**OFFICIALS**

Joe Stear, Mayor
Briana Buban-Vonder Haar, Council President
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 16, 2018

### 6:00 P.M. REGULAR CITY COUNCIL

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

2. ***Invocation:*** Karen Hernandez, United Methodist Church

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

4. ***Consent Agenda:***

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

***A.*** City Council Meeting Minutes:

***1.*** Regular City Council Minutes, January 2, 2018

***B.*** Accounts Payable Dated January 11, 2018 in the Amount of $468,916.41

***C.*** Alcohol License

***1.*** Doughboys LLC dba Slyce Box 1353 N Meridian Road #103 – Liquor by the Drink & On Premise Beer

***D.*** Resolutions

***1.*** Consideration to approve Resolution No. R06-2018

A RESOLUTION OF THE CITY COUNCIL, OF KUNA, IDAHO APPROVING AND ADOPTING AN AMENDMENT TO THE CITY OF KUNA, IDAHO PERSONNEL MANUAL (VERSION JANUARY 2016) BY STRIKING THE CITY ENGINEER IN SECTION 10.1.1C FROM THE NAMED APPOINTED OFFICIALS SO THE CITY ENGINEER NOW IS AN EMPLOYEE SUPERVISED BY THE PUBLIC WORKS DIRECTOR; REQUIRING THE CITY CLERK TO DISTRIBUTE COPIES TO THE

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

HOLDERS OF THE PERSONNEL MANUAL; AND PROVIDING AN EFFECTIVE DATE.

***2.*** Consideration to approve Resolution No. R07-2018

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AMENDING R45-2017 TO EXTEND THE CONTRACT BY 161 DAYS FOR THE DESIGN AND CONSTRUCTION ADMINISTRATION OF THE ORCHARD LIFT STATION REPLACEMENT PROJECT TO KELLER ASSOCIATES, INC. IN THE AMOUNT OF $240,200.00; DIRECTING EXPENDITURE OF FUNDS FROM THE SANITARY SEWER FUNDS FOR SAID PROJECT; AND AUTHORIZING THE MAYOR, CITY CLERK AND CITY ENGINEER TO EXECUTE CONTRACT DOCUMENTS WITH KELLER ASSOCIATES.

***E.*** Findings of Fact and Conclusions of Law

***1.*** Consideration to approve Findings of Fact and Conclusions of Law for Case No. 17-08-AN (Annexation) for Danskin Ridge Subdivision No.s 2, 3, & 5.

***2.*** Consideration to approve Findings of Fact and Conclusions of Law for Case No.s 17-06-AN (Annexation) and 17-08-S (Subdivision) for Wapiti Creek Subdivision

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

***A.*** Project Impact STEM Academy Presentation – Mr. Neddo, Interim Director of Education and Founder

***B.*** Kuna Rural Fire District Impact Fee Report – Anne Wescott, Galena Consulting

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

***A.*** *Public Hearing that was tabled from the January 2, 2018 City Council Meeting 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 17-10-S (Pre-Plat) for Gran Prado Subdivision – Troy Behunin, Planner III

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. 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, B.M

## *7. Business Items:*

***A.*** *Informational Only* Financial results of operations YTD through December 31, 2017 – John Marsh, City Treasurer

***B.*** Consideration to approve 17-03-LS (Lot Split) and 17-04-LLA (Lot Line Adjustment) for Spaulding's – Troy Behunin, Planner III

Applicant seeks Lot Split and Lot Line Adjustment approval to adjust the existing lot and create two lots on the subject site, an original parcel. The site is located at 3975 W. Amity Rd., about 1/3 mile south of Amity Road. The Lot Split, if approved, would provide the owners with an opportunity to build a new home on the newly created parcel in the future. The Lot Line Adjustment is intended to accommodate the proposed Gran Prado Subdivision.

***C.*** Consideration to approve 17-05-LS (Lot Split) and 17-04-LLA (Lot Line Adjustment) for Anderson – Troy Behunin, Planner III

Applicant seeks Lot Split and Lot Line Adjustment approval to adjust the existing lot and create two lots on the subject site, an original parcel. The site is located at 3985 W. Amity Rd., about 1/4 mile south of Amity Road. The Lot Split, if approved, would provide the owners with an opportunity to build a new home on the newly created parcel in the future. The Lot Line Adjustment is intended to accommodate the proposed Gran Prado Subdivision.

***D.*** Consideration to reappoint Lee Young, Dana Hennis, and Cathy Gealy to the Planning & Zoning Commission for a period of three years, which will expire on January 2021. – Wendy Howell, Planning & Zoning Director

## *8. Ordinances:*

***A.*** Consideration to approve Ordinance No. 2018-01

AN ORDINANCE ANNEXING CERTAIN REAL PROPERTIES INTO THE CITY OF KUNA, IDAHO, TO WIT:

DANSKIN RIDGE SUBDIVISION NO. 2, ALL OF LOTS 12 THROUGH 31 EXCEPTING OUT 26, DANSKIN RIDGE SUBDIVISION NO. 3, ALL OF LOTS 32 THROUGH 49, AND DANSKIN RIDGE SUNDIVISION NO. 5, ALL OF LOTS 55 THROUGH 67.

ALL PROPERTIES SITUATED IN THE UNINCORPORATED AREA OF ADA COUNTY, IDAHO AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF KUNA INTO THE CITY OF KUNA, IDAHO; ESTABLISHING THE ZONING CLASSIFICATION OF SAID REAL 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*

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

***10. Executive Session:***

***11. Adjournment:***

**OFFICIALS**

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

**CITY OF KUNA**

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

# City Council Meeting
# MINUTES
# Tuesday, January 2, 2018

## 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
Ariana Welker, Deputy City Clerk
Troy Behunin, Planner III
Jace Hellman, Planner I
Paul Stevens, City Engineer

2. ***Invocation:*** Justin Sturgeon, New Beginnings Christian Church

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

4. ***Consent Agenda:***
*(Timestamp 00:01:27)*

*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.*

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***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

**Council Member Buban-Vonder Haar moved to approve the consent agenda. Seconded by Council Member McPherson. Approved by the following roll call vote:**
**Voting Aye: Council Members Cardoza, Jones, Buban-Vonder Haar, and McPherson.**
**Voting No: None**
**Absent: None**
**Motion carried 4-0.**

***A. Recognition Plaque for Council Member Jones*** – Mayor Stear
*(Timestamp 00:01:57)*

Mayor Stear presented Council Member Jones with a plaque recognizing his service to the city.

***B. Swearing in of Newly Elected Officials Richard Cardoza and Warren Christensen*** – Chris Engels, City Clerk
*(Timestamp 00:02:39)*

City Clerk Chris Engels swore in Richard Cardoza and Warren Christensen and presented them with their Certificates of Election.

***C. Recess for Change of Council***
*(Timestamp 00:04:53)*

**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**
**MINUTES**
**Tuesday, January 2, 2018**

***A. Reconvene Council Meeting***
*(Timestamp 00:06:06)*

***B. Call to Order and Roll Call***

**COUNCIL MEMBERS PRESENT:**
Mayor Joe Stear
Council Member Richard Cardoza
Council Member Warren Christensen
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
Troy Behunin, Planner III
Jace Hellman, Planner I

***C. Elect Council President***
*(Timestamp 00:06:20)*

**Council Member Cardoza moved to elect Council Member Buban-Vonder Haar Council President. Seconded by Council Member McPherson. Motion carried 4-0.**

***4. Consent Agenda** (Continued)**:***
*(Timestamp 00:06:57)*

***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 LEARING 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 LEARING CENTER TO PROVIDE AFTER SCHOOL LEARNING OPPORTUNITIES AT TEED SCHOOL FOR THE 2018-2019 SCHOOL YEAR.

**Council Member Christensen moved to move Item C2 to Item 7B for further discussion. Seconded by Council President Buban-Vonder Haar. Motion carried 4-0.**

**Council President Buban-Vonder Haar moved to approve the consent agenda as amended. Seconded by Council Member McPherson. Motion carried 4-0.**

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

***A.*** Update on the Kuna Comprehensive Plan – Lisa Bachman, JUB Engineers
*(Timestamp 00:08:49)*

Lisa Bachman from JUB Engineers provided an update and reviewed the Comprehensive Plan report. She answered questions from Council.

Mayor Stear added that the advisory committee had a good mix of people which generated more diverse ideas this time.

***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
*(Timestamp 00:22:56)*

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.

**Council President Buban-Vonder Haar moved to table 17-11-S (Subdivision) to the January 16, 2018 City Council Meeting. Seconded by Council Member McPherson. Motion carried 4-0.**

***B.*** Public Hearing and consideration to approve 17-06-AN (Annex) and 17-08-S (Subdivision) for Wapiti Creek Subdivision – Troy Behunin, Planner III
*(Timestamp 00:23:37)*

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.

Steve Arnold, 1285 Whisper Cove, Boise, Idaho 83709, provided the details of the project and stood for questions.

Planner III Troy Behunin reviewed the application and stood for questions.

Mayor Stear opened the public hearing.

Support: None

Against: None

Neutral: None

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

Council President Buban-Vonder Haar stated the request was in compliance with the Comp Plan and City Code. She was happy to see these larger lots. She also noted the Planning & Zoning Commission recommended approval.

**Council President Buban-Vonder Haar moved to approve 17-06-AN (Annex) and 17-08-S (Subdivision) with the conditions of approval as listed in the packet. Seconded by Council Member McPherson. Motion carried 4-0.**

***C.*** Public Hearing and consideration to approve 17-08-AN (Annexation) for Danskin Ridge Subdivision No.'s 2, 3 & 5 – Richard Roats, City Attorney
*(Timestamp 00:35:20)*

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.

City Attorney Richard Roats presented the application and stood for questions.

Mayor Stear added his support for annexing these properties into Kuna City limits.

Council Member Cardoza inquired how the effluent would be handled.

Mr. Roats explained the process.

Council Member Cardoza asked who was paying for the sanitation of the pond.

Mr. Roats responded there would be a reimbursement agreement between the developer and the City.

Mayor Stear opened the public hearing.

Support: None

Against: None

Neutral: None

Bob Chaney, 8163 S. Buffalo Creek, Meridian, Idaho 83642, a property owner in the Danskin Ridge Subdivision and HOA president, provided Council a review of the HOA and the waste treatment for the subdivision. He requested a waiver of interceptor fees for connection.

Mayor Stear clarified Mr. Chaney was not in opposition of the annexation and was only requesting a fee waiver.

Shawn Chippewa, 8182 S. Buffalo Creek Lane, Meridian, Idaho 83642, was the treasurer of the HOA and also requested consideration of a waiver of interceptor fees for connection.

Mr. Roats responded to the request made in testimony. He recommended that Council not waive the fees but consider spreading out the fees over a period of time.

Council President Buban-Vonder Haar asked if only one fee should be charged.

Mr. Roats explained the decision that had been made regarding that with similar situations.

Council President Buban-Vonder Haar asked if Mr. Chaney felt a payment plan would be a good middle ground.

Mr. Chaney replied it was an option but he still felt the fee was unfair.

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

Council President Buban-Vonder Haar asked when the fee would be due and if the initial payment could be delayed if they went on a payment plan.

Mr. Roats explained what needed to happen before the fee would be assessed and that it was open as to how they arranged it.

Council Member Cardoza wanted to know who would own the pipes and grinders.

Mr. Roats replied the HOA would continue to own them.

Council President Buban-Vonder Haar asked how the grinders worked and if there was some benefit for using them.

Mr. Roats described how they work.

**Council President Buban-Vonder Haar moved to approve 17-08-AN (Annexation) with the conditions of approval as listed in the packet and a note to staff to be as helpful as possible in working with the residents to establish payment plans and duration of payment plans and things in that regard. Seconded by Council Member McPherson. Motion carried 4-0.**

## *7. Business Items:*

***A.*** Consideration to approve 17-05-LLA (Lot Line Adjustment) for Thomas Nicholson – Jace Hellman, Planner I
*(Timestamp 01:09:14)*

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.

Planner I Jace Hellman presented the application and stood for questions.

**Council President Buban-Vonder Haar moved to approve 17-05-LLA (Lot Line Adjustment) with the conditions of approval as listed in the packet. Seconded by Council Member McPherson. Motion carried 4-0.**

***B.*** Consideration to approve Resolution No. R02-2018
*Moved from C2 on the Consent Agenda to 7B.*
*(Timestamp 01:11:24)*

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.

Council Member Christensen asked if, by approving the resolution, they would no longer discuss the purchase price and value.

City Attorney Richard Roats explained how acquiring property for the city worked.

**Council President Buban-Vonder Haar moved to approve R02-2018. Seconded by Council Member McPherson. Motion carried 4-0.**

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

***9. Mayor/Council Announcements:***
*(Timestamp 01:15:30)*

Mayor Stear asked if there were any announcements. There were none.

***10. Executive Session:***

***A.*** Adjourn to Executive Session Pursuant to Idaho Code 74-206(f) for the Purpose of Potential Litigation
*(Timestamp 01:15:40)*

**Council President Buban-Vonder Haar moved to Adjourn to Executive Session Pursuant to Idaho Code 74-206(f) for the Purpose of Potential Litigation. Seconded by Council Member McPherson. Approved by the following roll call vote:**
**Voting Aye: Council Members Cardoza, Christensen, Buban-Vonder Haar, and McPherson.**
**Voting No: None**
**Absent: None**
**Motion carried 4-0.**

**Adjournment to Executive Session: 7:20 p.m.**

**Executive Session adjourned at 8:10 p.m.**

**Council President Buban-Vonder Haar moved to approve extending the Cougar 2017 Water & Pressurized Irrigation Main contract to October 16, 2017. Seconded by Council Member McPherson. Motion carried 4-0.**

***11. Adjournment: 8:13 p.m.***

_____
Joe L. Stear, Mayor

ATTEST:

_____
Chris Engels, City Clerk

*Minutes prepared by Ariana Welker, Deputy City Clerk*
*Date Approved: CCM 01.16.2018*

City of Kuna | Payment Approval Report - City Council Approval | Page: 1
Report dates: 12/29/2017-1/11/2018 | Jan 11, 2018 07:12PM

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-293410 | | HITECH RESTROOM RENTAL, SN#T273 AT CITY FARM, ON CALL SERVICE, SEWER, DEC 17 | 01/05/2018 | 50.00 | .00 | 21-6212 RENT-EQUIPMENT | 0 | 1/18 | | |
| Total B-293410: | | | | | | 50.00 | .00 | | | | | |
| 1463 | A COMPANY, INC. | B-293745 | | PICKUP HITECH RENTAL AT CITY HALL, DEC 17, PARKS | 01/05/2018 | 30.00 | .00 | 01-6212 RENT-EQUIPMENT | 1004 | 1/18 | | |
| Total B-293745: | | | | | | 30.00 | .00 | | | | | |
| Total A COMPANY, INC.: | | | | | | 80.00 | .00 | | | | | |
| **ABC STAMP, SIGNS & AWARDS** | | | | | | | | | | | | |
| 277 | ABC STAMP, SIGNS & AWARDS | 0511999 | 6483 | NAME PLATE FOR BRIANA BUBAN-VONDER HAAR, COUNCIL PRESIDENT, JAN 18 | 01/05/2018 | 16.32 | .00 | 01-6165 OFFICE SUPPLIES | 0 | 1/18 | | |
| 277 | ABC STAMP, SIGNS & AWARDS | 0511999 | 6483 | NAME PLATE FOR BRIANA BUBAN-VONDER HAAR, COUNCIL PRESIDENT, JAN 18, WATER | 01/05/2018 | .73 | .00 | 20-6165 0FFICE SUPPLIES | 0 | 1/18 | | |
| 277 | ABC STAMP, SIGNS & AWARDS | 0511999 | 6483 | NAME PLATE FOR BRIANA BUBAN-VONDER HAAR, COUNCIL PRESIDENT, JAN 18, SEWER | 01/05/2018 | .73 | .00 | 21-6165 OFFICE SUPPLIES | 0 | 1/18 | | |
| 277 | ABC STAMP, SIGNS & AWARDS | 0511999 | 6483 | NAME PLATE FOR BRIANA BUBAN-VONDER HAAR, COUNCIL PRESIDENT, JAN 18, PI | 01/05/2018 | .37 | .00 | 25-6165 OFFICE SUPPLIES | 0 | 1/18 | | |
| Total 0511999: | | | | | | 18.15 | .00 | | | | | |

| Vendor # | Vendor Name | Invoice Number | PO # | Description | Invoice Date | Net Invoice Amount | Amount Paid | GL Account and Title | GL Activity # | GL Period | Date Paid | Voided |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Total ABC STAMP, SIGNS & AWARDS: | | | | | | 18.15 | .00 | | | | | |
| **ACEM** | | | | | | | | | | | | |
| 839 | ACEM | 60218.00 | | 2ND QTR MEMBERSHIP CONTRIBUTION DUES FOR FY 2018, JAN 18 | 01/01/2018 | 1,625.25 | .00 | 01-6075 DUES & MEMBERSHIPS | 0 | 1/18 | | |
| Total 60218.00: | | | | | | 1,625.25 | .00 | | | | | |
| Total ACEM: | | | | | | 1,625.25 | .00 | | | | | |
| **ADA COUNTY HIGHWAY DISTRICT (IMPACT)** | | | | | | | | | | | | |
| 5 | ADA COUNTY HIGHWAY DISTRICT (IMPACT) | 12282017ACH | | ACHD IMPACT FEE FOR DECEMBER 2017 | 12/28/2017 | 109,706.00 | 109,706.00 | 01-2510 ACHD IMPACT FEE TRANSFER | 0 | 12/17 | 01/08/2018 | |
| Total 12282017ACHD: | | | | | | 109,706.00 | 109,706.00 | | | | | |
| Total ADA COUNTY HIGHWAY DISTRICT (IMPACT): | | | | | | 109,706.00 | 109,706.00 | | | | | |
| **ADA COUNTY PROSECUTING ATTORNE** | | | | | | | | | | | | |
| 176 | ADA COUNTY PROSECUTING ATTORNE | DEC 2017 | | PROSECUTORIAL SERVICES DEC 17 | 12/18/2017 | 4,379.33 | .00 | 01-6203 PROSECUTORIAL SERVICES | 0 | 12/17 | | |
| Total DEC 2017: | | | | | | 4,379.33 | .00 | | | | | |
| Total ADA COUNTY PROSECUTING ATTORNE: | | | | | | 4,379.33 | .00 | | | | | |
| **ADA COUNTY SHERIFF'S OFFICE** | | | | | | | | | | | | |
| 6 | ADA COUNTY SHERIFF'S OFFICE | 7492 | | SHERIFF SERVICES, JAN 18 | 01/03/2018 | 159,523.66 | .00 | 01-6000 LAW ENFORCEMENT SERVICES | 0 | 1/18 | | |
| Total 7492: | | | | | | 159,523.66 | .00 | | | | | |
| Total ADA COUNTY SHERIFF'S OFFICE: | | | | | | 159,523.66 | .00 | | | | | |

| Vendor # | Vendor Name | Invoice Number | PO # | Description | Invoice Date | Net Invoice Amount | Amount Paid | GL Account and Title | GL Activity # | GL Period | Date Paid | Voided |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| AGNEW BECK CONSULTING, INC. | | | | | | | | | | | | |
| 1883 | AGNEW BECK CONSULTING, INC. | 6972 | | PROFESSIONAL SERVICES WORK COMPELTED 11-1-17 TO 11-30-17, CONSULTING, REVIEW, REFINE, IMPLEMENT, DEC 17 | 12/16/2017 | 8,500.69 | .00 | 01-6202 PR0FESSI0NAL SERVICES | 1003 | 12/17 | | |
| Total 6972: | | | | | | 8,500.69 | .00 | | | | | |
| Total AGNEW BECK CONSULTING, INC.: | | | | | | 8,500.69 | .00 | | | | | |
| **ALLSTREAM BUSINESS US, INC** | | | | | | | | | | | | |
| 1411 | ALLSTREAM BUSINESS US, INC | 15090363 | | MONTHLY DATA, TELEPHONE, NETWORK, 1-1-18 TO 1-31-18, JAN 18 | 01/01/2018 | 581.50 | .00 | 01-6255 TELEPH0NE | 0 | 1/18 | | |
| 1411 | ALLSTREAM BUSINESS US, INC | 15090363 | | MONTHLY DATA, TELEPHONE, NETWORK, 1-1-18 TO 1-31-18, JAN 18, P&Z | 01/01/2018 | 207.69 | .00 | 01-6255 TELEPH0NE | 1003 | 1/18 | | |
| 1411 | ALLSTREAM BUSINESS US, INC | 15090363 | | MONTHLY DATA, TELEPHONE, NETWORK, 1-1-18 TO 1-31-18, JAN 18, WATER | 01/01/2018 | 539.98 | .00 | 20-6255 TELEPH0NE EXPENSE | 0 | 1/18 | | |
| 1411 | ALLSTREAM BUSINESS US, INC | 15090363 | | MONTHLY DATA, TELEPHONE, NETWORK, 1-1-18 TO 1-31-18, JAN 18, SEWER | 01/01/2018 | 539.98 | .00 | 21-6255 TELEPH0NE EXPENSE | 0 | 1/18 | | |
| 1411 | ALLSTREAM BUSINESS US, INC | 15090363 | | MONTHLY DATA, TELEPHONE, NETWORK, 1-1-18 TO 1-31-18, JAN 18, PI | 01/01/2018 | 207.69 | .00 | 25-6255 TELEPH0NE EXPENSE | 0 | 1/18 | | |
| Total 15090363: | | | | | | 2,076.84 | .00 | | | | | |
| Total ALLSTREAM BUSINESS US, INC: | | | | | | 2,076.84 | .00 | | | | | |
| **ANALYTICAL LABORATORIES** | | | | | | | | | | | | |
| 1 | ANALYTICAL LABORATORIES | 50235 | | LAB TESTS, WATER, DEC 17 | 12/31/2017 | 4,233.20 | .00 | 20-6150 M & R - SYSTEM | 0 | 12/17 | | |
| Total 50235: | | | | | | 4,233.20 | .00 | | | | | |

| Vendor # | Vendor Name | Invoice Number | PO # | Description | Invoice Date | Net Invoice Amount | Amount Paid | GL Account and Title | GL Activity # | GL Period | Date Paid | Voided |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | ANALYTICAL LABORATORIES | 50236 | | LAB TESTS, SEWER, DEC 17 | 12/31/2017 | 1,099.15 | .00 | 21-6152 M & R - LABORATORY COSTS | 0 | 12/17 | | |
| Total 50236: | | | | | | 1,099.15 | .00 | | | | | |
| Total ANALYTICAL LABORATORIES: | | | | | | 5,332.35 | .00 | | | | | |
| **AUTOZONE, INC.** | | | | | | | | | | | | |
| 1606 | AUTOZONE, INC. | 4126528696 | 6436 | GAUGES FOR THE TOOL BOXES TRUCK #23, DEC.'17 | 12/18/2017 | 13.78 | .00 | 21-6175 SMALL TOOLS | 0 | 12/17 | | |
| Total 4126528696: | | | | | | 13.78 | .00 | | | | | |
| Total AUTOZONE, INC.: | | | | | | 13.78 | .00 | | | | | |
| **BHS SPECIALTY CHEMICALS** | | | | | | | | | | | | |
| 512 | BHS SPECIALTY CHEMICALS | 92477A | | FUEL SURCHARGE ON ORIGINAL INV#92477, D CROSSLEY, WATER, DEC 17 | 12/15/2017 | 8.91 | .00 | 20-6150 M & R - SYSTEM | 0 | 12/17 | | |
| Total 92477A: | | | | | | 8.91 | .00 | | | | | |
| Total BHS SPECIALTY CHEMICALS: | | | | | | 8.91 | .00 | | | | | |
| **BURKHOLDER GROUP, INC** | | | | | | | | | | | | |
| 1753 | BURKHOLDER GROUP, INC | 121217 | 6508 | TREE REMOVAL AT BERNIE FISHER PARK, STUMP GROUND OFF, J LORENTZ, PARKS, JAN 18 | 12/12/2017 | 2,520.00 | .00 | 01-6150 MAINTENANCE & REPAIRS - SYSTEM | 1004 | 1/18 | | |
| Total 121217: | | | | | | 2,520.00 | .00 | | | | | |
| Total BURKHOLDER GROUP, INC: | | | | | | 2,520.00 | .00 | | | | | |
| **BUTLER ACTUATOR SERVICES** | | | | | | | | | | | | |
| 1811 | BUTLER ACTUATOR SERVICES | 1044 | 6470 | LABOR TO INSTALL AND REPAIR 1 AUMA ELECTRIC ACTUATOR, T SHAFFER, JAN 18 | 12/21/2017 | 380.00 | .00 | 21-6142 MAINT. & REPAIRS - EQUIPMENT | 0 | 12/17 | | |

| Vendor # | Vendor Name | Invoice Number | PO # | Description | Invoice Date | Net Invoice Amount | Amount Paid | GL Account and Title | GL Activity # | GL Period | Date Paid | Voided |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Total 1044: | | | | | | 380.00 | .00 | | | | | |
| Total BUTLER ACTUATOR SERVICES: | | | | | | 380.00 | .00 | | | | | |
| **CASELLE INC** | | | | | | | | | | | | |
| 1239 | CASELLE INC | 84123 | | CONTRACT SUPPORT AND MAINTENANCE 12-1-17 TO 12-31-17, DEC 17 | 11/01/2017 | 459.20 | .00 | 01-6052 CONTRACT SERVICES | 0 | 12/17 | | |
| 1239 | CASELLE INC | 84123 | | CONTRACT SUPPORT AND MAINTENANCE 12-1-17 TO 12-31-17, DEC 17, P&Z | 11/01/2017 | 147.60 | .00 | 01-6052 CONTRACT SERVICES | 1003 | 12/17 | | |
| 1239 | CASELLE INC | 84123 | | CONTRACT SUPPORT AND MAINTENANCE 12-1-17 TO 12-31-17, DEC 17, WATER | 11/01/2017 | 434.60 | .00 | 20-6052 CONTRACT SERVICES | 0 | 12/17 | | |
| 1239 | CASELLE INC | 84123 | | CONTRACT SUPPORT AND MAINTENANCE 12-1-17 TO 12-31-17, DEC 17, SEWER | 11/01/2017 | 434.60 | .00 | 21-6052 C0NTRACT SERVICES | 0 | 12/17 | | |
| 1239 | CASELLE INC | 84123 | | CONTRACT SUPPORT AND MAINTENANCE 12-1-17 TO 12-31-17, DEC 17, PI | 11/01/2017 | 164.00 | .00 | 25-6052 C0NTRACT SERVICES | 0 | 12/17 | | |
| Total 84123: | | | | | | 1,640.00 | .00 | | | | | |
| 1239 | CASELLE INC | 84722 | | CONTRACT SUPPORT AND MAINTENANCE, 1-1-18 TO 1-31-18, DEC 17 | 12/01/2017 | 459.20 | .00 | 01-6052 CONTRACT SERVICES | 0 | 12/17 | | |
| 1239 | CASELLE INC | 84722 | | CONTRACT SUPPORT AND MAINTENANCE, 1-1-18 TO 1-31-18, DEC 17, P&Z | 12/01/2017 | 147.60 | .00 | 01-6052 CONTRACT SERVICES | 1003 | 12/17 | | |
| 1239 | CASELLE INC | 84722 | | CONTRACT SUPPORT AND MAINTENANCE, 1-1-18 TO 1-31-18, DEC 17, WATER | 12/01/2017 | 434.60 | .00 | 20-6052 CONTRACT SERVICES | 0 | 12/17 | | |
| 1239 | CASELLE INC | 84722 | | CONTRACT SUPPORT AND MAINTENANCE, 1-1-18 TO 1-31-18, DEC 17, SEWER | 12/01/2017 | 434.60 | .00 | 21-6052 C0NTRACT SERVICES | 0 | 12/17 | | |
| 1239 | CASELLE INC | 84722 | | CONTRACT SUPPORT AND MAINTENANCE, 1-1-18 TO | | | | | | | | |

