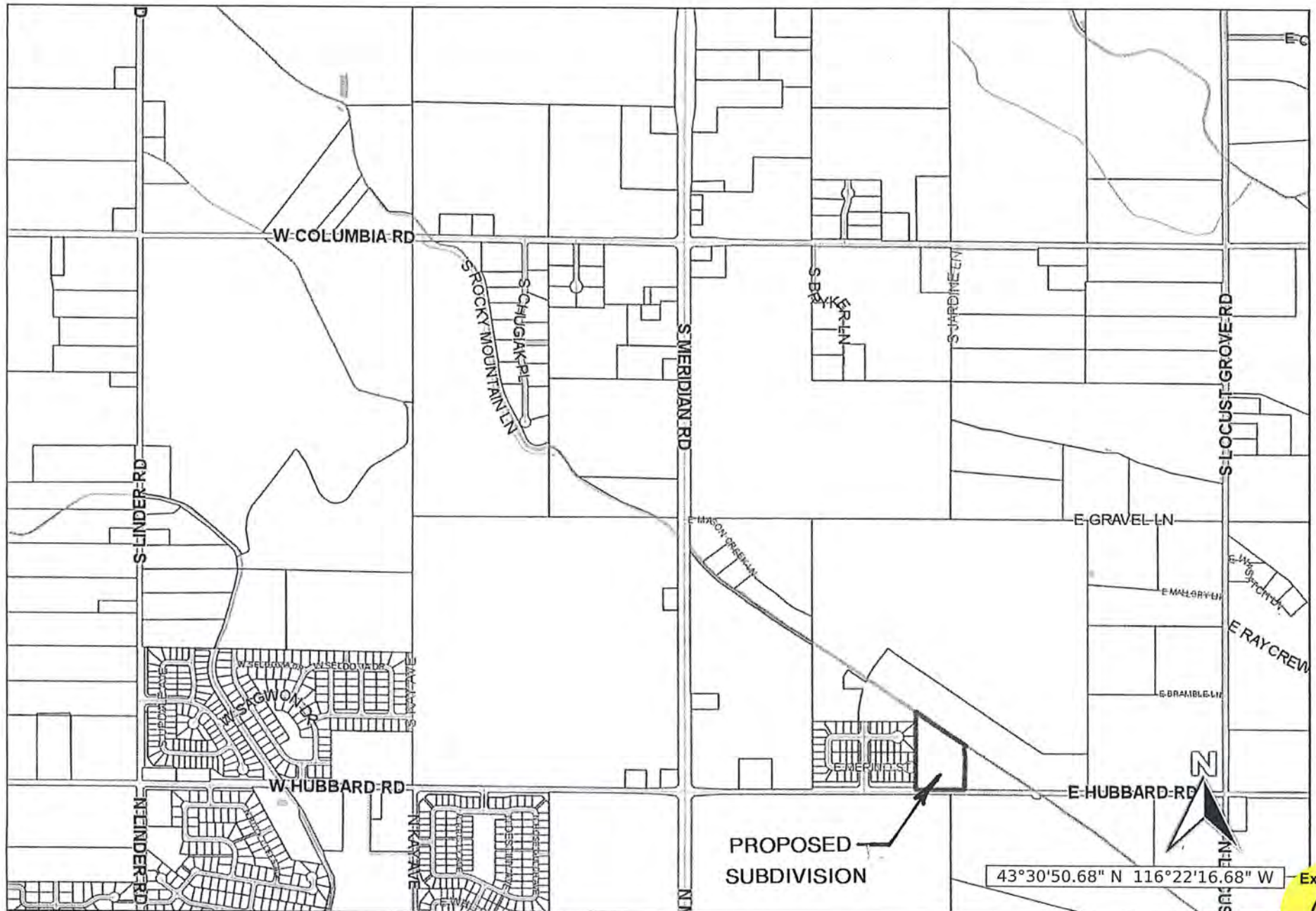
PICTURE NO. 19



PICTURE NO. 20

VICINITY MAP

MERINO COVE SUBDIVISION



4.5 Duties of the Association. In addition to the powers granted by the Operating Agreement and this Declaration, and without limiting the generality thereof, the Association, by its Manager, shall conduct all general business affairs of common interest to all Owners and Members including the following:

a. Operation and Maintenance of Common Area and Common Property. Operate, maintain, and otherwise manage or provide for the operation, maintenance, and management of all Common Area lots (now existing or created by future platting of annexed Bridgetower Crossing Subdivisions, and conveyed to the Association) including all Common Area equipment and property, common systems, and common fences, including the repair and replacement of any common property damaged or destroyed.

b. Operation and Maintenance of Lots in the Primeland Subdivision. Lots 1 and 3 of Block 2; Lots 1 and 4 of Block 1; and Lot 1 of Block 3 of the Primeland Subdivision, as described by the official plat thereof, are common area lots in the Primeland Subdivision and shall be conveyed by Declarant to the Association, and the Association, through its Manager, shall undertake the duty of operating and maintaining these five Primeland Subdivision Common Area lots. These five common area lots in the Primeland Subdivision shall be developed by the Declarant for the uses more particularly described in Declaration of Covenants, Conditions, and Restrictions for Primeland Subdivision. However, these five Primeland Subdivision common area lots were created primarily for the use and benefit of Bridgetower Subdivision No. 1 and for future use and benefit of other Bridgetower Crossing Subdivisions to be Platted and annexed, as entry way lots for the residential Subdivisions and for a source of backup (to the water delivered by Irrigation Districts) irrigation water for the Pressurized Irrigation Water system for all Subdivisions. An irrigation well and related pumping equipment is located on Lot 3, Block 2 of the Primeland Subdivision. The Association, through its Service Provider or Manager, shall operate that well in the interests of all lot Owners who have the right to the beneficial use of the water according to law. The Members specifically recognize that Association assessments, and not the lot owners in Primeland Subdivision, will be paying for the maintenance of Primeland Subdivision Common area lots conveyed to the Association and for the maintenance and repair of the well and related pumping equipment located thereon.

c. Taxes and Assessments. Pay all real and personal property taxes and assessments separately levied against the Common Area owned by the Association, including the five Primeland Subdivision common area lots referred to in subparagraph "b." above. Such taxes and assessments may be contested or compromised by the Manager of the Association, provided, however, that such taxes

EXHIBIT A

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 1/4 (South 1/4 corner) of Section 7, T.2N., R.1E., 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 1/4 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 1/4 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.



Exhibit

A-2d

Parcel Map Check Report

Client:

Client

Client Company

Address 1

Date: 10/10/2017 12:40:25 PM

Prepared by:

Preparer

Your Company Name

123 Main Street

Parcel Name: Site 1 - Standard : 1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:698,215.9135'

East:2,498,907.4423'

Segment# 1: Line

Course: N89° 27' 26.00"W

Length: 334.496'

North: 698,219.0822'

East: 2,498,572.9614'

Segment# 2: Line

Course: N0° 34' 15.00"E

Length: 789.502'

North: 699,008.5450'

East: 2,498,580.8270'

Segment# 3: Line

Course: S55° 26' 08.00"E

Length: 385.550'

North: 698,789.8099'

East: 2,498,898.3230'

Segment# 4: Line

Course: S55° 46' 15.00"E

Length: 198.380'

North: 698,678.2203'

East: 2,499,062.3425'

Segment# 5: Line

Course: S34° 13' 45.00"W

Length: 34.000'

North: 698,650.1092'

East: 2,499,043.2173'

Segment# 6: Line

Course: S3° 53' 50.00"E

Length: 103.910'

North: 698,546.4395'

East: 2,499,050.2797'

Segment# 7: Line

Course: S1° 48' 16.00"W

Length: 332.010'

North: 698,214.5942'

East: 2,499,039.8253'

Segment# 8: Line

Course: N89° 25' 45.00"W

Length: 132.390'

North: 698,215.9131'

East: 2,498,907.4419'

Perimeter: 2,310.238'

Area: 297,006.29Sq.Ft.

Error Closure: 0.0006

Course: S51° 09' 19.73"W

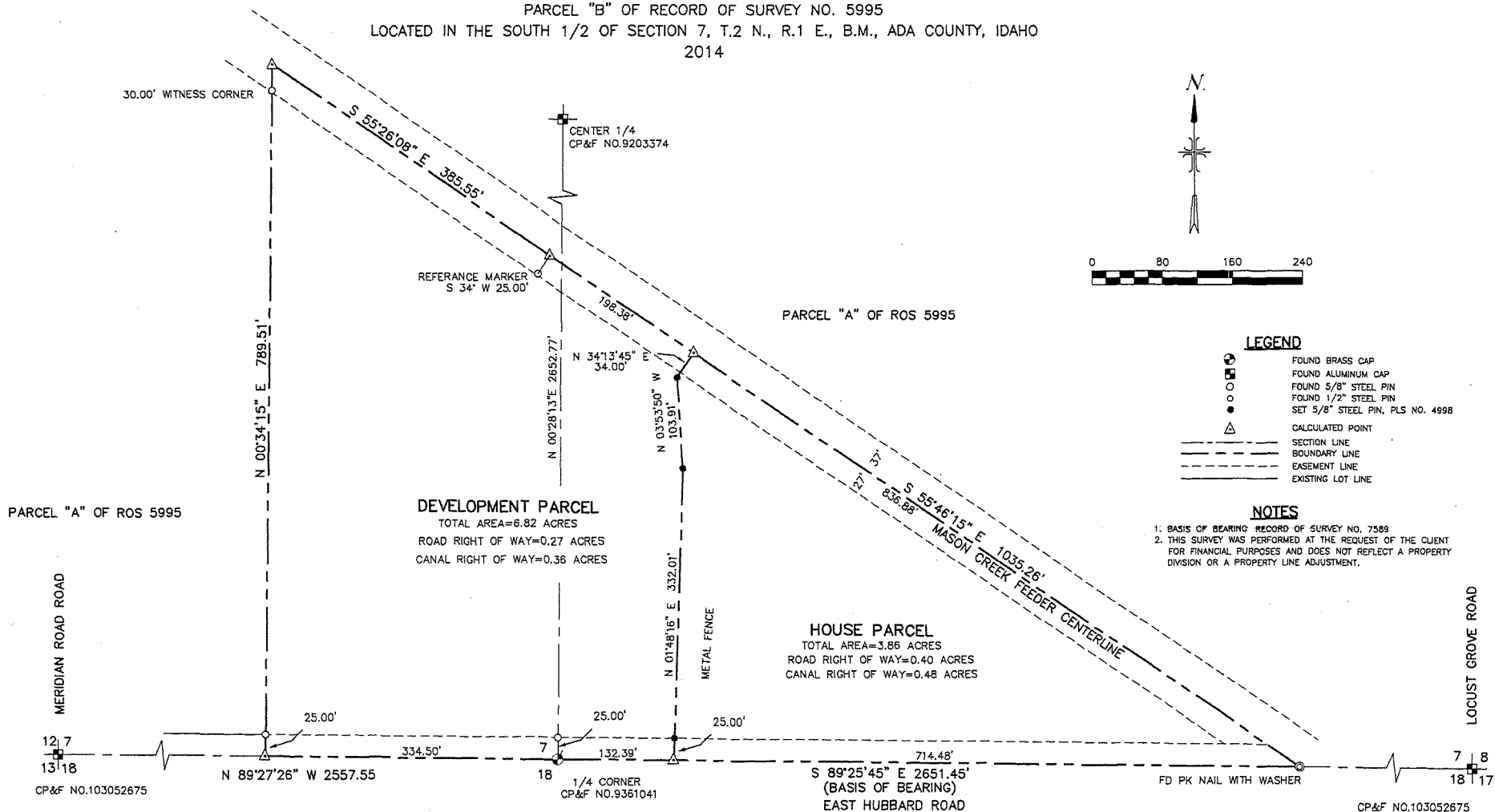
Error North : -0.00036

East: -0.00045

Precision 1: 3,850,396.667

RECORD OF SURVEYfor
JOHN BROWNINGROS 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. 7589
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 FILLING ACT, OF THE IDAHO STATE CODE.

MICHAEL E. MARKS
 L.S. No. 4998

**CERTIFICATE OF COUNTY RECORDER**

COUNTY OF ADA }
 STATE OF IDAHO } SS

INSTRUMENT NO. 2014-087909

FILED FOR RECORD AT THE REQUEST OF MICHAEL E. MARKS
 AT 54 MINUTES PAST 2 O'CLOCK, P M., THIS 28 DAY
 OF DEC, 2014.

CHRISTOPHER D. RICH, RECORDER
 By: ABart DEPUTY
 FEE: 380

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

**WESTBOUND SURVEYING
 SERVICES**

BOISE, ID



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, Frank S. Varriale, President, 2018 S Pond Street
Name Varriale Construction, Inc. Address
Boise Idaho 83705
City State Zip Code

being first duly sworn upon oath, depose and say:

(If Applicant is also Owner of Record, skip to B)

Varriale Construction, Inc. is

- A. That ~~I am~~ the record owner of the property described on the attached, and I grant my permission to Quadrant Consulting, Inc., Chuck Christensen 1904 W Overland Boise, ID 83705
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 10th day of October, 2017

Frank S. Varriale

Signature

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

R. Craig Callahan
Notary Public for Idaho

Residing at: Meridian, Idaho

My commission expires: 7/27/2018





PioneerTitleCo.
GOING BEYOND

8151 W. Rifleman Street
Boise, ID 83704

ELECTRONICALLY RECORDED-DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT

File No. 633121 SRM/MA

ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pgs=2 BONNIE OBERBILLIG
PIONEER TITLE COMPANY OF ADA COUNTY

2017-089611
09/22/2017 09:56 AM
\$15.00

WARRANTY DEED

For Value Received John W. Browning, an unmarried man on November 17, 2014 the date of
acquiring title

hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Varriale Construction, Inc.

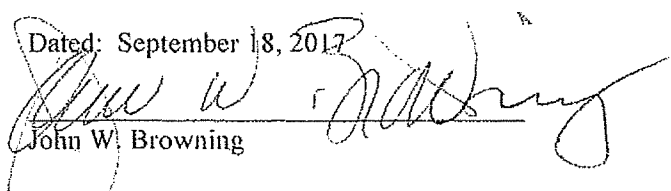
hereinafter referred to as Grantee, whose current address is 2018 S Pond ST, Boise, ID 83705

The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

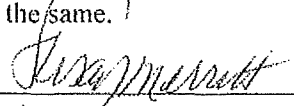
To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and
Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the
said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are
free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those
made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions,
dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies,
and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable,
and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: September 18, 2017


John W. Browning

State of Idaho, County of Ada

On this 21st day of September in the year of 2017, 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/persons
whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they
executed the same.


Residing at: _____
Commission Expires: _____

Residing at Caldwell, ID
My Commission Expires: 05-05-2023

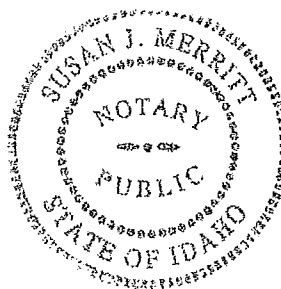


EXHIBIT A

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 1/4 (South 1/4 corner) of Section 7, T.2N., R.1E., 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 1/4 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 1/4 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.

Varriale Construction, Inc

PO Box 16588

Boise, Idaho 83715

Office: 208-888-3340

October 12, 2017

City of Kuna

Planning & Zoning Department

PO Box 13

Kuna, Idaho 83634

To Whom It May Concern,

The proposed Merino Cove Subdivision is an approximate 6.8 acre parcel of land, which is located off of Hubbard Rd. The intent and plan is to develop 25 lots designed for single family homes. Included within the design is common area landscape along Hubbard Road and open space along the irrigation canal.

Sincerely,

Frank S. Varriale

President

Varriale Construction, Inc.



City of Kuna
**COMMITMENT TO
PROPERTY POSTING**

City of Kuna
P.O. Box 13
Kuna, Idaho 83634
Phone: (208) 922-5274
Fax: (208) 922-5989
Web: www.cityofkuna.com

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

Applicant/agent signature

Date

Chuck Christensen

To: Sub Name Mail
Subject: RE: Merino Cove Subdivision Name Reservation

From: Sub Name Mail [mailto:subnamemail@adaweb.net]
Sent: Tuesday, October 10, 2017 1:51 PM
To: Chuck Christensen <chuck@quadrant.cc>
Cc: Pete Lounsbury (pete@quadrant.cc) <pete@quadrant.cc>
Subject: Merino Cove Subdivision Name Reservation

October 10, 2017

Chuck Christensen, Quadrant Consulting
Pete Lounsbury, Quadrant Consulting

RE: Subdivision Name Reservation: **MERINO COVE SUBDIVISION**

At your request, I will reserve the name **Merino Cove 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: Chuck Christensen [mailto:chuck@quadrant.cc]
Sent: Monday, October 09, 2017 12:14 PM
To: Sub Name Mail
Subject: RE: Subdivision Name Reservation

Glen,

Hi! Has this name been approved? I sent the information you requested last week.

Chuck Christensen

From: Sub Name Mail [mailto:subnamemail@adaweb.net]
Sent: Wednesday, October 04, 2017 2:35 PM

To: Chuck Christensen <chuck@quadrant.cc>

Subject: RE: [EXTERNAL] Subdivision Name Reservation

Chuck;

Who is the developer, and who is the surveyor going to be?



Glen Smallwood

Surveying Technician

Ada County Development Services

200 W. Front St., Boise, ID 83702

(208) 287-7926 *office*

(208) 287-7909 *fax*

From: Chuck Christensen [<mailto:chuck@quadrant.cc>]

Sent: Tuesday, October 03, 2017 11:40 AM

To: Sub Name Mail

Cc: 'Frank Varriale'

Subject: Subdivision Name Reservation

To Whom It May Concern:

We would like to reserve the name "Merino Cove" for a proposed subdivision in Kuna.

The property is located on Hubbard Road, east of Meridian Road, and is highlighted on the attached pdf file.

The property's tax parcel number is S1407347180.

Thanks for your help!

Chuck Christensen
Quadrant Consulting, Inc.



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: 25 single family, residential lot subdivision

Date and time of neighborhood meeting: October 10, 2017 at 7:00 pm

Location of neighborhood meeting: Kuna Public Library

SITE INFORMATION:

Location: Quarter: S 1/2 Section: 7 Township: 2N Range: 1E Total Acres: 6.8

Subdivision Name: Merino Cove Subdivision Lot: Block:

Site Address: 882 East Hubbard Road Tax Parcel Number(s): S1407347180

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

CURRENT PROPERTY OWNER:

Name: Varriale Construction, Inc.

Address: 2018 South Pond Street City: Boise State: ID Zip: 83705

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

Name: Chuck Christensen Business (if applicable): Quadrant Consulting, Inc.

Address: 1904 W Overland Road City: Boise State: ID Zip: 83705

PROPOSED USE:

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

Application Type**Brief Description**

Annexation

Re-zone

Subdivision (Sketch Plat and/or Prelim. Plat)

Special Use

Variance

Expansion of Extension of a Nonconforming Use

Zoning Ordinance Map Amendment

Preliminary Plat for 25 single family residential lots

APPLICANT:Name: Quadrant Consulting, Inc., Attn.: Chuck ChristensenAddress: 1904 W Overland RoadCity: Boise State: ID Zip: 83705Telephone: 208 342 0091 Fax: 208 342 0092

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

Signature: (Applicant) _____ Date _____

SIGN IN SHEET

PROJECT NAME: Merino Cove SubdivisionDate: 10/10/2017

	<u>Name</u>	<u>Address</u>	<u>Zip</u>	<u>Phone</u>
1	<u>Chuck Christensen</u>	<u>1904 W. Overland</u>	<u>83702</u>	<u>208 342 0091</u>
2	<u>Shannon Buzzini</u>	<u>4702 Hillcrest View Dr.</u>	<u>83705</u>	<u>208 - 890-8789</u>
3				
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October 3, 2017

Stacy Construction, Inc.
1200 East Watertower Street, Suite 120
Meridian, ID 83642-5028..

To Whom It May Concern:

Quadrant Consulting, Inc. is inviting you to come by and learn about the next step being taken to develop the property immediately east of the existing Patagonia Subdivision. The property is shown on the attached exhibit and is a little larger than six acres. The site is to be developed with 25 single-family residential lots. Although no improvements or homes are proposed at this time, we are preparing the applications for the City of Kuna's review and are inviting you to come by and learn a little about the owner's plans for the site.

Since this is not a formal public hearing, no public officials will be present. We will however be available for questions and comments about the application at the time and place shown below:

When:	Tuesday, October 10, 2017 from 7:00 to 8:00 p.m.
Where:	Kuna Public Library Meeting Room 457 North Locust Avenue Kuna, ID

Thank you for your attention. If you have any questions, please contact me.

Sincerely,
QUADRANT CONSULTING, INC.

Chuck Christensen, P.E.
Project Manager

attachment

STYLISH HOMES LLC
12849 N 12TH AVE
BOISE, ID 83714-0000

SCHROEDER ENTERPRISES
1825 E SPIRIT HAWK LN
KUNA, ID 83634-0000

YAUGO PATSY
557 E MERINO ST
KUNA, ID 83634-0000

ARBOR RIDGE LLC
P O BOX 344
MERIDIAN, ID 83680-0000

ARGIER JOSEPH
ARGIER LINDA
535 E MERINO ST
KUNA, ID 83634-0000

BROWNING JOHN W
880 E HUBBARD RD
KUNA, ID 83634-0000

COLBERT RONALD
COLBERT TAMARA
590 E RAISON CT
KUNA, ID 83634-0000

ENGLISH TERRY L
ENGLISH DONNA K
570 E RAISON CT
KUNA, ID 83634-0000

FAULKNER JACOB
FAULKNER YOLANDI
620 E MERINO ST
KUNA, ID 83634-0000

HALL JUSTIN
HALL JULIE
613 E RAISON CT
KUNA, ID 83634-0000

JOHNSON T J
JOHNSON G ELAINE
2425 N LOCUST GROVE RD
KUNA, ID 83634-1313

KOUDELKA J J JR
KOUDELKA MADGE H
PO BOX 1564
NAMPA, ID 83653-1564

KW HOMES INC
3866 S LAMONE WAY
MERIDIAN, ID 83642-0000

MOMMI ADRIANO
MOMMI CYNTHIA
662 E MERINO ST
KUNA, ID 83634-0000

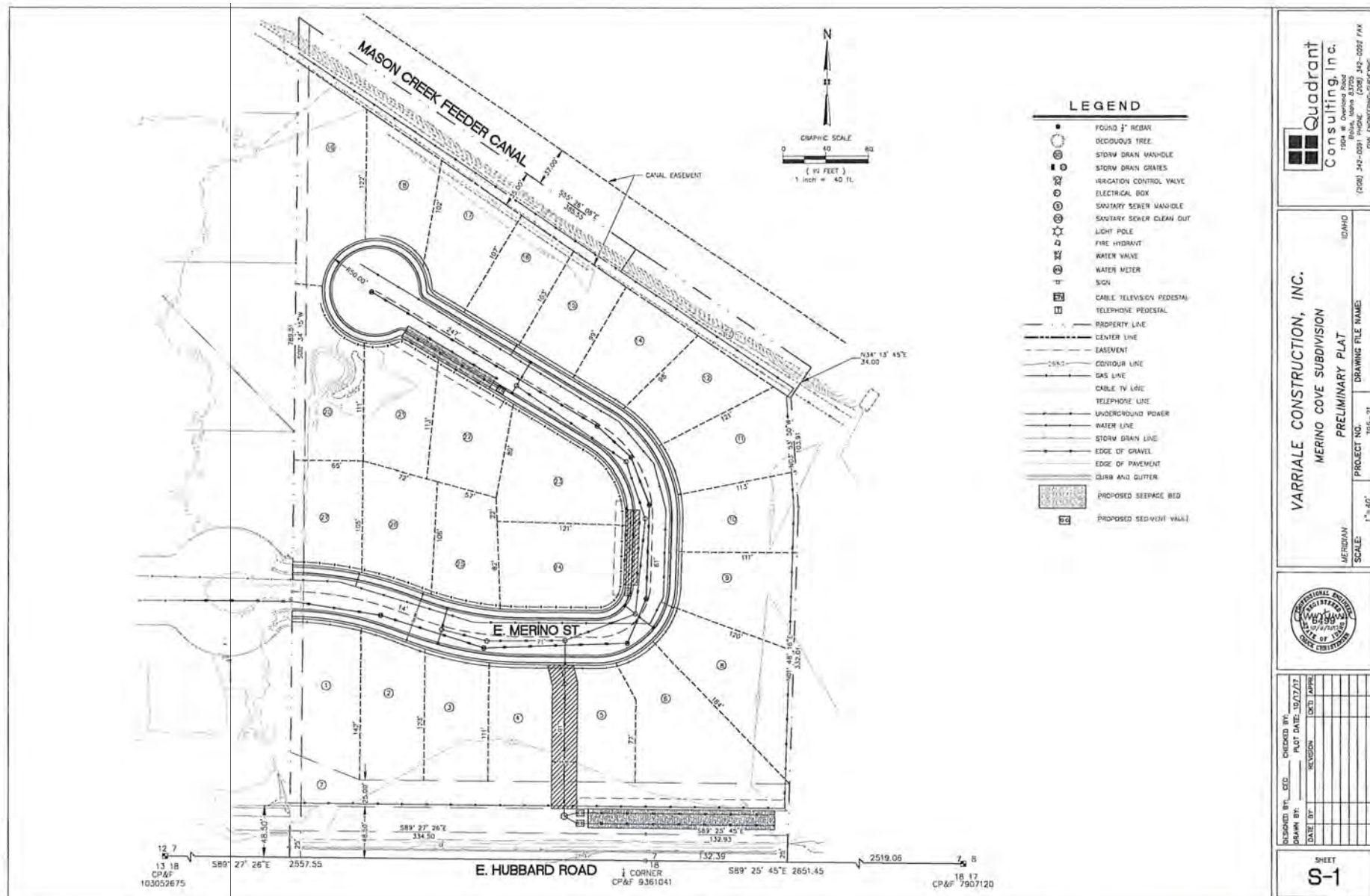
NORRIS CHRIS D
554 E MERINO ST
KUNA, ID 83634-0000

PATAGONIA DEVELOPMENT LLC
PO BOX 344
MERIDIAN, ID 83680-0000

RIVERWOOD HOMES INC
2335 N OLD LACE AVE
KUNA, ID 83634-0000

STACY CONSTRUCTION INC
1200 E WATERTOWER ST STE 120
MERIDIAN, ID 83642-5028





Quadrant Consulting, Inc.
1504 W. Overland Road
Suite 200
Olathe, Kansas 66061
(781) 342-0939 FAX
E-MAIL: QUADRANT@QUADRANT-CONSULTING.COM

VARRIALE CONSTRUCTION, INC.
MERINO COVE SUBDIVISION
PRELIMINARY PLAT
PROJECT NO. 1915-21
DRAWING FILE NAME: 1915-21
SCALE: 1" = 40'



DESIGNED BY: DTD	CHECKED BY: DTD	PLAT DATE: 10/17/17
DRAWN BY: HENSON	DATE: 10/17/17	DATE: 10/17/17

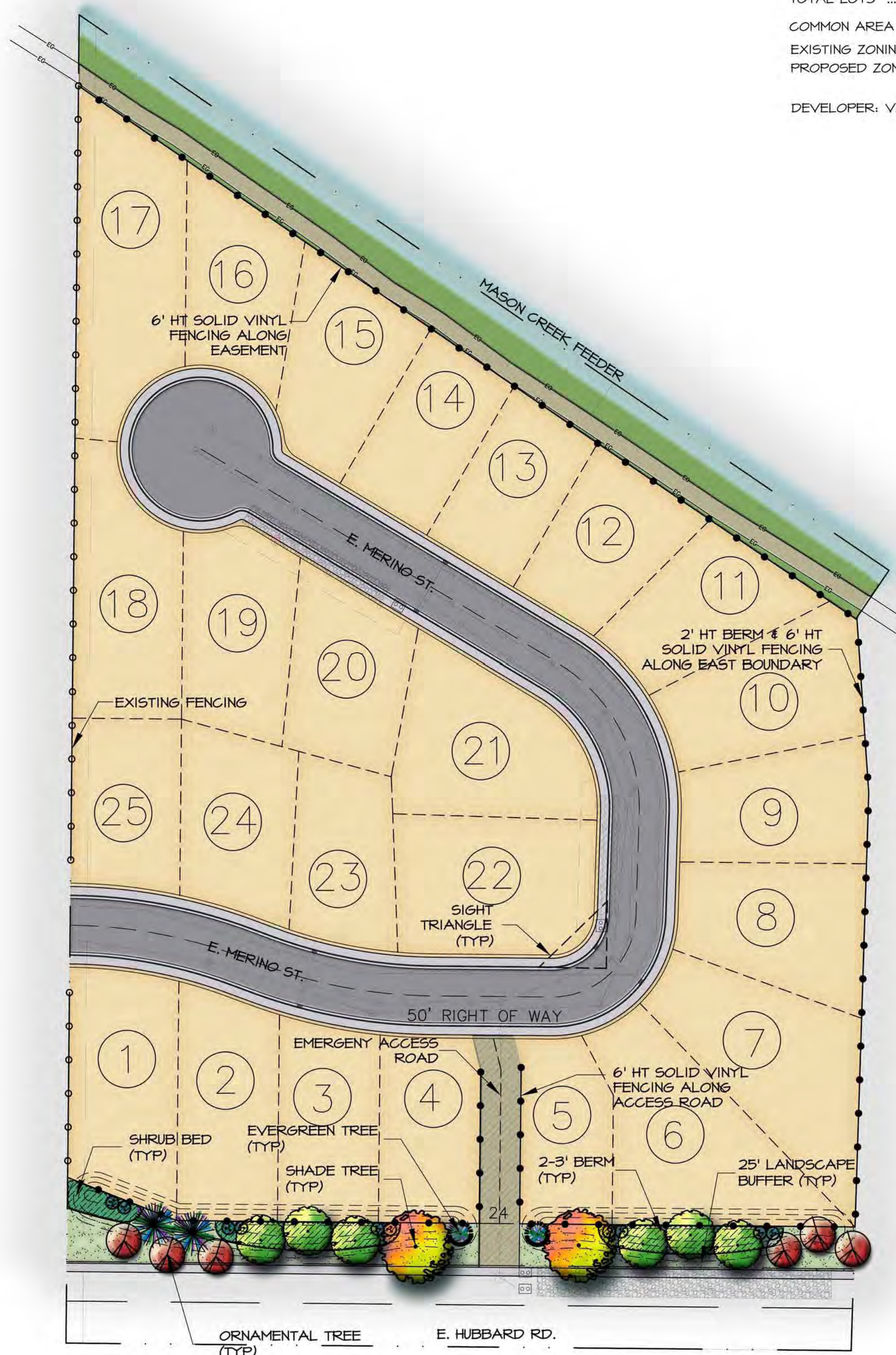
SHEET
S-1

Exhibit
A-20

DEVELOPMENT DATA

TOTAL AREA	6.8 ACRES
RESIDENTIAL LOTS	25
COMMON LOTS	1
TOTAL LOTS	26
COMMON AREA	.75 ACRES (11%)
EXISTING ZONING	KUNA-R-6
PROPOSED ZONING	KUNA-R-6

DEVELOPER: VARRIALE CONSTRUCTION, INC.



PLANT PALETTE

SYM	COMMON NAME	BOTANICAL NAME	SIZE	MATURE SIZE	
EVERGREEN TREES					
	AUSTRIAN PINE	PINUS NIGRA	6-8' HT B&B	50' HT x 20' W	
	BLACK HILLS SPRUCE	PICEA ABIES	6-8' HT B&B	25' HT x 12' W	
	FAT ALBERT BLUE SPRUCE	PICEA PUNGENS 'FAT ALBERT'	6-8' HT B&B	15' HT x 15' W	
	MOONGLOW JUNIPER	JUNIPERUS SCOPULORUM 'MOONGLOW'	6-8' HT B&B	20' HT x 8' W	
	NORWAY SPRUCE	PICEA ABIES	6-8' HT B&B	50' HT x 25' W	
	VANDERWOLFS PINE	PINUS FLEXILIS 'VANDERWOLFS'	6-8' HT B&B	30' HT x 15' W	
STREET TREES (CLASS II&III)					
	AUTUMN PURPLE ASH	FRAXINUS AMERICANA 'AUTUMN PURPLE'	2" CAL B&B	45' HT x 35' W	
	SKYLINE HONEYLOCUST	GLADITSIA TRIACANTHOS INERMIS 'SKYCOLE'	2" CAL B&B	45' HT x 30' W	
	LITTLELEAF LINDEN	TILIA CORDATA	2" CAL B&B	40' HT x 30' W	
	LONDON PLANETREE	PLATANUS x ACERIFOLIA	2" CAL B&B	75' HT x 60' W	
	RED OAK	QUERCUS RUBRA	2" CAL B&B	70' HT x 45' W	
	AMERICAN SWEETGUM	LIQUIDAMBER STYRACIFLUA	2" CAL B&B	60' HT x 40' W	
	TULIP TREE	LIRIODENDRON TULIPIFERA	2" CAL B&B	50' HT x 30' W	
ORNAMENTAL TREES (CLASS I)					
	AMUR MAPLE	ACER GINNALA 'FLAME'	2" CAL B&B	20' HT x 25' W	
	CHANTICLEER PEAR	PYRUS CALLERYANA 'GLEN'S FORM'	2" CAL B&B	30' HT x 15' W	
	ROYAL RAINDROPS CRABAPPLE	MALUS x 'JFS-KMS'	2" CAL B&B	20' HT x 15' W	
	SPRINGSNOW CRABAPPLE	MALUS 'SPRINGSNOW'	2" CAL B&B	20' HT x 15' W	
SHRUBS/ORNAMENTAL GRASSES/PERENNIALS					
	BLACK EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTRUM'	1 GAL, 24" O.C.	2' HT x 2' W	
	BLUE RUG JUNIPER	JUNIPERUS HORIZONTALIS 'WILTONI'	2 GAL	6' HT x 6' W	
	CREEPING MAHONIA	MAHONIA REPENS	3 GAL	10' HT x 3' W	
	RED FLOWER CARPET ROSE	ROSA 'FLOWER CARPET- NOARE'	3 GAL	3' HT x 3' W	
	DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAEMELN'	5 GAL	2' HT x 2' W	
	DARTS GOLD NINEBARK	PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD'	1 GAL	4' HT x 4' W	
	STELLA D'ORO DAYLILY	HEMEROCALLIS 'STELLA D'ORO'	3 GAL	15' HT x 2' W	
	EMERALD N' GOLD EUONYMUS	EUONYMUS FORTUNEI 'EMERALD N' GOLD'	5 GAL	2' HT x 4' W	
	ENDLESS SUMMER HYDRANGEA	HYDRANGEA ARBORESCENS 'PIHM-I'	3 GAL	4' HT x 4' W	
	FINE LINE BUCKTHORN	RHAMNUS FRAGULA 'RON WILLIAMS'	5 GAL	6' HT x 2.5' W	
	GOLDFLAME SPIREA	SPIRAEA x BURNALDA 'GOLDFLAME'	3 GAL	4' HT x 4' W	
	GRO-LOW SUMAC	RHUS AROMATICA 'GRO-LOW'	5 GAL	25' HT x 6' W	
	IVORY HALO DOGWOOD	CORNUS ALBA 'BAILHALO'	5 GAL	5' HT x 6' W	
	KARL FOERSTER REED GRASS	CALAMAGROSTIS ARUNDINACEA 'K.F.'	1 GAL	4' HT x 2' W	
	LITTLE DEVIL NINEBARK	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY'	5 GAL	3' HT x 3' W	
	HIDCOTE BLUE ENGLISH LAVENDER	LAVANDULA ANGUSTIFOLIA 'HIDCOTE BLUE'	3 GAL	3' HT x 3' W	
	OTTO LUYKEN LAUREL	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	5 GAL	3' HT x 6' W	
	PJM RHODODENDRON	RHODODENDRON 'PJM'	5 GAL	4' HT x 4' W	
	MAIDEN GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	1 GAL	7' HT x 4' W	
	SUMMERWINE NINEBARK	PHYSOCARPUS OPULIFOLIA 'SEWARD'	5 GAL	6' HT x 6' W	
	</				

NOTES

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

LANDSCAPE CALCULATIONS

LANDSCAPE BUFFER ARE REQUIRED TO BE PLANTED WITH THE FOLLOWING PLANTS PER 100 LINEAR FEET: TWO (2) SHADE TREES, THREE (3) EVERGREEN TREES, AND TWELVE (12) SHRUBS. EACH REQUIRED SHADE TREE MAY BE SUBSTITUTED FOR TWO (2) FLOWERING/ORNAMENTAL TREES.

LOCATION	BUFFER WIDTH	LENGTH	REQUIRED	PROVIDED
E. HUBBARD RD.	25'	470' / 100' =	9 TREES 14 EVERGREENS 56 SHRUBS	11 TREES (8 SHADE TREES + 6 ORNAMENTAL TREES) 14 EVERGREENS 63 SHRUBS

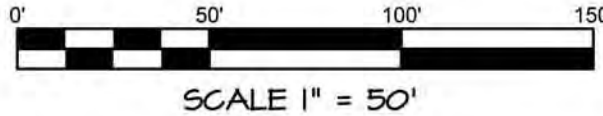
MERINO COVE SUBDIVISION

KUNA, ID

PRELIMINARY PLAT LANDSCAPE PLAN



OCTOBER 11, 2017



JENSEN BELTS ASSOCIATES
Site Planning / Landscape Architecture
1508 Tyrrell Lane, Ste 150 Boise, ID 83708
PH: (208) 340-7176 FX: (208) 340-7178



City of Kuna
Planning & Zoning Department

City of Kuna
P.O. Box 13
Kuna, Idaho 83634
Phone: (208) 922-5274
Fax: (208) 922-5989
www.Kunacity.id.gov

Agency Transmittal

November 2, 2017

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

FILE NUMBER:	17-11-S (Subdivision Pre-Plat) and 17-26-DR (Design Review) Merino Cove; Residential Subdivision.
PROJECT DESCRIPTION	Applicant requests preliminary plat and Design Review approval for an approximately 6.8-acre subject parcel within an existing R-6 zone, in order to subdivide the land into 25 single family lots, and an additional two (2) common lots. The proposed gross density is 3.8 dwelling units per acre.
SITE LOCATION	North side of W. Hubbard Road, approximately 500 feet east of S. Magellan Avenue; addressed as 882 E. Hubbard Road, Kuna, Idaho 83634 – <i>The subject parcel was recently annexed into Kuna City limits.</i>
REPRESENTATIVE	<i>Quadrant Consulting</i> Chuck Christensen 1904 W. Overland Rd. Boise, ID 83702 208.342.0092 chuck@quadrant.cc
SCHEDULED HEARING DATE	Tuesday, November 28, 2017 6:00 P.M. – Kuna City Hall 451 W. 4 th Street, Kuna, ID 83634
STAFF CONTACT	Trevor Kesner tkesner@kunaid.gov Phone: 922.5274 Fax: 922.5989

We have enclosed information to assist you with your consideration and response. ***No response within 15 business days will indicate you have no objection or comments for this project.*** We would appreciate any information as to how this action would affect the service(s) your agency provides. The hearing is scheduled to begin at 6:00 p.m. or as soon as it may be heard. Kuna City Hall is located at 751 W. 4th Street, Kuna, ID 83634. Please contact staff with questions. ***If your agency needs different plans or paper copies to review, notify our office now and we will send them to you. Please notify our office who future packets should be sent to, and include their email as well.*** If your agency needs additional time for review, please let our office know ASAP.

Trevor Kesner

From: Brenda Saxton <bsaxton@kunaschools.org>
Sent: Friday, November 3, 2017 10:57 AM
To: Trevor Kesner
Cc: Yvonna Bocci
Subject: Re: City of Kuna - Planning & Zoning Subdivision Application Request for Agency Comment

Thank you Trevor

Yes, we will use the same bus stop that is use for Patagonia.

Have an awesome weekend

Brenda

On Fri, Nov 3, 2017 at 8:47 AM, Trevor Kesner <tkesner@kunaaid.gov> wrote:

Brenda:

Yes, this development of 25 home sites is accessed via E. Merino Street in the Patagonia Development.

There is no access to the neighborhood from Hubbard Road, with the exception of an emergency access easement.

It is somewhat of an 'enclave' subdivision. I would anticipate students from this neighborhood to utilize the same bus stop area as other students residing in Patagonia Sub.

Let me know if you have any suggestions or recommendations.

Thanks much.

Trevor Kesner, MCRP
Planner II

KUNA PLANNING & ZONING DEPT.

(208) 387-7731
tkesner@kunaaid.gov

Exhibit

B-1



City of Kuna

751 W. 4th Street

Kuna, ID 83634

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From: Brenda Saxton [mailto:bsaxton@kunaschools.org]

Sent: Friday, November 3, 2017 6:43 AM

To: Trevor Kesner <tkesner@kunaid.gov>

Subject: Re: City of Kuna - Planning & Zoning Subdivision Application Request for Agency Comment

Hi Trevor,

Will this sub have attached roads into the other sub to the west.

Brenda

On Thu, Nov 2, 2017 at 10:40 AM, Trevor Kesner <tkesner@kunaid.gov> wrote:

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

FILE NUMBER:	17-11-S (Subdivision Pre-Plat) and 17-26-DR (Design Review) Merino Cove; Residential Subdivision.
PROJECT DESCRIPTION	Applicant requests preliminary plat and Design Review approval for an approximately 6.8-acre subject parcel within an existing R-6 zone, in order to subdivide the land into 25 single family lots, and an additional two (2) common lots. The proposed gross density is 3.8 dwelling units per acre.
SITE LOCATION	North side of W. Hubbard Road, approximately 500 feet east of S. Magellan Avenue; addressed as <u>882 E. Hubbard Road, Kuna, Idaho 83634</u> – <i>The subject parcel was recently annexed into Kuna City limits.</i>
REPRESENTATIVE	<i>Quadrant Consulting</i> Chuck Christensen <u>1904 W. Overland Rd.</u> <u>Boise, ID 83702</u> <u>208.342.0092</u> <u>chuck@quadrant.cc</u>
SCHEDULED HEARING DATE	Tuesday, November 28, 2017 6:00 P.M. – Kuna City Hall <u>451 W. 4th Street, Kuna, ID 83634</u>
STAFF CONTACT	Trevor Kesner <u>tkesner@kunaid.gov</u> Phone: 922.5274 Fax: 922.5989
We have enclosed information to assist you with your consideration and response. <i>No response within 15 business days will indicate you have no objection or comments for this project.</i> We would appreciate any information as to how this action would affect the service(s) your agency provides. The hearing is scheduled to begin at 6:00 p.m. or as soon as it may be heard. Kuna City Hall is located at <u>751 W. 4th Street, Kuna, ID 83634</u>. Please contact staff with questions. <i>If your agency needs different plans or paper copies to review, notify our office now and we will send them to you. Please notify our office</i>	

who future packets should be sent to, and include their email as well. If your agency needs additional time for review, please let our office know ASAP.

Trevor Kesner, MCRP
Planner II

KUNA PLANNING & ZONING DEPT.

(208) 387-7731
tkesner@kunaid.gov



City of Kuna

751 W. 4th Street

Kuna, ID 83634

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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:	November 8, 2017
Agency Requesting Comments:	City of Kuna
Date Request Received:	November 2, 2017
Applicant/Description:	17-11-S (Subdivision Pre-Plat) and 17-26-DR (Design Review) Merino Cove; Residential Subdivision.

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).

The property owner, developer, and their contractor(s) must ensure that reasonable controls to prevent fugitive dust from becoming airborne are utilized during all phases of construction activities per IDAPA 58.01.01.651.

For questions, contact David Luft, Air Quality Manager, at 373-0550.

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 Conservation 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.

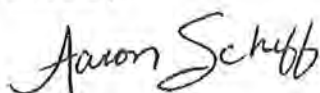
Page 4 of 4

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 of our technical staff at 208-373-0550.

Sincerely,



Aaron Scheff
aaron.scheff@deq.idaho.gov
Regional Administrator
Boise Regional Office
Idaho Department of Environmental Quality

ec: TRIM 2017AEK150



CENTRAL DISTRICT HEALTH DEPARTMENT

Environmental Health Division

Return to:

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

Rezone # _____

Conditional Use # _____

Preliminary / Final / Short Plat 17-11-S / 17-26-DR

Merino Cove Sub.

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

☐ 14. _____ Reviewed By: Lowrey

Date: 11/6/17

Exhibit
B-3

Development Services Department



Project/File: KPP17-0014 / 17-26-DR & 17-11-S / Merino Cove Subdivision
The applicant is requesting design review and preliminary plat approval for Merino Cove Subdivision. The proposed subdivision consists of 25-single family dwelling units on 6.8-acres in Kuna, Idaho.

Lead Agency: City of Kuna

Site address: Parcel S1407347180 (Hubbard Road ½ mile east of Meridian Road)

Staff Approval: November 15, 2017

Applicant: Chuck Christensen
Quadrant Consulting
1904 W. Overland Road
Boise, ID 83702

Staff Contact: Austin Miller
Phone: 387-6335
E-mail: amiller@achdidaho.org



A. Findings of Fact

- Description of Application:** The applicant is requesting design review and preliminary plat approval for Merino Cove Subdivision. The proposed subdivision consists of 25-single family dwelling units on 6.8-acres in Kuna, Idaho. The property is currently zoned R-8 and the proposed use is consistent with the City of Kuna's comprehensive plan.

- 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

- Site History:** ACHD previously reviewed this site for annexation and rezoning. The findings of this report are consistent with those listed in the previous action.
- 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.
- Transit:** Transit services are not available to serve this site.
- New Center Lane Miles:** The proposed development includes 0.16 centerline miles of new public road.

7. **Impact Fees:** There will be an impact fee that is assessed and due prior to issuance of any building permits. The assessed impact fee will be based on the impact fee ordinance that is in effect at that time.
8. **Capital Improvements Plan (CIP)/ Integrated Five Year Work Plan (IFYWP):**
 - The intersection of 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:** This development is estimated to generate 238 additional vehicle trips per day; 25 additional vehicle trips per hour in the PM peak hour, based on the Institute of Transportation Engineers Trip Generation Manual, 9th edition.
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	None	Principal Arterial	1,359	Better than "E"
Hubbard Road	469-feet	Minor Arterial	301	Better than "E"

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

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

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

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 (30-feet from centerline 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. **Applicant Proposal:** The applicant is proposing to improve Hubbard Road with 17-feet of pavement from centerline abutting the site, along with an 8-foot wide concrete sidewalk.
- d. **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. No compensation will be provided for right-of-way on Hubbard Road as it is not listed as impact fee eligible in the CIP. In lieu of dedicating right-of-way, the applicant can provide a right-of-way easement or sidewalk easement.

The applicant's proposal to construct an 8-foot wide detached concrete sidewalk exceeds ACHD Policy which requires the construction of a 5-foot wide sidewalk, and should be approved, as proposed. The sidewalk should be located a minimum of 28-feet from centerline of Hubbard Road abutting the site. The sidewalk should tie into the existing sidewalk for the Patagonia Subdivision to the west.

The applicant should be required to provide a permanent right-of-way easement for detached sidewalks located outside of the dedicated right-of-way.

2. Merino 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.

- c. **Applicant's Proposal:** The applicant is proposing to extend Merino Street into the site constructed as a 36-foot street section with curb, gutter and 5-foot wide attached concrete sidewalk.

The applicant is proposing to construct a cul-de-sac with a 50-foot radius at the terminus of Merino Street.

The applicant is proposing a 24-foot wide emergency access from Merino Street to Hubbard Road.

- d. **Staff Comments/Recommendations:** The applicant's proposal meets District policy and should be approved as proposed.

The applicant should be required to barricade the emergency access (ex: bollards, gate, etc.) as determined by the fire department.

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 this roadway and should be noted on the final plat.

D. Site Specific Conditions of Approval

1. Dedicate additional right-of-way to total a minimum of 35-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. Improve Hubbard Road with 17-feet of pavement from centerline abutting the site with a 3-foot wide gravel shoulder and barrow ditch.
3. Construct an 8-foot wide detached concrete sidewalk located a minimum of 28-feet from centerline of Hubbard Road abutting the site.

4. Provide a permanent right-of-way easement 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.
5. Extend Merino Street into the site. Construct the roadway as a 36-foot street section with curb, gutter and 5-foot wide concrete sidewalk within 50-feet of right-of-way.
6. Construct a cul-de-sac with a minimum of 45-foot radius at the terminus of Merino Street.
7. Barricade the emergency access (ex: bollards, gate, etc.) as determined by the fire department.
8. Direct lot access is prohibited to Hubbard Road and shall be noted on the final plat.
9. Payment of impact fees is due prior to issuance of a building permit.
10. 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.

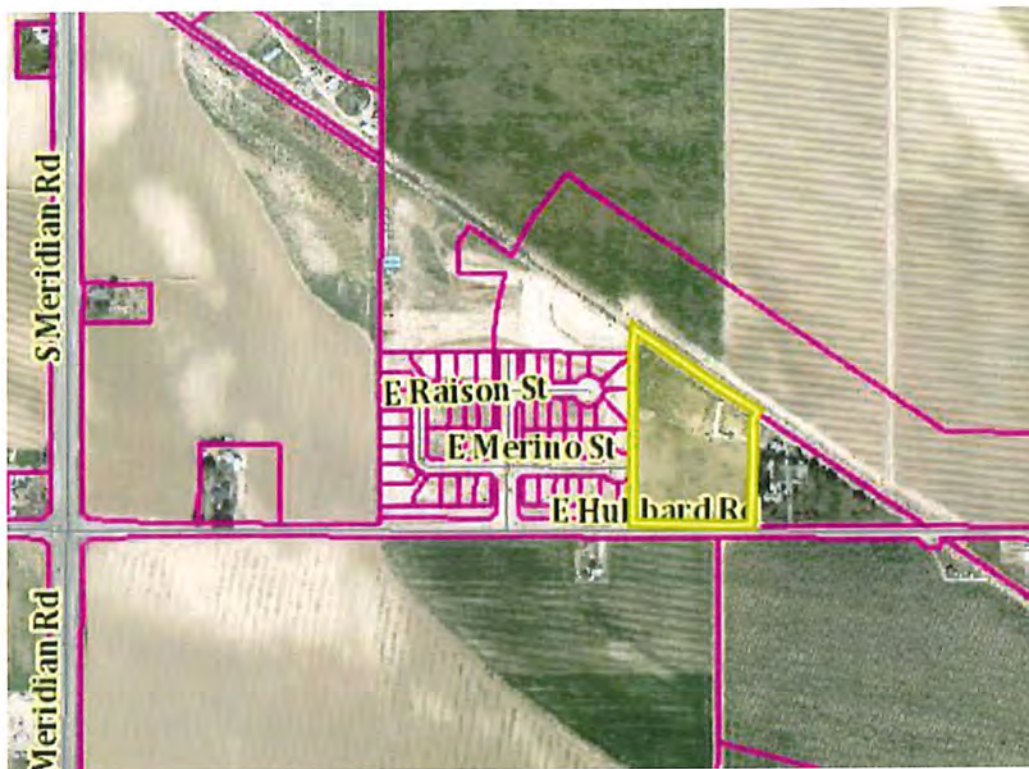
F. Conclusions of Law

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.

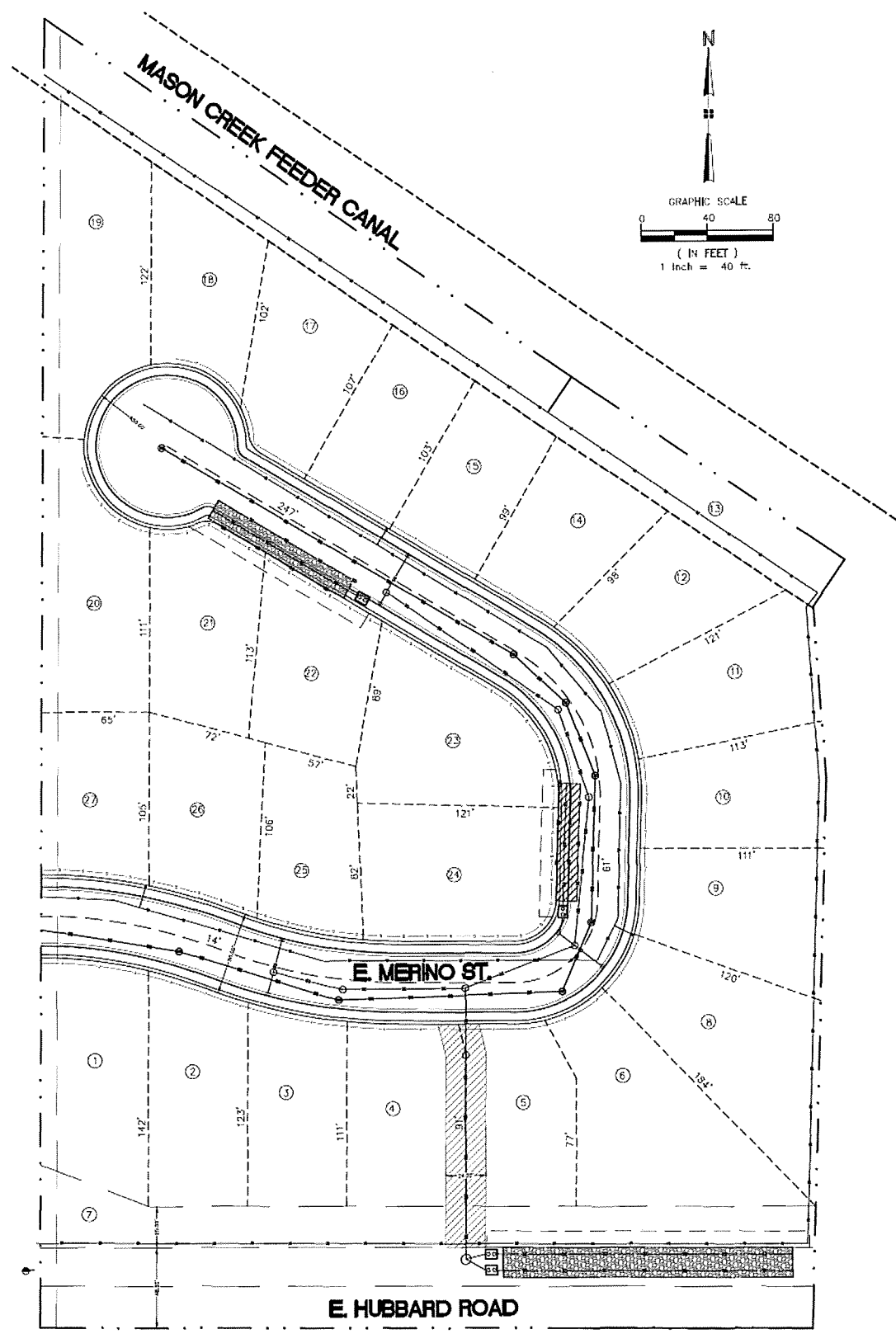
G. Attachments

1. Vicinity Map
2. Site Plan
3. Utility Coordinating Council
4. Development Process Checklist
5. Request for Appeal of Staff Decision

VICINITY MAP



SITE PLAN



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
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, watermain, 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

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



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



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

BRIAN McDEVITT
CHAIRMAN OF THE BOARD

RICHARD DURRANT
VICE CHAIRMAN OF THE BOARD

TIMOTHY M. PAGE
PROJECT MANAGER

ROBERT D. CARTER
ASSISTANT PROJECT MANAGER

APRYL GARDNER
SECRETARY-TREASURER

JERRI FLOYD
ASSISTANT SECRETARY-
TREASURER

BOISE PROJECT BOARD OF CONTROL

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2465 OVERLAND ROAD
BOISE, IDAHO 83705-3155

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

RECEIVED

NOV 30 2017

CITY OF KUNA

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

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

20 November 2017

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

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

File Number - 17-11-S, 17-26-DR
NY-104-271-01

Trevor Kesner, Planner II:

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 Statutes, Title 42-1209.

The Boise Project Board of Control does not approve of pathways within our easements. We are constantly trying to uphold these federal easements in order to perform our obligation to operate, maintain and deliver surface irrigation water to our patrons. The introduction of pedestrians, cyclists, etc. into our work area, becomes a burden on our personnel trying to perform their duties. The Project maintains its facilities with large

vehicles and heavy equipment, to include dump trucks, dozers, graders, backhoes and long booms with counter weights. Although our operators possess the highest regard for safety, this machinery offers many blind spots that limit visibility. Project work easements are barely wide enough for this equipment. These proposed pathways should be relocated outside of our easements and segregated from canal maintenance operations.

Pathways must be constructed just outside the easement, to insure public safety and prevent encroachments.

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.

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

Irrigation lines, utilities, etc. must be constructed just outside of the canal easement, to 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,



Bob Carter
Assistant Project Manager, BPBC

bdc/bc

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



CITY OF KUNA
PLANNING & ZONING DEPARTMENT

6A
Public Hearing 17-11-S
751 West 4th Street 80 of 103
P.O. Box 13
Kuna, ID 83634
Phone: 208-922-5274
Fax: 208-922-5989
www.kunacity.id.gov

CERTIFICATE OF MAILING *For City Council*

Date: *December 12th, 2017*

To: ☒ 300' Property Owners ☐ Other _____

Planner: *Trevor Kesner*

Case Name: *17-11-S(SUB) & 17-25-DR - Merino Cove Sub.*

I HEREBY CERTIFY that on this *12th* day of *December* 2017,
I caused a true and correct copy of the foregoing instrument to be deposited in the United
States mail, postage prepaid.

Signature *[Signature]*

Dawn Stephens
Attest

Attach copy of mailing labels/list to this certificate

SCHROEDER ENTERPRISES
1825 E SPIRIT HAWK LN
KUNA, ID 83634

BERKELEY BUILDING COMPANY
PO BOX 5927
BOISE, ID 83705

John Browning
880 E HUBBARD RD
KUNA, ID 83634

ARBOR RIDGE LLC
P O BOX 344
MERIDIAN, ID 83680

Elaine Johnson
2425 N LOCUST GROVE RD
KUNA, ID 83634

Madge Koudelka
PO BOX 1564
NAMPA, ID 83653

Ronald & Tamara Colbert
590 E RAISON CT
KUNA, ID 83634

PATAGONIA DEVELOPMENT LLC
PO BOX 344
MERIDIAN, ID 83680

RIVERWOOD HOMES INC
PO BOX 344
MERIDIAN, ID 83680

KW HOMES INC
3866 S LAMONE WAY
MERIDIAN, ID 83642

STACY CONSTRUCTION INC
1200 E WATERTOWER ST
MERIDIAN, ID 83642

STYLISH HOMES LLC
12849 N 12TH AVE
GARDEN CITY, ID 83714



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

In all correspondence concerning this case, please refer to the case name: **17-11-S (Subdivision); Merino Cove**

MAILED 12/12/2017

Dear Property Owner:

NOTICE IS HEREBY GIVEN that the City of Kuna City Council is scheduled to hold a public hearing on **January 2, 2018** beginning at 6:00 pm on the following case:

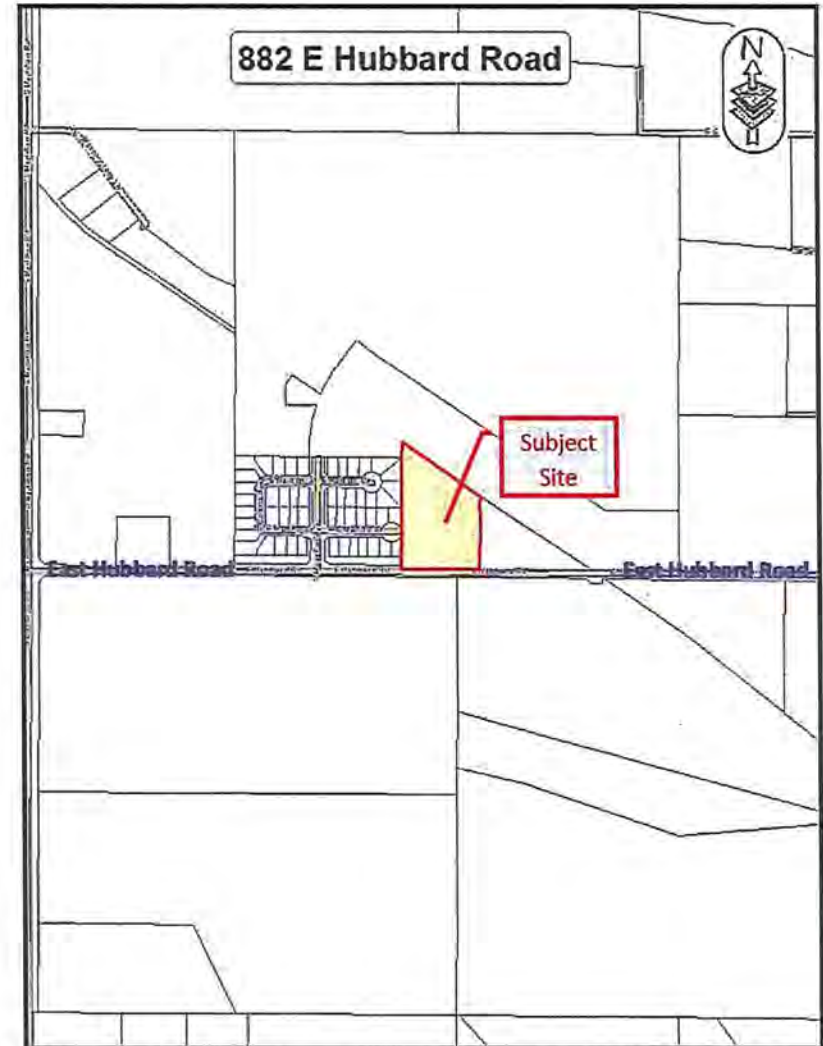
17-11-S (Subdivision): Quadrant Consulting representing Varriale Construction requests preliminary plat approval for an approximately 6.8-acre subject parcel within an existing R-6 zone, in order to subdivide the land into 25 single family lots, and an additional two (2) common lots to create the Merino Cove Subdivision.

The site is located on the north side of W. Hubbard Road, approximately 500 feet east of S. Magellan Avenue; addressed as 882 E. 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 Council.



Suggestions For Testifying at the Public Hearing:

Be informed . . .

Review the proposal, the staff report, applicable provisions of the ordinance and comprehensive plan.

Be on time . . .

Although the item you are interested in may not be first on the agenda, you never know when it will be heard. The governing body has authority to adjust the schedule according to its discretion. Thus, anticipate attending from the beginning.

Speak to the point . . .

The governing body appreciates pertinent, well organized, and concise comments. Redundant testimony is prohibited and **each individual is given three (3) minutes to comment.** Long stories, abstract complaints, or generalities may not be the best use of time. Neighborhood groups are encouraged to organize testimony and have one (1) person speak on behalf of the group -- "opposition representative," like the applicant's representative, receives 10 minutes to make comments. Applicant has five (5) minutes to rebut or discuss issues raised by any opposition.

If you don't wish to speak, write . . .

At most hearings, previously submitted written testimony may be reviewed by the governing body before the meeting. It is unreasonable to submit extensive written comments or information at the hearing and expect them to be reviewed prior to a decision. All documents or written comments should be submitted to the City of Kuna at least one (1) week **prior** to the hearing.

City of Kuna
Planning and Zoning
PO Box 13
Kuna, ID 83634

LEGAL NOTICE

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Review the proposal, the staff report, applicable provisions of the ordinance and comprehensive plan.

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City of Kuna
Planning and Zoning
PO Box 13
Kuna, ID 83634

NEOPOST FIRST-CLASS MAIL
12/11/2017
US POSTAGE **\$000.46**
ZIP 83634
041L1125668f



STACY CONSTRUCTION INC
1200 E WATERTOWER ST
MERIDIAN, ID 83642

LEGAL NOTICE

NOV 13 041 DE 1 0012/16/17
RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD
BC: 83634001313



CITY OF KUNA
PLANNING & ZONING DEPARTMENT
PO Box 13 • 751 W. 4th St • Kuna, Idaho • 83634
Phone (208) 922-5274 • Fax: (208) 922-5989
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In all correspondence concerning this case, please refer to the case name: **17-11-S (Subdivision); Merino Cove**

6A
Public Hearing 17-11-S
85 of 103

MAILED 12/12/2017

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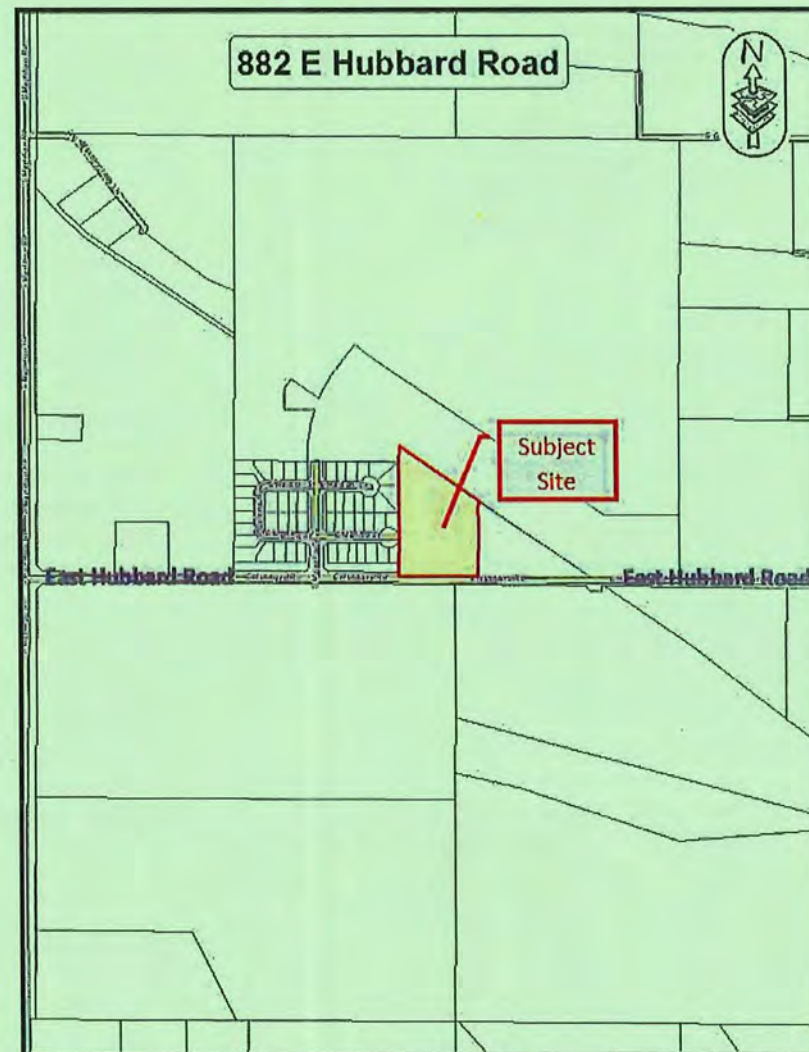
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AFFIDAVIT OF SIGN POSTING

STATE OF Idaho)
) ss:
County of Ada)

I, Blue Sun Posting LLC, rep. Mike Brown,
being first duly sworn upon oath, depose and say:

In accordance with the City of Kuna public hearing process listed in KCC 5-1A-8,
I personally posted or attest that the subject property was properly posted on,
22-Dec-17 which is at least ten (10) days prior to the scheduled
public hearing for City Council Meeting for Merino Cove for Jan. 2nd
Hearing.

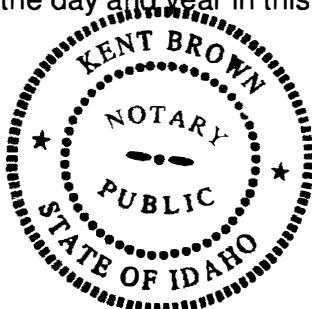
I have submitted photograph(s) of the posting to the City, concurrent with this
affidavit. The sign(s) will be removed no later than three (3) days after the public
hearing.

Dated this 22nd day of December, 2017.

Signature_____

On this 22nd day of December, 2017 before me,
the undersigned, a Notary Public in and for said State, personally appeared
Blue Sun Posting LLC, rep. Mike Brown known or identified to me
to be the Company, Corporation or Entity that executed the foregoing instrument
or the person who executed the foregoing instrument on behalf of said Company,
Corporation or Entity, and acknowledged to me that such Company, Corporation
or Entity executed the same.

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



[Signature]
Notary Public for Idaho
Residing at Mcudias Id
My commission expires: 7-23-17



City of Kuna Public Hearing Notice

Kuna City Council

CITY OF KUNA will hold a public hearing on Jan. 2, 2018
at the Kuna City Hall, starting at 6:00 p.m.

Purpose: Application for Design Review of Merino Cove
Subdivision a 6.82 acre parcel, zoned as R6 to be subdivided
creating 25 single-family lots with 2 common lots.

Location: North side of Hubbard Road Roughly
.5 Miles East of Meridian Road Kuna, ID

Application by: Varriale Construction, Inc.



City of Kuna
Public Hearing
Notice

KUNA, IDAHO
CITY OF KUNA hereby certifies that the following is a true and correct copy of the resolution adopted by the City of Kuna, Idaho, on the 17th day of November, 2017, at a regular meeting of the City of Kuna, Idaho, and that the same is hereby published for the information of the public.

APPROVED AND FORWARDED: _____

CITY CLERK



City of Kuna Public Hearing Notice

Kuna City Council

CITY OF KUNA will hold a public hearing on Jan. 2, 2018
at the Kuna City Hall, starting at 6:00 p.m.

Purpose: Application for Design Review of Merino Cove
Subdivision a 6.82-acre parcel, zoned as R6 to be subdivided
creating 25 single-family lots with 2 common lots.

Location: North side of Hubbard Road Roughly
5 Miles East of Meridian Road Kuna, ID

Application by: Varriale Construction, Inc.

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 12/19/17 11:04 by sje14

Acct #: 345222

Ad #: 1709210

Status: N

LEGAL NOTICE

File #'s 17-11-S
 (Subdivision)

Merino Cove Subdivision

NOTICE IS HEREBY GIVEN; the Kuna City Council will hold a public hearing, **Tuesday, January 16, 2018 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 Quadrant consulting, representing Varialle Construction for preliminary plat approval of an approximately 6.8-acre subject parcel within an existing R-6 zone, to subdivide the land into 25 single family lots, and two (2) common lots. The site is located on the north side of W. Hubbard Road, approximately 500 feet east of S. Magellan Avenue; addressed as 882 E. Hubbard Road, Kuna, Idaho 83634 (APN#: #S1407347180)

All persons wishing to testify must state his/her name and residential address. No person shall speak until recognized by the Mayor. A three (3) minute time limit may be placed on all testimony.

The public is invited to present written and/or oral comments on the matter. Any written testimony must be received by close of business January 10, 2017, or it may not be considered. Please mail to P.O. 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 includes 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

December 27, 2017

1709210

OK to Publish!

LEGAL NOTICE

File #'s 17-11-S (Subdivision)
Merino Cove Subdivision

NOTICE IS HEREBY GIVEN; the Kuna City Council will hold a public hearing, Tuesday, December 2, 2018 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 Quadrant consulting representing Varialle Construction for preliminary plan approval of an approximately 6.8-acre subject parcel within an existing R-6 zone, to subdivide the land into 25 single family lots, and two (2) common lots. The site is located on the north side of W. Hubbard Road, approximately 500 feet east of S. Magellan Avenue; addressed as 882 E Hubbard Road, Kuna, Idaho 83634 (APN#

#S1407347180).

All persons wishing to testify must state his/her name and residential address. No person shall speak until recognized by the Mayor. A three (3) minute time limit may be placed on all testimony.

The public is invited to present written and/or oral comments on the matter. Any written testimony must be received by close of business December 27th, 2017, or it may not be considered. Please mail to P.O. 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 includes 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

December 13, 2017

1705804

1603468

LEGAL NOTICES

LEGAL NOTICE

Case #'s: 17-10-S
(Subdivision)
Gran Prado Subdivision

NOTICE IS HEREBY GIVEN, the City Council will hold a public hearing on Tuesday, January 16, 2018, at 6:00 pm, or as soon as can be heard at Kuna city hall, 751 W. 4th Street, Kuna, ID; to hear a request from Kirsti Grabo with KM Engineering, seeking preliminary plat approval to create a residential subdivision within an R-4 zone (Low/Med. Den. Res.), approx. 133 acres in size, proposing a gross density of 4 dwellings/acre, yielding 530 building lots, 67 common lots (12.5 acres of open space) and one shared driveway. The site is located near the northwest corner of Lake Hazel and Ten Mile Roads, Kuna, Idaho, within Section 34, T3N, R1W, (A.P.N. #'s: R0967660156, R0967660155, S1234142351, R0967660151, S1234212935, S1234244310, S1234121105, S1234212405, and S1234417521). Please contact the Planning and Zoning Office for case specific questions about location, parcels involved or other project questions.

All persons wishing to testify must state his/her name and residential address. No person shall speak until recognized by the Chairman. A three (3) minute time limit may be placed on all testimony.

The public is invited to present written and/or oral comments. Any written testimony must be received by January 9, 2018, or it may not be included with the packets for Councils' review. Please mail to P.O. Box 13 Kuna, ID 83634, or drop off at Kuna city hall (751 W. 4th Street).

Please do not discuss this case with ANYONE who may be involved in the decision making process, including the Mayor or City Council Members; as such private conversations would be considered ex parte (one sided) and may 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's Planning & Zoning Department
December 27, 2017
1706169

LEGAL NOTICE

File #'s 17-11-S
(Subdivision)
Merino Cove Subdivision

NOTICE IS HEREBY GIVEN; the Kuna City Council will hold a public hearing, Tuesday, January 16, 2018 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 Quadrant consulting, representing Variable Construction for preliminary plat approval of an approximately

6.8-acre subject parcel within an existing R-6 zone, to subdivide the land into 25 single family lots, and two (2) common lots. The site is located on the north side of W. Hubbard Road, approximately 500 feet east of S. Magellan Avenue; addressed as 882 E. Hubbard Road, Kuna, Idaho 83634 (APN#: #S1407347180)

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The public is invited to present written and/or oral comments on the matter. Any written testimony must be received by close of business January 10, 2017, or it may not be considered. Please mail to P.O. 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 includes 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
December 27, 2017
1709210

LEGAL NOTICE

KUNA CITY ORDINANCE
NO. 2017-28
Scott Noriyuki Rezone

AN ORDINANCE REZONING CERTAIN REAL PROPERTY, TO WIT: PARCEL NO. R4865420080 FROM R-4 TO C-1; SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF KUNA, ADA COUNTY, IDAHO; DIRECTING THAT COPIES OF THIS ORDINANCE BE RECORDED AS PROVIDED BY LAW; AND PROVIDING AN EFFECTIVE DATE.

The full text of this ordinance is available at the City Clerk's Office, Kuna City Hall, 751 W. 4th Street, Kuna, Idaho 83634.

THE FOREGOING SUMMARY IS APPROVED for publication this 19th day of December, 2017 by the City Council of the City of Kuna.

CITY OF KUNA,
a Municipal Corporation of Idaho

Joe L. Stear, Mayor

ATTEST:
Chris Engels, City Clerk

I have reviewed the foregoing summary and believe that it provides a true and complete summary of Ordinance No. 2017-28 and that the summary provides adequate notice to the public of the contents of this ordinance.

DATED this 19th day of December, 2017.

Richard T. Roats,
City Attorney

December 27, 2017
1710164

LEGAL NOTICE

KUNA CITY ORDINANCE
NO. 2017-29
SDN, LLC

AN ORDINANCE ANNEXING CERTAIN REAL PROPERTY INTO THE CITY OF KUNA, IDAHO, TO WIT: PARCEL NO. S1419223151, CURRENT OWNER IS SDN, LLC; THIS PROPERTY SITUATED IN THE UNINCORPORATED AREA OF ADA COUNTY, IDAHO AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF KUNA, IDAHO; ESTABLISHING THE ZONING CLASSIFICATION OF SAID REAL PROPERTIES; DIRECTING THAT COPIES OF THIS ORDINANCE BE FILED AS PROVIDED BY LAW; AND PROVIDING AN EFFECTIVE DATE.

The full text of this ordinance is available at the City Clerk's Office, Kuna City Hall, 751 W. 4th Street, Kuna, Idaho 83634.

THE FOREGOING SUMMARY IS APPROVED for publication this 19th day of December, 2017 by the City Council of the City of Kuna.

CITY OF KUNA,
a Municipal Corporation of Idaho

Joe L. Stear, Mayor

ATTEST:
Chris Engels, City Clerk

I have reviewed the foregoing summary and believe that it provides a true and complete summary of Ordinance No. 2017-29 and that the summary provides adequate notice to the public of the contents of this ordinance.

DATED this 19th day of December, 2017.

Richard T. Roats,
City Attorney

December 27, 2017
1710175

LEGAL NOTICE

KUNA CITY ORDINANCE
NO. 2017-30
Emmett Partners, LLC
Exchangeright NET
Howard Johnson

AN ORDINANCE REZONING CERTAIN REAL PROPERTIES IN THE CITY OF KUNA, IDAHO, TO WIT: PARCEL NO. R2404320010, CURRENT OWNER IS EMMETT PARTNERS, LLC, PARCEL NO. R2404320020, CURRENT OWNER IS EMMETT PARTNERS, LLC, PARCEL NO. R2404320040, CURRENT OWNER IS EXCHANGERIGHT NET LEASED PORTFOLIO 16 DST, PARCEL NO. R2404320050. CURRENT OWNER IS HOWARD JOHNSON, SAID PROPERTIES ARE A PORTION OF THE ENSIGN SUBDIVISION, SITUATED IN A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN IN KUNA, IDAHO, FROM R-6 TO C-1; SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF KUNA, ADA COUNTY, IDAHO; DIRECTING THAT COPIES OF THIS ORDINANCE BE RECORDED AS PROVIDED BY LAW; AND PROVIDING AN EFFECTIVE DATE.

NANCE BE RECORDED AS PROVIDED BY LAW; AND PROVIDING AN EFFECTIVE DATE.

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CITY OF KUNA,
a Municipal Corporation of Idaho

Joe L. Stear, Mayor

ATTEST:
Chris Engels, City Clerk

I have reviewed the foregoing summary and believe that it provides a true and complete summary of Ordinance No. 2017-30 and that the summary provides adequate notice to the public of the contents of this ordinance.

DATED this 19th day of December, 2017.

Richard T. Roats,
City Attorney

December 27, 2017
1710182

LEGAL NOTICE

ADVERTISEMENT
FOR BIDS

Kuna Joint School District No. 3, Kuna, Idaho hereby announces that sealed bids will be received for the Kuna Middle School Boiler / Fluid Cooler Upgrade Project until 3:00 p.m. local prevailing time on Wednesday January 17, 2018 at the Kuna School District Technology Center, 571 W. 4th Street, Kuna, Idaho. Contractors wishing to submit bids must hold a current Public Works Contractors License commensurate with the size of contract and must submit a Bid Bond in the amount of 5% of the total bid amount with the bid. Proposals will be opened and publicly read aloud at the above hour and date.

Licensed mechanical contractors may obtain Drawings and Specifications from the Architect, LKV Architects, 2400 E. Riverwalk Drive, Boise, Idaho for a refundable document deposit of \$100.00 for printed documents and a non-refundable fee of \$20.00 for electronic documents. Other contractors may obtain electronic Drawings and Specifications from the Architect at the above address for a non-refundable fee of \$20.00. Plans and specifications will also be available for examination at the following locations:

LKV Architects
2400 E. Riverwalk Drive
Boise, Idaho
(208) 336-3443

Associated General Contractors
1649 W. Shoreline Drive,
Suite 100
Boise, Idaho
(208) 344-2531
www.nwagcplanroom.com

ARC Document Solutions
270 W. Idaho Street
Boise, Idaho
(208) 342-4141
www.nwcontractorsnetwork.com

Blueprint Specialties

6205 W. Overland Road
Boise, Idaho
(208) 377-0294
www.docuproject.com

A pre-bid conference will be held on Tuesday January 9, 2018 at 3:45 p.m. at Kuna Middle School, 1360 W. Boise Street, Kuna, Idaho. A tour of the project area will follow. Attendance by bidders is requested.

December 27, 2017
January 3, 2018
1709636

LEGAL NOTICE

ADVERTISEMENT
FOR BIDS

Kuna Joint School District No. 3, Kuna, Idaho hereby announces that sealed bids will be received for the Fremont H. Teed Elementary School Main Air Handling Unit Upgrade Project until 3:30 p.m. local prevailing time on Wednesday January 17, 2018 at the Kuna School District Technology Center, 571 W. 4th Street, Kuna, Idaho. Contractors wishing to submit bids must hold a current Public Works Contractors License commensurate with the size of contract and must submit a Bid Bond in the amount of 5% of the total bid amount with the bid. Proposals will be opened and publicly read aloud at the above hour and date.

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(208) 344-2531
www.nwagcplanroom.com

ARC Document Solutions
270 W. Idaho Street
Boise, Idaho

(208) 342-4141
www.nwcontractorsnetwork.com

Blueprint Specialties
6205 W. Overland Road
Boise, Idaho
(208) 377-0294
www.docuproject.com

A pre-bid conference will be held on Tuesday, January 9, 2018 at 4:30 p.m. at Fremont H. Teed Elementary School, 441 E. Porter Street, Kuna, Idaho. A tour of the project area will follow. Attendance by bidders is requested.

December 27, 2017
January 3, 2018
1709640

LEGAL NOTICE

2018 KUNA ECONOMIC
DEVELOPMENT
COMMITTEE MEETING
DATES

JANUARY	January 4
FEBRUARY	February 1
MARCH	March 1
APRIL	April 5
MAY	May 3
JUNE	June 7
JULY	July 5
AUGUST	August 2
SEPTEMBER	September 6
OCTOBER	October 4
NOVEMBER	November 1
DECEMBER	December 6

*The Kuna Economic Development Committee holds their regular meetings at 12:00 p.m. on the first Thursday of every month. Meetings are held in the Kuna City Hall Conference Room located at 751 W. 4th Street in Kuna, Idaho 83634.

December 27, 2017
1707471

LEGAL NOTICE

2018 PARK IMPACT FEE
COMMITTEE MEETING
DATES

JANUARY	None
FEBRUARY	February 8
MARCH	None
APRIL	None
MAY	None
JUNE	June 7
JULY	None
AUGUST	None
SEPTEMBER	None
OCTOBER	October 4
NOVEMBER	None
DECEMBER	None

*The Park Impact Fee Committee holds their regular meetings at 6:00 p.m. in the Kuna City Hall Council Chambers located at 751 W. 4th Street in Kuna, Idaho 83634.

December 27, 2017
1707553

LEGAL NOTICE

2018 KUNA MAYOR'S YOUTH COUNCIL
MEETING DATES

JANUARY	January 11	January 25
FEBRUARY	February 8	February 22
MARCH	March 8	March 22
APRIL	April 12	April 26
MAY	May 10	May 24
JUNE	June 14	June 28
JULY	July 12	July 26
AUGUST	August 9	August 23
SEPTEMBER	September 13	September 27
OCTOBER	October 10	October 25
NOVEMBER	November 8	November 22
DECEMBER	December 13	December 27

* The Kuna Mayor's Youth Council holds their regular meetings at 4:00 p.m. on the second and fourth Thursday of every month. Meetings are held in the Kuna City Hall Conference Room located at 751 W. 4th Street in Kuna, Idaho 83634.

December 27, 2017
1707576

LEGAL NOTICE

2018 KUNA CITY REGULAR COUNCIL

LEGAL NOTICE

LEGAL NOTICE



City of Kuna

Findings of Fact and Conclusions of Law

P.O. Box 13
Kuna, ID 83634
Phone: (208) 922-5274
Fax: (208) 922-5989
Kunacity.Id.gov

To: Planning and Zoning Commission

Case Number(s): 17-11-S (Subdivision) and
17-25-DR (Design Review) for
Merino Cove Subdivision.

Site Location: 882 E. Hubbard Rd.
Kuna, ID 83634

Planner: Trevor Kesner, Planner II

Hearing Date: November 28, 2017

Findings: December 12, 2017

Applicant: Quadrant Consulting,
Chuck Christensen
1904 W. Overland Rd.
Boise, ID 83702
chuck@quadrant.cc

Owner: Varriale Construction, Inc
2018 S. Pond St.
Boise, ID 83705

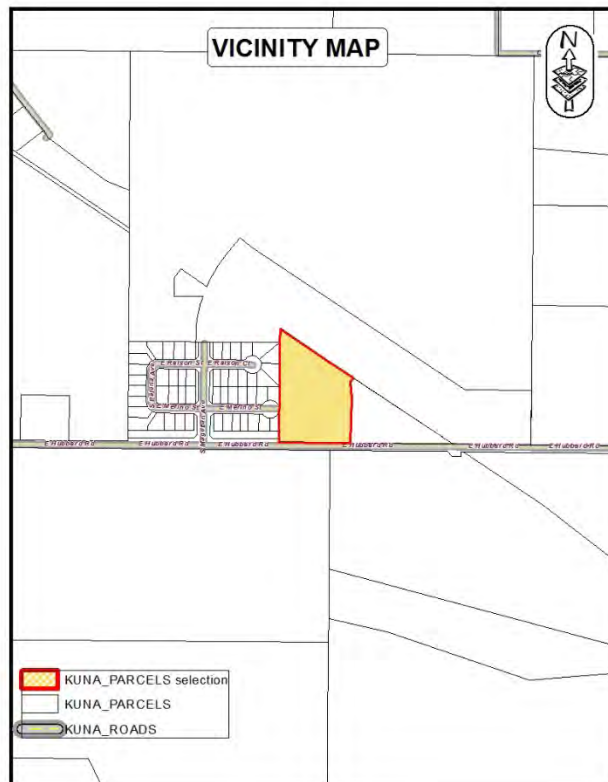


Table of Contents:

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| A. Course of Proceedings | E. Findings of Fact |
| B. General Facts and Staff Analysis | F. Conclusions of Law |
| C. Applicable Standards | G. Decision by the Commission |
| D. Comprehensive Plan Analysis | |

A. Course of Proceedings

1. A Preliminary Plat for a residential subdivision is designated in Kuna City Code (KCC), 1-14-3 as a public hearing matter, with the Planning and Zoning Commission as the recommending body, and City Council as the decision-making body. A Design Review request is designated in KCC 1-14-3 as a public meeting matter, with the Planning and Zoning Commission acting as the Design Review Board, as the decision-making body. No public noticing procedures are required for the Design Review request.

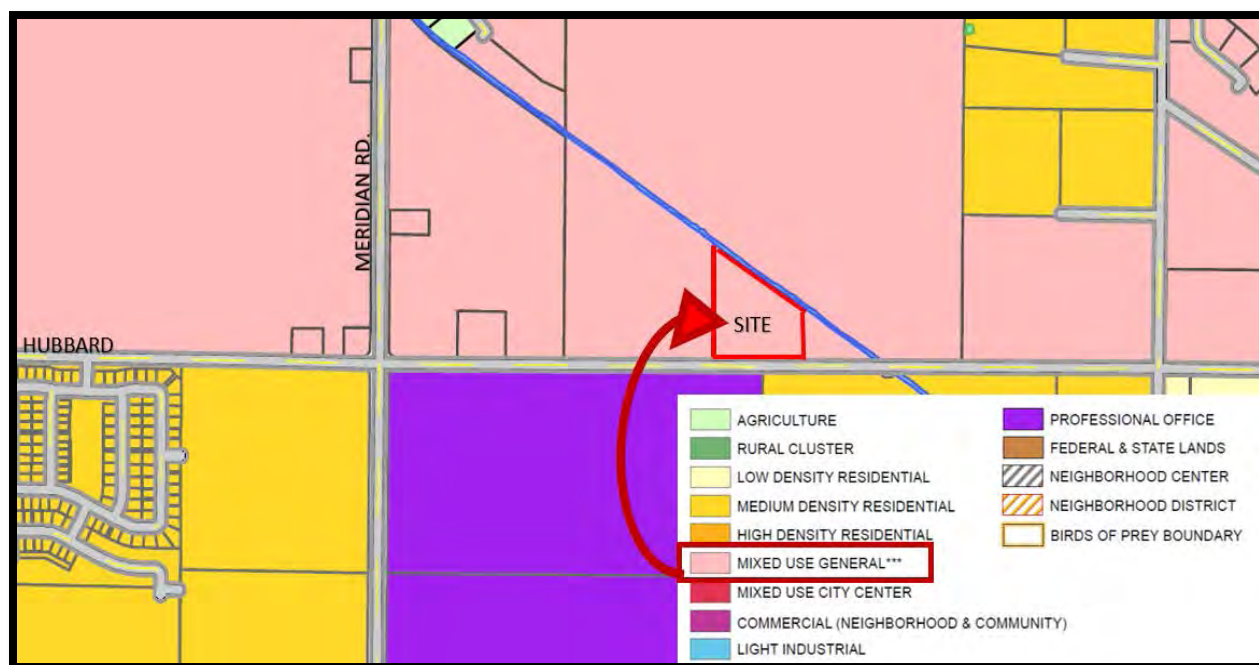
a. Agency Notifications

- | | |
|----------------------------|-------------------|
| i. Agencies | November 28, 2017 |
| ii. 300' Property Owners | November 7, 2017 |
| iii. Kuna, Melba Newspaper | November 8, 2017 |
| iv. Site Posted | November 18, 2017 |

2. In accordance with KCC Title 6 in Kuna City Code (KCC) this application seeks Design Review approval and recommendation for approval for a Preliminary Plat (residential subdivision) known as Merino Cove Subdivision.

B. General Project Facts and Staff Analysis

1. **Request:** A request from Quadrant Consulting, representing Varialle Construction for preliminary plat and Design Review approval for an approximately 6.8-acre subject parcel within an existing R-6 zone, in order to subdivide the land into 25 single family lots, and an additional two (2) common lots. The site is located on the north side of W. Hubbard Road, approximately 500 feet east of S. Magellan Avenue; addressed as 882 E. Hubbard Road, Kuna, Idaho 83634 (APN#: #S1407347180).
2. The applicant has submitted all the required documents and materials for review, held the neighborhood meeting, and posted the site in accordance with KCC posting requirements and the requirements set forth in Idaho State Code, Title 67, Chapter 65 of the Local Land Use Planning Act.
3. **History:** The subject parcel was approved for annexation by Kuna City Council in October, 2017. The parcel is situated within Kuna City limits with an existing R-6 residential zoning designation. The site has historically been used as an agricultural pasture.
4. **Legal Description:** A legal description was included with the application.
5. **Comprehensive Plan Designation:** The Comprehensive Plan Future Land Use map indicates the site has a future designation of *Mixed Use General* with residential densities ranging from 2 to 20 units per acre.

**6. Surrounding Land Uses:**

Direction	Current Zoning and Jurisdiction	
North	R-6	Medium Density Residential – Kuna City
South	RR	Rural Residential – Ada County
East	RR / R-6	Rural Residential – Ada County / Med. Density Res. – Kuna City
West	R-6	Medium Density Residential – Kuna City

6.1 Aerial Map:**Copyrighted***6.2 Parcel Number:** S1407347180**6.3 Parcel Size and Current Zoning:**

Approximate acres: 6.8

Zoning: R-6 (Medium Density Residential)

6.4 Public Services, Utilities and Facilities:

Fire Protection – Kuna Fire District

Police Protection – Kuna City Police (Ada County Sheriff's office)

Sanitary Sewer– City of Kuna

Potable Water – City of Kuna

Irrigation District – New York Irrigation District

Pressurized Irrigation – City of Kuna (KMID)

Sanitation Services – J&M Sanitation

6.5 Existing Structures, Vegetation and Natural Features: There appears to be a horse shelter and two (2) ancillary structures (presumably, tack sheds) on the subject parcel. These structures will be removed prior to development. The site is relatively flat with an average slope of 0% to 2%. Bedrock depth is estimated to be greater than sixty (60) inches, according to the USDA Soil Survey for Ada County. The existing vegetation on site are those commonly associated with farm fields and agricultural and horse pasturing activities.

6.6 Transportation / Connectivity: The applicant proposes access to the site by extending Merino Street, which is currently stubbed within the Patagonia development at the site's western boundary, into the site as a 36-foot wide street section with curb, gutter and 5-foot wide attached sidewalks. Merino Street will terminate as a 50-foot radius cul-de-sac internally, however, applicant proposes a 24-foot wide

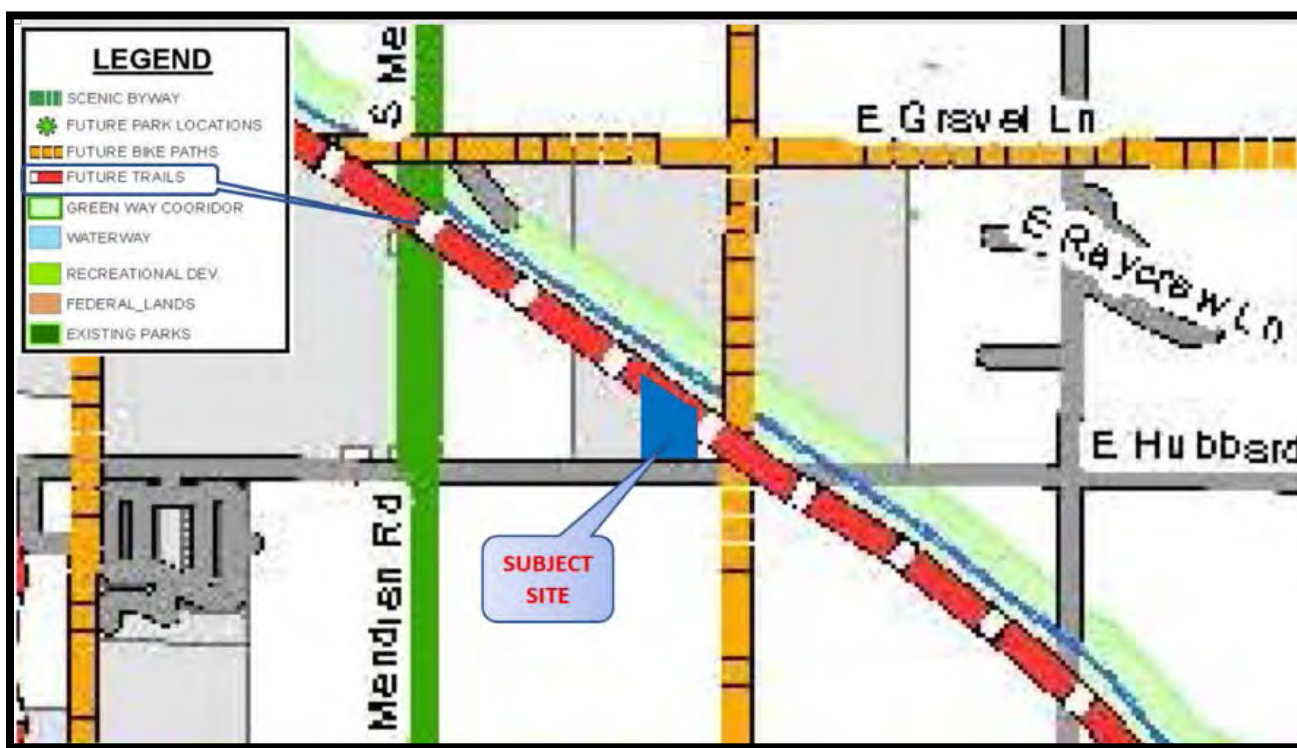
emergency access easement from Hubbard Road situated on lots 4 and 5. The subject site's road frontage is located on the north side of Hubbard Road. Hubbard Road is designated as a future 3-lane residential arterial roadway; therefore, it is recommended that the applicant dedicate additional right-of-way to accommodate 35 feet from centerline and the existing pavement should be widened to a minimum of 17-feet from centerline. Although ACHD has provided site specific recommendations for roadway improvements on the site's Hubbard Road frontage, the applicant's proposal does not meet Kuna City Code (KCC) 6-4-2-C standards, which requires vertical curb and gutter be installed on functionally classified collector and arterial streets. The applicant should be conditioned to improve the site's Hubbard Road frontage with curb and gutter, following Kuna City Code 6-3-4 specifications to align with the Patagonia development's frontage improvements to the west.

6.7 Agency Recommendations:

The following agencies returned comments which are included as exhibits in this case file:

- Kuna School DistrictExhibit B1
- Idaho Department of Environmental Quality (DEQ)Exhibit B2
- Central District Health Department (CDHD)Exhibit B3
- Ada County Highway District (ACHD)Exhibit B4
- Kuna Public Works Department.....Exhibit B5

6.8 Recreation and Pathways Master Plan Map: Kuna's Master Recreation and Pathways map indicates a future trail along the Canal as it abuts the subject sites northern boundary.



Staff is not recommending that the applicant construct a trail or pathway along the Mason Creek Feeder along the project's northern boundary, as the adjacent Patagonia development constructed a regional pathway on the northern side of the Mason Creek Feeder. The applicant has not proposed any internal pathways for the project. Pedestrians may be able to utilize the emergency access easement as a direct connection to sidewalks along Hubbard Road.

Future residents' access to the regional pathway on the north side of the canal is limited. Therefore, staff recommends the applicant be conditioned to work with adjacent property owners to provide a

pathway connection which provides greater cohesion between neighborhoods, and accommodates pedestrian access and connectivity to the regional pathway system.

C. Applicable Standards:

1. City of Kuna Zoning Ordinance No. 230
2. City of Kuna Design Review Ordinance, 2011-08
3. City of Kuna Subdivision Ordinance No. 2010-15, Title 6 Subdivision Regulations
4. City of Kuna Landscape Ordinance No. 2006-100
5. City of Kuna Comprehensive Plan
6. Idaho Code, Title 67, Chapter 65, Local Land Use Planning Act

D. Comprehensive Plan Analysis:

The Kuna Planning and Zoning Commission determines that the subdivision of the subject site is consistent with the following Comprehensive 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 was the preservation of large lots and rural cluster development in appropriate balance with a complement of other types of residential development (Page 21 Comprehensive Plan [CP]).

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

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

Ensure 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 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, this project does not constitute a "takings" and the Economic value is fully 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 Comprehensive Plan encourages adequate housing for all income levels and calls for increasing pedestrian connections. This project supplies additional housing types to Kuna's inventory and provides opportunities for a quality housing mix. This development has an opportunity to enhance the City's network for pedestrian and non-motorized transportation choices by constructing new sidewalks which connect to existing sidewalks.*

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 quality housing varieties to the City's inventory for all types of lifestyles, ages and economic groups. Utilizing existing stub streets for roadway access also provides for more cohesive neighborhoods.*

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 populations 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 development with a variety of dwelling types and varying price points for different income levels as encouraged by the Comprehensive Plan. This project adds to the City's overall network of public utilities, sidewalks and roadways; therefore, it complies with the logical, orderly development goal. The proposed land divisions are smaller than one half acre and will connect to available public services abutting the site; thus, the development avoids increased municipal services costs and the potential for urban 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 creating a sense of place (Pg.167 – Goal 1 and Pg. 168 – 1.2[CP]).

Comment: *Applicant proposes good community and urban design principles by designing under the allowed densities of the R-6 zone. This development also incorporates landscape buffers, and creates a sense of place for current and future citizens while adding to the City's sidewalk networks for adjoining property owners and future developments. In this sense, the project generally complies with the Comprehensive Plan goal.*

Neighborhoods:

Kuna's Comprehensive Plan advocates for 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: *Kuna is not currently served with transit services; however, the applicant proposes an extension of the roadway system in compliance with the Street Circulation Plan adopted by Kuna. Applicant proposes R-6 housing densities, thereby complying with the Medium Density land use designation as outlined within the Comprehensive Plan and Comprehensive Plan Future Land Use Map.*

E. Findings of Fact:

1. All required procedural items have been completed as detailed in this staff report.
2. The residential development complies with Section 6.0 of Kuna's Comprehensive Plan.
3. The residential development complies with the Kuna City Code.
4. Public services are available and are adequate to accommodate this site's development.
5. The preliminary plat will not be detrimental to the public's health, safety and general welfare.
6. The applicant's subdivision request is in general conformance with the Kuna Comprehensive Plan Future Land Use map.
7. The site is suitable for use as a residential subdivision, after acquiring the proper approvals.
8. The project description, staff analysis and findings of fact are correct.

F. Conclusions of Law:

1. The preliminary plat use is consistent with Kuna City Code.
2. The preliminary plat use meets the general objectives of Kuna's Comprehensive Plan.
3. The site is physically suitable for the proposed residential preliminary plat use.
4. The preliminary plat use is not likely to cause substantial environmental damage or injury to wildlife or their habitat.
5. The preliminary plat is not likely to cause adverse public health problems.
6. The preliminary plat is generally in compliance with all ordinances and laws of the City.
7. The preliminary plat will not be detrimental 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.
8. The existing street and utility services in proximity to the site are suitable and adequate for residential subdivision development purposes.
9. Based on evidence contained in Case Nos. 17-11-S and 17-25-DR, this proposal generally complies with KCC Title 6.
10. Based on the evidence contained in Case Nos. 17-11-S and 17-25-DR, this proposal complies with Section 6.0 of Kuna Comprehensive Plan and Future Land Use Map.
11. The Planning and Zoning Commission of Kuna, Idaho, has the authority to recommend approval or denial for the preliminary plat application.
12. The Planning and Zoning Commission of Kuna, Idaho, has the authority to approve or deny the design review application.
13. The public notice requirements were met and the public hearing was conducted within the guidelines of applicable Idaho Code and Kuna City Ordinances.

G. Decision by the Commission:

17-25-DR (Design Review)

Note: This motion is to approve the design review request. However, if the Planning and Zoning Commission wishes to approve or deny specific parts of the request, those changes shall be specified.

Based on the facts outlined in staff's report and public testimony as presented to the Planning and Zoning Commission of Kuna, Idaho, hereby *approves* Case No. 17-25-DR, a design review for common area landscaping within the Merino Cove Subdivision *with* the following conditions of approval:

17-11-S (Subdivision)

Note: This motion is to recommend approval for the subdivision request to City Council. However, if the Planning and Zoning Commission wishes to recommend approval or denial of specific parts of the request as detailed in this report, those changes shall be specified.

Based on the facts outlined in staff's report and public testimony as presented, the Planning and Zoning Commission of Kuna, Idaho, hereby recommends *approval* for Case No. 17-11-S, a subdivision request by Quadrant Consulting, representing Varriale Construction, Inc *with* the following conditions of approval:

1. The applicant shall obtain written approval of the construction plans from the agencies noted below. The approval may be either on agency letterhead referring to the approval use or may be written or stamped upon a copy of the approved plan. A copy of the agencies approvals shall be provided to Kuna's Planning and Zoning Department. All site improvements are prohibited prior to approval of these agencies.
 - a) The City's Engineer shall approve the sewer, water and pressure irrigation utility extensions and hook-ups.
 - b) The City's Engineer shall approve a grading and surface drainage run-off plan (if required). Per Central District Health Department, the plan shall be designed and facilities 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 a site drainage design plan from Kuna's City Engineer. The drainage design plan shall include all site grading.

- c) Kuna Fire District shall approve all fire flow requirements and access easements.
 - d) The New York Irrigation District shall approve any modifications to the existing irrigation system.
 - e) Approval from Ada County Highway District shall be obtained, and assessed impact fees shall be paid prior to the issuance of any building permits.
2. All public right-of-way shall be dedicated and constructed to the standards of Kuna City and Ada County Highway District. No public street construction may be commenced without the approval of the Ada County Highway District. Any work within the Ada County Highway District right-of-way requires a permit. For information regarding the requirements to obtain a permit, contact Ada County Highway District Development Services at 387-6100.
 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.
 4. Compliance with Idaho Code Section §31-3805 pertaining to irrigation waters is required. The flow of any irrigation/drainage waters shall not be impeded by any construction or uses on site.
 5. Lighting within the site shall comply with Kuna City Code.
 6. Fencing within and around the sites shall comply with Kuna City Code (Except as specifically approved otherwise). A permit from Kuna Building Department shall be obtained prior to construction of fencing.
 7. Subdivision signage shall comply with Kuna City Code. The applicant shall apply for a sign design review and secure a permit prior to sign construction.
 9. The applicant shall adhere to all requirements for sanitary sewer, potable water, pressure irrigation system connections, rights-of-way, and all other requirements of the Public Works Director, as outlined in the memorandum dated November 28, 2017 for case No. 17-11-S (referenced as B7 in the case file).
 10. Prior to submitting the final plat mylar for signature, submit a petition to the City, consenting to the pooling of irrigation surface water rights for delivery purpose and request to annex the irrigation surface water rights appurtenant to the property to the Kuna Municipal Pressure Irrigation District (KMID).
 12. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace any unhealthy or dead plant material immediately (within 3 days as weather permits or as the planting season permits), as required to meet the standards of this requirement. Maintenance and planting within public right-of-way shall be with approval from the public and/or private entities owning the property.
 13. The applicant shall work with staff and the adjacent property owners to accommodate and construct a pedestrian pathway within the boundaries of the subdivision which creates additional access/connectivity.
 14. The applicant shall comply with all conditions of approval listed in the Kuna staff report and as approved by the Commission, and any other applicable agency comments.
 14. Applicant shall comply with all local, state and federal laws.

14. Applicant shall comply with all local, state and federal laws.

DATED: this day 12th of December, 2017.

ATTEST:


Trevor Kesner, Planner II
Kuna Planning and Zoning Department


Lee Young, Chairman
Kuna Planning and Zoning Commission

From: Shannan Buzzini
To: [Trevor Kesner](#)
Cc: [Chuck Christensen](#); [Frank Varriale](#)
Subject: Merino Cove Pathway
Date: Wednesday, December 20, 2017 4:24:56 PM

Hi Trevor,

On Monday Frank and I met with Greg Johnson of Patagonia Sub . We have agreed to add the pathway from our northwest corner to access Patagonia. We have also started discussions with Greg regarding Merino Cove possibly joining the Patagonia HOA. We will get you a letter with more in depth information right away but wanted to at least give you a brief update. Greg did indicate he would also be in contact with you to confirm the walking path.

Thank you,

Shannan (Varriale) Buzzini
Gallery Homes by Varriale

Office: 208-888-3340
Cell: 208-890-8789

www.galleryhomesidaho.com
www.galleryhomesbyvarriale.com

*****Please note if you are using the ghvcshannan@qwestoffice.net please update my email to Shannan@galleryhomesidaho.com.



City of Kuna

City Council Memo

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

To: City Council

Case Number(s): 17-06-AN (Annex) and 17-08-S (Subdivision):
Wapiti Creek Subdivision

Location: North East Corner (NEC) of Ten Mile and Ardell Roads, Kuna, Idaho 83634

Planner: Troy Behunin, Planner III

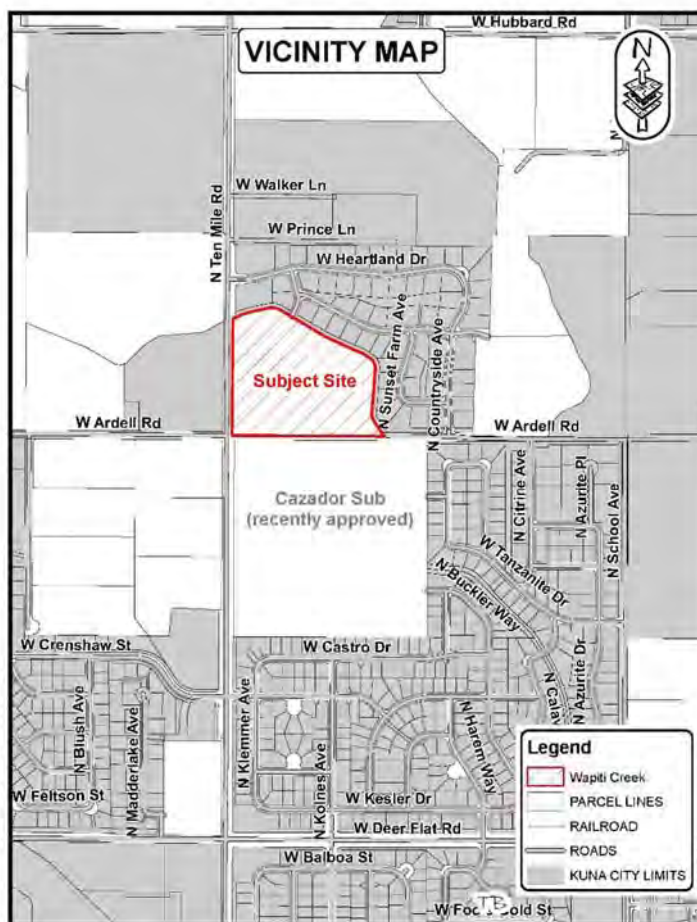
Hearing Date: January 2, 2018

Owner: **Yuji Matsuyama**
P.O. Box 2768
McCall, ID 83638

Representative: **A Team Land Consultants**
Steve Arnold
1785 S. Whisper Cove Ave.
Boise, ID 83709
208.871.7020
steve@ateamboise.com

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- A. Course Proceedings
- B. Applicant Request
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- H. Proposed Factual Summary
- I. Proposed Comprehensive Plan Analysis
- J. Proposed Conclusions of Law



- K. Proposed Findings of Fact
- L. Recommendation by the Commission
- M. Proposed Council's Order of Decision

A. Course of Proceedings

1. Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states that design reviews are designated as *public meetings*, with the Planning and Zoning Commission (acting as the Design Review Board) as the decision-making body; and that annexations and subdivision applications are designated as *public hearings*, with the Planning and Zoning Commission as the recommending body, and City Council as the decision-making body. These land use applications were given proper public notice and have followed the requirements set forth in Idaho Code, Chapter 65, Local Land Use Planning Act (LLUPA).

a. Notifications

- i. Neighborhood Meeting
- ii. Agencies

July 11, 2017 (seven persons attended)
September 9, 2017

iii. 300' Property Owners	December 21, 2017
iv. Kuna, Melba Newspaper	December 6, 2017
v. Site Posted	December 22, 2017

B. Applicant Request:

1. Applicant, Steve Arnold with A-Team Land Consultants, requests to annex approximately 15.82 acres into Kuna City with an R-4, residential zone, and to subdivide the property into 42 single family residential lots and 4 common lots and have reserved the name Wapiti Creek Subdivision. A Design Review application for four common areas and buffer landscaping accompanies this application. The site is located at the north east corner of Ten Mile and Ardell Roads, The site address is 2480 S. Ten Mile Rd., Kuna, Idaho; In Section 14, T 2N, R 1W, APN #: S1314244345.

2. Site Location Map:

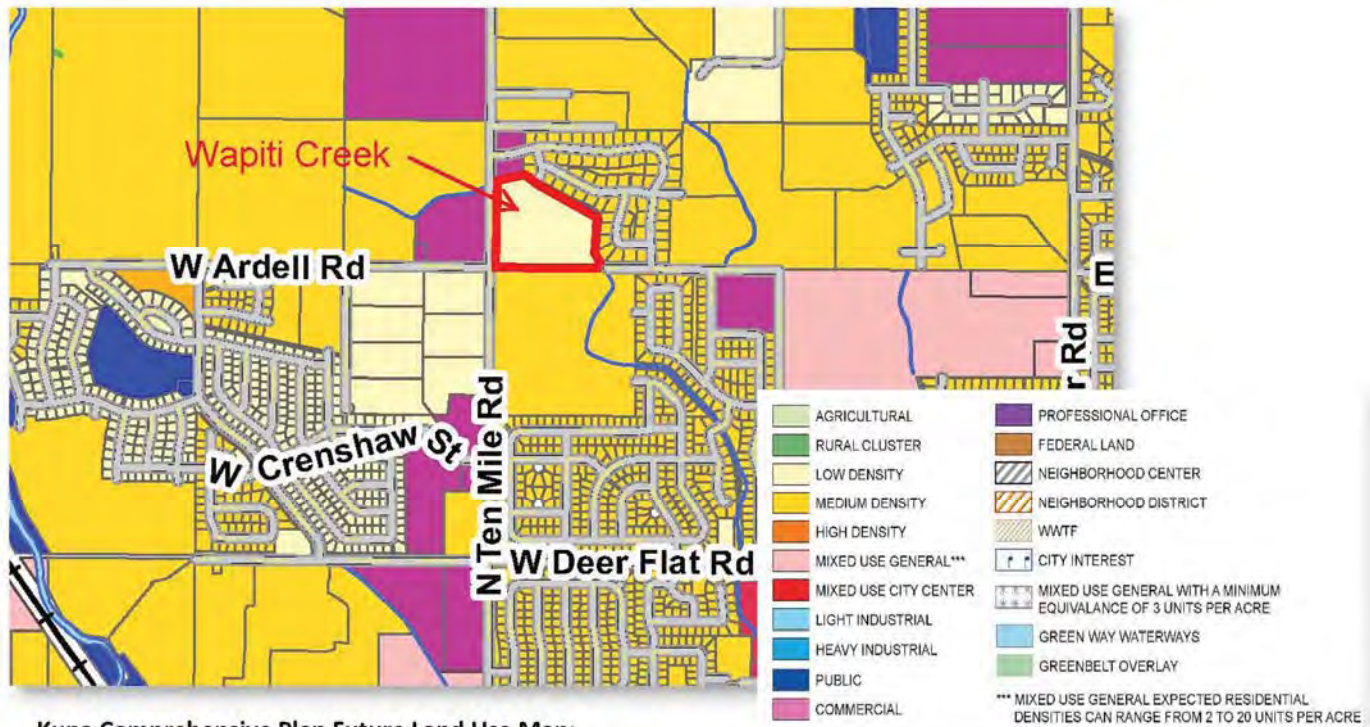


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- C. History:** The approximate 15.82-acre subject site is currently in Ada County, however, it is contiguous to Kuna City limits on all sides of the parcel (parcel south was recently approved for annexation), and has historically been used for a single family residence and the remainder for Agricultural purposes.

D. General Projects Facts:

1. **Comprehensive Plan Designation:** The City of Kuna's Future Land Use Map identifies the subject site as Low Density Residential (2 – 4 units per acre). Staff views this land use request to be consistent with the approved Future Land Use Map.



Kuna Comprehensive Plan Future Land Use Map:

The Kuna Comprehensive Plan Future Land Use Map shown above in conjunction with the map legend indicates that the subject site is designated as Low Density Residential. The applicant's request is consistent with the Future Land Use Map designation.

2. **Kuna Recreation and Pathways Master Plan Map:**

The Kuna Recreation and Master Pathways Plan map identifies a future trail adjacent to the Kuna Canal waterway as it flows through the subject site. The applicants submitted, proposed landscape plan accommodating this trail designation along the Kuna Canal.



3. **Surrounding Existing Land Uses and Zoning Designations:**

North	C-1 and R-4	Neighborhood Commercial and Low Density Residential – Kuna City
South	R-6	Medium Density Residential – Kuna City
East	R-4	Low Density Residential – Kuna City
West	AG	Agriculture – City of Kuna

4. **Parcel Sizes, Current Zoning, Parcel Numbers:**

- Approx. 15.82 acres total
- RR (Rural Residential) – Ada County
- Parcel # S1314233800

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 City Police (Ada County Sheriff's office)
 Sanitation Services – J & M Sanitation

6. **Existing Structures, Vegetation and Natural Features:** Currently vacant use is on site. This site slopes slightly to the southwest, towards Ten Mile Road, but is otherwise generally flat. Teed Lateral flows south to north on the east side of the subject parcel, on-site vegetation is consistent with typical agricultural fields.

Transportation / Connectivity: ACHD recommends Rights-of-Way (ROW) acquisition along Ten Mile Road (17 feet from centerline and three feet for a possible gravel shoulder) to serve the needs of the site and in sufficient amounts for a future roundabout at the Ten Mile and Ardell intersection. ACHD's Master Street Map (MSM) calls for five lanes on Ten Mile Road within a 96 foot ROW corridor, and 72 feet of total improvements including on-street bike lanes.

The applicant proposes to construct a portion of Ardell Road as a half street section from Ten Mile Road along the south frontage, to serve the subdivision, which provided connection to an arterial road. Also, applicant proposes connection to Morning Sun Avenue on the north side of the property, within the Walnut Creek Subdivision expanded circulation. Applicant proposes 48 feet of ROW from centerline for Ten Mile and 30 feet for Ardell Road.

Applicant proposes construction of Ardell Road on the southern frontage and ACHD recommends conditioning their participation in building a crossing over the Teed Lateral on the east side of Ardell Road. ACHD recommends the applicant provide a trust that amounts to ¼ of the crossing to complete this segment of Ardell Road, a residential mid-mile collector road, and to dedicate a minimum of 30' for ROW and sidewalks, curb and gutter. Staff concurs with ACHD's recommendation.

There are several multiuse pathway connections within this development to support alternative transportation choices for residents, and create a more walkable and pedestrian friendly neighborhood environment.

7. **Environmental Issues:** Staff is not aware of any environmental issues, health or safety conflicts. Idaho Department of Environmental Quality (DEQ) has provided recommendations for surface and groundwater protection practices and requirements for development of the site.

8. **Agency Responses:** The following responding agency comments are included as exhibits with this case file:

- Ada County Highway District (ACHD) – Exhibit B-1
- Boise Project Board of Control – Exhibit B-2
- Central District Health Department (CDHD) – Exhibit B-3
- Community Planning Association of Southwest Idaho (COMPASS) – Exhibit B-4
- Department of Environmental Quality – Exhibit B-5
- Idaho Transportation Department (ITD) – Exhibit B-6
- Kuna Rural Fire District – Exhibit B-7

E. Staff Analysis:

Applicant requests approval to annex approximately 15.82 total acres with a current county zoning designation of Rural Residential (RR) into Kuna City limits with an R-4 (Low Density Residential) zone; and subdivide the subject property creating a 42 lot, single family subdivision, known as *Wapiti Creek* Subdivision. Applicant also proposes to develop four additional lots, into common lots for the use by residents. Applicant proposes one of these four common lots to be developed as a multi-use pathway along the Teed Lateral. The pathway is proposed to be built by the developer (see Letter of Intent), and is proposed to be dedicated to the City. A Homeowners Association (HOA) will be established for the care and maintenance for the common lots and landscape buffers.

The site is eligible for annexation, as it touches current City limits on all sides of the project. Applicant is proposing two (2) phases of development which will largely be driven by the consumer market.

Public services will be extended to the property at the developers cost, by extending existing City facilities.

A design review application accompanies the applicant's request for the common area landscaping and buffers. Staff recommends through-connections for pedestrians and non-motorized transportation between home lots for better pedestrian access. Staff notes that a monument sign is called out for the subdivision, but was not included with the design review application, all monument signs are required to go through design review. This process can be accomplished at a later date without any delay to the project. Staff finds that the proposed landscaping does not appear to be compliant for the buffers on Ten Mile and Ardell Roads. Staff recommends the applicant be conditioned to become compliant with KCC 5-17-15. Those changes are requested in the proposed conditions of approval – Condition # 12, staff recommends that the applicant resubmit a plan bearing these changes.

Staff has determined these applications comply with Title 5 of the Kuna City Code; Idaho Statute §50-222; and the Kuna Comprehensive Plan; and forwards Case No.'s 17-06-AN and 17-08-S, to the Council with recommended conditions of approval listed in section 'L' of this report.

F. Applicable Standards:

1. Kuna City Code Chapter 6 – Chapter 1-6; Subdivision Regulations,
2. Kuna City Code Title 5 – Chapter 1-17; Zoning Regulations,
3. City of Kuna Comprehensive Plan and Future Land Use Map,
4. Idaho Code, Title 67, Chapter 65, Local Land Use Planning Act.

G. Procedural Background:

The Council held a public hearing on January 2, 2018, to consider Cases No.'s 17-06-AN and 17-08-S, including the submitted application documents, agency comments, staff report, application exhibits and public testimony presented at the hearing.

H. Proposed Factual Summary:

This site is located at the northeast corner (NEC) of Ten Mile and Ardell Roads. Applicant proposes to annex approximately 15.82 acres into the City of Kuna with an R-4 (Low density residential) zone. Applicant has submitted a preliminary plat to subdivide the parcel into 42 buildable lots and four common lots, 14% open space,

a pathway along Teed Lateral, and proposes to improve Ten Mile, Ardell and all internal Roads to City and ACHD standards.

I. Proposed Comprehensive Plan Analysis:

The comprehensive plan is a living document, intended for use as a guide to governmental bodies. The plan is not law that must be strictly adhered to in the most stringent sense; it is to be used by public officials to assist their decision making for the City. The Kuna Planning and Zoning Council accepts the Comprehensive Plan components as described:

Goals, Policies and Objectives from the Kuna Comprehensive Plan:

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 evaluate with guidance from the City attorney and the Idaho Attorney General's six criterion established to determine the potential for property takings.

Comment: Utilizing the Idaho Attorney Generals criteria, and a review by the City Attorney, the proposed project does/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.

Comment: The proposed application does/ does not comply with the comprehensive plan by providing a mix of lot sizes, and a pathway along the Teed Lateral and sidewalks and outside connections to meet this goal.

Land Use Goals and Objectives - Section 6 - Summary:

Adopt a future land use plan and map that includes natural and developed open spaces, while providing a variety of housing densities and types to accommodate various lifestyles, ages and economic groups. Protect existing neighborhoods and ensure new development is sustainable and keeps Kuna desirable. Develop cohesive neighborhoods with character and quality while incorporating a variety of densities and styles.

Comment: The project complies with the land use plan as adopted by the City by incorporating the following; landscape buffers, utilization of the Teed Lateral corridor for a future pathway, varied larger housing densities and types and promotes desirable, cohesive community character and a quality neighborhood.

Natural Resources Goals and Objectives - Section 7 - Summary:

Retain natural resources that contribute to Kuna's quality of life while developing a green grid of trails for bikes throughout the City for recreation and alternative transportation needs.

Comment: The proposed application provides pathways through the development as well as a trail along Teed Lateral for recreation and alternate transportation modes.

Public Services, Facilities and Utilities Goals and Objectives - Section 8 -Summary:

Provide adequate services, facilities, and utilities for all City residents and annex contiguous properties who request City services. Ensure that development within Kuna connects into the City's sanitary sewer and potable water systems and continue expansion of the City's sewer systems as resources allow.

Comment: Kuna has/does not have adequate services for this development and the authority to annex the requested lands into the City. This application will expand the City's sanitary sewer system, potable water and adds to the pressure irrigation mainline in an orderly fashion.

Transportation Goals and Objectives - Section 9 - Summary:

Work with Kuna City, ACHD and COMPASS to promote and encourage bicycling and walking as transportation modes. Develop a transportation strategy and identify future transit corridors while requiring developers to preserve rights-of-way, to improve mobility on major routes while balancing land use planning with transportation needs.

Comment: ACHD, and COMPASS have provided a report. The project meets with the transportation goals of the City by extending public rights-of-way on South Ten Mile and West Ardell Roads to create additional transportation connections.

Recreation Goals and Objectives - Section 10 - Summary:

Ensure a City wide system of parks, trails and recreational opportunities for a variety of year-round outdoor activities balancing active and passive open spaces with easy access for users. Encourage the development of community and neighborhood-centered recreational facilities including gathering places connected by trails, walkways, bikeways and horse paths.

Comment: Applicant's proposed subdivision incorporates trails along Teed Lateral, and landscape buffers for residents, meeting the goals of the City.

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.

Comment: Applicant has proposed 42 single family lots which will contribute to high-quality lots of varied sizes to be developed in a logical and orderly manner. The development adds a trail and open space, connections to other subdivisions, creating a pleasant neighborhood environment.

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 create a sense of place.

Comment: The application does/does not incorporate(s) sound community design and landscape features to buffer incompatible uses to create a sense of place for the community to foster neighborhood interactions and activities.

J. Conclusions of Law:

Based on the evidence contained in Case No's 17-06-AN and 17-08-S, the Kuna Council finds Case No's 17-06-AN and 17-08-S does/does not comply with Kuna City Code, the Kuna Comprehensive Plan as proposed or conditioned.

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

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

2. The site is physically suitable for a subdivision.

Comment: *The 15.82 acre subdivision is large enough to include a mix of lot sizes, community open space(s), and a pathway along Teed Lateral.*

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

Comment: *The land to be annexed is not used as wildlife habitat. Roads, homes and open spaces are planned for construction according the City requirements and best practices. Staff is not aware of any environmental damage or loss of habitat associated with the proposed development.*

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

Comment: *The annexation of the property requires a zoning designation per Kuna Code 5-13-9. The low density zone requires connection to public sewer and water, therefore eliminating the occurrence of adverse public health problems. Through correspondence with public service providers and application evaluation, this project appears to avoid detriment to surrounding uses.*

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

Comment: *The annexation, rezone and design of the subdivision did consider the location of the property adjacent to Teed Lateral, classified roadways (Ten Mile and Ardell.) and the system. The subject property can be connected to the City's public sewer, water and pressure irrigation facilities. The adjacent uses are complimentary uses (Kuna) as proposed in the Kuna Comprehensive Plan Future Land Use Map.*

6. The existing and proposed street and utility services in proximity to the site are/are not suitable and adequate for residential purposes.

Comment: *Correspondence from ACHD and Kuna Public Works confirms that the proposed streets and utility services are suitable and adequate for this residential project. ACHD confirms that the proposed streets within and adjacent to the subdivision are adequate for the proposed development.*

K. Proposed Findings of Fact:

Based upon the record in 17-06-AN and 17-08-S, 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/conditional approves/denies* Case No's 17-06-AN and 17-08-S, a request for annexation and 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 the Subdivision regulations outlined in title 6 of KCC and the Landscape Code in title 5.

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 17-06-AN and 17-08-S. On January 2, 2018 the Council voted to approve/deny these applications.
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 January 2, 2018, with the Council.

L. Commissions' Recommendation to Council:

On November 14, 2017, the Planning and Zoning Commission voted to recommend approval for Case No's 17-06-AN and 17-08-S, based on the facts outlined in staff's report and public testimony during the public hearing the Planning and Zoning Commission of Kuna, Idaho, hereby recommends *approval* for Case No's 17-06-AN and 17-08-S; annexation and preliminary plat *with* the following conditions of approval to Council:

- *Applicant shall follow the conditions as outlines in the staff report,*
- *Work with staff on the buffers along Ten Mile and Ardell Rd., to bring into compliance.*

M. Proposed Decision by the Council:

17-06-AN (Annexation) and 17-08-S (Preliminary Plat): *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.*

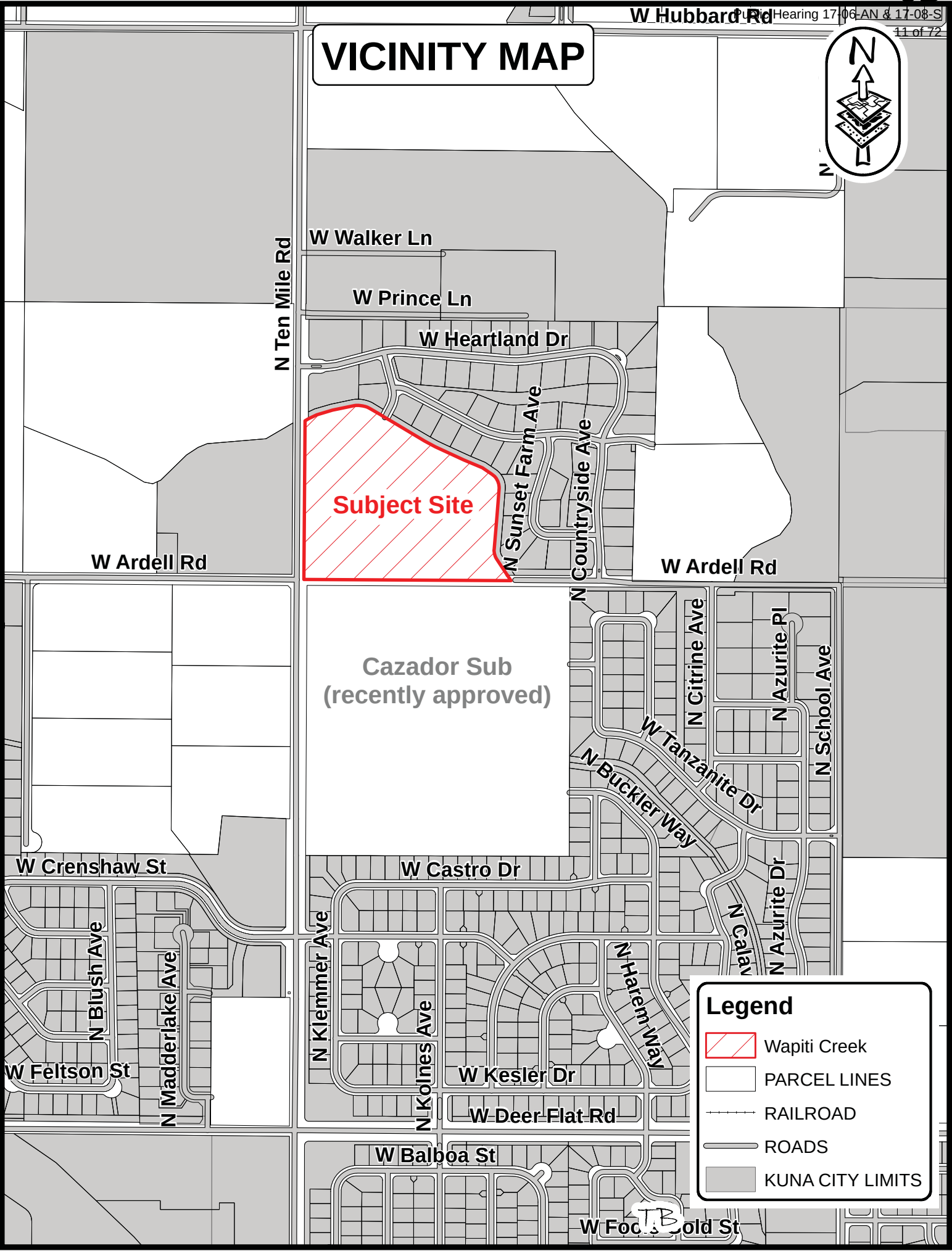
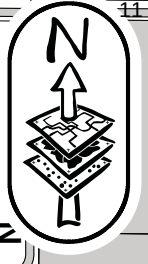
On January 2, 2018, the Council voted to approve/conditionally approve/deny Case No's 17-06-AN and 17-08-S, based on the facts outlined in staff's report and public testimony during the public hearing the City Council of Kuna, Idaho. The Council hereby approves/conditionally approves/denies Case No's 17-06-AN and 17-08-S; annexation and preliminary plat *with* the following conditions of approval:

1. The applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
 - a. The City Engineer shall approve the sewer hook-ups.
 - b. The City Engineer shall approve drainage and grading plans.
 - c. 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".
 - d. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
 - e. 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.
 - f. The *Boise Project and Board of Control* shall approval any modifications to the existing irrigation system.
 - g. Approval from Ada County Highway District shall be obtained and Impact Fees must be paid prior to issuance of any building permit.
 - h. Idaho Transportation Department. No public street construction may be commenced without the approval and permit from Ada County Highway District and Idaho Transportation Department.