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | 1-31-18, DEC 17, PI | 12/01/2017 | 164.00 | .00 | 25-6052 C0NTRACT SERVICES | 0 | 12/17 | | |
| Total 84722: | | | | | | 1,640.00 | .00 | | | | | |
| Total CASELLE INC: | | | | | | 3,280.00 | .00 | | | | | |
| **CITIBANK, N.A.** | | | | | | | | | | | | |
| 1874 | CITIBANK, N.A. | 100021796 | 6457 | TRUCK TOOLBOX, FOR TRUCK #32, B.BACHMAN, DEC.'17 - PARKS | 12/22/2017 | 223.99 | .00 | 01-6305 VEHICLE MAINTENANCE & REPAIRS | 1004 | 12/17 | | |
| Total 100021796: | | | | | | 223.99 | .00 | | | | | |
| 1874 | CITIBANK, N.A. | 100022182 | 6462 | WIRING HARNESS EXTENSION, B.WITHROW, DEC.'17 | 12/26/2017 | 7.99 | .00 | 01-6142 MAINT. & REPAIR - EQUIPMENT | 1004 | 12/17 | | |
| Total 100022182: | | | | | | 7.99 | .00 | | | | | |
| 1874 | CITIBANK, N.A. | 200033985 | 6384 | 4 EA. WINTER HATS, 1 EA. 3XL WINTER JACKET, 1 EA. XL WINTER JACKET, 1 EA. 2XL WINTER JACKET, 2 EA. LG WINTER JACKETS, DEC.'17 - PARKS | 12/01/2017 | 409.91 | .00 | 01-6285 UNIF0RMS | 1004 | 12/17 | | |
| Total 200033985: | | | | | | 409.91 | .00 | | | | | |
| 1874 | CITIBANK, N.A. | 200034562 | | 1 EA. 20V DRILL WITH 2 YEAR REPLACEMENT PLAN, J.MORFIN, DEC.'17 - PARKS | 12/05/2017 | 114.98 | .00 | 01-6175 SMALL TOOLS | 1004 | 12/17 | | |
| Total 200034562: | | | | | | 114.98 | .00 | | | | | |
| 1874 | CITIBANK, N.A. | 200035907 | 6428 | JS CORD FOR PLUGGING IN BACKHOE, M.MEADE, DEC.'17 | 12/14/2017 | 19.99 | .00 | 01-6142 MAINT. & REPAIR - EQUIPMENT | 1004 | 12/17 | | |

| Vendor # | Vendor Name | Invoice Number | PO # | Description | Invoice Date | Net Invoice Amount | Amount Paid | GL Account and Title | GL Activity # | GL Period | Date Paid | Voided |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Total 200035907: | | | | | | 19.99 | .00 | | | | | |
| 1874 | CITIBANK, N.A. | 200035912 | 6428 | AIR FILTER CANISTER, M.MEADE, DEC.'17 | 12/14/2017 | 12.98 | .00 | 01-6142 MAINT. & REPAIR - EQUIPMENT | 1004 | 12/17 | | |
| Total 200035912: | | | | | | 12.98 | .00 | | | | | |
| 1874 | CITIBANK, N.A. | 200037919 | 6462 | WIRELESS REMOTE FOR TANK SPRAYER, B.WITHROW, DEC.'17 | 12/26/2017 | 29.99 | .00 | 01-6142 MAINT. & REPAIR - EQUIPMENT | 1004 | 12/17 | | |
| 1874 | CITIBANK, N.A. | 200037919 | 6462 | ATV SPREADER FOR ICE MELT, B.WITHROW, DEC.'17 | 12/26/2017 | 149.99 | .00 | 01-6175 SMALL TOOLS | 1004 | 12/17 | | |
| Total 200037919: | | | | | | 179.98 | .00 | | | | | |
| Total CITIBANK, N.A.: | | | | | | 969.82 | .00 | | | | | |
| **COMPASS** | | | | | | | | | | | | |
| 4 | COMPASS | 218044 | | 2ND QTR MEMBERSHIP DUES, FY2018, JAN 18 | 01/02/2018 | 2,171.50 | .00 | 01-6075 DUES & MEMBERSHIPS | 0 | 1/18 | | |
| Total 218044: | | | | | | 2,171.50 | .00 | | | | | |
| Total COMPASS: | | | | | | 2,171.50 | .00 | | | | | |
| **CORE & MAIN LP** | | | | | | | | | | | | |
| 63 | CORE & MAIN LP | H553122 | 6437 | 32 METERS, KITS, GASKETS, B.BURR, DEC.'17 | 12/19/2017 | 23,379.56 | .00 | 20-6020 CAPITAL IMPR0VEMENTS | 1089 | 12/17 | | |
| Total H553122: | | | | | | 23,379.56 | .00 | | | | | |
| 63 | CORE & MAIN LP | I135519 | 6437 | METERS, KITS, GASKETS, B.BURR, DEC.'17 | 12/19/2017 | 9,337.80 | .00 | 20-6020 CAPITAL IMPR0VEMENTS | 1089 | 12/17 | | |
| Total I135519: | | | | | | 9,337.80 | .00 | | | | | |

| Vendor # | Vendor Name | Invoice Number | PO # | Description | Invoice Date | Net Invoice Amount | Amount Paid | GL Account and Title | GL Activity # | GL Period | Date Paid | Voided |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 63 | CORE & MAIN LP | I246114 | 6438 | HAND MEASURING WHEELS, B.BURR, DEC.'17, WATER | 12/19/2017 | 98.00 | .00 | 20-6175 SMALL TOOLS | 0 | 12/17 | | |
| 63 | CORE & MAIN LP | I246114 | 6438 | HAND MEASURING WHEELS, B.BURR, DEC.'17, PI | 12/19/2017 | 24.50 | .00 | 25-6175 SMALL TOOLS | 0 | 12/17 | | |
| Total I246114: | | | | | | 122.50 | .00 | | | | | |
| Total CORE & MAIN LP: | | | | | | 32,839.86 | .00 | | | | | |
| **CUSTOM ELECTRIC, INC.** | | | | | | | | | | | | |
| 147 | CUSTOM ELECTRIC, INC. | 7831 | 6474 | REPLACEMENT HEATERS FOR BARN AND BLOWER BLDG. T.FLEMING, JAN.'18 | 01/02/2018 | 1,700.00 | .00 | 21-6140 MAINT & REPAIR BUILDING | 0 | 1/18 | | |
| Total 7831: | | | | | | 1,700.00 | .00 | | | | | |
| Total CUSTOM ELECTRIC, INC.: | | | | | | 1,700.00 | .00 | | | | | |
| **DAVID ROE** | | | | | | | | | | | | |
| 1906 | DAVID ROE | 187599 | 6506 | CLEANUP OF SHORTLINE SHOP, HAULING DEBRIS, CONCRETE, ETC. TO WASTE FACILITY, PARKS, JAN 18 | 01/06/2018 | 777.00 | .00 | 01-6150 MAINTENANCE & REPAIRS - SYSTEM | 1004 | 1/18 | | |
| Total 187599: | | | | | | 777.00 | .00 | | | | | |
| Total DAVID ROE: | | | | | | 777.00 | .00 | | | | | |
| **DIGLINE** | | | | | | | | | | | | |
| 25 | DIGLINE | 0057413-IN | | DIG FEES, DEC 17, WATER | 12/31/2017 | 92.65 | .00 | 20-6065 DIG LINE EXPENSE | 0 | 12/17 | | |
| 25 | DIGLINE | 0057413-IN | | DIG FEES, DEC 17, SEWER | 12/31/2017 | 92.65 | .00 | 21-6065 DIG LINE EXPENSE | 0 | 12/17 | | |
| 25 | DIGLINE | 0057413-IN | | DIG FEES, DEC 17, PI | 12/31/2017 | 35.29 | .00 | 25-6065 DIG LINE EXPENSE | 0 | 12/17 | | |

| Vendor # | Vendor Name | Invoice Number | PO # | Description | Invoice Date | Net Invoice Amount | Amount Paid | GL Account and Title | GL Activity # | GL Period | Date Paid | Voided |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Total 0057413-IN: | | | | | | 220.59 | .00 | | | | | |
| Total DIGLINE: | | | | | | 220.59 | .00 | | | | | |
| **DMH ENTERPRISES** | | | | | | | | | | | | |
| 1745 | DMH ENTERPRISES | 12312017DMH | | PLUMBING PERMITS FOR DECEMBER 2017 | 12/31/2017 | 6,005.26 | 6,005.26 | 01-6202 PR0FESSI0NAL SERVICES | 1003 | 12/17 | 01/08/2018 | |
| Total 12312017DMH: | | | | | | 6,005.26 | 6,005.26 | | | | | |
| Total DMH ENTERPRISES: | | | | | | 6,005.26 | 6,005.26 | | | | | |
| **ED STAUB & SONS PETROLEUM, INC** | | | | | | | | | | | | |
| 1731 | ED STAUB & SONS PETROLEUM, INC | N53363-IN | | REFILL PROPANE TANK AT SHORTLINE, DEC 17, PARKS | 12/21/2017 | 125.66 | .00 | 01-6290 UTILITIES | 0 | 12/17 | | |
| 1731 | ED STAUB & SONS PETROLEUM, INC | N53363-IN | | REFILL PROPANE TANK AT SHORTLINE, DEC 17, WATER | 12/21/2017 | 106.64 | .00 | 20-6290 UTILITIES EXPENSE | 0 | 12/17 | | |
| 1731 | ED STAUB & SONS PETROLEUM, INC | N53363-IN | | REFILL PROPANE TANK AT SHORTLINE, DEC 17, SEWER | 12/21/2017 | 102.83 | .00 | 21-6290 UTILITIES EXPENSE | 0 | 12/17 | | |
| 1731 | ED STAUB & SONS PETROLEUM, INC | N53363-IN | | REFILL PROPANE TANK AT SHORTLINE, DEC 17, PI | 12/21/2017 | 45.70 | .00 | 25-6290 UTILITIES EXPENSE | 0 | 12/17 | | |
| 1731 | ED STAUB & SONS PETROLEUM, INC | N53363-IN | | REFILL PROPANE TANK AT SHORTLINE, DEC 17, BANK FEES | 12/21/2017 | 5.61 | .00 | 01-6505 BANK FEES | 0 | 12/17 | | |
| Total N53363-IN: | | | | | | 386.44 | .00 | | | | | |
| 1731 | ED STAUB & SONS PETROLEUM, INC | N53773-IN | | PROPANE TANK REFILL FOR SHORTLINE, JAN 18, PARKS | 01/03/2018 | 147.10 | .00 | 01-6290 UTILITIES | 1004 | 1/18 | | |
| 1731 | ED STAUB & SONS PETROLEUM, INC | N53773-IN | | PROPANE TANK REFILL FOR SHORTLINE, JAN 18, WATER | 01/03/2018 | 58.84 | .00 | 20-6290 UTILITIES EXPENSE | 0 | 1/18 | | |
| 1731 | ED STAUB & SONS PETROLEUM, INC | N53773-IN | | PROPANE TANK REFILL FOR SHORTLINE, JAN 18, SEWER | 01/03/2018 | 58.84 | .00 | 21-6290 UTILITIES EXPENSE | 0 | 1/18 | | |

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1731 | ED STAUB & SONS PETROLEUM, INC | N53773-IN | | PROPANE TANK REFILL FOR SHORTLINE, JAN 18, PI | 01/03/2018 | 29.42 | .00 | 25-6290 UTILITIES EXPENSE | 0 | 1/18 | | |
| Total N53773-IN: | | | | | | 294.20 | .00 | | | | | |
| Total ED STAUB & SONS PETROLEUM, INC: | | | | | | 680.64 | .00 | | | | | |
| **ELECTRICAL CONTROLS & INSTRUMENTATION** | | | | | | | | | | | | |
| 1744 | ELECTRICAL CONTROLS & INSTRUMENTATION | 12292017ECI | | ELECTRICAL PERMITS FOR DECEMBER 2017 | 12/29/2017 | 10,206.60 | 10,206.60 | 01-6202 PR0FESSI0NAL SERVICES | 1003 | 12/17 | 01/08/2018 | |
| Total 12292017ECI: | | | | | | 10,206.60 | 10,206.60 | | | | | |
| Total ELECTRICAL CONTROLS & INSTRUMENTATION: | | | | | | 10,206.60 | 10,206.60 | | | | | |
| **ESRI** | | | | | | | | | | | | |
| 807 | ESRI | 93395057 | 6433 | ARC GIS LICENSE RENEWALS, DEC 17, P&Z | 12/22/2017 | 891.00 | .00 | 01-6150 MAINTENANCE & REPAIRS - SYSTEM | 1003 | 12/17 | | |
| 807 | ESRI | 93395057 | 6433 | ARC GIS LICENSE RENEWALS, DEC 17, WATER | 12/22/2017 | 756.00 | .00 | 20-6052 CONTRACT SERVICES | 0 | 12/17 | | |
| 807 | ESRI | 93395057 | 6433 | ARC GIS LICENSE RENEWALS, DEC 17, SEWER | 12/22/2017 | 729.00 | .00 | 21-6052 C0NTRACT SERVICES | 0 | 12/17 | | |
| 807 | ESRI | 93395057 | 6433 | ARC GIS LICENSE RENEWALS, DEC 17, PI | 12/22/2017 | 324.00 | .00 | 25-6052 C0NTRACT SERVICES | 0 | 12/17 | | |
| Total 93395057: | | | | | | 2,700.00 | .00 | | | | | |
| Total ESRI: | | | | | | 2,700.00 | .00 | | | | | |
| **FERGUSON ENTERPRISES INC** | | | | | | | | | | | | |
| 219 | FERGUSON ENTERPRISES INC | 0674136 | | 7 EA LIFT NUT TO REPAIR LAGOON SLIDE GATES, SEWER, DEC 17 | 12/28/2017 | 592.00 | .00 | 21-6160 MISCELLANE0US EXPENSES | 0 | 12/17 | | |

| Vendor # | Vendor Name | Invoice Number | PO # | Description | Invoice Date | Net Invoice Amount | Amount Paid | GL Account and Title | GL Activity # | GL Period | Date Paid | Voided |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Total 0674136: | | | | | | 592.00 | .00 | | | | | |
| 219 | FERGUSON ENTERPRISES INC | 0674445 | | 4 EA BRZ LIFT NUT FOR SEWER LAGOON, T FLEMING, DEC 17, SEWER | 12/21/2017 | 275.00 | .00 | 21-6160 MISCELLANE0US EXPENSES | 0 | 12/17 | | |
| Total 0674445: | | | | | | 275.00 | .00 | | | | | |
| 219 | FERGUSON ENTERPRISES INC | 0674500 | | 1'0 HYD EXT, HYDRANT WORK ON AVE E AND MAIN ST, C DEYOUNG, DEC 17, WATER | 12/19/2017 | 665.53 | .00 | 20-6150 M & R - SYSTEM | 0 | 12/17 | | |
| Total 0674500: | | | | | | 665.53 | .00 | | | | | |
| 219 | FERGUSON ENTERPRISES INC | 0674743 | 6454 | 4 MK PACKING CLAMPS, 4 BASKETS, ACCESSORIES, PI REPAIR ON BOBBY ST. , DEC 17 | 12/21/2017 | 165.89 | .00 | 25-6150 MAINT. & REPAIRS - SYSTEM (PI) | 0 | 12/17 | | |
| Total 0674743: | | | | | | 165.89 | .00 | | | | | |
| 219 | FERGUSON ENTERPRISES INC | 0674862 | | HYDRANT INSTALL LABOR ON MAIN AND AVE E, C DEYOUNG, DEC 17, WATER | 12/22/2017 | 175.00 | .00 | 20-6150 M & R - SYSTEM | 0 | 12/17 | | |
| Total 0674862: | | | | | | 175.00 | .00 | | | | | |
| Total FERGUSON ENTERPRISES INC: | | | | | | 1,873.42 | .00 | | | | | |
| **GRANITE EXCAVATION INC** | | | | | | | | | | | | |
| 1907 | GRANITE EXCAVATION INC | 6644 | | JOURNEYS END PI MAIN TIE IN, PARTS AND FITTINGS, C DEYOUNG, DEC 17, PI | 12/20/2017 | 671.88 | .00 | 25-6150 MAINT. & REPAIRS - SYSTEM (PI) | 0 | 12/17 | | |
| Total 6644: | | | | | | 671.88 | .00 | | | | | |
| Total GRANITE EXCAVATION INC: | | | | | | 671.88 | .00 | | | | | |

| Vendor # | Vendor Name | Invoice Number | PO # | Description | Invoice Date | Net Invoice Amount | Amount Paid | GL Account and Title | GL Activity # | GL Period | Date Paid | Voided |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| IDAHO HUMANE SOCIETY | | | | | | | | | | | | |
| 833 | IDAHO HUMANE SOCIETY | 01/2018 | | CONTRACT SERVICES, JAN 18 | 01/01/2018 | 5,492.33 | .00 | 01-6005 ANIMAL CONTROL SERVICES | 0 | 1/18 | | |
| Total 01/2018: | | | | | | 5,492.33 | .00 | | | | | |
| Total IDAHO HUMANE SOCIETY: | | | | | | 5,492.33 | .00 | | | | | |
| **IDAHO POWER CO** | | | | | | | | | | | | |
| 38 | IDAHO POWER CO | 01052018I | | ELECTRIC SERVICE FOR DECEMBER 2017 - STREET LIGHTS | 01/05/2018 | 1.16 | .00 | 01-6290 UTILITIES | 1002 | 1/18 | | |
| Total 01052018I: | | | | | | 1.16 | .00 | | | | | |
| 38 | IDAHO POWER CO | 12282017I | | ELECTRIC SERVICE FOR DECEMBER 2017 - STREET LIGHTS | 12/28/2017 | 772.92 | .00 | 01-6290 UTILITIES | 1002 | 12/17 | | |
| Total 12282017I: | | | | | | 772.92 | .00 | | | | | |
| Total IDAHO POWER CO: | | | | | | 774.08 | .00 | | | | | |
| **IDAHO PRESS TRIBUNE, LLC** | | | | | | | | | | | | |
| 1802 | IDAHO PRESS TRIBUNE, LLC | 1086499-A | 6400 | AD#1706169, LEGAL PUBLICATION GRAN PRADO CITY COUNCIL PUBLIC HEARING, T BEHUNIN, DEC.'17 - P & Z | 12/27/2017 | 67.16 | .00 | 01-6125 LEGAL PUBLICATI0NS | 1003 | 12/17 | | |
| Total 1086499-A: | | | | | | 67.16 | .00 | | | | | |
| 1802 | IDAHO PRESS TRIBUNE, LLC | 1086499-B | | AD#1707471,LEGAL NOTICE, ECONOMIC DEVELOPMENT CALENDAR, DEC.'17 | 12/27/2017 | 28.68 | .00 | 01-6125 LEGAL PUBLICATI0NS | 4000 | 12/17 | | |
| 1802 | IDAHO PRESS TRIBUNE, LLC | 1086499-B | | AD#1707471, LEGAL NOTICE, ARTS COMMISSION CALENDAR, DEC.'17 | 12/27/2017 | 64.46 | .00 | 03-6379 EXPENDITURES - ART SHOWS | 0 | 12/17 | | |

| Vendor # | Vendor Name | Invoice Number | PO # | Description | Invoice Date | Net Invoice Amount | Amount Paid | GL Account and Title | GL Activity # | GL Period | Date Paid | Voided |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1802 | IDAHO PRESS TRIBUNE, LLC | 1086499-B | | AD#1707549, LEGAL NOTICE, COUNCIL MEETING CALENDAR, DEC.'17 | 12/27/2017 | 67.91 | .00 | 01-6155 MEETINGS/COMMITTEES | 0 | 12/17 | | |
| 1802 | IDAHO PRESS TRIBUNE, LLC | 1086499-B | | AD#1707553, LEGAL NOTICE, PARK IMPACT COMMITTEE CALENDAR, DEC.'17 | 12/27/2017 | 25.72 | .00 | 01-6125 LEGAL PUBLICATI0NS | 1004 | 12/17 | | |
| 1802 | IDAHO PRESS TRIBUNE, LLC | 1086499-B | | AD#1707560, LEGAL NOTICE, P & Z COMMISSION CALENDAR, DEC.'17 | 12/27/2017 | 64.46 | .00 | 01-6125 LEGAL PUBLICATI0NS | 1003 | 12/17 | | |
| 1802 | IDAHO PRESS TRIBUNE, LLC | 1086499-B | | AD#1707576, LEGAL NOTICE, MAYOR'S YOUTH COUNCIL CALENDAR, DEC.'17 | 12/27/2017 | 50.65 | .00 | 01-6125 LEGAL PUBLICATI0NS | 1034 | 12/17 | | |
| 1802 | IDAHO PRESS TRIBUNE, LLC | 1086499-B | | AD#1709210, LEGAL NOTICE, FILE 17-11-S, DEC.'17 | 12/27/2017 | 56.80 | .00 | 01-6125 LEGAL PUBLICATI0NS | 1003 | 12/17 | | |
| Total 1086499-B: | | | | | | 358.68 | .00 | | | | | |
| 1802 | IDAHO PRESS TRIBUNE, LLC | 1086499-C | 6449 | AD#1710164, #1710175, #1710182, SUMMARY OF ORDINANCES 2017-28, 29, & 30, A.WELKER, DEC.'17 | 12/27/2017 | 164.48 | .00 | 01-6125 LEGAL PUBLICATI0NS | 0 | 12/17 | | |
| Total 1086499-C: | | | | | | 164.48 | .00 | | | | | |
| Total IDAHO PRESS TRIBUNE, LLC: | | | | | | 590.32 | .00 | | | | | |
| **IDAHO STATE POLICE** | | | | | | | | | | | | |
| 1509 | IDAHO STATE POLICE | 122617 | | #S8044424, R COLLINS, FINGERPRINTS, NEW EMPLOYEE, JAN 18 | 12/26/2017 | 10.00 | .00 | 01-6202 PR0FESSI0NAL SERVICES | 4000 | 1/18 | | |
| 1509 | IDAHO STATE POLICE | 122617 | | #S8044388, SCOTT LOFTUS, NEW EMPLOYEE, JAN 18, PARKS | 12/26/2017 | 37.00 | .00 | 01-6202 PR0FESSI0NAL SERVICES | 0 | 1/18 | | |
| 1509 | IDAHO STATE POLICE | 122617 | | #S8043495 D BURRELLO, #S8043496 G JENSON, #S804349 B NEWBY, SOLICITORS LICENSE, IDFBIN, JAN 17 | 12/26/2017 | 111.00 | .00 | 01-4185 MISCELLANE0US INC0ME | 0 | 1/18 | | |

| 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 122617: | | | | | | 158.00 | .00 | | | | | |
| Total IDAHO STATE POLICE: | | | | | | 158.00 | .00 | | | | | |
| **IMP IDAHO, LLC** | | | | | | | | | | | | |
| 1479 | IMP IDAHO, LLC | 54788 | 6418 | CODE BOOK DIVIDERS AND LETTERHEAD, A.WELKER, DEC.'17 | 12/28/2017 | 569.34 | .00 | 01-6165 OFFICE SUPPLIES | 0 | 12/17 | | |
| Total 54788: | | | | | | 569.34 | .00 | | | | | |
| Total IMP IDAHO, LLC: | | | | | | 569.34 | .00 | | | | | |
| **INTEGRINET SOLUTIONS, INC.** | | | | | | | | | | | | |
| 1595 | INTEGRINET SOLUTIONS, INC. | 104612 | | TROUBLESHOT A SENDIO ISSUE, LOOKED UP IP INFORMATION, SHOWED J MARSH HOW TO SWAP BACKUP DRIVES, FINISHED SETTING UP R COLLINS LAPTOP, DEC 17 | 12/24/2017 | 44.34 | .00 | 01-6142 MAINT. & REPAIR - EQUIPMENT | 0 | 12/17 | | |
| 1595 | INTEGRINET SOLUTIONS, INC. | 104612 | | TROUBLESHOT A SENDIO ISSUE, LOOKED UP IP INFORMATION, SHOWED J MARSH HOW TO SWAP BACKUP DRIVES, FINISHED SETTING UP R COLLINS LAPTOP, DEC 17, P&Z | 12/24/2017 | 15.84 | .00 | 01-6142 MAINT. & REPAIR - EQUIPMENT | 1003 | 12/17 | | |
| 1595 | INTEGRINET SOLUTIONS, INC. | 104612 | | TROUBLESHOT A SENDIO ISSUE, LOOKED UP IP INFORMATION, SHOWED J MARSH HOW TO SWAP BACKUP DRIVES, FINISHED SETTING UP R COLLINS LAPTOP, DEC 17, WATER | 12/24/2017 | 41.19 | .00 | 20-6142 MAINT. & REPAIRS- EQUIPMENT | 0 | 12/17 | | |
| 1595 | INTEGRINET SOLUTIONS, INC. | 104612 | | TROUBLESHOT A SENDIO ISSUE, LOOKED UP IP INFORMATION, SHOWED J MARSH HOW TO SWAP BACKUP DRIVES, FINISHED SETTING UP R COLLINS LAPTOP, DEC 17, SEWER | 12/24/2017 | 41.19 | .00 | 21-6142 MAINT. & REPAIRS - EQUIPMENT | 0 | 12/17 | | |

| Vendor # | Vendor Name | Invoice Number | PO # | Description | Invoice Date | Net Invoice Amount | Amount Paid | GL Account and Title | GL Activity # | GL Period | Date Paid | Voided |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1595 | INTEGRINET SOLUTIONS, INC. | 104612 | | TROUBLESHOT A SENDIO ISSUE, LOOKED UP IP INFORMATION, SHOWED J MARSH HOW TO SWAP BACKUP DRIVES, FINISHED SETTING UP R COLLINS LAPTOP, DEC 17, PI | 12/24/2017 | 15.84 | .00 | 25-6142 MAINT. & REPAIRS - EQUIPMENT | 0 | 12/17 | | |
| Total 104612: | | | | | | 158.40 | .00 | | | | | |
| 1595 | INTEGRINET SOLUTIONS, INC. | 104692 | | MONITOR ADAPTER FOR P&Z, DEC 17 | 12/23/2017 | 19.00 | .00 | 01-6142 MAINT. & REPAIR - EQUIPMENT | 1003 | 12/17 | | |
| 1595 | INTEGRINET SOLUTIONS, INC. | 104692 | | SEAGATE EXPANSION HIGH CAPACITY USB 3.0 HARD DRIVE, DEC 17 | 12/23/2017 | 109.20 | .00 | 01-6142 MAINT. & REPAIR - EQUIPMENT | 0 | 12/17 | | |
| 1595 | INTEGRINET SOLUTIONS, INC. | 104692 | | SEAGATE EXPANSION HIGH CAPACITY USB 3.0 HARD DRIVE, DEC 17, P&Z | 12/23/2017 | 39.00 | .00 | 01-6142 MAINT. & REPAIR - EQUIPMENT | 1003 | 12/17 | | |
| 1595 | INTEGRINET SOLUTIONS, INC. | 104692 | | SEAGATE EXPANSION HIGH CAPACITY USB 3.0 HARD DRIVE, DEC 17, WATER | 12/23/2017 | 101.40 | .00 | 20-6142 MAINT. & REPAIRS- EQUIPMENT | 0 | 12/17 | | |
| 1595 | INTEGRINET SOLUTIONS, INC. | 104692 | | SEAGATE EXPANSION HIGH CAPACITY USB 3.0 HARD DRIVE, DEC 17, SEWER | 12/23/2017 | 101.40 | .00 | 21-6142 MAINT. & REPAIRS - EQUIPMENT | 0 | 12/17 | | |
| 1595 | INTEGRINET SOLUTIONS, INC. | 104692 | | SEAGATE EXPANSION HIGH CAPACITY USB 3.0 HARD DRIVE, DEC 17, PI | 12/23/2017 | 39.00 | .00 | 25-6142 MAINT. & REPAIRS - EQUIPMENT | 0 | 12/17 | | |
| Total 104692: | | | | | | 409.00 | .00 | | | | | |
| 1595 | INTEGRINET SOLUTIONS, INC. | 104724 | | CHANGED PASSWORD FOR W CHRISTENSEN AND DEFAULT EMAIL ADDRESS, OPENED TICKET WITH SENDIO SINCE ISSUE IS ON THEIR SIDE, JAN 18 | 12/31/2017 | 63.36 | .00 | 01-6142 MAINT. & REPAIR - EQUIPMENT | 0 | 1/18 | | |
| 1595 | INTEGRINET SOLUTIONS, INC. | 104724 | | CHANGED PASSWORD FOR W CHRISTENSEN AND DEFAULT EMAIL ADDRESS, OPENED TICKET WITH SENDIO SINCE | | | | | | | | |