- i. All public rights-of-way shall be dedicated and constructed to standards of the City, Ada County Highway District,
2. Installation of utility service facilities shall comply with requirements of the public utility or irrigation district providing services. All utilities shall be installed underground, see KCC 6-4-2-W.
3. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site.
4. Street lighting shall use LED lights, with spacing and wattages meeting KCC 5-4-6; applicant shall coordinate a street light plan for P&Z approval in concert with the prepared construction drawings for the project.
5. Parking within the site shall comply with KCC 5-9-3. A separate Design Review application is required for the community clubhouse and parking lot.
6. Fencing within and around the site shall comply with Kuna City standards – KCC 5-5-5- A-J and KCC 6-4-2-E.
7. A sign permit is required prior to any subdivision entrance sign construction and shall comply with KCC 5-10-4. Monument signs will require a separate design review.
8. 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 three days or as the planting season permits as required to meet KCC 5-17-7 standards. Maintenance and planting within public rights-of-way shall be approved from the public entities owning the property.
9. Submit a petition to the City 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 system of the City (KMID) prior to requesting final plat signature from the City Engineer.
10. 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 Commission and/or Council, or seek amending them through public hearing processes.
11. The applicant's proposed preliminary plat (dated 06/19/17) and landscape plan (dated 06/19/2017) shall be considered binding site plans, or as modified and approved through the public hearing process.
12. Applicant shall bring landscape buffers into compliance as described in Kuna City Code 5-17, and submit a PDF bearing these changes for approval.
13. Applicant shall follow staff, city engineer and other agency recommended requirements as applicable.
14. Applicant shall demonstrate permanent access, maintenance and care for all lots affected by shared driveways as proposed on the preliminary plat bearing the same date as above.
15. Compliance with all local, state and federal laws is required.

DATED: This ____ day of _____, 2018.

VICINITY MAP



Legend

 Wapiti Creek

 PARCEL LINES

 RAILROAD

 ROADS

 KUNA CITY LIMITS





August 11, 2017

Mr Trevor Kesner, Planner II
City of Kuna
751 W. 4th Street
Kuna, Idaho 83634

Dear Trevor:

Subject: Wapiti Creek Subdivision

On behalf of AP Developments LLC., A Team Land Consultants presents to the City of Kuna, an Annexation, Rezone, and Preliminary Plat application for the proposed Wapiti Creek Subdivision. The subject property is located at the northeast corner of Ten Mile Road and Ardell Road. The property contains 15.82 total acres and is identified as Ada County Assessor's Tax Parcel Number S1314244345.

Project Summary

The applicant is proposing 42 single family lots and 4 common lots. The site is currently zoned RR, and we are requesting a rezone to R-4. The application that are being submitted are an annexation with a rezone and preliminary plat. The site consists of larger estate lots that are planned to have higher end homes constructed on them. The lots range from just under 9,000 square feet to nearly 1/3 of an acre. The developer will be extending a pathway along the Teed Lateral, it will be constructed then donated to the City of Kuna.

Access Roads and Connectivity

Primary access to the proposed development will be off Ardell Road extended along our southern boundary, and extensions of an existing stub street from the north into the site. The roads within the subdivision will be constructed as public roads, with curbs, gutters, and five foot wide detached sidewalks. All the roadways have been designed so that speeding and cut through traffic will not occur. Block lengths have been broken up and curves and bends have been placed to discourage excessive speeding.

Proposed Single Family Buildings

In order to protect the quality and value of the homes built in the project and for the continued protection of the Owners thereof, an Architectural Control Committee (ACC) will be established. No building will be erected without written approval from the ACC. The ACC will require strict architectural controls, monitoring item such as:

1. Exterior paint and trim colors must be approved by the ACC
2. Roofing material must be a 25-year architectural grade composition shingle.
3. The roof and front elevation of the principle residence and garage must have a minimum slope of 5/12.
4. Minimum a floor area of not less than 1,600 square feet if single Level.
5. Front elevations must have a minimum of at least three textures such as, Stucco façade with stone accents or brick, shutters, or different textures in siding.

The intent of the developer is to build a high-end development and monitoring the construction of the homes will ensure this high quality. By building quality homes in the initial phase of the development it will ensure the later phases values will be higher than the initial values; this is building equity by design.

Landscaping and Amenities

There is approximately 2.06 acres of open space being proposed throughout the development. There are 20-foot landscape buffers provided along Ten Mile and Ardell Roads. These landscape areas will have extensive planting, berms and fencing. A landscape plan has been prepared in accordance with the City standards. Along with the landscape buffers we are also providing a 10-foot pathway along the Teed Lateral. That pathway will be located within a 25-30-foot common lot and extensively landscaped. Detached sidewalks are being provided along all the internal roads within the subdivision, thus giving pedestrian connectivity throughout the development. All of the landscaping will be maintained by a subdivision owner's association. It is the intention of the developer to install landscaping that exceeds the City requirements in order to support the quality of development that is proposed.

Utilities, Irrigation, and Storm Drainage

There is existing sewer and water adjacent to the site, along with pressure irrigation. Dry utilities are adjacent to this site's west and north property line. All wet and dry utilities will be extended to all proposed building lots. Portions of the common areas will be utilized for storm drain; subsurface seepage beds will dispose of the storm water. All storm drain will be designed to accommodate the 100-year event. During the construction of the site, a storm water pollution prevention plan will be provided and best management practices will be implemented. Pressurized irrigation is proposed to all common areas within this development, and to all building lots.

Neighborhood Meetings

There was a neighborhood meeting conducted prior to submitting this application on July 11, 2017. There were several adjacent land owners that showed up to that meeting. The one concern of the neighbors was the homes affecting their view to the west. However, it was explained that there will be approximately 50-feet of buffer with the Teed Lateral and our proposed lots in addition to the setbacks, which will significantly lessen that impact. Overall the lot sizes, site layout and densities were welcomed.

Page 3

Vision Statement

Our vision is to promote a high end residential development with strict building criteria governed by our Architectural Control Committee. We will be providing very nice landscaping adjacent to Ten Mile and Ardell Road. The landscape entrances at the intersection of Ten Mile and Ardell Road will be created as to provide an esthetic approach as people turn east down Ardell to the site.

The Developer will have a mix of architectural styles that will provide a varied streetscape. This mix of development product will enhance the subdivision and provide value to the subdivision years after it has been developed. The detached sidewalk and landscape boulevards will provide the residents of this development a private feel and create a sense of community. This development will enhance the community and the project will be an asset to the City.

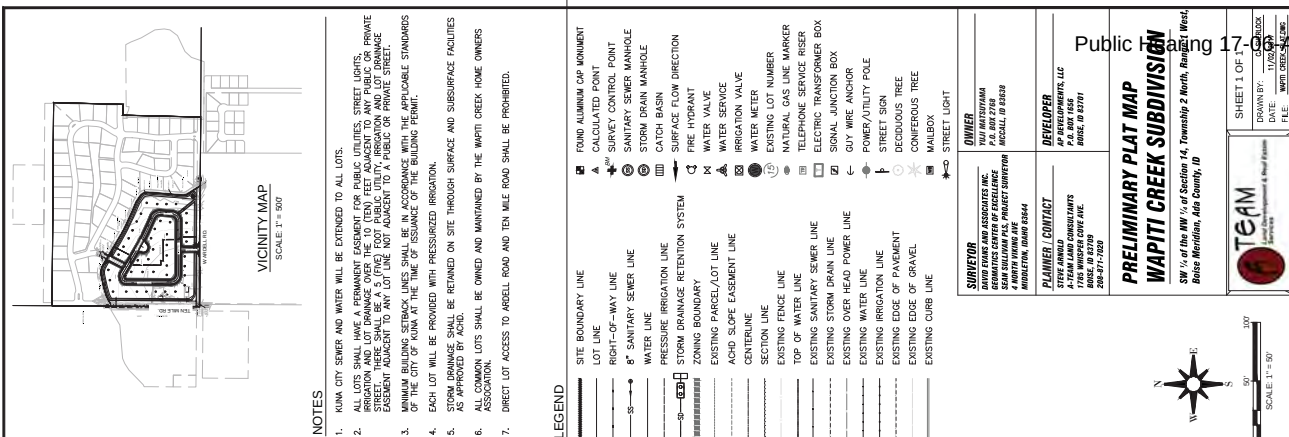
It is anticipated that the applications are in compliance with all applicable plans and codes adopted by the City. Please notify us as early as possible if you should need additional clarification or information regarding this application. The proposed development will be a great addition to the City, I look forward to working with the City as this development moves forward in the process.

Sincerely,
A Team Land Consultants



Steve Arnold
Project & Real Estate Manager

Cc: Kelly Perryman
Lee Abrams



LANDSCAPE & IRRIGATION NOTES:

1. Contractor shall provide all materials and labor for the entire project, including the design and construction of the irrigation system.
2. Contractor shall provide all materials and labor for the entire project, including the design and construction of the irrigation system.
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25. Contractor shall provide all materials and labor for the entire project, including the design and construction of the irrigation system.

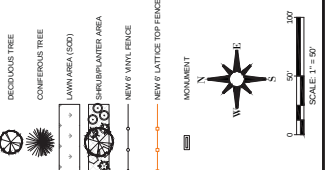
TREE PLANTING NOTES

1. The quality of trees to be planted is the contractor's choice. However, the contractor is responsible to ensure that all trees are of a minimum size and are of a minimum quality.
2. The contractor shall provide all materials and labor for the entire project, including the design and construction of the irrigation system.
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25. The contractor shall provide all materials and labor for the entire project, including the design and construction of the irrigation system.

PLANT SCHEDULE

TREES, SHRUBS, & PLANTS	PLANTING SIZE CLASS	PLANTING SIZE
1. 1" DBH	1" DBH	1" DBH
2. 2" DBH	2" DBH	2" DBH
3. 3" DBH	3" DBH	3" DBH
4. 4" DBH	4" DBH	4" DBH
5. 5" DBH	5" DBH	5" DBH
6. 6" DBH	6" DBH	6" DBH
7. 7" DBH	7" DBH	7" DBH
8. 8" DBH	8" DBH	8" DBH
9. 9" DBH	9" DBH	9" DBH
10. 10" DBH	10" DBH	10" DBH
11. 11" DBH	11" DBH	11" DBH
12. 12" DBH	12" DBH	12" DBH
13. 13" DBH	13" DBH	13" DBH
14. 14" DBH	14" DBH	14" DBH
15. 15" DBH	15" DBH	15" DBH
16. 16" DBH	16" DBH	16" DBH
17. 17" DBH	17" DBH	17" DBH
18. 18" DBH	18" DBH	18" DBH
19. 19" DBH	19" DBH	19" DBH
20. 20" DBH	20" DBH	20" DBH
21. 21" DBH	21" DBH	21" DBH
22. 22" DBH	22" DBH	22" DBH
23. 23" DBH	23" DBH	23" DBH
24. 24" DBH	24" DBH	24" DBH
25. 25" DBH	25" DBH	25" DBH

LANDSCAPE LEGEND



Public Hearing 17-08-S
N & 17-08-S
17 of 72

**PRELIMINARY LANDSCAPE PLAN
WAPITI CREEK SUBDIVISION**

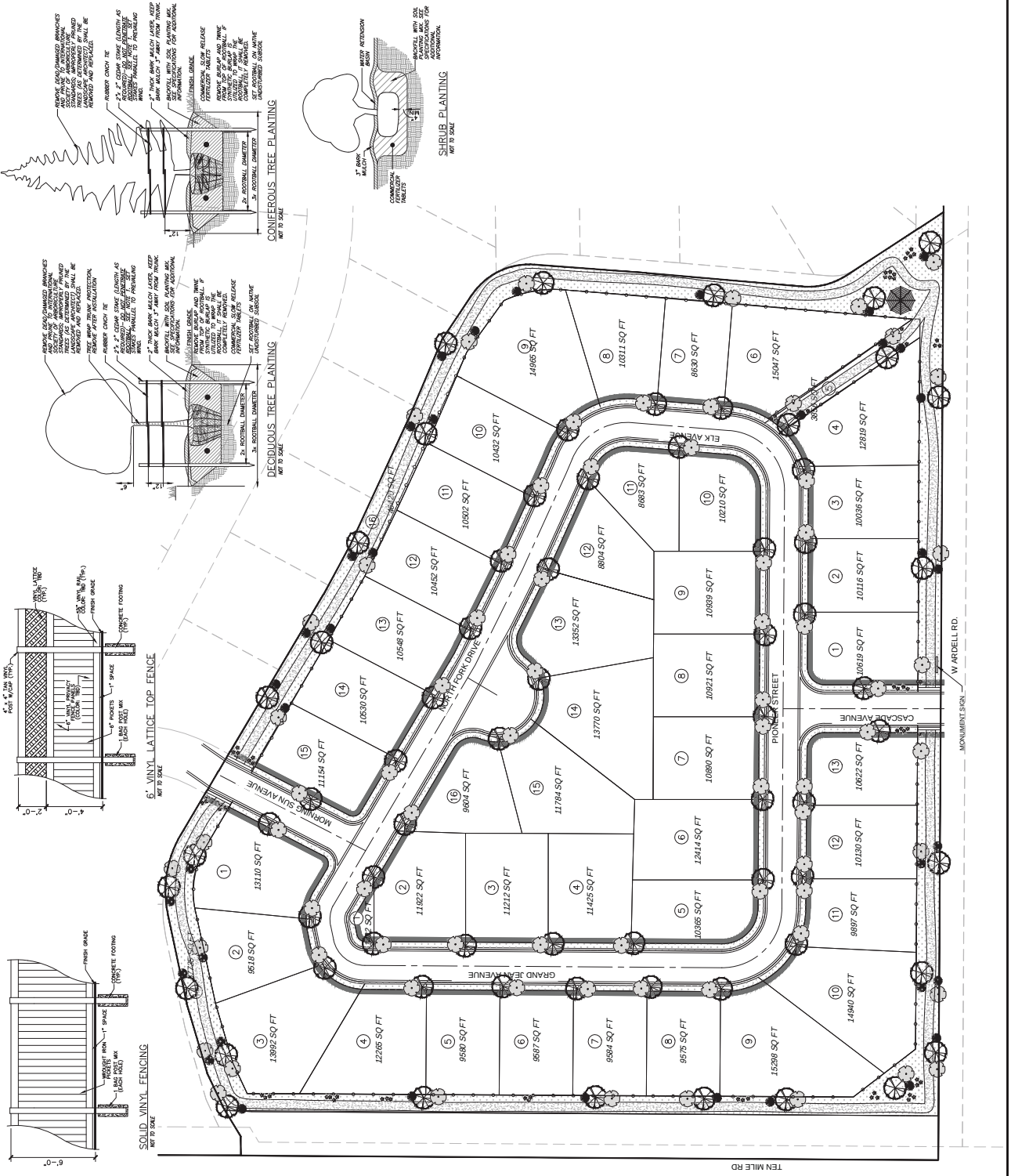
SW 1/4 of the NW 1/4 of Section 14, Township 2 North, Range 1 West,
Deer Creek, Ada County, ID

PLANNER / CONTACT
STEVE JENSEN
1715 WINDSOR DRIVE
BOISE, ID 83709
208-377-7722

LANDSCAPE DESIGNER
POWER ENTERPRISES
1715 WINDSOR DRIVE
BOISE, ID 83709
208-377-7722

TEAM
Power Enterprises & Steve Jensen

SHEET 1 OF 1
DRAWN BY: [Signature]
DATE: [Date]
FILE: [File Name]



WAPITI CREEK SUBDIVISION KUNA, ID



STEVE ARNOLD
1785 WHISPER COVE AVE.
BOISE, ID 83709
208-612-1720



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

Commission & Council Review Application

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

*Please submit the appropriate checklist (s) with application

Type of Review (check all that apply):

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

For Office Use Only	
File Number (s)	17-06-AN, 17-08-S 17-18-DR
Project name	Wapiti Creek Sub.
Date Received	
Date Accepted/ Complete	
Cross Reference Files	
Commission Hearing Date	Oct. 24, 2017
City Council Hearing Date	

Contact/Applicant Information

Owners of Record: <u>Yuji Matsuyama</u>	Phone Number: <u>321-0525</u>
Address: <u>P.O. Box 2768</u>	E-Mail: <u>steve@ateamboise.com</u>
City, State, Zip: <u>McCall, ID 83638</u>	Fax #: <u>401-0977</u>
Applicant (Developer): <u>A Team Land Consultants</u>	Phone Number: <u>321-0525</u>
Address: <u>1785 Whisper Cove Avenue</u>	E-Mail: <u>steve@ateamboise.com</u>
City, State, Zip: <u>Boise, ID 83709</u>	Fax #: <u>401-0977</u>
Engineer/Representative: <u>A Team Land Consultants</u>	Phone Number: <u>321-0525</u>
Address: <u>1785 Whisper Cove Avenue</u>	E-Mail: <u>steve@ateamboise.com</u>
City, State, Zip: <u>Boise ID. 83709</u>	Fax #: <u>401-0977</u>

Subject Property Information

Site Address: <u>2480 S. Ten Mile Road, Kuna Id. 83634</u>	
Site Location (Cross Streets): <u>Ten Mile Road and Ardell Road</u>	
Parcel Number (s): <u>S1314244345</u>	
Section, Township, Range: <u>2N 1W SEC 14</u>	
Property size : <u>15.82 Acres</u>	
Current land use: <u>Single Family/Agriculture</u>	Proposed land use: <u>Single Family</u>
Current zoning district: <u>RR</u>	Proposed zoning district: <u>R-4</u>

Project Description

Project / subdivision name: <u>Wapiti Creek Subdivision</u>
General description of proposed project / request: <u>The applicant is requesting a rezone from RR to R-4 for approximately 15.82-acres for 42 single family dwelling units.</u>
Type of use proposed (check all that apply):
☒ Residential _____
☐ Commercial _____
☐ Office _____
☐ Industrial _____
☐ Other _____
Amenities provided with this development (if applicable): <u>Walking pathways and street buffers</u>

Residential Project Summary (if applicable)

Are there existing buildings? ☒ Yes ☐ No
Please describe the existing buildings: <u>Existing single family and out buildings to be removed.</u>
Any existing buildings to remain? ☐ Yes ☒ No
Number of residential units: <u>42</u> Number of building lots: <u>42</u>
Number of common and/or other lots: <u>4</u>
Type of dwellings proposed:
☒ Single-Family _____
☐ Townhouses _____
☐ Duplexes _____
☐ Multi-Family _____
☐ Other _____
Minimum Square footage of structure (s): <u>1,600 s.f.</u>
Gross density (DU/acre-total property): <u>2.65</u> Net density (DU/acre-excluding roads): <u>3</u>
Percentage of open space provided: <u>14-percent</u> Acreage of open space: <u>2.06</u>
Type of open space provided (i.e. landscaping, public, common, etc.): <u>Buffers and pathways</u>

Non-Residential Project Summary (if applicable)

Number of building lots: _____	Other lots: _____
Gross floor area square footage: _____	Existing (if applicable): _____
Hours of operation (days & hours): _____	Building height: _____
Total number of employees: _____	Max. number of employees at one time: _____
Number and ages of students/children: _____	Seating capacity: _____
Fencing type, size & location (proposed or existing to remain): _____	
Proposed Parking:	a. Handicapped spaces: _____ Dimensions: _____
	b. Total Parking spaces: _____ Dimensions: _____
	c. Width of driveway aisle: _____
Proposed Lighting: _____	
Proposed Landscaping (berms, buffers, entrances, parking areas, common areas, etc.): _____	

Applicant's Signature: _____ Date: 8/10/17



City of Kuna

Design Review Application

P.O. Box 13
Kuna, Idaho 83634
(208) 922.5274
Fax: (208) 922.5989
Website: www.kunacity.id.gov

FILE NO.: _____

CROSS REF.: _____

FILES: _____

The City of Kuna has adopted a Design Review process whose purpose is to make Kuna a pleasant and comfortable place to live and work. This Design Review process is based on standards and guidelines found in the Design Review Ordinance No. 2007-02 and the Architecture and Site Design Booklet. Both of these documents can be found online (www.cityofkuna.com) or are picked up in the City's Planning and zoning department is located at 763 W Avalon, Kuna ID. Staff is glad to assist you with your application form.

The Design Review application applies to the following land use actions:

- ▶ Multi- family dwellings (3 or more)
- ▶ Commercial
- ▶ Industrial
- ▶ Institutional
- ▶ Office
- ▶ Common Area
- ▶ Subdivision Signage
- ▶ Proposed Conversions
- ▶ Proposed changes in land use and/or building use or exterior remodeling
- ▶ Exterior restoration, and enlargement or expansion of existing buildings, signs or sites.

Application Submittal Requirements

Applicant
Use

Staff
Use



Date of pre- application meeting : June 12, 2017
Note: Pre-Applications are valid for a period of three (3) months.



A complete Design Review Application form
Note: It is the applicant's responsibility to use a current application.



Detailed letter of explanation or justification for the application, describing the project and design elements, and how the project complies with Design Review standards.



One (1) Vicinity Map (8 ½" x 11") at 1" = 300' scale (or similar), label the location of the property and adjacent streets.



One 8 ½" x 11" colored aerial photo depicting proposed site, street names, and surrounding area within five-hundred feet (500').



Copy of Deed; and, if the applicant is not the owner, an **original** notarized statement (affidavit of legal interest) from the owner (and all interested parties) stating the applicant is authorized to submit this application.





Detailed site, landscape, drainage plan, elevation and to scale. *(No smaller than 1"=30', unless otherwise approved.)*



One of each plan (site, landscape, drainage plan and elevations) is required to be submitted in the following plan sizes:

(1) 24" X 36" TO SCALE COPIES

(1) 11" X 17" REDUCTIONS

(1) 8 ½" x 11" REDUCTIONS



Provide a color rendering and material sample board specifically noting where each color and material is to be located on the structure.



Note: Provide photo of the colored rendering and material samples board to City Staff electronically in a JPG or PDF format.

The Applicant is obligated to provide a site plan that graphically portrays the site and includes the following features:

Site Plan

Applicant Use		Staff Use
☒	North Arrow	☐
☒	To scale drawings	☐
☒	Property lines	☐
☒	Name of "Plan Preparer" with contact information	☐
☒	Name of project and date	☐
☒	Existing structures, identify those which are to be relocated or removed	☐
☒	On-site and adjoining streets, alleys, private drives and rights-of-way	☐
☒	Drainage location and method of on-site retention / detention	☐
☐	Location of public restrooms	☐
☒	Existing / proposed utility service and any above-ground utility structures and their location	☐
☒	Location and width of easements, canals and drainage ditches	☐
☐	Location and dimension of off-street parking	☐
☐	Locations and sizes of any loading area, docks, ramps and vehicle storage or service areas	☐
☐	Trash storage areas and exterior mechanical equipment, with proposed method of screening	☐
☐	Sign locations <i>(a separate sign application must be submitted with this application)</i>	☐
☒	On-site transportation circulation plan for motor vehicles, pedestrians and bicycles	☐
☒	Locations and uses of ALL open spaces	☐
☒	Locations, types and sizes of sound and visual buffers <i>(Note: all buffers must be located outside the public right-of-way)</i>	☐
☐	Parking layout including spaces, driveways, curb cuts, circulation patterns, pedestrian walks and vision triangle	☐
☒	Locations of subdivision lines <i>(if applicable)</i>	☐
☒	Illustration that demonstrates adequate sight distance is provided for motor vehicles, pedestrians and bicycles	☐
☒	Location of walls and fences and indication of their height and material of construction	☐
☐	Roofline and foundation plan of building, location on the site	☐
☒	Location and designations of all sidewalks	☐
☒	Location and designation of all rights-of-way and property lines	☐

Landscape and Streetscape Plan

The landscape and streetscape plans need to be drawn by the project architect, professional landscape architect, landscape designer, or qualified nurseryman for development's possessing more than twelve thousand (12,000) square feet of private land. The landscaped and streetscape plans must be colored. The Planning Director or City Forester may require the preparation of a landscape plan for smaller developments by one of the noted individuals if the lot(s) have unique attributes.

Applicant Use		Staff Use
☒	North Arrow	☐
☒	To scale drawings	☐
☒	Boundaries, property lines and dimensions	☐
☒	Name of "Plan Preparer" with contact information	☐
☒	Name of project and date	☐
☒	Type and location of all plant materials and other ground covers. <i>Please review the City's plant list and rely upon it to identify the site's planting strategy. Include botanical and common name, quantity, spacing and sizes of all proposed landscape materials at the time of planting, and at maturity. A list of acceptable trees is available upon request from City Planning Staff. If there are any questions, please contact the City Forester, Natalie Reeder, at 208.880.0953</i>	☐
☒	Existing vegetation identified by specific size. Identify those which are proposed to be relocated or removed.	☐
☒	Method of irrigation. <i>Note: All plant materials, except existing native plants not damaged during construction or xeriscape species shown not to require regular watering, shall be irrigated by underground sprinkler systems set on a timer in order to obtain proper watering duration and ease of maintenance.</i>	☐
☒	Location, description, materials, and cross-sections of special features, including berming, retaining walls, hedges, fences, fountains street/pathway furniture (benches, etc.), etc.	☐
☒	Sign locations <i>Note: A separate sign application must be submitted with this application</i>	☐
☒	Locations and uses for open spaces	☐
☒	Parking layout including spaces, driveways, curb cuts, circulation patterns, pedestrian walks and vision triangle	☐
☒	Illustration that demonstrates adequate sight distance is provided for motor vehicles, pedestrians and bicycles	☐
☒	Location and designations of all sidewalks	☐
☒	Engineered grading and drainage plans: A generalized drainage plan showing direction drainage with proposed on-site retention. Upon submission of building/construction plans for an approved design review application, a detailed site grading and drainage plan, prepared by a registered professional engineer (PE) shall be submitted to the City for review and approval by the City Engineer.	☐

Building Elevations

Applicant Use		Staff Use
☐ n/a	Detailed elevation plans of each side of any proposed building(s) or additions(s) <i>Note: Four (4) elevations to include all sides of development and must be in color</i>	☐
☐ n/a	Identify the elevations as to north, south, east, and west orientation	☐
☐ n/a	Colored copies of all proposed building materials and indication where each material and color application is to be located <i>Note: Submit as 11"x17" reductions</i>	☐
☐ n/a	Screening/treatment of mechanical equipment	☐
☐ n/a	Provide a cross-section of the building showing any roof top mechanical units and their roof placement	☐
☐ n/a	Detailed elevation plans showing the materials to be used in construction of trash enclosures	☐

Lighting Plan

Applicant Use		Staff Use
☐ n/a	Exterior lighting including detained cut sheets and photometric plan (pedestrian, vehicle, security, decoration)	☐
☐ n/a	Types and wattage of all light fixtures <i>Note: The City encourages use of "dark sky" lighting fixtures</i>	☐
☐ n/a	Placement of all light fixtures shown on elevations and landscaping plans	☐

Roof Plans

Applicant Use		Staff Use
☐ n/a	Size and location of all roof top mechanical units	☐

Design Review Application

Applicant: A Team Land Consultants Phone: 321-0525

☐ Owner

☒ Representative

Fax/Email: steve@ateamboise.com

Applicant's Address: 1785 Whisper Cove Avenue

Boise ID

Zip: 83709

Owner: Yuji Matsuyama Phone: 321-0525

Owner's Address: P.O. Box 2768 Email: steve@ateamboise.com

McCall ID

Zip: 83638

Represented By: *(if different from above)* A Team Land Consultants Phone: 321-0525

Address: 1785 Whisper Cove Avenue Email: _____

Boise ID

Zip: 83709

Address of Property: 2480 S. Ten Mile Road

Kuna ID

Zip: 83634

Distance from Major Cross Street: Ten Mile Road and Ardell Road Street Name(s): _____

Please check the box that reflects the intent of the application

☐ BUILDING DESIGN REVIEW

☒ SUBDIVISION / COMMON AREA LANDSCAPE

☐ DESIGN REVIEW MODIFICATION

☐ STAFF LEVEL APPLICATION

This Design Review application is a request to construct, add or change the following: *(Briefly explain the nature of the request.)*

The applicant is requesting a rezone from RR to R-4 for 42 single family dwelling units on 15.82 acres.

1. Dimension of Property: 1,000' by 900'
2. Current Land Use(s): Agriculture and single family
3. What are the land uses of the adjoining properties?
 - North: Commercial land Single Family
 - South: Agriculture
 - East: Single Family
 - West: Agriculture and a Church site
4. Is the project intended to be phased, if so what is the phasing time period? Yes, two phases.
 Please explain: After the completion of phase one the applicant will design and construct phase two.
5. The number and use(s) of all structures: 42-Single Family Homes
6. Building heights: 35' Number of stories: 2 Maximum
 The height and width relationship of new structures shall be compatible and consistent with the architectural character of the area and proposed use.
Note: The maximum building height for each zoning district is as follows:

L-O: 35'	C-2: 60'	CBD: 80'	M-2: 60'	P: 60'
C-1: 35'	C-3: 60'	M-1: 60'	M-3: 60'	
7. What is the percentage of building space on the lot when compared to the total lot area? 40-Percent Max.
8. Exterior building materials & colors: *(Note: This section must be completed in compliance with the City of Kuna Ordinance No. 2007-21A (as amended); found online at (www.cityofkuna.com) under the City Code.*

MATERIAL**COLOR**

Roof: _____ / _____

Walls: *(State percentage of wall coverage for each type of building material below for each frontage wall) If there is not adequate space to identify the various building materials and applications, please list them on the attached sheet of this application. Please attach photos to support application types.*

% of Wood application: _____ / _____

% EIFS: _____ / _____
(Exterior Insulation Finish System)

% Masonry: _____ / _____

% Face Block: _____ / _____

% Stucco: _____ / _____

& other material(s): _____ / _____

List all other materials: _____

Windows/Doors: _____ / _____
(Type of window frames & styles / doors & styles, material)

Soffits and fascia material: _____ / _____

Trim, etc.: _____ / _____

- Other: _____ / _____
9. Please identify Mechanical Units: N/A
 Type/Height: _____
 Proposed Screening Method: N/A
10. Please identify trash enclosure: *(size, location, screening & construction materials)* N/A
11. Are there any irrigation ditches/canals on or adjacent to the property? Teed Lateral
 If yes, what is the name of the irrigation or drainage provider? Boise Project Board of Control
12. Fencing: *(Please provide information about new fencing material as well as any exiting fencing material)*
Vinyl Exterior and internal to all lots.
 Type: Vinyl
 Size: 6-foot
 Location: Perimeter and adjacent to lot lines at the time of building permit.
(Please note that the City has height limitations of fencing material and requires a fence permit to be obtained prior to installation)
13. Proposed method of On-site Drainage Retention/Detention:
Subsurface Seepage Beds
14. Percentage of Site Devoted to Building Coverage: 40-percent maximum.
- | | | | |
|--|-------------------|-----------------|--------------------|
| % of Site Devoted to Landscaping:
<i>(Including landscaped rights-of-way)</i> | <u>14-percent</u> | Square Footage: | <u>89,733 s.f.</u> |
| % of Site that is Hard Surface:
<i>(Paving, driveways, walkways, etc.)</i> | <u>12-percent</u> | Square Footage: | <u>81,457 s.f.</u> |
| % of Site Devoted to other uses: | <u>N/A</u> | | |
- Describe: _____
 % of landscaping within the parking lot (landscaped islands, etc.): _____
N/A
15. For details, please provide dimensions of landscaped areas within public rights-of-way:
N/A
16. Are there any existing trees of 4" or greater in caliper on the property? *(Please provide the information on the site plans.)*
 If yes, what type, size and the general location? *(The City's goal is to preserve existing tree with greater than a four inch (4") caliper whenever possible):*
No.
17. Dock Loading Facilities:
 Number of docking facilities and their location: N/A
 Method of screening: _____
18. Pedestrian Amenities: *(bike racks, receptacles, drinking fountains, benches, etc.)* Pathways and detached sidewalks
19. Setbacks of the proposed building from property lines:

May 2010
Page 8 of 8



Project/File: **Wapiti Creek/ KPP17-0013/17-06-AN/17-08-S**
This is an annexation, rezone, and preliminary plat application to allow for the development of 42 single family building lots and 4 common lots on approximately 16 acres.

Lead Agency: City of Kuna

Site address: 2480 S. Ten Mile Road

Staff Approval: November 2, 2017

Applicant: Steve Arnold
 A-Team Land consultants
 1785 Whisper Cove Avenue
 Boise, ID 83709

Representative: Same as above

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, rezone, and preliminary plat application to allow for the development of 42 single family building lots and 4 common lots on approximately 16 acres.
2. **Description of Adjacent Surrounding Area:**

Direction	Land Use	Zoning
North	Single family residential	R-4
South	Single family residential	RUT
East	Single family residential	R-4
West	Single family residential	A
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:
 - Cazador Subdivision, consisting of 164 single family building lots and 18 common lots on 40 acres, located directly south of the site, was approved by ACHD on August 17, 2017.
5. **Transit:** Transit services are not available to serve this site.

6. **New Center Lane Miles:** The proposed development includes 0.4 centerline miles of new public road.
7. **Impact Fees:** There will be an impact fee that is assessed and due prior to issuance of any building permits. The assessed impact fee will be based on the impact fee ordinance that is in effect at that time.
8. **Capital Improvements Plan (CIP)/ Integrated Five Year Work Plan (IFYWP):**
 - 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 400 vehicle trips per day; 42 vehicle trips per hour in the PM peak hour, based on the Institute of Transportation Engineers Trip Generation Manual, 9th edition.
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
Ten Mile Road	765-feet	Minor Arterial	341	Better than "E"
Deer Flat Road	N/A	Minor Arterial	253	Better than "E"

- * 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)

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 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.

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. Therefore, 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 58-feet of right-of-way for Ten Mile Road (35-feet from centerline).

b. **Policy:**

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

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

Street Section and Right-of-Way Width Policy: District Policies 7205.2.1 & 7205.5.2 state that the standard 5-lane street section shall be 72-feet (back-of-curb to back-of-curb) within 96-feet of right-of-way. This width typically accommodates two travel lanes in each direction, a continuous center left-turn lane, and bike lanes on a minor arterial and a safety shoulder on a principal arterial.

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

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

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

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

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

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

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

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, arterial street requirements, and specific roadway features required through development. This segment of Ten Mile Road is designated in the MSM as a 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:** The applicant has proposed to construct an 8-foot wide detached concrete sidewalk on Ardell Road abutting the site.
- d. **Staff Comments/Recommendations:** Ardell Road currently terminates east of the site on the east side of the Teed Lateral. The extension of Ardell Road west over the Teed Lateral intersecting Ten Mile Road is consistent with the MSM and is needed to complete Ardell Road as a mid-mile collector roadway running east/west between Ten Mile Road and School Street. To accommodate the extension of Ardell Road over the Teed Lateral, the applicant should be required to dedicate 30-feet of right-of-way from the centerline of Ardell Road abutting the entire site (from Ten Mile Road to the east property line) and provide a road trust deposit in the amount of \$37,500.00 for $\frac{1}{4}$ of the crossing of the Teed Lateral prior to ACHD's signature on the first final plat.

Consistent with the proposed subdivision phasing, the applicant should be required to dedicate right-of-way and construct Ardell Road 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 from Ten Mile Road east to Cascade Avenue to match phase 1. Ardell Road should align centerline to centerline with Ardell Road on the west side of Ten Mile Road across from the site.

If the parcel to the south (Cazador Subdivision) has developed prior to construction of phase 2, then for phase 2 of the development, from Cascade Avenue east to the bridge, the applicant should be required to complete Ardell Road as a 36-foot residential collector street section with 6-feet of pavement, vertical curb, gutter, and 8-foot wide detached concrete sidewalk abutting the site.

If the parcel to the south (Cazador Subdivision) hasn't developed and the bridge crossing of the Teed Lateral hasn't been constructed, then the applicant should be required to provide a road trust deposit in the amount of \$109,380.00 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 south develops.

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.

- c. **Applicant's Proposal:** The applicant has proposed to construct the internal local streets, as 36-foot street sections with rolled curb, gutter within 40-feet of right-of-way and an 8-foot wide planter strip and 5-foot wide concrete sidewalks located outside of the right-of-way within an easement.

The applicant is proposing to extend 1 stub streets into the site, Morning Sun Avenue.

The applicant has proposed to construct 1 knuckle within the site.

- d. **Staff Comments/Recommendations:** The applicant's proposal meets District policy and should be approved, as proposed. The applicant should be required to provide a permanent right-of-way easement for the sidewalks located outside of the dedicated right-of-way.

The applicant may construct the local streets at 33 to 43-foot wide street sections.

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 1 local street to intersect Ardell Road, Cascade Avenue, located approximately 480-feet east of Ten Mile Road.
- d. **Staff Comments/Recommendations:** The applicant's proposal meets District policy for the offset from Ten Mile Road, however, as part of ACHD's August 17, 2017, approval of Cazador Subdivision located directly south of the site, a local street intersection with Ardell Road was approved, 510-feet east of Ten Mile Road. To ensure the local streets on the north and south side of Ardell Road align, the applicant should be required to construct Cascade Avenue to intersect Ardell Road 510-feet east of Ten Mile Road, aligned centerline to centerline with local street on the south side of Ardell Road.

6. Bridge for the Teed Lateral

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

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. The applicant will be compensated for the right of way dedication which is in addition to existing right-of-way on Ten Mile Road.
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. Provide a permanent right-of-way easement for detached sidewalks located outside of the dedicated right-of-way.
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. Dedicate 30-feet of right-of-way from the centerline of Ardell Road abutting the entire site (from Ten Mile Road to the east property line) prior to ACHD's signature on the first final plat.
6. Provide a road trust deposit in the amount of \$37,500.00 for $\frac{1}{4}$ of the crossing of the Teed Lateral prior to ACHD's signature on the first final plat.
7. For the 1st phase of the development, from Ten Mile Road to Cascade Avenue, construct Ardell Road as half of 36-foot wide street section with vertical curb, gutter, and a 8-foot wide detached concrete sidewalk, plus 12 additional feet of pavement (to total 30-feet) on the unimproved side of the roadway. Ardell Road should align centerline to centerline with Ardell Road on the west side of Ten Mile Road across from the site.
8. For the 2nd phase of the development, from Cascade Avenue east to the Teed Lateral bridge crossing, complete Ardell Road as a 36-foot residential collector street section with 6-feet of pavement, vertical curb, gutter, and 8-foot wide detached concrete sidewalk abutting the site.
9. If the parcel to the south (Cazador Subdivision) hasn't developed and the bridge crossing of the Teed Lateral hasn't been constructed, prior to moving forward with the 2nd phase of the development, then provide a road trust deposit in the amount of \$109,380.00 for 16-feet of pavement, vertical curb, gutter, and an 8-foot wide attached concrete sidewalk.
10. Extend 1 stub street into the site, Morning Sun Avenue, as proposed.
11. Construct the internal local streets, as 36-foot street sections with rolled curb, gutter within 40-feet of right-of-way, with an 8-foot wide planter strip and 5-foot wide detached concrete sidewalks within a permanent right-of-way easement, as proposed.
12. Construct 1 knuckle within the site, as proposed.
13. Construct one local street, Cascade Avenue to intersect Ardell Road, located 510-feet east of Ten Mile Road, aligned centerline to centerline with an approved local street on the south side of Ardell Road (Cazador Subdivision).
14. Submit the bridge plans for the crossing of the Teed Lateral (Morning Sun Avenue and Ardell Road) for review and approval prior to the pre-construction meeting and final plat approval.
15. Direct lot access is prohibited to Ten Mile Road and Ardell Road and shall be noted on the final plat.
16. Payment of impact fees is due prior to issuance of a building permit.
17. 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.

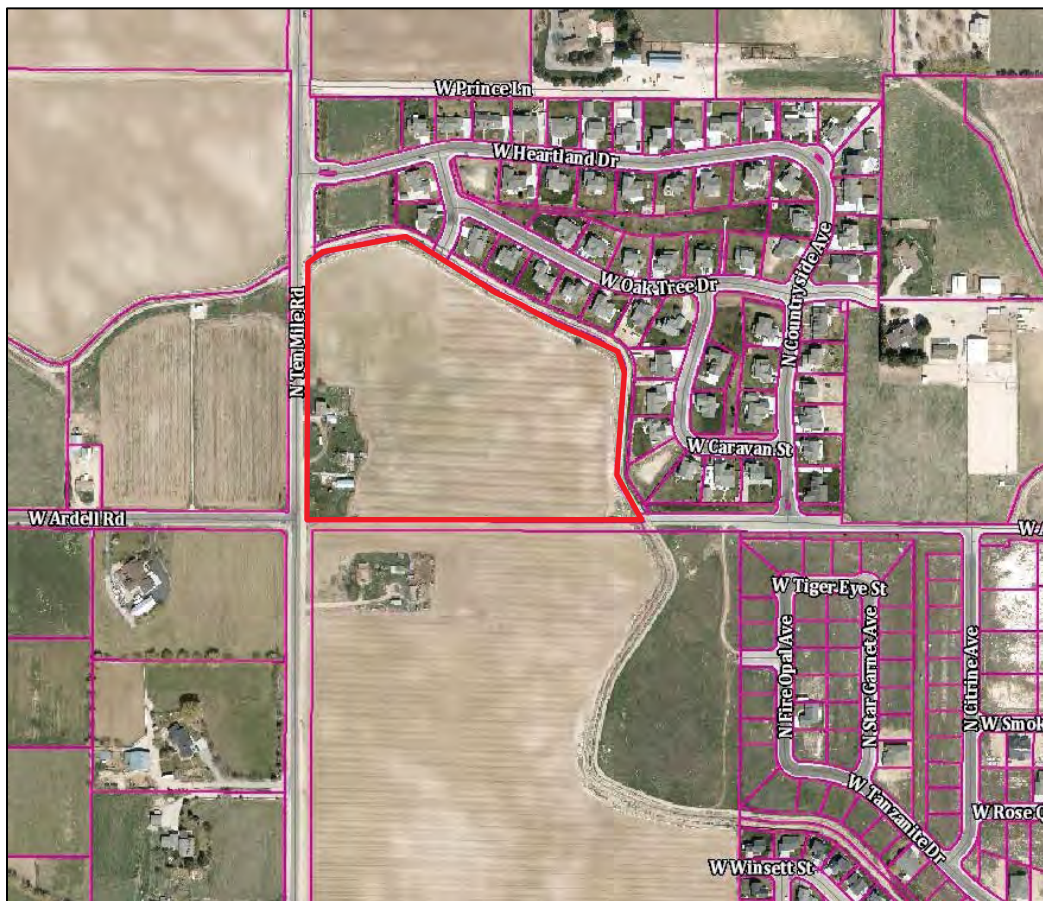
F. Conclusions of Law

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.

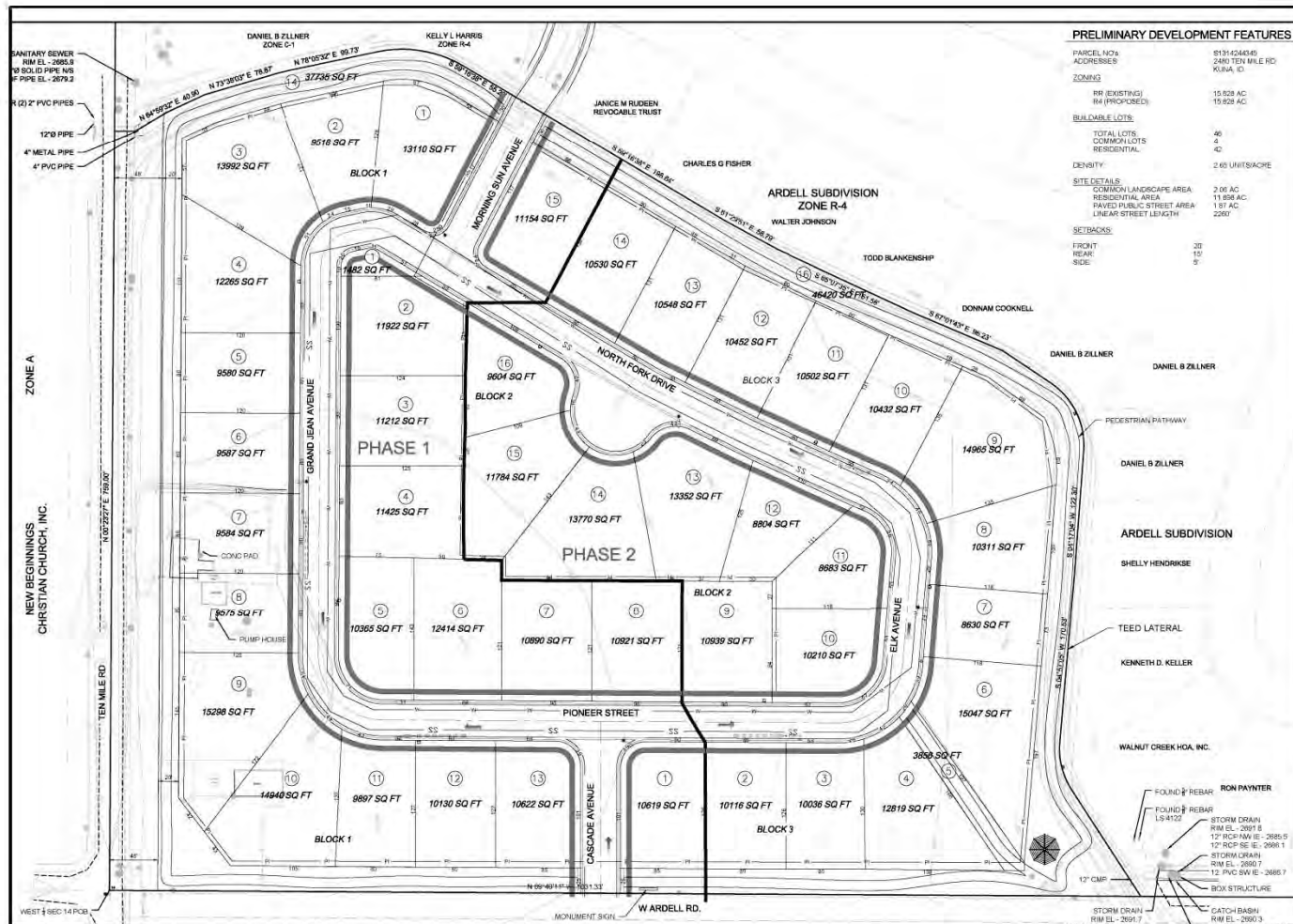
G. Attachments

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

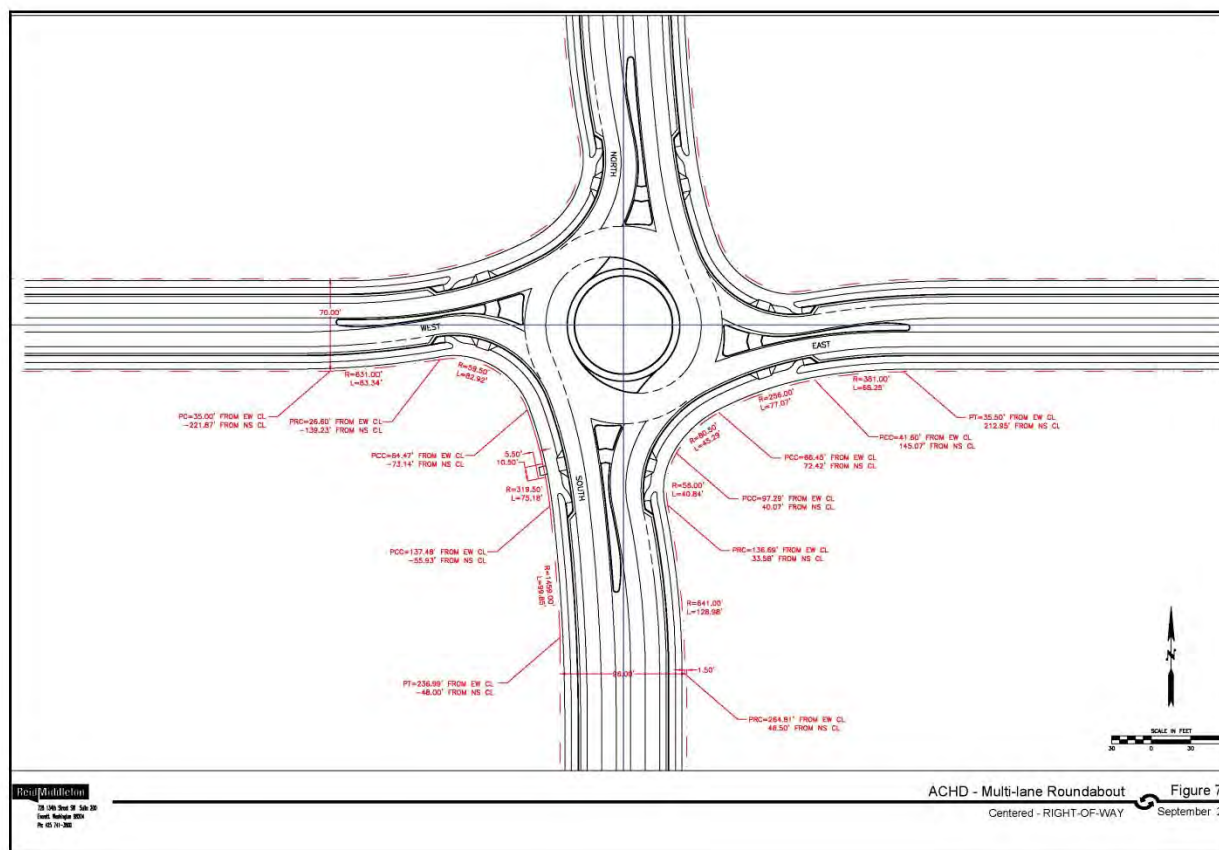
VICINITY MAP



SITE PLAN



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

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

RECEIVED

SEP 20 2017

CITY OF KUNA

13 September 2017

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

RE: Yuji Matsuyama- A-Team Land Consultants
2480 S. Ten Mile Rd. **17-06-AN, 17-08-S**
Boise-Kuna Irrigation District
State Lateral 09+30 **BK-276**
Sec.14, T2N, R1W, BM.

Troy Behunin, Planner III:

The United States' Teed Lateral lies within the boundary of the above-mentioned location. The easement for this facility 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 facility. We assert the federal easement 25 feet northerly and 25 feet southerly of the lateral's centerline. Whereas this area is for the operation and maintenance of our facilities, no activity should hinder our ability to do so.

Project easements must be called out on the final plat.

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

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

Pathways must be constructed just outside the 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 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.

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.

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

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

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.

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

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.

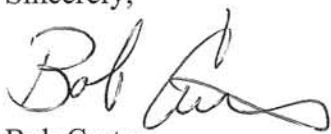
Wording on the preliminary and final recorded plat needs to state that any proposed and/or future usage of the Boise Project Board of Control facilities are subject to Idaho Statutes, Title 42-1209.

This office is requesting a full size set of plans for our review and approval.

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,

A handwritten signature in black ink, appearing to read 'Bob Carter', with a stylized flourish at the end.

Bob Carter

Assistant Project Manager- BPBC

bdc/bc

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



CENTRAL DISTRICT HEALTH DEPARTMENT

Environmental Health Division

Return to:

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

Rezone # 17-06-AM

Conditional Use # _____

Preliminary / Final / Short Plat 17-08-S

Wapiti Creek

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

☐ 14. _____

Reviewed By: [Signature]

Date: 9/13/17

Communities in Motion 2040 Development Review

The Community Planning Association of Southwest Idaho (COMPASS) is the metropolitan planning organization (MPO) for Ada and Canyon Counties. COMPASS has developed this review 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. This checklist is not intended to be prescriptive, but rather a guidance document based on *CIM 2040 goals*.

Development Name: Wapiti

Agency: Kuna

CIM Vision Category: Future Neighborhood

New jobs: 0

New households: 42

Exceeds CIM forecast: No

	CIM Corridor: N/A Pedestrian level of stress: PG13. Ten Mile Bicycle level of stress: R. Ten Mile	Level of Stress considers facility type, number of vehicle lanes, and speed. Roads with G or PG ratings better support bicyclists and pedestrians of all ages and comfort levels.
	Housing within 1 mile: 1,920 Jobs within 1 mile: 195 Jobs/Housing Ratio: 0.1	A good jobs/housing balance – a ratio between 1 and 1.5 – reduces traffic congestion. Higher numbers indicate the need for more housing and lower numbers indicate an employment need.
	Nearest police station: 1.1 miles Nearest fire station: 2 miles	Developments within 1.5 miles of police and fire stations ensure that emergency services are more efficient and reduce the cost of these important public services.
	Farmland consumed: No Farmland within 1 mile: 880 acres Farmland Value: N/A	Farmland contributes to the local economy, creates additional jobs, and provides food security to the region. Development in farm areas decreases the productivity and sustainability of farmland.
	Nearest bus stop: 7.1 miles Nearest public school: 0.7 miles Nearest public park: 1.2 miles Nearest grocery store: 2 miles	Residents who live or work less than ½ mile from critical services have more transportation choices. Walking and biking reduces congestion by taking cars off the road, while supporting a healthy and active lifestyle.

Recommendations

The proposal provides good access management by providing egress to Ardell Road, not Ten Mile Road. The proposal also uses the Teed Lateral as a multi-use, non-motorized path per the City of Kuna's Bicycle and Pedestrian Plan.

Additional employment, grocery stores, public parks, and other services are needed in this area to reduce vehicular trips.

More information about COMPASS and *Communities in Motion 2040*:

Web: www.compassidaho.org

Email info@compassidaho.org

More information about the development review process:

www.compassidaho.org/dashboard/newpage





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:	September 12, 2017
Agency Requesting Comments:	City of Kuna: Planning & Zoning Department
Date Request Received:	September 6, 2017
Applicant/Description:	Yuji Matsuyama/ 17-06-AN (Annexation); 17-08-S (Prelim Plat); Wapiti Creek Subdivision

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).*

The property owner, developer, and their contractor(s) are responsible for ensuring that reasonable controls to prevent fugitive dust from becoming airborne are used during all phases of construction activities per IDAPA 58.01.01.651

For questions, contact David Luft, Air Quality Manager, at 373-0550.

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.

Page 4 of 4

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 of our technical staff at 208-373-0550.

Sincerely,



Aaron Scheff

aaron.scheff@deq.idaho.gov

Regional Administrator

Boise Regional Office

Idaho Department of Environmental Quality

ec: TRIM 2017AEK122

**IDAHO TRANSPORTATION DEPARTMENT**

P.O. Box 8028
Boise, ID 83707-2028

(208) 334-8300
itd.idaho.gov

September 18, 2017

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

VIA EMAIL**RE: 17-06-AN, 17-08-S WAPITI CREEK SUBDIVISION**

The Idaho Transportation Department has reviewed the referenced annexation and preliminary plat applications by Steve Arnold of A-Team Land Consultants representing Yuji Matsuyama for Wapiti Creek Subdivision located in the northwest corner of West Ardell Road and North Ten Mile Road, west of SH-69 milepost 3.67. ITD has the following comments:

1. This property does not abut the State highway system.
2. Idaho Code 40-1910 does not allow advertising within the right-of-way of any State highway.
3. IDAPA 39.03.60 rules govern advertising along the State highway system. The applicant can contact the ITD District 3 Traffic Section at 334-8300 for more information.
4. ITD does not object to the annexation, zoning, preliminary plat and design review for the construction of a subdivision on this parcel.

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

Sincerely,

A handwritten signature in blue ink that reads 'Ken Couch'.

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

Troy Behunin

From: ppalmer@kunafire.com
Sent: Wednesday, September 06, 2017 3:48 PM
To: Troy Behunin
Cc: tgammel@kunafire.com
Subject: RE: Wapiti Creek Sub - Agency Request for Comments

Categories: Agency Comments

Troy,

Kuna Fire has no issues at this point.

Thanks,
 Perry

From: Troy Behunin [mailto:tbehunin@kunaaid.gov]
Sent: Wednesday, September 6, 2017 11:18 AM
To: Bob Bachman <bbachman@kunaaid.gov>; agilman@adaweb.net; Amanda Morse <agmorse@adaweb.net>; Jason Boal <jboal@adaweb.net>; Lauren Boehlke <laurenboehlke@yahoo.com>; tpage@boiseproject.org; bcarter@boiseproject.org; terri@terrishroeder.com; Cheryl.Goettsche@cableone.biz; Lori Badigian <LBadigian@cdhd.idaho.gov>; Carl Miller <CMiller@compassidaho.org>; Alicia.Martin@deq.idaho.gov; Alandt, Mary <MAlandt@idahopower.com>; ahawkins@idahopower.com; Ken Couch <Ken.Couch@itd.idaho.gov>; Bryce.Ostler@intgas.com; robert.miller@mdu.com; Chad Gordon <chad.gordon@jmsanitation.com>; ppalmer@kunafire.com; Terry Gammel <tgammel@kunafire.com>; Kim Bekkedahl <kbekkedahl@kunaschools.org>; Brenda Saxton <bsaxton@kunaschools.org>; Boyer, Marc C - Boise, ID <marc.c.boyer@usps.gov>; Jon McDaniel <so4217@adaweb.net>; Dawn Stephens <dstephens@kunaaid.gov>; Attorney Icloud <kunaattorney@icloud.com>
Cc: Mike Borzick <mborzick@kunaaid.gov>
Subject: Wapiti Creek Sub - Agency Request for Comments

Morning Greetings everyone,

Please review the annexation & subdivision packet attached with this email and return relevant agency comments to our office about the services your agency provides, and how this proposed annexation and subdivision will impact your service. Please return your comments *on agency letterhead*, and a PDF is sufficient for quick returns. However, please snail-mail the original.

If you have questions, [need more time](#), or need a packet mailed to your office, please let me know. If your agency can not return comments to our office within the 15 day comment period, for whatever reason, *please let our office know* as soon as possible. It may affect the public hearing date that has been set for this to go to our Commission.

Thank you in advance, ☺

Troy

Troy Behunin
 Planner III
 City of Kuna
 751 W. 4th Street
 Kuna, ID 83634
TBehunin@Kunald.Gov

CONFIDENTIALITY NOTICE

This e-mail and any attachments may contain confidential or privileged information. If you are not the intended recipient, you are not authorized to use or distribute any information included in this e-mail or its attachments. If you receive this e-mail in error, please delete it from your system and contact the sender.



DAVID EVANS
AND ASSOCIATES INC.

DESCRIPTION FOR
CITY OF KUNA ANNEXATION

The following describes a parcel of real property lying within the Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4) of Section 14, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho being more particularly described as follows:

BEGINNING at the southwest corner of said SW1/4 NW1/4; Thence, along the west boundary line of said SW1/4 NW1/4, North 00°23'27" East, 759.00 feet to the intersection of the Teed Lateral;

Thence, departing said west boundary line, along the centerline of said Teed Lateral the following courses and distances:

South 89°42'47" East, 20.43 feet;

North 59°05'07" East, 33.45 feet to the southwest corner of Lot 1, Block 4 of Galiano Estates Subdivision, recorded in Book 99 at Page 12780 thru 12783, having Instrument Number 107150335;

North 59°05'07" East, 4.31 feet along the southerly boundary of said Galiano Estates Subdivision and said Teed Lateral;

North 64°59'32" East, 40.90 feet along said southerly boundary and said Teed Lateral;

North 73°38'03" East, 78.87 feet along said southerly boundary and said Teed Lateral;

North 78°05'32" East, 99.73 feet along said southerly boundary and said Teed Lateral;

89.29 feet along a tangent curve to the right, said curve having a radius of 120.00 feet, a long chord which bears, South 80°35'33" East, 87.24 feet;

Continuing along said Teed Lateral and said southerly boundary of said Galiano Estates Subdivision, South 59°16'38" East, 303.91 feet;

South 61°29'51" East, 58.79 feet;

South 65°07'35" East, 151.58 feet;

South 67°01'43" East, 96.23 feet;

South 56°08'30" East, 57.69 feet;

79.09 feet along a tangent curve to the right, said curve having a radius of 75.00 feet, a long chord which bears, South 25°55'47" East, 75.48 feet;

South 04°17'04" West, 122.30 feet;

South 04°57'05" West, 170.53 feet;

49.69 feet along a tangent curve to the left, said curve having a radius of 75.00 feet, a long chord which bears, South 14°01'49" East, 48.79 feet;

South 33°00'47" East, 126.67 feet to the intersection of said Teed Lateral and said southerly boundary of said Galiano Estates Subdivision and the south boundary line of said SW1/4 NW1/4;

Thence, departing said Teed Lateral and said Galiano Estates Subdivision, North 89°40'11" West, 1031.33 feet along said south boundary line of said SW1/4 NW1/4 to the **POINT OF BEGINNING**, containing 15.828 acres more or less and is subject to any easements or reservations.





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: A proposed subdivision with 42 single family lots.

Date and time of neighborhood meeting: July 11, 2017 at 6:00pm.

Location of neighborhood meeting: Kuna Rural Fire District, Station #1, 150 W. Boise Street.

SITE INFORMATION:

Location: Quarter: NW Section: 14 Township: 2N Range: 1W Total Acres: 15.82

Subdivision Name: N/A Lot: Block:

Site Address: 2480 S. Ten Mile Road Tax Parcel Number(s): S1314244345
Kuna ID 83634

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

CURRENT PROPERTY OWNER:

Name: Yuji Matsuyama

Address: P.O. Box 2768 City: McCall State: ID Zip: 83638

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

Name: Steve Arnold Business (if applicable): A Team Land Consultants

Address: 1785 Whisper Cove Ave. City: Boise State: ID Zip: 83709

PROPOSED USE:

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

Application TypeAnnexationRe-zoneSubdivision (Sketch Plat and/or Prelim. Plat)Special UseVarianceExpansion of Extension of a Nonconforming UseZoning Ordinance Map Amendment**Brief Description**

The applicant is requesting a rezone and preliminary plat approval
for 42 single family dwelling lots.

APPLICANT:Name: A Team Land ConsultantsAddress: 1785 Whisper Cove Ave.City: BoiseState: IDZip: 83709Telephone: 321-0525Fax: 401-0977

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

Signature: (Applicant) _____

Date 8/11/17

SIGN IN SHEET

PROJECT NAME: Wapiti Creek SubdivisionDate: July 11, 2017

	Name	Address	Zip	Phone
1	BDFIELD BRUCE FIELD	CARLEONE NE 1369 W. HENRIKLAND DR	83634	208-590-9120
2	Dane Hendrikse	2435 N. SUNSET PARK	83634	631-9769
3	Shelly Hendrikse	" "	"	"
4	Brace Wheeler	2725 N. FIREHILL	83713	283-9883
5		New Beginnings Ch. Church		
★ 6	Robert Peterson	1767 W. ANDERSON	83634	208-922-3432
7	JUSTIN STURGEON	193 W. STEIN ST	83634	208-249-5293
8	Bob Blankenship	1341 W. OAK TREE	83634	208-697-3464
9				
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Troy Behunin

From: Sub Name Mail <subnamemail@adaweb.net>
Sent: Wednesday, June 07, 2017 3:13 PM
To: Steve Arnold
Subject: Wapiti Creek Subdivision Name Reservation

June 7, 2017

Steve Arnold – A Team Land Development

RE: Subdivision Name Reservation: **WAPITI CREEK SUBDIVISION**

At your request, I will reserve the name **Wapiti Creek 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: Steve Arnold [<mailto:steve@ateamboise.com>]
 Sent: Wednesday, June 07, 2017 11:53 AM
 To: Sub Name Mail
 Subject: RE: [EXTERNAL] Wapiti Creek Subdivision Name Reservation

Oops, it is S1314233800.

Sorry for the confusion.

Thanks,



Steve Arnold, Project Manager
 (208) 871-7020
 1785 S Whisper Cove, Boise, Idaho 83709
steve@ateamboise.com





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

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

City of Kuna AFFIDAVIT OF LEGAL INTEREST

State of Idaho)
) ss
County of Ada)

I, Yuji Matsuyama PO Box 2768
Name Address
McCall ID. 83638
City State Zip Code

being first duly sworn upon oath, depose and say:

(If Applicant is also Owner of Record, skip to B)

A. That I am the record owner of the property described on the attached, and I grant my

Permission to A Team Land Consultants 1785 Whisper Cove Avenue, Boise ID 83709 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 5th day of June, 20 17

Yuji Matsuyama
Signature

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

Jennifer L. Ford
Notary Public for Idaho

Residing at: McCall, ID

My commission expires: 4/23/20





City of Kuna

P & Z Findings of Fact & Conclusions of Law

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

To: Planning and Zoning Commission

Case Number(s): 17-06-AN (Annex), 17-08-S (Subdivision) & 17-18-DR (Design Review):
Wapiti Creek Subdivision

Location: North East Corner (NEC) of Ten Mile and Ardell Roads, Kuna, Idaho 83634

Planner: Troy Behunin, Planner III

Hearing Date: Oct. 24, 2017 (Tabled to Nov. 14, 2017)
November 14, 2017

Findings of Fact: **November 28, 2017**

Owner: Yuji Matsuyama
P.O. Box 2768
McCall, ID 83638

Representative: A Team Land Consultants
Steve Arnold
1785 S. Whisper Cove Ave.
Boise, ID 83709
208.871.7020
steve@ateamboise.com

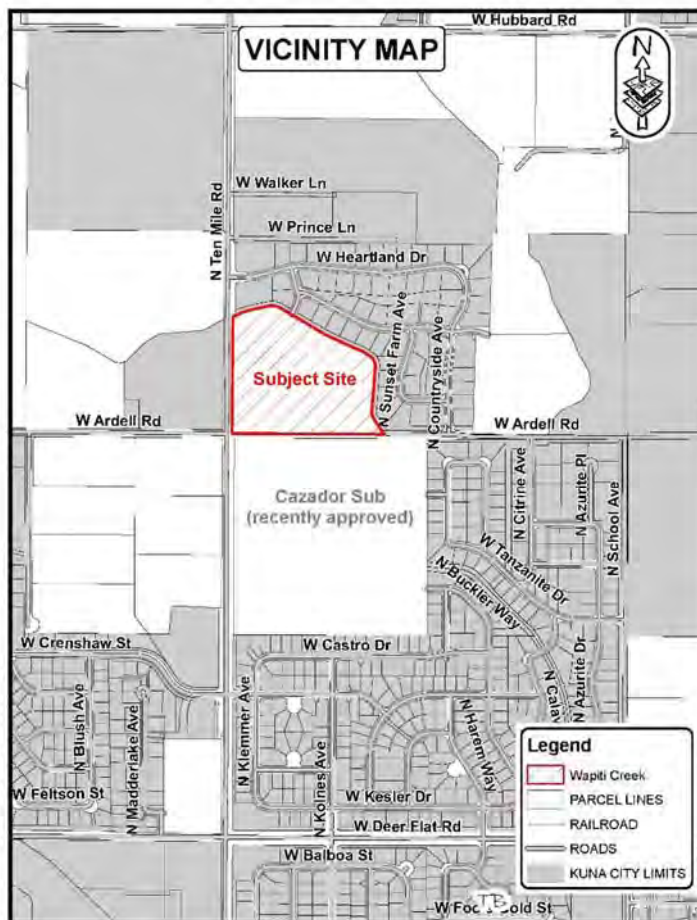


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| C. Site History | J. Conclusions of Law by the Commission |
| D. General Project Facts | K. Findings of Fact |
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A. Course of Proceedings

1. Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states that design reviews are designated as *public meetings*, with the Planning and Zoning Commission (acting as the Design Review Board) as the decision-making body; and that annexations and subdivision applications are designated as *public hearings*, with the Planning and Zoning Commission as the recommending body, and City Council as the decision-making body. These land use applications were given proper public notice and have followed the requirements set forth in Idaho Code, Chapter 65, Local Land Use Planning Act (LLUPA).

a. Notifications

- | | |
|---------------------------|--|
| i. Neighborhood Meeting | July 11, 2017 (seven persons attended) |
| ii. Agencies | September 9, 2017 |
| iii. 300' Property Owners | October 10, and November 2, 2017 |
| iv. Kuna, Melba Newspaper | September 27, 2017 (<i>tabled to date certain</i>) |
| v. Site Posted | October 5, and November 3, 2017 |

B. Applicant Request:

1. Applicant, Steve Arnold with A-Team Land Consultants, requests to annex approximately 15.82 acres into Kuna City with an R-4, residential zone, and to subdivide the property into 42 single family residential lots and 4 common lots and have reserved the name Wapiti Creek Subdivision. A Design Review application for four common areas and buffer landscaping accompanies this application. The site is located at the north east corner of Ten Mile and Ardell Roads, The site address is 2480 S. Ten Mile Rd., Kuna, Idaho; In Section 14, T 2N, R 1W, APN #: S1314244345.

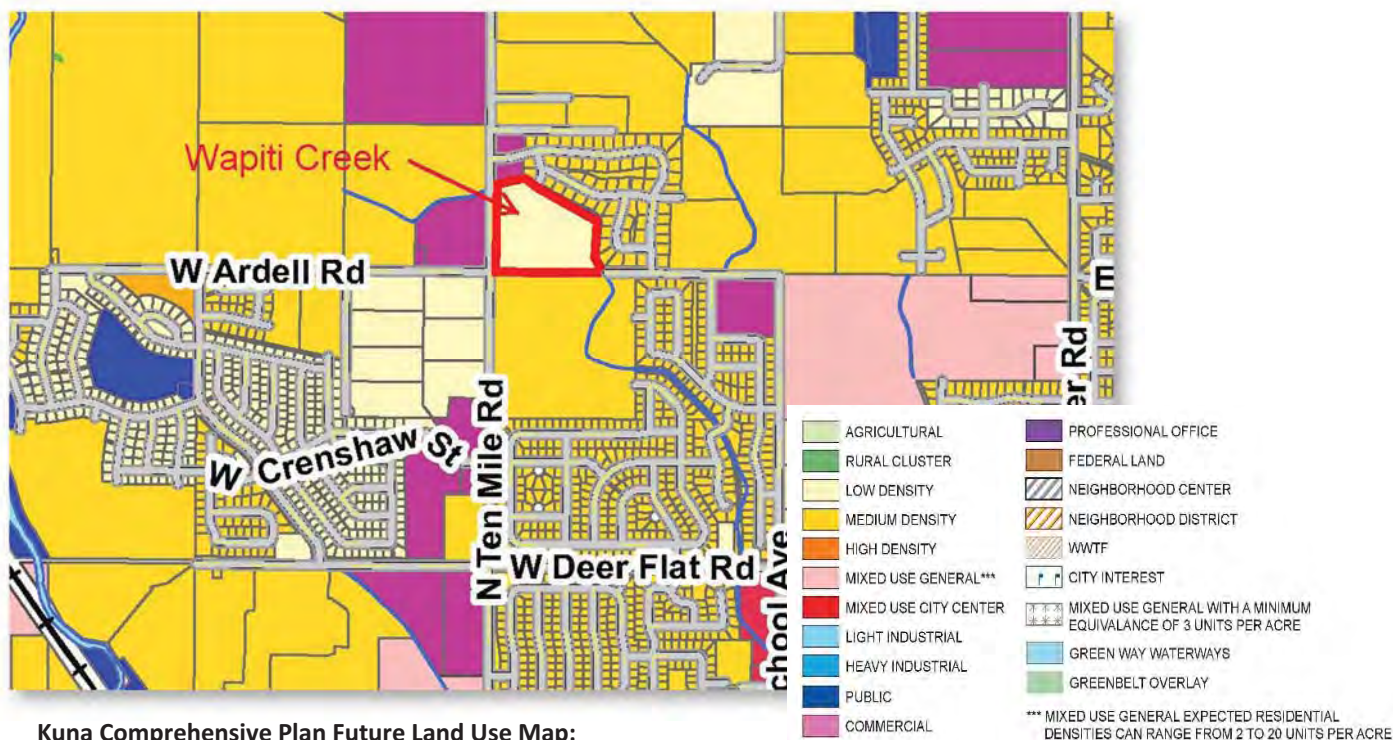
2. Site Location Map:

©COPYRIGHTED

- C. History:** The approximate 15.82-acre subject site is currently in Ada County, however, it is contiguous to Kuna City limits on all sides of the parcel (parcel south was recently approved for annexation), and has historically been used for a single family residence and the remainder for Agricultural purposes.

D. General Projects Facts:

1. **Comprehensive Plan Designation:** The City of Kuna's Future Land Use Map identifies the subject site as Low Density Residential (2 – 4 units per acre). Staff views this land use request to be consistent with the approved Future Land Use Map.

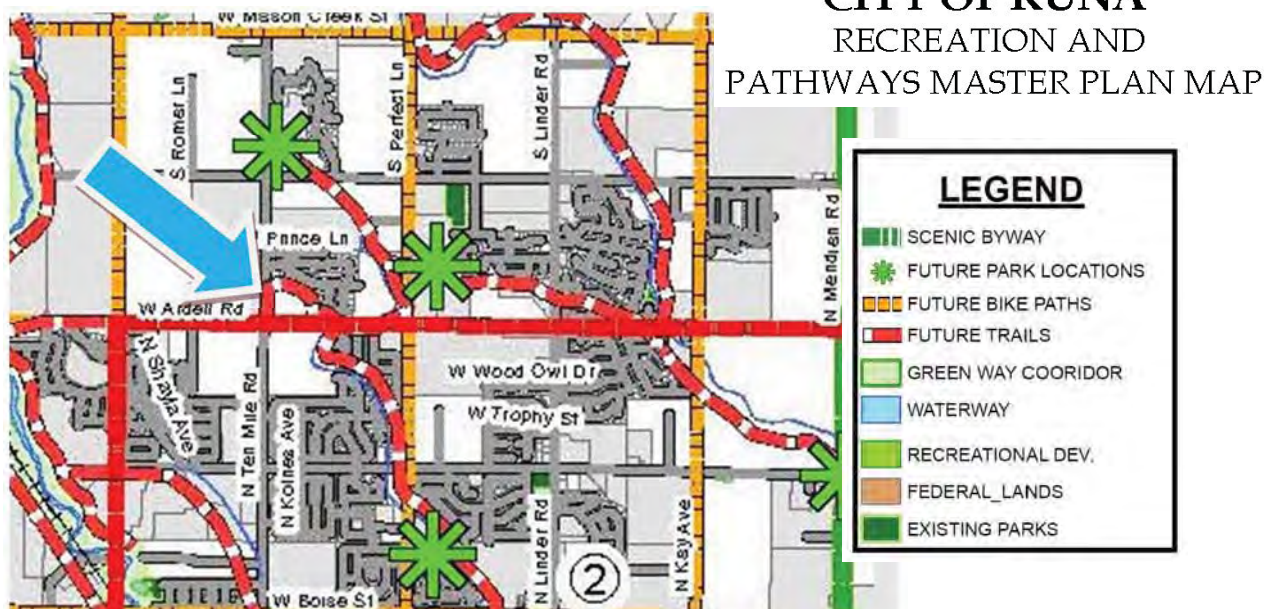


Kuna Comprehensive Plan Future Land Use Map:

The Kuna Comprehensive Plan Future Land Use Map shown above in conjunction with the map legend indicates that the subject site is designated as Low Density Residential. The applicant's request is consistent with the Future Land Use Map designation.

2. **Kuna Recreation and Pathways Master Plan Map:**

The Kuna Recreation and Master Pathways Plan map identifies a future trail adjacent to the Kuna Canal waterway as it flows through the subject site. The applicants submitted, proposed landscape plan accommodating this trail designation along the Kuna Canal.



3. **Surrounding Existing Land Uses and Zoning Designations:**

North	C-1 and R-4	Neighborhood Commercial and Low Density Residential – Kuna City
South	R-6	Medium Density Residential – Kuna City
East	R-4	Low Density Residential – Kuna City
West	AG	Agriculture – City of Kuna

4. **Parcel Sizes, Current Zoning, Parcel Numbers:**

- Approx. 15.82 acres total
- RR (Rural Residential) – Ada County
- Parcel # S1314233800

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 City Police (Ada County Sheriff's office)
 Sanitation Services – J & M Sanitation

6. **Existing Structures, Vegetation and Natural Features:** Currently vacant use is on site. This site slopes slightly to the southwest, towards Ten Mile Road, but is otherwise generally flat. Teed Lateral flows south to north on the east side of the subject parcel, on-site vegetation is consistent with typical agricultural fields.

Transportation / Connectivity: ACHD recommends Rights-of-Way (ROW) acquisition along Ten Mile Road (17 feet from centerline and three feet for a possible gravel shoulder) to serve the needs of the site and in sufficient amounts for a future roundabout at the Ten Mile and Ardell intersection. ACHD's Master Street Map (MSM) calls for five lanes on Ten Mile Road within a 96 foot ROW corridor, and 72 feet of total improvements including on-street bike lanes.

The applicant proposes to construct a portion of Ardell Road as a half street section from Ten Mile Road along the south frontage, to serve the subdivision, which provided connection to an arterial road. Also, applicant proposes connection to Morning Sun Avenue on the north side of the property, within the Walnut Creek Subdivision expanded circulation. Applicant proposes 48 feet of ROW from centerline for Ten Mile and 30 feet for Ardell Road.

Applicant proposes construction of Ardell Road on the southern frontage and ACHD recommends conditioning their participation in building a crossing over the Teed Lateral on the east side of Ardell Road. ACHD recommends the applicant provide a trust that amounts to ¼ of the crossing to complete this segment of Ardell Road, a residential mid-mile collector road, and to dedicate a minimum of 30' for ROW and sidewalks, curb and gutter. Staff concurs with ACHD's recommendation.

There are several multiuse pathway connections within this development to support alternative transportation choices for residents, and create a more walkable and pedestrian friendly neighborhood environment.

7. **Environmental Issues:** Staff is not aware of any environmental issues, health or safety conflicts. Idaho Department of Environmental Quality (DEQ) has provided recommendations for surface and groundwater protection practices and requirements for development of the site.

8. **Agency Responses:** The following responding agency comments are included as exhibits with this case file:

- Ada County Highway District (ACHD) – Exhibit B-1
- Boise Project Board of Control – Exhibit B-2
- Central District Health Department (CDHD) – Exhibit B-3
- Community Planning Association of Southwest Idaho (COMPASS) – Exhibit B-4
- Department of Environmental Quality – Exhibit B-5
- Idaho Transportation Department (ITD) – Exhibit B-6
- Kuna Rural Fire District – Exhibit B-7

E. Staff Analysis:

Applicant requests approval to annex approximately 15.82 total acres with a current county zoning designation of Rural Residential (RR) into Kuna City limits with an R-4 (Low Density Residential) zone; and subdivide the subject property creating a 42 lot, single family subdivision, known as *Wapiti Creek* Subdivision. Applicant also proposes to develop four additional lots, into common lots for the use by residents. Applicant proposes one of these four common lots to be developed as a multi-use pathway along the Teed Lateral. The pathway is proposed to be built by the developer (see Letter of Intent), and is proposed to be dedicated to the City. A Homeowners Association (HOA) will be established for the care and maintenance for the common lots and landscape buffers.

The site is eligible for annexation, as it touches current City limits on all sides of the project. Applicant is proposing two (2) phases of development which will largely be driven by the consumer market.

Public services will be extended to the property at the developers cost, by extending existing City facilities.

A design review application accompanies the applicant's request for the common area landscaping and buffers. Staff recommends through-connections for pedestrians and non-motorized transportation between home lots for better pedestrian access. Staff notes that a monument sign is called out for the subdivision, but was not included with the design review application, all monument signs are required to go through design review. This process can be accomplished at a later date without any delay to the project. Staff finds that the proposed landscaping does not appear to be compliant for the buffers on Ten Mile and Ardell Roads. Staff recommends the applicant be conditioned to become compliant with KCC 5-17-15. Those changes are requested in the proposed conditions of approval – Condition # 12, staff recommends that the applicant resubmit a plan bearing these changes.

Staff has determined these applications comply with Title 5 of the Kuna City Code; Idaho Statute §50-222; and the Kuna Comprehensive Plan; and forwards Case No.'s 17-06-AN, 17-08-S and 17-18-DR, to the Commission with recommended conditions of approval listed in section 'L' of this report.

F. Applicable Standards:

1. Kuna City Code Chapter 6 – Chapter 1-6; Subdivision Regulations,
2. Kuna City Code Title 5 – Chapter 1-17; Zoning Regulations,
3. City of Kuna Comprehensive Plan and Future Land Use Map,
4. Idaho Code, Title 67, Chapter 65, Local Land Use Planning Act.

G. Procedural Background:

The Commission held a public hearing on November 14, 2017, to consider Cases No.'s 17-06-AN, 17-08-S and 17-18-DR, including the submitted application documents, agency comments, staff report, application exhibits and public testimony presented at the hearing.

H. Factual Summary:

This site is located at the northeast corner (NEC) of Ten Mile and Ardell Roads. Applicant proposes to annex approximately 15.82 acres into the City of Kuna with an R-4 (Low density residential) zone. Applicant has

submitted a preliminary plat to subdivide the parcel into 42 buildable lots and four common lots, 14% open space, a pathway along Teed Lateral, and proposes to improve Ten Mile, Ardell and all internal Roads to City and ACHD standards.

I. Comprehensive Plan Analysis:

The comprehensive plan is a living document, intended for use as a guide to governmental bodies. The plan is not law that must be strictly adhered to in the most stringent sense; it is to be used by public officials to assist their decision making for the City. The Kuna Planning and Zoning Commission accepts the Comprehensive Plan components as described:

Goals, Policies and Objectives from the Kuna Comprehensive Plan:

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 evaluate with guidance from the City attorney and the Idaho Attorney General's six criterion established to determine the potential for property takings.

Comment: Utilizing the Idaho Attorney Generals criteria, and a review by the City Attorney, the proposed project does not constitute a "takings" and the economic value is intact.

Economic Development Goals and Objectives - Section 5 - Summary:

Ensure an adequate supply of housing for all income levels and facilitate pedestrian connections, both visually and physically, to enhance pedestrian movement.

Comment: The proposed application complies with the comprehensive plan by providing a mix of lot sizes, and a pathway along the Teed Lateral and sidewalks and outside connections to meet this goal.

Land Use Goals and Objectives - Section 6 - Summary:

Adopt a future land use plan and map that includes natural and developed open spaces, while providing a variety of housing densities and types to accommodate various lifestyles, ages and economic groups. Protect existing neighborhoods and ensure new development is sustainable and keeps Kuna desirable. Develop cohesive neighborhoods with character and quality while incorporating a variety of densities and styles.

Comment: The project complies with the land use plan as adopted by the City by incorporating the following; landscape buffers, utilization of the Teed Lateral corridor for a future pathway, varied larger housing densities and types and promotes desirable, cohesive community character and a quality neighborhood.

Natural Resources Goals and Objectives - Section 7 - Summary:

Retain natural resources that contribute to Kuna's quality of life while developing a green grid of trails for bikes throughout the City for recreation and alternative transportation needs.

Comment: The proposed application provides pathways through the development as well as a trail along Teed Lateral for recreation and alternate transportation modes.

Public Services, Facilities and Utilities Goals and Objectives - Section 8 - Summary:

Provide adequate services, facilities, and utilities for all City residents and annex contiguous properties who request City services. Ensure that development within Kuna connects into the City's sanitary sewer and potable water systems and continue expansion of the City's sewer systems as resources allow.

Comment: Kuna has adequate services for this development and the authority to annex the requested lands into the City. This application will expand the City's sanitary sewer system, potable water and adds to the pressure irrigation mainline in an orderly fashion.

Transportation Goals and Objectives - Section 9 - Summary:

Work with Kuna City, ACHD and COMPASS to promote and encourage bicycling and walking as transportation modes. Develop a transportation strategy and identify future transit corridors while requiring developers to preserve rights-of-way, to improve mobility on major routes while balancing land use planning with transportation needs.

Comment: ACHD, and COMPASS have provided a report. The project meets with the transportation goals of the City by extending public rights-of-way on South Ten Mile and West Ardell Roads to create additional transportation connections.

Recreation Goals and Objectives - Section 10 - Summary:

Ensure a City wide system of parks, trails and recreational opportunities for a variety of year-round outdoor activities balancing active and passive open spaces with easy access for users. Encourage the development of community and neighborhood-centered recreational facilities including gathering places connected by trails, walkways, bikeways and horse paths.

Comment: Applicant's proposed subdivision incorporates trails along Teed Lateral, and landscape buffers for residents, meeting the goals of the City.

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.

Comment: Applicant has proposed 42 single family lots which will contribute to high-quality lots of varied sizes to be developed in a logical and orderly manner. The development adds a trail and open space, connections to other subdivisions, creating a pleasant neighborhood environment.

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 create a sense of place.

Comment: The application incorporates sound community design and landscape features to buffer incompatible uses to create a sense of place for the community to foster neighborhood interactions and activities.

J. Commissions Conclusions of Law:

Based on the evidence contained in Case No's 17-06-AN, 17-08-S and 17-18-DR, the Kuna Planning and Zoning Commission finds Case No's 17-06-AN, 17-08-S and 17-18-DR comply with Kuna City Code, the Kuna Comprehensive Plan and the goals of the Design Review Committee, as proposed or conditioned.

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

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

2. The site is physically suitable for a subdivision.

Comment: *The 15.82 acre subdivision is large enough to include a mix of lot sizes, community open space(s), and a pathway along Teed Lateral.*

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

Comment: *The land to be annexed is not used as wildlife habitat. Roads, homes and open spaces are planned for construction according the City requirements and best practices. Staff is not aware of any environmental damage or loss of habitat associated with the proposed development.*

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

Comment: *The annexation of the property requires a zoning designation per Kuna Code 5-13-9. The low density zone requires connection to public sewer and water, therefore eliminating the occurrence of adverse public health problems. Through correspondence with public service providers and application evaluation, this project appears to avoid detriment to surrounding uses.*

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

Comment: *The annexation, rezone and design of the subdivision did consider the location of the property adjacent to Teed Lateral, classified roadways (Ten Mile and Ardell.) and the system. The subject property can be connected to the City's public sewer, water and pressure irrigation facilities. The adjacent uses are complimentary uses (Kuna) as proposed in the Kuna Comprehensive Plan Future Land Use Map.*

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

Comment: *Correspondence from ACHD and Kuna Public Works confirms that the proposed streets and utility services are suitable and adequate for this residential project. ACHD confirms that the proposed streets within and adjacent to the subdivision are adequate for the proposed development.*

K. Commission Findings of Fact:

Based upon the record in 17-06-AN, 17-08-S and 17-18-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/conditional approval/conditional approval/denial* for Case No's 17-06-AN and 17-08-S, a request for annexation and subdivision preliminary plat to Council, and approves/conditionally approves/denies Case No. 17-18-DR 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 the Subdivision regulations outlined in title 6 of KCC and the Landscape Code in title 5.

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 17-06-AN and 17-08-S. On November 14, 2017 the Commission voted to recommend approval of these applications to Council.
3. The Commission has the authority to *approve* Case No. 17-18-DR. On November 14, 2017, the Commission voted to approve Case No. 17-18-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 November 14, 2017, with the Commission.

L. Decision by the Commission:

Based on the facts outlined in staff's report and public testimony during the public hearing the Planning and Zoning Commission of Kuna, Idaho, hereby recommends *approval* for Case No's 17-06-AN and 17-08-S; annexation and preliminary plat and hereby *approves* 17-18-DR; Design Review *with* the following conditions of approval:

- *Applicant shall follow the conditions as outlines in the staff report,*
 - *Work with staff on the buffers along Ten Mile and Ardell Rd., to bring into compliance.*
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 drainage and grading plans.
 - c. 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".
 - d. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
 - e. 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.
 - f. The *Boise Project and Board of Control* shall approval any modifications to the existing irrigation system.
 - g. Approval from Ada County Highway District shall be obtained and Impact Fees must be paid prior to issuance of any building permit.
 - h. Idaho Transportation Department. No public street construction may be commenced without the approval and permit from Ada County Highway District and Idaho Transportation Department.
 - i. All public rights-of-way shall be dedicated and constructed to standards of the City, Ada County Highway District,
 2. Installation of utility service facilities shall comply with requirements of the public utility or irrigation district providing services. All utilities shall be installed underground, see KCC 6-4-2-W.
 3. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site.

4. Street lighting shall use LED lights, with spacing and wattages meeting KCC 5-4-6; applicant shall coordinate a street light plan for P&Z approval in concert with the prepared construction drawings for the project.
5. Parking within the site shall comply with KCC 5-9-3. A separate Design Review application is required for the community clubhouse and parking lot.
6. Fencing within and around the site shall comply with Kuna City standards – KCC 5-5-5- A-J and KCC 6-4-2-E.
7. A sign permit is required prior to any subdivision entrance sign construction and shall comply with KCC 5-10-4. Monument signs will require a separate design review.
8. 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 three days or as the planting season permits as required to meet KCC 5-17-7 standards. Maintenance and planting within public rights-of-way shall be approved from the public entities owning the property.
9. Submit a petition to the City 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 system of the City (KMID) prior to requesting final plat signature from the City Engineer.
10. 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 Commission and/or Council, or seek amending them through public hearing processes.
11. The applicant's proposed preliminary plat (dated 06/19/17) and landscape plan (dated 06/19/2017) shall be considered binding site plans, or as modified and approved through the public hearing process.
12. Applicant shall bring landscape buffers into compliance as described in Kuna City Code 5-17, and submit a PDF bearing these changes for approval.
13. Applicant shall follow staff, city engineer and other agency recommended requirements as applicable.
14. Applicant shall demonstrate permanent access, maintenance and care for all lots affected by shared driveways as proposed on the preliminary plat bearing the same date as above.
15. Compliance with all local, state and federal laws is required.

DATED: This 28th day of November, 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, November 14, 2017

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

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) Meeting Minutes for October 24, 2017.

Commissioner Gealy motions to approve the consent agenda; Commissioner Damron Seconds, all aye and motion carried 4-0.

2. PUBLIC HEARING

- a) **17-05-SUP (Special Use Permit) & 17-22-DR (Design Review);** A request from Inaki Lete to construct an additional storage facility on approximately 3.70 acres. The site is located at 1795 West Deer Flat Road, Kuna, Idaho.

- Staff requests this item be tabled to the regular Planning & Zoning Commission meeting on December 12, 2017

Jace Hellman: The applicant submitted a neighborhood meeting certification, but failed to actually hold their neighborhood meeting. So, we will have to table it until they held their meeting.

Commissioner Gealy Motions to table 17-05-SUP and 17-22-DR until the regularly scheduled planning and zoning meeting on December 12, 2017; Commissioner Hennis Seconds, all aye and motion carried 4-0.

- b) **17-10-S (Pre-Plat) and 17-23-DR (Design Review);** A request from Kirsti Grabo with KM Engineering, for approval to subdivide approximately 132.80 acres, (previously zoned R-4), into 530 single family residential lots and 67 common lots, with one shared driveway and have reserved the name Gran Prado Subdivision. A Design Review application for the 67 common areas and buffer landscaping accompanies this application. The site is located at the north-west corner of Ten Mile and Lake Hazel Roads, the site is located Between Amity Road and Lake Hazel, west of Ten Mile Road, Kuna, Idaho, In Section 34, T 23N, R 1W.

- Staff request item be tabled to the regular Planning & Zoning Commission meeting on November 28, 2017 (pending completion of Ada County Highway District's final staff report.)

Troy Behunin: As the commission knows we like to give a complete packet. At this time the ACHD staff report is not ready. The applicant has made two variance requests on their standards. One concerns mid mile collector

CITY OF KUNA PLANNING & ZONING COMMISSION

MEETING MINUTES Tuesday, November 14, 2017

and the other one was the connection to the Bittercreek Subdivision. He is proposing that it does not connect. City code does require it, but in this case staff is supportive of it. That variance needs to go to ACHD. Where the city handles it during the public hearing process. They cannot. So, that is not ready. They are hoping to have something finalized for the November 28th meeting. However, if it is scheduled and it is not ready we are free to table it again until it is. It is up to the commission to decide what you would like to do.

Commissioner Gealy Motions to table 17-10-S and 17-23-DR until the regularly scheduled planning and zoning meeting on November 28, 2017; Commissioner Hennis Seconds, all aye and motion carried 4-0.

- c) **17-06-AN (Annexation), 17-08-S (Pre-Plat), and 17-18-DR (Design Review);** A request from Steve Arnold (A-Team Land Consultants) representing Yuji Matsuyama (Owner) to annex approximately 15.82 acres into Kuna City with an R-4, residential zone, and to subdivide the property into 42 single family residential lots and 4 common lots and have reserved the name Wapiti Creek Subdivision. A Design Review application for the common areas and buffer landscaping accompanies this application. The site is located at the north-east corner of Ten Mile and Ardell Roads, the site address is 2480 S. Ten Mile Rd., Kuna, Idaho, In Section 14, T 2N, R 1W, APN #: S1314244345.

Steve Arnold: For the record, Steve Arnold, A-team land consultants, 1785 Whisper Cove, Boise 13709. Wapiti Creek Subdivision is a proposed 42 lot residential subdivision and roughly 15.2 acres it is at the North-East corner of the future extension of Ardell and Ten Mile. The overall density for what we are proposing is roughly 2.5 units per acres. The Comp Plan calls for 2 to 4 unit per acre, or R-4 zoning which we are requesting, so we are on the lower side of the Comp Plan calls for and I will get into why we are doing what we are doing. You have recently seen me with other projects of similar density, and that is what we are trying to hit. As part of the development we are improving are Ten Mile Road, we have a 20- foot landscape buffer along with a five-foot-wide detached pathway. Ardell will complete the improvements either with a road trust with the Cardoza subdivision, I believe to the south, or if they go in first we will provide the road trust for our other half is how ACHD has conditioned, thus you get the street section completed all at once. Within the subdivision, again because we are trying to make these nicer lots, we are providing a reduced street section, a 29-foot section with an 8-foot planter islands and five-foot detached pathway. Those pathways are design to connect with our easement along our north and east boundary, which is for the teed lateral. In the cities trail plan the city has a pathway in there so we are extending it as a part of our subdivision where we abut. The intention is to basically create a loop. We have a micro path that comes out in the corner there, and on the stub street that we are extending in and then the street going out to Ardell will connect all of that. So, we will have roughly ¾ of mile loop and we will create a nice amenity out of that. We are extending our connection to the transportation system. We are extending a stub street in from the north, and then we have a street connection out to Ardell, nothing is proposed out to Ten Mile, so we will have adequate access. As I have stated, ACHD has approved this. It was a staff level approval due to minimal amounts of traffic impacts. To give you an idea for the vision of this sub, there is a lot of smaller lots in Kuna and we have marketed subdivision out here to where we are getting a lot of feedback from buyers who say they are looking for larger lots where they can put either some sort of RV pad or storage, or more space. We are not trying to compete with production builders and form building team like we have done and create equity by design. Select builders and us kind of dictating through CC&Rs and an architectural control committee, basically policing what is going in there so we get a nice product at the end of the day. Again, these lots range from about just under 9,000 square feet to over 16,000 square feet. So again, there is production builders all around us, I think there is niche for this, and I think it will sell out very well. So, it is similar to what we did with Denali Subdivision and the next example I will be using is the Rising Sun Estates, which this board recently approved and City Council approved last week. We really feel

CITY OF KUNA PLANNING & ZONING COMMISSION

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there is a niche for the market type and that is focus. It is tight with the cost of construction of Ardell, but I think we can get a little extra premium for these lots and make it all work. That being said I will stand for any questions. **C/Young:** Are there any questions for the applicant at this time? **C/Damron:** No, not at this time. **C/Young:** Well, I do have one question. On the south boundary of Cascade Avenue, does that line up with the proposed entry of the Cazador Subdivision? **Steve Arnold:** Mr. Chairman, we will line it up, and that is one of ACHD's conditions to make sure it lines up. I know I am very close, but I didn't get the line work from the subdivision to south, but it is a condition is a condition and we will make sure we line it. It doesn't affect our lot layout at all. I think I am within twenty feet of the center line as is. **C/Gealy:** I have another question about Cascade Avenue. It looks like it is in phase two? Is that correct. **Steve Arnold:** This may have changed in the revised plat but I think I have phase one all connecting all out. Depending on the market we might end up doing this all at once instead of two. At the current market rate, it looks like we will end up doing it all in one. **C/Young:** Thank you. **Troy Behunin:** Good Evening commissioners, just for the record Troy Behunin, Planner III, 751 W 4th Street. The applications before you tonight are 17-06-AN (Annexation), 17-08-S (Pre-Plat), and 17-18-DR (Design Review). I just want to let you know that the noticing procedures have been met for us to hold this meeting tonight. As we go throughout tonight's public hearing, hopefully if you have any questions we can resolve them during this meeting. Initially this was actually scheduled for the October 24th meeting, but this actually fell victim to an ACHD staff report not being ready, but there was a miscommunication between staff here and staff there, mostly staff here so it got tabled. The applicant is seeking annexation for approximately 15.82 acres into Kuna City limits with an R-4 zone, which matches the Comp Plan map, designation of Low Den Res. This project is known as the Wapiti Creek Subdivision which is located at the NEC of Ten Mile and Ardell Roads. This project has frontage along Ten Mile Road and future Ardell Road. The site touches City limits on three sides and so it qualifies for annexation into the City. Applicant also proposed a preliminary plat for up to 42 buildable lots and 4 common lots. Applicant has also submitted for subdivision landscape design review and staff has just a couple concerns with their proposed landscaping, it appears a few more trees and shrubs are needed. Applicant will extend all public utilities to the site and anticipates two phases, possibly just one phase depending on the market, for the project total which will bring 42 total buildable lots, with a density proposed at 2.65 (gross) DUA and with 4 common lots that total approximately 2.06 acres of open space including trails and pathways within and on the outside of the sub for connectivity with other subs. It appears that there might be a few trees and shrubs missing on the buffers along Ten Mile and Ardell, but it is nothing that we can't overcome. Staff encourages the commission to ensure the applicant is required to follow all street, subdivision and landscaping requirements, and submit another plan bearing the full code compliant trees and shrubs. 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. I stand for questions. **C/Young:** Okay, are there any questions for staff at this time? **C/Gealy:** I have no questions. **C/Young:** Thanks Troy. At this time, I will open up the public testimony at 6:23, I do not have anybody signed up to testify, is there anybody here that has not signed up that would like to testify? Seeing none, I will go ahead and close the public testimony at 6:24, and that brings up our discussion. **C/Hennis:** I like the lot sizes. Finally, we are seeing some nice size lot sizes to blend in with the area around it, which is kind of what we are looking for. **C/Young:** For the size of the parcel with R-4 on multiple sides I think it will fit really well. **C/Gealy:** And I appreciate the pathway amenity. **C/Hennis:** I don't see any problems with it other than working with the City to get the landscaping corrected, I like how they have all of the trees on the inside, it is really nice. It is one of the better ones we have seen. **C/Young:** I agree with ACHD as far as entrances on Ten Mile. It is small enough, and I think adding more entrances on Ten Mile, is something that we don't want based on the corridor that it is turning into. **C/Damron:** With the other two subdivisions right there, it gives it some nice neighborhood continuity. **C/Hennis:** Any other thoughts or questions? If not, I could stand for a motion.

**CITY OF KUNA
PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, November 14, 2017**

Commissioner Hennis motions to recommend approval to City Council Case No. 17-06-AN (Annexation) and 17-08-S (Pre-Plat) for the Wapiti Creek Subdivision with the conditions as stated in the staff report; Commissioner Gealy Seconds, all aye and motion carried 4-0.

Commissioner Hennis motions to approve 17-18-DR (Design Review) for the Wapiti Creek Subdivision with the conditions as stated in the staff report, and condition that the applicant work with the City to get the correct amount of landscaping per City code along the buffer on Ten Mile; Commissioner Damron Seconds, all aye and motion carried 4-0.

3. COMMISSION DISCUSSION AND REPORTS

4. ADJOURNMENT

Commissioner Gealy motions to adjourn; Commissioner Hennis Seconds, all aye and motion carried 4-0.

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

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



City of Kuna

City Council Memorandum

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

To: Kuna City Council

Case Number: 17-08-AN (Annexation) Danskin Ridge Subdivision No.'s 2, 3 & 5 Annexation

Location: South side of west Columbia Road, approximately 800-feet east of the intersection of west Columbia and south Ten Mile Roads, Kuna, Idaho 83634

Planner: Trevor Kesner, Planner II

Hearing Date: January 2, 2018

Applicant: City of Kuna
PO Box 13
Kuna, ID 83634

Owner(s):

1) COLLING, SANDRA A. & BRIAN D.	8214 S SLIDE CREEK LN	MERIDIAN, ID 83642-0000
2) WADLEY, DAVID & VALERIE	8095 S SLIDE CREEK LN	MERIDIAN, ID 83642-0000
3) BODOVINITZ, GARY D. & KATHY L.	8191 S SLIDE CREEK LN	MERIDIAN, ID 83642-0000
4) THURSTON, KEITH & KAREN	8239 S SLIDE CREEK LN	MERIDIAN, ID 83642-0000
5) JAKOVAC, CYNDEE	8335 S SLIDE CREEK LN	MERIDIAN, ID 83642-0000
6) MIHKELSON, ERIC & WENDY TRUST	8383 S SLIDE CREEK LN	MERIDIAN, ID 83642-0000
7) DANSKIN RIDGE SUB HOA INC.	8919 W ARDENE ST	BOISE, ID 83709-0000
8) WILCOX, MARCIA RUTH & DANNY JOEL REVOCABLE TRUST	8552 S DANSKIN LN	MERIDIAN, ID 83642-0000
9) HANNERS, WAYNE & TAMARA	8517 S DANSKIN LN	MERIDIAN, ID 83642-0000
10) MENDIOLA, DAVID R. & AMBER L.	8194 S BUFFALO CREEK LN	MERIDIAN, ID 83642-0000
11) CHANEY, ROBERT R. JR & VICTORIA A.	8163 S BUFFALO CREEK LN	MERIDIAN, ID 83642-0000
12) FEKETE, JAYNE & KYLE	8262 S SLIDE CREEK LN	MERIDIAN, ID 83642-7192
13) STEVENS, MICHAEL A. & NAUMAN, NATALIE J.	8166 S SLIDE CREEK LN	MERIDIAN, ID 83642-0000
14) DANDO, ROSS S. & DEBRA K.	8070 S SLIDE CREEK LN	MERIDIAN, ID 83642-0000
15) KING, WILLIAM & DAPHNE	8143 S SLIDE CREEK LN	MERIDIAN, ID 83642-0000
16) HAWKINS, MATTHEW E. & AMY	8588 S DANSKIN LN	MERIDIAN, ID 83642-0000
17) KIDD, JAMES D. & KATY B.	8625 S DANSKIN LN	MERIDIAN, ID 83642-0000
18) VANDER STELT, HENRY & CARRIE	8589 S DANSKIN LN	MERIDIAN, ID 83642-0000
19) WILLIAMS, WALTER C. & ROBERTA J.	8110 S BUFFALO CREEK LN	MERIDIAN, ID 83642-0000
20) SPARRELL, SCOTT M. & KENNA M.	8045 S BUFFALO CREEK LN	MERIDIAN, ID 83642-0000
21) KING, KELLY	8089 S BUFFALO CREEK LN	MERIDIAN, ID 83642-0000
22) HAWS, GABRIEL M. & KIMETHA M.	8127 S BUFFALO CREEK LN	MERIDIAN, ID 83642-0000
23) FRANCIS, GRANT H. & ANDREA	8310 S SLIDE CREEK LN	MERIDIAN, ID 83642-0000
24) CREGO, GENE A. & MATILDA J.	8047 S SLIDE CREEK LN	MERIDIAN, ID 83642-7190
25) DOTY, JAMES E. &		
26) JULIE ANN ALEXANDER	8287 S SLIDE CREEK LN	MERIDIAN, ID 83642-0000
27) CALLEY, DAVID M. & JULIE M.	8624 S DANSKIN LN	MERIDIAN, ID 83642-0000
28) BURGER, KAREN L.	8216 S BUFFALO CREEK LN	MERIDIAN, ID 83642-0000
29) KERN, RONALD A. & LISA C.	8066 S BUFFALO CREEK LN	MERIDIAN, ID 83642-0000
30) RHUMAN, RANDALL M. & LAUREEN K.	8358 S SLIDE CREEK LN	MERIDIAN, ID 83642-0000

31) SHAW REVOCABLE LIVING TRUST; SHAW, BOBBY LOUIS TRUSTEE	8118 S SLIDE CREEK LN	MERIDIAN, ID 83642-0000
32) LETE, SIMON V. & WENDI R.	8606 S DANSKIN LN	MERIDIAN, ID 83642-0000
33) GOULD, STEVEN R. & SARA J.	8553 S DANSKIN LN	MERIDIAN, ID 83642-0000

Table of Contents:

A. Course Proceedings	G. Applicable Standards
B. Applicant Request	H. Comprehensive Plan Analysis
C. Planning Maps	I. Findings of Fact
D. Site History	J. Conclusions of Law
E. General Project Facts	K. Decision by the Commission
F. Staff Analysis	

A. Course of Proceedings

1. Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states annexations are designated as public hearings, with the Planning and Zoning Commission as the recommending body, and the 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, Idaho Local Land Use Planning Act.

a. Notifications

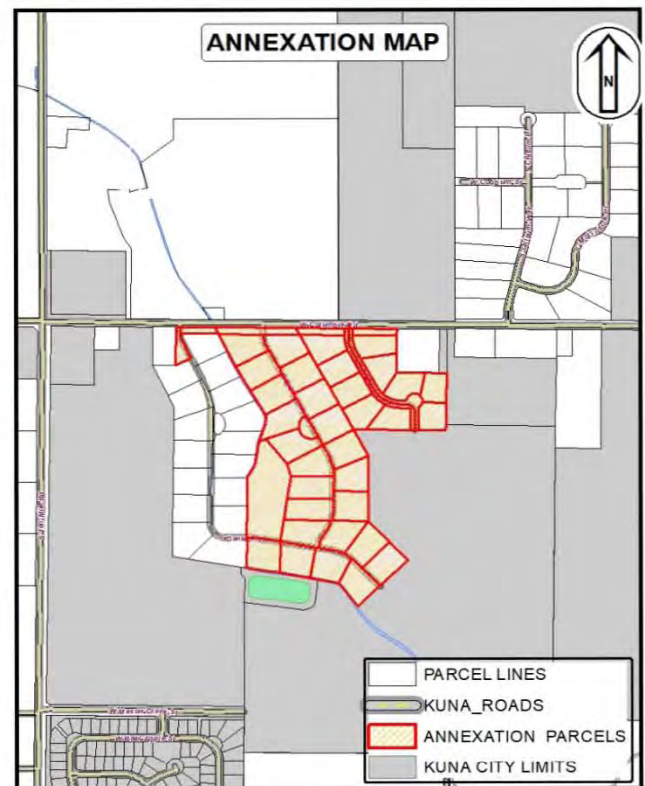
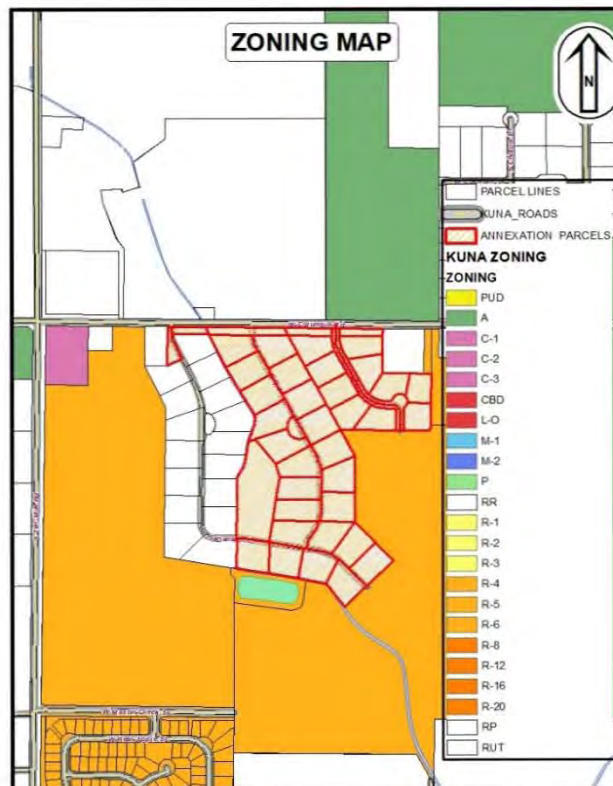
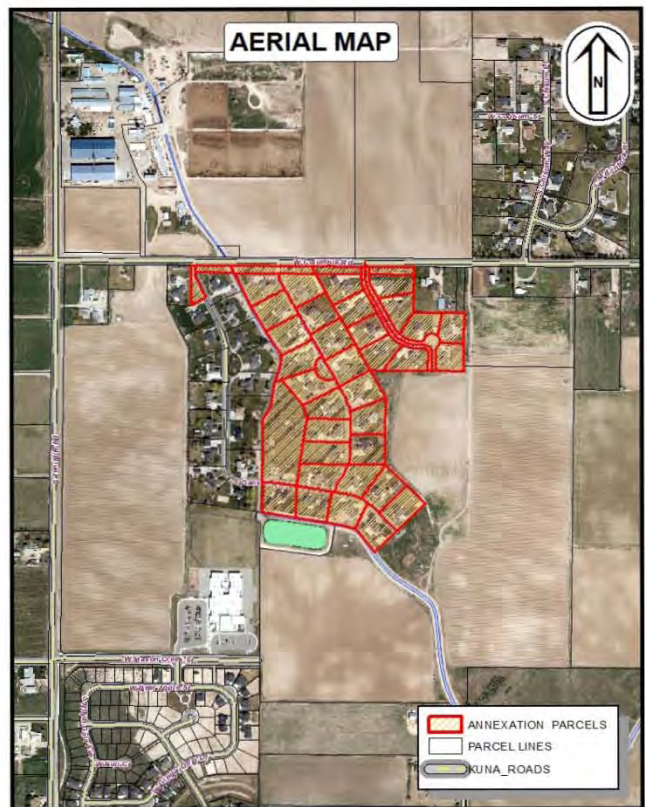
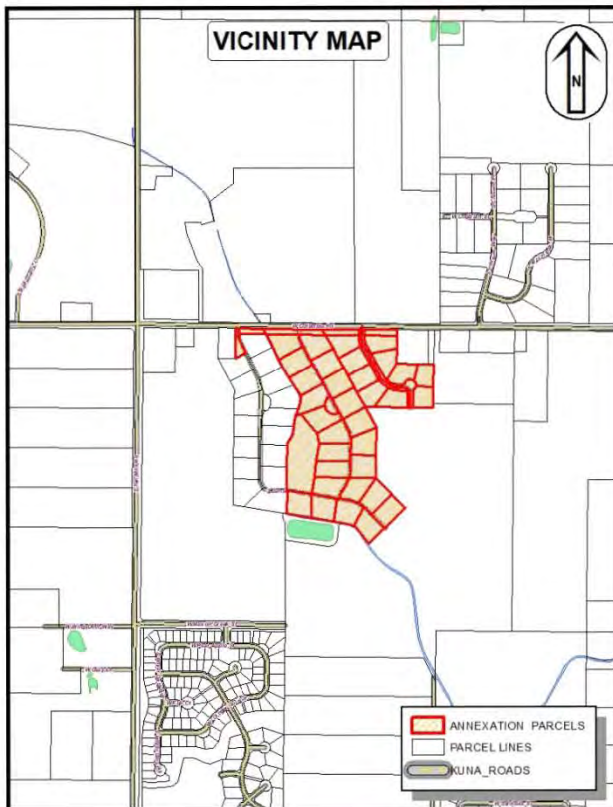
i. Neighborhood Meeting	October 16, 2017
ii. Agencies	November 2, 2017
iii. 300' Property Owners	December 14, 2017
iv. Kuna, Melba Newspaper	December 13, 2017
v. Site Posted	December 21, 2017

B. Applicant Request:

1. Request:

The City of Kuna is requesting approval for annexation of approximately 37.6 acres +/-, also known as Danskin Ridge Subdivision No's. 2, 3 and 5, and portions of No. 1, into Kuna City limits with an 'R-2' (Low Density Residential) zoning designation. The subject lands are located on the south side of west Columbia Road, approximately 800-feet east of the intersection of west Columbia and south Ten Mile Roads (Slide Creek Road and Buffalo Creek Lane; respectively), Kuna, Idaho.

C. Planning Maps:



D. History: The subject parcels are all in Ada County, currently zoned RR (Rural Residential), and are adjacent to Kuna City limits, or will touch City limits if the request is granted. The Danskin Ridge community was developed and platted within Ada County. Single-family residential parcels within Phase 1 of Danskin Ridge Subdivision were developed with individual septic systems, and are not party to this annexation request. Parcels within phases 2,3, and 5 are connected to a privately-owned community septic system that is now non-compliant with the Idaho Department of Environmental Quality (DEQ), as it has no location to apply its effluent. The City has allowed the effluent to be discharged into its system as a temporary solution while the annexation is in process.

Future development adjacent to Danskin Ridge subdivision will bring municipal sewer infrastructure facilities to the existing sewer storage pond. This provides an optimal opportunity for affected property owners within the Danskin community to connect to the Kuna's municipal sewer services. In order to receive municipal sewer services (when they are made available), the affected property owners must annex into Kuna city limits. The City has secured and recorded consents to annex for each of the properties included in this request.

E. General Projects Facts:

1. **Comprehensive Plan Designation:** The Future Land Use Map (FLU) identifies these parcels as Low Density residential. Staff seeks a zoning designation of R-2 upon annexation approval. Staff views this land use request to be consistent with the approved FLU map.

2. **Surrounding Land Uses:**

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

3. **Parcel Sizes, Current Zoning, Parcel Numbers:**

- Approximately 37.6 total acres
- All parcels are currently Rural Residential (RR)
- Parcel Numbers:

PARCEL #	ADDRESS	ACRES
R1727740130	8182 S BUFFALO CREEK LN	0.817
R1727740100	8919 W ARDENE ST	0.326
R1727740080	8919 W ARDENE ST	0.348
R1727740030	8201 S BUFFALO CREEK LN	0.805
R1727720150	8214 S SLIDE CREEK LN	1
R1727720090	8095 S SLIDE CREEK LN	1
R1727720070	8191 S SLIDE CREEK LN	1
R1727720050	8239 S SLIDE CREEK LN	1.013
R1727720030	8335 S SLIDE CREEK LN	1
R1727720020	8383 S SLIDE CREEK LN	1
R1727720010	8919 W ARDENE ST	3.35
R1727710090	8552 S DANSKIN LN	1.059
R1727710010	8517 S DANSKIN LN	1.011
R1727740140	8194 S BUFFALO CREEK LN	0.701
R1727740040	8163 S BUFFALO CREEK LN	0.847
R1727720160	8262 S SLIDE CREEK LN	1
R1727720140	8166 S SLIDE CREEK LN	1

R1727720120	8070 S SLIDE CREEK LN	1
R1727720110	COMMON LOT	0.593
R1727720080	8143 S SLIDE CREEK LN	1
R1727710080	8588 S DANSKIN LN	0.989
R1727710050	8625 S DANSKIN LN	1.008
R1727710030	8589 S DANSKIN LN	1.005
R1727700060	COMMON LOT	0.243
R1727740120	8110 S BUFFALO CREEK LN	0.83
R1727740090	COMMON LOT	1.167
R1727740070	8045 S BUFFALO CREEK LN	0.914
R1727740060	8089 S BUFFALO CREEK LN	0.845
R1727740050	8127 S BUFFALO CREEK LN	0.837
R1727720170	8310 S SLIDE CREEK LN	1
R1727720100	8047 S SLIDE CREEK LN	1.003
R1727720040	8287 S SLIDE CREEK LN	1.008
R1727710060	8624 S DANSKIN LN	1.001
R1727700050	COMMON LOT	0.293
R1727740150	8216 S BUFFALO CREEK LN	0.731
R1727740110	8066 S BUFFALO CREEK LN	0.849
R1727720180	8358 S SLIDE CREEK LN	1
R1727720130	8118 S SLIDE CREEK LN	1
R1727710070	8606 S DANSKIN LN	1.003
R1727710020	8553 S DANSKIN LN	1.004
TOTAL ACRES:		37.6

Services:

Sanitary Sewer– City of Kuna (*Future*)
Potable Water – City of Kuna
Irrigation District – Boise-Kuna Irrigation District
Fire Protection – Kuna Rural Fire District
Police Protection – Ada County Sheriff
Sanitation Services –J&M Sanitation (future)

4. **Existing Structures, Vegetation and Natural Features:** Each individual parcel (excepting the existing common lots) is developed as a single-family home; some with ancillary garages, shops or storage sheds. The land topography is generally flat. Existing vegetation is typical of a fully developed residential subdivision (yards and common lots).

5. **Transportation / Connectivity:** The Danskin Ridge community is accessed from west Columbia Road via three (3) private streets: South Danskin Lane, South Slide Creek Lane and South Buffalo Creek Lane. All roadways within the Danskin Ridge community are privately owned and maintained by the subdivision homeowner's association (HOA). The roadways exist as access easements, or are otherwise platted as common lots within the boundaries of the subdivision. Any parks, trails and/or walking paths within the community are also privately owned and maintained by the HOA.

6. **Environmental Issues:** Other than the potential for septic pond failure, staff is not aware of any environmental issues, health or safety conflicts.
7. **Agency Responses:** The following agencies returned comments which are included as exhibits with this case file:
 - Central District Health Department (CDHD) – Exhibit B-1

F. Staff Analysis:

The parcels which are the subject of this application are located within Danskin Ridge Subdivision No's 2, 3 and 5, along with common lots situated within Danskin Ridge Subdivision No. 1. The City proposes to annex approximately 37.6 acres into city limits with an R-2 (low density residential) zoning designation. The Danskin community is currently served by Kuna's municipal water system. Public sewer services are not currently available to the Danskin Ridge community, however, the landowner to the south is preparing to construct municipal service facilities for a separate development that borders the Danskin Ridge Subdivision to the south and east. This scenario provides the most efficient, cost effective and advantageous opportunity for the affected properties within the Danskin Ridge community to connect to the City's municipal sewer system. It is expected that the existing sewage pond will be cleaned and converted to an irrigation storage pond.

In order for a parcel to annex into the City, a willing land owner's parcel must touch existing City limits and the land owner must request the annexation. The Danskin Ridge parcels which currently touch City limits to the north, east and south will essentially create the contiguousness that is required for the annexation of the parcels which do not currently touch city limits.

Staff has determined that this application complies with Title 5 of Kuna City Code, Idaho Statute §50-222; and the Kuna Comprehensive Plan; and forwards a recommendation of approval for Case No. 17-08-AN, subject to the recommended conditions of approval.

G. Applicable Standards:

1. City of Kuna Zoning Ordinance No. 230, 546 and 570,
2. City of Kuna Subdivision Ordinance No. 2012-18, Title 5 Zoning Regulations,
3. City of Kuna Comprehensive Plan and Future Land Use Map,
4. 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".

Objective 1.2: Ensure that City land use actions, decisions, and regulations do not effectively eliminate all economic value of the subject property.

Objective 1.4: Ensure that City land use actions, decisions, and regulations do not prevent a private property owner from taking advantage of a fundamental property right. Ensure City actions do not impose a substantial and significant limitation on the use of the property.

***Policy 1:** As part of a land use action review, the staff shall evaluate with guidance from the City's attorney; the Idaho Attorney General's six criterion established to determine the potential for property taking.*

GOALS AND POLICY – Land Use

***Objective 1.1, Policy 1:** Adopt a future land use plan and map that reflects the needs and values of the community and guides future growth in a manner consistent with the community's vision.*

***Policy 2:** Provide a variety of housing densities and types to accommodate various lifestyles, ages, and economic groups.*

***Policy 3.1.1:** Protect the quality of existing neighborhoods to ensure that their character and quality is preserved.*

***Policy 3:** Provide land use guidance for rural areas, which are annexed into the City.*

GOALS AND POLICY - Public Services, Facilities and Utilities

***Goal 1:** Provide adequate services, facilities, and utilities for all City residents*

***Objective 1.3.7:** Annex contiguous properties that request City services.*

***Policy 5.1:** Ensure that all development within the City limits connects into the City's sanitary sewer and potable water systems.*

***Policy 5.2:** Continue expansion of the City's sanitary sewer systems as resources allow.*

I. Proposed Findings of Fact:

1. This request appears to be consistent and in compliance with all Kuna City Codes (KCC).
2. The use appears to meet the general objectives of Kuna's Comprehensive Plan.
3. The site is physically suitable for annexation and its existing residential subdivision use.
4. The annexation is not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.
5. The annexation is not likely to cause adverse public health problems.
6. 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 and potential future adjacent uses.
7. The existing and proposed street and utility services in proximity to the site are suitable and adequate for residential purposes.
8. The Kuna City Council accepts the facts as outlined in the staff report, any public testimony and the supporting evidence list as presented.
9. Based on the evidence contained in Case No. 17-08-AN, this proposal appears to comply with the Comprehensive Plan and the Kuna Comprehensive Plan Future Land Use Map (FLU).
10. The City Council has the authority to approve or deny the annexation application.
11. The public notice requirements were met and the public hearing was conducted within the guidelines of applicable Idaho Code and City Ordinances.

J. Proposed Conclusions of Law:

1. Based on the evidence contained in Case No. 17-08-AN, the Kuna City Council finds Case No. 17-08-AN, complies with Kuna City Code.

2. Based on the evidence contained in Case No. 17-08-AN, the Kuna City Council finds Case No. 17-08-AN is consistent with Kuna's Comprehensive Plan.
3. The public notice requirements have been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.

K. Proposed Decision by the Council:

17-08-AN, note: *This proposed motion is to approve, conditionally approve, or deny this request. If the Council wishes to approve or deny specific parts of the request as detailed in this report, those changes must be specified.*

Based on the facts outlined in staff's memo and the public testimony at the public hearing (if any), the City Council of Kuna, Idaho, hereby *approves/conditionally approves/denies* Case No. 17-08-AN, a request for annexation by the City of Kuna *with/without* the following conditions of approval:

1. The City Engineer has approved the sewer hook-ups.
2. Each homeowner shall comply with the Exchange Agreement by and between the Danskin Ridge Homeowners Association (HOA) and CBH Homes, Inc.
3. Each homeowner shall comply with the Consent to Annex Agreement by and between each property owner and the City of Kuna, Idaho.
4. The annexation fee of \$74.00 per lot shall be paid in full fifteen (15) days after the annexation ordinance is recorded with Ada County, or if not paid, shall be added to the individual homeowner's city utility bill and paid pursuant to the city's utility bill ordinance.
5. Each homeowner shall enter into an agreement with the city to pay for any connection fee or cost associated with the connection to the sewer system that is not paid in full at the time of connection to the city's municipal sewer system, and agree to a lien being placed upon the property for any unpaid amounts.
6. The HOA shall be responsible for the engineering and installation of the sewer line from the point of connection on the common lot within the subdivision, to the point of connection with the city's sewer system at or near the treatment lagoon. The Danskin Ridge HOA sewer system shall be connected to the city's municipal sewer system as soon as the municipal facilities being constructed adjacent to the southern boundary of Danskin Ridge Subdivision are completed.
7. Each homeowner and/or the HOA shall be responsible for the maintenance and repair of the sewer system contained within the subdivision boundaries. The City of Kuna assumes no ownership or responsibility for the operation and maintenance of the Danskin Ridge HOA sewer system.
8. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. Any future utilities shall be installed underground.
9. 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.
10. Property owners shall follow city staff, city engineer and other agency recommended requirements as applicable.
11. Annexation procedures shall comply with all local, state and federal laws.



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

Commission & Council Review Application

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

*Please submit the appropriate checklist (s) with application

Type of Review (check all that apply):

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

For Office Use Only	
File Number (s)	17-08-AN
Project name	Danskin Ridge Sub 2, 3 & 5 Annexation
Date Received	10/26/17
Date Accepted/Complete	
Cross Reference Files	
Commission Hearing Date	November 28, 2017
City Council Hearing Date	

Contact/Applicant Information

Owners of Record: <u>See attached list of owners</u>	Phone Number: _____
Address: _____	E-Mail: _____
City, State, Zip: _____	Fax #: _____
Applicant (Developer): <u>City of Kuna</u>	Phone Number: <u>208-922-5546</u>
Address: <u>PO Box 13</u>	E-Mail: <u>tkesner@kunaid.gov</u>
City, State, Zip: <u>Kuna, ID 83634</u>	Fax #: <u>208-922-5989</u>
Engineer/Representative: _____	Phone Number: _____
Address: _____	E-Mail: _____
City, State, Zip: _____	Fax #: _____

Subject Property Information

Site Address: <u>See attached list of subject parcels/Addresses</u>	
Site Location (Cross Streets): <u>W. Columbia Rd / S. Ten Mile Rd.</u>	
Parcel Number (s): <u>See attached list</u>	
Section, Township, Range: <u>2N, 1W, Sec. 11</u>	
Property size: <u>All 1/4-Acre lots - total of 37.6 Acres</u>	
Current land use: <u>Residential</u>	Proposed land use: <u>Residential</u>
Current zoning district: <u>RR (Ada Co.)</u>	Proposed zoning district: <u>R-2</u>

Project Description

Project / subdivision name: Danskin Ridge No.'s 2, 3 & 5 Annexation

General description of proposed project / request: Annexation of Danskin Ridge Subs No. 2, 3 & 5 for purpose of hooking residents up to sewer

Type of use proposed (check all that apply):

☒ Residential _____

☐ Commercial _____

☐ Office _____

☐ Industrial _____

☐ Other _____

Amenities provided with this development (if applicable): All amenities are existing

Residential Project Summary (if applicable)

Are there existing buildings? ☒ Yes ☐ No

Please describe the existing buildings: Homes, shops & Detached garages

Any existing buildings to remain? ☒ Yes ☐ No

Number of residential units: 34 Number of building lots: 34

Number of common and/or other lots: 7

Type of dwellings proposed:

☒ Single-Family _____

☐ Townhouses _____

☐ Duplexes _____

☐ Multi-Family _____

☐ Other _____

Minimum Square footage of structure (s): 1200 Square Feet

Gross density (DU/acre-total property): 1.11 Net density (DU/acre-excluding roads): 0.98

Percentage of open space provided: 15.9% Acreage of open space: 6 Acres

Type of open space provided (i.e. landscaping, public, common, etc.): Common lots Roads and landscaped entrances

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: Juanes Kishner Date: 10/20/2017



CITY OF KUNA

PLANNING & ZONING DEPARTMENT

751 West 4th Street
P.O. Box 13
Kuna, ID 83634 Phone:
208-922-5274 Fax: 208-
922-5989
www.kunacity.id.gov

October 20, 2017

Re: Danskin Ridge Subdivisions - Ada County Parcel No's:

R1727710020	R1727720020	R1727720100	R1727720180	R1727740110
R1727710030	R1727720030	R1727720120	R1727740030	R1727740120
R1727710050	R1727720040	R1727720130	R1727740040	R1727740130
R1727710060	R1727720050	R1727720140	R1727740050	R1727740140
R1727710070	R1727720070	R1727720150	R1727740060	R1727740150
R1727710080	R1727720080	R1727720160	R1727740070	R1727710010
R1727710090	R1727720090	R1727720170	R1727740090	R1727720010

To Whom It May Concern:

The City of Kuna (petitioner) is initiating an application for annexation of the Danskin Ridge Subdivisions No.'s 2, 3 and 5; and the common lots contained within the Danskin Ridge Subdivision No. 1. The purpose of this application is to gain annexation approval by the Kuna City Council in order to annex the referenced parcels into Kuna City limits with a proposed zoning designation of R-2 (low density residential).

If the annexation request is approved, the property owners which are party to the application (provided on the attached list) will then be able to receive municipal wastewater treatment services from the City of Kuna.

Property owners who are party to this annexation application have provided consent for the City to proceed with the annexation as recorded by the Ada County Recorder's Office, and are included with this application.