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | ISSUE IS ON THEIR SIDE, JAN 18, WATER | 12/31/2017 | 2.82 | .00 | 20-6142 MAINT. & REPAIRS-EQUIPMENT | 0 | 1/18 | | |
| 1595 | INTEGRINET SOLUTIONS, INC. | 104724 | | CHANGED PASSWORD FOR W CHRISTENSEN AND DEFAULT EMAIL ADDRESS, OPENED TICKET WITH SENDIO SINCE ISSUE IS ON THEIR SIDE, JAN 18, SEWER | 12/31/2017 | 2.82 | .00 | 21-6142 MAINT. & REPAIRS - EQUIPMENT | 0 | 1/18 | | |
| 1595 | INTEGRINET SOLUTIONS, INC. | 104724 | | CHANGED PASSWORD FOR W CHRISTENSEN AND DEFAULT EMAIL ADDRESS, OPENED TICKET WITH SENDIO SINCE ISSUE IS ON THEIR SIDE, JAN 18, PI | 12/31/2017 | 1.40 | .00 | 25-6142 MAINT. & REPAIRS - EQUIPMENT | 0 | 1/18 | | |
| Total 104724: | | | | | | 70.40 | .00 | | | | | |
| Total INTEGRINET SOLUTIONS, INC.: | | | | | | 637.80 | .00 | | | | | |
| **INTERMOUNTAIN GAS CO** | | | | | | | | | | | | |
| 37 | INTERMOUNTAIN GAS CO | 482195000112 | | NATUAL GAS CONSUMPTION NWWTP, 11-28-17 TO 12-27-17, WATER | 12/28/2017 | 1,197.49 | 1,197.49 | 20-6290 UTILITIES EXPENSE | 0 | 12/17 | 01/05/2018 | |
| 37 | INTERMOUNTAIN GAS CO | 482195000112 | | NATUAL GAS CONSUMPTION NWWTP, 11-28-17 TO 12-27-17, SEWER | 12/28/2017 | 1,197.49 | 1,197.49 | 21-6290 UTILITIES EXPENSE | 0 | 12/17 | 01/05/2018 | |
| 37 | INTERMOUNTAIN GAS CO | 482195000112 | | NATUAL GAS CONSUMPTION NWWTP, 11-28-17 TO 12-27-17, PI | 12/28/2017 | 456.18 | 456.18 | 25-6290 UTILITIES EXPENSE | 0 | 12/17 | 01/05/2018 | |
| Total 48219500011281712271: | | | | | | 2,851.16 | 2,851.16 | | | | | |
| Total INTERMOUNTAIN GAS CO: | | | | | | 2,851.16 | 2,851.16 | | | | | |
| **J & M SANITATION, INC.** | | | | | | | | | | | | |
| 230 | J & M SANITATION, INC. | 12222017-122 | | SANITATION RECEIPT TRANSFER, 12/22-28/17 | 12/29/2017 | 17,586.07 | 17,586.07 | 26-7000 SOLID WASTE SERVICE FEES | 0 | 12/17 | 12/29/2017 | |

| Vendor # | Vendor Name | Invoice Number | PO # | Description | Invoice Date | Net Invoice Amount | Amount Paid | GL Account and Title | GL Activity # | GL Period | Date Paid | Voided |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 230 | J & M SANITATION, INC. | 12222017-122 | | SANITATION RECEIPT TRANSFER, LESS FRANCHISE FEES, 12/22-28/17 | 12/29/2017 | -1,737.50 | -1,737.50 | 01-4170 FRANCHISE FEES | 0 | 12/17 | 12/29/2017 | |
| Total 12222017-12282017: | | | | | | 15,848.57 | 15,848.57 | | | | | |
| 230 | J & M SANITATION, INC. | 122717-1 | | RENT AND ROLLOFF DUMP FOR MAINTENANCE YARD, DEC 17, PARKS | 12/27/2017 | 603.90 | .00 | 01-6150 MAINTENANCE & REPAIRS - SYSTEM | 1004 | 12/17 | | |
| 230 | J & M SANITATION, INC. | 122717-1 | | RENT AND ROLLOFF DUMP FOR MAINTENANCE YARD, DEC 17, WATER | 12/27/2017 | 512.40 | .00 | 20-6150 M & R - SYSTEM | 0 | 12/17 | | |
| 230 | J & M SANITATION, INC. | 122717-1 | | RENT AND ROLLOFF DUMP FOR MAINTENANCE YARD, DEC 17, SEWER | 12/27/2017 | 494.10 | .00 | 21-6150 M & R - SYSTEM | 0 | 12/17 | | |
| 230 | J & M SANITATION, INC. | 122717-1 | | RENT AND ROLLOFF DUMP FOR MAINTENANCE YARD, DEC 17, PI | 12/27/2017 | 219.60 | .00 | 25-6150 MAINT. & REPAIRS - SYSTEM (PI) | 0 | 12/17 | | |
| Total 122717-1: | | | | | | 1,830.00 | .00 | | | | | |
| 230 | J & M SANITATION, INC. | 12272017 | | DISPOSAL/SLUDGE REMOVAL, 12-1-17 TO 12-28-17, DEC 17 | 12/27/2017 | 2,520.00 | .00 | 21-6153 M & R - SLUDGE DISPOSAL | 0 | 12/17 | | |
| Total 12272017: | | | | | | 2,520.00 | .00 | | | | | |
| 230 | J & M SANITATION, INC. | 12292017-010 | | SANITATION RECEIPT TRANSFER, 12-29-17 TO 01-04-18, JAN 18 | 01/05/2018 | 25,410.25 | 25,410.25 | 26-7000 SOLID WASTE SERVICE FEES | 0 | 1/18 | 01/05/2018 | |
| 230 | J & M SANITATION, INC. | 12292017-010 | | SANITATION RECEIPT TRANSFER, LESS FRANCHISE FEE, 12-29-17 TO 01-04-18, JAN 18 | 01/05/2018 | -2,510.53 | -2,510.53 | 01-4170 FRANCHISE FEES | 0 | 1/18 | 01/05/2018 | |
| Total 12292017-01042018: | | | | | | 22,899.72 | 22,899.72 | | | | | |

| 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 J & M SANITATION, INC.: | | | | | 43,098.29 | 38,748.29 | | | | | |
| **J-U-B ENGINEERS, INC.** | | | | | | | | | | | | |
| 1236 | J-U-B ENGINEERS, INC. | 0113621 | | PROFESSIONAL SERVICES FROM NTP TO 11-25-17, KUNA DT REVITALIZATION PHASE IIA & IIB, CITY MATCH 3, GENERAL FUND $2080.61, PUBLIC WORKS FUND $3120.92, DEC 17 | 12/26/2017 | 5,201.53 | .00 | 01-6045 C0NTINGENCY | 1119 | 12/17 | | |
| | Total 0113621: | | | | | 5,201.53 | .00 | | | | | |
| | Total J-U-B ENGINEERS, INC.: | | | | | 5,201.53 | .00 | | | | | |
| **KC TOOL SUPPLY** | | | | | | | | | | | | |
| 240 | KC TOOL SUPPLY | 587623 | 6451 | BATTERIES AND CHARGER FOR DEWALT TOOL KIT AND GRINDER REPAIRS, T FLEMING, SEWER, DEC.'17 | 12/20/2017 | 251.70 | .00 | 21-6175 SMALL TOOLS | 0 | 12/17 | | |
| | Total 587623: | | | | | 251.70 | .00 | | | | | |
| | Total KC TOOL SUPPLY: | | | | | 251.70 | .00 | | | | | |
| **KELLER ASSOCIATES, INC.** | | | | | | | | | | | | |
| 429 | KELLER ASSOCIATES, INC. | 207086-018-1 | | PROFESSIONAL SERVICES 10-1-17 TO 11-30-17, ASHTON ESTATES, DEC 17 | 12/21/2017 | 549.15 | .00 | 20-6202 PROFESSIONAL SERVICES | 0 | 12/17 | | |
| 429 | KELLER ASSOCIATES, INC. | 207086-018-1 | | PROFESSIONAL SERVICES 10-1-17 TO 11-30-17, ASHTON ESTATES, DEC 17, SEWER | 12/21/2017 | 549.15 | .00 | 21-6202 PR0FESSI0NAL SERVICES | 0 | 12/17 | | |
| 429 | KELLER ASSOCIATES, INC. | 207086-018-1 | | PROFESSIONAL SERVICES 10-1-17 TO 11-30-17, ASHTON ESTATES, DEC 17, PI | 12/21/2017 | 209.20 | .00 | 25-6202 PROFESSIONAL SERVICES | 0 | 12/17 | | |
| | Total 207086-018-1: | | | | | 1,307.50 | .00 | | | | | |
| 429 | KELLER ASSOCIATES, INC. | 207086-024-1 | | PROFESSIONAL SERVICES 11-1-17 TO 11-30-17, KJ'S SUPERSTORE, DEC 17, WATER | 12/21/2017 | 184.80 | .00 | 20-6202 PROFESSIONAL SERVICES | 0 | 12/17 | | |

| Vendor # | Vendor Name | Invoice Number | PO # | Description | Invoice Date | Net Invoice Amount | Amount Paid | GL Account and Title | GL Activity # | GL Period | Date Paid | Voided |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 429 | KELLER ASSOCIATES, INC. | 207086-024-1 | | PROFESSIONAL SERVICES 11-1-17 TO 11-30-17, KJ'S SUPERSTORE, DEC 17, SEWER | 12/21/2017 | 184.80 | .00 | 21-6202 PR0FESSI0NAL SERVICES | 0 | 12/17 | | |
| 429 | KELLER ASSOCIATES, INC. | 207086-024-1 | | PROFESSIONAL SERVICES 11-1-17 TO 11-30-17, KJ'S SUPERSTORE, DEC 17, PI | 12/21/2017 | 70.40 | .00 | 25-6202 PROFESSIONAL SERVICES | 0 | 12/17 | | |
| Total 207086-024-1: | | | | | | 440.00 | .00 | | | | | |
| 429 | KELLER ASSOCIATES, INC. | 217086-000-1 | | PROFESSIONAL SERVICES 11-1-17 TO 11-30-17, CITY ENGINEER BASE NUMBER, DEC 17,WATER | 12/21/2017 | 268.28 | .00 | 20-6202 PROFESSIONAL SERVICES | 0 | 12/17 | | |
| 429 | KELLER ASSOCIATES, INC. | 217086-000-1 | | PROFESSIONAL SERVICES 11-1-17 TO 11-30-17, CITY ENGINEER BASE NUMBER, DEC 17, SEWER | 12/21/2017 | 268.28 | .00 | 21-6202 PR0FESSI0NAL SERVICES | 0 | 12/17 | | |
| 429 | KELLER ASSOCIATES, INC. | 217086-000-1 | | PROFESSIONAL SERVICES 11-1-17 TO 11-30-17, CITY ENGINEER BASE NUMBER, DEC 17, PI | 12/21/2017 | 102.19 | .00 | 25-6202 PROFESSIONAL SERVICES | 0 | 12/17 | | |
| Total 217086-000-1: | | | | | | 638.75 | .00 | | | | | |
| 429 | KELLER ASSOCIATES, INC. | 217086-001A | | PROFESSIONAL SERVICES 11-1-17 TO 11-30-17, SPRINGHILL SUBDIVISION, DEC 17, WATER | 12/21/2017 | 65.10 | .00 | 20-6202 PROFESSIONAL SERVICES | 0 | 12/17 | | |
| 429 | KELLER ASSOCIATES, INC. | 217086-001A | | PROFESSIONAL SERVICES 11-1-17 TO 11-30-17, SPRINGHILL SUBDIVISION, DEC 17, SEWER | 12/21/2017 | 24.80 | .00 | 21-6202 PR0FESSI0NAL SERVICES | 0 | 12/17 | | |
| Total 217086-001A: | | | | | | 89.90 | .00 | | | | | |
| 429 | KELLER ASSOCIATES, INC. | 217086-001B | | PROFESSIONAL SERVICES 11-1-17 TO 11-30-17, SPRINGHILL SUBDIVISION, DEC 17, WATER | 12/21/2017 | 65.10 | .00 | 20-6202 PROFESSIONAL SERVICES | 0 | 12/17 | | |
| 429 | KELLER ASSOCIATES, INC. | 217086-001B | | PROFESSIONAL SERVICES 11-1-17 TO 11-30-17, SPRINGHILL | | | | | | | | |

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | SUBDIVISION, DEC 17, SEWER | 12/21/2017 | 65.10 | .00 | 21-6202 PR0FESSI0NAL SERVICES | 0 | 12/17 | | |
| 429 | KELLER ASSOCIATES, INC. | 217086-001B | | PROFESSIONAL SERVICES 11-1-17 TO 11-30-17, SPRINGHILL SUBDIVISION, DEC 17, PI | 12/21/2017 | 24.80 | .00 | 25-6202 PROFESSIONAL SERVICES | 0 | 12/17 | | |
| Total 217086-001B: | | | | | | 155.00 | .00 | | | | | |
| 429 | KELLER ASSOCIATES, INC. | 217086-013A | | PROFESSIONAL SERVICES, 11-1-17 TO 11-30-17, SUNBEAM TOWNHOUSES, DEC 17, WATER | 12/21/2017 | 143.85 | .00 | 20-6202 PROFESSIONAL SERVICES | 0 | 12/17 | | |
| 429 | KELLER ASSOCIATES, INC. | 217086-013A | | PROFESSIONAL SERVICES, 11-1-17 TO 11-30-17, SUNBEAM TOWNHOUSES, DEC 17, SEWER | 12/21/2017 | 143.85 | .00 | 21-6202 PR0FESSI0NAL SERVICES | 0 | 12/17 | | |
| 429 | KELLER ASSOCIATES, INC. | 217086-013A | | PROFESSIONAL SERVICES, 11-1-17 TO 11-30-17, SUNBEAM TOWNHOUSES, DEC 17, PI | 12/21/2017 | 54.80 | .00 | 25-6202 PROFESSIONAL SERVICES | 0 | 12/17 | | |
| Total 217086-013A: | | | | | | 342.50 | .00 | | | | | |
| 429 | KELLER ASSOCIATES, INC. | 217086-015-1 | | PROFESSIONAL SERVICES 11-1-17 TO 11-30-17, JOURNEYS END SUBDIVISION, DEC 17, WATER | 12/21/2017 | 65.10 | .00 | 20-6202 PROFESSIONAL SERVICES | 0 | 12/17 | | |
| 429 | KELLER ASSOCIATES, INC. | 217086-015-1 | | PROFESSIONAL SERVICES 11-1-17 TO 11-30-17, JOURNEYS END SUBDIVISION, DEC 17, SEWER | 12/21/2017 | 65.10 | .00 | 21-6202 PR0FESSI0NAL SERVICES | 0 | 12/17 | | |
| 429 | KELLER ASSOCIATES, INC. | 217086-015-1 | | PROFESSIONAL SERVICES 11-1-17 TO 11-30-17, JOURNEYS END SUBDIVISION, DEC 17, PI | 12/21/2017 | 24.80 | .00 | 25-6202 PROFESSIONAL SERVICES | 0 | 12/17 | | |
| Total 217086-015-1: | | | | | | 155.00 | .00 | | | | | |
| 429 | KELLER ASSOCIATES, INC. | 217086-020 | | PROFESSIONAL SERVICES 9-1-17 TO 11-30-17, GRAN PRADO OFFSITE, DEC 17 | 12/21/2017 | 55.65 | .00 | 20-6202 PROFESSIONAL SERVICES | 0 | 12/17 | | |

| Vendor # | Vendor Name | Invoice Number | PO # | Description | Invoice Date | Net Invoice Amount | Amount Paid | GL Account and Title | GL Activity # | GL Period | Date Paid | Voided |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 429 | KELLER ASSOCIATES, INC. | 217086-020 | | PROFESSIONAL SERVICES 9-1-17 TO 11-30-17, GRAN PRADO OFFSITE, DEC 17, SEWER | 12/21/2017 | 55.65 | .00 | 21-6202 PR0FESSI0NAL SERVICES | 0 | 12/17 | | |
| 429 | KELLER ASSOCIATES, INC. | 217086-020 | | PROFESSIONAL SERVICES 9-1-17 TO 11-30-17, GRAN PRADO OFFSITE, DEC 17, PI | 12/21/2017 | 21.20 | .00 | 25-6202 PROFESSIONAL SERVICES | 0 | 12/17 | | |
| Total 217086-020: | | | | | | 132.50 | .00 | | | | | |
| 429 | KELLER ASSOCIATES, INC. | 217086-025 | | PROFESSIONAL SERVICES 11-1-17 TO 11-30-17, WINFIELD SUBDIVISION, DEC 17, WATER | 12/21/2017 | 426.30 | .00 | 20-6202 PROFESSIONAL SERVICES | 0 | 12/17 | | |
| 429 | KELLER ASSOCIATES, INC. | 217086-025 | | PROFESSIONAL SERVICES 11-1-17 TO 11-30-17, WINFIELD SUBDIVISION, DEC 17, SEWER | 12/21/2017 | 426.30 | .00 | 21-6202 PR0FESSI0NAL SERVICES | 0 | 12/17 | | |
| 429 | KELLER ASSOCIATES, INC. | 217086-025 | | PROFESSIONAL SERVICES 11-1-17 TO 11-30-17, WINFIELD SUBDIVISION, DEC 17, PI | 12/21/2017 | 162.40 | .00 | 25-6202 PROFESSIONAL SERVICES | 0 | 12/17 | | |
| Total 217086-025: | | | | | | 1,015.00 | .00 | | | | | |
| 429 | KELLER ASSOCIATES, INC. | 217086-026 | | PROFESSIONAL SERVICES 11-1-17 TO 11-30-17, ARBOR RIDGE SUBDIVISION 5, DEC 17, WATER | 12/21/2017 | 448.35 | .00 | 20-6202 PROFESSIONAL SERVICES | 0 | 12/17 | | |
| 429 | KELLER ASSOCIATES, INC. | 217086-026 | | PROFESSIONAL SERVICES 11-1-17 TO 11-30-17, ARBOR RIDGE SUBDIVISION 5, DEC 17, SEWER | 12/21/2017 | 448.35 | .00 | 21-6202 PR0FESSI0NAL SERVICES | 0 | 12/17 | | |
| 429 | KELLER ASSOCIATES, INC. | 217086-026 | | PROFESSIONAL SERVICES 11-1-17 TO 11-30-17, ARBOR RIDGE SUBDIVISION 5, DEC 17, PI | 12/21/2017 | 170.80 | .00 | 25-6202 PROFESSIONAL SERVICES | 0 | 12/17 | | |
| Total 217086-026: | | | | | | 1,067.50 | .00 | | | | | |
| Total KELLER ASSOCIATES, INC.: | | | | | | 5,343.65 | .00 | | | | | |

| Vendor # | Vendor Name | Invoice Number | PO # | Description | Invoice Date | Net Invoice Amount | Amount Paid | GL Account and Title | GL Activity # | GL Period | Date Paid | Voided |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **KUNA CHAMBER OF COMMERCE** | | | | | | | | | | | | |
| 314 | KUNA CHAMBER OF COMMERCE | 010918 | | CHAMBER FEES PASS-THROUGH, JAN 18 | 01/09/2018 | 125.00 | .00 | 01-2075 UNEARNED REVENUE | 4100 | 1/18 | | |
| Total 010918: | | | | | | 125.00 | .00 | | | | | |
| Total KUNA CHAMBER OF COMMERCE: | | | | | | 125.00 | .00 | | | | | |
| **KUNA LUMBER** | | | | | | | | | | | | |
| 499 | KUNA LUMBER | A94873 | 6345 | 10 LB MAGNET FOR METER FIXITS, J COX, NOV 17, WATER | 11/20/2017 | 12.14 | .00 | 20-6175 SMALL TOOLS | 0 | 11/17 | | |
| Total A94873: | | | | | | 12.14 | .00 | | | | | |
| 499 | KUNA LUMBER | A95116 | 6484 | MISC ITEMS FOR DOWNTOWN CLOCKS, DOWNTOWN REVITALIZATION, JAN 18 | 01/03/2018 | 56.51 | .00 | 01-6045 C0NTINGENCY | 1118 | 1/18 | | |
| 499 | KUNA LUMBER | A95116 | 6484 | UTILITY KNIFE AND BLADES, JAN 18 | 01/03/2018 | 6.73 | .00 | 01-6175 SMALL TOOLS | 0 | 1/18 | | |
| 499 | KUNA LUMBER | A95116 | 6484 | TRASH CAN FOR R COLLINS, JAN 18 | 01/03/2018 | 10.79 | .00 | 01-6165 OFFICE SUPPLIES | 4000 | 1/18 | | |
| 499 | KUNA LUMBER | A95116 | 6484 | MISC ITEMS FOR SR CTR BATHROOM REPAIR, JAN 18 | 01/03/2018 | 39.98 | .00 | 01-6140 MAINT. & REPAIR BUILDING | 1001 | 1/18 | | |
| 499 | KUNA LUMBER | A95116 | 6484 | MISC ITEMS FOR NEW WALL IN CITY HALL, S HOWELL, JAN 18 | 01/03/2018 | 75.03 | .00 | 01-6140 MAINT. & REPAIR BUILDING | 0 | 1/18 | | |
| 499 | KUNA LUMBER | A95116 | 6484 | MISC ITEMS FOR NEW WALL IN CITY HALL, S HOWELL, JAN 18, P&Z | 01/03/2018 | 26.80 | .00 | 01-6140 MAINT. & REPAIR BUILDING | 1003 | 1/18 | | |
| 499 | KUNA LUMBER | A95116 | 6484 | MISC ITEMS FOR NEW WALL IN CITY HALL, S HOWELL, JAN 18, WATER | 01/03/2018 | 69.67 | .00 | 20-6140 MAINT. & REPAIR BUILDING | 0 | 1/18 | | |
| 499 | KUNA LUMBER | A95116 | 6484 | MISC ITEMS FOR NEW WALL IN CITY HALL, S HOWELL, JAN 18, SEWER | 01/03/2018 | 69.67 | .00 | 21-6140 MAINT & REPAIR BUILDING | 0 | 1/18 | | |

| 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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| 499 | KUNA LUMBER | A95116 | 6484 | MISC ITEMS FOR NEW WALL IN CITY HALL, S HOWELL, JAN 18, PI | 01/03/2018 | 26.80 | .00 | 25-6140 MAINT & REPAIR BUILDING | 0 | 1/18 | | |
| 499 | KUNA LUMBER | A95116 | 6484 | MISC ITEMS FOR SHELVING IN PARKS VAN, S HOWELL, JAN 18 | 01/03/2018 | 122.41 | .00 | 01-6305 VEHICLE MAINTENANCE & REPAIRS | 1004 | 1/18 | | |
| Total A95116: | | | | | | 504.39 | .00 | | | | | |
| 499 | KUNA LUMBER | A95193 | 6387 | 6X6 TARP, FOR SUNWOOD PI PROJECT, NEW INSTALL, R FORD, PI, DEC 17 | 12/05/2017 | 8.09 | .00 | 25-6175 SMALL TOOLS | 0 | 12/17 | | |
| Total A95193: | | | | | | 8.09 | .00 | | | | | |
| 499 | KUNA LUMBER | A95368 | 6427 | LUMBER FOR WALL/PARTITION, B.GILLOGLY, DEC.'17 | 12/14/2017 | 11.42 | .00 | 01-6140 MAINT. & REPAIR BUILDING | 4000 | 12/17 | | |
| 499 | KUNA LUMBER | A95368 | 6427 | LUMBER FOR WALL/PARTITION, B.GILLOGLY, DEC.'17, P&Z | 12/14/2017 | 4.08 | .00 | 01-6140 MAINT. & REPAIR BUILDING | 1003 | 12/17 | | |
| 499 | KUNA LUMBER | A95368 | 6427 | LUMBER FOR WALL/PARTITION, B.GILLOGLY, DEC.'17 | 12/14/2017 | 10.60 | .00 | 20-6140 MAINT. & REPAIR BUILDING | 0 | 12/17 | | |
| 499 | KUNA LUMBER | A95368 | 6427 | LUMBER FOR WALL/PARTITION, B.GILLOGLY, DEC.'17, SEWER | 12/14/2017 | 10.60 | .00 | 21-6140 MAINT & REPAIR BUILDING | 0 | 12/17 | | |
| 499 | KUNA LUMBER | A95368 | 6427 | LUMBER FOR WALL/PARTITION, B.GILLOGLY, DEC.'17, PI | 12/14/2017 | 4.08 | .00 | 25-6140 MAINT & REPAIR BUILDING | 0 | 12/17 | | |
| Total A95368: | | | | | | 40.78 | .00 | | | | | |
| 499 | KUNA LUMBER | A95570 | 6464 | 2 EA 16X100 6M POLY FILM ROLLS FOR LINING WASTING DUMPSTER, M FISETTE, DEC 17, SEWER | 12/27/2017 | 140.38 | .00 | 21-6150 M & R - SYSTEM | 0 | 12/17 | | |

| Vendor # | Vendor Name | Invoice Number | PO # | Description | Invoice Date | Net Invoice Amount | Amount Paid | GL Account and Title | GL Activity # | GL Period | Date Paid | Voided |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Total A95570: | | | | | | 140.38 | .00 | | | | | |
| 499 | KUNA LUMBER | A95791 | 6498 | GATE LATCH AND PAINT FOR DOG PARK, M.MEADE, JAN.'18 | 01/08/2018 | 12.21 | .00 | 01-6150 MAINTENANCE & REPAIRS - SYSTEM | 1004 | 1/18 | | |
| Total A95791: | | | | | | 12.21 | .00 | | | | | |
| 499 | KUNA LUMBER | A95817 | 6503 | GATE LATCHES AND BOLTS FOR DOG PARK REPAIR, M.MEADE, JAN.'17 | 01/09/2018 | 13.60 | .00 | 01-6150 MAINTENANCE & REPAIRS - SYSTEM | 1004 | 1/18 | | |
| Total A95817: | | | | | | 13.60 | .00 | | | | | |
| 499 | KUNA LUMBER | B108531 | 6467 | SNOW SHOVEL, C.MCDANIEL, DEC.'17 | 12/29/2017 | 11.69 | .00 | 21-6175 SMALL TOOLS | 0 | 1/18 | | |
| Total B108531: | | | | | | 11.69 | .00 | | | | | |
| 499 | KUNA LUMBER | B108649 | 6485 | PADLOCK, KWIKSET DOOR KEY FOR BATHROOM AND STORAGE SHED, M.MEADE, JAN.'18 | 01/03/2018 | 8.42 | .00 | 01-6140 MAINT. & REPAIR BUILDING | 1004 | 1/18 | | |
| Total B108649: | | | | | | 8.42 | .00 | | | | | |
| Total KUNA LUMBER: | | | | | | 751.70 | .00 | | | | | |
| **MATHESON TRI-GAS INC** | | | | | | | | | | | | |
| 1871 | MATHESON TRI-GAS INC | 16760816 | | HAZARDOUS RENT ON CYLINDER, DEC 17 | 12/31/2017 | 28.67 | .00 | 21-6150 M & R - SYSTEM | 0 | 12/17 | | |
| Total 16760816: | | | | | | 28.67 | .00 | | | | | |
| Total MATHESON TRI-GAS INC: | | | | | | 28.67 | .00 | | | | | |

| Vendor # | Vendor Name | Invoice Number | PO # | Description | Invoice Date | Net Invoice Amount | Amount Paid | GL Account and Title | GL Activity # | GL Period | Date Paid | Voided |
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| MISCELLANEOUS VENDORS 2 | | | | | | | | | | | | |
| 1849 | MISCELLANEOUS VENDORS 2 | 007 58518 001 | | STEEL TOE WORK BOOT REIMBURSEMENT, S HOWELL, DEC 17 | 12/23/2017 | 28.13 | .00 | 01-6230 SAFETY TRAINING & EQUIPMENT | 0 | 12/17 | | |
| 1849 | MISCELLANEOUS VENDORS 2 | 007 58518 001 | | STEEL TOE WORK BOOT REIMBURSEMENT, S HOWELL, DEC 17, BLDG INSPE | 12/23/2017 | 37.50 | .00 | 01-6230 SAFETY TRAINING & EQUIPMENT | 1005 | 12/17 | | |
| 1849 | MISCELLANEOUS VENDORS 2 | 007 58518 001 | | STEEL TOE WORK BOOT REIMBURSEMENT, S HOWELL, DEC 17, PARKS | 12/23/2017 | 73.13 | .00 | 01-6230 SAFETY TRAINING & EQUIPMENT | 1004 | 12/17 | | |
| 1849 | MISCELLANEOUS VENDORS 2 | 007 58518 001 | | STEEL TOE WORK BOOT REIMBURSEMENT, S HOWELL, DEC 17, WATER | 12/23/2017 | 4.50 | .00 | 20-6230 SAFETY TRAINING & EQUIPMENT | 0 | 12/17 | | |
| 1849 | MISCELLANEOUS VENDORS 2 | 007 58518 001 | | STEEL TOE WORK BOOT REIMBURSEMENT, S HOWELL, DEC 17, SEWER | 12/23/2017 | 4.50 | .00 | 21-6230 SAFETY TRAINING & EQUIPMENT | 0 | 12/17 | | |
| 1849 | MISCELLANEOUS VENDORS 2 | 007 58518 001 | | STEEL TOE WORK BOOT REIMBURSEMENT, S HOWELL, DEC 17, PI | 12/23/2017 | 2.24 | .00 | 25-6230 SAFETY TRAINING & EQUIPMENT | 0 | 12/17 | | |
| Total 007 58518 001: | | | | | | 150.00 | .00 | | | | | |
| 1849 | MISCELLANEOUS VENDORS 2 | 1001 | | KUNA ARTS COMMISSION HOLIDAY DECORATING CANDY, JAN 18 | 01/05/2018 | 43.62 | .00 | 03-6379 EXPENDITURES - ART SHOWS | 0 | 1/18 | | |
| Total 1001: | | | | | | 43.62 | .00 | | | | | |
| Total MISCELLANEOUS VENDORS 2: | | | | | | 193.62 | .00 | | | | | |
| **NEOFUNDS BY NEOPOST** | | | | | | | | | | | | |
| 1770 | NEOFUNDS BY NEOPOST | 12312017NEO | | POSTAGE METER REFILL, DEC.'17 - ADMIN | 12/31/2017 | 115.76 | .00 | 01-6190 P0STAGE & BILLING | 0 | 12/17 | | |
| 1770 | NEOFUNDS BY NEOPOST | 12312017NEO | | POSTAGE METER REFILL, DEC.'17 - P&Z | 12/31/2017 | 16.54 | .00 | 01-6190 P0STAGE & BILLING | 1003 | 12/17 | | |
| 1770 | NEOFUNDS BY NEOPOST | 12312017NEO | | POSTAGE METER REFILL, DEC.'17 - WATER | 12/31/2017 | 176.40 | .00 | 20-6190 P0STAGE & BILLING | 0 | 12/17 | | |

| Vendor # | Vendor Name | Invoice Number | PO # | Description | Invoice Date | Net Invoice Amount | Amount Paid | GL Account and Title | GL Activity # | GL Period | Date Paid | Voided |
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| 1770 | NEOFUNDS BY NEOPOST | 12312017NEO | | POSTAGE METER REFILL, DEC.'17 - SEWER | 12/31/2017 | 176.40 | .00 | 21-6190 P0STAGE & BILLING | 0 | 12/17 | | |
| 1770 | NEOFUNDS BY NEOPOST | 12312017NEO | | POSTAGE METER REFILL, DEC.'17 - P.I | 12/31/2017 | 66.14 | .00 | 25-6190 P0STAGE & BILLING | 0 | 12/17 | | |
| Total 12312017NEOF: | | | | | | 551.24 | .00 | | | | | |
| Total NEOFUNDS BY NEOPOST: | | | | | | 551.24 | .00 | | | | | |
| **NEOPOST USA INC** | | | | | | | | | | | | |
| 615 | NEOPOST USA INC | N6931917 | | MAIL METERING LEASE PAYMENT, 2/5/18-5/4/18 - ADMIN | 01/05/2018 | 135.72 | .00 | 01-6190 P0STAGE & BILLING | 0 | 1/18 | | |
| 615 | NEOPOST USA INC | N6931917 | | MAIL METERING LEASE PAYMENT, 2/5/18-5/4/18 - P & Z | 01/05/2018 | 19.39 | .00 | 01-6190 P0STAGE & BILLING | 1003 | 1/18 | | |
| 615 | NEOPOST USA INC | N6931917 | | MAIL METERING LEASE PAYMENT, 2/5/18-5/4/18 - WATER | 01/05/2018 | 206.81 | .00 | 20-6190 P0STAGE & BILLING | 0 | 1/18 | | |
| 615 | NEOPOST USA INC | N6931917 | | MAIL METERING LEASE PAYMENT, 2/5/18-5/4/18 - SEWER | 01/05/2018 | 206.81 | .00 | 21-6190 P0STAGE & BILLING | 0 | 1/18 | | |
| 615 | NEOPOST USA INC | N6931917 | | MAIL METERING LEASE PAYMENT, 2/5/18-5/4/18 - P.I | 01/05/2018 | 77.56 | .00 | 25-6190 P0STAGE & BILLING | 0 | 1/18 | | |
| Total N6931917: | | | | | | 646.29 | .00 | | | | | |
| Total NEOPOST USA INC: | | | | | | 646.29 | .00 | | | | | |
| **NORCO, INC.** | | | | | | | | | | | | |
| 222 | NORCO, INC. | 22625776 | 6404 | GAS AND WELDING WIRE, DOWNTOWN REVITALIZATION "LETTER" PROJECT, B.GILLOGLY, DEC.'17 | 12/12/2017 | 97.17 | .00 | 03-6378 EXPENDITURE-CDBG DWNTWN REVIT. | 0 | 12/17 | | |
| Total 22625776: | | | | | | 97.17 | .00 | | | | | |

| Vendor # | Vendor Name | Invoice Number | PO # | Description | Invoice Date | Net Invoice Amount | Amount Paid | GL Account and Title | GL Activity # | GL Period | Date Paid | Voided |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Total NORCO, INC.: | | | | | | 97.17 | .00 | | | | | |
| **PARTS, INC.** | | | | | | | | | | | | |
| 470 | PARTS, INC. | 155369 | 6435 | ANTIFREEZE FOR THE FLEET, B.GILLOGLY, DEC.'17 - ADMIN | 12/18/2017 | 22.77 | .00 | 01-6305 VEHICLE MAINTENANCE & REPAIRS | 0 | 12/17 | | |
| 470 | PARTS, INC. | 155369 | 6435 | ANTIFREEZE FOR THE FLEET, B.GILLOGLY, DEC.'17 - WATER | 12/18/2017 | 9.11 | .00 | 20-6305 VEHICLE MAINTENANCE & REPAIRS | 0 | 12/17 | | |
| 470 | PARTS, INC. | 155369 | 6435 | ANTIFREEZE FOR THE FLEET, B.GILLOGLY, DEC.'17 - SEWER | 12/18/2017 | 9.11 | .00 | 21-6305 VEHICLE MAINTENANCE & REPAIRS | 0 | 12/17 | | |
| 470 | PARTS, INC. | 155369 | 6435 | ANTIFREEZE FOR THE FLEET, B.GILLOGLY, DEC.'17 - P.I | 12/18/2017 | 4.55 | .00 | 25-6305 VEHICLE MAINTENANCE & REPAIR | 0 | 12/17 | | |
| Total 155369: | | | | | | 45.54 | .00 | | | | | |
| 470 | PARTS, INC. | 156216 | 6476 | BATTERY FOR TRUCK #20, S.HOWELL, JAN.'18 | 01/03/2018 | 56.16 | .00 | 01-6305 VEHICLE MAINTENANCE & REPAIRS | 1004 | 1/18 | | |
| Total 156216: | | | | | | 56.16 | .00 | | | | | |
| 470 | PARTS, INC. | 156229 | | STARTING FLUID AND FILLER FOR WELL MAINTENANCE, JAN.'18 - WATER | 01/03/2018 | 23.05 | .00 | 20-6150 M & R - SYSTEM | 0 | 1/18 | | |
| Total 156229: | | | | | | 23.05 | .00 | | | | | |
| 470 | PARTS, INC. | 156582 | | THREAD LOCK FOR A LATCH REPAIR AT THE DOG PARK, M.MEADE, JAN.'17 - PARKS | 01/09/2018 | 11.49 | .00 | 01-6150 MAINTENANCE & REPAIRS - SYSTEM | 1004 | 1/18 | | |
| Total 156582: | | | | | | 11.49 | .00 | | | | | |
| Total PARTS, INC.: | | | | | | 136.24 | .00 | | | | | |

| Vendor # | Vendor Name | Invoice Number | PO # | Description | Invoice Date | Net Invoice Amount | Amount Paid | GL Account and Title | GL Activity # | GL Period | Date Paid | Voided |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **RECREATION TODAY OF IDAHO LLC** | | | | | | | | | | | | |
| 1837 | RECREATION TODAY OF IDAHO LLC | 01092018RT | 6505 | REGISTRATION FOR PLAYGROUND SAFETY INSPECTOR COURSE/EXAM, J.LORENTZ & J.MORFIN, JAN.'18 - PARKS | 01/09/2018 | 900.00 | .00 | 01-6265 TRAINING & SCH00LING | 1004 | 1/18 | | |
| Total 01092018RT: | | | | | | 900.00 | .00 | | | | | |
| Total RECREATION TODAY OF IDAHO LLC: | | | | | | 900.00 | .00 | | | | | |
| **RICHARD T. ROATS** | | | | | | | | | | | | |
| 1430 | RICHARD T. ROATS | 011118 | | REIMBURSE PARKING TO ATTEND LEGISLATIVE UPDATE, ONLINE ATTENDANCE AT CLE FOR ETHICS CREDIT, REPORTING PERIOD, R ROATS, JAN 18 | 01/11/2018 | 22.11 | .00 | 01-6265 TRAINING & SCH00LING | 0 | 12/17 | | |
| 1430 | RICHARD T. ROATS | 011118 | | REIMBURSE PARKING TO ATTEND LEGISLATIVE UPDATE, ONLINE ATTENDANCE AT CLE FOR ETHICS CREDIT, REPORTING PERIOD, R ROATS, JAN 18, WATER | 01/11/2018 | 18.09 | .00 | 20-6265 TRAINING & SCH00LING EXPENSE | 0 | 12/17 | | |
| 1430 | RICHARD T. ROATS | 011118 | | REIMBURSE PARKING TO ATTEND LEGISLATIVE UPDATE, ONLINE ATTENDANCE AT CLE FOR ETHICS CREDIT, REPORTING PERIOD, R ROATS, JAN 18, SEWER | 01/11/2018 | 20.10 | .00 | 21-6265 TRAINING & SCH00LING EXPENSE | 0 | 12/17 | | |
| 1430 | RICHARD T. ROATS | 011118 | | REIMBURSE PARKING TO ATTEND LEGISLATIVE UPDATE, ONLINE ATTENDANCE AT CLE FOR ETHICS CREDIT, REPORTING PERIOD, R ROATS, JAN 18, PI | 01/11/2018 | 6.70 | .00 | 25-6265 TRAINING & SCH00LING EXPENSE | 0 | 12/17 | | |
| Total 011118: | | | | | | 67.00 | .00 | | | | | |
| Total RICHARD T. ROATS: | | | | | | 67.00 | .00 | | | | | |

| Vendor # | Vendor Name | Invoice Number | PO # | Description | Invoice Date | Net Invoice Amount | Amount Paid | GL Account and Title | GL Activity # | GL Period | Date Paid | Voided |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **RIDLEY'S FOOD CORP** | | | | | | | | | | | | |
| 1673 | RIDLEY'S FOOD CORP | 013000051158 | | 2 EA FLAP DISCS AND 1 EA 2X3 WEDGE ANCHOR, J.ADAMS, DEC.'17 | 12/08/2017 | 53.97 | .00 | 01-6175 SMALL TOOLS | 1005 | 12/17 | | |
| Total 013000051158-448: | | | | | | 53.97 | .00 | | | | | |
| Total RIDLEY'S FOOD CORP: | | | | | | 53.97 | .00 | | | | | |
| **RODDA PAINT CO.** | | | | | | | | | | | | |
| 1723 | RODDA PAINT CO. | 76036595 | 6504 | PAINT, BRUSHES, ROLLERS AND LINERS FOR PAINTING PATAGONIA LIFT STATION AND CEDAR WELL HOUSES, T.FLEMING, JAN.'18 - SEWER | 01/09/2018 | 325.62 | .00 | 21-6140 MAINT & REPAIR BUILDING | 0 | 1/18 | | |
| 1723 | RODDA PAINT CO. | 76036595 | 6504 | PAINT, BRUSHES, ROLLERS AND LINERS FOR PAINTING PATAGONIA LIFT STATION AND CEDAR WELL HOUSES, T.FLEMING, JAN.'18 - WATER | 01/09/2018 | 300.36 | .00 | 20-6140 MAINT. & REPAIR BUILDING | 0 | 1/18 | | |
| Total 76036595: | | | | | | 625.98 | .00 | | | | | |
| Total RODDA PAINT CO.: | | | | | | 625.98 | .00 | | | | | |
| **SAGE SUPPLY INC** | | | | | | | | | | | | |
| 1854 | SAGE SUPPLY INC | 17-20735 | | 1000 GALLONS HICO THAW LIQUID ICE MELT FOR CITY HALL AND TREATMENT PLANT, JAN.'18 - ADMIN | 01/04/2018 | 336.00 | .00 | 01-6140 MAINT. & REPAIR BUILDING | 0 | 1/18 | | |
| 1854 | SAGE SUPPLY INC | 17-20735 | | 1000 GALLONS HICO THAW LIQUID ICE MELT FOR CITY HALL AND TREATMENT PLANT, JAN.'18 - P & Z | 01/04/2018 | 120.00 | .00 | 01-6140 MAINT. & REPAIR BUILDING | 1003 | 1/18 | | |
| 1854 | SAGE SUPPLY INC | 17-20735 | | 1000 GALLONS HICO THAW LIQUID ICE MELT FOR CITY HALL AND TREATMENT PLANT, JAN.'18 - WATER | 01/04/2018 | 312.00 | .00 | 20-6140 MAINT. & REPAIR BUILDING | 0 | 1/18 | | |
| 1854 | SAGE SUPPLY INC | 17-20735 | | 1000 GALLONS HICO THAW LIQUID ICE MELT FOR CITY HALL AND TREATMENT PLANT, | | | | | | | | |

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | JAN.'18 - SEWER | 01/04/2018 | 312.00 | .00 | 21-6140 MAINT & REPAIR BUILDING | 0 | 1/18 | | |
| 1854 | SAGE SUPPLY INC | 17-20735 | | 1000 GALLONS HICO THAW LIQUID ICE MELT FOR CITY HALL AND TREATMENT PLANT, JAN.'18 - P.I | 01/04/2018 | 120.00 | .00 | 25-6140 MAINT & REPAIR BUILDING | 0 | 1/18 | | |
| Total 17-20735: | | | | | | 1,200.00 | .00 | | | | | |
| Total SAGE SUPPLY INC: | | | | | | 1,200.00 | .00 | | | | | |
| **SCHULTZ APPRAISAL INC** | | | | | | | | | | | | |
| 1908 | SCHULTZ APPRAISAL INC | B17SEP43 | | GP LAND APPRAISAL, B.WITHROW, SEP.'17 | 09/29/2017 | 500.00 | .00 | 01-6150 MAINTENANCE & REPAIRS - SYSTEM | 1004 | 9/17 | | |
| Total B17SEP43: | | | | | | 500.00 | .00 | | | | | |
| Total SCHULTZ APPRAISAL INC: | | | | | | 500.00 | .00 | | | | | |
| **SHARP ELECTRONICS CORP-METERED** | | | | | | | | | | | | |
| 1806 | SHARP ELECTRONICS CORP-METERED | 11318175 | | EXCESS METER READINGS, MODEL MX2615N - SEPT.'17 - PARKS | 09/29/2017 | 5.46 | .00 | 01-6142 MAINT. & REPAIR - EQUIPMENT | 1004 | 9/17 | | |
| 1806 | SHARP ELECTRONICS CORP-METERED | 11318175 | | EXCESS METER READINGS, MODEL MX2615N - SEPT.'17 - WATER | 09/29/2017 | 8.79 | .00 | 20-6142 MAINT. & REPAIRS-EQUIPMENT | 0 | 9/17 | | |
| 1806 | SHARP ELECTRONICS CORP-METERED | 11318175 | | EXCESS METER READINGS, MODEL MX2615N - SEPT.'17 - SEWER | 09/29/2017 | 10.91 | .00 | 21-6142 MAINT. & REPAIRS - EQUIPMENT | 0 | 9/17 | | |
| 1806 | SHARP ELECTRONICS CORP-METERED | 11318175 | | EXCESS METER READINGS, MODEL MX2615N - SEPT.'17 - P.I | 09/29/2017 | 5.15 | .00 | 25-6142 MAINT. & REPAIRS - EQUIPMENT | 0 | 9/17 | | |
| Total 11318175: | | | | | | 30.31 | .00 | | | | | |
| Total SHARP ELECTRONICS CORP-METERED: | | | | | | 30.31 | .00 | | | | | |

| Vendor # | Vendor Name | Invoice Number | PO # | Description | Invoice Date | Net Invoice Amount | Amount Paid | GL Account and Title | GL Activity # | GL Period | Date Paid | Voided |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **SIMPLOT PARTNERS** | | | | | | | | | | | | |
| 491 | SIMPLOT PARTNERS | 216033578 | | 98 BAGS SNO PLOW ICE MELT, JAN.'17 - PARKS | 01/04/2018 | 205.80 | .00 | 01-6140 MAINT. & REPAIR BUILDING | 1004 | 1/18 | | |
| 491 | SIMPLOT PARTNERS | 216033578 | | 98 BAGS SNO PLOW ICE MELT, JAN.'17 - SENIOR CENTER | 01/04/2018 | 68.60 | .00 | 01-6140 MAINT. & REPAIR BUILDING | 1001 | 1/18 | | |
| 491 | SIMPLOT PARTNERS | 216033578 | | 98 BAGS SNO PLOW ICE MELT, JAN.'17 - P & Z | 01/04/2018 | 41.16 | .00 | 01-6140 MAINT. & REPAIR BUILDING | 1003 | 1/18 | | |
| 491 | SIMPLOT PARTNERS | 216033578 | | 98 BAGS SNO PLOW ICE MELT, JAN.'17 - ADMIN | 01/04/2018 | 116.62 | .00 | 01-6140 MAINT. & REPAIR BUILDING | 0 | 1/18 | | |
| 491 | SIMPLOT PARTNERS | 216033578 | | 98 BAGS SNO PLOW ICE MELT, JAN.'17 - WATER | 01/04/2018 | 102.90 | .00 | 20-6140 MAINT. & REPAIR BUILDING | 0 | 1/18 | | |
| 491 | SIMPLOT PARTNERS | 216033578 | | 98 BAGS SNO PLOW ICE MELT, JAN.'17 - SEWER | 01/04/2018 | 109.76 | .00 | 21-6140 MAINT & REPAIR BUILDING | 0 | 1/18 | | |
| 491 | SIMPLOT PARTNERS | 216033578 | | 98 BAGS SNO PLOW ICE MELT, JAN.'17 - P.I | 01/04/2018 | 41.16 | .00 | 25-6140 MAINT & REPAIR BUILDING | 0 | 1/18 | | |
| Total 216033578: | | | | | | 686.00 | .00 | | | | | |
| Total SIMPLOT PARTNERS: | | | | | | 686.00 | .00 | | | | | |
| **SOUTHWEST IDAHO OPERATORS SECTION** | | | | | | | | | | | | |
| 1439 | SOUTHWEST IDAHO OPERATORS SECTION | 01042018SWI | 6492 | MEMBERSHIP RENEWALS, FOR J. MORFIN, B.WITHROW, AND M.MEADE, JAN.'18 | 01/04/2018 | 45.00 | 45.00 | 01-6075 DUES & MEMBERSHIPS | 1004 | 1/18 | 01/04/2018 | |
| 1439 | SOUTHWEST IDAHO OPERATORS SECTION | 01042018SWI | 6492 | MEMBERSHIP RENEWALS, FOR T.SHAFFER, T.FLEMING, M.NADEAU, M.FISETTE, C.MCDANIEL, JAN.'18 | 01/04/2018 | 75.00 | 75.00 | 21-6075 DUES & MEMBERSHIPS | 0 | 1/18 | 01/04/2018 | |
| 1439 | SOUTHWEST IDAHO OPERATORS SECTION | 01042018SWI | 6492 | MEMBERSHIP RENEWALS, FOR R.DAVILA & R.WARWICK, JAN.'18 | 01/04/2018 | 30.00 | 30.00 | 21-6075 DUES & MEMBERSHIPS | 0 | 1/18 | 01/04/2018 | |
| 1439 | SOUTHWEST IDAHO OPERATORS SECTION | 01042018SWI | 6492 | MEMBERSHIP RENEWALS, FOR C.DEYOUNG, D.CROSSLEY, R.FORD, M.DAVILA, R.JONES, J.COX, J.WEBB, B.BURR, JAN.'18 - WATER | 01/04/2018 | 96.00 | 96.00 | 20-6075 DUES & MEMBERSHIPS | 0 | 1/18 | 01/04/2018 | |