The City held a neighborhood meeting with the affected property owners and property owners who are within 300 feet of the subject lands on October 16th, 2017 at Kuna City Hall located at 451 W. 4th Street, Kuna, Idaho from 6:00 pm to 7:00 pm. Documentation of the meeting minutes and meeting attendees have been provided.

Therefore, the City of Kuna's Planning and Zoning staff requests approval for annexation of the properties listed on the attached application.

Respectfully,

Trevor Kesner, MCRP
Planner II
Kuna Planning and Zoning Department

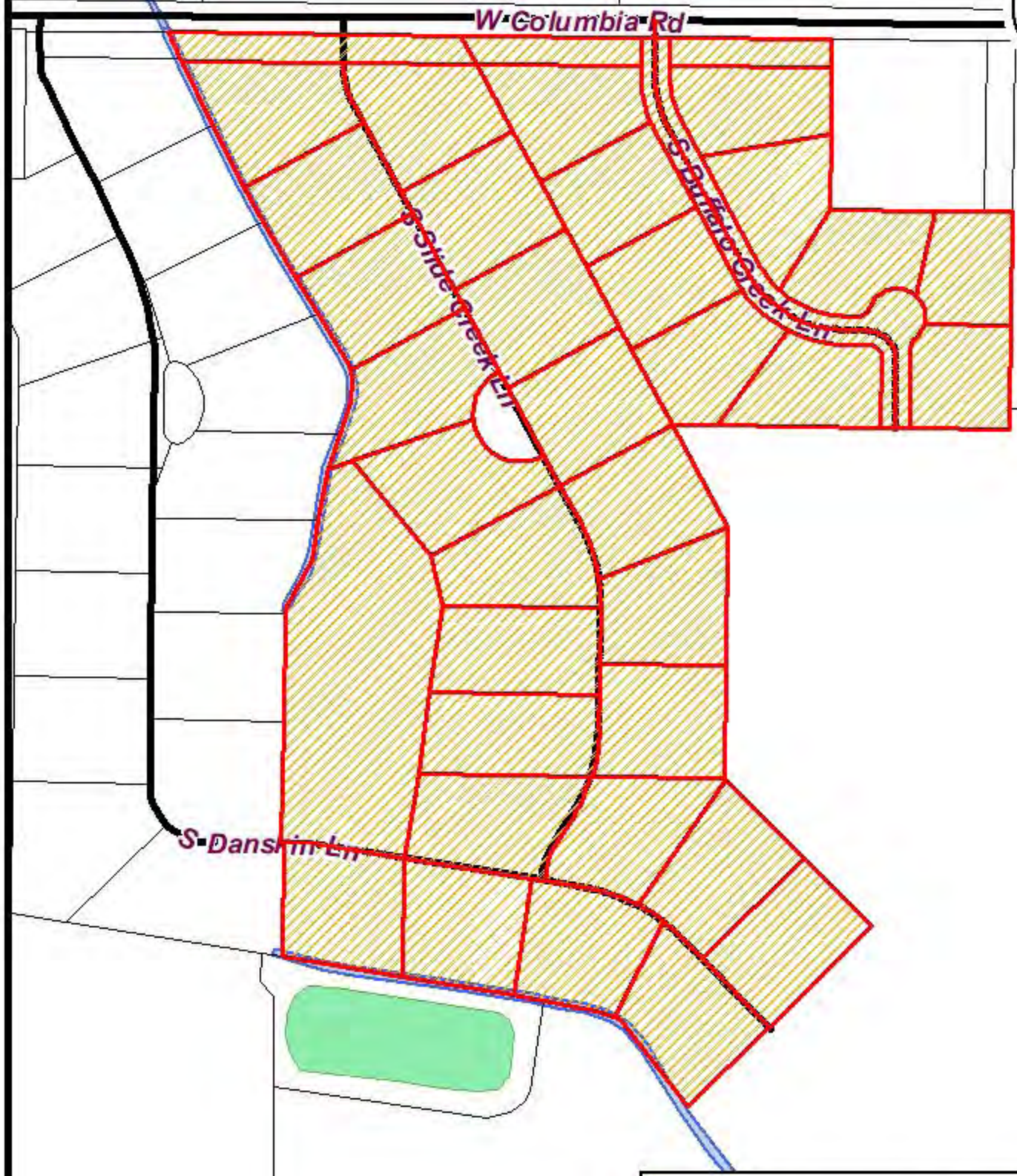
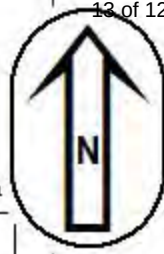
cc: Wendy Howell, Planning & Zoning Director

Exhibit

A-2b



VICINITY MAP



-  PARCEL SUBJECT TO ANNEXATION
-  PARCEL LINES
-  KUNA_ROADS



CITY OF KUNA

PLANNING & ZONING DEPARTMENT

751 West 4th Street
P.O. Box 13
Kuna, ID 83634
www.kunacity.id.gov

Danskin Ridge Subdivision Annexation Legal Description

A Portion of the NW $\frac{1}{4}$ and the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 11, Township 2 North, Range 1 West, Boise Meridian, Kuna, Ada County, Idaho, more particularly described as follows:

Lots 5 and 6, Block 1 of Danskin Ridge Subdivision No. 1 as same is recorded in Book 80 of Plats at Pages 8623-8625, records of Ada County, Idaho along with;

Lots 23, 24, 25, 27, 28, 29, 30, 31 and 32, Block 1 of Danskin Ridge Subdivision No. 2, as same is recorded in Book 83 of Plats at Pages 9208-9210, records of Ada County, Idaho along with;

Lots 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48 and 49, Block 1 of Danskin Ridge Subdivision No. 3, as same is recorded in Book 83 of Plats at Pages 9220-9221, records of Ada County, Idaho along with;

Lots 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65 and 66, Block 1 of Danskin Ridge Subdivision No. 5, as same is recorded in Book 89 of Plats at Pages 10381-10384, records of Ada County, Idaho, Boise Meridian, Idaho.

Said parcels containing 37.858 acres, more or less.



**CONSENT TO ANNEXATION
INTO THE CITY OF KUNA, IDAHO**
Idaho Code §50-222

WHEREAS, We are the record owners of the real property as described herein; and

WHEREAS, said real property is not currently within the city limits of the City of Kuna, Idaho; and

WHEREAS, said real property is contiguous to the city limits of the City of Kuna, Idaho; and

WHEREAS, as the record owners of said real property, it is our desire to connect to the Wastewater Treatment and Collection System of the City of Kuna, Idaho; and

WHEREAS, said City of Kuna, Idaho stipulates that annexation into the corporate limits of said City is a condition precedent for connecting to the Wastewater Treatment and Collection System of said City; and

WHEREAS, We accordingly consent to annex into the City of Kuna, Idaho.

NOW THEREFORE, JOHN BAYLEY and CARLA BAYLEY , being first duly sworn upon oath, depose and state:

1. We are the record owners of the property described below, and we hereby consent (agree) to the annexation of said property into the City of Kuna, Idaho, pursuant to Idaho Code §50-222(3)(a) Category A Annexation.

Physical Address: 8095 S SLIDE CREEK LN

Legal Description: LOT 40 BLK 01, DANSKIN RIDGE SUB NO 03

2. We understand and agree that the City of Kuna has a right under Idaho Law to annex lands that are reasonably necessary to assure the orderly development of the City in order to allow efficient and economically viable provision of tax-supported and fee-supported municipal services, to enable orderly development of private lands that benefit from the cost-effective availability of municipal services in urbanizing areas, and to equitably allocate the costs of public services in management of development on the urban fringe.
3. We understand and agree that our decision to annex into the City of Kuna, Idaho is voluntary on my part; no promises or threats have been made to induce us into signing this Consent to Annex agreement, and the decision to sign is our own.
4. We understand that Danskin Ridge Subdivision No. 02, 03 & 05 will be annexed into the city of Kuna on or about January 1, 2017. Each Danskin Ridge Subdivision No. 02, 03 & 05 property (39 total properties) will pay a pro rata share of the total annexation costs, currently \$1,200.00 plus \$30.00 per lot and posting of the signs \$500.00 for a total of \$2,870.00, or \$74.00 per property. The Danskin Ridge Subdivision HOA Inc, Home Owners Association shall submit one (1) check to the city of Kuna for by June 30, 2016 for the annexation costs. Nothing shall prohibit the

subdivision from requesting annexation at an earlier date provided the annexation fees are paid in full.

5. We understand and agree that this annexation is a Category A Annexation and we do not have a right to have it judicially reviewed by any court.

Dated this 18 day of Feb., 20 15

John Bayley
Signature
Carla Bayley

STATE OF IDAHO)
) ss.
County of Ada)

I, Kathleen Trotter, a Notary Public in and for said State of Idaho, do hereby certify that on this 18th day of February, 2015, before me, personally appeared JOHN BAYLEY, known or identified to me, who, being by me, first duly sworn, declared under oath that the statements contained with the foregoing document are true and correct, and acknowledged to me that he/she executed the same as such. and Carla Bayley, kt

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Kathleen Trotter
Notary Public for Ada County
My commission expires on 8-15-2017

Dated this 18th day of February, 20 15

Kathleen Trotter
Signature

STATE OF IDAHO)
) ss.
County of Ada)

I, _____, a Notary Public in and for said State of Idaho, do hereby certify that on this ____ day of _____, 2015, before me, personally appeared CARLA BAYLEY, known or identified to me, who, being by me, first duly sworn, declared under oath that the statements contained with the foregoing document are true and correct, and acknowledged to me that he/she executed the same as such.

S
E
A
L

Notary Public for _____
My commission expires on _____



**CONSENT TO ANNEXATION
INTO THE CITY OF KUNA, IDAHO**
Idaho Code §50-222

WHEREAS, We are the record owners of the real property as described herein; and

WHEREAS, said real property is not currently within the city limits of the City of Kuna, Idaho; and

WHEREAS, said real property is contiguous to the city limits of the City of Kuna, Idaho; and

WHEREAS, as the record owners of said real property, it is our desire to connect to the Wastewater Treatment and Collection System of the City of Kuna, Idaho; and

WHEREAS, said City of Kuna, Idaho stipulates that annexation into the corporate limits of said City is a condition precedent for connecting to the Wastewater Treatment and Collection System of said City; and

WHEREAS, We accordingly consent to annex into the City of Kuna, Idaho.

NOW THEREFORE, GARY D BODOVINITZ and KATHY L BEAUREGARD , being first duly sworn upon oath, depose and state:

1. We are the record owners of the property described below, and we hereby consent (agree) to the annexation of said property into the City of Kuna, Idaho, pursuant to Idaho Code §50-222(3)(a) Category A Annexation.

Physical Address: 8191 S SLIDE CREEK LN

Legal Description: LOT 38 BLK 01, DANSKIN RIDGE SUB NO 03

2. We understand and agree that the City of Kuna has a right under Idaho Law to annex lands that are reasonably necessary to assure the orderly development of the City in order to allow efficient and economically viable provision of tax-supported and fee-supported municipal services, to enable orderly development of private lands that benefit from the cost-effective availability of municipal services in urbanizing areas, and to equitably allocate the costs of public services in management of development on the urban fringe.
3. We understand and agree that our decision to annex into the City of Kuna, Idaho is voluntary on my part; no promises or threats have been made to induce us into signing this Consent to Annex agreement, and the decision to sign is our own.
4. We understand that Danskin Ridge Subdivision No. 02, 03 & 05 will be annexed into the city of Kuna on or about January 1, 2017. Each Danskin Ridge Subdivision No. 02, 03 & 05 property (39 total properties) will pay a pro rata share of the total annexation costs, currently \$1,200.00 plus \$30.00 per lot and posting of the signs \$500.00 for a total of \$2,870.00, or \$74.00 per property. The Danskin Ridge Subdivision HOA Inc, Home Owners Association shall submit one (1) check to the city of Kuna for by June 30, 2016 for the annexation costs. Nothing shall prohibit the

subdivision from requesting annexation at an earlier date provided the annexation fees are paid in full.

5. We understand and agree that this annexation is a Category A Annexation and we do not have a right to have it judicially reviewed by any court.

Dated this 17 day of FEB, 20 15


Signature

STATE OF IDAHO)
) ss.
County of Ada)

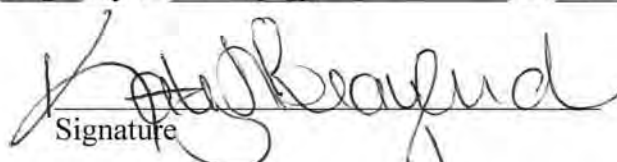
I, Amy M. Black, a Notary Public in and for said State of Idaho, do hereby certify that on this 17 day of Feb, 2015, before me, personally appeared GARY D BODOVINITZ, known or identified to me, who, being by me, first duly sworn, declared under oath that the statements contained with the foregoing document are true and correct, and acknowledged to me that he/she executed the same as such.

S
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A
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Amy M. Black
Notary Public for Idaho
My commission expires on 1-31-19

Dated this 18 day of Feb, 20 15


Signature

STATE OF IDAHO)
) ss.
County of Ada)

I, Brandon Fairbrother, a Notary Public in and for said State of Idaho, do hereby certify that on this 18 day of February, 2015, before me, personally appeared KATHY L BEAUREGARD, known or identified to me, who, being by me, first duly sworn, declared under oath that the statements contained with the foregoing document are true and correct, and acknowledged to me that he/she executed the same as such.



Brandon Fairbrother
Notary Public for IDC
My commission expires on 8-13-2019



**CONSENT TO ANNEXATION
INTO THE CITY OF KUNA, IDAHO**
Idaho Code §50-222

WHEREAS, I am the record owner of the real property as described herein; and

WHEREAS, said real property is not currently within the city limits of the City of Kuna, Idaho; and

WHEREAS, said real property is contiguous to the city limits of the City of Kuna, Idaho; and

WHEREAS, as the record owner of said real property, it is my desire to connect to the Wastewater Treatment and Collection System of the City of Kuna, Idaho; and

WHEREAS, said City of Kuna, Idaho stipulates that annexation into the corporate limits of said City is a condition precedent for connecting to the Wastewater Treatment and Collection System of said City; and

WHEREAS, I accordingly consent to annex into the City of Kuna, Idaho.

NOW THEREFORE, TOM D BROWNING , being first duly sworn upon oath, deposes and states:

1. I am the record owner of the property described below, and I hereby consent (agree) to the annexation of said property into the City of Kuna, Idaho, pursuant to Idaho Code §50-222(3)(a) Category A Annexation.

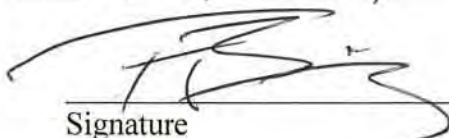
Physical Address: 8201 S BUFFALO CREEK LN

Legal Description: LOT 55 BLK 01, DANSKIN RIDGE SUB NO 05

2. I understand and agree that the City of Kuna has a right under Idaho Law to annex lands that are reasonably necessary to assure the orderly development of the City in order to allow efficient and economically viable provision of tax-supported and fee-supported municipal services, to enable orderly development of private lands that benefit from the cost-effective availability of municipal services in urbanizing areas, and to equitably allocate the costs of public services in management of development on the urban fringe.
3. I understand and agree that my decision to annex into the City of Kuna, Idaho is voluntary on my part; no promises or threats have been made to induce me into signing this Consent to Annex agreement, and the decision to sign is my own.
4. I understand that Danskin Ridge Subdivision No. 02, 03 & 05 will be annexed into the city of Kuna on or about January 1, 2017. Each Danskin Ridge Subdivision No. 02, 03 & 05 property (39 total properties) will pay a pro rata share of the total annexation costs, currently \$1,200.00 plus \$30.00 per lot and posting of the signs \$500.00 for a total of \$2,870.00, or \$74.00 per property. The Danskin Ridge Sub HOA Inc, Home Owners Association shall submit one (1) check to the city of Kuna for by June 30, 2016 for the annexation costs. Nothing shall prohibit the subdivision from requesting annexation at an earlier date provided the annexation fees are paid in full.

5. I understand and agree that this annexation is a Category A Annexation and I do not have a right to have it judicially reviewed by any court.

Dated this 17th day of February, 20 15

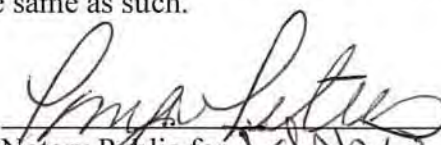

Signature

STATE OF IDAHO)
) ss.
County of Ada)

I, Tonya Titus, a Notary Public in and for said State of Idaho, do hereby certify that ~~on~~ this 17 day of February, 2015, before me, personally appeared Tom Browning, known or identified to me, who, being by me, first duly sworn, declared under oath that the statements contained with the foregoing document are true and correct, and acknowledged to me that he/she executed the same as such.

S
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L




Notary Public for IDAHO
My commission expires on 11-13-15



**CONSENT TO ANNEXATION
INTO THE CITY OF KUNA, IDAHO**
Idaho Code §50-222

WHEREAS, We are the record owners of the real property as described herein; and

WHEREAS, said real property is not currently within the city limits of the City of Kuna, Idaho; and

WHEREAS, said real property is contiguous to the city limits of the City of Kuna, Idaho; and

WHEREAS, as the record owners of said real property, it is our desire to connect to the Wastewater Treatment and Collection System of the City of Kuna, Idaho; and

WHEREAS, said City of Kuna, Idaho stipulates that annexation into the corporate limits of said City is a condition precedent for connecting to the Wastewater Treatment and Collection System of said City; and

WHEREAS, We accordingly consent to annex into the City of Kuna, Idaho.

NOW THEREFORE, BRIAN L BURGER and KAREN L BURGER , being first duly sworn upon oath, depose and state:

1. We are the record owners of the property described below, and we hereby consent (agree) to the annexation of said property into the City of Kuna, Idaho, pursuant to Idaho Code §50-222(3)(a) Category A Annexation.

Physical Address: 8216 S BUFFALO CREEK LN

Legal Description: LOT 67 BLK 01, DANSKIN RIDGE SUB NO 05

2. We understand and agree that the City of Kuna has a right under Idaho Law to annex lands that are reasonably necessary to assure the orderly development of the City in order to allow efficient and economically viable provision of tax-supported and fee-supported municipal services, to enable orderly development of private lands that benefit from the cost-effective availability of municipal services in urbanizing areas, and to equitably allocate the costs of public services in management of development on the urban fringe.
3. We understand and agree that our decision to annex into the City of Kuna, Idaho is voluntary on my part; no promises or threats have been made to induce us into signing this Consent to Annex agreement, and the decision to sign is our own.
4. We understand that Danskin Ridge Subdivision No. 02, 03 & 05 will be annexed into the city of Kuna on or about January 1, 2017. Each Danskin Ridge Subdivision No. 02, 03 & 05 property (39 total properties) will pay a pro rata share of the total annexation costs, currently \$1,200.00 plus \$30.00 per lot and posting of the signs \$500.00 for a total of \$2,870.00, or \$74.00 per property. The Danskin Ridge Subdivision HOA Inc, Home Owners Association shall submit one (1) check to the city of Kuna for by June 30, 2016 for the annexation costs. Nothing shall prohibit the

subdivision from requesting annexation at an earlier date provided the annexation fees are paid in full.

5. We understand and agree that this annexation is a Category A Annexation and we do not have a right to have it judicially reviewed by any court.

Deceased

Dated this _____ day of _____, 20____

Signature

STATE OF IDAHO)
) ss.
County of Ada)

I, _____, a Notary Public in and for said State of Idaho, do hereby certify that on this ____ day of _____, 2015, before me, personally appeared BRIAN L BURGER, known or identified to me, who, being by me, first duly sworn, declared under oath that the statements contained with the foregoing document are true and correct, and acknowledged to me that he/she executed the same as such.

S
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Notary Public for _____
My commission expires on _____

Dated this 17th day of February, 2015

Brian L Burger
Signature

STATE OF IDAHO)
) ss.
County of Ada)

I, Tara Rosvall, a Notary Public in and for said State of Idaho, do hereby certify that on this 17 day of February, 2015, before me, personally appeared KAREN L BURGER, known or identified to me, who, being by me, first duly sworn, declared under oath that the statements contained with the foregoing document are true and correct, and acknowledged to me that he/she executed the same as such.

S
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L

TARA ROSVALL
Notary Public
State of Idaho

Tara Rosvall
Notary Public for Idaho
My commission expires on 07/06/22

STATE OF IDAHO

CERTIFICATION OF VITAL RECORD

Public Hearing 17-08-AN
23 of 128

STATE OF IDAHO

IDAHO DEPARTMENT OF HEALTH AND WELFARE

BUREAU OF VITAL RECORDS AND HEALTH STATISTICS

DATE FILED BY STATE REGISTRAR:

State of Idaho CERTIFICATE OF DEATH

STATE FILE NO. 2014-06590

09/16/2014

ONLY A COPY OF THIS DOCUMENT, CERTIFIED BY THE STATE REGISTRAR WITH THE DEPARTMENT OF HEALTH AND WELFARE, SHALL BE USED AS PROOF OF DEATH. EVIDENCE OF THIS DEATH SHOULD BE GIVEN THE SAME CREDIT.

Local Reg. No.

DECEASED TYPE OR PRINT IN PERMANENT BLACK INK DO NOT USE FELT TIP PEN FOR INSTRUCTIONS SEE HANDBOOKS	1. DECEDENT'S LEGAL NAME (include AKA's if any) (First, Middle, Last, Suffix) BRIAN LEROY BURGER		2. SEX MALE	3. SOCIAL SECURITY NUMBER 519-02-1577
	4a. AGE-Last Birthday 46 (Years)		4b. UNDER 1 YEAR Months: 03 Days: 27 Hours: 19 Minutes: 00	
PARENTS Complete/Verify and File Within 5 Days of Death	5. DATE OF BIRTH (Mo/Day/Yr) 03/27/1968		6. BIRTHPLACE (City and State, Territory, or Foreign Country) SNOQUALMIE, WASHINGTON	
	7a. RESIDENCE - STATE OR FOREIGN COUNTRY IDAHO		7b. COUNTY ADA	
INFORMANT Complete/Verify and File Within 5 Days of Death	7c. CITY OR TOWN MERIDIAN		7d. APT. NO. 83642	
	7e. STREET AND NUMBER 8216 S. BUFFALO CREEK LN		7f. INSIDE CITY LIMITS? ☒ Yes ☐ No	
DISPOSITION Complete/Verify and File Within 5 Days of Death	8. MARITAL STATUS AT TIME OF DEATH ☒ Married ☐ Married, but separated ☐ Widowed ☐ Divorced ☐ Never married ☐ Unknown		9. SURVIVING SPOUSE'S NAME (if wife, give maiden name) KAREN L. NEY	
	10. EVER IN U.S. ARMY? ☐ Yes ☒ No		11a. FATHER'S NAME (First, Middle, Last, Suffix) LEROY O. BURGER	
PLACE OF DEATH Complete/Verify and File Within 5 Days of Death	11b. BIRTHPLACE (State, Territory, or Foreign Country) SOUTH DAKOTA		12a. MOTHER'S MAIDEN NAME (First, Middle, Last, Suffix) ELAINE MARIE GORNICK	
	12b. BIRTHPLACE (State, Territory, or Foreign Country) IDAHO		13a. INFORMANT'S NAME (Type or print) KAREN L. BURGER	
DATE OF DEATH Complete/Verify and File Within 5 Days of Death	13b. RELATIONSHIP TO DECEDENT WIFE		13c. MAILING ADDRESS (Street and Number, City, State, Zip Code) 8216 S. BUFFALO CREEK LN MERIDIAN, ID 83642	
	14. METHOD OF DISPOSITION ☐ Burial ☒ Cremation ☐ Donation ☐ Entombment ☐ Removal from Idaho ☐ Other (Specify)		15. PLACE OF DISPOSITION (Name and address of cemetery, crematory, other place) BOWMAN FUNERAL CREMATORY 10254 W CARLTON BAY DRIVE GARDEN CITY, IDAHO 83714	
CAUSE OF DEATH Complete/Verify and File Within 5 Days of Death	16. NAME AND COMPLETE ADDRESS OF FUNERAL FACILITY BOWMAN FUNERAL PARLOR 10254 W CARLTON BAY DRIVE GARDEN CITY, IDAHO 83714		17a. SIGNATURE OF FUNERAL SERVICE LICENSEE OR PERSON ACTING AS SUCH ELECTRONICALLY FILED: KEVIN H. PERSONS	
	17b. LICENSE NUMBER (Of licensee) M1157		18. WAS CORONER CONTACTED DUE TO CAUSE OF DEATH? ☒ Yes ☐ No	
ITEMS 22-28 TO BE USED FOR EXTERNAL CAUSES ONLY Complete/Verify and File Within 72 Hours of Death	19a. IF DEATH OCCURRED IN A HOSPITAL: ☐ Inpatient ☒ Outpatient ☐ Out			
	19b. IF DEATH OCCURRED SOMEWHERE OTHER THAN A HOSPITAL: ☐ Hospice facility ☐ Nursing home/Long term care facility ☐ Decedent's home ☐ Other (Specify)			
CERTIFIER Complete/Verify and File Within 72 Hours of Death	20. FACILITY NAME (If not facility, give street and number) ST. ALPHONSUS REGIONAL MEDICAL CENTER		21. CITY, TOWN, OR LOCATION OF DEATH, AND ZIP CODE BOISE, ID 83706	
	22. COUNTY OF DEATH ADA		23. DATE OF DEATH (Mo/Day/Yr) (Spell month) September 10, 2014	
REGISTRAR Complete/Verify and File Within 72 Hours of Death	24. TIME OF DEATH (24hr) 12:12		25. DATE PRONOUNCED DEAD (Mo/Day/Yr) (Spell month) September 10, 2014	
	26. TIME PRONOUNCED DEAD (24hr) 12:12		27. CAUSE OF DEATH Part I. Enter the chain of events—diseases, injuries, or complications—that directly caused the death. DO NOT enter terminal events such as cardiac arrest, respiratory arrest, or ventilator withdrawal without showing the etiology. DO NOT ABBREVIATE. Enter only one cause on a line. IMMEDIATE CAUSE (Final disease or condition resulting in death) a. SUBARACHNOID HEMORRHAGE TO BASE OF CEREBELLUM AND BRAINSTEM b. SEVERE BLUNT FORCE TRAUMA c. MOTOR VEHICLE ACCIDENT	
IF DEATH WAS DUE TO OTHER THAN NATURAL CAUSES, THE CORONER MUST COMPLETE AND SIGN THIS CERTIFICATE Complete/Verify and File Within 72 Hours of Death	28. DID TOBACCO USE CONTRIBUTE TO DEATH? ☐ Yes ☐ Probably ☒ No ☐ Unknown		29. IF FEMALE (Aged 15-44): ☐ Not pregnant within past year ☐ Pregnant at time of death ☐ Not pregnant, but pregnant 43 days to 1 year before death ☐ Not pregnant, but pregnant within 42 days of death ☐ Unknown if pregnant within the past year	
	30. DATE OF INJURY (Mo/Day/Yr) (Spell month) September 10, 2014		31. TIME OF INJURY (24hr) Estimated 11:00 - 11:01	
IF DEATH WAS DUE TO OTHER THAN NATURAL CAUSES, THE CORONER MUST COMPLETE AND SIGN THIS CERTIFICATE Complete/Verify and File Within 72 Hours of Death	32. LOCATION OF INJURY: State: IDAHO City/Town or County: MERIDIAN, ADA Zip Code: 83642		33. PLACE OF INJURY (Decedent's home, farm, street, construction site, nursing home, restaurant, forest, etc.) INTERSECTION	
	34. DESCRIBE HOW INJURY OCCURRED. IF TRANSPORTATION INJURY, STATE THE TYPE(S) OF VEHICLE(S) INVOLVED (Automobile, pickup, motorcycle, ATV, bicycle, etc.) SPECIFY WHICH VEHICLE DECEDENT OCCUPIED, if applicable COLLISION IN AN INTERSECTION		35. INJURY AT WORK? ☐ Yes ☒ No	
IF DEATH WAS DUE TO OTHER THAN NATURAL CAUSES, THE CORONER MUST COMPLETE AND SIGN THIS CERTIFICATE Complete/Verify and File Within 72 Hours of Death	36. TRANSPORTATION INJURY ONLY ☐ Pedestrian ☐ Other (Specify)		37. WHAT SAFETY DEVICES(S) DID DECEDENT USE/EMPLOY? ☐ Seat belt ☐ Child safety seat ☐ Helmet ☐ Air bag ☒ None ☐ Unknown	
	38a. CERTIFIER (Check only one, based on official capacity for this certificate) ☐ PHYSICIAN ☐ PHYSICIAN ASSISTANT ☐ ADVANCED PRACTICE PROFESSIONAL NURSE		38b. LICENSE NUMBER	
IF DEATH WAS DUE TO OTHER THAN NATURAL CAUSES, THE CORONER MUST COMPLETE AND SIGN THIS CERTIFICATE Complete/Verify and File Within 72 Hours of Death	38c. CORONER - To the best of my knowledge, death occurred at the time, date, and place, and due to the cause(s) stated. - On the basis of examination and/or investigation, in my opinion, death occurred at the time, date, and place, and due to the cause(s) and manner stated.		39. DATE SIGNED 9 / 15 / 2014	
	Signature and Title of Certifier ELECTRONICALLY SIGNED: ROBERT KARINEN		39b. NAME, ADDRESS, AND ZIP CODE OF CERTIFIER (Type or print) ROBERT KARINEN, 5550 MORRIS HILL ROAD BOISE, ID 83706	
IF DEATH WAS DUE TO OTHER THAN NATURAL CAUSES, THE CORONER MUST COMPLETE AND SIGN THIS CERTIFICATE Complete/Verify and File Within 72 Hours of Death	40a. REGISTRAR'S SIGNATURE <i>James B. Galtte</i>		40b. DATE SIGNED 9 / 15 / 2014	
	41. REGISTRAR'S SIGNATURE <i>James B. Galtte</i>		42. DATE SIGNED 9 / 15 / 2014	

This is a true and correct reproduction of the document officially registered and placed on file with the IDAHO BUREAU OF VITAL RECORDS AND HEALTH STATISTICS.

DATE ISSUED:

SEP 15 2014

This copy not valid unless prepared on engraved border displaying state seal and signature of the Registrar.

JAMES B. AYDELOTTE
STATE REGISTRAR





**CONSENT TO ANNEXATION
INTO THE CITY OF KUNA, IDAHO**
Idaho Code §50-222

WHEREAS, We are the record owners of the real property as described herein; and

WHEREAS, said real property is not currently within the city limits of the City of Kuna, Idaho; and

WHEREAS, said real property is contiguous to the city limits of the City of Kuna, Idaho; and

WHEREAS, as the record owners of said real property, it is our desire to connect to the Wastewater Treatment and Collection System of the City of Kuna, Idaho; and

WHEREAS, said City of Kuna, Idaho stipulates that annexation into the corporate limits of said City is a condition precedent for connecting to the Wastewater Treatment and Collection System of said City; and

WHEREAS, We accordingly consent to annex into the City of Kuna, Idaho.

NOW THEREFORE, DAVID M CALLEY and JULIE M CALLEY, being first duly sworn upon oath, depose and state:

1. We are the record owners of the property described below, and we hereby consent (agree) to the annexation of said property into the City of Kuna, Idaho, pursuant to Idaho Code §50-222(3)(a) Category A Annexation.

Physical Address: 8624 S DANSKIN LN

Legal Description: LOT 28 BLK 01, DANSKIN RIDGE SUB NO 02

2. We understand and agree that the City of Kuna has a right under Idaho Law to annex lands that are reasonably necessary to assure the orderly development of the City in order to allow efficient and economically viable provision of tax-supported and fee-supported municipal services, to enable orderly development of private lands that benefit from the cost-effective availability of municipal services in urbanizing areas, and to equitably allocate the costs of public services in management of development on the urban fringe.
3. We understand and agree that our decision to annex into the City of Kuna, Idaho is voluntary on my part; no promises or threats have been made to induce us into signing this Consent to Annex agreement, and the decision to sign is our own.
4. We understand that Danskin Ridge Subdivision No. 02, 03 & 05 will be annexed into the city of Kuna on or about January 1, 2017. Each Danskin Ridge Subdivision No. 02, 03 & 05 property (39 total properties) will pay a pro rata share of the total annexation costs, currently \$1,200.00 plus \$30.00 per lot and posting of the signs \$500.00 for a total of \$2,870.00, or \$74.00 per property. The Danskin Ridge Subdivision HOA Inc, Home Owners Association shall submit one (1) check to the city of Kuna for by June 30, 2016 for the annexation costs. Nothing shall prohibit the

subdivision from requesting annexation at an earlier date provided the annexation fees are paid in full.

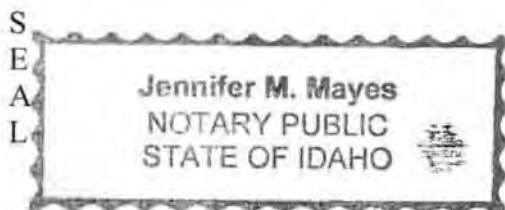
5. We understand and agree that this annexation is a Category A Annexation and we do not have a right to have it judicially reviewed by any court.

Dated this 17 day of February, 20 15

David M. Calley
Signature

STATE OF IDAHO)
) ss.
County of Ada)

I, Jennifer M. Mayes, a Notary Public in and for said State of Idaho, do hereby certify that on this 17 day of Feb, 2015, before me, personally appeared DAVID M CALLEY, known or identified to me, who, being by me, first duly sworn, declared under oath that the statements contained with the foregoing document are true and correct, and acknowledged to me that he/she executed the same as such.



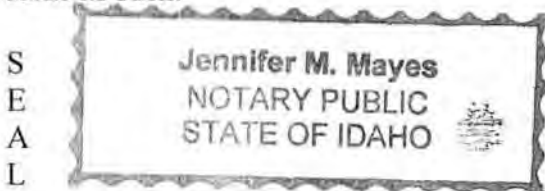
Jennifer M. Mayes
Notary Public for Kuna ID
My commission expires on 8-19-2019

Dated this 17 day of February, 20 15

Julie M. Calley
Signature

STATE OF IDAHO)
) ss.
County of Ada)

I, Jennifer M. Mayes, a Notary Public in and for said State of Idaho, do hereby certify that on this 17 day of Feb, 2015, before me, personally appeared JULIE M CALLEY, known or identified to me, who, being by me, first duly sworn, declared under oath that the statements contained with the foregoing document are true and correct, and acknowledged to me that he/she executed the same as such.



Jennifer M. Mayes
Notary Public for Kuna ID
My commission expires on 8-19-2019



**CONSENT TO ANNEXATION
INTO THE CITY OF KUNA, IDAHO**
Idaho Code §50-222

WHEREAS, We are the record owners of the real property as described herein; and

WHEREAS, said real property is not currently within the city limits of the City of Kuna, Idaho; and

WHEREAS, said real property is contiguous to the city limits of the City of Kuna, Idaho; and

WHEREAS, as the record owners of said real property, it is our desire to connect to the Wastewater Treatment and Collection System of the City of Kuna, Idaho; and

WHEREAS, said City of Kuna, Idaho stipulates that annexation into the corporate limits of said City is a condition precedent for connecting to the Wastewater Treatment and Collection System of said City; and

WHEREAS, We accordingly consent to annex into the City of Kuna, Idaho.

NOW THEREFORE, ROBERT R CHANEY, JR and VICTORIA A CHANEY H/W, being first duly sworn upon oath, depose and state:

11. We are the record owners of the property described below, and we hereby consent (agree) to the annexation of said property into the City of Kuna, Idaho, pursuant to Idaho Code §50-222(3)(a) Category A Annexation.

Physical Address: 8163 S BUFFALO CREEK LN

Legal Description: LOT 56 BLK 01, DANSKIN RIDGE SUB NO 05

12. We understand and agree that the City of Kuna has a right under Idaho Law to annex lands that are reasonably necessary to assure the orderly development of the City in order to allow efficient and economically viable provision of tax-supported and fee-supported municipal services, to enable orderly development of private lands that benefit from the cost-effective availability of municipal services in urbanizing areas, and to equitably allocate the costs of public services in management of development on the urban fringe.
13. We understand and agree that our decision to annex into the City of Kuna, Idaho is voluntary on my part; no promises or threats have been made to induce us into signing this Consent to Annex agreement, and the decision to sign is our own.
14. We understand that Danskin Ridge Subdivision No. 02, 03 & 05 will be annexed into the city of Kuna on or about January 1, 2017. Each Danskin Ridge Subdivision No. 02, 03 & 05 property (39 total properties) will pay a pro rata share of the total annexation costs, currently \$1,200.00 plus \$30.00 per lot and posting of the signs \$500.00 for a total of \$2,870.00, or \$74.00 per property. The Danskin Ridge Subdivision HOA Inc, Home Owners Association shall submit one (1) check to the city of Kuna for by June 30, 2016 for the annexation costs. Nothing shall prohibit the

subdivision from requesting annexation at an earlier date provided the annexation fees are paid in full.

15. We understand and agree that this annexation is a Category A Annexation and we do not have a right to have it judicially reviewed by any court.

Dated this 3 day of June, 2016

[Signature]
Signature

STATE OF IDAHO)
) ss.
County of Ada)

I, [Signature], a Notary Public in and for said State of Idaho, do hereby certify that on this 3 day of June, 2016, before me, personally appeared ROBERT R CHANEY, JR, known or identified to me, who, being by me, first duly sworn, declared under oath that the statements contained with the foregoing document are true and correct, and acknowledged to me that he/she executed the same as such.



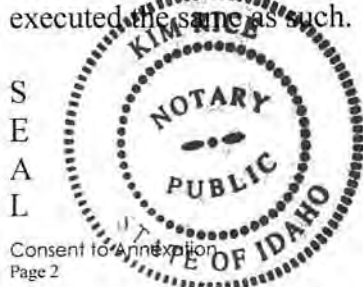
[Signature]
Notary Public for Mendenhall
My commission expires on 2/18/17

Dated this 3 day of June, 2016

[Signature]
Signature

STATE OF IDAHO)
) ss.
County of Ada)

I, [Signature], a Notary Public in and for said State of Idaho, do hereby certify that on this 3 day of June, 2016, before me, personally appeared VICTORIA A CHANEY, known or identified to me, who, being by me, first duly sworn, declared under oath that the statements contained with the foregoing document are true and correct, and acknowledged to me that he/she executed the same as such.



[Signature]
Notary Public for Mendenhall
My commission expires on 2/18/17





RECEIVED
JUN 20 2016
CITY OF KUNA

**CONSENT TO ANNEXATION
INTO THE CITY OF KUNA, IDAHO**
Idaho Code §50-222

WHEREAS, We are the record owners of the real property as described herein; and

WHEREAS, said real property is not currently within the city limits of the City of Kuna, Idaho; and

WHEREAS, said real property is contiguous to the city limits of the City of Kuna, Idaho; and

WHEREAS, as the record owners of said real property, it is our desire to connect to the Wastewater Treatment and Collection System of the City of Kuna, Idaho; and

WHEREAS, said City of Kuna, Idaho stipulates that annexation into the corporate limits of said City is a condition precedent for connecting to the Wastewater Treatment and Collection System of said City; and

WHEREAS, We accordingly consent to annex into the City of Kuna, Idaho.

NOW THEREFORE, DOUGLAS L CHIPPEWA and SHAWN D CHIPPEWA H/W, being first duly sworn upon oath, depose and state:

46. We are the record owners of the property described below, and we hereby consent (agree) to the annexation of said property into the City of Kuna, Idaho, pursuant to Idaho Code §50-222(3)(a) Category A Annexation.

Physical Address: 8182 S BUFFALO CREEK LN

Legal Description: LOT 65 BLK 01, DANSKIN RIDGE SUB NO 05

47. We understand and agree that the City of Kuna has a right under Idaho Law to annex lands that are reasonably necessary to assure the orderly development of the City in order to allow efficient and economically viable provision of tax-supported and fee-supported municipal services, to enable orderly development of private lands that benefit from the cost-effective availability of municipal services in urbanizing areas, and to equitably allocate the costs of public services in management of development on the urban fringe.
48. We understand and agree that our decision to annex into the City of Kuna, Idaho is voluntary on my part; no promises or threats have been made to induce us into signing this Consent to Annex agreement, and the decision to sign is our own.
49. We understand that Danskin Ridge Subdivision No. 02, 03 & 05 will be annexed into the city of Kuna on or about January 1, 2017. Each Danskin Ridge Subdivision No. 02, 03 & 05 property (39 total properties) will pay a pro rata share of the total annexation costs, currently \$1,200.00 plus \$30.00 per lot and posting of the signs \$500.00 for a total of \$2,870.00, or \$74.00 per property. The Danskin Ridge Subdivision HOA Inc, Home Owners Association shall submit one (1) check to the city of Kuna for by June 30, 2016 for the annexation costs. Nothing shall prohibit the

subdivision from requesting annexation at an earlier date provided the annexation fees are paid in full.

50. We understand and agree that this annexation is a Category A Annexation and we do not have a right to have it judicially reviewed by any court.

Dated this 15 day of June, 20 16

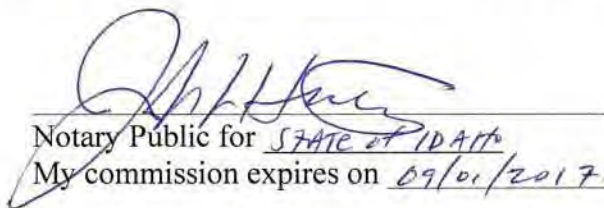

Signature

STATE OF IDAHO)
) ss.
County of Ada)

I, John L. Hunter, a Notary Public in and for said State of Idaho, do hereby certify that on this 15 day of June, ~~2015~~ ²⁰¹⁶, before me, personally appeared DOUGLAS L CHIPPEWA, known or identified to me, who, being by me, first duly sworn, declared under oath that the statements contained with the foregoing document are true and correct, and acknowledged to me that he/she executed the same as such.

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Notary Public for STATE OF IDAHO
My commission expires on 09/01/2017

Dated this 15th day of June, 20 16

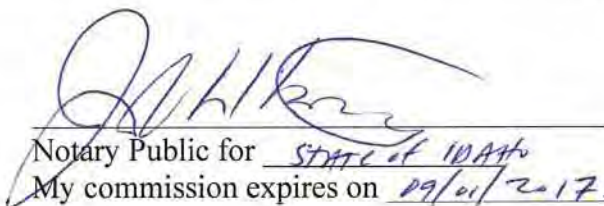

Signature

STATE OF IDAHO)
) ss.
County of Ada)

I, John L. Hunter, a Notary Public in and for said State of Idaho, do hereby certify that on this 15 day of June, ~~2015~~ ²⁰¹⁶, before me, personally appeared SHAWN D CHIPPEWA, known or identified to me, who, being by me, first duly sworn, declared under oath that the statements contained with the foregoing document are true and correct, and acknowledged to me that he/she executed the same as such.

S
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Notary Public for STATE OF IDAHO
My commission expires on 09/01/2017



**CONSENT TO ANNEXATION
INTO THE CITY OF KUNA, IDAHO**

Idaho Code §50-222

WHEREAS, We are the record owners of the real property as described herein; and

(Sandy Colling & Brian Colling)

WHEREAS, said real property is not currently within the city limits of the City of Kuna, Idaho; and

WHEREAS, said real property is contiguous to the city limits of the City of Kuna, Idaho; and

WHEREAS, as the record owners of said real property, it is our desire to connect to the Wastewater Treatment and Collection System of the City of Kuna, Idaho; and

WHEREAS, said City of Kuna, Idaho stipulates that annexation into the corporate limits of said City is a condition precedent for connecting to the Wastewater Treatment and Collection System of said City; and

WHEREAS, We accordingly consent to annex into the City of Kuna, Idaho.

NOW THEREFORE, COLLING SANDRA A and COLLING BRIAN D, being first duly sworn upon oath, depose and state:

106. We are the record owners of the property described below, and we hereby consent (agree) to the annexation of said property into the City of Kuna, Idaho, pursuant to Idaho Code §50-222(3)(a) Category A Annexation.

Physical Address: 8214 S SLIDE CREEK LN

Legal Description: LOT 46 BLK 01, DANSKIN RIDGE SUB NO 03

107. We understand and agree that the City of Kuna has a right under Idaho Law to annex lands that are reasonably necessary to assure the orderly development of the City in order to allow efficient and economically viable provision of tax-supported and fee-supported municipal services, to enable orderly development of private lands that benefit from the cost-effective availability of municipal services in urbanizing areas, and to equitably allocate the costs of public services in management of development on the urban fringe.
108. We understand and agree that our decision to annex into the City of Kuna, Idaho is voluntary on my part; no promises or threats have been made to induce us into signing this Consent to Annex agreement, and the decision to sign is our own.
109. We understand that Danskin Ridge Subdivision No. 02, 03 & 05 will be annexed into the city of Kuna on or about January 1, 2017. Each Danskin Ridge Subdivision No. 02, 03 & 05 property (39 total properties) will pay a pro rata share of the total annexation costs, currently \$1,200.00 plus \$30.00 per lot and posting of the signs \$500.00 for a total of \$2,870.00, or \$74.00 per property. The Danskin Ridge Subdivision HOA Inc, Home Owners Association shall submit one (1) check to the city of Kuna for by June 30, 2016 for the annexation costs. Nothing shall prohibit the

subdivision from requesting annexation at an earlier date provided the annexation fees are paid in full.

110. We understand and agree that this annexation is a Category A Annexation and we do not have a right to have it judicially reviewed by any court.

Dated this 16 day of October, 2017

Sandy Colling
Signature

STATE OF IDAHO)
) ss.
County of Ada)

I, Richard T. Roats, a Notary Public in and for said State of Idaho, do hereby certify that on this 16 day of October, 2017, before me, personally appeared COLLING SANDRA A, known or identified to me, who, being by me, first duly sworn, declared under oath that the statements contained with the foregoing document are true and correct, and acknowledged to me that he/she executed the same as such.

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[Signature]

Notary Public for Idaho, Boise
My commission expires on 12/17/19

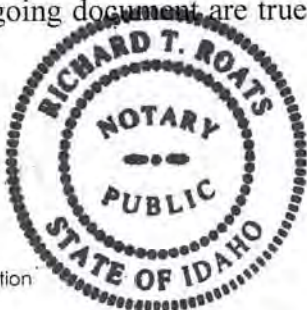
Dated this 16 day of October, 2017

[Signature]
Signature

STATE OF IDAHO)
) ss.
County of Ada)

I, Richard T. Roats, a Notary Public in and for said State of Idaho, do hereby certify that on this 16 day of October, 2017, before me, personally appeared COLLING BRIAN D, known or identified to me, who, being by me, first duly sworn, declared under oath that the statements contained with the foregoing document are true and correct, and acknowledged to me that he/she executed the same as such.

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[Signature]

Notary Public for Idaho, Boise
My commission expires on 12/17/19



**CONSENT TO ANNEXATION
INTO THE CITY OF KUNA, IDAHO**
Idaho Code §50-222

WHEREAS, We are the record owners of the real property as described herein; and

WHEREAS, said real property is not currently within the city limits of the City of Kuna, Idaho; and

WHEREAS, said real property is contiguous to the city limits of the City of Kuna, Idaho; and

WHEREAS, as the record owners of said real property, it is our desire to connect to the Wastewater Treatment and Collection System of the City of Kuna, Idaho; and

WHEREAS, said City of Kuna, Idaho stipulates that annexation into the corporate limits of said City is a condition precedent for connecting to the Wastewater Treatment and Collection System of said City; and

WHEREAS, We accordingly consent to annex into the City of Kuna, Idaho.

NOW THEREFORE, GENE A CREGO and MATILDA J CREGO , being first duly sworn upon oath, depose and state:

1. We are the record owners of the property described below, and we hereby consent (agree) to the annexation of said property into the City of Kuna, Idaho, pursuant to Idaho Code §50-222(3)(a) Category A Annexation.

Physical Address: 8047 S SLIDE CREEK LN

Legal Description: LOT 41 BLK 01, DANSKIN RIDGE SUB NO 03

2. We understand and agree that the City of Kuna has a right under Idaho Law to annex lands that are reasonably necessary to assure the orderly development of the City in order to allow efficient and economically viable provision of tax-supported and fee-supported municipal services, to enable orderly development of private lands that benefit from the cost-effective availability of municipal services in urbanizing areas, and to equitably allocate the costs of public services in management of development on the urban fringe.
3. We understand and agree that our decision to annex into the City of Kuna, Idaho is voluntary on my part; no promises or threats have been made to induce us into signing this Consent to Annex agreement, and the decision to sign is our own.
4. We understand that Danskin Ridge Subdivision No. 02, 03 & 05 will be annexed into the city of Kuna on or about January 1, 2017. Each Danskin Ridge Subdivision No. 02, 03 & 05 property (39 total properties) will pay a pro rata share of the total annexation costs, currently \$1,200.00 plus \$30.00 per lot and posting of the signs \$500.00 for a total of \$2,870.00, or \$74.00 per property. The Danskin Ridge Subdivision HOA Inc, Home Owners Association shall submit one (1) check to the city of Kuna for by June 30, 2016 for the annexation costs. Nothing shall prohibit the

subdivision from requesting annexation at an earlier date provided the annexation fees are paid in full.

5. We understand and agree that this annexation is a Category A Annexation and we do not have a right to have it judicially reviewed by any court.

Dated this 17th day of February, 20 15

Gene A. Crego
Signature

STATE OF IDAHO)
) ss.
County of Ada)

I, Kara Medrano, a Notary Public in and for said State of Idaho, do hereby certify that on this 17th day of February, 2015, before me, personally appeared GENE A CREGO, known or identified to me, who, being by me, first duly sworn, declared under oath that the statements contained with the foregoing document are true and correct, and acknowledged to me that he/she executed the same as such.

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Kara Medrano
Notary Public for Kuna, Id
My commission expires on 9-3-15

Dated this 17th day of February, 20 15

Matilda J. Crego
Signature

STATE OF IDAHO)
) ss.
County of Ada)

I, Kara Medrano, a Notary Public in and for said State of Idaho, do hereby certify that on this 17th day of February, 2015, before me, personally appeared MATILDA J CREGO, known or identified to me, who, being by me, first duly sworn, declared under oath that the statements contained with the foregoing document are true and correct, and acknowledged to me that he/she executed the same as such.

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Kara Medrano
Notary Public for Kuna, Id
My commission expires on 9-3-15



**CONSENT TO ANNEXATION
INTO THE CITY OF KUNA, IDAHO**
Idaho Code §50-222

WHEREAS, We are the record owners of the real property as described herein; and

WHEREAS, said real property is not currently within the city limits of the City of Kuna, Idaho; and

WHEREAS, said real property is contiguous to the city limits of the City of Kuna, Idaho; and

WHEREAS, as the record owners of said real property, it is our desire to connect to the Wastewater Treatment and Collection System of the City of Kuna, Idaho; and

WHEREAS, said City of Kuna, Idaho stipulates that annexation into the corporate limits of said City is a condition precedent for connecting to the Wastewater Treatment and Collection System of said City; and

WHEREAS, We accordingly consent to annex into the City of Kuna, Idaho.

NOW THEREFORE, ROSS S DANDO and DEBRA K DANDO , being first duly sworn upon oath, depose and state:

1. We are the record owners of the property described below, and we hereby consent (agree) to the annexation of said property into the City of Kuna, Idaho, pursuant to Idaho Code §50-222(3)(a) Category A Annexation.

Physical Address: 8070 S SLIDE CREEK LN

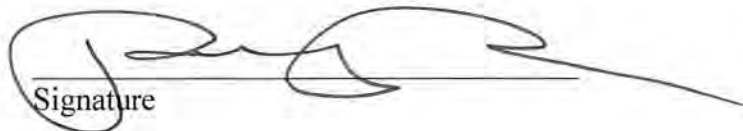
Legal Description: LOT 43 BLK 01, DANSKIN RIDGE SUB NO 03

2. We understand and agree that the City of Kuna has a right under Idaho Law to annex lands that are reasonably necessary to assure the orderly development of the City in order to allow efficient and economically viable provision of tax-supported and fee-supported municipal services, to enable orderly development of private lands that benefit from the cost-effective availability of municipal services in urbanizing areas, and to equitably allocate the costs of public services in management of development on the urban fringe.
3. We understand and agree that our decision to annex into the City of Kuna, Idaho is voluntary on my part; no promises or threats have been made to induce us into signing this Consent to Annex agreement, and the decision to sign is our own.
4. We understand that Danskin Ridge Subdivision No. 02, 03 & 05 will be annexed into the city of Kuna on or about January 1, 2017. Each Danskin Ridge Subdivision No. 02, 03 & 05 property (39 total properties) will pay a pro rata share of the total annexation costs, currently \$1,200.00 plus \$30.00 per lot and posting of the signs \$500.00 for a total of \$2,870.00, or \$74.00 per property. The Danskin Ridge Subdivision HOA Inc, Home Owners Association shall submit one (1) check to the city of Kuna for by June 30, 2016 for the annexation costs. Nothing shall prohibit the

subdivision from requesting annexation at an earlier date provided the annexation fees are paid in full.

5. We understand and agree that this annexation is a Category A Annexation and we do not have a right to have it judicially reviewed by any court.

Dated this 17 day of February, 20 15


Signature

STATE OF IDAHO)
) ss.
County of Ada)

I, Sarah M. Rebollozo, a Notary Public in and for said State of Idaho, do hereby certify that on this 17 day of February, 2015, before me, personally appeared ROSS S DANDO, known or identified to me, who, being by me, first duly sworn, declared under oath that the statements contained with the foregoing document are true and correct, and acknowledged to me that he/she executed the same as such.

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Sarah M. Rebollozo
Notary Public for Ada County
My commission expires on 5/20/2017

Dated this 17 day of February, 20 15


Signature

STATE OF IDAHO)
) ss.
County of Ada)

I, Sarah M. Rebollozo, a Notary Public in and for said State of Idaho, do hereby certify that on this 17 day of February, 2015, before me, personally appeared DEBRA K DANDO, known or identified to me, who, being by me, first duly sworn, declared under oath that the statements contained with the foregoing document are true and correct, and acknowledged to me that he/she executed the same as such.

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Sarah M. Rebollozo
Notary Public for Ada County
My commission expires on 05/20/2017



**CONSENT TO ANNEXATION
INTO THE CITY OF KUNA, IDAHO**
Idaho Code §50-222

WHEREAS, I am the record owner of the real property as described herein; and

WHEREAS, said real property is not currently within the city limits of the City of Kuna, Idaho; and

WHEREAS, said real property is contiguous to the city limits of the City of Kuna, Idaho; and

WHEREAS, as the record owner of said real property, it is my desire to connect to the Wastewater Treatment and Collection System of the City of Kuna, Idaho; and

WHEREAS, said City of Kuna, Idaho stipulates that annexation into the corporate limits of said City is a condition precedent for connecting to the Wastewater Treatment and Collection System of said City; and

WHEREAS, I accordingly consent to annex into the City of Kuna, Idaho.

NOW THEREFORE, DANSKIN RIDGE SUB HOA INC , being first duly sworn upon oath, deposes and states:

1. I am the record owner of the property described below, and I hereby consent (agree) to the annexation of said property into the City of Kuna, Idaho, pursuant to Idaho Code §50-222(3)(a) Category A Annexation.

Physical Address: COMMON AREAS FOR DANSKIN RIDGE SUBS NO 02, 03 & 05

Legal Description: LOT 32 BLK 01, DANSKIN RIDGE SUB NO 03
LOT 37 BLK 01, DANSKIN RIDGE SUB NO 03
LOT 42 BLK 01, DANSKIN RIDGE SUB NO 03
LOT 60 BLK 01, DANSKIN RIDGE SUB NO 05
LOT 61 BLK 01, DANSKIN RIDGE SUB NO 05
LOT 62 BLK 01, DANSKIN RIDGE SUB NO 05

2. I understand and agree that the City of Kuna has a right under Idaho Law to annex lands that are reasonably necessary to assure the orderly development of the City in order to allow efficient and economically viable provision of tax-supported and fee-supported municipal services, to enable orderly development of private lands that benefit from the cost-effective availability of municipal services in urbanizing areas, and to equitably allocate the costs of public services in management of development on the urban fringe.
3. I understand and agree that my decision to annex into the City of Kuna, Idaho is voluntary on my part; no promises or threats have been made to induce me into signing this Consent to Annex agreement, and the decision to sign is my own.

4. I understand that the COMMON AREAS will be annexed into the city of Kuna on or about January 1, 2017. Each COMMON AREA property (6 properties from a total of 39) will pay a pro rata share of the total annexation costs, currently \$1,200.00 plus \$30.00 per lot and posting of the signs \$500.00 for a total of \$2,870.00, or \$74.00 per property. The DANSKIN RIDGE SUB HOA INC, Home Owners Association shall submit one (1) check to the city of Kuna for by June 30, 2016 for the annexation costs. Nothing shall prohibit the subdivision from requesting annexation at an earlier date provided the annexation fees are paid in full.
5. I understand and agree that this annexation is a Category A Annexation and I do not have a right to have it judicially reviewed by any court.

Dated this 20 day of Feb, 20 15


Signature Notary President

STATE OF IDAHO)
) ss.
County of Ada)

I, Melissa Smith, a Notary Public in and for said State of Idaho, do hereby certify that on this 20 day of February, 2015, before me, personally appeared Alexis Barrett, known or identified to me, who, being by me, first duly sworn, declared under oath that the statements contained with the foregoing document are true and correct, and acknowledged to me that he/she executed the same as such.

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Notary Public for State of Idaho
My commission expires on 7-5-2019



**CONSENT TO ANNEXATION
INTO THE CITY OF KUNA, IDAHO**
Idaho Code §50-222

WHEREAS, We are the record owners of the real property as described herein; and

WHEREAS, said real property is not currently within the city limits of the City of Kuna, Idaho; and

WHEREAS, said real property is contiguous to the city limits of the City of Kuna, Idaho; and

WHEREAS, as the record owners of said real property, it is our desire to connect to the Wastewater Treatment and Collection System of the City of Kuna, Idaho; and

WHEREAS, said City of Kuna, Idaho stipulates that annexation into the corporate limits of said City is a condition precedent for connecting to the Wastewater Treatment and Collection System of said City; and

WHEREAS, We accordingly consent to annex into the City of Kuna, Idaho.

NOW THEREFORE, GRANT H FRANCIS and ANDREA FRANCIS , being first duly sworn upon oath, depose and state:

1. We are the record owners of the property described below, and we hereby consent (agree) to the annexation of said property into the City of Kuna, Idaho, pursuant to Idaho Code §50-222(3)(a) Category A Annexation.

Physical Address: 8310 S SLIDE CREEK LN

Legal Description: LOT 48 BLK 01, DANSKIN RIDGE SUB NO 03

2. We understand and agree that the City of Kuna has a right under Idaho Law to annex lands that are reasonably necessary to assure the orderly development of the City in order to allow efficient and economically viable provision of tax-supported and fee-supported municipal services, to enable orderly development of private lands that benefit from the cost-effective availability of municipal services in urbanizing areas, and to equitably allocate the costs of public services in management of development on the urban fringe.
3. We understand and agree that our decision to annex into the City of Kuna, Idaho is voluntary on my part; no promises or threats have been made to induce us into signing this Consent to Annex agreement, and the decision to sign is our own.
4. We understand that Danskin Ridge Subdivision No. 02, 03 & 05 will be annexed into the city of Kuna on or about January 1, 2017. Each Danskin Ridge Subdivision No. 02, 03 & 05 property (39 total properties) will pay a pro rata share of the total annexation costs, currently \$1,200.00 plus \$30.00 per lot and posting of the signs \$500.00 for a total of \$2,870.00, or \$74.00 per property. The Danskin Ridge Subdivision HOA Inc, Home Owners Association shall submit one (1) check to the city of Kuna for by June 30, 2016 for the annexation costs. Nothing shall prohibit the

subdivision from requesting annexation at an earlier date provided the annexation fees are paid in full.

5. We understand and agree that this annexation is a Category A Annexation and we do not have a right to have it judicially reviewed by any court.

Dated this 18 day of February, 2015

Signature

STATE OF IDAHO)
) ss.
County of Ada)

I, Samuel S. Preisler, a Notary Public in and for said State of Idaho, do hereby certify that on this 18 day of FEBRUARY, 2015, before me, personally appeared GRANT H FRANCIS, known or identified to me, who, being by me, first duly sworn, declared under oath that the statements contained with the foregoing document are true and correct, and acknowledged to me that he/she executed the same as such.

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Samuel S. Preisler
Notary Public for STATE OF IDAHO
My commission expires on 4/11/2018

Dated this 18 day of FEBRUARY, 2015

Signature

STATE OF IDAHO)
) ss.
County of Ada)

I, Samuel S. Preisler, a Notary Public in and for said State of Idaho, do hereby certify that on this 18 day of February, 2015, before me, personally appeared ANDREA FRANCIS, known or identified to me, who, being by me, first duly sworn, declared under oath that the statements contained with the foregoing document are true and correct, and acknowledged to me that he/she executed the same as such.

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Samuel S. Preisler
Notary Public for STATE OF IDAHO
My commission expires on 4/11/2018



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**CONSENT TO ANNEXATION
INTO THE CITY OF KUNA, IDAHO**
Idaho Code §50-222

WHEREAS, We are the record owners of the real property as described herein; and

WHEREAS, said real property is not currently within the city limits of the City of Kuna, Idaho; and

WHEREAS, said real property is contiguous to the city limits of the City of Kuna, Idaho; and

WHEREAS, as the record owners of said real property, it is our desire to connect to the Wastewater Treatment and Collection System of the City of Kuna, Idaho; and

WHEREAS, said City of Kuna, Idaho stipulates that annexation into the corporate limits of said City is a condition precedent for connecting to the Wastewater Treatment and Collection System of said City; and

WHEREAS, We accordingly consent to annex into the City of Kuna, Idaho.

NOW THEREFORE, JAMES E GISSEL and MELYNDA A GISSEL, being first duly sworn upon oath, depose and state:

1. We are the record owners of the property described below, and we hereby consent (agree) to the annexation of said property into the City of Kuna, Idaho, pursuant to Idaho Code §50-222(3)(a) Category A Annexation.

Physical Address: 8287 S SLIDE CREEK LN

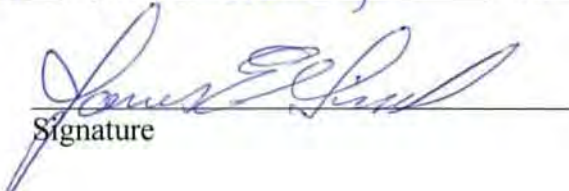
Legal Description: LOT 35 BLK 01, DANSKIN RIDGE SUB NO 03

2. We understand and agree that the City of Kuna has a right under Idaho Law to annex lands that are reasonably necessary to assure the orderly development of the City in order to allow efficient and economically viable provision of tax-supported and fee-supported municipal services, to enable orderly development of private lands that benefit from the cost-effective availability of municipal services in urbanizing areas, and to equitably allocate the costs of public services in management of development on the urban fringe.
3. We understand and agree that our decision to annex into the City of Kuna, Idaho is voluntary on my part; no promises or threats have been made to induce us into signing this Consent to Annex agreement, and the decision to sign is our own.
4. We understand that Danskin Ridge Subdivision No. 02, 03 & 05 will be annexed into the city of Kuna on or about January 1, 2017. Each Danskin Ridge Subdivision No. 02, 03 & 05 property (39 total properties) will pay a pro rata share of the total annexation costs, currently \$1,200.00 plus \$30.00 per lot and posting of the signs \$500.00 for a total of \$2,870.00, or \$74.00 per property. The Danskin Ridge Subdivision HOA Inc, Home Owners Association shall submit one (1) check to the city of Kuna for by June 30, 2016 for the annexation costs. Nothing shall prohibit the

subdivision from requesting annexation at an earlier date provided the annexation fees are paid in full.

5. We understand and agree that this annexation is a Category A Annexation and we do not have a right to have it judicially reviewed by any court.

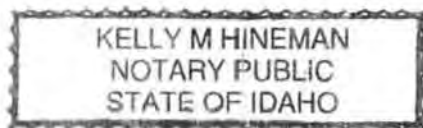
Dated this 18 day of February, 2015


Signature

STATE OF IDAHO)
) ss.
County of Ada)

I, Kelly Hineman, a Notary Public in and for said State of Idaho, do hereby certify that on this 18 day of February, 2015, before me, personally appeared JAMES E GISSEL, known or identified to me, who, being by me, first duly sworn, declared under oath that the statements contained with the foregoing document are true and correct, and acknowledged to me that he/she executed the same as such.

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Kelly M Hineman
Notary Public for Kuna, Idaho
My commission expires on June 5, 2015

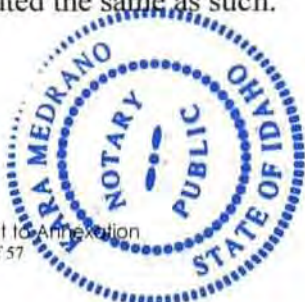
Dated this 17th day of February, 2015


Signature

STATE OF IDAHO)
) ss.
County of Ada)

I, Kara Medrano, a Notary Public in and for said State of Idaho, do hereby certify that on this 17th day of February, 2015, before me, personally appeared MELYNDA A GISSEL, known or identified to me, who, being by me, first duly sworn, declared under oath that the statements contained with the foregoing document are true and correct, and acknowledged to me that he/she executed the same as such.

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Kara Medrano
Notary Public for Kuna, ID
My commission expires on 9-3-15



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**CONSENT TO ANNEXATION
INTO THE CITY OF KUNA, IDAHO**
Idaho Code §50-222

WHEREAS, We are the record owners of the real property as described herein; and

WHEREAS, said real property is not currently within the city limits of the City of Kuna, Idaho; and

WHEREAS, said real property is contiguous to the city limits of the City of Kuna, Idaho; and

WHEREAS, as the record owners of said real property, it is our desire to connect to the Wastewater Treatment and Collection System of the City of Kuna, Idaho; and

WHEREAS, said City of Kuna, Idaho stipulates that annexation into the corporate limits of said City is a condition precedent for connecting to the Wastewater Treatment and Collection System of said City; and

WHEREAS, We accordingly consent to annex into the City of Kuna, Idaho.

NOW THEREFORE, STEVEN R GOULD and SARA J GOULD, being first duly sworn upon oath, depose and state:

41. We are the record owners of the property described below, and we hereby consent (agree) to the annexation of said property into the City of Kuna, Idaho, pursuant to Idaho Code §50-222(3)(a) Category A Annexation.

Physical Address: 8553 S DANSKIN LN

Legal Description: LOT 24 BLK 01, DANSKIN RIDGE SUB NO 02

42. We understand and agree that the City of Kuna has a right under Idaho Law to annex lands that are reasonably necessary to assure the orderly development of the City in order to allow efficient and economically viable provision of tax-supported and fee-supported municipal services, to enable orderly development of private lands that benefit from the cost-effective availability of municipal services in urbanizing areas, and to equitably allocate the costs of public services in management of development on the urban fringe.
43. We understand and agree that our decision to annex into the City of Kuna, Idaho is voluntary on my part; no promises or threats have been made to induce us into signing this Consent to Annex agreement, and the decision to sign is our own.
44. We understand that Danskin Ridge Subdivision No. 02, 03 & 05 will be annexed into the city of Kuna on or about January 1, 2017. Each Danskin Ridge Subdivision No. 02, 03 & 05 property (39 total properties) will pay a pro rata share of the total annexation costs, currently \$1,200.00 plus \$30.00 per lot and posting of the signs \$500.00 for a total of \$2,870.00, or \$74.00 per property. The Danskin Ridge Subdivision HOA Inc, Home Owners Association shall submit one (1) check to the city of Kuna for by June 30, 2016 for the annexation costs. Nothing shall prohibit the

subdivision from requesting annexation at an earlier date provided the annexation fees are paid in full.

45. We understand and agree that this annexation is a Category A Annexation and we do not have a right to have it judicially reviewed by any court.

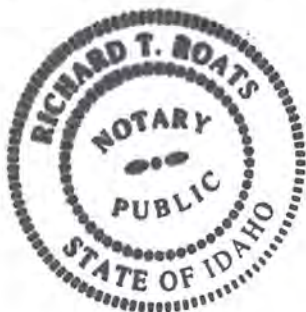
Dated this 11th day of September, 2016

x [Signature]
Signature

STATE OF IDAHO)
) ss.
County of Ada)

I, Richard T. Roats, a Notary Public in and for said State of Idaho, do hereby certify that on this 11th day of September, 2016, before me, personally appeared OWEN RICHARD S, known or identified to me, who, being by me, first duly sworn, declared under oath that the statements contained with the foregoing document are true and correct, and acknowledged to me that he/she executed the same as such.

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[Signature]
Notary Public for Idaho
My commission expires on 12-17-19

Dated this 11th day of September, 2016

x [Signature]
Signature

STATE OF IDAHO)
) ss.
County of Ada)

I, Richard T. Roats, a Notary Public in and for said State of Idaho, do hereby certify that on this 11th day of September, 2016, before me, personally appeared ROBERTS OWEN JEWEL L, known or identified to me, who, being by me, first duly sworn, declared under oath that the statements contained with the foregoing document are true and correct, and acknowledged to me that he/she executed the same as such.

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[Signature]
Notary Public for Idaho
My commission expires on 12-17-19



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**CONSENT TO ANNEXATION
INTO THE CITY OF KUNA, IDAHO**
Idaho Code §50-222

WHEREAS, We are the record owners of the real property as described herein; and

WHEREAS, said real property is not currently within the city limits of the City of Kuna, Idaho; and

WHEREAS, said real property is contiguous to the city limits of the City of Kuna, Idaho; and

WHEREAS, as the record owners of said real property, it is our desire to connect to the Wastewater Treatment and Collection System of the City of Kuna, Idaho; and

WHEREAS, said City of Kuna, Idaho stipulates that annexation into the corporate limits of said City is a condition precedent for connecting to the Wastewater Treatment and Collection System of said City; and

WHEREAS, We accordingly consent to annex into the City of Kuna, Idaho.

NOW THEREFORE, WAYNE E. HANNERS AND TAMARA A. HANNERS, husband and wife, being first duly sworn upon oath, depose and state:

71. We are the record owners of the property described below, and we hereby consent (agree) to the annexation of said property into the City of Kuna, Idaho, pursuant to Idaho Code §50-222(3)(a) Category A Annexation.

Physical Address: 8517 S DANSKIN LN

Legal Description: LOT 23 BLK 01, DANSKIN RIDGE SUB NO 02

72. We understand and agree that the City of Kuna has a right under Idaho Law to annex lands that are reasonably necessary to assure the orderly development of the City in order to allow efficient and economically viable provision of tax-supported and fee-supported municipal services, to enable orderly development of private lands that benefit from the cost-effective availability of municipal services in urbanizing areas, and to equitably allocate the costs of public services in management of development on the urban fringe.
73. We understand and agree that our decision to annex into the City of Kuna, Idaho is voluntary on my part; no promises or threats have been made to induce us into signing this Consent to Annex agreement, and the decision to sign is our own.
74. We understand that Danskin Ridge Subdivision No. 02, 03 & 05 will be annexed into the city of Kuna on or about January 1, 2017. Each Danskin Ridge Subdivision No. 02, 03 & 05 property (39 total properties) will pay a pro rata share of the total annexation costs, currently \$1,200.00 plus \$30.00 per lot and posting of the signs \$500.00 for a total of \$2,870.00, or \$74.00 per property. The Danskin Ridge Subdivision HOA Inc, Home Owners Association shall submit one (1) check to the city of Kuna for by June 30, 2016 for the annexation costs. Nothing shall prohibit the

75. We understand and agree that this annexation is a Category A Annexation and we do not have a right to have it judicially reviewed by any court.

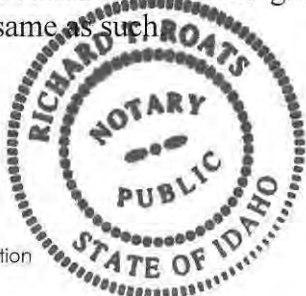
Wayne E. Hanners
Signature

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Signature

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Consent to Annexation
Page 2



**CONSENT TO ANNEXATION
INTO THE CITY OF KUNA, IDAHO**
Idaho Code §50-222

WHEREAS, We are the record owners of the real property as described herein; and

WHEREAS, said real property is not currently within the city limits of the City of Kuna, Idaho; and

WHEREAS, said real property is contiguous to the city limits of the City of Kuna, Idaho; and

WHEREAS, as the record owners of said real property, it is our desire to connect to the Wastewater Treatment and Collection System of the City of Kuna, Idaho; and

WHEREAS, said City of Kuna, Idaho stipulates that annexation into the corporate limits of said City is a condition precedent for connecting to the Wastewater Treatment and Collection System of said City; and

WHEREAS, We accordingly consent to annex into the City of Kuna, Idaho.

NOW THEREFORE, MATTHEW E HAWKINS and AMY HAWKINS , being first duly sworn upon oath, depose and state:

1. We are the record owners of the property described below, and we hereby consent (agree) to the annexation of said property into the City of Kuna, Idaho, pursuant to Idaho Code §50-222(3)(a) Category A Annexation.

Physical Address: 8588 S DANSKIN LN

Legal Description: LOT 30 BLK 01, DANSKIN RIDGE SUB NO 02

2. We understand and agree that the City of Kuna has a right under Idaho Law to annex lands that are reasonably necessary to assure the orderly development of the City in order to allow efficient and economically viable provision of tax-supported and fee-supported municipal services, to enable orderly development of private lands that benefit from the cost-effective availability of municipal services in urbanizing areas, and to equitably allocate the costs of public services in management of development on the urban fringe.
3. We understand and agree that our decision to annex into the City of Kuna, Idaho is voluntary on my part; no promises or threats have been made to induce us into signing this Consent to Annex agreement, and the decision to sign is our own.
4. We understand that Danskin Ridge Subdivision No. 02, 03 & 05 will be annexed into the city of Kuna on or about January 1, 2017. Each Danskin Ridge Subdivision No. 02, 03 & 05 property (39 total properties) will pay a pro rata share of the total annexation costs, currently \$1,200.00 plus \$30.00 per lot and posting of the signs \$500.00 for a total of \$2,870.00, or \$74.00 per property. The Danskin Ridge Subdivision HOA Inc, Home Owners Association shall submit one (1) check to the city of Kuna for by June 30, 2016 for the annexation costs. Nothing shall prohibit the

5. We understand and agree that this annexation is a Category A Annexation and we do not have a right to have it judicially reviewed by any court.

Dated this 18TH day of FEBRUARY, 20 15

Signature

STATE OF IDAHO)
) ss.
County of Ada)

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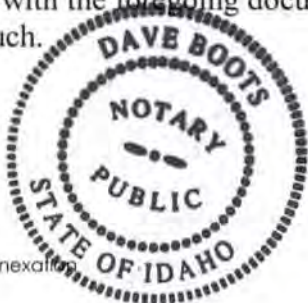
DAVE BOEFS
Notary Public for IDAHO
My commission expires on 5-10-2017

Dated this 18th day of FEBRUARY, 2015

Signature anyhunting

STATE OF IDAHO)
) ss.
County of Ada)

I, DAVE BOEIS, a Notary Public in and for said State of Idaho, do hereby certify that on this 18th day of FEBRUARY, 2015, before me, personally appeared AMY HAWKINS, known or identified to me, who, being by me, first duly sworn, declared under oath that the statements contained with the foregoing document are true and correct, and acknowledged to me that he/she executed the same as such.



Notary Public for INB/HK
My commission expires on 5-10-2017

00343622201700258990020026

**CONSENT TO ANNEXATION
INTO THE CITY OF KUNA, IDAHO**
Idaho Code §50-222

Re-Record to
correct notary
date.

WHEREAS, We are the record owners of the real property as described herein; and

WHEREAS, said real property is not currently within the city limits of the City of Kuna, Idaho; and

WHEREAS, said real property is contiguous to the city limits of the City of Kuna, Idaho; and

WHEREAS, as the record owners of said real property, it is our desire to connect to the Wastewater Treatment and Collection System of the City of Kuna, Idaho; and

WHEREAS, said City of Kuna, Idaho stipulates that annexation into the corporate limits of said City is a condition precedent for connecting to the Wastewater Treatment and Collection System of said City; and

WHEREAS, We accordingly consent to annex into the City of Kuna, Idaho.

NOW THEREFORE, GABRIEL M HAWS and KIMETHA M HAWS H/W, being first duly sworn upon oath, depose and state:

111. We are the record owners of the property described below, and we hereby consent (agree) to the annexation of said property into the City of Kuna, Idaho, pursuant to Idaho Code §50-222(3)(a) Category A Annexation.

Physical Address: 8127 S BUFFALO CREEK LN

Legal Description: LOT 57 BLK 01, DANSKIN RIDGE SUB NO 05

112. We understand and agree that the City of Kuna has a right under Idaho Law to annex lands that are reasonably necessary to assure the orderly development of the City in order to allow efficient and economically viable provision of tax-supported and fee-supported municipal services, to enable orderly development of private lands that benefit from the cost-effective availability of municipal services in urbanizing areas, and to equitably allocate the costs of public services in management of development on the urban fringe.
113. We understand and agree that our decision to annex into the City of Kuna, Idaho is voluntary on my part; no promises or threats have been made to induce us into signing this Consent to Annex agreement, and the decision to sign is our own.
114. We understand that Danskin Ridge Subdivision No. 02, 03 & 05 will be annexed into the city of Kuna on or about January 1, 2017. Each Danskin Ridge Subdivision No. 02, 03 & 05 property (39 total properties) will pay a pro rata share of the total annexation costs, currently \$1,200.00 plus \$30.00 per lot and posting of the signs \$500.00 for a total of \$2,870.00, or \$74.00 per property. The Danskin Ridge Subdivision HOA Inc, Home Owners Association shall submit one (1) check to the city of Kuna for by June 30, 2016 for the annexation costs. Nothing shall prohibit the



00350570201700323220020027

subdivision from requesting annexation at an earlier date provided the annexation fees are paid in full.

115. We understand and agree that this annexation is a Category A Annexation and we do not have a right to have it judicially reviewed by any court.

Dated this 27th day of March, 2017

[Signature]
Signature 3/27/17

STATE OF IDAHO)
) ss.
County of Ada)

I, Gabrielle Cole, a Notary Public in and for said State of Idaho, do hereby certify that on this 27 day of March, 2017, before me, personally appeared GABRIEL M HAWS, known or identified to me, who, being by me, first duly sworn, declared under oath that the statements contained with the foregoing document are true and correct, and acknowledged to me that he/she executed the same as such.

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[Signature]
Notary Public for Idaho (Ada)
My commission expires on 3/24/2021

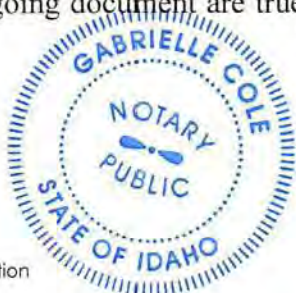
Dated this 27 day of March, 2017

[Signature]
Signature

STATE OF IDAHO)
) ss.
County of Ada)

I, Gabrielle Cole, a Notary Public in and for said State of Idaho, do hereby certify that on this 27 day of March, 2017, before me, personally appeared KIMETHA M HAWS, known or identified to me, who, being by me, first duly sworn, declared under oath that the statements contained with the foregoing document are true and correct, and acknowledged to me that he/she executed the same as such.

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[Signature]
Notary Public for Idaho (Ada)
My commission expires on 3/24/2021



P.O. BOX 13
KUNA ID 83634
(208)922-5546
www.KunaCity.id.gov

Mayor
Joe Stear

City Council

Members
Briana Buban-Vonder Haar
Richard Cardoza
Pat Jones
Greg McPherson

City of Kuna

April 13, 2017

Clerk of the District Court
Ada County
ATTN: Nikola
200 W Front St. Room 1207
Boise, ID 83702-7300

Subject: City of Kuna Consent to Annexation

To Whom It May Concern:

Enclosed you will find a Consent to Annexation granted by Gabriel M Haws and Kimetha M Haws to be re-recorded due to an error in the notary bodies.

If you have any questions or need additional information, please call me at 922-5546.

Sincerely,

Chris Engels
City Clerk

1 Enclosure



00343622201700258990020026

**CONSENT TO ANNEXATION
INTO THE CITY OF KUNA, IDAHO**
Idaho Code §50-222

WHEREAS, We are the record owners of the real property as described herein; and

WHEREAS, said real property is not currently within the city limits of the City of Kuna, Idaho; and

WHEREAS, said real property is contiguous to the city limits of the City of Kuna, Idaho; and

WHEREAS, as the record owners of said real property, it is our desire to connect to the Wastewater Treatment and Collection System of the City of Kuna, Idaho; and

WHEREAS, said City of Kuna, Idaho stipulates that annexation into the corporate limits of said City is a condition precedent for connecting to the Wastewater Treatment and Collection System of said City; and

WHEREAS, We accordingly consent to annex into the City of Kuna, Idaho.

NOW THEREFORE, GABRIEL M HAWS and KIMETHA M HAWS H/W, being first duly sworn upon oath, depose and state:

111. We are the record owners of the property described below, and we hereby consent (agree) to the annexation of said property into the City of Kuna, Idaho, pursuant to Idaho Code §50-222(3)(a) Category A Annexation.

Physical Address: 8127 S BUFFALO CREEK LN

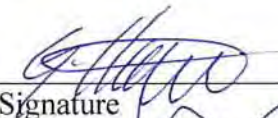
Legal Description: LOT 57 BLK 01, DANSKIN RIDGE SUB NO 05

112. We understand and agree that the City of Kuna has a right under Idaho Law to annex lands that are reasonably necessary to assure the orderly development of the City in order to allow efficient and economically viable provision of tax-supported and fee-supported municipal services, to enable orderly development of private lands that benefit from the cost-effective availability of municipal services in urbanizing areas, and to equitably allocate the costs of public services in management of development on the urban fringe.
113. We understand and agree that our decision to annex into the City of Kuna, Idaho is voluntary on my part; no promises or threats have been made to induce us into signing this Consent to Annex agreement, and the decision to sign is our own.
114. We understand that Danskin Ridge Subdivision No. 02, 03 & 05 will be annexed into the city of Kuna on or about January 1, 2017. Each Danskin Ridge Subdivision No. 02, 03 & 05 property (39 total properties) will pay a pro rata share of the total annexation costs, currently \$1,200.00 plus \$30.00 per lot and posting of the signs \$500.00 for a total of \$2,870.00, or \$74.00 per property. The Danskin Ridge Subdivision HOA Inc, Home Owners Association shall submit one (1) check to the city of Kuna for by June 30, 2016 for the annexation costs. Nothing shall prohibit the

subdivision from requesting annexation at an earlier date provided the annexation fees are paid in full.

115. We understand and agree that this annexation is a Category A Annexation and we do not have a right to have it judicially reviewed by any court.

Dated this 27th day of March, 2017

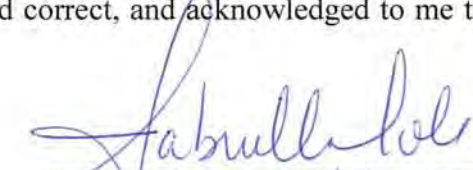

Signature 3/27/17

STATE OF IDAHO)
) ss.
County of Ada)

I, Gabrielle Cole, a Notary Public in and for said State of Idaho, do hereby certify that on this 27 day of March, 2017, before me, personally appeared GABRIEL M HAWS, known or identified to me, who, being by me, first duly sworn, declared under oath that the statements contained with the foregoing document are true and correct, and acknowledged to me that he/she executed the same as such.

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Notary Public for Idaho (Ada)
My commission expires on 3/24/2021

Dated this 27 day of March, 2017

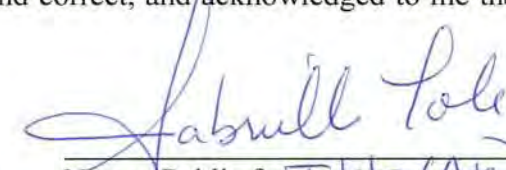

Signature

STATE OF IDAHO)
) ss.
County of Ada)

I, Gabrielle Cole, a Notary Public in and for said State of Idaho, do hereby certify that on this 27 day of March, 2017, before me, personally appeared KIMETHA M HAWS, known or identified to me, who, being by me, first duly sworn, declared under oath that the statements contained with the foregoing document are true and correct, and acknowledged to me that he/she executed the same as such.

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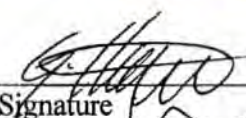

Notary Public for Idaho (Ada)
My commission expires on 3/24/2021

RECEIVED
APR 12 2017
CITY OF KUNA

subdivision from requesting annexation at an earlier date provided the annexation fees are paid in full.

115. We understand and agree that this annexation is a Category A Annexation and we do not have a right to have it judicially reviewed by any court.

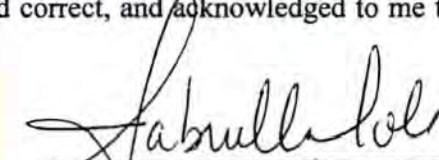
Dated this 27th day of March, 2017


Signature _____ 3/27/17

STATE OF IDAHO)
) ss.
County of Ada)

I, Gabrielle Cole, a Notary Public in and for said State of Idaho, do hereby certify that on this 27 day of March, 2015, before me, personally appeared GABRIEL M HAWS, known or identified to me, who, being by me, first duly sworn, declared under oath that the statements contained with the foregoing document are true and correct, and acknowledged to me that he/she executed the same as such.

Notary did not change the year in the body of the notary. please have corrected & re-record.


Notary Public for Idaho (Ada)
My commission expires on 3/24/2021

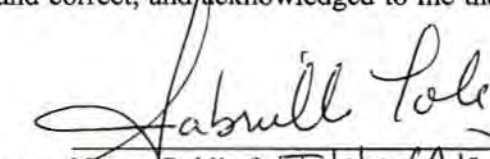
Dated this 27 day of March, 2017


Signature _____

I, Gabrielle Cole, a Notary Public in and for said State of Idaho, do hereby certify that on this 27 day of March, 2015, before me, personally appeared KIMETHA M HAWS, known or identified to me, who, being by me, first duly sworn, declared under oath that the statements contained with the foregoing document are true and correct, and acknowledged to me that he/she executed the same as such.



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Notary Public for Idaho (Ada)
My commission expires on 3/24/2021



**CONSENT TO ANNEXATION
INTO THE CITY OF KUNA, IDAHO**

Idaho Code §50-222

WHEREAS, We are the record owners of the real property as described herein; and

WHEREAS, said real property is not currently within the city limits of the City of Kuna, Idaho; and

WHEREAS, said real property is contiguous to the city limits of the City of Kuna, Idaho; and

WHEREAS, as the record owners of said real property, it is our desire to connect to the Wastewater Treatment and Collection System of the City of Kuna, Idaho; and

WHEREAS, said City of Kuna, Idaho stipulates that annexation into the corporate limits of said City is a condition precedent for connecting to the Wastewater Treatment and Collection System of said City; and

WHEREAS, We accordingly consent to annex into the City of Kuna, Idaho.

NOW THEREFORE, GABRIEL M HAWS and KIMETHA M HAWS H/W, being first duly sworn upon oath, depose and state:

111. We are the record owners of the property described below, and we hereby consent (agree) to the annexation of said property into the City of Kuna, Idaho, pursuant to Idaho Code §50-222(3)(a) Category A Annexation.

Physical Address: 8127 S BUFFALO CREEK LN

Legal Description: LOT 57 BLK 01, DANSKIN RIDGE SUB NO 05

112. We understand and agree that the City of Kuna has a right under Idaho Law to annex lands that are reasonably necessary to assure the orderly development of the City in order to allow efficient and economically viable provision of tax-supported and fee-supported municipal services, to enable orderly development of private lands that benefit from the cost-effective availability of municipal services in urbanizing areas, and to equitably allocate the costs of public services in management of development on the urban fringe.
113. We understand and agree that our decision to annex into the City of Kuna, Idaho is voluntary on my part; no promises or threats have been made to induce us into signing this Consent to Annex agreement, and the decision to sign is our own.
114. We understand that Danskin Ridge Subdivision No. 02, 03 & 05 will be annexed into the city of Kuna on or about January 1, 2017. Each Danskin Ridge Subdivision No. 02, 03 & 05 property (39 total properties) will pay a pro rata share of the total annexation costs, currently \$1,200.00 plus \$30.00 per lot and posting of the signs \$500.00 for a total of \$2,870.00, or \$74.00 per property. The Danskin Ridge Subdivision HOA Inc, Home Owners Association shall submit one (1) check to the city of Kuna for by June 30, 2016 for the annexation costs. Nothing shall prohibit the



**CONSENT TO ANNEXATION
INTO THE CITY OF KUNA, IDAHO**
Idaho Code §50-222

WHEREAS, I am the record owner of the real property as described herein; and

WHEREAS, said real property is not currently within the city limits of the City of Kuna, Idaho; and

WHEREAS, said real property is contiguous to the city limits of the City of Kuna, Idaho; and

WHEREAS, as the record owner of said real property, it is my desire to connect to the Wastewater Treatment and Collection System of the City of Kuna, Idaho; and

WHEREAS, said City of Kuna, Idaho stipulates that annexation into the corporate limits of said City is a condition precedent for connecting to the Wastewater Treatment and Collection System of said City; and

WHEREAS, I accordingly consent to annex into the City of Kuna, Idaho.

NOW THEREFORE, CYNDEE JAKOVAC , being first duly sworn upon oath, deposes and states:

1. I am the record owner of the property described below, and I hereby consent (agree) to the annexation of said property into the City of Kuna, Idaho, pursuant to Idaho Code §50-222(3)(a) Category A Annexation.

Physical Address: 8335 S SLIDE CREEK LN

Legal Description: LOT 34 BLK 01, DANSKIN RIDGE SUB NO 03

2. I understand and agree that the City of Kuna has a right under Idaho Law to annex lands that are reasonably necessary to assure the orderly development of the City in order to allow efficient and economically viable provision of tax-supported and fee-supported municipal services, to enable orderly development of private lands that benefit from the cost-effective availability of municipal services in urbanizing areas, and to equitably allocate the costs of public services in management of development on the urban fringe.
3. I understand and agree that my decision to annex into the City of Kuna, Idaho is voluntary on my part; no promises or threats have been made to induce me into signing this Consent to Annex agreement, and the decision to sign is my own.
4. I understand that Danskin Ridge Subdivision No. 02, 03 & 05 will be annexed into the city of Kuna on or about January 1, 2017. Each Danskin Ridge Subdivision No. 02, 03 & 05 property (39 total properties) will pay a pro rata share of the total annexation costs, currently \$1,200.00 plus \$30.00 per lot and posting of the signs \$500.00 for a total of \$2,870.00, or \$74.00 per property. The Danskin Ridge Sub HOA Inc, Home Owners Association shall submit one (1) check to the city of Kuna for by June 30, 2016 for the annexation costs. Nothing shall prohibit the subdivision from requesting annexation at an earlier date provided the annexation fees are paid in full.

5. I understand and agree that this annexation is a Category A Annexation and I do not have a right to have it judicially reviewed by any court.

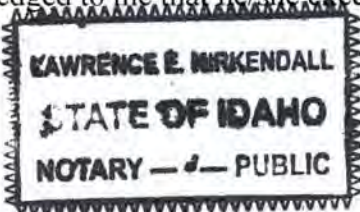
Dated this 18 day of February, 20 15

Cyndee Jskovac
Signature

STATE OF IDAHO)
) ss.
County of Ada)

I, Lawrence Kirkendall, a Notary Public in and for said State of Idaho, do hereby certify that on this 18th day of February, 2015, before me, personally appeared Cyndee Jskovac, known or identified to me, who, being by me, first duly sworn, declared under oath that the statements contained with the foregoing document are true and correct, and acknowledged to me that he/she executed the same as such.

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[Signature]
Notary Public for Adg
My commission expires on 3-1-18



**CONSENT TO ANNEXATION
INTO THE CITY OF KUNA, IDAHO**
Idaho Code §50-222

WHEREAS, We are the record owners of the real property as described herein; and

WHEREAS, said real property is not currently within the city limits of the City of Kuna, Idaho; and

WHEREAS, said real property is contiguous to the city limits of the City of Kuna, Idaho; and

WHEREAS, as the record owners of said real property, it is our desire to connect to the Wastewater Treatment and Collection System of the City of Kuna, Idaho; and

WHEREAS, said City of Kuna, Idaho stipulates that annexation into the corporate limits of said City is a condition precedent for connecting to the Wastewater Treatment and Collection System of said City; and

WHEREAS, We accordingly consent to annex into the City of Kuna, Idaho.

NOW THEREFORE, JEFFERY S. AKE and VICKIE L. AKE, husband and wife, being first duly sworn upon oath, depose and state:

1. We are the record owners of the property described below, and we hereby consent (agree) to the annexation of said property into the City of Kuna, Idaho, pursuant to Idaho Code §50-222(3)(a) Category A Annexation.

Physical Address: 8045 S BUFFALO CREEK LN

Legal Description: LOT 59 BLK 01, DANSKIN RIDGE SUB NO 05

2. We understand and agree that the City of Kuna has a right under Idaho Law to annex lands that are reasonably necessary to assure the orderly development of the City in order to allow efficient and economically viable provision of tax-supported and fee-supported municipal services, to enable orderly development of private lands that benefit from the cost-effective availability of municipal services in urbanizing areas, and to equitably allocate the costs of public services in management of development on the urban fringe.
3. We understand and agree that our decision to annex into the City of Kuna, Idaho is voluntary on my part; no promises or threats have been made to induce us into signing this Consent to Annex agreement, and the decision to sign is our own.
4. We understand that Danskin Ridge Subdivision No. 02, 03 & 05 will be annexed into the city of Kuna on or about January 1, 2017. Each Danskin Ridge Subdivision No. 02, 03 & 05 property (39 total properties) will pay a pro rata share of the total annexation costs, currently \$1,200.00 plus \$30.00 per lot and posting of the signs \$500.00 for a total of \$2,870.00, or \$74.00 per property. The Danskin Ridge Subdivision HOA Inc, Home Owners Association shall submit one (1) check to the city of Kuna for by June 30, 2016 for the annexation costs. Nothing shall prohibit the

subdivision from requesting annexation at an earlier date provided the annexation fees are paid in full.

5. We understand and agree that this annexation is a Category A Annexation and we do not have a right to have it judicially reviewed by any court.

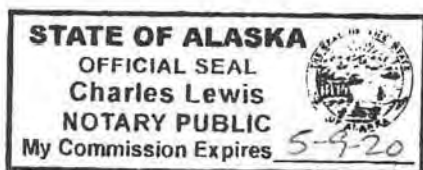
Dated this 17 day of MARCH, 20 19

Signature _____

STATE OF ALASKA)
) ss.
County of Tineau)

I, Charles Lewis, a Notary Public in and for said State of ALASKA, do hereby certify that on this 17 day of March, 2017, before me, personally appeared JEFFERY S AKE, known or identified to me, who, being by me, first duly sworn, declared under oath that the statements contained with the foregoing document are true and correct, and acknowledged to me that he/she executed the same as such.

S
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Notary Public for TNFCU
My commission expires on 05-09-2020

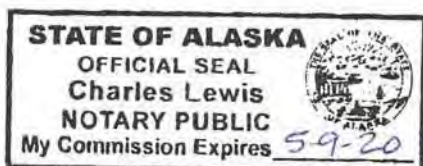
Dated this 17 day of March, 2017

Signature

STATE OF ALASKA)
County of Juneau) ss.

I, Charles Lewis, a Notary Public in and for said State of ALASKA, do hereby certify that on this 17 day of March, 2017, before me, personally appeared VICKIE L AKE, known or identified to me, who, being by me, first duly sworn, declared under oath that the statements contained with the foregoing document are true and correct, and acknowledged to me that he/she executed the same as such.

S
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A
L



Notary Public for TNFCU
My commission expires on 05-09-2020



City of Kuna

March 23, 2017

P.O. BOX 13
KUNA ID 83634
(208)922-5546
www.KunaCity.id.gov

Mayor
Joe Stear

City Council

Members
Briana Buban-Vonder Haar
Richard Cardoza
Pat Jones
Greg McPherson

Clerk of the District Court
Ada County
ATTN: Nikola
200 W Front St. Room 1207
Boise, ID 83702-7300

Subject: Consent to Annexation into the City of Kuna

To Whom It May Concern:

Enclosed you will find a Consent to Annexation into the City of Kuna by Jeffery S. Ake and Vickie L. Ake for recording.

If you have any questions or need additional information, please call me at 922-5546.

Sincerely,

Chris Engels
City Clerk

1 Enclosure



**CONSENT TO ANNEXATION
INTO THE CITY OF KUNA, IDAHO**
Idaho Code §50-222

WHEREAS, We are the record owners of the real property as described herein; and

WHEREAS, said real property is not currently within the city limits of the City of Kuna, Idaho; and

WHEREAS, said real property is contiguous to the city limits of the City of Kuna, Idaho; and

WHEREAS, as the record owners of said real property, it is our desire to connect to the Wastewater Treatment and Collection System of the City of Kuna, Idaho; and

WHEREAS, said City of Kuna, Idaho stipulates that annexation into the corporate limits of said City is a condition precedent for connecting to the Wastewater Treatment and Collection System of said City; and

WHEREAS, We accordingly consent to annex into the City of Kuna, Idaho.

NOW THEREFORE, RONALD A KERN and LISA C KERN , being first duly sworn upon oath, depose and state:

1. We are the record owners of the property described below, and we hereby consent (agree) to the annexation of said property into the City of Kuna, Idaho, pursuant to Idaho Code §50-222(3)(a) Category A Annexation.

Physical Address: 8066 S BUFFALO CREEK LN

Legal Description: LOT 63 BLK 01, DANSKIN RIDGE SUB NO 05

2. We understand and agree that the City of Kuna has a right under Idaho Law to annex lands that are reasonably necessary to assure the orderly development of the City in order to allow efficient and economically viable provision of tax-supported and fee-supported municipal services, to enable orderly development of private lands that benefit from the cost-effective availability of municipal services in urbanizing areas, and to equitably allocate the costs of public services in management of development on the urban fringe.
3. We understand and agree that our decision to annex into the City of Kuna, Idaho is voluntary on my part; no promises or threats have been made to induce us into signing this Consent to Annex agreement, and the decision to sign is our own.
4. We understand that Danskin Ridge Subdivision No. 02, 03 & 05 will be annexed into the city of Kuna on or about January 1, 2017. Each Danskin Ridge Subdivision No. 02, 03 & 05 property (39 total properties) will pay a pro rata share of the total annexation costs, currently \$1,200.00 plus \$30.00 per lot and posting of the signs \$500.00 for a total of \$2,870.00, or \$74.00 per property. The Danskin Ridge Subdivision HOA Inc, Home Owners Association shall submit one (1) check to the city of Kuna for by June 30, 2016 for the annexation costs. Nothing shall prohibit the

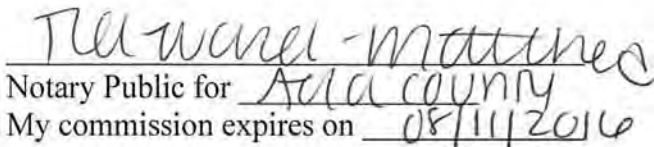
5. We understand and agree that this annexation is a Category A Annexation and we do not have a right to have it judicially reviewed by any court.

Signature

S
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**CONSENT TO ANNEXATION
INTO THE CITY OF KUNA, IDAHO**
Idaho Code §50-222

WHEREAS, We are the record owners of the real property as described herein; and

WHEREAS, said real property is not currently within the city limits of the City of Kuna, Idaho; and

WHEREAS, said real property is contiguous to the city limits of the City of Kuna, Idaho; and

WHEREAS, as the record owners of said real property, it is our desire to connect to the Wastewater Treatment and Collection System of the City of Kuna, Idaho; and

WHEREAS, said City of Kuna, Idaho stipulates that annexation into the corporate limits of said City is a condition precedent for connecting to the Wastewater Treatment and Collection System of said City; and

WHEREAS, We accordingly consent to annex into the City of Kuna, Idaho.

NOW THEREFORE, JAMES D KIDD and KATY B KIDD , being first duly sworn upon oath, depose and state:

1. We are the record owners of the property described below, and we hereby consent (agree) to the annexation of said property into the City of Kuna, Idaho, pursuant to Idaho Code §50-222(3)(a) Category A Annexation.

Physical Address: 8625 S DANSKIN LN

Legal Description: LOT 27 BLK 01, DANSKIN RIDGE SUB NO 02

2. We understand and agree that the City of Kuna has a right under Idaho Law to annex lands that are reasonably necessary to assure the orderly development of the City in order to allow efficient and economically viable provision of tax-supported and fee-supported municipal services, to enable orderly development of private lands that benefit from the cost-effective availability of municipal services in urbanizing areas, and to equitably allocate the costs of public services in management of development on the urban fringe.
3. We understand and agree that our decision to annex into the City of Kuna, Idaho is voluntary on my part; no promises or threats have been made to induce us into signing this Consent to Annex agreement, and the decision to sign is our own.
4. We understand that Danskin Ridge Subdivision No. 02, 03 & 05 will be annexed into the city of Kuna on or about January 1, 2017. Each Danskin Ridge Subdivision No. 02, 03 & 05 property (39 total properties) will pay a pro rata share of the total annexation costs, currently \$1,200.00 plus \$30.00 per lot and posting of the signs \$500.00 for a total of \$2,870.00, or \$74.00 per property. The Danskin Ridge Subdivision HOA Inc, Home Owners Association shall submit one (1) check to the city of Kuna for by June 30, 2016 for the annexation costs. Nothing shall prohibit the

subdivision from requesting annexation at an earlier date provided the annexation fees are paid in full.

5. We understand and agree that this annexation is a Category A Annexation and we do not have a right to have it judicially reviewed by any court.

Dated this 18th day of February, 2015

James K. Kidd Katy Kidd
Signature

STATE OF IDAHO)
) ss.
County of Ada)

I, Connie L. Cracolice, a Notary Public in and for said State of Idaho, do hereby certify that on this 18th day of February, 2015, before me, personally appeared JAMES D KIDD, known or identified to me, who, being by me, first duly sworn, declared under oath that the statements contained with the foregoing document are true and correct, and acknowledged to me that he/she executed the same as such.

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Connie L. Cracolice
Notary Public for State of Idaho
My commission expires on 09.16.16

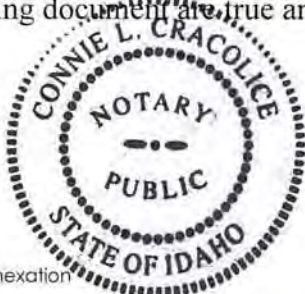
Dated this 18th day of February, 2015

Connie L. Cracolice
Signature Katy Kidd

STATE OF IDAHO)
) ss.
County of Ada)

I, Connie L. Cracolice, a Notary Public in and for said State of Idaho, do hereby certify that on this 18th day of February, 2015, before me, personally appeared KATY B KIDD, known or identified to me, who, being by me, first duly sworn, declared under oath that the statements contained with the foregoing document are true and correct, and acknowledged to me that he/she executed the same as such.

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Connie L. Cracolice
Notary Public for State of Idaho
My commission expires on 09.16.16



**CONSENT TO ANNEXATION
INTO THE CITY OF KUNA, IDAHO**
Idaho Code §50-222

WHEREAS, I am the record owner of the real property as described herein; and

WHEREAS, said real property is not currently within the city limits of the City of Kuna, Idaho; and

WHEREAS, said real property is contiguous to the city limits of the City of Kuna, Idaho; and

WHEREAS, as the record owner of said real property, it is my desire to connect to the Wastewater Treatment and Collection System of the City of Kuna, Idaho; and

WHEREAS, said City of Kuna, Idaho stipulates that annexation into the corporate limits of said City is a condition precedent for connecting to the Wastewater Treatment and Collection System of said City; and

WHEREAS, I accordingly consent to annex into the City of Kuna, Idaho.

NOW THEREFORE, KELLY KING , being first duly sworn upon oath, deposes and states:

1. I am the record owner of the property described below, and I hereby consent (agree) to the annexation of said property into the City of Kuna, Idaho, pursuant to Idaho Code §50-222(3)(a) Category A Annexation.

Physical Address: 8089 S BUFFALO CREEK LN

Legal Description: LOT 58 BLK 01, DANSKIN RIDGE SUB NO 05

2. I understand and agree that the City of Kuna has a right under Idaho Law to annex lands that are reasonably necessary to assure the orderly development of the City in order to allow efficient and economically viable provision of tax-supported and fee-supported municipal services, to enable orderly development of private lands that benefit from the cost-effective availability of municipal services in urbanizing areas, and to equitably allocate the costs of public services in management of development on the urban fringe.
3. I understand and agree that my decision to annex into the City of Kuna, Idaho is voluntary on my part; no promises or threats have been made to induce me into signing this Consent to Annex agreement, and the decision to sign is my own.
4. I understand that Danskin Ridge Subdivision No. 02, 03 & 05 will be annexed into the city of Kuna on or about January 1, 2017. Each Danskin Ridge Subdivision No. 02, 03 & 05 property (39 total properties) will pay a pro rata share of the total annexation costs, currently \$1,200.00 plus \$30.00 per lot and posting of the signs \$500.00 for a total of \$2,870.00, or \$74.00 per property. The Danskin Ridge Sub HOA Inc, Home Owners Association shall submit one (1) check to the city of Kuna for by June 30, 2016 for the annexation costs. Nothing shall prohibit the subdivision from requesting annexation at an earlier date provided the annexation fees are paid in full.

5. I understand and agree that this annexation is a Category A Annexation and I do not have a right to have it judicially reviewed by any court.

Dated this 19 day of February, 2015

[Signature]
Signature

STATE OF IDAHO)
) ss.
County of Ada)

I, LINDA TORREZ, a Notary Public in and for said State of Idaho, do hereby certify that on this 19 day of FEBRUARY, 2015, before me, personally appeared KELLY KING, known or identified to me, who, being by me, first duly sworn, declared under oath that the statements contained with the foregoing document are true and correct, and acknowledged to me that he/she executed the same as such.



[Signature]
Notary Public for Idaho
My commission expires on 5-8-2017



**CONSENT TO ANNEXATION
INTO THE CITY OF KUNA, IDAHO**
Idaho Code §50-222

WHEREAS, We are the record owners of the real property as described herein; and

WHEREAS, said real property is not currently within the city limits of the City of Kuna, Idaho; and

WHEREAS, said real property is contiguous to the city limits of the City of Kuna, Idaho; and

WHEREAS, as the record owners of said real property, it is our desire to connect to the Wastewater Treatment and Collection System of the City of Kuna, Idaho; and

WHEREAS, said City of Kuna, Idaho stipulates that annexation into the corporate limits of said City is a condition precedent for connecting to the Wastewater Treatment and Collection System of said City; and

WHEREAS, We accordingly consent to annex into the City of Kuna, Idaho.

NOW THEREFORE, WILLIAM KING and DAPHNE KING , being first duly sworn upon oath, depose and state:

1. We are the record owners of the property described below, and we hereby consent (agree) to the annexation of said property into the City of Kuna, Idaho, pursuant to Idaho Code §50-222(3)(a) Category A Annexation.

Physical Address: 8143 S SLIDE CREEK LN

Legal Description: LOT 39 BLK 01, DANSKIN RIDGE SUB NO 03

2. We understand and agree that the City of Kuna has a right under Idaho Law to annex lands that are reasonably necessary to assure the orderly development of the City in order to allow efficient and economically viable provision of tax-supported and fee-supported municipal services, to enable orderly development of private lands that benefit from the cost-effective availability of municipal services in urbanizing areas, and to equitably allocate the costs of public services in management of development on the urban fringe.
3. We understand and agree that our decision to annex into the City of Kuna, Idaho is voluntary on my part; no promises or threats have been made to induce us into signing this Consent to Annex agreement, and the decision to sign is our own.
4. We understand that Danskin Ridge Subdivision No. 02, 03 & 05 will be annexed into the city of Kuna on or about January 1, 2017. Each Danskin Ridge Subdivision No. 02, 03 & 05 property (39 total properties) will pay a pro rata share of the total annexation costs, currently \$1,200.00 plus \$30.00 per lot and posting of the signs \$500.00 for a total of \$2,870.00, or \$74.00 per property. The Danskin Ridge Subdivision HOA Inc, Home Owners Association shall submit one (1) check to the city of Kuna for by June 30, 2016 for the annexation costs. Nothing shall prohibit the

5. We understand and agree that this annexation is a Category A Annexation and we do not have a right to have it judicially reviewed by any court.

Signature

I, Theresa Rodriguez, a Notary Public in and for said State of Idaho, do hereby certify that on this 17 day of February, 2015, before me, personally appeared WILLIAM KING, known or identified to me, who, being by me, first duly sworn, declared under oath that the statements contained with the foregoing document are true and correct, and acknowledged to me that he/she executed the same as such.

as such.



Notary Public for Wells Fargo
My commission expires on 8/20/2021

Signature 

I, Thomas L. Edwards, a Notary Public in and for said State of Idaho, do hereby certify that on this 17 day of February, 2015, before me, personally appeared DAPHNE KING, known or identified to me, who, being by me, first duly sworn, declared under oath that the statements contained with the foregoing document are true and correct, and acknowledged to me that he/she executed the same as such.

Notary Public for Wells Fargo
My commission expires on 8/30/22



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**CONSENT TO ANNEXATION
INTO THE CITY OF KUNA, IDAHO**
Idaho Code §50-222

WHEREAS, We are the record owners of the real property as described herein; and

WHEREAS, said real property is not currently within the city limits of the City of Kuna, Idaho; and

WHEREAS, said real property is contiguous to the city limits of the City of Kuna, Idaho; and

WHEREAS, as the record owners of said real property, it is our desire to connect to the Wastewater Treatment and Collection System of the City of Kuna, Idaho; and

WHEREAS, said City of Kuna, Idaho stipulates that annexation into the corporate limits of said City is a condition precedent for connecting to the Wastewater Treatment and Collection System of said City; and

WHEREAS, We accordingly consent to annex into the City of Kuna, Idaho.

NOW THEREFORE, DAVID R MENDIOLA and AMBER L MENDIOLA H/W, being first duly sworn upon oath, depose and state:

81. We are the record owners of the property described below, and we hereby consent (agree) to the annexation of said property into the City of Kuna, Idaho, pursuant to Idaho Code §50-222(3)(a) Category A Annexation.

Physical Address: 8194 S BUFFALO CREEK LN

Legal Description: LOT 66 BLK 01, DANSKIN RIDGE SUB NO 05

82. We understand and agree that the City of Kuna has a right under Idaho Law to annex lands that are reasonably necessary to assure the orderly development of the City in order to allow efficient and economically viable provision of tax-supported and fee-supported municipal services, to enable orderly development of private lands that benefit from the cost-effective availability of municipal services in urbanizing areas, and to equitably allocate the costs of public services in management of development on the urban fringe.
83. We understand and agree that our decision to annex into the City of Kuna, Idaho is voluntary on my part; no promises or threats have been made to induce us into signing this Consent to Annex agreement, and the decision to sign is our own.
84. We understand that Danskin Ridge Subdivision No. 02, 03 & 05 will be annexed into the city of Kuna on or about January 1, 2017. Each Danskin Ridge Subdivision No. 02, 03 & 05 property (39 total properties) will pay a pro rata share of the total annexation costs, currently \$1,200.00 plus \$30.00 per lot and posting of the signs \$500.00 for a total of \$2,870.00, or \$74.00 per property. The Danskin Ridge Subdivision HOA Inc, Home Owners Association shall submit one (1) check to the city of Kuna for by June 30, 2016 for the annexation costs. Nothing shall prohibit the

subdivision from requesting annexation at an earlier date provided the annexation fees are paid in full.

85. We understand and agree that this annexation is a Category A Annexation and we do not have a right to have it judicially reviewed by any court.

Dated this 11 day of September, 2016



Signature

STATE OF IDAHO)
) ss.
County of Ada)

I, Richard T. Roats, a Notary Public in and for said State of Idaho, do hereby certify that on this 11th day of September, 2016, before me, personally appeared DAVID R MENDOILA, known or identified to me, who, being by me, first duly sworn, declared under oath that the statements contained with the foregoing document are true and correct, and acknowledged to me that he/she executed the same as such.

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Notary Public for Idaho
My commission expires on 12-17-19

Dated this 11 day of September, 2016



Signature

STATE OF IDAHO)
) ss.
County of Ada)

I, Richard T. Roats, a Notary Public in and for said State of Idaho, do hereby certify that on this 11 day of September, 2016, before me, personally appeared AMBER L MENDIOLA, known or identified to me, who, being by me, first duly sworn, declared under oath that the statements contained with the foregoing document are true and correct, and acknowledged to me that he/she executed the same as such.

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Notary Public for Idaho
My commission expires on 12-17-19



**CONSENT TO ANNEXATION
INTO THE CITY OF KUNA, IDAHO**
Idaho Code §50-222

WHEREAS, We are the record owners of the real property as described herein; and

WHEREAS, said real property is not currently within the city limits of the City of Kuna, Idaho;
and

WHEREAS, said real property is contiguous to the city limits of the City of Kuna, Idaho; and

WHEREAS, as the record owners of said real property, it is our desire to connect to the
Wastewater Treatment and Collection System of the City of Kuna, Idaho; and

WHEREAS, said City of Kuna, Idaho stipulates that annexation into the corporate limits of said
City is a condition precedent for connecting to the Wastewater Treatment and Collection System
of said City; and

WHEREAS, We accordingly consent to annex into the City of Kuna, Idaho.

NOW THEREFORE, MICHAEL A. STEVENS and NATALIE J. NAUMAN, nka NATALIE J.
STEVENS, being first duly sworn upon oath, depose and state:

1. We are the record owners of the property described below, and we hereby consent
(agree) to the annexation of said property into the City of Kuna, Idaho, pursuant to
Idaho Code §50-222(3)(a) Category A Annexation.

Physical Address: 8166 S SLIDE CREEK LN

Legal Description: LOT 45 BLK 01, DANSKIN RIDGE SUB NO 03

2. We understand and agree that the City of Kuna has a right under Idaho Law to annex
lands that are reasonably necessary to assure the orderly development of the City in
order to allow efficient and economically viable provision of tax-supported and fee-
supported municipal services, to enable orderly development of private lands that
benefit from the cost-effective availability of municipal services in urbanizing areas,
and to equitably allocate the costs of public services in management of development
on the urban fringe.
3. We understand and agree that our decision to annex into the City of Kuna, Idaho is
voluntary on my part; no promises or threats have been made to induce us into
signing this Consent to Annex agreement, and the decision to sign is our own.
4. We understand that Danskin Ridge Subdivision No. 02, 03 & 05 will be annexed into
the city of Kuna on or about January 1, 2017. Each Danskin Ridge Subdivision No.

5. We understand and agree that this annexation is a Category A Annexation and we do not have a right to have it judicially reviewed by any court.

Natalie Newman nka Natalie Stevens

I, Aniana Welker, a Notary Public in and for said State of Idaho, do hereby certify that on this 31st day of March, 2017, before me, personally appeared STEVENS, MICHAEL A, known or identified to me, who, being by me, first duly sworn, declared under oath that the statements contained with the foregoing document are true and correct, and acknowledged to me that he/she executed the same as such.




Signature

Consent to Annexation
Page 2

County of Ada

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Notary Public for KUNA CITY 751 W. 4TH ST.
My commission expires on 4. NOV. 2020



**CONSENT TO ANNEXATION
INTO THE CITY OF KUNA, IDAHO**
Idaho Code §50-222

WHEREAS, We are the record owners of the real property as described herein; and

WHEREAS, said real property is not currently within the city limits of the City of Kuna, Idaho;
and

WHEREAS, said real property is contiguous to the city limits of the City of Kuna, Idaho; and

WHEREAS, as the record owners of said real property, it is our desire to connect to the
Wastewater Treatment and Collection System of the City of Kuna, Idaho; and

WHEREAS, said City of Kuna, Idaho stipulates that annexation into the corporate limits of said
City is a condition precedent for connecting to the Wastewater Treatment and Collection System
of said City; and

WHEREAS, We accordingly consent to annex into the City of Kuna, Idaho.

NOW THEREFORE, RANDY RHUMAN and LAURIE RHUMAN, being first duly sworn
upon oath, depose and state:

1. We are the record owners of the property described below, and we hereby consent
(agree) to the annexation of said property into the City of Kuna, Idaho, pursuant to
Idaho Code §50-222(3)(a) Category A Annexation.

Physical Address: 8358 S. SLIDE CREEK LN

Legal Description: LOT 49 BLK 01, DANSKIN RIDGE SUB NO 03

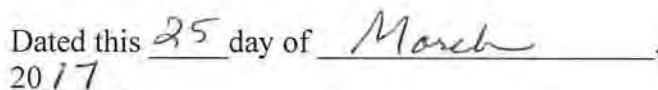
2. We understand and agree that the City of Kuna has a right under Idaho Law to annex
lands that are reasonably necessary to assure the orderly development of the City in
order to allow efficient and economically viable provision of tax-supported and fee-
supported municipal services, to enable orderly development of private lands that
benefit from the cost-effective availability of municipal services in urbanizing areas,
and to equitably allocate the costs of public services in management of development
on the urban fringe.
3. We understand and agree that our decision to annex into the City of Kuna, Idaho is
voluntary on my part; no promises or threats have been made to induce us into
signing this Consent to Annex agreement, and the decision to sign is our own.
4. We understand that Danskin Ridge Subdivision No. 02, 03 & 05 will be annexed into
the city of Kuna on or about January 1, 2017. Each Danskin Ridge Subdivision No.

5. We understand and agree that this annexation is a Category A Annexation and we do not have a right to have it judicially reviewed by any court.


Signature

I, LeAnne Borchard, a Notary Public in and for said State of Idaho, do hereby certify that on this 25 day of march, 2015⁷, before me, personally appeared RANDY RHUMAN, known or identified to me, who, being by me, first duly sworn, declared under oath that the statements contained with the foregoing document are true and correct, and acknowledged to me that he/she executed the same as such.

Notary Public for The UPS Store 58667
My commission expires on 4/22/22



Ramona Ruma
Signature

Consent to Annexation
Page 3



**CONSENT TO ANNEXATION
INTO THE CITY OF KUNA, IDAHO**
Idaho Code §50-222

WHEREAS, We are the record owners of the real property as described herein; and

WHEREAS, said real property is not currently within the city limits of the City of Kuna, Idaho; and

WHEREAS, said real property is contiguous to the city limits of the City of Kuna, Idaho; and

WHEREAS, as the record owners of said real property, it is our desire to connect to the Wastewater Treatment and Collection System of the City of Kuna, Idaho; and

WHEREAS, said City of Kuna, Idaho stipulates that annexation into the corporate limits of said City is a condition precedent for connecting to the Wastewater Treatment and Collection System of said City; and

WHEREAS, We accordingly consent to annex into the City of Kuna, Idaho.

NOW THEREFORE, THOMAS SCHERER and ALICE SCHERER, being first duly sworn upon oath, depose and state:

36. We are the record owners of the property described below, and we hereby consent (agree) to the annexation of said property into the City of Kuna, Idaho, pursuant to Idaho Code §50-222(3)(a) Category A Annexation.

Physical Address: 8383 S SLIDE CREEK LN

Legal Description: LOT 33 BLK 01, DANSKIN RIDGE SUB NO 03

37. We understand and agree that the City of Kuna has a right under Idaho Law to annex lands that are reasonably necessary to assure the orderly development of the City in order to allow efficient and economically viable provision of tax-supported and fee-supported municipal services, to enable orderly development of private lands that benefit from the cost-effective availability of municipal services in urbanizing areas, and to equitably allocate the costs of public services in management of development on the urban fringe.
38. We understand and agree that our decision to annex into the City of Kuna, Idaho is voluntary on my part; no promises or threats have been made to induce us into signing this Consent to Annex agreement, and the decision to sign is our own.
39. We understand that Danskin Ridge Subdivision No. 02, 03 & 05 will be annexed into the city of Kuna on or about January 1, 2017. Each Danskin Ridge Subdivision No. 02, 03 & 05 property (39 total properties) will pay a pro rata share of the total annexation costs, currently \$1,200.00 plus \$30.00 per lot and posting of the signs \$500.00 for a total of \$2,870.00, or \$74.00 per property. The Danskin Ridge Subdivision HOA Inc, Home Owners Association shall submit one (1) check to the city of Kuna for by June 30, 2016 for the annexation costs. Nothing shall prohibit the

subdivision from requesting annexation at an earlier date provided the annexation fees are paid in full.

40. We understand and agree that this annexation is a Category A Annexation and we do not have a right to have it judicially reviewed by any court.

Dated this _____ day of _____, 20____

Signature

Deceased
11/21/2015

STATE OF IDAHO)
) ss.
County of Ada)

I, _____, a Notary Public in and for said State of Idaho, do hereby certify that on this _____ day of _____, 2015, before me, personally appeared THOMAS SCHERER, known or identified to me, who, being by me, first duly sworn, declared under oath that the statements contained with the foregoing document are true and correct, and acknowledged to me that he/she executed the same as such.

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Notary Public for _____
My commission expires on _____

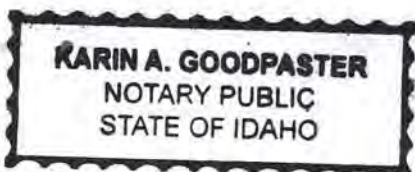
Dated this 14 day of June, 2016

Alice Scherer
Signature

STATE OF IDAHO)
) ss.
County of Ada)

I, Karin A Goodpaster, a Notary Public in and for said State of Idaho, do hereby certify that on this 14th day of June, 2016, before me, personally appeared ALICE SCHERER, known or identified to me, who, being by me, first duly sworn, declared under oath that the statements contained with the foregoing document are true and correct, and acknowledged to me that he/she executed the same as such.

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Karin A Goodpaster
Notary Public for Idaho
My commission expires on 4-1-19



**CONSENT TO ANNEXATION
INTO THE CITY OF KUNA, IDAHO**
Idaho Code §50-222

WHEREAS, We are the record owners of the real property as described herein; and

WHEREAS, said real property is not currently within the city limits of the City of Kuna, Idaho; and

WHEREAS, said real property is contiguous to the city limits of the City of Kuna, Idaho; and

WHEREAS, as the record owners of said real property, it is our desire to connect to the Wastewater Treatment and Collection System of the City of Kuna, Idaho; and

WHEREAS, said City of Kuna, Idaho stipulates that annexation into the corporate limits of said City is a condition precedent for connecting to the Wastewater Treatment and Collection System of said City; and

WHEREAS, We accordingly consent to annex into the City of Kuna, Idaho.

NOW THEREFORE, SHAW REVOCABLE LIVING TRUST and BOBBY LOUIS SHAW TRUSTEE ,
being first duly sworn upon oath, depose and state:

1. We are the record owners of the property described below, and we hereby consent (agree) to the annexation of said property into the City of Kuna, Idaho, pursuant to Idaho Code §50-222(3)(a) Category A Annexation.

Physical Address: 8118 S SLIDE CREEK LN

Legal Description: LOT 44 BLK 01, DANSKIN RIDGE SUB NO 03

2. We understand and agree that the City of Kuna has a right under Idaho Law to annex lands that are reasonably necessary to assure the orderly development of the City in order to allow efficient and economically viable provision of tax-supported and fee-supported municipal services, to enable orderly development of private lands that benefit from the cost-effective availability of municipal services in urbanizing areas, and to equitably allocate the costs of public services in management of development on the urban fringe.
3. We understand and agree that our decision to annex into the City of Kuna, Idaho is voluntary on my part; no promises or threats have been made to induce us into signing this Consent to Annex agreement, and the decision to sign is our own.
4. We understand that Danskin Ridge Subdivision No. 02, 03 & 05 will be annexed into the city of Kuna on or about January 1, 2017. Each Danskin Ridge Subdivision No. 02, 03 & 05 property (39 total properties) will pay a pro rata share of the total annexation costs, currently \$1,200.00 plus \$30.00 per lot and posting of the signs \$500.00 for a total of \$2,870.00, or \$74.00 per property. The Danskin Ridge Subdivision HOA Inc, Home Owners Association shall submit one (1) check to the city of Kuna for by June 30, 2016 for the annexation costs. Nothing shall prohibit the

subdivision from requesting annexation at an earlier date provided the annexation fees are paid in full.

5. We understand and agree that this annexation is a Category A Annexation and we do not have a right to have it judicially reviewed by any court.

Dated this 17 day of February, 2015

Bobby Louis Shaw Trustee
Signature

STATE OF IDAHO)
) ss.
County of Ada)

I, Nick Colivas, a Notary Public in and for said State of Idaho, do hereby certify that on this 17 day of February, 2015, before me, personally appeared SHAW REVOCABLE LIVING TRUST, known or identified to me, who, being by me, first duly sworn, declared under oath that the statements contained with the foregoing document are true and correct, and acknowledged to me that he/she executed the same as such.

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[Signature]
Notary Public for Idaho
My commission expires on 09/04/2019

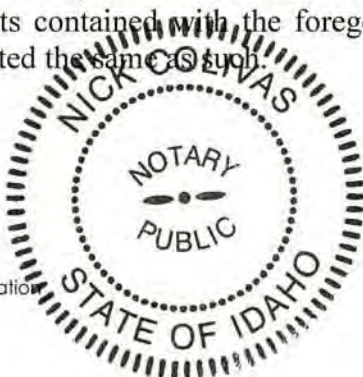
Dated this 17 day of February, 2015

Bobby Louis Shaw Trustee
Signature

STATE OF IDAHO)
) ss.
County of Ada)

I, Nick Colivas, a Notary Public in and for said State of Idaho, do hereby certify that on this 17 day of February, 2015, before me, personally appeared BOBBY LOUIS SHAW TRUSTEE, known or identified to me, who, being by me, first duly sworn, declared under oath that the statements contained with the foregoing document are true and correct, and acknowledged to me that he/she executed the same as such.

S
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[Signature]
Notary Public for Idaho
My commission expires on 09/04/2019



**CONSENT TO ANNEXATION
INTO THE CITY OF KUNA, IDAHO**
Idaho Code §50-222

WHEREAS, We are the record owners of the real property as described herein; and

WHEREAS, said real property is not currently within the city limits of the City of Kuna, Idaho; and

WHEREAS, said real property is contiguous to the city limits of the City of Kuna, Idaho; and

WHEREAS, as the record owners of said real property, it is our desire to connect to the Wastewater Treatment and Collection System of the City of Kuna, Idaho; and

WHEREAS, said City of Kuna, Idaho stipulates that annexation into the corporate limits of said City is a condition precedent for connecting to the Wastewater Treatment and Collection System of said City; and

WHEREAS, We accordingly consent to annex into the City of Kuna, Idaho.

NOW THEREFORE, THOMAS & BRENDA SCHULER LIVING TRUST and THOMAS M SCHULER TRUSTEE , being first duly sworn upon oath, depose and state:

1. We are the record owners of the property described below, and we hereby consent (agree) to the annexation of said property into the City of Kuna, Idaho, pursuant to Idaho Code §50-222(3)(a) Category A Annexation.

Physical Address: 8606 S DANSKIN LN

Legal Description: LOT 29 BLK 01, DANSKIN RIDGE SUB NO 02

2. We understand and agree that the City of Kuna has a right under Idaho Law to annex lands that are reasonably necessary to assure the orderly development of the City in order to allow efficient and economically viable provision of tax-supported and fee-supported municipal services, to enable orderly development of private lands that benefit from the cost-effective availability of municipal services in urbanizing areas, and to equitably allocate the costs of public services in management of development on the urban fringe.
3. We understand and agree that our decision to annex into the City of Kuna, Idaho is voluntary on my part; no promises or threats have been made to induce us into signing this Consent to Annex agreement, and the decision to sign is our own.
4. We understand that Danskin Ridge Subdivision No. 02, 03 & 05 will be annexed into the city of Kuna on or about January 1, 2017. Each Danskin Ridge Subdivision No. 02, 03 & 05 property (39 total properties) will pay a pro rata share of the total annexation costs, currently \$1,200.00 plus \$30.00 per lot and posting of the signs \$500.00 for a total of \$2,870.00, or \$74.00 per property. The Danskin Ridge Subdivision HOA Inc, Home Owners Association shall submit one (1) check to the city of Kuna for by June 30, 2016 for the annexation costs. Nothing shall prohibit the

5. We understand and agree that this annexation is a Category A Annexation and we do not have a right to have it judicially reviewed by any court.

Dated this 19 day of FEBRUARY, 20 15

Thomas M. Schuch
Signature

STATE OF IDAHO) TRUSTEE OF THE THOMAS + BRENDA SCHOLER
) ss. LIVING TRUST

County of Ada

S
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Notary Public for Ada County
My commission expires on 08/01/2020

Dated this 19 day of FEBRUARY, 20 15

Thomas M. Schlauch
Signature

STATE OF IDAHO)
) ss.