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1439 | SOUTHWEST IDAHO OPERATORS SECTION | 01042018SWI | 6492 | MEMBERSHIP RENEWALS, FOR C.DEYOUNG, D.CROSSLEY, R.FORD, M.DAVILA, R.JONES, J.COX, J.WEBB, B.BURR, JAN.'18 - P.I | 01/04/2018 | 24.00 | 24.00 | 25-6075 DUES & MEMBERSHIPS EXPENSE | 0 | 1/18 | 01/04/2018 | |
| Total 01042018SWIOS: | | | | | | 270.00 | 270.00 | | | | | |
| Total SOUTHWEST IDAHO OPERATORS SECTION: | | | | | | 270.00 | 270.00 | | | | | |
| **STATE OF IDAHO** | | | | | | | | | | | | |
| 180 | STATE OF IDAHO | 010518 | | REGISTRATION FOR BUILDING INSPECTOR TRUCK (NEW), JAN 18 | 01/05/2018 | 23.00 | 23.00 | 01-6305 VEHICLE MAINTENANCE & REPAIRS | 1005 | 1/18 | 01/05/2018 | |
| Total 010518: | | | | | | 23.00 | 23.00 | | | | | |
| Total STATE OF IDAHO: | | | | | | 23.00 | 23.00 | | | | | |
| **THE JORDEL COMPANY** | | | | | | | | | | | | |
| 1523 | THE JORDEL COMPANY | 001 001215 00 | 6439 | RETURNING A CONTROLLER TO SPLASH PAD, B.WITHROW, DEC.'17 | 12/18/2017 | 84.19 | .00 | 03-6368 EXPEND-KUNA POOL/FITNESS FAC. | 1067 | 12/17 | | |
| Total 001 001215 001: | | | | | | 84.19 | .00 | | | | | |
| Total THE JORDEL COMPANY: | | | | | | 84.19 | .00 | | | | | |
| **TREASURE VALLEY COFFEE** | | | | | | | | | | | | |
| 992 | TREASURE VALLEY COFFEE | 2160:05371784 | 6494 | WATER COOLER RENTAL, MAINTENANCE SHOP, JAN.'18 - PARKS | 01/05/2018 | 10.00 | .00 | 01-6165 OFFICE SUPPLIES | 1004 | 1/18 | | |
| Total 2160:05371784: | | | | | | 10.00 | .00 | | | | | |
| 992 | TREASURE VALLEY COFFEE | 2160:05371840 | 6494 | 4 EA. 4-GAL BOTTLES OF WATER AND WATER COOLER RENTAL, CITY HALL, JAN.'18 | 01/05/2018 | 21.80 | .00 | 01-6165 OFFICE SUPPLIES | 0 | 1/18 | | |

| Vendor # | Vendor Name | Invoice Number | PO # | Description | Invoice Date | Net Invoice Amount | Amount Paid | GL Account and Title | GL Activity # | GL Period | Date Paid | Voided |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Total 2160:05371840: | | | | | | 21.80 | .00 | | | | | |
| 992 | TREASURE VALLEY COFFEE | 2160:05380453 | 6475 | 1 CASE COFFEE, 2 CANISTERS CREAM AND SUGAR, JAN.'18 - TREATMENT PLANT | 01/03/2018 | 15.95 | .00 | 01-6165 OFFICE SUPPLIES | 0 | 1/18 | | |
| 992 | TREASURE VALLEY COFFEE | 2160:05380453 | 6475 | 1 CASE COFFEE, 2 CANISTERS CREAM AND SUGAR, JAN.'18 - TREATMENT PLANT | 01/03/2018 | 21.05 | .00 | 20-6165 0FFICE SUPPLIES | 0 | 1/18 | | |
| 992 | TREASURE VALLEY COFFEE | 2160:05380453 | 6475 | 1 CASE COFFEE, 2 CANISTERS CREAM AND SUGAR, JAN.'18 - TREATMENT PLANT | 01/03/2018 | 21.05 | .00 | 21-6165 OFFICE SUPPLIES | 0 | 1/18 | | |
| 992 | TREASURE VALLEY COFFEE | 2160:05380453 | 6475 | 1 CASE COFFEE, 2 CANISTERS CREAM AND SUGAR, JAN.'18 - TREATMENT PLANT | 01/03/2018 | 5.75 | .00 | 25-6165 OFFICE SUPPLIES | 0 | 1/18 | | |
| Total 2160:05380453: | | | | | | 63.80 | .00 | | | | | |
| Total TREASURE VALLEY COFFEE: | | | | | | 95.60 | .00 | | | | | |
| **U. S. POST OFFICE** | | | | | | | | | | | | |
| 67 | U. S. POST OFFICE | 01052018USP | | 2018 POST OFFICE BOX FEE, JAN.'18 - ADMIN | 01/05/2018 | 19.74 | .00 | 01-6190 P0STAGE & BILLING | 0 | 1/18 | | |
| 67 | U. S. POST OFFICE | 01052018USP | | 2018 POST OFFICE BOX FEE, JAN.'18 - P & Z | 01/05/2018 | 2.82 | .00 | 01-6190 P0STAGE & BILLING | 1003 | 1/18 | | |
| 67 | U. S. POST OFFICE | 01052018USP | | 2018 POST OFFICE BOX FEE, JAN.'18 - WATER | 01/05/2018 | 30.08 | .00 | 20-6190 P0STAGE & BILLING | 0 | 1/18 | | |
| 67 | U. S. POST OFFICE | 01052018USP | | 2018 POST OFFICE BOX FEE, JAN.'18 - SEWER | 01/05/2018 | 30.08 | .00 | 21-6190 P0STAGE & BILLING | 0 | 1/18 | | |
| 67 | U. S. POST OFFICE | 01052018USP | | 2018 POST OFFICE BOX FEE, JAN.'18 - P.I | 01/05/2018 | 11.28 | .00 | 25-6190 P0STAGE & BILLING | 0 | 1/18 | | |
| Total 01052018USPO: | | | | | | 94.00 | .00 | | | | | |
| Total U. S. POST OFFICE: | | | | | | 94.00 | .00 | | | | | |

| Vendor # | Vendor Name | Invoice Number | PO # | Description | Invoice Date | Net Invoice Amount | Amount Paid | GL Account and Title | GL Activity # | GL Period | Date Paid | Voided |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| U.S. BANK (VISA) | | | | | | | | | | | | |
| 1444 | U.S. BANK (VISA) | 103973498160 | 6434 | EREPLACEMENT PARTS.COM, PRESSURE VALVE KIT FOR DEWALT GREASE GUN, S.HOWELL, DEC.'17 | 12/15/2017 | 20.27 | .00 | 01-6175 SMALL TOOLS | 1004 | 12/17 | | |
| Total 10397349816002911242: | | | | | | 20.27 | .00 | | | | | |
| 1444 | U.S. BANK (VISA) | 104373330101 | 6361 | HOME DEPOT, CHRISTMAS LIGHTS, B.WITHROW, NOV.'17 | 11/28/2017 | 279.86 | .00 | 01-6150 MAINTENANCE & REPAIRS - SYSTEM | 1004 | 11/17 | | |
| Total 10437333010193379693: | | | | | | 279.86 | .00 | | | | | |
| 1444 | U.S. BANK (VISA) | 104373330101 | 6361 | HOME DEPOT, CHRISTMAS LIGHTS, B.WITHROW, NOV.'17 | 11/28/2017 | 263.48 | .00 | 01-6150 MAINTENANCE & REPAIRS - SYSTEM | 1004 | 11/17 | | |
| Total 10437333010193388728: | | | | | | 263.48 | .00 | | | | | |
| 1444 | U.S. BANK (VISA) | 104373340101 | 6366 | HOME DEPOT, CHRISTMAS DECOR, J.LORENTZ, NOV.'17 | 11/29/2017 | 219.60 | .00 | 01-6150 MAINTENANCE & REPAIRS - SYSTEM | 1004 | 11/17 | | |
| Total 10437334010187390820: | | | | | | 219.60 | .00 | | | | | |
| 1444 | U.S. BANK (VISA) | 104373340101 | 6368 | TEXTURE GUN FOR WORK AT SENIOR CENTER, S.HOWELL, NOV.'17 | 11/29/2017 | 72.06 | .00 | 01-6175 SMALL TOOLS | 1001 | 11/17 | | |
| Total 10437334010187414182: | | | | | | 72.06 | .00 | | | | | |
| 1444 | U.S. BANK (VISA) | 104373400101 | | REPLACEMENT TOILET FOR THE SENIOR CENTER, DEC.'17 | 12/05/2017 | 88.00 | .00 | 01-6140 MAINT. & REPAIR BUILDING | 1001 | 12/17 | | |
| 1444 | U.S. BANK (VISA) | 104373400101 | | DEWALT BATTERY CHARGER, S.HOWELL, DEC.'17 | 12/05/2017 | 129.00 | .00 | 01-6175 SMALL TOOLS | 1004 | 12/17 | | |

| Vendor # | Vendor Name | Invoice Number | PO # | Description | Invoice Date | Net Invoice Amount | Amount Paid | GL Account and Title | GL Activity # | GL Period | Date Paid | Voided |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Total 10437340010190817126: | | | | | | 217.00 | .00 | | | | | |
| 1444 | U.S. BANK (VISA) | 104373400101 | 6397 | HOME DEPOT, CHRISTMAS LIGHTS, DEC.'17 | 12/05/2017 | 176.92 | .00 | 01-6150 MAINTENANCE & REPAIRS - SYSTEM | 1004 | 12/17 | | |
| Total 10437340010190826812: | | | | | | 176.92 | .00 | | | | | |
| 1444 | U.S. BANK (VISA) | 104373400101 | | HOME DEPOT, TIMER FOR CHRISTMAS LIGHTS, B.WITHROW, DEC.'17 | 12/05/2017 | 79.76 | .00 | 01-6150 MAINTENANCE & REPAIRS - SYSTEM | 1004 | 12/17 | | |
| Total 10437340010190842801: | | | | | | 79.76 | .00 | | | | | |
| 1444 | U.S. BANK (VISA) | 104373420101 | | HOME DEPOT, CHRISTMAS LIGHTS FOR THE BAND STAND, B.WITHROW, DEC.'17 | 12/07/2017 | 38.64 | .00 | 01-6140 MAINT. & REPAIR BUILDING | 1004 | 12/17 | | |
| 1444 | U.S. BANK (VISA) | 104373420101 | | HOME DEPOT, TIMER FOR CHRISTMAS LIGHTS, DEC.'17 | 12/07/2017 | 19.97 | .00 | 01-6150 MAINTENANCE & REPAIRS - SYSTEM | 1004 | 12/17 | | |
| Total 10437342010190635252: | | | | | | 58.61 | .00 | | | | | |
| 1444 | U.S. BANK (VISA) | 104373430101 | 6397 | HOME DEPOT, CHRISTMAS LIGHTS, DEC.'17 | 12/08/2017 | 824.75 | .00 | 01-6150 MAINTENANCE & REPAIRS - SYSTEM | 1004 | 12/17 | | |
| Total 10437343010189699466: | | | | | | 824.75 | .00 | | | | | |
| 1444 | U.S. BANK (VISA) | 104373470101 | | HOME DEPOT, CHRISTMAS LIGHT TIMER RETURNED, NOT WORKING, DEC.'17 | 12/12/2017 | -39.94 | .00 | 01-6150 MAINTENANCE & REPAIRS - SYSTEM | 1004 | 12/17 | | |

| Vendor # | Vendor Name | Invoice Number | PO # | Description | Invoice Date | Net Invoice Amount | Amount Paid | GL Account and Title | GL Activity # | GL Period | Date Paid | Voided |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Total 10437347010189314786: | | | | | | -39.94 | .00 | | | | | |
| 1444 | U.S. BANK (VISA) | 263873374000 | | WALMART, CAKE SALE, ARTS COMMISSION, DEC.'17 | 12/02/2017 | 41.32 | .00 | 03-6379 EXPENDITURES - ART SHOWS | 0 | 12/17 | | |
| Total 26387337400001020655: | | | | | | 41.32 | .00 | | | | | |
| 1444 | U.S. BANK (VISA) | 273373417200 | | RIDLEY'S, CRAFT STICKS AND COLORED SUGAR FOR THE CREATE N SIP HOLIDAY DECORATING, ARTS COMMISSION, DEC.'17 | 12/07/2017 | 27.41 | .00 | 03-6379 EXPENDITURES - ART SHOWS | 0 | 12/17 | | |
| Total 27337341720004520898: | | | | | | 27.41 | .00 | | | | | |
| 1444 | U.S. BANK (VISA) | 309973450915 | 6402 | MICROSOFT OFFICE FOR R.COLLINS, DEC.'17 | 12/11/2017 | 229.99 | .00 | 01-6165 OFFICE SUPPLIES | 4000 | 12/17 | | |
| Total 30997345091500027149: | | | | | | 229.99 | .00 | | | | | |
| 1444 | U.S. BANK (VISA) | 330973324005 | 6357 | IDAHO.GOV, RENEWAL OF WWC1 FOR R.FORD, NOV.'17 | 11/27/2017 | 24.00 | .00 | 20-6075 DUES & MEMBERSHIPS | 0 | 11/17 | | |
| 1444 | U.S. BANK (VISA) | 330973324005 | 6357 | IDAHO.GOV, RENEWAL OF WWC1 FOR R.FORD, NOV.'17 | 11/27/2017 | 6.00 | .00 | 25-6075 DUES & MEMBERSHIPS EXPENSE | 0 | 11/17 | | |
| Total 33097332400545003759: | | | | | | 30.00 | .00 | | | | | |
| 1444 | U.S. BANK (VISA) | 374773470000 | 6407 | CWI, WASTEWATER COLLECTION AND TREATMENT EXAM FOR M.FISETTE, R.WARWICK, R.DAVILA, DEC.'17 | 12/12/2017 | 75.00 | .00 | 21-6265 TRAINING & SCH00LING EXPENSE | 0 | 12/17 | | |
| Total 37477347000011532254: | | | | | | 75.00 | .00 | | | | | |

| Vendor # | Vendor Name | Invoice Number | PO # | Description | Invoice Date | Net Invoice Amount | Amount Paid | GL Account and Title | GL Activity # | GL Period | Date Paid | Voided |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1444 | U.S. BANK (VISA) | 374773470000 | 6407 | CWI, WASTEWATER COLLECTION AND TREATMENT EXAM FOR M.DAVILA, DEC.'17 | 12/12/2017 | 25.00 | .00 | 21-6265 TRAINING & SCH00LING EXPENSE | 0 | 12/17 | | |
| Total 37477347000011543863: | | | | | | 25.00 | .00 | | | | | |
| 1444 | U.S. BANK (VISA) | 374773480000 | 6407 | CWI, WASTEWATER COLLECTION AND TREATMENT EXAM FOR M.NADEAU, DEC.'17 | 12/13/2017 | 25.00 | .00 | 21-6265 TRAINING & SCH00LING EXPENSE | 0 | 12/17 | | |
| Total 37477348000011629653: | | | | | | 25.00 | .00 | | | | | |
| 1444 | U.S. BANK (VISA) | 374773490000 | 6407 | CWI, WASTEWATER COLLECTION AND TREATMENT EXAM FOR B.BURR, DEC.'17 | 12/14/2017 | 25.00 | .00 | 20-6265 TRAINING & SCH00LING EXPENSE | 0 | 12/17 | | |
| Total 37477349000011796014: | | | | | | 25.00 | .00 | | | | | |
| 1444 | U.S. BANK (VISA) | 450073370009 | | DOLLAR TREE, PLATTERS FOR THE CAKE SALE, ARTS COMMISSION, DEC.'17 | 12/02/2017 | 21.20 | .00 | 03-6379 EXPENDITURES - ART SHOWS | 0 | 12/17 | | |
| Total 45007337000975191851: | | | | | | 21.20 | .00 | | | | | |
| 1444 | U.S. BANK (VISA) | 554273471534 | 6406 | 123 SIGNUP, IDEQ, WASTEWATER COLLECTION OIT FOR R.WARWICK, DEC.'17 | 12/13/2017 | 75.00 | .00 | 21-6265 TRAINING & SCH00LING EXPENSE | 0 | 12/17 | | |
| Total 55427347153475706827: | | | | | | 75.00 | .00 | | | | | |
| 1444 | U.S. BANK (VISA) | 554273471534 | 6406 | IDEQ, WASTEWATER COLLECTION OIT FOR R.DAVILA, DEC.'17 | 12/13/2017 | 75.00 | .00 | 21-6265 TRAINING & SCH00LING EXPENSE | 0 | 12/17 | | |
| Total 55427347153475706843: | | | | | | 75.00 | .00 | | | | | |
| 1444 | U.S. BANK (VISA) | 640773411991 | | BIMART, CHRISTMAS LIGHTS, B.WITHROW, DEC.'17 | 12/07/2017 | 176.66 | .00 | 01-6150 MAINTENANCE & REPAIRS - SYSTEM | 1004 | 12/17 | | |

| Vendor # | Vendor Name | Invoice Number | PO # | Description | Invoice Date | Net Invoice Amount | Amount Paid | GL Account and Title | GL Activity # | GL Period | Date Paid | Voided |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Total 64077341199129475537: | | | | | | 176.66 | .00 | | | | | |
| 1444 | U.S. BANK (VISA) | 640773411991 | | BIMART, SNACK BAGS FOR THE HOLIDAY CREATE N SIP HOLIDAY DECORATING, ARTS COMMISSION, DEC.'17 | 12/07/2017 | 18.13 | .00 | 03-6379 EXPENDITURES - ART SHOWS | 0 | 12/17 | | |
| Total 64077341199129524540: | | | | | | 18.13 | .00 | | | | | |
| 1444 | U.S. BANK (VISA) | 921673351004 | 6372 | AMAZON.COM, OFFICE SUPPLIES FOR R.COLLINS, D.STEPHENS, NOV.'17 | 12/01/2017 | 60.06 | .00 | 01-6165 OFFICE SUPPLIES | 4000 | 12/17 | | |
| Total 92167335100404001319: | | | | | | 60.06 | .00 | | | | | |
| 1444 | U.S. BANK (VISA) | 921673371006 | | INDEED.COM, ADVERTISING AND RESUME CONTACTS ON WEBSITE, DEC.'17 - WATER | 12/03/2017 | 83.53 | .00 | 20-6125 LEGAL PUBLICATI0NS | 0 | 12/17 | | |
| 1444 | U.S. BANK (VISA) | 921673371006 | | INDEED.COM, ADVERTISING AND RESUME CONTACTS ON WEBSITE, DEC.'17 - SEWER | 12/03/2017 | 83.53 | .00 | 21-6125 LEGAL PUBLICATI0NS EXPENSE | 0 | 12/17 | | |
| 1444 | U.S. BANK (VISA) | 921673371006 | | INDEED.COM, ADVERTISING AND RESUME CONTACTS ON WEBSITE, DEC.'17 - P.I | 12/03/2017 | 14.52 | .00 | 25-6125 LEGAL PUBLICATI0NS | 0 | 12/17 | | |
| Total 92167337100686674948: | | | | | | 181.58 | .00 | | | | | |
| 1444 | U.S. BANK (VISA) | 921673391006 | | DARCY'S CATERING, FROSTING FOR THE CHILDREN'S HOLIDAY DECORATING, ARTS COMMISSION, DEC.'17 | 12/05/2017 | 169.60 | .00 | 03-6379 EXPENDITURES - ART SHOWS | 0 | 12/17 | | |
| Total 92167339100699309977: | | | | | | 169.60 | .00 | | | | | |
| 1444 | U.S. BANK (VISA) | 921673391007 | 6380 | WALMART, FRAMES FOR HISTORICAL KUNA PHOTOS, A.WELKER, DEC.'17 - ADMIN | 12/05/2017 | 65.70 | .00 | 01-6155 MEETINGS/COMMITTEES | 1032 | 12/17 | | |

| Vendor # | Vendor Name | Invoice Number | PO # | Description | Invoice Date | Net Invoice Amount | Amount Paid | GL Account and Title | GL Activity # | GL Period | Date Paid | Voided |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1444 | U.S. BANK (VISA) | 921673391007 | 6380 | WALMART, FRAMES FOR HISTORICAL KUNA PHOTOS, A.WELKER, DEC.'17 - WATER | 12/05/2017 | 2.92 | .00 | 20-6155 MEETINGS/COMMITTEES | 1032 | 12/17 | | |
| 1444 | U.S. BANK (VISA) | 921673391007 | 6380 | WALMART, FRAMES FOR HISTORICAL KUNA PHOTOS, A.WELKER, DEC.'17 - SEWER | 12/05/2017 | 2.92 | .00 | 21-6155 MEETINGS/COMMITTEES | 1032 | 12/17 | | |
| 1444 | U.S. BANK (VISA) | 921673391007 | 6380 | WALMART, FRAMES FOR HISTORICAL KUNA PHOTOS, A.WELKER, DEC.'17 - P.I | 12/05/2017 | 1.46 | .00 | 25-6155 MEETING/COMMITTEES | 1032 | 12/17 | | |
| Total 92167339100705941185: | | | | | | 73.00 | .00 | | | | | |
| Total U.S. BANK (VISA): | | | | | | 3,501.32 | .00 | | | | | |
| **UNITED COMPONENTS INCORPORATED** | | | | | | | | | | | | |
| 1900 | UNITED COMPONENTS INCORPORATED | 2049 | | REPAIRS TO WATER DAMAGED ROOF, JAN.'18 - SENIOR CENTER | 01/03/2018 | 15,650.00 | .00 | 01-6140 MAINT. & REPAIR BUILDING | 1001 | 1/18 | | |
| Total 2049: | | | | | | 15,650.00 | .00 | | | | | |
| Total UNITED COMPONENTS INCORPORATED: | | | | | | 15,650.00 | .00 | | | | | |
| **USA BLUE BOOK** | | | | | | | | | | | | |
| 265 | USA BLUE BOOK | 449629 | 6459 | DISPOSABLE GLOVES AND HAND SANITIZER, T.SHAFFER, JAN.'18 | 12/22/2017 | 259.75 | .00 | 21-6230 SAFETY TRAINING & EQUIPMENT | 0 | 12/17 | | |
| 265 | USA BLUE BOOK | 449629 | 6459 | FREIGHT CHARGES FOR GLOVES, DEC.'17 | 12/22/2017 | 32.91 | .00 | 21-6230 SAFETY TRAINING & EQUIPMENT | 0 | 12/17 | | |
| 265 | USA BLUE BOOK | 449629 | 6459 | FREIGHT CHARGES FOR BOTTLES AND REAGENT, DEC.'17 | 12/22/2017 | 26.93 | .00 | 21-6152 M & R - LABORATORY COSTS | 0 | 12/17 | | |
| 265 | USA BLUE BOOK | 449629 | 6459 | BOTTLES AND CHLORINE REAGENT, T.SHAFFER, DEC.'17 | 12/22/2017 | 211.95 | .00 | 21-6152 M & R - LABORATORY COSTS | 0 | 12/17 | | |

| Vendor # | Vendor Name | Invoice Number | PO # | Description | Invoice Date | Net Invoice Amount | Amount Paid | GL Account and Title | GL Activity # | GL Period | Date Paid | Voided |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Total 449629: | | | | | | 531.54 | .00 | | | | | |
| Total USA BLUE BOOK: | | | | | | 531.54 | .00 | | | | | |
| **UTILITY REFUNDS #4** | | | | | | | | | | | | |
| 1887 | UTILITY REFUNDS #4 | 100810.02A | | RACHAEL MASAITIS, 771 W BURY ST, UTILITY REFUND | 01/02/2018 | 103.56 | .00 | 99-1075 Utility Cash Clearing | 0 | 1/18 | | |
| Total 100810.02A: | | | | | | 103.56 | .00 | | | | | |
| 1887 | UTILITY REFUNDS #4 | 110520.01 | | CARL NICHOLSON, 705 N KATIE WAY, UTILITY REFUND | 01/03/2018 | 119.75 | .00 | 99-1075 Utility Cash Clearing | 0 | 1/18 | | |
| Total 110520.01: | | | | | | 119.75 | .00 | | | | | |
| 1887 | UTILITY REFUNDS #4 | 121470.01 | | MATTHEW FREEMAN, 2137 W HEDGEROW ST, UTILITY REFUND | 01/03/2018 | 59.18 | .00 | 99-1075 Utility Cash Clearing | 0 | 1/18 | | |
| Total 121470.01: | | | | | | 59.18 | .00 | | | | | |
| 1887 | UTILITY REFUNDS #4 | 150250.01 | | RIKKI WATKINS, 658 W RAMS HILL ST, UTILITY REFUND | 01/02/2018 | 77.17 | .00 | 99-1075 Utility Cash Clearing | 0 | 1/18 | | |
| Total 150250.01: | | | | | | 77.17 | .00 | | | | | |
| 1887 | UTILITY REFUNDS #4 | 160040.01 | | DALE CRANDON, 314 W HESSTON ST, UTILITY REFUND | 01/10/2018 | 95.55 | .00 | 99-1075 Utility Cash Clearing | 0 | 1/18 | | |
| Total 160040.01: | | | | | | 95.55 | .00 | | | | | |
| 1887 | UTILITY REFUNDS #4 | 160950.02 | | PENSCO TRUST C/O H ALLERTON, 339 W WHITE WAY, UTILITY REFUND | 01/09/2018 | 56.31 | .00 | 99-1075 Utility Cash Clearing | 0 | 1/18 | | |
| Total 160950.02: | | | | | | 56.31 | .00 | | | | | |

| Vendor # | Vendor Name | Invoice Number | PO # | Description | Invoice Date | Net Invoice Amount | Amount Paid | GL Account and Title | GL Activity # | GL Period | Date Paid | Voided |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1887 | UTILITY REFUNDS #4 | 174034.01 | | PARK PLACE PROPERTY MANAGEMENT, 1955 W DESERTHAWK DR, UTILITY REFUND | 01/10/2018 | 32.79 | .00 | 99-1075 Utility Cash Clearing | 0 | 1/18 | | |
| Total 174034.01: | | | | | | 32.79 | .00 | | | | | |
| 1887 | UTILITY REFUNDS #4 | 183000.02 | | DALE GREEK, 1198 W KESLER DR, UTILITY REFUND | 01/02/2018 | 28.25 | .00 | 99-1075 Utility Cash Clearing | 0 | 1/18 | | |
| Total 183000.02: | | | | | | 28.25 | .00 | | | | | |
| 1887 | UTILITY REFUNDS #4 | 200245.02 | | ERIC GATHAGAN, 284 E SCREECH OWL DR, UTILITY REFUND | 01/02/2018 | 49.19 | .00 | 99-1075 Utility Cash Clearing | 0 | 1/18 | | |
| Total 200245.02: | | | | | | 49.19 | .00 | | | | | |
| 1887 | UTILITY REFUNDS #4 | 221245.02 | | MCKENNA HERRERA, 1053 S TOMEN AVE, UTILITY REFUND | 01/03/2018 | 63.89 | .00 | 99-1075 Utility Cash Clearing | 0 | 1/18 | | |
| Total 221245.02: | | | | | | 63.89 | .00 | | | | | |
| 1887 | UTILITY REFUNDS #4 | 221310.01A | | CBH, 1030 S TOMEN AVE, UTILITY REFUND | 01/02/2018 | 59.67 | .00 | 99-1075 Utility Cash Clearing | 0 | 1/18 | | |
| Total 221310.01A: | | | | | | 59.67 | .00 | | | | | |
| 1887 | UTILITY REFUNDS #4 | 240350.05 | | JULIO RIVERA, 899 E PLUTON DR, UTILITY REFUND | 01/02/2018 | 124.38 | .00 | 99-1075 Utility Cash Clearing | 0 | 1/18 | | |
| Total 240350.05: | | | | | | 124.38 | .00 | | | | | |
| 1887 | UTILITY REFUNDS #4 | 240720.02 | | JUSTIN NYE, 944 E FOLGADO CT, UTILITY REFUND | 01/02/2018 | 24.99 | .00 | 99-1075 Utility Cash Clearing | 0 | 1/18 | | |

| 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 240720.02: | | | | | | 24.99 | .00 | | | | | |
| 1887 | UTILITY REFUNDS #4 | 250435.03 | | WAYNE NELL, 953 S PENCIL AVE, UTILITY REFUND | 01/02/2018 | 15.43 | .00 | 99-1075 Utility Cash Clearing | 0 | 1/18 | | |
| Total 250435.03: | | | | | | 15.43 | .00 | | | | | |
| 1887 | UTILITY REFUNDS #4 | 268023.01 | | CBH, 2725 W CRENSHAW ST, UTILITY REFUND | 01/02/2018 | 31.30 | .00 | 99-1075 Utility Cash Clearing | 0 | 1/18 | | |
| Total 268023.01: | | | | | | 31.30 | .00 | | | | | |
| 1887 | UTILITY REFUNDS #4 | 271075.02 | | MATTHEW LENZ, 2163 W SAGWON DR, UTILITY REFUND | 01/02/2018 | 20.00 | .00 | 99-1075 Utility Cash Clearing | 0 | 1/18 | | |
| Total 271075.02: | | | | | | 20.00 | .00 | | | | | |
| 1887 | UTILITY REFUNDS #4 | 277005.01 | | CHALLENGER DEVELOPMENT, 2491 N HONEYSUCKLE WAY, UTILITY REFUND | 01/09/2018 | 65.93 | .00 | 99-1075 Utility Cash Clearing | 0 | 1/18 | | |
| Total 277005.01: | | | | | | 65.93 | .00 | | | | | |
| 1887 | UTILITY REFUNDS #4 | 277011.01 | | CBH, 2629 N HONEYSUCKLE WAY, UTILITY REFUND | 01/02/2018 | 40.66 | .00 | 99-1075 Utility Cash Clearing | 0 | 1/18 | | |
| Total 277011.01: | | | | | | 40.66 | .00 | | | | | |
| 1887 | UTILITY REFUNDS #4 | 277012.01 | | CBH, 646 W QUAKING ASPEN DR, UTILITY REFUND | 01/02/2018 | 25.60 | .00 | 99-1075 Utility Cash Clearing | 0 | 1/18 | | |
| Total 277012.01: | | | | | | 25.60 | .00 | | | | | |
| 1887 | UTILITY REFUNDS #4 | 277310.01A | | CBH, 2172 N SPIKE AVE, UTILITY REFUND | 01/02/2018 | 59.49 | .00 | 99-1075 Utility Cash Clearing | 0 | 1/18 | | |