County of Ada

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Scott P. Schuler
Notary Public for Ada County
My commission expires on 08/01/2020



**CONSENT TO ANNEXATION
INTO THE CITY OF KUNA, IDAHO**
Idaho Code §50-222

WHEREAS, We are the record owners of the real property as described herein; and

WHEREAS, said real property is not currently within the city limits of the City of Kuna, Idaho; and

WHEREAS, said real property is contiguous to the city limits of the City of Kuna, Idaho; and

WHEREAS, as the record owners of said real property, it is our desire to connect to the Wastewater Treatment and Collection System of the City of Kuna, Idaho; and

WHEREAS, said City of Kuna, Idaho stipulates that annexation into the corporate limits of said City is a condition precedent for connecting to the Wastewater Treatment and Collection System of said City; and

WHEREAS, We accordingly consent to annex into the City of Kuna, Idaho,

NOW THEREFORE, KEITH THURSTON and KAREN THURSTON , being first duly sworn upon oath, depose and state:

1. We are the record owners of the property described below, and we hereby consent (agree) to the annexation of said property into the City of Kuna, Idaho, pursuant to Idaho Code §50-222(3)(a) Category A Annexation.

Physical Address: 8239 S SLIDE CREEK LN

Legal Description: LOT 36 BLK 01, DANSKIN RIDGE SUB NO 03

2. We understand and agree that the City of Kuna has a right under Idaho Law to annex lands that are reasonably necessary to assure the orderly development of the City in order to allow efficient and economically viable provision of tax-supported and fee-supported municipal services, to enable orderly development of private lands that benefit from the cost-effective availability of municipal services in urbanizing areas, and to equitably allocate the costs of public services in management of development on the urban fringe.
3. We understand and agree that our decision to annex into the City of Kuna, Idaho is voluntary on my part; no promises or threats have been made to induce us into signing this Consent to Annex agreement, and the decision to sign is our own.
4. We understand that Danskin Ridge Subdivision No. 02, 03 & 05 will be annexed into the city of Kuna on or about January 1, 2017. Each Danskin Ridge Subdivision No. 02, 03 & 05 property (39 total properties) will pay a pro rata share of the total annexation costs, currently \$1,200.00 plus \$30.00 per lot and posting of the signs \$500.00 for a total of \$2,870.00, or \$74.00 per property. The Danskin Ridge Subdivision HOA Inc, Home Owners Association shall submit one (1) check to the city of Kuna for by June 30, 2016 for the annexation costs. Nothing shall prohibit the

subdivision from requesting annexation at an earlier date provided the annexation fees are paid in full.

5. We understand and agree that this annexation is a Category A Annexation and we do not have a right to have it judicially reviewed by any court.

Dated this 17 day of February, 20 15

[Signature]
Signature

STATE OF IDAHO)
) ss.
County of Ada)

I, Nick Colivas, a Notary Public in and for said State of Idaho, do hereby certify that on this 17 day of February, 2015, before me, personally appeared KEITH THURSTON, known or identified to me, who, being by me, first duly sworn, declared under oath that the statements contained with the foregoing document are true and correct, and acknowledged to me that he/she executed the same as such.

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[Signature]
Notary Public for ADA County
My commission expires on 09/04/2019

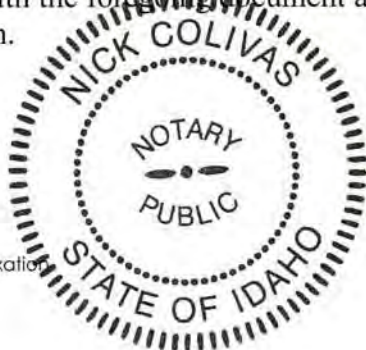
Dated this 17 day of February, 20 15

[Signature]
Signature

STATE OF IDAHO)
) ss.
County of Ada)

I, Nick Colivas, a Notary Public in and for said State of Idaho, do hereby certify that on this 17 day of February, 2015, before me, personally appeared KAREN THURSTON, known or identified to me, who, being by me, first duly sworn, declared under oath that the statements contained with the foregoing document are true and correct, and acknowledged to me that he/she executed the same as such.

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[Signature]
Notary Public for ADA County
My commission expires on 09/04/2019



**CONSENT TO ANNEXATION
INTO THE CITY OF KUNA, IDAHO**
Idaho Code §50-222

WHEREAS, We are the record owners of the real property as described herein; and

WHEREAS, said real property is not currently within the city limits of the City of Kuna, Idaho; and

WHEREAS, said real property is contiguous to the city limits of the City of Kuna, Idaho; and

WHEREAS, as the record owners of said real property, it is our desire to connect to the Wastewater Treatment and Collection System of the City of Kuna, Idaho; and

WHEREAS, said City of Kuna, Idaho stipulates that annexation into the corporate limits of said City is a condition precedent for connecting to the Wastewater Treatment and Collection System of said City; and

WHEREAS, We accordingly consent to annex into the City of Kuna, Idaho.

NOW THEREFORE, HENRY VANDER STELT and CARRIE VANDER STELT , being first duly sworn upon oath, depose and state:

1. We are the record owners of the property described below, and we hereby consent (agree) to the annexation of said property into the City of Kuna, Idaho, pursuant to Idaho Code §50-222(3)(a) Category A Annexation.

Physical Address: 8589 S DANSKIN LN

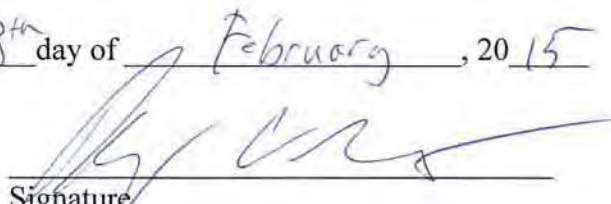
Legal Description: LOT 25 BLK 01, DANSKIN RIDGE SUB NO 02

2. We understand and agree that the City of Kuna has a right under Idaho Law to annex lands that are reasonably necessary to assure the orderly development of the City in order to allow efficient and economically viable provision of tax-supported and fee-supported municipal services, to enable orderly development of private lands that benefit from the cost-effective availability of municipal services in urbanizing areas, and to equitably allocate the costs of public services in management of development on the urban fringe.
3. We understand and agree that our decision to annex into the City of Kuna, Idaho is voluntary on my part; no promises or threats have been made to induce us into signing this Consent to Annex agreement, and the decision to sign is our own.
4. We understand that Danskin Ridge Subdivision No. 02, 03 & 05 will be annexed into the city of Kuna on or about January 1, 2017. Each Danskin Ridge Subdivision No. 02, 03 & 05 property (39 total properties) will pay a pro rata share of the total annexation costs, currently \$1,200.00 plus \$30.00 per lot and posting of the signs \$500.00 for a total of \$2,870.00, or \$74.00 per property. The Danskin Ridge Subdivision HOA Inc, Home Owners Association shall submit one (1) check to the city of Kuna for by June 30, 2016 for the annexation costs. Nothing shall prohibit the

subdivision from requesting annexation at an earlier date provided the annexation fees are paid in full.

5. We understand and agree that this annexation is a Category A Annexation and we do not have a right to have it judicially reviewed by any court.

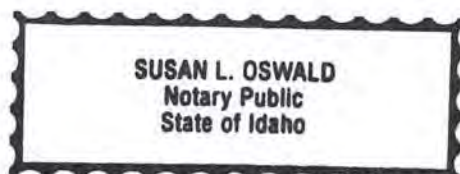
Dated this 18th day of February, 2015


Signature

STATE OF IDAHO)
) ss.
County of Ada)

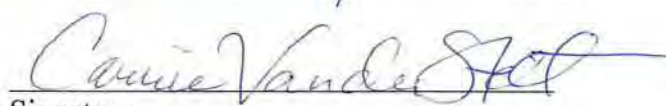
I, Susan L. Oswald, a Notary Public in and for said State of Idaho, do hereby certify that on this 18 day of February, 2015, before me, personally appeared HENRY VANDER STELT, known or identified to me, who, being by me, first duly sworn, declared under oath that the statements contained with the foregoing document are true and correct, and acknowledged to me that he/she executed the same as such.

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Susan L. Oswald
Notary Public for Idaho
My commission expires on 4/26/2018

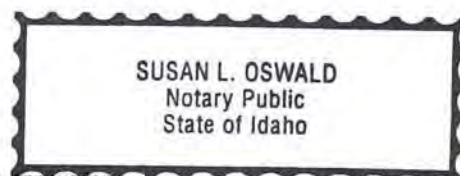
Dated this 18 day of February, 2015


Signature

STATE OF IDAHO)
) ss.
County of Ada)

I, Susan L. Oswald, a Notary Public in and for said State of Idaho, do hereby certify that on this 18 day of February, 2015, before me, personally appeared CARRIE VANDER STELT, known or identified to me, who, being by me, first duly sworn, declared under oath that the statements contained with the foregoing document are true and correct, and acknowledged to me that he/she executed the same as such.

S
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Susan L. Oswald
Notary Public for Idaho
My commission expires on 4/26/2018



**CONSENT TO ANNEXATION
INTO THE CITY OF KUNA, IDAHO**
Idaho Code §50-222

WHEREAS, We are the record owners of the real property as described herein; and

WHEREAS, said real property is not currently within the city limits of the City of Kuna, Idaho; and

WHEREAS, said real property is contiguous to the city limits of the City of Kuna, Idaho; and

WHEREAS, as the record owners of said real property, it is our desire to connect to the Wastewater Treatment and Collection System of the City of Kuna, Idaho; and

WHEREAS, said City of Kuna, Idaho stipulates that annexation into the corporate limits of said City is a condition precedent for connecting to the Wastewater Treatment and Collection System of said City; and

WHEREAS, We accordingly consent to annex into the City of Kuna, Idaho.

NOW THEREFORE, DALE WHITNEY and LISA WHITNEY , being first duly sworn upon oath, depose and state:

1. We are the record owners of the property described below, and we hereby consent (agree) to the annexation of said property into the City of Kuna, Idaho, pursuant to Idaho Code §50-222(3)(a) Category A Annexation.

Physical Address: 8262 S SLIDE CREEK LN

Legal Description: LOT 47 BLK 01, DANSKIN RIDGE SUB NO 03

2. We understand and agree that the City of Kuna has a right under Idaho Law to annex lands that are reasonably necessary to assure the orderly development of the City in order to allow efficient and economically viable provision of tax-supported and fee-supported municipal services, to enable orderly development of private lands that benefit from the cost-effective availability of municipal services in urbanizing areas, and to equitably allocate the costs of public services in management of development on the urban fringe.
3. We understand and agree that our decision to annex into the City of Kuna, Idaho is voluntary on my part; no promises or threats have been made to induce us into signing this Consent to Annex agreement, and the decision to sign is our own.
4. We understand that Danskin Ridge Subdivision No. 02, 03 & 05 will be annexed into the city of Kuna on or about January 1, 2017. Each Danskin Ridge Subdivision No. 02, 03 & 05 property (39 total properties) will pay a pro rata share of the total annexation costs, currently \$1,200.00 plus \$30.00 per lot and posting of the signs \$500.00 for a total of \$2,870.00, or \$74.00 per property. The Danskin Ridge Subdivision HOA Inc, Home Owners Association shall submit one (1) check to the city of Kuna for by June 30, 2016 for the annexation costs. Nothing shall prohibit the

subdivision from requesting annexation at an earlier date provided the annexation fees are paid in full.

5. We understand and agree that this annexation is a Category A Annexation and we do not have a right to have it judicially reviewed by any court.

Dated this 19 day of February, 20 15

[Signature]
Signature

STATE OF IDAHO)
) ss.
County of Ada)

I, MARK W. EHLHARDT, a Notary Public in and for said State of Idaho, do hereby certify that on this 19th day of February, 2015, before me, personally appeared DALE WHITNEY, known or identified to me, who, being by me, first duly sworn, declared under oath that the statements contained with the foregoing document are true and correct, and acknowledged to me that he/she executed the same as such.

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[Signature]
Notary Public for Idaho
My commission expires on 11.21.18

Dated this 19th day of February, 20 15

[Signature]
Signature

STATE OF IDAHO)
) ss.
County of Ada)

I, MARK W. EHLHARDT, a Notary Public in and for said State of Idaho, do hereby certify that on this 19th day of February, 2015, before me, personally appeared LISA WHITNEY, known or identified to me, who, being by me, first duly sworn, declared under oath that the statements contained with the foregoing document are true and correct, and acknowledged to me that he/she executed the same as such.

S
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[Signature]
Notary Public for Idaho
My commission expires on 11.21.18



**CONSENT TO ANNEXATION
INTO THE CITY OF KUNA, IDAHO**
Idaho Code §50-222

WHEREAS, I am the record owner of the real property as described herein; and

WHEREAS, said real property is not currently within the city limits of the City of Kuna, Idaho; and

WHEREAS, said real property is contiguous to the city limits of the City of Kuna, Idaho; and

WHEREAS, as the record owner of said real property, it is my desire to connect to the Wastewater Treatment and Collection System of the City of Kuna, Idaho; and

WHEREAS, said City of Kuna, Idaho stipulates that annexation into the corporate limits of said City is a condition precedent for connecting to the Wastewater Treatment and Collection System of said City; and

WHEREAS, I accordingly consent to annex into the City of Kuna, Idaho.

NOW THEREFORE, MARCIA RUTH WILCOX & DANNY JOEL REVOCABLE TRUST , being first duly sworn upon oath, deposes and states:

1. I am the record owner of the property described below, and I hereby consent (agree) to the annexation of said property into the City of Kuna, Idaho, pursuant to Idaho Code §50-222(3)(a) Category A Annexation.

Physical Address: 8552 S DANSKIN LN

Legal Description: LOT 31 BLK 01, DANSKIN RIDGE SUB NO 02

2. I understand and agree that the City of Kuna has a right under Idaho Law to annex lands that are reasonably necessary to assure the orderly development of the City in order to allow efficient and economically viable provision of tax-supported and fee-supported municipal services, to enable orderly development of private lands that benefit from the cost-effective availability of municipal services in urbanizing areas, and to equitably allocate the costs of public services in management of development on the urban fringe.
3. I understand and agree that my decision to annex into the City of Kuna, Idaho is voluntary on my part; no promises or threats have been made to induce me into signing this Consent to Annex agreement, and the decision to sign is my own.
4. I understand that Danskin Ridge Subdivision No. 02, 03 & 05 will be annexed into the city of Kuna on or about January 1, 2017. Each Danskin Ridge Subdivision No. 02, 03 & 05 property (39 total properties) will pay a pro rata share of the total annexation costs, currently \$1,200.00 plus \$30.00 per lot and posting of the signs \$500.00 for a total of \$2,870.00, or \$74.00 per property. The Danskin Ridge Sub HOA Inc, Home Owners Association shall submit one (1) check to the city of Kuna for by June 30, 2016 for the annexation costs. Nothing shall prohibit the subdivision from requesting annexation at an earlier date provided the annexation fees are paid in full.

5. I understand and agree that this annexation is a Category A Annexation and I do not have a right to have it judicially reviewed by any court.

Dated this 17th day of February, 20 15

Danyel Wilcox
Marcia R. Wilcox
Signature

STATE OF IDAHO)
County of Ada) ss.
)

I, ORLANDO OLARTE, a Notary Public in and for said State of Idaho, do hereby certify that on this 17TH day of FEBRUARY, 2015, before me, personally appeared DANNY SPEER WILCOX
MARCIA RUTH WILCOX, known or identified to me, who, being by me, first duly sworn, declared under oath that the statements contained with the foregoing document are true and correct, and acknowledged to me that he/she executed the same as such.

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Notary Public for 10AHO

My commission expires on ~~My Commission Expires~~
November 26, 2018



**CONSENT TO ANNEXATION
INTO THE CITY OF KUNA, IDAHO**
Idaho Code §50-222

WHEREAS, We are the record owners of the real property as described herein; and

WHEREAS, said real property is not currently within the city limits of the City of Kuna, Idaho; and

WHEREAS, said real property is contiguous to the city limits of the City of Kuna, Idaho; and

WHEREAS, as the record owners of said real property, it is our desire to connect to the Wastewater Treatment and Collection System of the City of Kuna, Idaho; and

WHEREAS, said City of Kuna, Idaho stipulates that annexation into the corporate limits of said City is a condition precedent for connecting to the Wastewater Treatment and Collection System of said City; and

WHEREAS, We accordingly consent to annex into the City of Kuna, Idaho.

NOW THEREFORE, WALTER C WILLIAMS and ROBERTA J WILLIAMS , being first duly sworn upon oath, depose and state:

1. We are the record owners of the property described below, and we hereby consent (agree) to the annexation of said property into the City of Kuna, Idaho, pursuant to Idaho Code §50-222(3)(a) Category A Annexation.

Physical Address: 8110 S BUFFALO CREEK LN

Legal Description: LOT 64 BLK 01, DANSKIN RIDGE SUB NO 05

2. We understand and agree that the City of Kuna has a right under Idaho Law to annex lands that are reasonably necessary to assure the orderly development of the City in order to allow efficient and economically viable provision of tax-supported and fee-supported municipal services, to enable orderly development of private lands that benefit from the cost-effective availability of municipal services in urbanizing areas, and to equitably allocate the costs of public services in management of development on the urban fringe.
3. We understand and agree that our decision to annex into the City of Kuna, Idaho is voluntary on my part; no promises or threats have been made to induce us into signing this Consent to Annex agreement, and the decision to sign is our own.
4. We understand that Danskin Ridge Subdivision No. 02, 03 & 05 will be annexed into the city of Kuna on or about January 1, 2017. Each Danskin Ridge Subdivision No. 02, 03 & 05 property (39 total properties) will pay a pro rata share of the total annexation costs, currently \$1,200.00 plus \$30.00 per lot and posting of the signs \$500.00 for a total of \$2,870.00, or \$74.00 per property. The Danskin Ridge Subdivision HOA Inc, Home Owners Association shall submit one (1) check to the city of Kuna for by June 30, 2016 for the annexation costs. Nothing shall prohibit the

subdivision from requesting annexation at an earlier date provided the annexation fees are paid in full.

5. We understand and agree that this annexation is a Category A Annexation and we do not have a right to have it judicially reviewed by any court.

Dated this _____ day of _____, 20____

Signature

STATE OF IDAHO)
) ss.
County of Ada)

I, _____, a Notary Public in and for said State of Idaho, do hereby certify that on this ____ day of _____, 2015, before me, personally appeared WALTER C WILLIAMS, known or identified to me, who, being by me, first duly sworn, declared under oath that the statements contained with the foregoing document are true and correct, and acknowledged to me that he/she executed the same as such.

S
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Notary Public for _____
My commission expires on _____

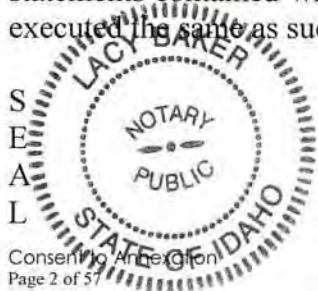
Dated this 17th day of February, 2015

Robert C. Williams
Signature

STATE OF IDAHO)
) ss.
County of Ada)

I, Lacy Baker, a Notary Public in and for said State of Idaho, do hereby certify that on this 17th day of February, 2015, before me, personally appeared ROBERTA J WILLIAMS, known or identified to me, who, being by me, first duly sworn, declared under oath that the statements contained with the foregoing document are true and correct, and acknowledged to me that he/she executed the same as such.

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Notary Public for Ada County Base Idaho
My commission expires on 12/19/18



CITY OF KUNA

PLANNING & ZONING DEPARTMENT

751 West 4th Street
P.O. Box 13
Kuna, ID 83634
Phone: 208-922-5274
Fax: 208-922-5989
www.kunacity.id.gov

September 26, 2017

Kuna Planning & Zoning Department
P.O. Box 13
Kuna, ID 83634

NEIGHBORHOOD MEETING NOTIFICATION

Re: 17-08-AN (Annexation) – Danskin Ridge Subdivision No.'s 2, 3, and 5

Dear Property Owner:

Please be advised that the City of Kuna intends to seek approval for annexation of the properties described on the reverse side of this letter.

The City of Kuna (petitioner) plans to submit an application to the City's Planning and Zoning Commission for a recommendation to the Kuna City Council to approve the requested annexation of properties within Danskin Ridge Subdivision No.'s 2, 3, and 5 (listed on the reverse side). The purpose of this proposed annexation is to provide the affected property owners within the Danskin community the ability to connect to the City's sewer system at a future date.

In compliance with Idaho State Code and Kuna City Code requirements, a *Neighborhood Information Meeting* will be held to provide you with an opportunity to become fully aware of the City's intentions and to discuss any preliminary concerns in relation to the proposed annexation. The *Neighborhood Information Meeting* will be held on **Monday, October 16th, 2017, from 6:00 pm to 7:00 pm at Kuna City Hall located at 751 W. 4th Street, Kuna, ID 83634.** The meeting will be held in **City Council Chambers**.

The meeting is intended to initiate early discussions before submitting the annexation application. At this meeting, City staff will make every effort to illustrate how the annexation process will be carried out. Should you have questions prior to the meeting, please feel free to contact me directly at (208) 387-7731.

Sincerely,

Trevor Kesner, MCRP
Planner II
Kuna Planning and Zoning Department

cc: Wendy Howell, Planning & Zoning Director; Richard Roats, City Attorney

THE AFFECTED PROPERTIES ARE LISTED BELOW:

<u>PARCEL</u>	<u>LASTNM</u>	<u>ADDCONCAT</u>	<u>LEGAL1</u>	<u>LEGAL2</u>
R1727710030	VANDER	8589 S DANSKIN LN	LOT 25 BLK 01	DANSKIN RIDGE SUB NO 02
R1727710050	KIDD	8625 S DANSKIN LN	LOT 27 BLK 01	DANSKIN RIDGE SUB NO 02
R1727710080	HAWKINS	8588 S DANSKIN LN	LOT 30 BLK 01	DANSKIN RIDGE SUB NO 02
R1727720080	KING	8143 S SLIDE CREEK LN	LOT 39 BLK 01	DANSKIN RIDGE SUB NO 03
R1727720120	DANDO	8070 S SLIDE CREEK LN	LOT 43 BLK 01	DANSKIN RIDGE SUB NO 03
R1727720140	STEVENS	8166 S SLIDE CREEK LN	LOT 45 BLK 01	DANSKIN RIDGE SUB NO 03
R1727720160	FEKETE	8262 S SLIDE CREEK LN	LOT 47 BLK 01	DANSKIN RIDGE SUB NO 03
R1727740040	CHANEY	8163 S BUFFALO CREEK LN	LOT 56 BLK 01	DANSKIN RIDGE SUB NO 05
R1727740140	MENDIOLA	8194 S BUFFALO CREEK LN	LOT 66 BLK 01	DANSKIN RIDGE SUB NO 05
R1727710060	CALLEY	8624 S DANSKIN LN	LOT 28 BLK 01	DANSKIN RIDGE SUB NO 02
R1727720040	DOTY	8287 S SLIDE CREEK LN	LOT 35 BLK 01	DANSKIN RIDGE SUB NO 03
R1727720100	CREGO	8047 S SLIDE CREEK LN	LOT 41 BLK 01	DANSKIN RIDGE SUB NO 03
R1727720170	FRANCIS	8310 S SLIDE CREEK LN	LOT 48 BLK 01	DANSKIN RIDGE SUB NO 03
R1727740050	HAWS	8127 S BUFFALO CREEK LN	LOT 57 BLK 01	DANSKIN RIDGE SUB NO 05
R1727740060	KING	8089 S BUFFALO CREEK LN	LOT 58 BLK 01	DANSKIN RIDGE SUB NO 05
R1727740070	SPARRELL	8045 S BUFFALO CREEK LN	LOT 59 BLK 01	DANSKIN RIDGE SUB NO 05
R1727740090	DANSKIN	8919 W ARDENE ST	LOT 61 BLK 01	DANSKIN RIDGE SUB NO 05
R1727740120	WILLIAMS	8110 S BUFFALO CREEK LN	LOT 64 BLK 01	DANSKIN RIDGE SUB NO 05
R1727710020	GOULD	8553 S DANSKIN LN	LOT 24 BLK 01	DANSKIN RIDGE SUB NO 02
R1727710070	LETE	8606 S DANSKIN LN	LOT 29 BLK 01	DANSKIN RIDGE SUB NO 02
R1727720130	SHAW	8118 S SLIDE CREEK LN	LOT 44 BLK 01	DANSKIN RIDGE SUB NO 03
R1727720180	RHUMAN	8358 S SLIDE CREEK LN	LOT 49 BLK 01	DANSKIN RIDGE SUB NO 03
R1727740110	KERN	8066 S BUFFALO CREEK LN	LOT 63 BLK 01	DANSKIN RIDGE SUB NO 05
R1727740150	BURGER	8216 S BUFFALO CREEK LN	LOT 67 BLK 01	DANSKIN RIDGE SUB NO 05
R1727710010	HANNERS	8517 S DANSKIN LN	LOT 23 BLK 01	DANSKIN RIDGE SUB NO 02
R1727710090	WILCOX	8552 S DANSKIN LN	LOT 31 BLK 01	DANSKIN RIDGE SUB NO 02
R1727720020	MIHKELSON	8383 S SLIDE CREEK LN	LOT 33 BLK 01	DANSKIN RIDGE SUB NO 03
R1727720030	JAKOVAC	8335 S SLIDE CREEK LN	LOT 34 BLK 01	DANSKIN RIDGE SUB NO 03
R1727720050	THURSTON	8239 S SLIDE CREEK LN	LOT 36 BLK 01	DANSKIN RIDGE SUB NO 03
R1727720070	BODOVINITZ	8191 S SLIDE CREEK LN	LOT 38 BLK 01	DANSKIN RIDGE SUB NO 03
R1727720090	WADLEY	8095 S SLIDE CREEK LN	LOT 40 BLK 01	DANSKIN RIDGE SUB NO 03
R1727720150	COLLING	8214 S SLIDE CREEK LN	LOT 46 BLK 01	DANSKIN RIDGE SUB NO 03
R1727740030	BROWNING	8201 S BUFFALO CREEK LN	LOT 55 BLK 01	DANSKIN RIDGE SUB NO 05
R1727740130	CHIPPEWA	8182 S BUFFALO CREEK LN	LOT 65 BLK 01	DANSKIN RIDGE SUB NO 05



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 5-1A-2 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: Danskin Ridge Subdivision No. 2, 3 and 5 Annexation

Date and time of neighborhood meeting: October 16, 2017, 6:00 pm – 7:00 pm

Location of neighborhood meeting: Kuna City Hall; 751 W. 4th Street, Kuna, Idaho 83634

SITE INFORMATION:

Location: Quarter: SE Section: 11 Township: 2N Range: 1W Total Acres: _____

Subdivision Name: Danskin Ridge Subdivision No. 2, 3 and 5 Lot: See list Block: See list

Site Address: See attached list of addresses Tax Parcel Number(s): See attached list

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

CURRENT PROPERTY OWNER:

SEE ATTACHED SPREADSHEET LIST OF PROPERTY OWNER NAMES AND ADDRESSES TO BE

Name: ANNEXED

Address: _____ City: _____ State: _____ Zip: _____

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

Name: Trevor Kesner, Planner II Business (if applicable): City of Kuna P&Z Dept.

Address: 751 W 4th St. City: Kuna State: ID Zip: 83634

PROPOSED USE:

Provide the following proposed use of the property (check all that apply):

Application Type

Annexation ◀

Re-zone →

Subdivision (Sketch Plat and/or Prelim. Plat)

Special Use

Variance

Expansion of Extension of a Nonconforming Use

Zoning Ordinance Map Amendment

Brief Description

Annex Phase 2, 3 and 5 of Danskin Ridge Subs in Kuna City

Proposed as **R-2** zoning designation upon annexation

APPLICANT:

Name: City of Kuna for Danskin Ridge HOA

Address: PO Box 13

City: Kuna State: ID Zip: 83634

Telephone: 208-922-5274 Fax: 208-922-5989

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)

Gunn Kerner

Date

10/17/17

SIGN IN SHEET

PROJECT NAME: Danskin Ridge #2, 3 & 5 AnnexDate: October 16, 2017

	Name	Address	Zip	Phone
1	Jim Doty	8287 S. Slide Creek Ln	83642	208 867-9384
2	Steve & SARA Gould	8553 S. Danskin Ln	83642	208 807 3690
3	Wayne & TERRY HARRIS	8517 S. Danskin Ln	83642	208-850-7492
4	Henry Vander Stelt	8589 S. Danskin Ln	83642	208-949-3260
5	ROBERT CHANEY	8163 S. BUFFALO Creek	83642	714 654-8555
6	Valerie Wadley	8095 S. Slide Creek	83642	859-391-2447
7	Daphne King	8143 S Slide Creek	83642	208-288-5489
8	David & Valerie Wadley	8095 S. Slide Creek	83642	307-267-9464
9				
10				
11				
12				
13				
14				
15				
16				
17				
18	jimdo49@yahoo.com	(Jim Doty)		
19	wayneharris@msn.com			
20	terryharris@gmail.com			
21	majorkitch@aol.com	Daphne King		
22	Stevengould71@yahoo.com			
23	henry@rstelt.com			
24	dmw34@gmail.com	David Wadley		
25				
26				
27				
28				
29				
30				



CITY OF KUNA

PLANNING & ZONING DEPARTMENT

751 West 4th Street
P.O. Box 13
Kuna, ID 83634
Phone: 208-922-5274
Fax: 208-922-5989
www.kunacity.id.gov

October 16, 2017

Re: Danskin Ridge Subdivision No.'s 2, 3 and 5 Annexation – Neighborhood Meeting Minutes

The City of Kuna held a neighborhood meeting on October 16, 2017 at City Hall (751 W. 4th Street, Kuna, ID 83634) from 6:00 pm to 7:00 pm regarding the future annexation of Danskin Ridge Subdivision properties.

The following is a summary of the concerns and/or questions which were discussed at the meeting:

- Will our address change (from Meridian to Kuna)?
- Will 'the pond' stay as it is? Will water stay in it?
- Concerns about the *natural habitat* that the pond creates for water fowl and seasonal, nesting birds/animals (ie: wetlands)
- How will the annexation process work? How long will it take? What is the timeline?
- Will the pond stay fenced?
- Where will the future sewer connection be made?
- Will the roads be cut-into or trenches be excavated for pipe work?
- Will the existing system be 'decommissioned'?
- What about individual lift stations? Will there be an additional lift station installed?
- Concerns about sewer line depths, pressurization and potential issues with gravity lines.
- Will there be a need to 're-grade' for the sewer lines?
- Who is the person/developer that is bringing the infrastructure? (Timothy Eck)
- Who might have the record drawings (*as built*) for the original utility lines? (Ada County)
- What about existing tanks and/or vaults?
 - Who owns them?
 - Who will take care of them?
 - Will they be removed or 'decommissioned'?
- Will our sanitation services change? (Republic vs. J&M Sanitation)
- Once hooked up to the sewer, will we get an additional bill from the City?
 - What is the additional cost for sewer service? (\$26.94)
- What is the benefit to hooking up? (current community system failure)
- What will the City own? (*the pond*)
 - Will the City take ownership and maintain the existing sewer lines? (underground pipes within the subdivision boundaries are privately owned by the HOA)
- Are our roads going to be torn up?

- Will our roads connect to new development? (roadways within the Danskin community are private and will remain private; existing stub streets will not be connecting to new developments/subdivisions)
- We don't want traffic funneled through our community.
- What is the cost for annexation? (\$1,200 + \$30 per acre; up to 40 acres – these fees are being 'shared', therefore, each affected property owner will pay a portion of the total costs under one annexation application).
- What are the connection fees? (approximately \$1,800)
-Is that the cost for each household to hook up? (yes)
- Will you be posting updates to the website (this information is specific to the affected property owners within the Danskin Ridge community; although the process is transparent, it is not necessary to post the information publicly)
- Can we be kept up to date on the progress?
- Who do we contact if we have questions?

Prepared by:
Trevor Kesner, MCRP
Kuna Planning and Zoning Department

cc: Richard Roats, City Attorney
Wendy Howell, Planning & Zoning Director

PARCEL	LAST NAME	ADDRESS	LOT / BLOCK	SUBDIVISION	ACRES	CITY	ZIP CODE
R1727710010	HANNERS	8517 S DANSKIN LN	LOT 23 BLK 01	DANSKIN RIDGE SUB NO 02	1.011	Meridian	83642
R1727710020	GOULD	8553 S DANSKIN LN	LOT 24 BLK 01	DANSKIN RIDGE SUB NO 02	1.004	Meridian	83642
R1727710030	VANDER	8589 S DANSKIN LN	LOT 25 BLK 01	DANSKIN RIDGE SUB NO 02	1.005	Meridian	83642
R1727710050	KIDD	8625 S DANSKIN LN	LOT 27 BLK 01	DANSKIN RIDGE SUB NO 02	1.008	Meridian	83642
R1727710060	CALLEY	8624 S DANSKIN LN	LOT 28 BLK 01	DANSKIN RIDGE SUB NO 02	1.001	Meridian	83642
R1727710070	LETE	8606 S DANSKIN LN	LOT 29 BLK 01	DANSKIN RIDGE SUB NO 02	1.003	Meridian	83642
R1727710080	HAWKINS	8588 S DANSKIN LN	LOT 30 BLK 01	DANSKIN RIDGE SUB NO 02	0.989	Meridian	83642
R1727710090	WILCOX	8552 S DANSKIN LN	LOT 31 BLK 01	DANSKIN RIDGE SUB NO 02	1.059	Meridian	83642
R1727720020	MIHKELSON	8383 S SLIDE CREEK LN	LOT 33 BLK 01	DANSKIN RIDGE SUB NO 03	1	Meridian	83642
R1727720030	JAKOVAC	8335 S SLIDE CREEK LN	LOT 34 BLK 01	DANSKIN RIDGE SUB NO 03	1	Meridian	83642
R1727720040	DOTY	8287 S SLIDE CREEK LN	LOT 35 BLK 01	DANSKIN RIDGE SUB NO 03	1.008	Meridian	83642
R1727720050	THURSTON	8239 S SLIDE CREEK LN	LOT 36 BLK 01	DANSKIN RIDGE SUB NO 03	1.013	Meridian	83642
R1727720070	BODOVINITZ	8191 S SLIDE CREEK LN	LOT 38 BLK 01	DANSKIN RIDGE SUB NO 03	1	Meridian	83642
R1727720080	KING	8143 S SLIDE CREEK LN	LOT 39 BLK 01	DANSKIN RIDGE SUB NO 03	1	Meridian	83642
R1727720090	WADLEY	8095 S SLIDE CREEK LN	LOT 40 BLK 01	DANSKIN RIDGE SUB NO 03	1	Meridian	83642
R1727720100	CREGO	8047 S SLIDE CREEK LN	LOT 41 BLK 01	DANSKIN RIDGE SUB NO 03	1.003	Meridian	83642
R1727720120	DANDO	8070 S SLIDE CREEK LN	LOT 43 BLK 01	DANSKIN RIDGE SUB NO 03	1	Meridian	83642
R1727720130	SHAW	8118 S SLIDE CREEK LN	LOT 44 BLK 01	DANSKIN RIDGE SUB NO 03	1	Meridian	83642
R1727720140	STEVENS	8166 S SLIDE CREEK LN	LOT 45 BLK 01	DANSKIN RIDGE SUB NO 03	1	Meridian	83642
R1727720150	COLLING	8214 S SLIDE CREEK LN	LOT 46 BLK 01	DANSKIN RIDGE SUB NO 03	1	Meridian	83642
R1727720160	FEKETE	8262 S SLIDE CREEK LN	LOT 47 BLK 01	DANSKIN RIDGE SUB NO 03	1	Meridian	83642
R1727720170	FRANCIS	8310 S SLIDE CREEK LN	LOT 48 BLK 01	DANSKIN RIDGE SUB NO 03	1	Meridian	83642
R1727720180	RHUMAN	8358 S SLIDE CREEK LN	LOT 49 BLK 01	DANSKIN RIDGE SUB NO 03	1	Meridian	83642
R1727740030	BROWNING	8201 S BUFFALO CREEK LN	LOT 55 BLK 01	DANSKIN RIDGE SUB NO 05	0.805	Meridian	83642
R1727740040	CHANEY	8163 S BUFFALO CREEK LN	LOT 56 BLK 01	DANSKIN RIDGE SUB NO 05	0.847	Meridian	83642
R1727740050	HAWS	8127 S BUFFALO CREEK LN	LOT 57 BLK 01	DANSKIN RIDGE SUB NO 05	0.837	Meridian	83642
R1727740060	KING	8089 S BUFFALO CREEK LN	LOT 58 BLK 01	DANSKIN RIDGE SUB NO 05	0.845	Meridian	83642
R1727740070	SPARRELL	8045 S BUFFALO CREEK LN	LOT 59 BLK 01	DANSKIN RIDGE SUB NO 05	0.914	Meridian	83642
R1727740090	DANSKIN HOA	8919 W ARDENE ST	LOT 61 BLK 01	DANSKIN RIDGE SUB NO 05	1.167	Boise	83709
R1727740110	KERN	8066 S BUFFALO CREEK LN	LOT 63 BLK 01	DANSKIN RIDGE SUB NO 05	0.849	Meridian	83642
R1727740120	WILLIAMS	8110 S BUFFALO CREEK LN	LOT 64 BLK 01	DANSKIN RIDGE SUB NO 05	0.83	Meridian	83642
R1727740130	CHIPPEWA	8182 S BUFFALO CREEK LN	LOT 65 BLK 01	DANSKIN RIDGE SUB NO 05	0.817	Meridian	83642
R1727740140	MENDIOLA	8194 S BUFFALO CREEK LN	LOT 66 BLK 01	DANSKIN RIDGE SUB NO 05	0.701	Meridian	83642
R1727740150	BURGER	8216 S BUFFALO CREEK LN	LOT 67 BLK 01	DANSKIN RIDGE SUB NO 05	0.731	Meridian	83642



City of Kuna
**COMMITMENT TO
PROPERTY POSTING**

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

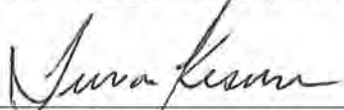
Phone: (208) 922-5274
Fax: (208) 922-5989
Web: www.kunacity.id.gov

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.


Applicant/agent signature:

10-20-2017
Date:



City of Kuna
Planning & Zoning Department

City of Kuna
P.O. Box 13
Kuna, Idaho 83634
Phone: (208) 922-5274
Fax: (208) 922-5989
Kunacity.id.gov

November 02, 2017

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

FILE NUMBER	17-08-AN (Annexation); Danskin Ridge Subdivisions No. 2, 3 & 5
PROJECT DESCRIPTION	The City of Kuna is requesting approval for annexation of approximately 37.6 acres +/-, also known as Danskin Ridge Subdivision No's. 2, 3 and 5, into Kuna City limits with an 'R-2' (Low Density Residential) zoning designation.
SITE LOCATION	South side of W. Columbia Rd., approximately 800-feet east of the intersection of W. Columbia and S. Ten Mile Roads.
Owner	Refer to attached property ownership list
Representative	City of Kuna
SCHEDULED HEARING DATE	Tuesday, November 28, 2017 6:00 P.m. – Kuna City Hall
STAFF CONTACT	Trevor Kesner, Planner II City of Kuna, Planning & Zoning Dept. tkesner@kunaid.gov Phone: 639-5342 Fax: 922.5989

We have enclosed information to assist you with your consideration and response. ***No response within 15 business days will indicate you have no objection or comments for this project.*** We would appreciate any information as to how this action would affect the service(s) your agency provides. The hearing is scheduled to begin at 6:00 p.m. or as soon as it may be heard. Kuna City Hall is located at 751 W. 4th Street, Kuna, ID 83634. Please contact staff with questions. ***If your agency needs different plans or paper copies to review, notify our office now and we will send them to you. Please notify our office who future packets should be sent to, and include their email as well.*** If your agency needs additional time for review, please let our office know ASAP.

Encl: Application and supplemental documentation



CENTRAL DISTRICT HEALTH DEPARTMENT
Environmental Health Division

Return to:

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

Rezone # 17-08-AN

Conditional Use # _____

Preliminary / Final / Short Plat _____

RECEIVED
NOV 14 2017

CITY OF KUNA

Danskin Ridge
No 2, 3 & 5

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

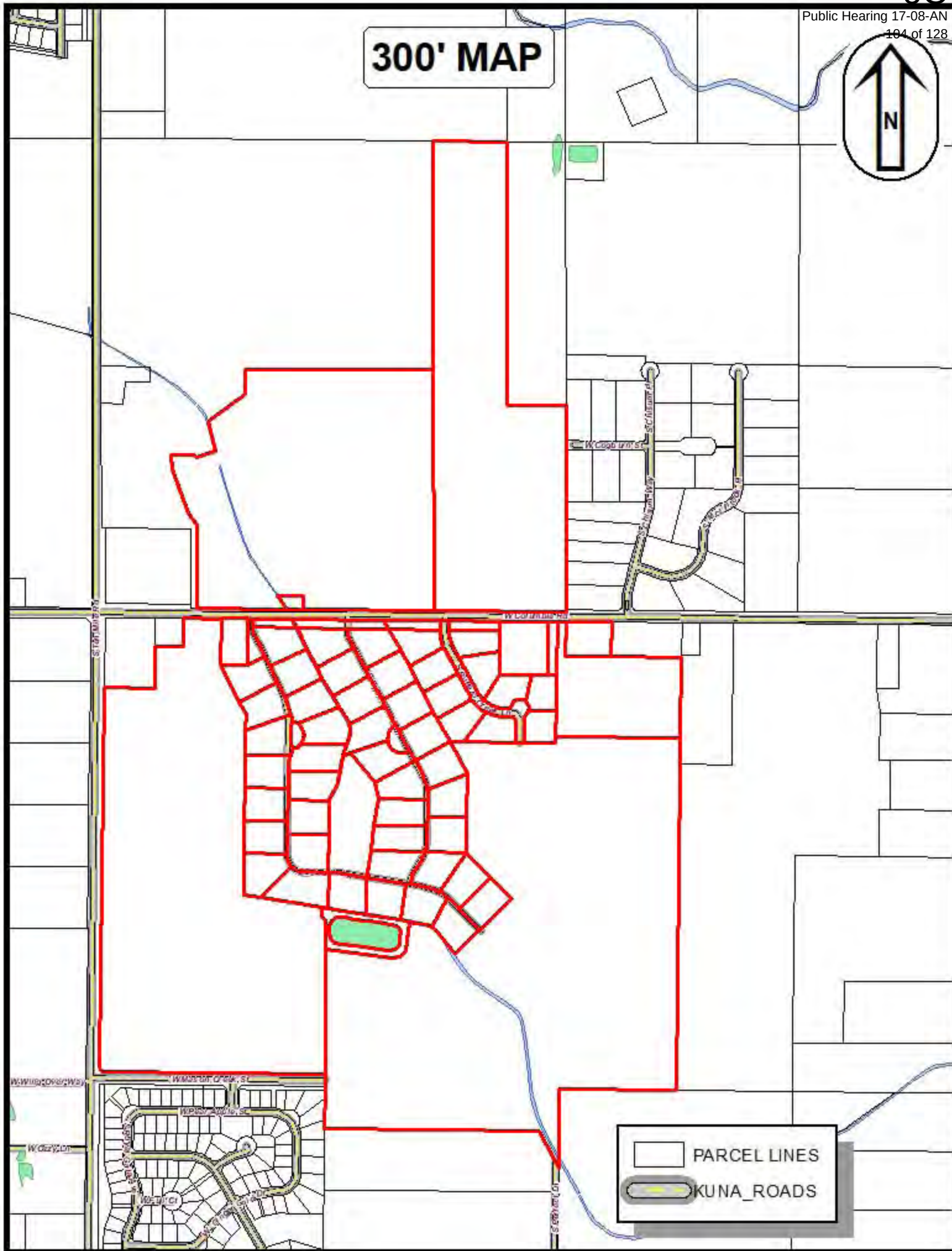
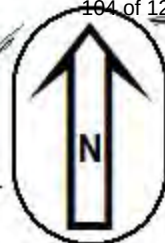
☐ 14. _____ Reviewed By: _____

Row Boof
Date: 11/6/17

Exhibit

B-1

300' MAP



PARCEL LINES

OKUNA_ROADS

➤ BALL ADRIAN S	BALL LISA E	8103 S DANSKIN LN	MERIDIAN, ID 83642-0000
➤ BARANCO JOSEPH A	BARANCO AMY MARIE	8427 S DANSKIN LN	MERIDIAN, ID 83642-0000
✚ BELL JACOB T	BELL DEBRA A	8481 S DANSKIN LN	MERIDIAN, ID 83642-0000
✚ BODOVINITZ GARY D	BEAUREGARD KATHY L	8191 S SLIDE CREEK LN	MERIDIAN, ID 83642-0000
➤ BROWNING TOM D		8201 S BUFFALO CREEK LN	MERIDIAN, ID 83642-0000
➤ BURGER KAREN L		8216 S BUFFALO CREEK LN	MERIDIAN, ID 83642-0000
✚ CALLEY DAVID M	CALLEY JULIE M	8624 S DANSKIN LN	MERIDIAN, ID 83642-0000
✚ CARDOZA ANTHONY TRUST A	CARDOZA FLORENCE TRUSTEE	PO BOX 77446	CORONA, CA 92877-0000
✚ CHANEY ROBERT R JR	CHANEY VICTORIA A	8163 S BUFFALO CREEK LN	MERIDIAN, ID 83642-0000
✚ CHIPPEWA DOUGLAS L JR	CHIPPEWA SHAWN D	8182 S BUFFALO CREEK LN	MERIDIAN, ID 83642-0000
✚ COLLING SANDRA A	COLLING BRIAN D	8214 S SLIDE CREEK LN	MERIDIAN, ID 83642-0000
✚ CRAWFORTH STANLEY G	CRAWFORTH RITA J	8212 S DANSKIN LN	MERIDIAN, ID 83642-0000
✚ CREGO GENE A	CREGO MATILDA J	8047 S SLIDE CREEK LN	MERIDIAN, ID 83642-7190
➤ DANDO ROSS S	DANDO DEBRA K	8070 S SLIDE CREEK LN	MERIDIAN, ID 83642-0000
➤ DANSKIN RIDGE SUB HOA INC		8919 W ARDENE ST	BOISE, ID 83709-0000
✚ DEAN DANIAL S	DEAN LISA J	8373 S DANSKIN LN	MERIDIAN, ID 83642-0000
✚ DOTY JAMES E	DOTY JULIE ANN ALEXANDER	8287 S SLIDE CREEK LN	MERIDIAN, ID 83642-0000
➤ DURRANT BRYCE		2345 W COLUMBIA RD	MERIDIAN, ID 83642-0000
➤ DURRANT DAVID R	DURRANT LYDIA ANN	7590 S TEN MILE RD	MERIDIAN, ID 83642-7124
✚ FEKETE JAYNE	FEKETE KYLE	8262 S SLIDE CREEK LN	MERIDIAN, ID 83642-7192
✚ FRANCIS GRANT H	FRANCIS ANDREA	8310 S SLIDE CREEK LN	MERIDIAN, ID 83642-0000
✚ GOULD STEVEN R	GOULD SARA J	8553 S DANSKIN LN	MERIDIAN, ID 83642-0000
✚ HANNERS WAYNE	HANNERS TAMARA	8517 S DANSKIN LN	MERIDIAN, ID 83642-0000
➤ HAWKINS MATTHEW E	HAWKINS AMY	8588 S DANSKIN LN	MERIDIAN, ID 83642-0000
✚ HAWS GABRIEL M	HAWS KIMETHA M	8127 S BUFFALO CREEK LN	MERIDIAN, ID 83642-0000
✚ HESSENTHALER KELLY		8265 S DANSKIN LN	MERIDIAN, ID 83642-0000
✚ HUST JOHN	HUST ERICA	8320 S DANSKIN LN	MERIDIAN, ID 83642-0000
✚ JAKOVAC CYNDEE		8335 S SLIDE CREEK LN	MERIDIAN, ID 83642-0000
✚ JAMES BILL	JAMES JERRI	7849 S OLD FARM LN	MERIDIAN, ID 83642-0000
✚ KEENE KENETH D	KEENE ROSEMARIE A	8428 S DANSKIN LN	MERIDIAN, ID 83642-0000
✚ KERBS SCOTT DOUGLAS	KERBS SHANA D	8158 S DANSKIN LN	MERIDIAN, ID 83642-0000
✚ KERN RONALD A	KERN LISA C	8066 S BUFFALO CREEK LN	MERIDIAN, ID 83642-0000
➤ KIDD JAMES D	KIDD KATY B	8625 S DANSKIN LN	MERIDIAN, ID 83642-0000
✚ KING KELLY		8089 S BUFFALO CREEK LN	MERIDIAN, ID 83642-0000

✦ KING WILLIAM	KING DAPHNE	8143 S SLIDE CREEK LN	MERIDIAN, ID 83642-0000
✦ KLEIN JAMES E	KLEIN KATHERINE REDDING	8266 S DANSKIN LN	MERIDIAN, ID 83642-0000
✦ KUNA SCHOOL DISTRICT #3		711 E PORTER ST	KUNA, ID 83634-1484
✦ LETE WENDI R	LETE SIMON V	8606 S DANSKIN LN	MERIDIAN, ID 83642-0000
✦ MALQUIST FAMILY TRUST		8050 S DANSKIN LN	MERIDIAN, ID 83642-0000
✦ MENDIOLA DAVID R	MENDIOLA AMBER L	8194 S BUFFALO CREEK LN	MERIDIAN, ID 83642-0000
✦ MIHKELSON ERIC & WENDY TRUST PRIMOWNER	SECOWNER	8383 S SLIDE CREEK LN	MERIDIAN, ID 83642-0000
		ADDCONCAT	STATCONCAT
✦ RHUMAN RANDALL M	RHUMAN LAUREEN K	8358 S SLIDE CREEK LN	MERIDIAN, ID 83642-0000
✦ SHAW REVOCABLE LIVING TRUST	SHAW BOBBY LOUIS TRUSTEE	8118 S SLIDE CREEK LN	MERIDIAN, ID 83642-0000
✦ SPARRELL SCOTT M	SPARRELL KENNA M	8045 S BUFFALO CREEK LN	MERIDIAN, ID 83642-0000
✦ STEVENS MICHAEL A	NAUMAN NATALIE J	8166 S SLIDE CREEK LN	MERIDIAN, ID 83642-0000
✦ THURSTON KEITH	THURSTON KAREN	8239 S SLIDE CREEK LN	MERIDIAN, ID 83642-0000
✦ TORRES MATTHEW ROY	TORRES ANN MARIE	8157 S DANSKIN LN	MERIDIAN, ID 83642-0000
✦ VAN ACKER DENNIS		8104 S DANSKIN LN	MERIDIAN, ID 83642-0000
✦ VANDER STELT HENRY	VANDER STELT CARRIE	8589 S DANSKIN LN	MERIDIAN, ID 83642-0000
✦ VANNOY RANDY	VANNOY ELAINE	8049 S DANSKIN LN	MERIDIAN, ID 83642-0000
✦ VIPER INVESTMENTS LLC		1977 E OVERLAND RD	MERIDIAN, ID 83642-0000
✦ WADLEY VALARIE	WADLEY DAVID	8095 S SLIDE CREEK LN	MERIDIAN, ID 83642-0000
✦ WASDEN TODD	WASDEN MISHELLE	8374 S DANSKIN LN	MERIDIAN, ID 83642-0000
✦ WILCOX MARCIA RUTH & DANNY JOEL I		8552 S DANSKIN LN	MERIDIAN, ID 83642-0000
✦ WILLIAMS WALTER C	WILLIAMS ROBERTA J	8110 S BUFFALO CREEK LN	MERIDIAN, ID 83642-0000
✦ YOCUM FAMILY TRUST	YOCUM RICHARD F TRUSTEE	8211 S DANSKIN LN	MERIDIAN, ID 83642-0000



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: The Kuna City Council is scheduled to hold a public hearing on **December 2nd, 2018** beginning at **6:00 pm** concerning the following application:

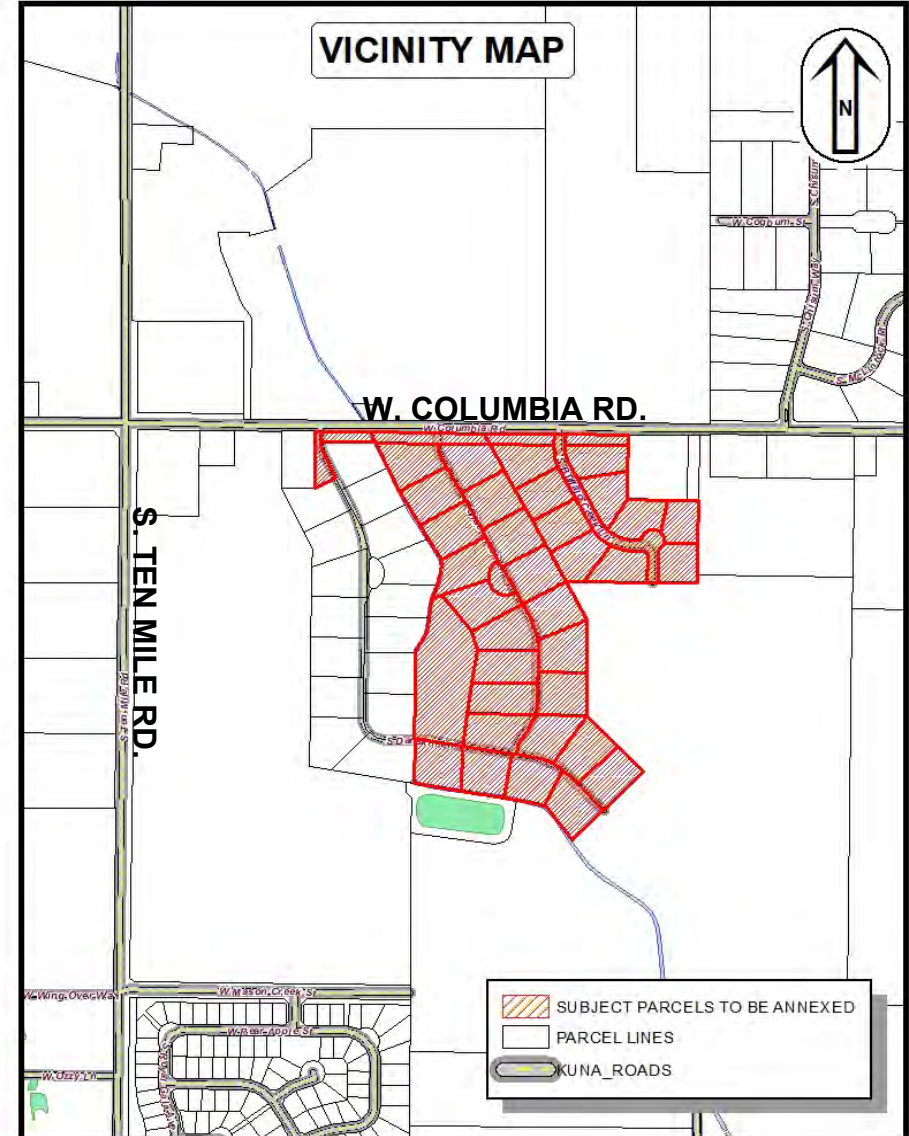
A request from the City of Kuna to annex approximately 37.6-acres, also known as Danskin Ridge Subdivisions No.'s 2, 3 and 5, and portions of No. 1, into Kuna City limits with an R-2 zoning designation.

The subject lands are located on **W. Columbia Road approximately 850 feet east of S. Ten Mile Road, Kuna, ID 83634**; in the Northwest quarter, and the Northeast quarter of the Northwest quarter of Section 11, Township 2 North, Range 1 West, Boise Meridian, Ada County (refer to adjacent map).

The hearing will be held in the Council Chambers at Kuna 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 Department at (208) 922-5274.

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



MAILED 12/11/2017

In all correspondence concerning this case, please refer to the following case number(s): **17-08-AN (Annexation): Danskin Ridge Subdivisions No. 2, 3 & 5**

Suggestions For Testifying at the Public Hearing:

Be informed . . .

Review the proposal, the staff report, applicable provisions of the ordinance and comprehensive plan.

Be on time . . .

Although the item you are interested in may not be first on the agenda, you never know when it will be heard. The governing body has authority to adjust the schedule according to its discretion. Thus, anticipate attending from the beginning.

Speak to the point . . .

The governing body appreciates pertinent, well organized, and concise comments. Redundant testimony is prohibited and **each individual is given three (3) minutes to comment.** Long stories, abstract complaints, or generalities may not be the best use of time. Neighborhood groups are encouraged to organize testimony and have one (1) person speak on behalf of the group -- "opposition representative," like the applicant's representative, receives 10 minutes to make comments. Applicant has five (5) minutes to rebut or discuss issues raised by any opposition.

If you don't wish to speak, write . . .

At most hearings, previously submitted written testimony may be reviewed by the governing body before the meeting. It is unreasonable to submit extensive written comments or information at the hearing and expect them to be reviewed prior to a decision. All documents or written comments should be submitted to the City of Kuna at least one (1) week **prior** to the hearing.

City of Kuna
Planning and Zoning
PO Box 13
Kuna, ID 83634

LEGAL NOTICE



CITY OF KUNA
PLANNING & ZONING DEPARTMENT

6C
Public Hearing 17-08-AN
751 West 4th Street 109 of 128
P.O. Box 13
Kuna, ID 83634
Phone: 208-922-5274
Fax: 208-922-5989
www.kunacity.id.gov

CERTIFICATE OF MAILING For City Council

Date: December 11th, 2017

To: ☒ 300' Property Owners ☐ Other _____

Planner: Trevor Kesner

Case Name: 17-08-AN (Annexation) Danskin Ridge 2.3, 2.5

I HEREBY CERTIFY that on this 11th day of December 2017,
I caused a true and correct copy of the foregoing instrument to be deposited in the United
States mail, postage prepaid.

Signature 

Attest 

Attach copy of mailing labels/list to this certificate



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

REVISED NOTICE!

Dear Property Owner:

The Kuna City Council is scheduled to hold a public hearing on **January 2nd, 2018 beginning at 6:00 pm** concerning the following application:

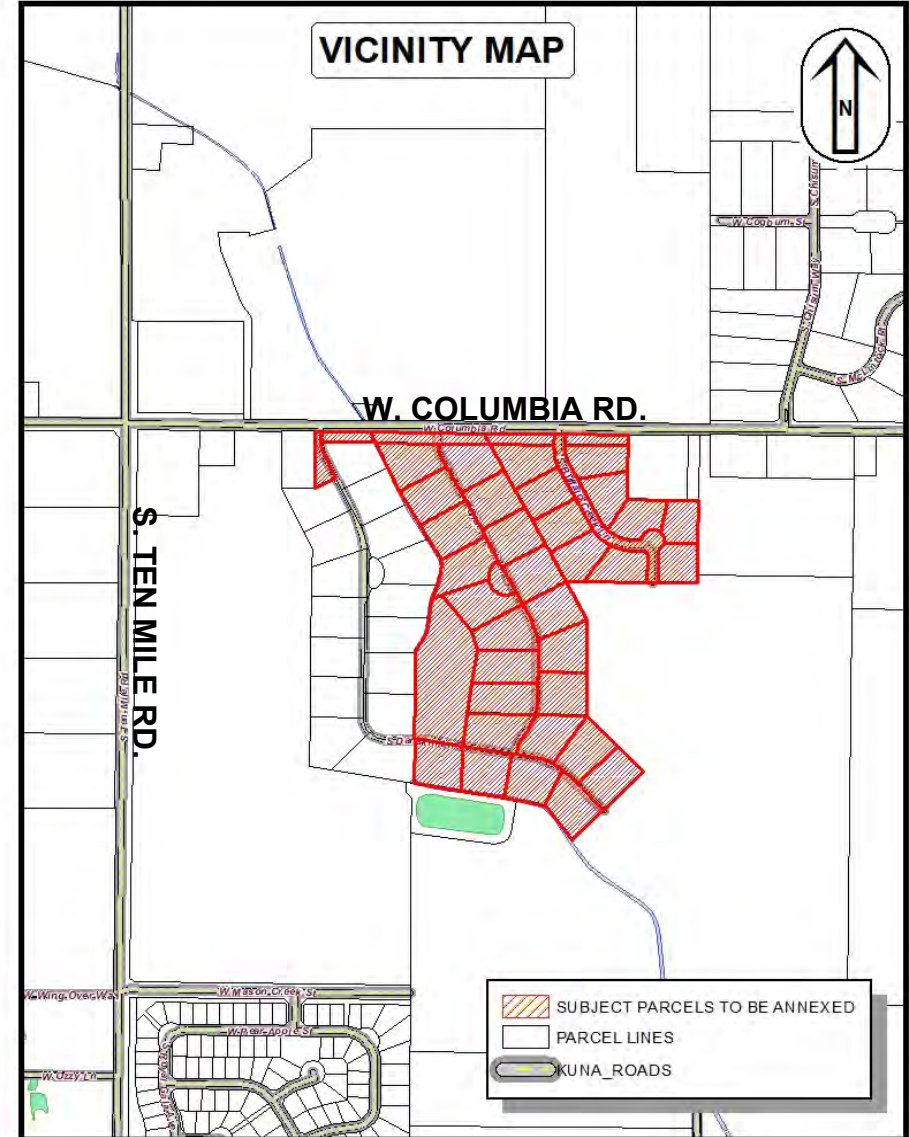
A request from the City of Kuna to annex approximately 37.6-acres, also known as **Danskin Ridge Subdivisions No.'s 2, 3 and 5, and portions of No. 1**, into Kuna City limits with an R-2 zoning designation.

The subject lands are located on W. Columbia Road approximately 850 feet east of S. Ten Mile Road, Kuna, ID 83634; in the Northwest quarter, and the Northeast quarter of the Northwest quarter of Section 11, Township 2 North, Range 1 West, Boise Meridian, Ada County (refer to adjacent map).

A previous notice provided the wrong date. Please disregard the previous notice. The hearing will actually be held **January 2nd, 2018** as stated; in the Council Chambers at Kuna 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 Department at (208) 922-5274.

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



MAILED 12/14/2017

In all correspondence concerning this case, please refer to the following case number(s): **17-08-AN (Annexation): Danskin Ridge Subdivisions No. 2, 3 & 5**

Suggestions For Testifying at the Public Hearing:

Be informed . . .

Review the proposal, the staff report, applicable provisions of the ordinance and comprehensive plan.

Be on time . . .

Although the item you are interested in may not be first on the agenda, you never know when it will be heard. The governing body has authority to adjust the schedule according to its discretion. Thus, anticipate attending from the beginning.

Speak to the point . . .

The governing body appreciates pertinent, well organized, and concise comments. Redundant testimony is prohibited and **each individual is given three (3) minutes to comment.** Long stories, abstract complaints, or generalities may not be the best use of time. Neighborhood groups are encouraged to organize testimony and have one (1) person speak on behalf of the group -- "opposition representative," like the applicant's representative, receives 10 minutes to make comments. Applicant has five (5) minutes to rebut or discuss issues raised by any opposition.

If you don't wish to speak, write . . .

At most hearings, previously submitted written testimony may be reviewed by the governing body before the meeting. It is unreasonable to submit extensive written comments or information at the hearing and expect them to be reviewed prior to a decision. All documents or written comments should be submitted to the City of Kuna at least one (1) week **prior** to the hearing.

City of Kuna
Planning and Zoning
PO Box 13
Kuna, ID 83634

LEGAL REVIEW NOTICE



CITY OF KUNA
PLANNING & ZONING DEPARTMENT

6C
Public Hearing 17-08-AN
751 West 4th Street 112 of 128
P.O. Box 13
Kuna, ID 83634
Phone: 208-922-5274
Fax: 208-922-5989
www.kunacity.id.gov

CERTIFICATE OF MAILING

Date:

12/14/2018

To:

☒ 300' Property Owners

☒ Other Re-Notice (erroneous date) *JK*

Planner:

Trevor Kesner

Case Name: 17-08-AN: Danskin Group Annexation – City Council (01/02/2018)

I HEREBY CERTIFY that on this 14th day of December 2017, I caused a true and correct copy of the attached instrument to be deposited in the United States mail, postage prepaid.

Signature

Trevor Kesner

Attest

Dawn Stephens

Attach copy of the instrument and mailing labels/list to this certificate

DANSKIN
RIDGE

CITY OF KUNA
PUBLIC HEARING NOTICE

Before the CITY COUNCIL

Tuesday, January 02, 2018

Kuna City Hall – 751 W. 4th Street

Case # 17-08-AN:

Annexation of 37.6 Acres -
DANSKIN RIDGE SUB # 2, 3 & 5

Location: 800 feet East of S. Ten
Mile, on the S. side of Columbia
Rd., Kuna, ID

Applicant: CITY OF KUNA
Contact: (208) 922-5274

DANSKIN
RIDGE

CITY OF KUNA
PUBLIC HEARING NOTICE

Before the CITY COUNCIL
Tuesday, January 02, 2018
Kuna City Hall – 751 W. 4th Street

Case # 17-08-AN:

Annexation of 37.6 Acres -
DANSKIN RIDGE SUB # 2, 3 & 5

Location: 800 feet East of S. Ten
Mile, on the S. side of Columbia
Rd., Kuna, ID

Applicant: CITY OF KUNA
Contact: (208) 922-5274

CITY OF KUNA PUBLIC HEARING NOTICE

KUNA CITY COUNCIL

The CITY OF KUNA will hold a public hearing

JAN. 2, 2018 at 6:00 pm at the Kuna City Hall (751 W. 4th St.)

17-08-AN (Annexation) DANSKIN RIDGE # 2, 3 & 5

A TOTAL OF 37.9 ACRES

Seeking approval to annex into Kuna city limits under the

zone designation of R-2 (LOW DENSITY)

PROPERTY LOCATION East of S. Ten Mile S side of W. Columbia

APPLICATION BY CITY OF KUNA

CONTACT: A City Planner at (208) 922-5274



CITY OF KUNA
PUBLIC HEARING NOTICE

Before the CITY COUNCIL

Tuesday, January 02, 2018

Kuna City Hall – 751 W. 4th Street

Case # 17-08-AN:

Annexation of 37.6 Acres -
DANSKIN RIDGE SUB # 2, 3 & 5

Location: 800 feet East of S. Ten
Mile, on the S. side of Columbia
Rd., Kuna, ID

Applicant: CITY OF KUNA
Contact: (208) 922-5274





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 17-08-AN: Danskin Ridge Annexation (**NAME OF SUBDIVISION OR ADDRESS**) was posted as required per Kuna City Ordinance 5-1-5B. Sign posted Thursday, December 21, 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 21st day of December, 2017.

Signature,

Trevor Kesner
Applicant/Petitioner

STATE OF IDAHO)

County of Ada)

): ss

On this 21st day of December, 2017, before me the undersigned, a Notary Public in and for said State, personally appeared before me (~~Owner/Developer~~) Trevor Kesner

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, ID
Commission Expires 1-17-18





City of Kuna

Findings of Fact and Conclusions of Law

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

To: Planning and Zoning Commission

Case Number: 17-08-AN (Annexation) Danskin Ridge Subdivision No.'s 2, 3 & 5 Annexation

Location: South side of west Columbia Road, approximately 800-feet east of the intersection of west Columbia and south Ten Mile Roads, Kuna, Idaho 83634

Planner: Trevor Kesner, Planner II

Hearing Date: November 28, 2017
Findings: December 12, 2017

Applicant: City of Kuna
PO Box 13
Kuna, ID 83634

Owner(s):

1) COLLING, SANDRA A. & BRIAN D.	8214 S SLIDE CREEK LN	MERIDIAN, ID 83642-0000
2) WADLEY, DAVID & VALERIE	8095 S SLIDE CREEK LN	MERIDIAN, ID 83642-0000
3) BODOVINITZ, GARY D. & KATHY L.	8191 S SLIDE CREEK LN	MERIDIAN, ID 83642-0000
4) THURSTON, KEITH & KAREN	8239 S SLIDE CREEK LN	MERIDIAN, ID 83642-0000
5) JAKOVAC, CYNDEE	8335 S SLIDE CREEK LN	MERIDIAN, ID 83642-0000
6) MIHKELSON, ERIC & WENDY TRUST	8383 S SLIDE CREEK LN	MERIDIAN, ID 83642-0000
7) DANSKIN RIDGE SUB HOA INC.	8919 W ARDENE ST	BOISE, ID 83709-0000
8) WILCOX, MARCIA RUTH & DANNY JOEL REVOCABLE TRUST	8552 S DANSKIN LN	MERIDIAN, ID 83642-0000
9) HANNERS, WAYNE & TAMARA	8517 S DANSKIN LN	MERIDIAN, ID 83642-0000
10) MENDIOLA, DAVID R. & AMBER L.	8194 S BUFFALO CREEK LN	MERIDIAN, ID 83642-0000
11) CHANEY, ROBERT R. JR & VICTORIA A.	8163 S BUFFALO CREEK LN	MERIDIAN, ID 83642-0000
12) FEKETE, JAYNE & KYLE	8262 S SLIDE CREEK LN	MERIDIAN, ID 83642-7192
13) STEVENS, MICHAEL A. & NAUMAN, NATALIE J.	8166 S SLIDE CREEK LN	MERIDIAN, ID 83642-0000
14) DANDO, ROSS S. & DEBRA K.	8070 S SLIDE CREEK LN	MERIDIAN, ID 83642-0000
15) KING, WILLIAM & DAPHNE	8143 S SLIDE CREEK LN	MERIDIAN, ID 83642-0000
16) HAWKINS, MATTHEW E. & AMY	8588 S DANSKIN LN	MERIDIAN, ID 83642-0000
17) KIDD, JAMES D. & KATY B.	8625 S DANSKIN LN	MERIDIAN, ID 83642-0000
18) VANDER STELT, HENRY & CARRIE	8589 S DANSKIN LN	MERIDIAN, ID 83642-0000
19) WILLIAMS, WALTER C. & ROBERTA J.	8110 S BUFFALO CREEK LN	MERIDIAN, ID 83642-0000
20) SPARRELL, SCOTT M. & KENNA M.	8045 S BUFFALO CREEK LN	MERIDIAN, ID 83642-0000
21) KING, KELLY	8089 S BUFFALO CREEK LN	MERIDIAN, ID 83642-0000
22) HAWS, GABRIEL M. & KIMETHA M.	8127 S BUFFALO CREEK LN	MERIDIAN, ID 83642-0000
23) FRANCIS, GRANT H. & ANDREA	8310 S SLIDE CREEK LN	MERIDIAN, ID 83642-0000
24) CREGO, GENE A. & MATILDA J.	8047 S SLIDE CREEK LN	MERIDIAN, ID 83642-7190
25) DOTY, JAMES E. &		
26) JULIE ANN ALEXANDER	8287 S SLIDE CREEK LN	MERIDIAN, ID 83642-0000
27) CALLEY, DAVID M. & JULIE M.	8624 S DANSKIN LN	MERIDIAN, ID 83642-0000
28) BÜRGER, KAREN L.	8216 S BUFFALO CREEK LN	MERIDIAN, ID 83642-0000
29) KERN, RONALD A. & LISA C.	8066 S BUFFALO CREEK LN	MERIDIAN, ID 83642-0000

30) RHUMAN, RANDALL M. & LAUREEN K.	8358 S SLIDE CREEK LN	MERIDIAN, ID 83642-0000
31) SHAW REVOCABLE LIVING TRUST; SHAW, BOBBY LOUIS TRUSTEE	8118 S SLIDE CREEK LN	MERIDIAN, ID 83642-0000
32) LETE, SIMON V. & WENDI R.	8606 S DANSKIN LN	MERIDIAN, ID 83642-0000
33) GOULD, STEVEN R. & SARA J.	8553 S DANSKIN LN	MERIDIAN, ID 83642-0000

Table of Contents:

A. Course Proceedings	G. Applicable Standards
B. Applicant Request	H. Comprehensive Plan Analysis
C. Planning Maps	I. Findings of Fact
D. Site History	J. Conclusions of Law
E. General Project Facts	K. Decision by the Commission
F. Staff Analysis	

A. Course of Proceedings

1. Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states annexations are designated as public hearings, with the Planning and Zoning Commission as the recommending body, and the 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, Idaho Local Land Use Planning Act.

a. Notifications

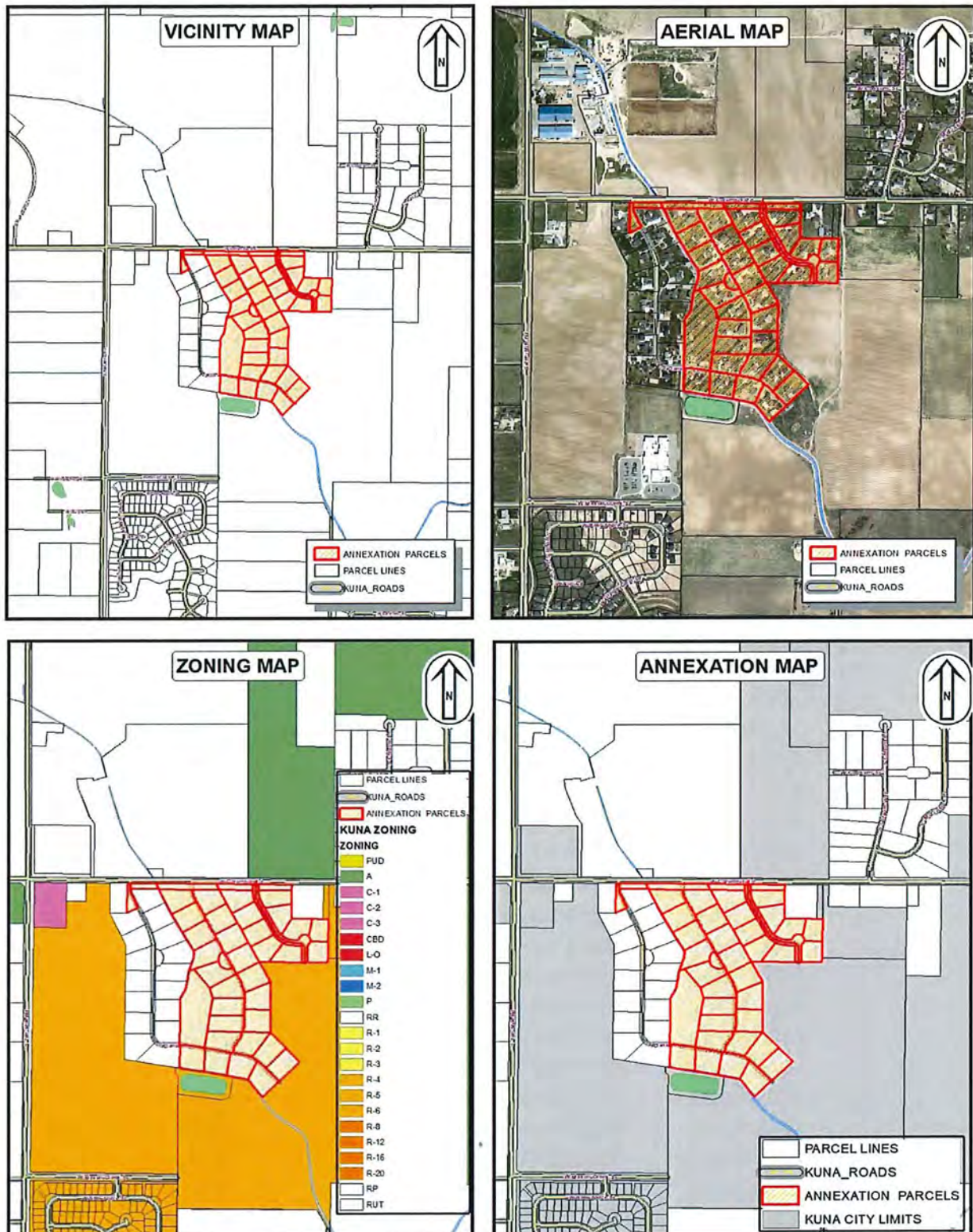
i. Neighborhood Meeting	October 16, 2017
ii. Agencies	November 2, 2017
iii. 300' Property Owners	November 8, 2017
iv. Kuna, Melba Newspaper	November 8, 2017
v. Site Posted	November 18, 2017

B. Applicant Request:

1. Request:

The City of Kuna is requesting approval for annexation of approximately 37.6 acres +/-, also known as Danskin Ridge Subdivision No's. 2, 3 and 5, and portions of No. 1, into Kuna City limits with an 'R-2' (Low Density Residential) zoning designation. The subject lands are located on the south side of west Columbia Road, approximately 800-feet east of the intersection of west Columbia and south Ten Mile Roads (Slide Creek Road and Buffalo Creek Lane; respectively), Kuna, Idaho.

C. Planning Maps:



D. History: The subject parcels are all in Ada County, currently zoned RR (Rural Residential), and are adjacent to Kuna City limits, or will touch City limits if the request is granted. The Danskin Ridge community was developed and platted within Ada County. Single-family residential parcels within Phase 1 of Danskin Ridge Subdivision were developed with individual septic systems, and are not party to this annexation request. Parcels within phases 2,3, and 5 are connected to a privately-owned community septic system that is now non-compliant with the Idaho Department of Environmental Quality (DEQ), as it has no location to apply its effluent. The City has allowed the effluent to be discharged into its system as a temporary solution while the annexation is in process.

Future development adjacent to Danskin Ridge subdivision will bring municipal sewer infrastructure facilities to the existing sewer storage pond. This provides an optimal opportunity for affected property owners within the Danskin community to connect to the Kuna's municipal sewer services. In order to receive municipal sewer services (when they are made available), the affected property owners must annex into Kuna city limits. The City has secured and recorded consents to annex for each of the properties included in this request.

E. General Projects Facts:

1. **Comprehensive Plan Designation:** The Future Land Use Map (FLU) identifies these parcels as Low Density residential. Staff seeks a zoning designation of R-2 upon annexation approval. Staff views this land use request to be consistent with the approved FLU map.

2. **Surrounding Land Uses:**

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

3. **Parcel Sizes, Current Zoning, Parcel Numbers:**

- Approximately 37.6 total acres
- All parcels are currently Rural Residential (RR)
- Parcel Numbers:

PARCEL #	ADDRESS	ACRES
R1727740130	8182 S BUFFALO CREEK LN	0.817
R1727740100	8919 W ARDENE ST	0.326
R1727740080	8919 W ARDENE ST	0.348
R1727740030	8201 S BUFFALO CREEK LN	0.805
R1727720150	8214 S SLIDE CREEK LN	1
R1727720090	8095 S SLIDE CREEK LN	1
R1727720070	8191 S SLIDE CREEK LN	1
R1727720050	8239 S SLIDE CREEK LN	1.013
R1727720030	8335 S SLIDE CREEK LN	1
R1727720020	8383 S SLIDE CREEK LN	1
R1727720010	8919 W ARDENE ST	3.35
R1727710090	8552 S DANSKIN LN	1.059
R1727710010	8517 S DANSKIN LN	1.011
R1727740140	8194 S BUFFALO CREEK LN	0.701
R1727740040	8163 S BUFFALO CREEK LN	0.847
R1727720160	8262 S SLIDE CREEK LN	1
R1727720140	8166 S SLIDE CREEK LN	1

R1727720120	8070 S SLIDE CREEK LN	1
R1727720110	COMMON LOT	0.593
R1727720080	8143 S SLIDE CREEK LN	1
R1727710080	8588 S DANSKIN LN	0.989
R1727710050	8625 S DANSKIN LN	1.008
R1727710030	8589 S DANSKIN LN	1.005
R1727700060	COMMON LOT	0.243
R1727740120	8110 S BUFFALO CREEK LN	0.83
R1727740090	COMMON LOT	1.167
R1727740070	8045 S BUFFALO CREEK LN	0.914
R1727740060	8089 S BUFFALO CREEK LN	0.845
R1727740050	8127 S BUFFALO CREEK LN	0.837
R1727720170	8310 S SLIDE CREEK LN	1
R1727720100	8047 S SLIDE CREEK LN	1.003
R1727720040	8287 S SLIDE CREEK LN	1.008
R1727710060	8624 S DANSKIN LN	1.001
R1727700050	COMMON LOT	0.293
R1727740150	8216 S BUFFALO CREEK LN	0.731
R1727740110	8066 S BUFFALO CREEK LN	0.849
R1727720180	8358 S SLIDE CREEK LN	1
R1727720130	8118 S SLIDE CREEK LN	1
R1727710070	8606 S DANSKIN LN	1.003
R1727710020	8553 S DANSKIN LN	1.004
TOTAL ACRES:		37.6

Services:

Sanitary Sewer– City of Kuna (*Future*)
 Potable Water – City of Kuna
 Irrigation District – Boise-Kuna Irrigation District
 Fire Protection – Kuna Rural Fire District
 Police Protection – Ada County Sheriff
 Sanitation Services –J&M Sanitation (future)

4. **Existing Structures, Vegetation and Natural Features:** Each individual parcel (excepting the common lots) is developed as a single-family home with detached garages, shops or storage sheds. The site's topography is generally flat. Existing vegetation is typical of a fully developed residential subdivision (yards and common lots).

5. **Transportation / Connectivity:** The Danskin Ridge community is accessed from west Columbia Road via three (3) private streets: South Danskin Lane, South Slide Creek Lane and South Buffalo Creek Lane. All roadways within the Danskin Ridge community are privately owned and maintained by the subdivision homeowner's association (HOA). The roadways exist as access easements, or are otherwise platted as common lots within the boundaries of the subdivision. Any parks trails and/or walking paths within the community are also privately owned and maintained by the HOA.

6. **Environmental Issues:** Other than the potential for septic pond failure, staff is not aware of any environmental issues, health or safety conflicts.
7. **Agency Responses:** The following agencies returned comments, which are included as exhibits with this case file:
 - Central District Health Department (CDHD) – Exhibit B-1

F. Staff Analysis:

The parcels which are the subject of this application are located within Danskin Ridge Subdivision No's 2, 3 and 5, along with common lots situated within Danskin Ridge Subdivision No. 1. The City proposes to annex approximately 37.6 acres into city limits with an R-2 (low density residential) zoning designation. Public services are not currently available to the Danskin Ridge community, however, the landowner to the south is preparing to construct municipal service facilities for a separate development that borders the Danskin Ridge Subdivision to the south and east. This scenario provides the most efficient, cost effective and advantageous opportunity for the affected properties within the Danskin Ridge community to connect to the City's municipal sewer system. It is expected that the existing sewage pond will be cleaned and converted to an irrigation storage pond.

In order for a parcel to annex into the City, a willing land owner's parcel must touch existing City limits and the land owner must request the annexation. The Danskin Ridge parcels which currently touch City limits to the north, east and south will essentially create the contiguousness that is required for the annexation of the parcels which do not currently touch.

Staff has determined this application complies with Title 5 of Kuna City Code; Idaho Statute §50-222; and the Kuna Comprehensive Plan; and forwards a recommendation of approval for Case No. 17-08-AN, subject to the recommended conditions of approval.

G. Applicable Standards:

1. City of Kuna Zoning Ordinance No. 230, 546 and 570,
2. City of Kuna Subdivision Ordinance No. 2012-18, Title 5 Zoning Regulations,
3. City of Kuna Comprehensive Plan and Future Land Use Map,
4. Idaho Code, Title 67, Chapter 65, Local Land Use Planning Act.

H. Comprehensive Plan Analysis:

The Kuna Planning and Zoning Commission 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".

Objective 1.2: Ensure that City land use actions, decisions, and regulations do not effectively eliminate all economic value of the subject property.

Objective 1.4: Ensure that City land use actions, decisions, and regulations do not prevent a private property owner from taking advantage of a fundamental property right. Ensure City actions do not impose a substantial and significant limitation on the use of the property.

***Policy 1:** As part of a land use action review, the staff shall evaluate with guidance from the City's attorney; the Idaho Attorney General's six criterion established to determine the potential for property taking.*

GOALS AND POLICY – Land Use

***Objective 1.1, Policy 1:** Adopt a future land use plan and map that reflects the needs and values of the community and guides future growth in a manner consistent with the community's vision.*

***Policy 2:** Provide a variety of housing densities and types to accommodate various lifestyles, ages, and economic groups.*

***Policy 3.1.1:** Protect the quality of existing neighborhoods to ensure that their character and quality is preserved.*

***Policy 3:** Provide land use guidance for rural areas, which are annexed into the City.*

GOALS AND POLICY - Public Services, Facilities and Utilities

***Goal 1:** Provide adequate services, facilities, and utilities for all City residents*

***Objective 1.3.7:** Annex contiguous properties that request City services.*

***Policy 5.1:** Ensure that all development within the City limits connects into the City's sanitary sewer and potable water systems.*

***Policy 5.2:** Continue expansion of the City's sanitary sewer systems as resources allow.*

I. Findings of Fact:

1. This request appears to be consistent and in compliance with all Kuna City Codes (KCC).
2. The use appears to meet the general objectives of Kuna's Comprehensive Plan.
3. The site is physically suitable for annexation and its existing residential subdivision use.
4. The annexation is not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.
5. The annexation is not likely to cause adverse public health problems.
6. 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 and potential future adjacent uses.
7. The existing and proposed street and utility services in proximity to the site are suitable and adequate for residential purposes.
8. The Kuna Planning and Zoning Commission accepts the facts as outlined in the staff report, any public testimony and the supporting evidence list as presented.
9. Based on the evidence contained in Case No. 17-08-AN, this proposal appears to comply with the Comprehensive Plan and the Kuna Comprehensive Future Land Use Map (FLU).
10. The Planning and Zoning Commission has the authority to recommend approval or denial for the annexation application.
11. The public notice requirements were met and the public hearing was conducted within the guidelines of applicable Idaho Code and City Ordinances.

J. Conclusions of Law:

1. Based on the evidence contained in Case No. 17-08-AN, the Kuna Planning and Zoning Commission finds Case No. 17-08-AN, complis with Kuna City Code.
2. Based on the evidence contained in Case No. 17-08-AN, the Kuna Planning and Zoning Commission finds Case No. 17-08-AN, is consistent with Kuna's Comprehensive Plan.
3. The public notice requirements have been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.

K. Decision by the Commission:

17-08-AN, note: *This proposed 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.*

Based on the facts outlined in staff's report and the public testimony at the public hearing, the Planning and Zoning Commission of Kuna, Idaho, hereby recommends *approval* of Case No. 17-08-AN, a request for annexation by the City of Kuna *with* the following conditions of approval:

1. The City Engineer has approved the sewer hook-ups.
2. Each homeowner shall comply with the Exchange Agreement by and between the Danskin Ridge Homeowners Association (HOA) and CBH Homes, Inc.
3. Each homeowner shall comply with the Consent to Annex Agreement by and between each homeowner and the City of Kuna, Idaho.
4. The annexation fee of \$74.00 per lot shall be paid in full fifteen (15) days after the annexation ordinance is recorded with Ada County, or if not paid, shall be added to the individual homeowner's city utility bill and paid pursuant to the city's utility bill ordinance.
5. Each homeowner shall enter into an agreement with the city to pay for any connection fee or cost associated with the connection to the sewer system that is not paid in full at the time of connection to the city's municipal sewer system, and agree to a lien being placed upon the property for any unpaid amounts.
6. The HOA shall be responsible for the engineering and installation of the sewer line from the point of connection on the common lot within the subdivision, to the point of connection with the city's sewer system at or near the treatment lagoon. The Danskin Ridge HOA sewer system shall be connected to the city's municipal sewer system no later than January 1, 2018.
7. Each homeowner and/or the HOA shall be responsible for the maintenance and repair of the sewer system contained within the subdivision boundaries. The City of Kuna assumes no ownership or responsibility for the operation and maintenance of the Danskin Ridge HOA sewer system.
8. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. Any future utilities shall be installed underground.
9. 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.
10. Property owners shall follow city staff, city engineer and other agency recommended requirements as applicable.
11. Annexation procedures shall comply with all local, state and federal laws.

DATED: this 12th day of December, 2017.



Lee Young, Chairman
Kuna Planning & Zoning Commission

ATTEST:



Wendy Howell,
Kuna Planning Director



City of Kuna

City Council Staff Memo

751 W 4th Street
Kuna, ID 83634
Phone : (208) 922-5274
Fax: (208) 922-5989
Kunacity.Id.gov

To: City Council

Case Numbers: 17-05-LLA (Lot Line Adjustment) – Nicholson parcel consolidation

Location: 597 and 599 S. Ash Avenue
Kuna, Idaho 83634

Planner: Jace Hellman, Planner II

Meeting Date: January 2, 2018

Owner of Record: Thomas Nicholson
PO Box 690
Meridian, ID 83680

Applicant(s): Steve Arnold,
A-Team Land Consultants
1785 S. Whisper Cove
Boise, ID 83709

Surveyor: David Evans and Associates, Inc.
4 N. Viking Ave.
Middleton, ID 83664

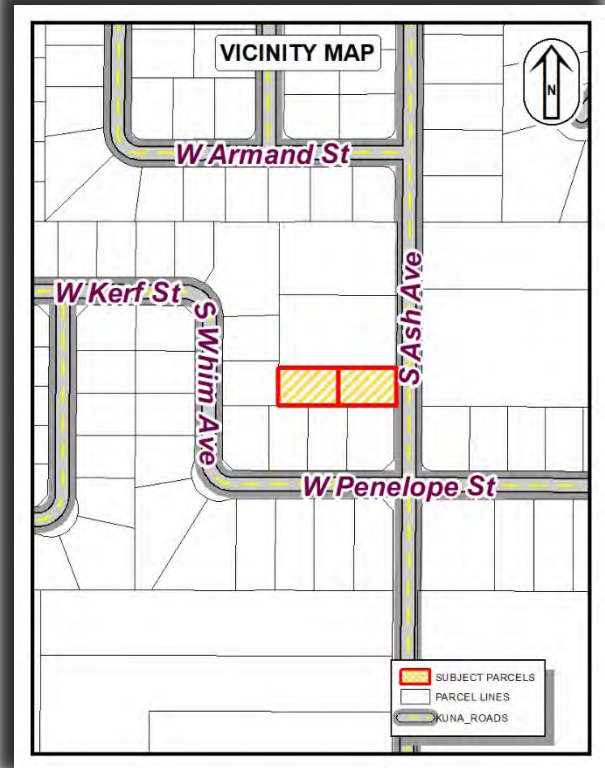


Table of Contents:

- | | |
|-----------------------------|-------------------------------------|
| A. Course Proceedings | F. Staff Analysis |
| B. Applicant Request | G. Applicable Standards |
| C. Vicinity and Aerial Maps | H. Comprehensive Plan Analysis |
| D. History | I. Proposed Decision by the Council |
| E. General Project Facts | |

A. Course of Proceedings:

1. A Lot Line Adjustment (LLA) is designated in Kuna City Code (KCC) 1-14-3, as a public meeting, with the City Council as the decision-making body. As a public meeting, this application does not require public notice as set forth in Idaho Code, Chapter 65; Idaho Local Land Use Planning Act. The guidelines for decision making by the City Council as outlined in KCC 1-14-3 have been adhered to.

a. Notifications

- | | |
|-----------------------------------|-------------------|
| i. Kuna City Engineer | December 13, 2017 |
| ii. Applicant Completeness Letter | December 14, 2017 |
| iii. Agenda | January 2, 2018 |

B. Applicants Request:

The applicants seek LLA approval to adjust the parcel lines for both 0.17-acre parcels in order to consolidate the parcels into one (1) approximately 0.34-acre parcel for future development.

1. The applicant has submitted all of the necessary documentation and materials for review.

C. Aerial Map:



D. History:

The subject sites are not situated within a platted subdivision. Both parcels are adjacent to a fully improved residential neighborhood with existing sewer, water and gravity irrigation services reasonably available.

E. General Project Facts:

1. **Comprehensive Plan Designation:** The approved Comprehensive Plan Future Land Use map indicates a *medium density* zoning designation for these parcels. Both subject parcels are annexed into Kuna city limits and are currently zoned R-6 (*medium density residential*). In accordance with KCC 5-3-2, staff views this Lot Line Adjustment request to be consistent with the Future Land Use map.

2. **Surrounding Land Uses:**

Direction	Current Zoning	
North	R-6	Medium-Low Density Residential – Kuna City
South	R-6	Medium-Low Density Residential – Kuna City
East	R-6	Medium-Low Density Residential – Kuna City
West	R-6	Medium-Low Density Residential – Kuna City

3. **Parcel Numbers:** R5070504100\R5070503815

4. **Parcel Sizes and Current Zoning:**

- 597 S. Ash Avenue: 0.17 acres - Zoning: R-6 (Medium-Low Density Residential)
- 599 S. Ash Avenue: 0.17 acres - Zoning: R-6 (Medium-Low Density Residential)

5. **Services:**

Fire Protection – Kuna Rural Fire District
Police Protection – Kuna City Police (Ada County Sheriff)
Sanitary Sewer– City of Kuna
Potable Water – City of Kuna
Irrigation District – City of Kuna (KMID)
Gravity Irrigation – City of Kuna (KMID)
Sanitation Services – J&M Sanitation

6. **Existing Structures, Vegetation and Natural Features:** Both parcels are vacant of any structures and vegetation on site is natural grasses and shrubbery associated with an ungraded, unimproved building lot. Both parcels' topography is generally flat.
7. **Transportation / Connectivity:** If approved, the consolidated lots' access to public roadways will remain at the frontage of South Ash Avenue, while retaining the frontage parcel's existing address (599 S. Ash Avenue).
8. **Environmental Issues:** Staff is not aware of any environmental issues, health or safety conflicts associated with this application.

F. Staff Analysis:

Staff views this proposed action to be consistent with the surrounding uses and the approved Future Land Use Map designation. Staff forwards a recommendation of approval for Case No. 17-05-LLA to the Kuna City Council.

G. Applicable Standards:

1. City of Kuna Zoning Ordinance Title 5;
2. City of Kuna Special Developments Ordinance No. 2011-14
3. City of Kuna Comprehensive Plan.
4. Idaho Code, Title 67, Chapter 65, Local Land Use Planning Act.

H. Comprehensive Plan Analysis:

The City Council may accept/deny the Comprehensive Plan components as described below:

1. The proposed Lot Line Adjustment for the site is consistent with the following Comprehensive Plan components:

GOALS AND POLICY – Property Rights

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

Policy: As part of a land use action review, the staff shall evaluate with guidance from the City’s attorney; The Idaho Attorney General’s six criteria were established to determine the potential for property takings.

I. Proposed Decision by the Council:

Note: This proposed motion is for approval/conditional approval/denial of this request. However, if the Council wishes to approve or deny specific parts of the request as detailed in the staff report, those changes must be specified.

Based on the facts outlined in staff’s report, the case file and any discussion at the public meeting, the City Council of Kuna, Idaho, hereby approves/conditionally approves/denies Case No. 17-05-LLA, a Lot Line Adjustment request by Steve Arnold with A-Team Land Consultants; with the following conditions of approval:

1. Have the applicant’s representative engineer-surveyor record the following documents:
 - a. Record of Survey
 - b. Execute and record the necessary deeds to accomplish the property boundary adjustments as approved.
 - c. Provide copies of the **recorded** record of survey and recorded new deeds, to the Planning and Zoning Department as evidence of compliance.
2. Applicant and/or owners shall complete the aforementioned conditions **within one (1) year of the City Council’s Order of Decision** for this application; otherwise any approvals will be considered null and void.
3. City services and facilities are within 300 FT of the subject property. The landowner/applicant/developer, and any future assigns having an interest in the subject property, shall make ultimate connection to City services and facilities at such time any future development occurs.
4. Drainage water has some priority and shall not be impeded. Any ditches and pipes that cross said property shall be the sole responsibility of the owner for maintenance.
5. The applicant shall adhere to all agency and city staff recommendations.
6. The applicant shall comply with all federal, state and local laws.



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

Lot Line Adjustment Checklist

A Lot Line Adjustment request does not require a public hearing, and will be scheduled for a regular City Council meeting as a regular agenda item.

Project name: Placerville LLC

Applicant: Steve Arnold

All applications are required to contain one copy of the following:

Applicant (✓)	Description	Staff (✓)
✓	Completed and signed Commission & Council Review Application.	✓
✓	Detailed submittal letter explaining how the project enhances and beautifies the community and types of services the project will provide and/or reason for the lot line adjustment.	✓
✓	Legal description of the property: Include a metes & bounds description to the section line of all adjacent roadways stamped & signed by a registered professional land surveyor with a calculated closure sheet & a map showing the boundaries of the legal description.	✓
✓	Proof of ownership—A copy of your deed and Affidavit of Legal Interest (for all interested parties).	✓
✓	8 1/2 x 11 vicinity map showing streets, driveways, property lines, etc.	✓
✓	A sketch showing the proposed lot line adjustment. The sketch shall include the following information: ◇ Current lot size including dimensions, square-footage and street frontage. ◇ Proposed new location of the lot line and new dimensions, square-footages and street frontages. ◇ Streets, surrounding land uses, etc. ◇ Existing and proposed public improvements including sidewalk, streets, lighting, landscaping, natural features, etc, if applicable.	✓

Exh.

B-1

B-2

B-3

B-4/B-5

B-6

B-7

Note: Only one copy of the above items need to be submitted when applying for multiple applications.

This application shall not be considered complete (nor will a hearing date be set) until staff has received all required information. Once the application is deemed complete, staff will notify the applicant of the scheduled hearing date, fees due, additional copies needed, etc.

12-7-17



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

Type of Review (check all that apply):

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

For Office Use Only	
File Number (s)	17-05-LLA
Project name	599 S. ASH COMBINE
Date Received	12-7-17
Date Accepted/ Complete	12-14-17
Cross Reference Files	N/A
Commission Hearing Date	N/A
City Council Hearing Date	01/02/2018

Contact/Applicant Information

Owners of Record: Thomas T Nicholson	Phone Number: (208) 871-7020
Address: PO Box 690	E-Mail: Steve@ATeamBoise.com
City, State, Zip: Meridian, ID 83680	Fax #: N/A
Applicant (Developer): Steve Arnold	Phone Number: (208) 871-7020
Address: 1785 Whisper Cove	E-Mail: Steve@ATeamBoise.com
City, State, Zip: Boise, ID 83709	Fax #: N/A
Engineer/Representative: Steve Arnold	Phone Number: (208) 871-7020
Address: 1785 Whisper Cove	E-Mail: Steve@ATeamBoise.com
City, State, Zip: Boise, ID 83709	Fax #: N/A

Subject Property Information

Site Address: 599 S. Ash Avenue Kuna, ID 83634
Site Location (Cross Streets): S. Ash Street & W. Penelope Street
Parcel Number (s): R5070504100, R5070503815
Section, Township, Range: Section 26, Township 2N, Range 1W
Property size: 0.16 acres and 0.16 acres
Current land use: vacant Proposed land use: residential
Current zoning district: City of Kuna-R-6 Proposed zoning district: City of Kuna- R-6

Project Description

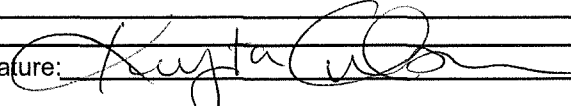
Project / subdivision name: <u>Placerville LLC</u>	
General description of proposed project / request: <u>Eliminate a lot line for the purpose of building a single family dwelling.</u>	
Type of use proposed (check all that apply):	
☒ Residential	
☐ Commercial	
☐ Office	
☐ Industrial	
☐ Other	
Amenities provided with this development (if applicable):	

Residential Project Summary (if applicable)

Are there existing buildings? ☐ Yes ☒ No	
Please describe the existing buildings: _____	
Any existing buildings to remain? ☐ Yes ☒ No	
Number of residential units: <u>0</u>	Number of building lots: <u>0</u>
Number of common and/or other lots: <u>0</u>	
Type of dwellings proposed:	
☒ Single-Family	
☐ Townhouses	
☐ Duplexes	
☐ Multi-Family	
☐ Other	
Minimum Square footage of structure (s): <u>N/A</u>	
Gross density (DU/acre-total property): _____ Net density (DU/acre-excluding roads): _____	
Percentage of open space provided: <u>0</u> Acreage of open space: <u>0</u>	
Type of open space provided (i.e. landscaping, public, common, etc.): _____	

Non-Residential Project Summary (if applicable) N/A

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: 12/7/17



December 5, 2017

Mr Troy Behunin, Planner III
City of Kuna
751 W. 4th Street
Kuna, Idaho 83634

Dear Troy:

Subject: Ash Lot Line Adjustment

On behalf of Thomas Nicholson, A Team Land Consultants presents to the City of Kuna, a lot line adjustment to reduce two lots into one building lot. The subject property is located at 597, and 599 S. Ash Street in Kuna. The two properties contain .32 total acres and are identified as Ada County Assessor's Tax Parcel Number R5070503815, and Tax Parcel Number R5070504100. The proposed Lot Line Adjustment application intends to combine both parcels into one building lot. A larger lot at this location was more desirable than two smaller lots, plus getting access to the rear lot became difficult with a building on the front lot.

It is anticipated that the applications are in compliance with all applicable plans and codes adopted by the City. Please notify us as early as possible if you should need additional clarification or information regarding this application. I look forward to working with the City as application moves forward in the process.

Sincerely,
A Team Land Consultants

Krista Caldwell
Project Coordinator

Cc: Thomas Nicholson

Exhibit

B-2

DEC 12 12.7.17



DAVID EVANS
AND ASSOCIATES INC.

**DESCRIPTION FOR
THOMAS T. NICHOLSON
PARCEL CONSOLIDATION**

The following describes a parcel of real property lying within Lot 22 of Kuna Orchards Tract, Book 6, Page 291 and also lying within the SW1/4 of the NW1/4 Section 26, Township 2 North, Range 1 West, Boise Meridian, Ada County, City of Kuna, Idaho, being more particularly described as follows:

Commencing at the West 1/16 corner of said Section 26 and Section 23; Thence, along the east boundary line of the NW1/4 of the NW1/4 of said Section 26, South 00°36'58" West, 1323.16 feet to the northeast corner of said SW1/4 of the NW1/4; Thence, along the west boundary line of said SW1/4 of the NW1/4, South 00°36'58" West, 263.00 feet; Thence, departing said east boundary line, North 89°32'53" West, 20.00 feet, to the west right of way line of Ash Ave and the **POINT OF BEGINNING**;

Thence, continuing North 89°32'53" West, 212.32 feet to the east boundary line of Lot 10, Block 5 of Placerville Subdivision, Book 99, Page 12726, per Ada County Record's;

Thence, along said east boundary line, South 00°36'58" West, 67.00 feet, to a 5/8" iron rebar with plastic cap marked PLS 4998 and the southeast corner of said Lot 10;

Thence, along the north boundary line of Lots 12, 13 and 14, Block 5 of said Placerville Subdivision, South 89°32'53" East, 212.32 feet, to a 5/8" iron rebar and plastic cap marked PLS 4998, also being on said right of way line;

Thence, along said right of way line, North 00°36'58" East, 67.00 feet to the **POINT OF BEGINNING**, containing 0.323 acres more or less and is subject to any easements or reservations.



ADA COUNTY RECORDER J. DAVID NAVARRO
BOISE IDAHO 05/04/04 11:07 AM
DEPUTY Bonnie Oberbillig
RECORDED - REQUEST OF
Linda Boots
AMOUNT 3.00



WARRANTY DEED

C E NICHOLSON & SONS, Grantor, hereby convey, grant and warrant the following described property to THOMAS T. NICHOLSON, Grantee, whose current address is P.O. Box 690, Meridian, ID 83680, for the sum of TEN DOLLARS and other good and valuable consideration, the following described real property located in Ada County, Idaho to wit:

BEGINNING AT THE Southeast corner of the North Half of Lot 22 of the Kuna Orchard tracts, as shown and designated on the Official Plat on file and of record in Book 6 of Plats at Page 291 in the records of Ada County, Idaho and bearing North 67.8 feet, along the East Boundary of the aforesaid Lot 22; thence West 104.8 feet; thence South 67.75 feet to the South boundary of the North Half of the aforesaid Lot 22; thence East 104.8 feet along the South boundary of the North Half of the aforesaid Lot 22 to the point of beginning.

Together with all water and ditch rights belonging thereto.

SUBJECT, HOWEVER, to the following:

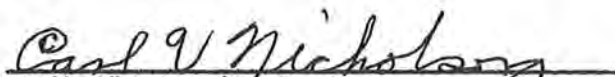
1. All easements and rights-of-way appearing on record or on the premises.
2. Mineral reservations appearing of record.
3. Covenants, restrictions and zoning regulations as appear of record or by use upon the premises.
4. Current real property taxes, irrigation assessments or other governmental assessments or charges.

SUBJECT TO taxes and assessments for the year 2004 and all subsequent years, together with any and all existing easements, rights-of-way, reservations, restrictions and encumbrances or record, to any existing tenancies, to all zoning laws and ordinances, and to any state of facts and accurate survey or inspection of the premises would show.

This conveyance shall include any and all appurtenances, tenements, hereditaments, reversions, remainders, easements, rights-of-way and water rights in anywise appertaining to the property herein described.

The Grantor covenant to the Grantee that they are the owners of said premises; that the premises are free from all encumbrances, excepting those as may be herein set forth, and excepting those of record, and that they will warrant and defend the same from all lawful claims.

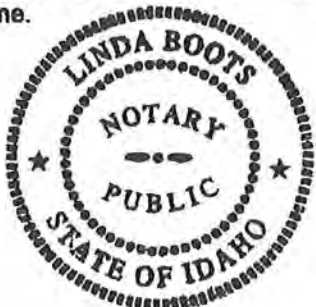
IN WITNESS WHEREOF, the Grantor has executed this instrument on this 30th day of April, 2004.


Carl V. Nicholson, Vice President


Thomas T. Nicholson, Secretary-Treasurer

STATE OF IDAHO)
) ss
COUNTY OF ADA)

On this 30th day of April, 2004, before me Linda Boots, notary public, personally appeared CARL V. NICHOLSON, known or identified to me to be the Vice President of the corporation and THOMAS T. NICHOLSON, known or identified to me to be the Secretary-Treasurer of the corporation that executed the instrument or the persons who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.




Notary Public for Idaho
My Commission expires May 31, 2007
Residing in Boise, ID

Exhibit

B-4



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)

Name	I, <u>Thomas T Nicholson</u>	Address	<u>P.O Box 690</u>
City	<u>Meridian</u>	State	<u>ID</u>
		Zip Code	<u>83680</u>

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 A Team Land Consultants, 1785 Whisper Cove Ave., Boise ID 83709
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 4th day of December, 2017

Thomas & Nicholson

Signature

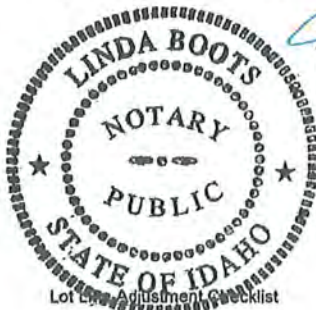
Subscribed and sworn to before me the day and year first above written.

Linda Brook

Notary Public for Idaho

Residing at: Boire

My commission expires: 5/31/19



Lot Line Adjustment Checklist

Form 300LLA

May 2010
Page 2

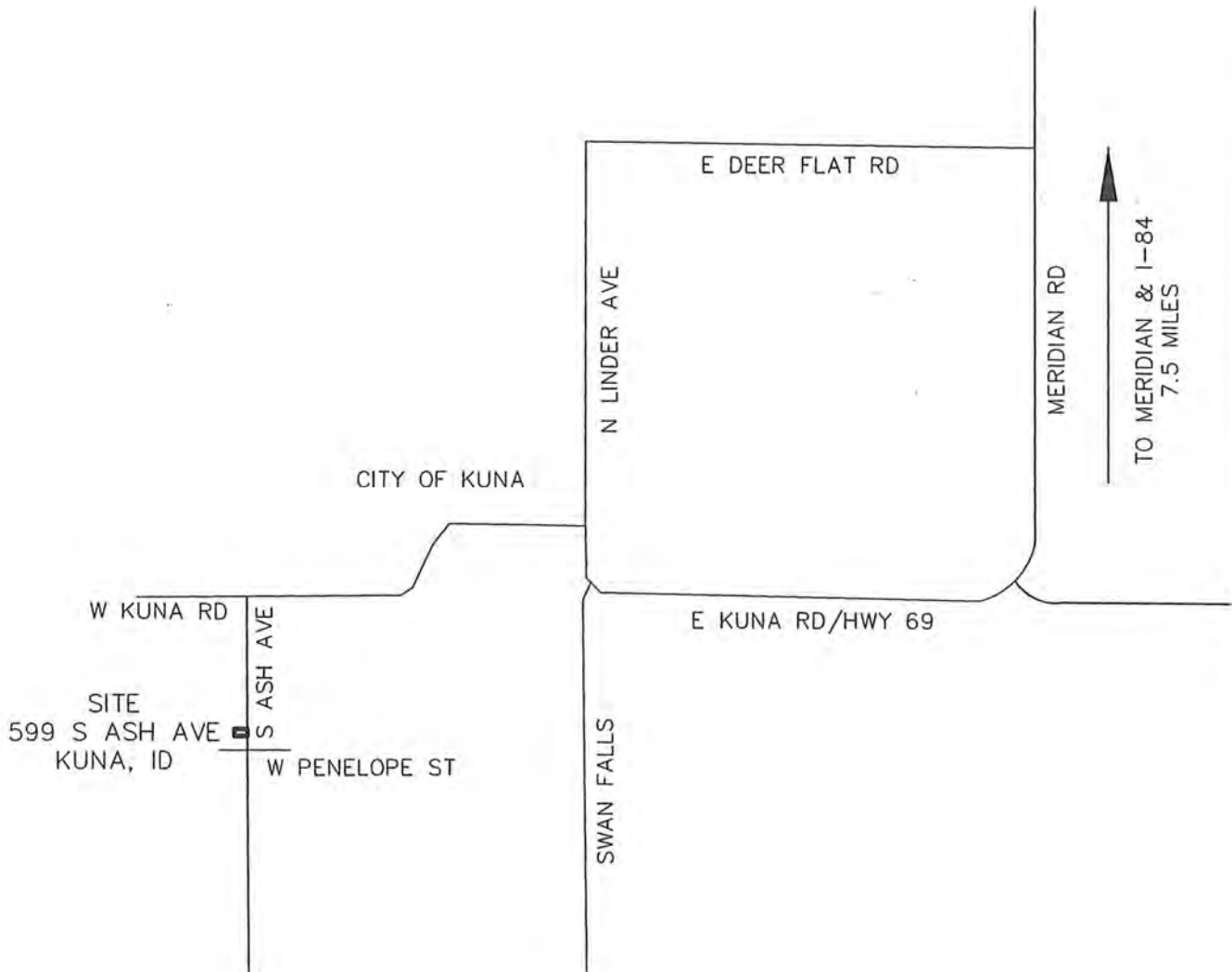
Exhibit

B-5

RECEIVED
12.7.17

VICINITY MAP

A PORTION OF LOT 22 OF THE KUNA ORCHARD TRACTS
LYING IN THE NW1/4 OF SECTION 26 T. 2 N., R 1 W., B.M.,
CITY OF KUNA, ADA COUNTY, IDAHO



1" = 2000'



**DAVID EVANS
AND ASSOCIATES INC.**
9925 EMERALD ST.,
BOISE, ID
Phone: 208-585-5858

Exhibit

B-6

RECEIVED
12.7.17

RECORD OF SURVEY

A PORTION OF LOT 22 OF THE KUNA ORCHARD TRACTS
LYING IN THE NW 1/4 OF SECTION 26 T. 2 N., R. 1 W., B.M.,
CITY OF KUNA, ADA COUNTY, IDAHO

RECORD OF SURVEY No. _____

WEST 1/16 COR. SEC. 23 & 26,
CP&F INST. NO. H2025628



NORTH

SCALE: 1" = 40'

LEGEND

- Boundary Line
- Section Line
- Original Parcel Line
- Existing Lot Line
- o Found 1/2" Iron Pin (As Noted)
- o Found 5/8"x24" Iron Pin (As Noted)
- a Calculated Point
- WC Witness Corner

PREPARED FOR

A-TEAM LAND DEVELOPMENT, NOVEMBER, 2017

CERTIFICATE OF SURVEYOR

I, Sean P. Sullivan, do hereby certify that I am a Professional Land Surveyor, licensed by the State of Idaho, and that this map has been prepared from an actual survey made on the ground under my direct supervision, and that this map is an accurate representation of said survey and that it is in conformity with the Corner Perpetuation and Filing Act, Idaho Code 55-1601 through 55-1612.



RECEIVED
12.7.17

RECORDERS CERTIFICATE

Instrument No. _____
State of Idaho)
County of Ada)
I hereby certify that this instrument was filed for at the request of ALS at _____ minutes past _____ o'clock _____ m, this _____ day of _____, year of 2017.
Ex-Officio Recorder _____ Deputy _____
Fee: \$5.00

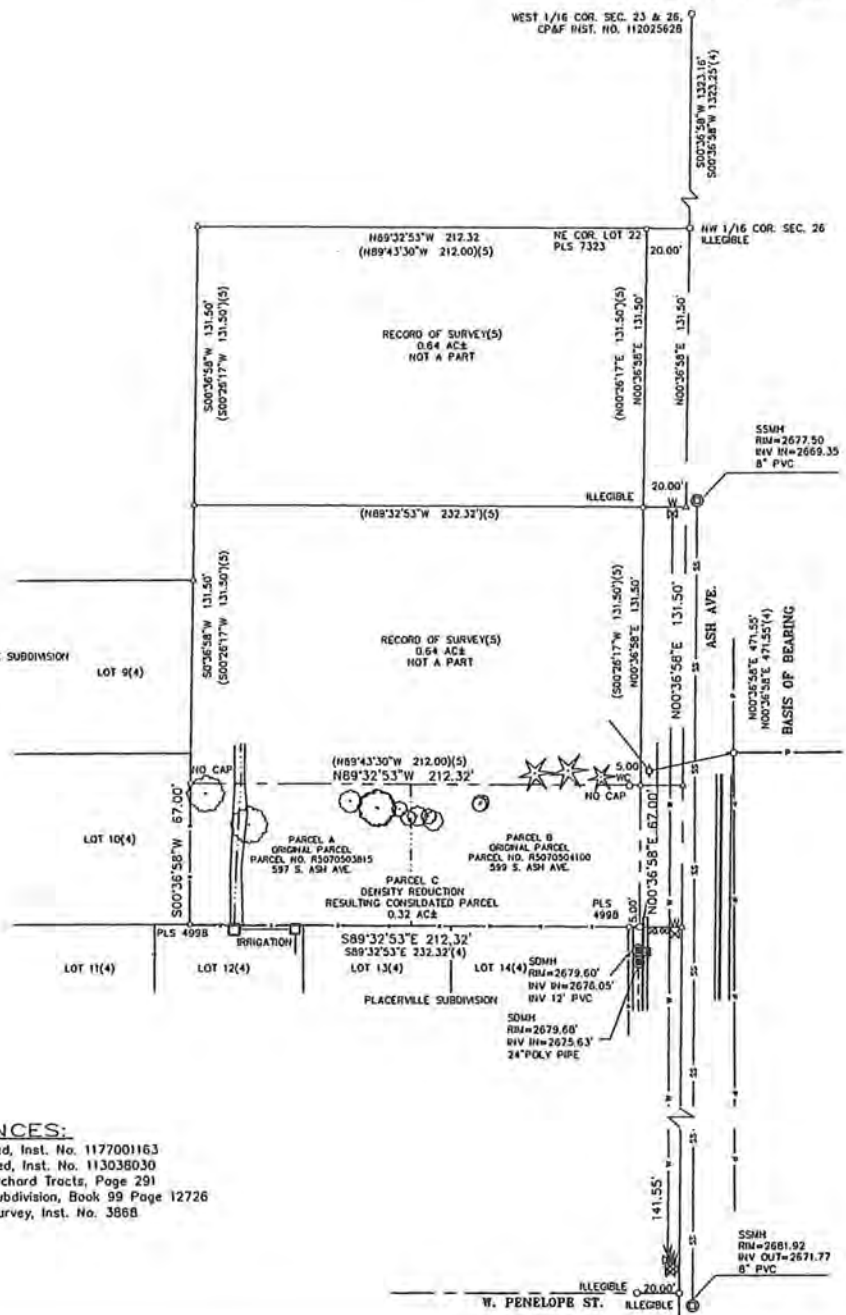


DAVID EVANS
AND ASSOCIATES INC.
4 N Viking Ave
Middleton, ID
Phone: 208-585-5858

FILE NAME: ATIA0001-EV-SITE PLANNING
PROJECT NUMBER: ATIA0001-0001
DRAFTED BY: MET
CHECKED BY: SPW

INDEX No. 214-26-0-0-0-00-00

Exhibit
B-7

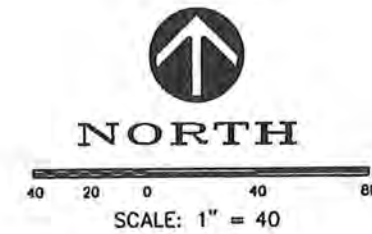
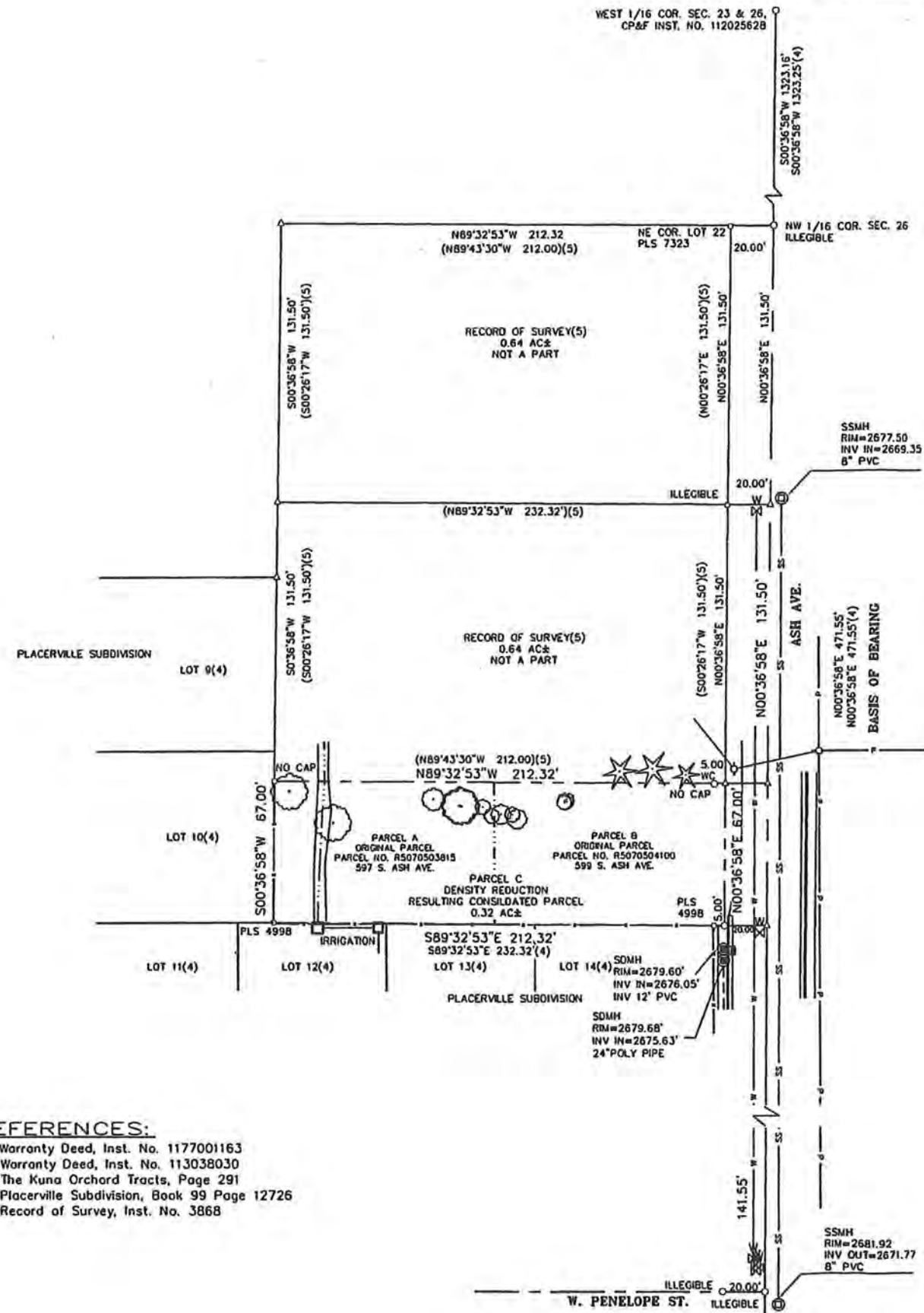


REFERENCES:

- (1) Warranty Deed, Inst. No. 1177001163
- (2) Warranty Deed, Inst. No. 113038030
- (3) The Kuna Orchard Tracts, Page 291
- (4) Placerville Subdivision, Book 99 Page 12726
- (5) Record of Survey, Inst. No. 386B

A PORTION OF LOT 22 OF THE KUNA ORCHARD TRACTS
LYING IN THE NW1/4 OF SECTION 26 T. 2 N., R 1 W., B.M.,
CITY OF KUNA, ADA COUNTY, IDAHO

RECORD OF SURVEY No. _____



LEGEND

	Boundary Line
	Section Line
	Original Parcel Line
	Existing Lot Line
	Found 1/2" Iron Pin (As Noted)
	Found 5/8"x24" Iron Pin (As Noted)
	Calculated Point
WC	Witness Corner

PREPARED FOR
A-TEAM LAND DEVELOPMENT, NOVEMBER, 2017

CERTIFICATE OF SURVEYOR

I, Sean P. Sullivan, do hereby certify that I am a Professional Land Surveyor, licensed by the State of Idaho, and that this map has been prepared from an actual survey made on the ground under my direct supervision, and that this map is an accurate representation of said survey and that it is in conformity with the Corner Perpetuation and Filing Act, Idaho Code 55-1601 through 55-1612.

Sean P. Sullivan

Professional Land Surveyor
 LICENSED
 13446
 STATE OF IOWA
 SEAN P. SULLIVAN

License No. 13446

RECORDERS CERTIFICATE

Instrument No. _____

State of Idaho)
County of Ada)

I hereby certify that this instrument was filed for
at the request of ALS at _____ minutes past _____ o'clock
_____ m, this _____ day of _____, year of 2017.

Ex-Officio Recorder	Deputy
Fee: \$5.00	



**DAVID EVANS
AND ASSOCIATES INC.**
4 N Viding Ave
Middleton, ID
Phone: 208-585-5858

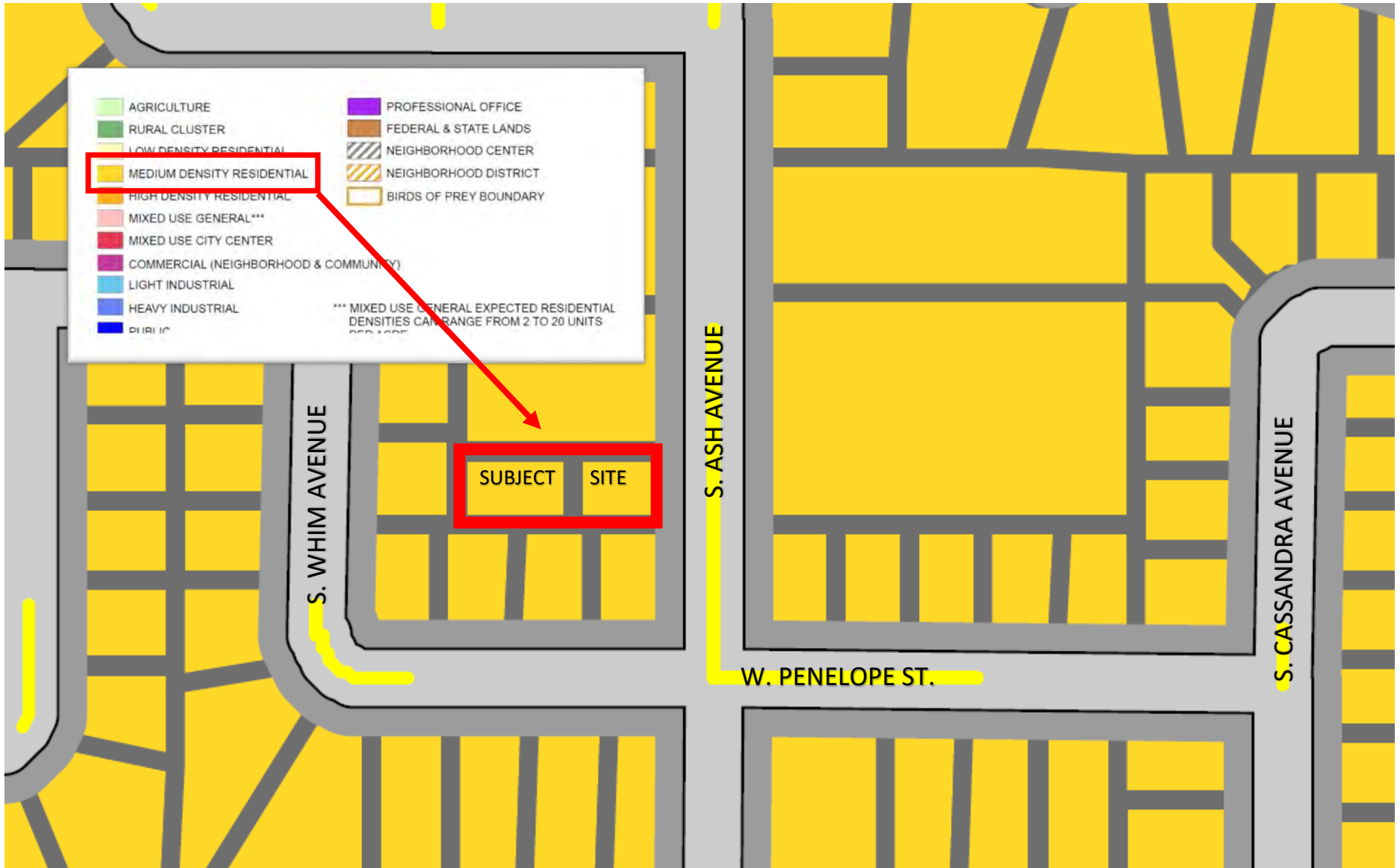
FILE NAME: ATEA0003-SV-SITE PLAN.DWG
PROJECT NUMBER: ATEA0003-0001
DRAFTED BY: MET
CHECKED BY: SPSJ

INDEX No. 214-26-0-0-0-00-00

REFERENCES:

- (1) Warranty Deed, Inst. No. 1177001163
(2) Warranty Deed, Inst. No. 113038030
(3) The Kuna Orchard Tracts, Page 291
(4) Placerville Subdivision, Book 99 Page 12726
(5) Record of Survey, Inst. No. 3868

RECEIVED
12.7.17



Trevor Kesner

From: Mike Borzick
Sent: Monday, December 18, 2017 8:41 AM
To: Trevor Kesner
Subject: RE: Kuna Planning & Zoning - 599 S. Ash Avenue Parcel Consolidation Application

Looks pretty good, been out of the business for a few years but I am wondering if Easements belong on a ROS? The main intent of the exhibit is to combine parcels so "easements" may have no bearing on the ROS, but easements will be needed or known about for connection of utilities? The plat is ease to find but if there are any other easements on those parcels I don't know? That drainage ditch is an issue, continues to be an issue, will be an issue and probably worth making a simple call in your staff report – "Drainage water has some priority and cannot be impeded, any ditches and pipes that cross said property are the sole responsibility of the owner for maintenance" – something fancy like that. Maybe Bogart the language off a Final Plat?

From: Trevor Kesner
Sent: Monday, December 18, 2017 8:23 AM
To: Mike Borzick <mborzick@kunaaid.gov>
Subject: RE: Kuna Planning & Zoning - 599 S. Ash Avenue Parcel Consolidation Application

Standard fare comments will do.
How does the proposed survey drawing and legal description look to you? Ok? No redlines?

Trevor Kesner, MCRP
Planner II
KUNA PLANNING & ZONING DEPT.
(208) 387-7731
tkesner@kunaaid.gov



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

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From: Mike Borzick
Sent: Friday, December 15, 2017 1:08 PM
To: Trevor Kesner <tkesner@kunaaid.gov>
Subject: RE: Kuna Planning & Zoning - 599 S. Ash Avenue Parcel Consolidation Application

Do you want the "OFFICIAL COMMENTS" or just...

Connect to Sewer, Water & PI. Annex water Rights. Don't cut off the Gravity Irrigation rights of downstream users. When connecting to Sewer Water PI the City needs to either make that connection (PI) or watch your Contractor make that connection (WATER – SEWER). In the case of water and Sewer the home owner is responsible for hiring a proper contractor to do the connection at the main up to the house for sewer and up to the meter pit then from the pit to the house. City installs the Meter, we can produce details if there is any confusion.

Top of my head...that's pretty close.

From: Trevor Kesner

Sent: Wednesday, December 13, 2017 12:14 PM

To: Bob Bachman <bbachman@kunaid.gov>; Kuna Rural Fire Chief <ppalmer@kunafire.com>; Terry Gammel <tgammel@kunafire.com>

Cc: Mike Borzick <mborzick@kunaid.gov>; ACHD <clittle@achdidaho.org>; jMcDaniel@adaweb.net

Subject: Kuna Planning & Zoning - 599 S. Ash Avenue Parcel Consolidation Application

Ladies & Gentlemen:

Kuna Planning & Zoning has received the attached Lot Line Adjustment application.

P&Z staff are seeking any comments or recommendations on the proposed parcel consolidation for City Council consideration at the January 2, 2018 meeting.

Please let me know if you need additional time, or if you have no comments at all.

Thanks much!

Trevor Kesner, MCRP

Planner II

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(208) 387-7731

tkesner@kunaid.gov



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