| 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 277310.01A: | | | | | | 59.49 | .00 | | | | | |
| 1887 | UTILITY REFUNDS #4 | 277337.01 | | CBH, 127 W SCREECH OWL DR, UTILITY REFUND | 01/02/2018 | 31.30 | .00 | 99-1075 Utility Cash Clearing | 0 | 1/18 | | |
| Total 277337.01: | | | | | | 31.30 | .00 | | | | | |
| 1887 | UTILITY REFUNDS #4 | 280300.01 | | TRADITION CAPITAL PARTNERS, 1059 W ROSE QUARTZ ST, UTILITY REFUND | 01/04/2018 | 210.82 | .00 | 99-1075 Utility Cash Clearing | 0 | 1/18 | | |
| Total 280300.01: | | | | | | 210.82 | .00 | | | | | |
| 1887 | UTILITY REFUNDS #4 | 280350.01A | | SUNRISE HOMES, 1074 W TANZANITE DR, UTILITY REFUND | 01/02/2018 | 59.49 | .00 | 99-1075 Utility Cash Clearing | 0 | 1/18 | | |
| Total 280350.01A: | | | | | | 59.49 | .00 | | | | | |
| 1887 | UTILITY REFUNDS #4 | 302035.01 | | KW HOMES, 460 E MERINO ST, UTILITY REFUND | 01/03/2018 | 43.78 | .00 | 99-1075 Utility Cash Clearing | 0 | 1/18 | | |
| Total 302035.01: | | | | | | 43.78 | .00 | | | | | |
| 1887 | UTILITY REFUNDS #4 | 303006.01 | | HUBBLE HOMES, 1153 E SHADY RIDGE DR, UTILITY REFUND | 01/02/2018 | 32.86 | .00 | 99-1075 Utility Cash Clearing | 0 | 1/18 | | |
| Total 303006.01: | | | | | | 32.86 | .00 | | | | | |
| 1887 | UTILITY REFUNDS #4 | 303009.01 | | HUBBLE HOMES, 1129 E SHADY RIDGE DR, UTILITY REFUND | 01/03/2018 | 42.22 | .00 | 99-1075 Utility Cash Clearing | 0 | 1/18 | | |
| Total 303009.01: | | | | | | 42.22 | .00 | | | | | |

| Vendor # | Vendor Name | Invoice Number | PO # | Description | Invoice Date | Net Invoice Amount | Amount Paid | GL Account and Title | GL Activity # | GL Period | Date Paid | Voided |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1887 | UTILITY REFUNDS #4 | 303017.01 | | HUBBLE HOMES, 1114 E SHADY RIDGE DR, UTILITY REFUND | 01/02/2018 | 88.39 | .00 | 99-1075 Utility Cash Clearing | 0 | 1/18 | | |
| Total 303017.01: | | | | | | 88.39 | .00 | | | | | |
| 1887 | UTILITY REFUNDS #4 | 303031.01 | | HUBBLE HOMES, 920 E FIRESTONE DR, UTILITY REFUND | 01/03/2018 | 41.33 | .00 | 99-1075 Utility Cash Clearing | 0 | 1/18 | | |
| Total 303031.01: | | | | | | 41.33 | .00 | | | | | |
| 1887 | UTILITY REFUNDS #4 | 310026.01 | | TIMBERMIST, 9324 S KOTLAS WAY, UTILITY REFUND | 01/02/2018 | 23.50 | .00 | 99-1075 Utility Cash Clearing | 0 | 1/18 | | |
| Total 310026.01: | | | | | | 23.50 | .00 | | | | | |
| 1887 | UTILITY REFUNDS #4 | 310125.01A | | TOLL BROS, 9444 S ROCK CLIFFS WAY, UTILITY REFUND | 01/02/2018 | 59.49 | .00 | 99-1075 Utility Cash Clearing | 0 | 1/18 | | |
| Total 310125.01A: | | | | | | 59.49 | .00 | | | | | |
| 1887 | UTILITY REFUNDS #4 | 310206.01 | | TOLL BROS INC, 1448 W SOLDOTNA DR, UTILITY REFUND | 01/02/2018 | 21.94 | .00 | 99-1075 Utility Cash Clearing | 0 | 1/18 | | |
| Total 310206.01: | | | | | | 21.94 | .00 | | | | | |
| 1887 | UTILITY REFUNDS #4 | 310238.01A | | TOLL BROS, 9571 S ROCK CLIFFS PL, UTILITY REFUND | 01/02/2018 | 59.49 | .00 | 99-1075 Utility Cash Clearing | 0 | 1/18 | | |
| Total 310238.01A: | | | | | | 59.49 | .00 | | | | | |
| 1887 | UTILITY REFUNDS #4 | 310245.01 | | TOLL BROS INC., 9486 S ROCK CLIFFS PL, UTILITY REFUND | 01/02/2018 | 31.30 | .00 | 99-1075 Utility Cash Clearing | 0 | 1/18 | | |

| 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 310245.01: | | | | | | 31.30 | .00 | | | | | |
| 1887 | UTILITY REFUNDS #4 | 40370.02 | | REBECCA CLEVENGER, 650 N MARTEESON AVE, UTILITY REFUND | 01/04/2018 | 33.70 | .00 | 99-1075 Utility Cash Clearing | 0 | 1/18 | | |
| Total 40370.02: | | | | | | 33.70 | .00 | | | | | |
| 1887 | UTILITY REFUNDS #4 | 50190.01 | | B & B DEVELOPMENT, 445 N LINDER AVE, UTILITY REFUND | 01/09/2018 | 39.91 | .00 | 99-1075 Utility Cash Clearing | 0 | 1/18 | | |
| Total 50190.01: | | | | | | 39.91 | .00 | | | | | |
| 1887 | UTILITY REFUNDS #4 | 70440.02A | | RALPH PARTNERS II LLC, 962 N GOIRI ST, UTILITY REFUND | 01/02/2018 | 71.18 | .00 | 99-1075 Utility Cash Clearing | 0 | 1/18 | | |
| Total 70440.02A: | | | | | | 71.18 | .00 | | | | | |
| 1887 | UTILITY REFUNDS #4 | 92210.01 | | BRYAN RUTHERFORD, 1224 W KARAT WAY, UTILITY REFUND | 01/10/2018 | 46.59 | .00 | 99-1075 Utility Cash Clearing | 0 | 1/18 | | |
| Total 92210.01: | | | | | | 46.59 | .00 | | | | | |
| Total UTILITY REFUNDS #4: | | | | | | 2,090.38 | .00 | | | | | |
| **UTILITY TRAILER SALES OF IDAHO, INC.** | | | | | | | | | | | | |
| 1641 | UTILITY TRAILER SALES OF IDAHO, INC. | 17614 | | SNOW PLOW W/BACK DRAG EDGE, CURB GUARD, AND SNOW DEFLECTOR, MOUNTED ON S350, DEC.'17 - ADMIN | 12/20/2017 | 3,685.50 | .00 | 40-6166 PP&E PURCHASES OPERATIONS | 1128 | 12/17 | | |
| 1641 | UTILITY TRAILER SALES OF IDAHO, INC. | 17614 | | SNOW PLOW W/BACK DRAG EDGE, CURB GUARD, AND SNOW DEFLECTOR, MOUNTED ON S350, DEC.'17 - WATER | 12/20/2017 | 1,474.20 | .00 | 20-6166 PP&E PURCHASES OPERATIONS | 1128 | 12/17 | | |
| 1641 | UTILITY TRAILER SALES OF IDAHO, INC. | 17614 | | SNOW PLOW W/BACK DRAG EDGE, CURB GUARD, AND SNOW DEFLECTOR, MOUNTED ON S350, DEC.'17 - SEWER | 12/20/2017 | 1,474.20 | .00 | 21-6166 PP&E PURCHASES - OPERATIONS | 1128 | 12/17 | | |

| Vendor # | Vendor Name | Invoice Number | PO # | Description | Invoice Date | Net Invoice Amount | Amount Paid | GL Account and Title | GL Activity # | GL Period | Date Paid | Voided |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1641 | UTILITY TRAILER SALES OF IDAHO, INC. | 17614 | | SNOW PLOW W/BACK DRAG EDGE, CURB GUARD, AND SNOW DEFLECTOR, MOUNTED ON S350, DEC.'17 - P.I | 12/20/2017 | 737.10 | .00 | 25-6166 PP&E PURCHASES - OPERATIONS | 1128 | 12/17 | | |
| Total 17614: | | | | | | 7,371.00 | .00 | | | | | |
| Total UTILITY TRAILER SALES OF IDAHO, INC.: | | | | | | 7,371.00 | .00 | | | | | |
| **VALLI INFORMATION SYSTEMS, INC** | | | | | | | | | | | | |
| 857 | VALLI INFORMATION SYSTEMS, INC | 45087 | | ESTATEMENT, POSTAGE, AND INSERTS FOR DEC.'17 - ADMIN | 12/31/2017 | 1,341.43 | .00 | 01-6190 P0STAGE & BILLING | 0 | 12/17 | | |
| 857 | VALLI INFORMATION SYSTEMS, INC | 45087 | | ESTATEMENT, POSTAGE, AND INSERTS FOR DEC.'17 - WATER | 12/31/2017 | 2,107.96 | .00 | 20-6190 P0STAGE & BILLING | 0 | 12/17 | | |
| 857 | VALLI INFORMATION SYSTEMS, INC | 45087 | | ESTATEMENT, POSTAGE, AND INSERTS FOR DEC.'17 - SEWER | 12/31/2017 | 2,107.96 | .00 | 21-6190 P0STAGE & BILLING | 0 | 12/17 | | |
| 857 | VALLI INFORMATION SYSTEMS, INC | 45087 | | ESTATEMENT, POSTAGE, AND INSERTS FOR DEC.'17 - P.I | 12/31/2017 | 830.41 | .00 | 25-6190 P0STAGE & BILLING | 0 | 12/17 | | |
| Total 45087: | | | | | | 6,387.76 | .00 | | | | | |
| 857 | VALLI INFORMATION SYSTEMS, INC | 45088 | | LOCKBOX TRANSACTIONS AND POSTAGE FOR DEC.'17 - ADMIN | 12/31/2017 | 74.83 | .00 | 01-6190 P0STAGE & BILLING | 0 | 12/17 | | |
| 857 | VALLI INFORMATION SYSTEMS, INC | 45088 | | LOCKBOX TRANSACTIONS AND POSTAGE FOR DEC.'17 - WATER | 12/31/2017 | 117.59 | .00 | 20-6190 P0STAGE & BILLING | 0 | 12/17 | | |
| 857 | VALLI INFORMATION SYSTEMS, INC | 45088 | | LOCKBOX TRANSACTIONS AND POSTAGE FOR DEC.'17 - SEWER | 12/31/2017 | 117.59 | .00 | 21-6190 P0STAGE & BILLING | 0 | 12/17 | | |
| 857 | VALLI INFORMATION SYSTEMS, INC | 45088 | | LOCKBOX TRANSACTIONS AND POSTAGE FOR DEC.'17 - P.I | 12/31/2017 | 46.33 | .00 | 25-6190 P0STAGE & BILLING | 0 | 12/17 | | |
| Total 45088: | | | | | | 356.34 | .00 | | | | | |

| Vendor # | Vendor Name | Invoice Number | PO # | Description | Invoice Date | Net Invoice Amount | Amount Paid | GL Account and Title | GL Activity # | GL Period | Date Paid | Voided |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Total VALLI INFORMATION SYSTEMS, INC: | | | | | | 6,744.10 | .00 | | | | | |
| **VERIZON WIRELESS** | | | | | | | | | | | | |
| 1575 | VERIZON WIRELESS | 9798943450 | | CELL PHONE SERVICE, 11/29-12/28/17 - ADMIN | 12/28/2017 | 56.30 | .00 | 01-6255 TELEPH0NE | 0 | 12/17 | | |
| 1575 | VERIZON WIRELESS | 9798943450 | | CELL PHONE SERVICE, 11/29-12/28/17 - PARKS | 12/28/2017 | 361.95 | .00 | 01-6255 TELEPH0NE | 1004 | 12/17 | | |
| 1575 | VERIZON WIRELESS | 9798943450 | | CELL PHONE SERVICE, 11/29-12/28/17 - BUILDING INSPECTION | 12/28/2017 | 48.26 | .00 | 01-6255 TELEPH0NE | 1005 | 12/17 | | |
| 1575 | VERIZON WIRELESS | 9798943450 | | CELL PHONE SERVICE, 11/29-12/28/17 - WATER | 12/28/2017 | 297.60 | .00 | 20-6255 TELEPH0NE EXPENSE | 0 | 12/17 | | |
| 1575 | VERIZON WIRELESS | 9798943450 | | CELL PHONE SERVICE, 11/29-12/28/17 - SEWER | 12/28/2017 | 321.73 | .00 | 21-6255 TELEPH0NE EXPENSE | 0 | 12/17 | | |
| 1575 | VERIZON WIRELESS | 9798943450 | | CELL PHONE SERVICE, 11/29-12/28/17 - P.I | 12/28/2017 | 80.43 | .00 | 25-6255 TELEPH0NE EXPENSE | 0 | 12/17 | | |
| 1575 | VERIZON WIRELESS | 9798943450 | | CELL PHONE SERVICE, 11/29-12/28/17 - EC DEV | 12/28/2017 | 40.22 | .00 | 01-6255 TELEPH0NE | 4000 | 12/17 | | |
| 1575 | VERIZON WIRELESS | 9798943450 | | CELL PHONE CASE, R.COLLINS, DEC.'17 - EC DEV | 12/28/2017 | 26.25 | .00 | 01-6175 SMALL TOOLS | 4000 | 1/18 | | |
| 1575 | VERIZON WIRELESS | 9798943450 | | CELL PHONE CASE, P.STEVENS, DEC.'17 - WATER | 12/28/2017 | 15.75 | .00 | 20-6175 SMALL TOOLS | 0 | 12/17 | | |
| 1575 | VERIZON WIRELESS | 9798943450 | | CELL PHONE CASE, P.STEVENS, DEC.'17 - SEWER | 12/28/2017 | 15.75 | .00 | 21-6175 SMALL TOOLS | 0 | 12/17 | | |
| 1575 | VERIZON WIRELESS | 9798943450 | | CELL PHONE CASE, P.STEVENS, DEC.'17 - P.I | 12/28/2017 | 5.99 | .00 | 25-6175 SMALL TOOLS | 0 | 12/17 | | |
| Total 9798943450: | | | | | | 1,270.23 | .00 | | | | | |
| 1575 | VERIZON WIRELESS | 9799039927 | | TABLET SERVICE, 12/2/17-1/1/18 - ADMIN | 01/01/2018 | 3.97 | .00 | 01-6255 TELEPH0NE | 0 | 12/17 | | |

| Vendor # | Vendor Name | Invoice Number | PO # | Description | Invoice Date | Net Invoice Amount | Amount Paid | GL Account and Title | GL Activity # | GL Period | Date Paid | Voided |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1575 | VERIZON WIRELESS | 9799039927 | | TABLET SERVICE, 12/2/17-1/1/18 - PARKS | 01/01/2018 | 8.73 | .00 | 01-6255 TELEPH0NE | 1004 | 12/17 | | |
| 1575 | VERIZON WIRELESS | 9799039927 | | TABLET SERVICE, 12/2/17-1/1/18 - BUILDING INSPECTION | 01/01/2018 | 17.46 | .00 | 01-6255 TELEPH0NE | 1005 | 12/17 | | |
| 1575 | VERIZON WIRELESS | 9799039927 | | TABLET SERVICE, 12/2/17-1/1/18 - WATER | 01/01/2018 | 38.72 | .00 | 20-6255 TELEPH0NE EXPENSE | 0 | 12/17 | | |
| 1575 | VERIZON WIRELESS | 9799039927 | | TABLET SERVICE, 12/2/17-1/1/18 - SEWER | 01/01/2018 | 48.24 | .00 | 21-6255 TELEPH0NE EXPENSE | 0 | 12/17 | | |
| 1575 | VERIZON WIRELESS | 9799039927 | | TABLET SERVICE, 12/2/17-1/1/18 - P.I | 01/01/2018 | 9.84 | .00 | 25-6255 TELEPH0NE EXPENSE | 0 | 12/17 | | |
| Total 9799039927: | | | | | | 126.96 | .00 | | | | | |
| Total VERIZON WIRELESS: | | | | | | 1,397.19 | .00 | | | | | |
| **VERMEER ROCKY MOUNTAIN, INC.** | | | | | | | | | | | | |
| 1308 | VERMEER ROCKY MOUNTAIN, INC. | S03578 | 6489 | CHIPPER SERVICED, M.MEADE, JAN.'18 | 01/04/2018 | 294.07 | .00 | 01-6142 MAINT. & REPAIR - EQUIPMENT | 1004 | 1/18 | | |
| Total S03578: | | | | | | 294.07 | .00 | | | | | |
| Total VERMEER ROCKY MOUNTAIN, INC.: | | | | | | 294.07 | .00 | | | | | |
| **WEX BANK** | | | | | | | | | | | | |
| 1234 | WEX BANK | 52558906 | | FUEL, DEC.'17 - ADMIN | 12/31/2017 | 1.62 | .00 | 01-6300 FUEL | 0 | 12/17 | | |
| 1234 | WEX BANK | 52558906 | | FUEL, DEC.'17 - PARKS | 12/31/2017 | 329.01 | .00 | 01-6300 FUEL | 1004 | 12/17 | | |
| 1234 | WEX BANK | 52558906 | | FUEL, DEC.'17 - BUILDING INSPECTION | 12/31/2017 | 233.87 | .00 | 01-6300 FUEL | 1005 | 12/17 | | |
| 1234 | WEX BANK | 52558906 | | FUEL, DEC.'17 - WATER | 12/31/2017 | 294.92 | .00 | 20-6300 FUEL | 0 | 12/17 | | |
| 1234 | WEX BANK | 52558906 | | FUEL, DEC.'17 - SEWER | 12/31/2017 | 9.82 | .00 | 21-6300 FUEL | 0 | 12/17 | | |

| Vendor # | Vendor Name | Invoice Number | PO # | Description | Invoice Date | Net Invoice Amount | Amount Paid | GL Account and Title | GL Activity # | GL Period | Date Paid | Voided |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1234 | WEX BANK | 52558906 | | FUEL, DEC.'17 - P.I | 12/31/2017 | 77.86 | .00 | 25-6300 FUEL | 0 | 12/17 | | |
| | Total 52558906: | | | | | 947.10 | .00 | | | | | |
| | Total WEX BANK: | | | | | 947.10 | .00 | | | | | |
| | Grand Totals: | | | | | 468,916.41 | 167,810.31 | | | | | |

Dated: _____

Mayor: _____

City Council: _____

_____

_____

_____

_____

_____

City Treasurer: _____

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

# City of Kuna
## Alcohol Beverage License
751 W 4th Street
P.O. BOX 13
KUNA, ID 83634
Phone: 208-387-7726 Fax: 208-922-5989
E-mail: cityclerk@kunaid.gov

**ALL FEES ARE NON-REFUNDABLE**

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

Date 12/29/17 City License No. 180614A

New X Renewal ___ Modification ___ Transfer ___

LICENSE:

APPROVED ____ DENIED ____

Date Fee Paid and Receipt No.: 12/29/17 11.001893

| | | |
|---|---|---|
| LIQUOR-BY-THE-DRINK (Includes On Premise Wine) | $ ~~562.50~~ | ✓ $281.25 |
| OFF PREMISE BEER | $ 50.00 | |
| OFF PREMISE WINE | $ 200.00 | |
| ON PREMISE BEER | $ 200.00 | ✓ $100.00 |
| ON PREMISE WINE | $ 200.00 | |
| CHANGE IN LOCATION OF LICENSE (15% OF THE ANNUAL FEE) | ~~50% After Nov 1~~ | TOTAL $ $381.25 |

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

**BUSINESS NAME:** Doughboys LLC dba SlyceBox **PHONE:** 208-869-4613

**BUSINESS LOCATION:** 1353 N Meridian Road #103 Kuna, ID 83634
(City, State, Zip Code)

**BUSINESS MAILING ADDRESS:** PO Box 282 Eagle ID 83616
(City, State, Zip Code)

**APPLICANT NAME:** Eric Mott **PHONE:** ____

**RESIDENCE ADDRESS** 1493 N Colline Bello Way Eagle ID 83616
(City, State, Zip Code)

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

**NAME** Eric Mott **ADDRESS** PO Box 282 Eagle ID 83616

**NAME** Thomas Young **ADDRESS** PO Box 282 Eagle ID 83616

**NAME** ____ **ADDRESS** ____

**Applicant Signature** **Date** 12/29/2017

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

# State of Idaho

## Idaho State Police

Cycle Tracking Number: 96831
ISLD ID: 8224

Premise Number: 1A-22614
Incorporated City

**Retail Alcohol Beverage License**

License Year: 2018
License Number: 22614

*This is to certify, that* Doughboys LLC

*doing business as:* Slyce Box

COPY

*is licensed to sell alcoholic beverages as stated below at:*
1353 N Meridian Rd #103, Kuna, Ada County

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

| | | |
|---|---|---|
| Liquor | Yes | $750.00 |
| Beer | Yes | $50.00 |
| On-premise consumption | Yes | $0.00 |
| Kegs to go | No | |
| Restaurant | Yes | $0.00 |
| Wine by the bottle | Yes | $0.00 |
| Wine by the glass | Yes | $0.00 |
| Multipurpose arena | No | |
| Growlers | No | |

TOTAL FEE: $800.00

*Signature of Licensee, Corporate Officer, LLC Member or Partner*

DOUGHBOYS LLC
SLYCE BOX
PO BOX 282

EAGLE, ID 83616
*Mailing Address*

*License Valid:* 11/17/2017 - 04/30/2018

***Expires:* 04/30/2018**

*Director of Idaho State Police*

SEE REVERSE SIDE FOR SALE OR TRANSFER OF THIS LICENSE

THIS LICENSE MUST BE CONSPICUOUSLY DISPLAYED

ABC FORM NO: A

**2017-2018** RETAIL ALCOHOL BEVERAGE LICENSE 2018868

# ADA COUNTY, IDAHO

STATE OF IDAHO

COPY

*This is to certify, that Doughboys LLC*

*dba: Slyce Box*

is licensed hereby as a retailer of alcohol beverage, as stated below, to the provisions of Title 23, Idaho Code and the laws of the State of Idaho and regulations and ordinances of Board of County Commissioners in regard to the sale of alcoholic beverage at: 1353 N Meridian Rd #103, Kuna, ID 83634

◆ ◆ ◆ ◆ ◆ ◆ ◆ ◆ ◆ ◆ ◆ ❖ ◆ ◆ ◆ ◆ ◆ ◆ ◆ ◆ ◆ ◆ ◆

**License valid from December 5, 2017 to April 30, 2018**

| | | |
|---|---|---|
| Beer | DRAFT, bottled or canned, ON or OFF premises consumption | $50.00 |
| Wine | WINE by the drink: (This covers Retail & By the Drink) | $0.00 |
| Liquor | Kuna City | $93.75 |

Signature of Licensee or Officer of Corporation

APPROVED by the Board of County Commissioners this 5th day of December, 2017

Christopher D. Rich, Clerk

David L Case
Chairman

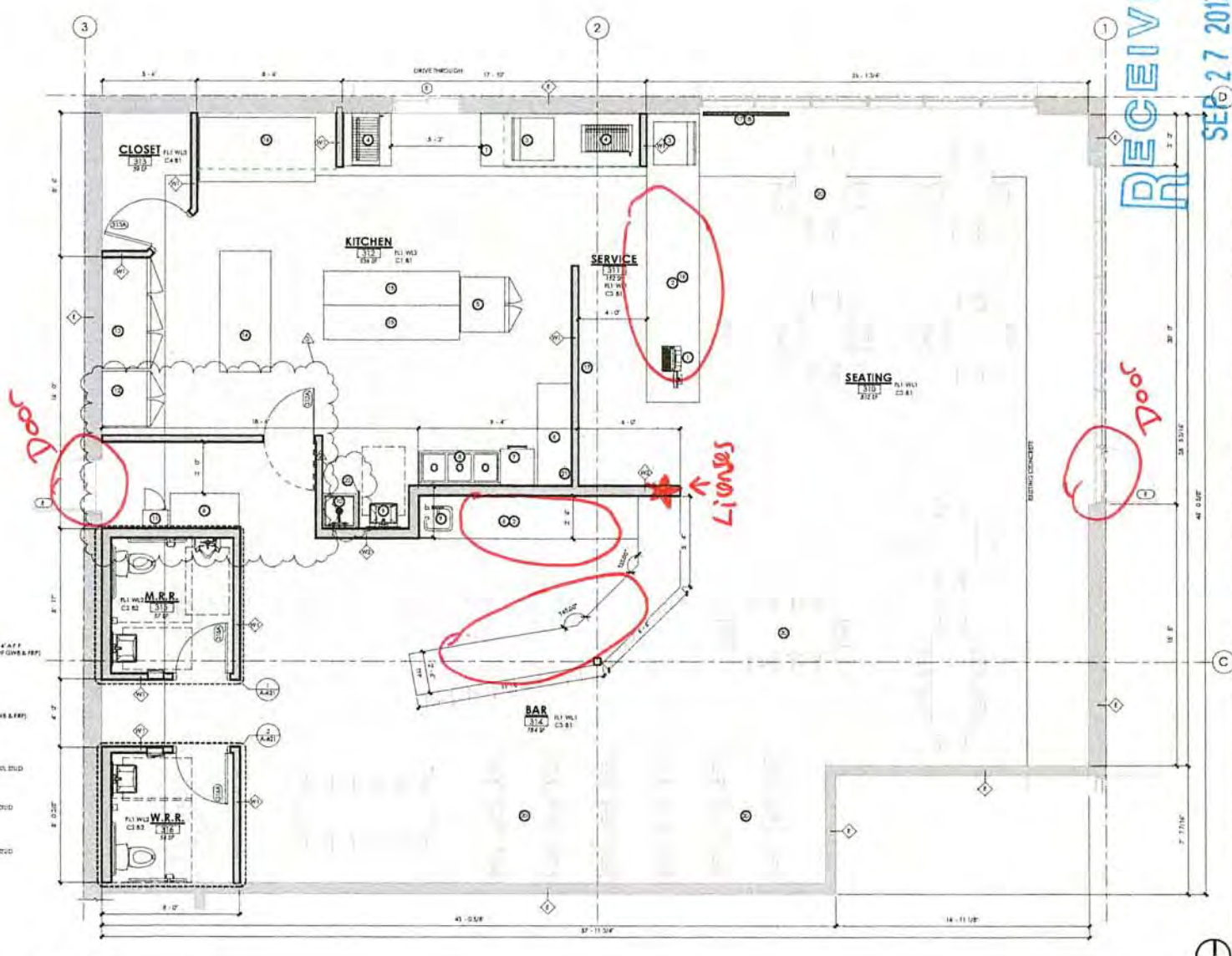
(THIS LICENSE MUST BE CONSPICUOUSLY DISPLAYED)

# Floor Plan

Premise ID IA-A2614

Slyce Box

RECEIVED
SEP 27 2017
IDAHO STATE ALCOHOL BEVERAGE CONTROL




Floor Plan

FLOOR PLAN NOTES

| # | Note |
|---|---|
| 1 | P.O.S. |
| 2 | UNDER COUNTER BEER COOLERS & STORAGE |
| 3 | SODA |
| 4 | SALAMANDER |
| 5 | WARMER |
| 6 | STORAGE |
| 7 | DISHWASHER |
| 8 | WARMER |
| 9 | HAND WASH SINK |
| 10 | MOP SINK |
| 11 | EMPLOYEE LOCKERS |
| 12 | FREEZER |
| 13 | FRIDGE |
| 14 | 2dB PREP AREA |
| 15 | 2dB PREP AREA |
| 16 | DUAL RACK OVEN |
| 17 | (3) OWNER SUPPLIED READER BOARDS |
| 18 | OWNER SUPPLIED READER BOARD WALL |
| 19 | OWNER PROVIDED COUNTER & STORAGE |
| 20 | OWNER PROVIDED FIXTURES |
| 21 | CONDUIT FOR SECURITY SYSTEM MAIN HUB |
| 22 | DIVIDER 48" A.F.F. BETWEEN MOP SINK AND WALL MOUNT SINK |

FINISH LEGEND

FLOOR
FL1 - EXPOSED, SEALED, & SATIN POLISHED CONCRETE

WALLS
W1 - GWB TEXTURED, PRIMED & PAINTED
W2 - GWB TEXTURED, PRIMED & PAINTED w/ 12 x 24 CERAMIC TILE 4' A.F.F.
W3 - FRP OVER GWB (ALTERNATE HUDO WALL PANELS IN PLACE OF GWB & FRP)

BASE
B1 - 4" RUBBER COVE BASE
B2 - CERAMIC TILE BASE

CEILING
C1 - 2x4 ACT
C2 - GWB TEXTURED, PRIMED & PAINTED
C3 - EXPOSED TO STRUCTURE
C4 - FRP OVER GWB (ALTERNATIVE HUDO PANELS IN PLACE OF GWB & FRP)

NOTE
FINAL COLORS TO BE SELECTED BY OWNER

WALL LEGEND

W1 — 4" INTERIOR WALL - 5/8" GWB w/ 2.5/8" MTL STUD w/ 5/8" GWB

W2 — 6" INTERIOR WALL - 5/8" GWB w/ 6" MTL STUD w/ 5/8" GWB

W3 — 8" SERVING WALL - 5/8" GWB w/ 6" MTL STUD

SCANNED

net design
Eric Mott
Slyce Box Kuna

PROFESSIONAL SEAL
ARCHITECT
JAMES L. RICCIARDI
STATE OF IDAHO

| NO. | DESCRIPTION | DATE |
|---|---|---|
| A | Layout for Review | 04.03.17 |
| B | Revised Layout | 04.12.17 |
| C | Revised Layout | 04.18.17 |
| 1 | For Permit | 06.04.17 |
| 2 | Health Dept Rev | 6.20.17 |
| 3 | Fire Dept Comments | 6.30.17 |

First Floor

A-111

DATE 12.09.16
JOB NUMBER 16552
DRAWN BY MRM

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
Warren Christensen
Greg McPherson

# City of Kuna

January 2, 2018

Doughboys LLC dba Slyce Box
Attn: Eric Mott
P.O. Box 282
Eagle, Idaho 83616

Subject: Temporary Alcohol License Granted January 2, 2018 Through January 16, 2018

Dear Eric Mott:

As per Kuna City Code 3-1-6, this letter authorized by the Kuna City Clerk, acts as a Temporary Alcohol License granted to:

Doughboys LLC
Slyce Box
1353 N Meridian Road #103
Kuna, ID 83634

Permitting the licensee to carry on the business or occupation of:

Liquor-by-the-Drink
On Premise Beer

Within the corporate limits of the City of Kuna, through January 16, 2018, the next regular Kuna City Council Meeting at which the licensee's application can go before the Council, and having paid the sum of $381.25 therefore, in conformity with the Provisions of Ordinance of Kuna Municipal Code, Section 3-1.

If you have any questions or need additional information, please call me at (208) 387-7726.

Sincerely,

Chris Engels
Kuna City Clerk

CC: Kuna Police Department
Kuna City Attorney

**RESOLUTION NO. R06-2018**
**CITY OF KUNA, IDAHO**

**A RESOLUTION OF THE CITY COUNCIL, OF KUNA, IDAHO APPROVING AND ADOPTING AN AMENDMENT TO THE CITY OF KUNA, IDAHO PERSONNEL MANUAL (VERSION JANUARY 2016) BY STRIKING THE CITY ENGINEER IN SECTION 10.1.1C FROM THE NAMED APPOINTED OFFICIALS SO THE CITY ENGINEER NOW IS AN EMPLOYEE SUPERVISED BY THE PUBLIC WORKS DIRECTOR; REQUIRING THE CITY CLERK TO DISTRIBUTE COPIES TO THE HOLDERS OF THE PERSONNEL MANUAL; AND PROVIDING AN EFFECTIVE DATE.**

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

Section 1. The amendment to section 10.1.1C of the *City of Kuna, Idaho Personnel Manual* (Version January 2016) striking the City Engineer from said section so the City Engineer is now an employee supervised by the Public Works Director is hereby approved and adopted;

Section 2 The City Clerk shall distribute copies of this policy change to the holders of the personnel manual.

Section 4. The City of Kuna, Idaho Personnel Manual is effective commencing January 1, 2018.

**PASSED BY THE COUNCIL** of Kuna, Idaho this 16th day of January, 2018.

**APPROVED BY THE MAYOR** of Kuna, Idaho this 16th day of January, 2018.

_____
Joe L. Stear, Mayor

ATTEST:

_____
Chris Engels, City Clerk

# CHAPTER 10. EMPLOYEE CLASSIFICATION, COMPENSATION, AND BENEFITS

## Section 10.1 CLASSIFYING EMPLOYEES FOR POLICY PURPOSES

### 10.1.1 Employment Status

A. All employees of the City, including part-time and temporary employees, are AT-WILL EMPLOYEES, except as otherwise provided by this policy, as required by law, or pursuant to a written contract approved by the City Council.

B. Employed Attorneys. Because the Idaho Rules of Professional Conduct govern the relationship between an attorney and his/her client, attorneys employed by the City are considered to be at-will employees, and they serve at the pleasure of the Mayor and City Council. Removal shall require a majority vote of the City Council, upon recommendation of the Mayor.

C. Appointed Officials. The City Clerk, City Treasurer, ~~City Engineer~~, Public Works Director, Planning and Zoning Director, Parks Director, and Facilities Director are appointed pursuant to Idaho Code §50-204, may only be removed pursuant to Idaho Code §50-206.

D. The City Council may adopt by resolution, an organization chart, entitled the City of Kuna Employee Organization Chart.

### 10.1.2 Employee Classification for Benefit Purposes

The classification of the position an employee holds with the City may affect the status of obligations or benefits associated with his/her employment.

### 10.1.3 The primary classes of employees are:

A. Appointed Officials. Appointed officials are considered Exempt Employees pursuant to the Fair Labor Standards Act (FLSA).

B. Full-Time Regular Employees. Employees, excluding Appointed Officials, whose employment is sustained and continuing and whose typical work-week consists of at least thirty (30) hours are considered full-time regular Employees. Full-time regular Employees are eligible for employee benefits provided by the City.

C. Part-Time Regular Employees. Employees whose employment is sustained and continuing and whose typical work-week consists of less than thirty (30) hours on a regular basis are considered part-time regular employees. Part-time regular employees may receive reduced employee benefits as authorized by the City Council and as required by federal and state law. The number of hours worked may affect the employee's obligation to participate in certain mandatory state benefit programs. Certain benefits may not be available because qualifying thresholds have not been reached.

**RESOLUTION NO. R07-2018**
**CITY OF KUNA, IDAHO**

**A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AMENDING R45-2017 TO EXTEND THE CONTRACT BY 161 DAYS FOR THE DESIGN AND CONSTRUCTION ADMINISTRATION OF THE ORCHARD LIFT STATION REPLACEMENT PROJECT TO KELLER ASSOCIATES, INC. IN THE AMOUNT OF $240,200.00; DIRECTING EXPENDITURE OF FUNDS FROM THE SANITARY SEWER FUNDS FOR SAID PROJECT; AND AUTHORIZING THE MAYOR, CITY CLERK AND CITY ENGINEER TO EXECUTE CONTRACT DOCUMENTS WITH KELLER ASSOCIATES.**

**WHEREAS**, on June 20, 2017, the City of Kuna, Idaho approved R45-2017 for the design and construction of the Orchard Lift Station with Keller Associates; and

**WHEREAS**, the City of Kuna, Idaho budgeted funds in the amount of $500,000 in Fiscal Year 2016/2017 for the Orchard Lift Station Project; and

**WHEREAS**, the City of Kuna, Idaho delayed performance on the contract to determine the best path forward for the treatment of the effluent for the regional lift station, as evidenced by the letter dated January 9, 2018 from Keller Associates, attached hereto and made a part hereof as **EXHIBIT A**;

**WHEREAS**, the City of Kuna, Idaho and Keller Associates have determined that it is in the best interests of the City to amend the agreement to extend the contract by 161 days to allow performance of the contract. The contract is attached hereto and made a part hereof as **EXHIBIT B**.

**BE IT HEREBY RESOLVED** by the Mayor and Council of the City of Kuna, Idaho, that the Mayor, City Engineer and City Clerk of said city are hereby authorized to execute the Amendment to Agreement extending the contract by 161 days, by and between said city and Keller Associates, Inc. for consulting services related to designing a sanitary sewer lift station with associated appurtenances and preparing contract documents for constructing the same, which agreement and associated scope of work is estimated to cost two hundred forty thousand two hundred dollars and no cents ($240,200.00) and which Agreement is attached hereto, and made a part hereof, as if set forth in full.

**PASSED BY THE COUNCIL** of Kuna, Idaho this 16th day of January 2018.

**APPROVED BY THE MAYOR** of Kuna, Idaho this 16th day of January 2018.

_____
Joe L. Stear, Mayor

ATTEST:

_____
Chris Engels, City Clerk

KELLER ASSOCIATES

131 SW 5th Ave, Suite A
Meridian, ID 83642
(208) 288-1992

January 9, 2018

Mr. Bob Bachman
Public Works Director
City of Kuna
751 W 4th Street
Kuna, ID 83634

**Re: City of Kuna Orchard Regional Lift Station Schedule Update**

Dear Mr. Bachman,

The purpose of this letter is to provide an update on the design schedule for this project. As you are aware, this project was put on hold for a time while the City determined the best path forward for the effluent from the new regional lift station. We were asked to pause work on this project in a meeting on October 5, 2017. After the City determined to pump directly to the South Wastewater Treatment Plant rather than to the Ten Mile Lift Station, we were asked to resume work on this project on November 28, 2017. Keller Associates revised the preliminary engineering report (PER) based on new direction from the City, submitted it to DEQ, and received DEQ approval on January 8, 2018. At this point Keller Associates is able to proceed with final design.

In light of the delays and project changes discussed above, we propose a time extension of 161 days to the engineering services schedule. The new schedule proposes submission of 100% plans, specifications, and bidding documents to DEQ by April 8, 2018. A contract amendment is attached for your review. No changes to engineering compensation are proposed at this time.

Please feel free to call me with any questions at 208-288-1992.

Sincerely,

**KELLER ASSOCIATES, INC.**

Justin Walker, P.E.
Project Manager

Enclosures

cc: Paul Stevens, P.E. (City of Kuna)
File

**Exhibit A**

KELLER

# AMENDMENT TO OWNER-CONSULTANT AGREEMENT

## Amendment No. 01

***Background Data:***

a. Effective Date of Owner-Consultant Agreement: June 21, 2017
b. Effective Date of this Amendment: January 16, 2018
c. Owner: City of Kuna
d. Consultant: Keller Associates, Inc.
e. Project: Orchard Regional Lift Station Project
KA # 217070-000

***Nature of Amendment:***

*This amendment is to modify the engineering services schedule only. No modifications are proposed to the compensation or scope of work. The schedule requires amendment because the City requested the design be paused for a time while they made decisions regarding lift station effluent location (South Wastewater Treatment Plant versus Ten Mile Lift Station).*

***Description of Modifications:***

*Modify the time of completion for completing Tasks 1-4.*

***Compensation Summary:***

*No change to original contract.*

***Schedule:***

*Add 161 days to the time of completion for Tasks 1-4 with an estimated submission of 100% plans, specifications, and bidding documents to DEQ by April 8, 2018.*

All provisions of the Agreement not modified by this or previous amendments remain in effect. In witness thereof, the parties hereto have executed or caused to be executed by their duly authorized officials this Amendment to the Agreement on the respective dates indicated below.

| **OWNER:** | **City of Kuna, Idaho** | **CONSULTANT:** | **Keller Associates, Inc.** |
|---|---|---|---|
| Signature: | | Signature: | |
| Name: | Joe Stear | Name: | ROD J. LINJA |
| Title: | Mayor | Title: | Principal |
| Date: | | Date: | 1/9/2018 |

**Exhibit B**

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

## City Council Memorandum – Findings of Fact & Conclusions of Law

**To:** **Kuna City Council**

**Case Number:** **17-08-AN** (Annexation) ***Danskin Ridge Subdivision Nos. 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
**Findings:** January 16, 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:**

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## 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**

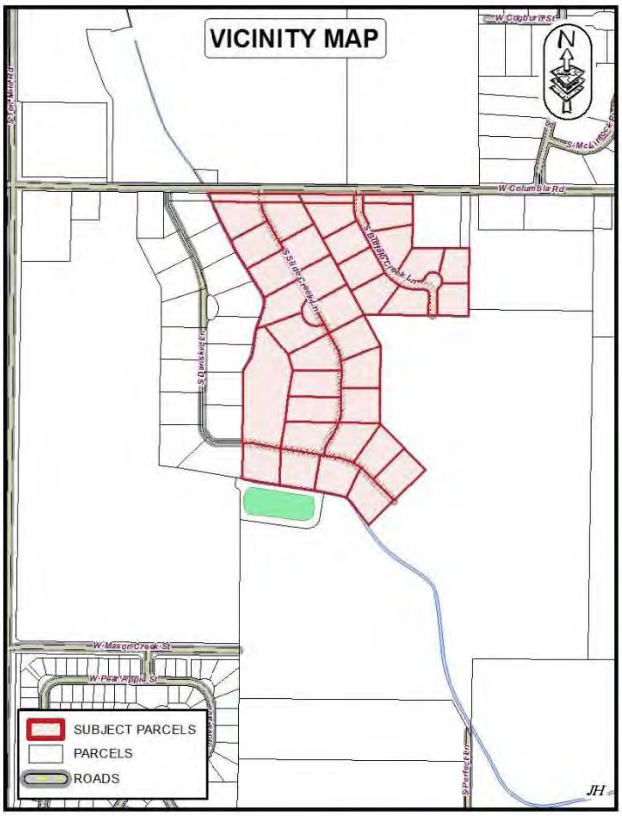
| | | |
|---|---|---|
| **i.** | Neighborhood Meeting | October 16, 2017 |
| **ii.** | Agencies | November 2, 2017 |
| **iii.** | 300' Property Owners | December 14, 2017 |
| **iv.** | Kuna, Melba Newspaper | December 13, 2017 |
| **v.** | Site Posted | December 21, 2017 |

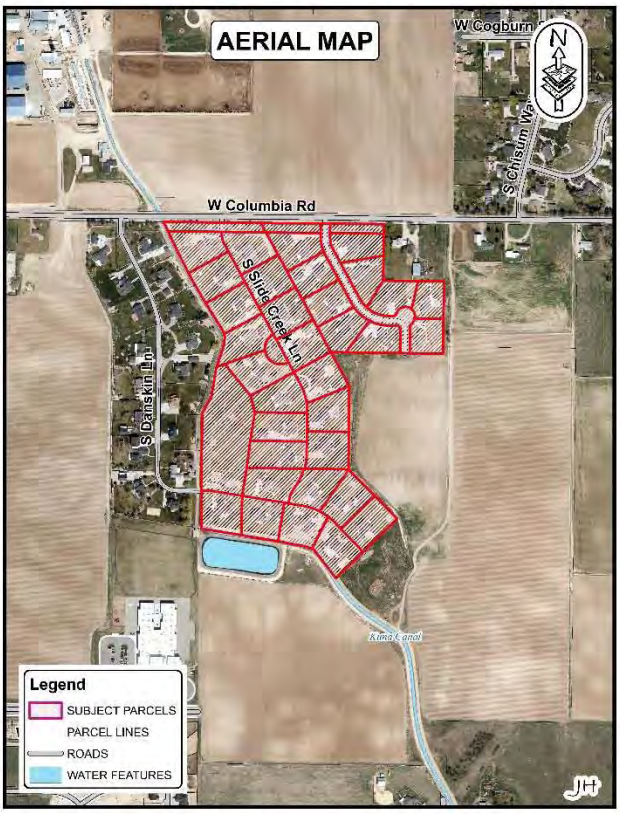
## B. Applicant Request:

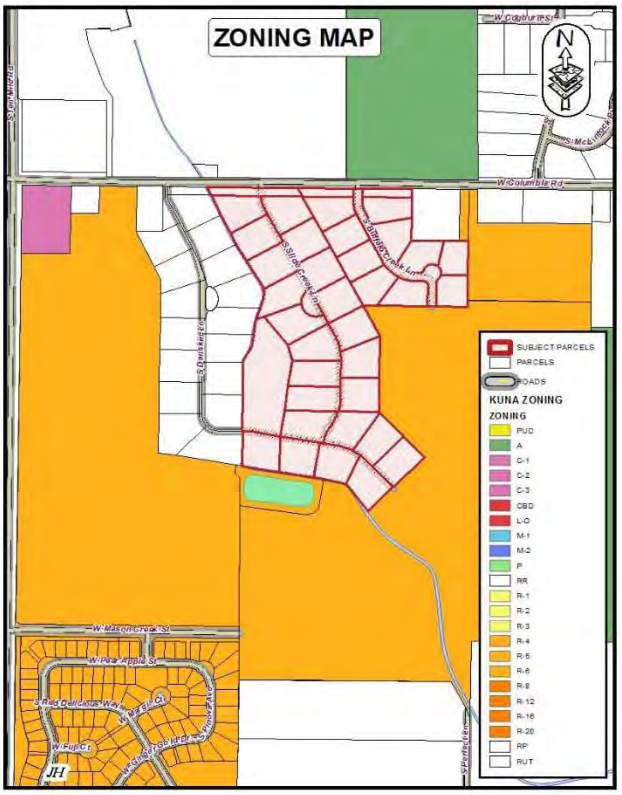
1. **Request:**

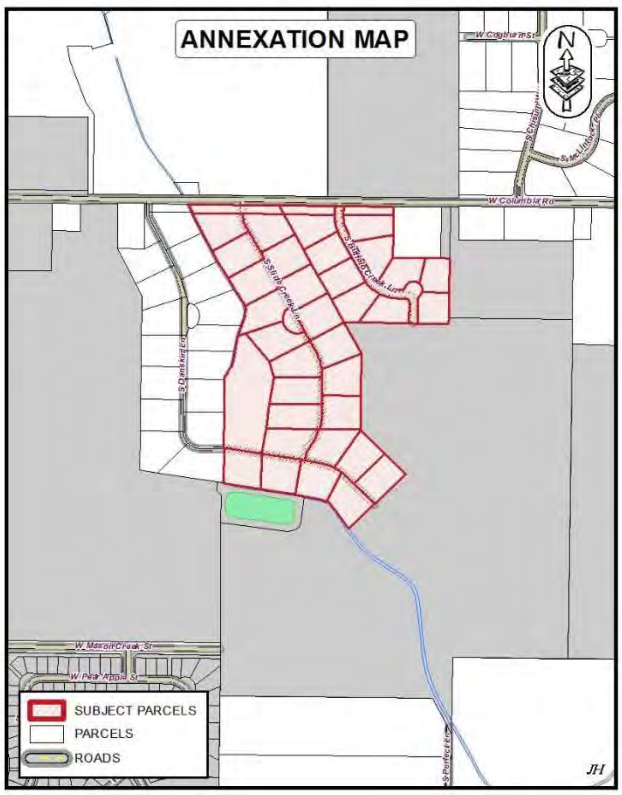
The City of Kuna is requesting approval for annexation of approximately 37.6 acres +/-, also known as Danskin Ridge Subdivision Nos. 2, 3 and 5, and portions of No. 1, into Kuna City limits with an 'R-2' (Low Density Residential) zoning designation. The subject lands are located on the south side of 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 |
| R1727720060 | COMMON LOT | 0.258 |
| 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: | **37.3** |

**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 Nos. 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*

***Objective1.3.7:*** *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 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. 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. Decision by the Council:**

**17-08-AN**- Based on the facts outlined in staff's memo and the public testimony at the public hearing, the City Council of Kuna, Idaho, hereby *approves* 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 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. City Staff shall work with residents of the Danskin Ridge Subdivision to develop a payment plan in order to keep annexation costs manageable and low until the $829.00 per household sewer inceptor fee has been paid in full. The payment agreement may be extended ten (10) years, or more if necessary.
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.

**DATED**: This 16th day of January, 2018.

Joe L. Stear, Mayor
Kuna City

ATTEST:

Chris Engels
Kuna City Clerk

*City of Kuna*

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

# Council Findings of Fact & Conclusions of Law

**To:** City Council

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

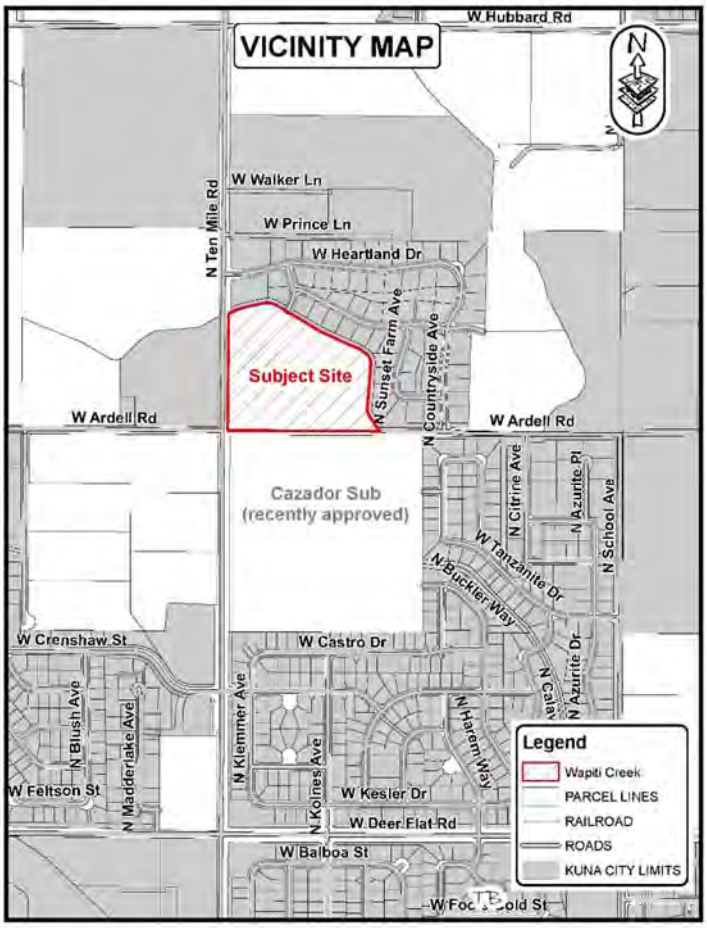
**Location:** North East Corner (NEC) of Ten Mile and Ardell Roads, Kuna, Idaho 83634

**Planner:** Troy Behunin, Planner III

**Hearing Date:** January 2, 2018
**Findings:** **January18, 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 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 | 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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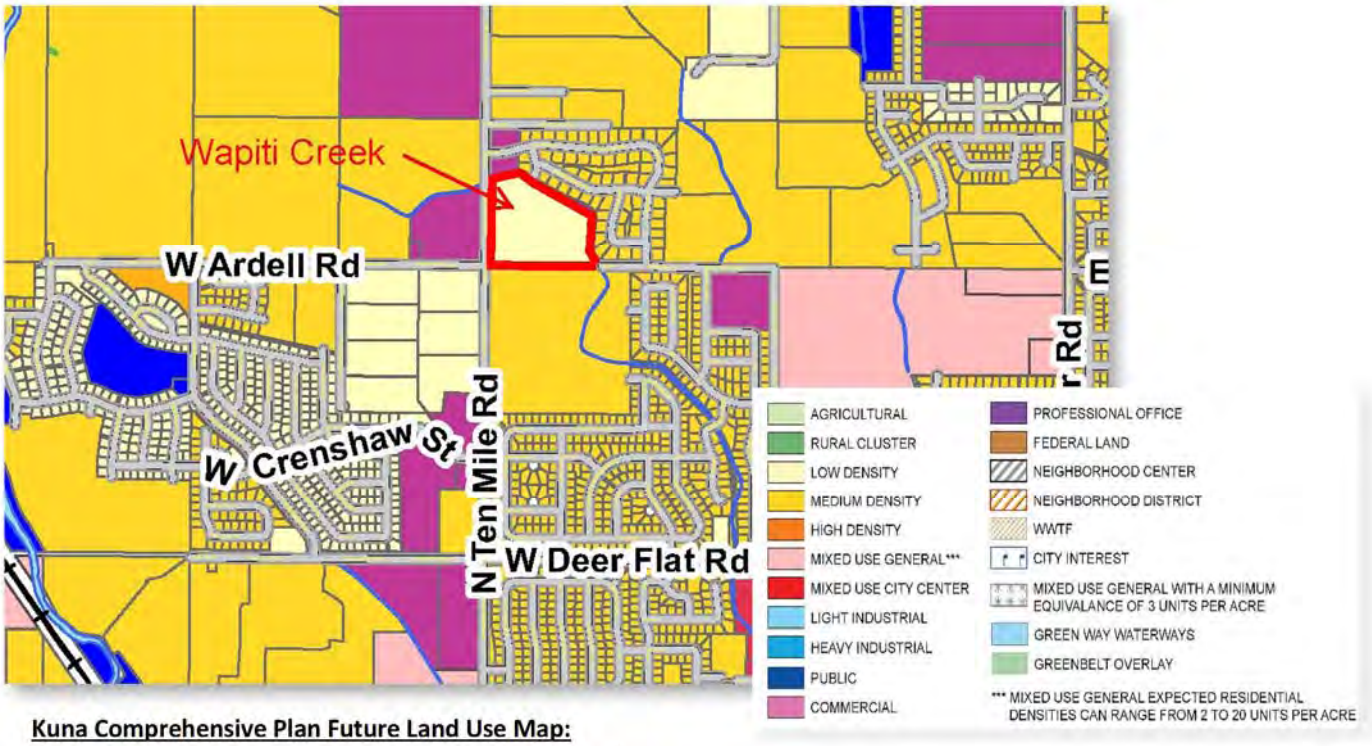
**C. History:** The approximate 15.82-acre subject site is currently in Ada County, however, it is contiguous to Kuna City limits on all sides of the parcel (parcel south was recently approved for annexation), and has historically been used for a single family residence and the remainder for Agricultural purposes.

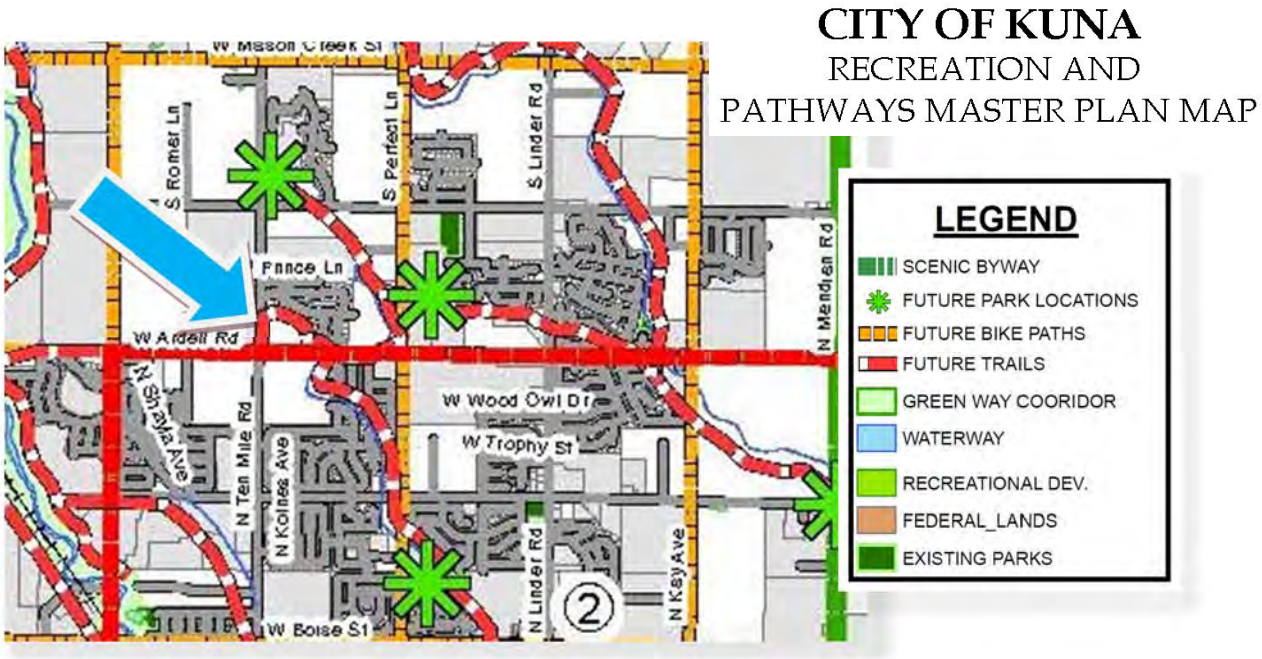
**D. General Projects Facts:**

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. 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 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 complies 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 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. <u>Findings of Fact:</u>**

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* 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 <u>reasoned statement</u> that <u>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.</u>*

   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 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. Order of Decision by the Council:**

**17-06-AN (Annexation) and 17-08-S (Preliminary Plat):** On January 2, 2018, the Council voted to approve 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 Case No's 17-06-AN and 17-08-S; annexation and preliminary plat *with* the following conditions of approval:

- *Applicant shall follow the conditions as outlined in the staff report and packet.*

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 16th, day of January, 2018.

_____

Joe Stear, Mayor
Kuna City

ATTEST:

_____

Chris Engels
Kuna City Clerk

To: Mayor Stear and Members of the Kuna City Council

CC: Ariana Welker, Chris Engels, City Attorney, Chief Perry Palmer, Robin Ward

From: Anne Wescott, Galena Consulting

Date: January 11, 2018

Re: Impact Fee Analysis for the Kuna Rural Fire District

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The Kuna Rural Fire District retained my services to prepare an impact fee analysis as required by State law in order to provide the District with information necessary for the Commission to consider the adoption of fire impact fees.

The attached Impact Fee Report follows the requirements set forth by the State Statute governing impact fees. Along with Chief Palmer and District staff, members of the volunteer Development Impact Fee Advisory Committee provided input and advice on data points critical to the impact fee calculation including land use/growth projections; existing capital assets; existing service levels; existing capacity and/or deficiencies; capital infrastructure needed to support projected growth; and the proportional share of each growth-related capital item. I wish to also thank Kuna City staff for their assistance with Comprehensive Planning and growth projection data.

The members of the Advisory Committee recommended that the Commission consider adopting the fire impact fees as set forth in this report. On December 13, 2017 the District Commissioners reviewed the report and concluded it would be in the District's best interest to adopt fees according to the Committee's recommendation.

As the District cannot collect impact fees itself because it does not issue building permits, the City of Kuna, Ada County and Canyon County will need to collect these fees on the District's behalf. This would be done through an interlocal government agreement as set forth within the State Statute. At this time, we are seeking to meet with the Mayor and Council to present the impact fee analysis findings and recommendations, receive input from the City, and seek an agreement for the collection of fees.

I look forward to meeting you next week to discuss this report and hear your comments and consideration.

FINAL REPORT

January 10, 2018

# Kuna Rural Fire District Impact Fee Study and Capital Improvement Plan

Prepared By

Galena Consulting
Anne Wescott
1925 North Montclair Drive
Boise, ID 83702

# Section I. Introduction

This report regarding impact fees for the Kuna Rural Fire District is organized into the following sections:

- An overview of the report's background and objectives;
- A definition of impact fees and a discussion of their appropriate use;
- An overview of land use and demographics;
- A step-by-step calculation of impact fees under the Capital Improvement Plan (CIP) approach;
- A list of implementation recommendations; and
- A brief summary of conclusions.

## Background and Objectives

The Kuna Rural Fire District hired Galena Consulting to calculate impact fees.

This document presents impact fees based on the District's demographic data and infrastructure costs before credit adjustment; calculates the District's monetary participation; examines the likely cash flow produced by the recommended fee amount; and outlines specific fee implementation recommendations. Credits can be granted on a case-by-case basis; these credits are assessed when each individual building permit is pulled.

## Definition of Impact Fees

Impact fees are one-time assessments established by local governments to assist with the provision of Capital Improvements necessitated by new growth and development. Impact fees are governed by principles established in Title 67, Chapter 82, Idaho Code, known as the Idaho Development Impact Fee Act (Impact Fee Act). The Idaho Code defines an impact fee as "… a payment of money imposed as a condition of development approval to pay for a proportionate share of the cost of system improvements needed to serve development."[1]

Purpose of impact fees. The Impact Fee Act includes the legislative finding that "… an equitable program for planning and financing public facilities needed to serve new growth and development is necessary in order to promote and accommodate orderly growth and development and to protect the public health, safety and general welfare of the citizens of the state of Idaho."[2]

Idaho fee restrictions and requirements. The Impact Fee Act places numerous restrictions on the calculation and use of impact fees, all of which help ensure that local governments adopt impact fees that are consistent with federal law.[3] Some of those restrictions include:

- Impact fees shall not be used for any purpose other than to defray system improvement costs incurred to provide additional public facilities to serve new growth;[4]

- Impact fees must be expended within 8 years from the date they are collected. Fees may be held in certain circumstances beyond the 8-year time limit if the governmental entity can provide reasonable cause;[5]

- Impact fees must not exceed the proportionate share of the cost of capital improvements needed to serve new growth and development;[6]

- Impact fees must be maintained in one or more interest-bearing accounts within the capital projects fund.[7]

In addition, the Impact Fee Act requires the following:

- Establishment of and consultation with a development impact fee advisory committee (Advisory Committee);[8]

- Identification of all existing public facilities;

- Determination of a standardized measure (or service unit) of consumption of public facilities;

- Identification of the current level of service that existing public facilities provide;

- Identification of the deficiencies in the existing public facilities;

- Forecast of residential and nonresidential growth;[9]

- Identification of the growth-related portion of the District's Capital Improvement Plan;[10]

- Analysis of cash flow stemming from impact fees and other capital improvement funding sources;[11]

- Implementation of recommendations such as impact fee credits, how impact fee revenues should be accounted for, and how the impact fees should be updated over time;[12]

- Preparation and adoption of a Capital Improvement Plan pursuant to state law and public hearings regarding the same;[13] and

- Preparation and adoption of a resolution authorizing impact fees pursuant to state law and public hearings regarding the same.[14]

How should fees be calculated? State law requires the District to implement the Capital Improvement Plan methodology to calculate impact fees. The District can implement fees of any amount not to exceed the fees as calculated by the CIP approach. This methodology requires the District to describe its service areas, forecast the land uses, densities and population that are expected to occur in those service areas over the 10-year CIP time horizon, and identify the capital improvements that will be needed to serve the forecasted growth at the planned levels of service, assuming the planned levels of service do not exceed the current levels of service.[15] Only those items identified as growth-related on the CIP are eligible to be funded by impact fees.

The governmental entity intending to adopt an impact fee must first prepare a capital improvements plan.[17] Once the essential capital planning has taken place, impact fees can be calculated. The Impact Fee Act places many restrictions on the way impact fees are calculated and spent, particularly via the principal that local governments cannot charge new development more than a "proportionate share" of the cost of public facilities to serve that new growth. "Proportionate share" is defined as ". . . that portion of the cost of system improvements . . . which reasonably relates to the service demands and needs of the project."[19] Practically, this concept requires the District to carefully project future growth and estimate capital improvement costs so that it prepares reasonable and defensible impact fee schedules.

The proportionate share concept is designed to ensure that impact fees are calculated by measuring the needs created for capital improvements by development being charged the impact fee; do not exceed the cost of such improvements; and are "earmarked" to fund growth-related capital improvements to benefit those that pay the impact fees.

There are various approaches to calculating impact fees and to crediting new development for past and future contributions made toward system improvements. The Impact Fee Act does not specify a single type of fee calculation, but it does specify that the formula be "reasonable and fair." Impact fees should take into account the following:

- Any appropriate credit, offset or contribution of money, dedication of land, or construction of system improvements;
- Payments reasonably anticipated to be made by or as a result of a new development in the form of user fees and debt service payments;
- That portion of general tax and other revenues allocated by the District to growth-related system improvements; and
- All other available sources of funding such system improvements.[20]

Through data analysis and interviews with the District and Galena Consulting identified the share of each capital improvement needed to serve growth. The total projected capital improvements needed to serve growth are then allocated to residential and nonresidential development with the resulting amounts divided by the appropriate growth projections from 2017 to 2026. This is consistent with the Impact Fee Act.[21] Among the advantages of the CIP approach is its establishment of a spending plan to give developers and new residents more certainty about the use of the particular impact fee revenues.

Other fee calculation considerations. The basic CIP methodology used in the fee calculations is presented above. However, implementing this methodology requires a number of decisions. The considerations accounted for in the fee calculations include the following:

- Allocation of costs is made using a service unit which is "a standard measure of consumption, use, generation or discharge attributable to an individual unit[22] of development calculated in accordance with generally accepted engineering or planning standards for a particular category of capital improvement."[23] The service units chosen by the study team for every fee calculation in this study are linked directly to residential dwelling units and nonresidential development square feet.[24]

- A second consideration involves refinement of cost allocations to different land uses. According to Idaho Code, the CIP must include a "conversion table establishing the ratio of a service unit to various types of land uses, including residential, commercial, agricultural and industrial."[25] In this analysis, the study team has chosen to use the highest level of detail supportable by available data and, as a result, in this study, the fee is allocated between aggregated residential (i.e., all forms of residential housing) and nonresidential development (all nonresidential uses including retail, office, agricultural and industrial).

## Current Assets and Capital Improvement Plans

The CIP approach estimates future capital improvement investments required to serve growth over a fixed period of time. The Impact Fee Act calls for the CIP to ". . . project demand for system improvements required by new service units . . . over a reasonable period of time not to exceed 20 years."[26] The impact fee study team recommends a 10-year time period based on the District's best available capital planning data.

The types of costs eligible for inclusion in this calculation include any land purchases, construction of new facilities and expansion of existing facilities to serve growth over the next 10 years at planned and/or adopted service levels.[27] Equipment and vehicles with a useful life of 10 years or more are also impact fee eligible under the Impact Fee Act.[28] The total cost of improvements over the 10 years is referred to as the "CIP Value" throughout this report. The cost of this impact fee study is also impact fee eligible for all impact fee categories.

The forward-looking 10-year CIP for the District includes some facilities that are only partially necessitated by growth (e.g., facility expansion). The study team met with the District to determine a defensible metric for including a portion of these facilities in the impact fee calculations. A general methodology used to determine this metric is discussed below. In some cases, a more specific metric was used to identify the growth-related portion of such improvements. In these cases, notations were made in the applicable section.

### Fee Calculation

In accordance with the CIP approach described above, we calculated fees for each department by answering the following seven questions:

1. **Who is currently served by the District?** This includes the number of residents as well as residential and nonresidential land uses.

2. **What is the current level of service provided by the District?** Since an important purpose of impact fees is to help the District *achieve* its planned level of service[29], it is necessary to know the levels of service it is currently providing to the community.

3. **What current assets allow the District to provide this level of service?** This provides a current inventory of assets used by the District, such as facilities, land and equipment. In addition, each asset's replacement value was calculated and summed to determine the total value of the District's current assets.

4. **What is the current investment per residential and nonresidential land use?** In other words, how much of the District's current assets' total value is needed to serve current residential households and nonresidential square feet?

5. **What future growth is expected in the District?** How many new residential households and nonresidential square footage will the District serve over the CIP period?

6. **What new infrastructure is required to serve future growth?** For example, how many stations will be needed by the Kuna Rural Fire District Fire Department within the next ten years to achieve the planned level of service of the District?[30]

7. **What impact fee is required to pay for the new infrastructure?** We calculated an apportionment of new infrastructure costs to future residential and nonresidential land- uses for the District. Then, using this distribution, the impact fees were determined.

Addressing these seven questions, in order, provides the most effective and logical way to calculate impact fees for the District**.** In addition, these seven steps satisfy and follow the regulations set forth earlier in this section.

### **"GRUM"** Analysis

In the District, not all capital costs are associated with growth. Some capital costs are for repair and replacement of facilities e.g., standard periodic investment in existing facilities such as roofing. These costs *are not* impact fee eligible. Some capital costs are for betterment of facilities, or implementation of new services (e.g., development of an expanded training facility). These costs *are generally not entirely* impact fee eligible. Some costs are for expansion of facilities to accommodate new development at the current level of service (e.g., purchase of new fire station to accommodate expanding population). These costs *are* impact fee eligible.

Because there are different reasons why the District invests in capital projects, the study team conducted a "GRUM" analysis on all projects listed in each CIP:

- Growth. The "G" in GRUM stands for growth. To determine if a project is solely related to growth, we ask "Is this project designed to maintain the current level of service as growth occurs?" and "Would the District still need this capital project if it weren't growing at all?" "G" projects are only necessary to maintain the District's current level of service as growth occurs. It is thus appropriate to include 100 percent of their cost in the impact fee calculations.

- Repair & Replacement. The "R" in GRUM stands for repair and replacement. We ask, "Is this project related only to fixing existing infrastructure?" and "Would the District still need it if it weren't growing at all?" "R" projects have nothing to do with growth. It is thus not appropriate to include any of their cost in the impact fee calculations.

- Upgrade. The "U" in GRUM stands for upgrade. We ask, "Would this project improve the District's current level of service?" and "Would the District still do it even if it weren't growing at all?" "U" projects have nothing to do with growth. It is thus not appropriate to include any of their cost in the impact fee calculations.

- Mixed. The "M" in GRUM stands for mixed. It is reserved for capital projects that have some combination of G, R and U. "M" projects by their very definition are partially necessitated by growth, but also include an element of repair, replacement and/or upgrade. In this instance, a cost amount between 0 and 100 percent should be included in the fee calculations. Although the need for these projects is triggered by new development, they will also benefit existing residents.

Projects that are 100 percent growth-related were determined by our study to be necessitated solely by growth. Alternatively, some projects can determined to be "mixed," with some aspects of growth and others aspects of repair and replacement. In these situations, only a portion of the total cost of each project is included in the final impact fee calculation.

It should be understood that growth is expected to pay only the portion of the cost of capital improvements that are growth-related. The District will need to plan to fund the pro rata share of these partially growth-related capital improvements with revenue sources other than impact fees within the time frame that impact fees must be spent. These values will be calculated and discussed in Section VI of this report.

Exhibits found in Section III of this report detail all capital improvements planned for purchase over the next ten years by the District.

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[1] *See* Section 67-8203(9), Idaho Code. "System improvements" are capital improvements (i.e., improvements with a useful life of 10 years or more) that, in addition to a long life, increase the service capacity of a public facility. Public facilities include fire, emergency medical and rescue facilities. *See* Sections 67-8203(3), (24) and (28), Idaho Code.

[2] *See* Section 67-8202, Idaho Code.

[3] As explained further in this study, proportionality is the foundation of a defensible impact fee. To meet substantive due process requirements, an impact fee must provide a rational relationship (or nexus) between the impact fee assessed against new development and the actual need for additional capital improvements. An impact fee must substantially advance legitimate local government interests. This relationship must be of "rough proportionality." Adequate consideration of the factors outlined in Section 67-8207(2) ensure that rough proportionality is reached. *See Banbury Development Corp. v. South Jordan*, 631 P.2d 899 (1981); *Dollan v. District of Tigard*, 512 U.S. 374 (1994).

[4]

*See* Sections 67-8202(4) and 67-8203(29), Idaho Code.

5 *See* Section 67-8210(4), Idaho Code.

6 *See* Sections 67-8204(1) and 67-8207, Idaho Code.

7 *See* Section 67-8210(1), Idaho Code

8 *See* Section 67-8205, Idaho Code.

9 *See* Section 67-8206(2), Idaho Code.

10 *See* Section 67-8208, Idaho Code.

11 *See* Section 67-8207, Idaho Code.

12 *See* Sections 67-8209 and 67-8210, Idaho Code.

13 *See* Section 67-8208, Idaho Code.

14 *See* Sections 67-8204 and 67-8206, Idaho Code.

15 As a comparison and benchmark for the impact fees calculated under the Capital Improvement Plan approach, Galena Consulting also calculated the District's current level of service by quantifying the District's current investment in capital improvements, allocating a portion of these assets to residential and nonresidential development, and dividing the resulting amount by current housing units (residential fees) or current square footage (nonresidential fees). By using current assets to denote the current service standard, this methodology guards against using fees to correct existing deficiencies.

17 *See* Section 67-8208, Idaho Code.

19 *See* Section 67-8203(23), Idaho Code.

20 *See* Section 67-8207, Idaho Code.

21 The impact fee that can be charged to each service unit (in this study, residential dwelling units and nonresidential square feet) cannot exceed the amount determined by dividing the cost of capital improvements attributable to new development (in order to provide an adopted service level) by the total number of service units attributable to new development. *See* Sections 67-8204(16), 67-8208(1(f) and 67-8208(1)(g), Idaho Code.

22 *See* Section 67-8203(27), Idaho Code.

23 *See* Section 67-8203(27), Idaho Code.

24 The construction of detached garages alongside residential units does not typically trigger the payment of additional impact fees unless that structure will be the site of a home-based business with significant outside employment.

25 *See* Section 67-8208(1)(e), Idaho Code.

26 *See* Section 67-8208(1)(h).

27 This assumes the planned levels of service do not exceed the current levels of service.

28 The Impact Fee Act allows a broad range of improvements to be considered as "capital" improvements, so long as the improvements have useful life of at least 10 years and also increase the service capacity of public facilities. *See* Sections 67- 8203(28) and 50-1703, Idaho Code.

29 This assumes that the planned level of service does not exceed the current level of service.

30 This assumes the planned level of service does not exceed the current level of service.

# Section II.
# Land Uses

As noted in Section I, it is necessary to allocate capital improvement plan (CIP) costs to both residential and nonresidential development when calculating impact fees. The study team performed this allocation based on the number of projected new households and nonresidential square footage projected to be added from 2017 through 2026 for the District. These projections were based on the most recent growth estimates from COMPASS, data provided by the City of Kuna, regional real estate market reports, interviews with developers and recommendations from District Staff and the Impact Fee Advisory Committee.

Demographic and land-use projections are some of the most variable and potentially debatable components of an impact fee study, and in all likelihood the projections used in our study will not prove to be 100 percent correct. The purpose of the Advisory Committee's annual review is to account for these inconsistencies. As each CIP is tied to the District's land use growth, the CIP and resulting fees can be revised based on actual growth as it occurs.

The District serves the population of the City of Kuna, as well as portions of unincorporated Ada and Canyon Counties. As the following map indicates, the District's service area borders the Whitney Fire District to the east; Meridian Fire District to the north; and the Nampa Fire District to the west.

The following Exhibit II-1 presents the current and estimated future population for the District.

**Exhibit II-1.**
**Current and Future Population within the boundaries of the Kuna Rural Fire District**

| | 2017 | 2026 | Net Increase | Percent Increase |
|---|---|---|---|---|
| Population | 24,789 | 42,141 | 17,352 | 70% |

The District currently has approximately 24,789 persons residing within its service boundary. Current and future population estimates were derived by isolating the population within each Transportation Analysis Zone (TAZ) within the District's boundaries according to current COMPASS data. This data was compared to current population estimates from the City of Kuna, which is within the Fire District boundaries.

Over the next ten years, COMPASS models indicate the District to grow by approximately 17,352 people, or at an annual growth rate of 7 percent. While this growth rate seems high compared to the rates currently being experienced by Boise, Nampa and Caldwell, the cities of Eagle and Meridian grew at an annual rate of 8-11% between 2000-2016.

Based on this population, the following Exhibit II-2 presents the current and future number of residential units and nonresidential square feet for the District.

**Exhibit II-2.**
**Current and Future Land Uses, Kuna Rural Fire District**

| | 2017 | 2026 | Net Growth | Net Increase in Square Feet | Percent of Total Growth |
|---|---|---|---|---|---|
| Population | 24,789 | 42,141 | 17,352 | | |
| Residential (in units) | 7,747 | 13,169 | 5,423 | 10,845,188 | 90% |
| Nonresidential (in square feet) | 774,656 | 1,975,373 | 1,200,717 | 1,200,717 | 10% |
| Total | | | | 12,045,905 | 100% |

As shown above, the Kuna Rural Fire District is expected to grow by approximately 5,423 residential units and 1,200,717 nonresidential square feet over the next ten years. Ninety percent of this growth is attributable to residential land uses, while the remaining ten percent is attributable to nonresidential growth. These growth projections will be used in the following sections to calculate the appropriate impact fees for the District.

A recent study prepared by the Kuna School District estimated at least 4,000 new residential units being built in the area over the next 10 years. However, the City of Kuna reports approximately 3,200 new residential units already platted or in process, and a recent survey by the Idaho Business Review indicated at least 5,600 units were planned or in process. Due to the strong building environment and availability of land, we are using a 7% annual growth rate for the purpose of this study.

Non-residential development (office, retail and industrial) is harder to predict. Generally, "retail follows rooftops" but it is unclear how quickly this development will occur over the next ten years. Other areas in the Treasure Valley have approximately 300 square feet of non-residential development per residential household. As Kuna is primarily a residential community, we estimated only 100 square feet of non-residential development per current households, increasing to only 150 square feet of non-residential development per household over 10 years of residential development.

# Section III.
# Impact Fee Calculation

In this section, we calculate impact fees for the Kuna Rural Fire District according to the seven - question method outlined in Section I of this report.

1. **Who is currently served by the Kuna Rural Fire District?**

As shown in Exhibit II-2, the District currently serves 7,747 residential units and approximately 774,656 square feet of nonresidential land use.

2. **What is the current level of service provided by the Kuna Rural Fire District?**

The Kuna Rural Fire District provides a level of service of a 90 percent fractile response time of between 4 minutes (in the urban area) to 6 minutes (in the rural portions of the District). As the population of the District grows, additional infrastructure and equipment will be needed to sustain this level of service. Based on conversations with District staff, it is our understanding that the planned level of service is equal to the current level of service.

3. **What current assets allow the Kuna Rural Fire District to provide this level of service?**

The following Exhibit III-1 displays the current assets of the Kuna Rural Fire District.

Exhibit III-1.
Current Assets – Kuna Rural Fire District

| Type of Capital Asset | | Replacement Value |
|---|---|---|
| Facilities | | |
| Station #1 | $ | 2,800,000 |
| Station #2 - unstaffed | $ | 1,400,000 |
| Apparatus/Vehicles | | |
| 2015 Pierce Engine | $ | 600,000 |
| 1993 Pierce Engine | $ | 600,000 |
| Water Tender | $ | 250,000 |
| 2001 Brush Truck | $ | 340,000 |
| 2003 Brush Truck | $ | 340,000 |
| 2016 Ambulance | $ | 185,000 |
| 2012 Ambulance | $ | 185,000 |
| 2001 Ambulance | $ | 185,000 |
| Equipment | | |
| 22 SCBAs | $ | 255,000 |
| SCBA Compressor and Charging Station | $ | 60,000 |
| Total Assets | $ | 7,200,000 |
| **Plus Cost of Fee-Related Research** | | |
| Impact Fee Study | $ | 6,000 |
| Grand Total | **$** | **7,206,000** |

As shown above, the District currently owns approximately $7.2 million of eligible current assets. These assets are used to provide the District's current level of service.

4. **What is the current investment per residential unit and nonresidential square foot?**

The Kuna Rural Fire District has already invested $886 per residential unit and $0.44 per nonresidential square foot in the capital necessary to provide the current level of service. This figure is derived by allocating the value of the District's current assets between the current number of residential units and nonresidential square feet.

We will compare our final impact fee calculations with these figures to determine if the two results will be similar; this represents a "check" to see if future District residents will be paying for infrastructure at a level commensurate with what existing District residents have invested in infrastructure.

5. **What future growth is expected in the Kuna Rural Fire District?**

As shown in Exhibit II-2, the Kuna Rural Fire District is expected to grow by approximately 5,423 residential units and 1.2 million square feet of nonresidential land use over the next ten years.

6. **What new infrastructure is required to serve future growth?**

The following Exhibit III-2 displays the capital improvements planned for purchase by the Kuna Rural Fire District over the next ten years.

Exhibit III-2.
Kuna Rural Fire District CIP 2018 to 2027

| Type of Capital Infrastructure | CIP Value | *times* | Growth Portion | *equals* | Amount to Include in Fees | Amount from Other Sources |
|---|---|---|---|---|---|---|
| Facilities | | | | | | |
| Station #2 | $3,180,000 | | 100% | | $3,180,000 | $0 |
| Remodel and Expand Station #1 | $500,000 | | 50% | | $250,000 | $250,000 |
| Vehicles | | | | | | |
| Ladder Truck for Station #2 | $1,200,000 | | 50% | | $600,000 | $600,000 |
| Additional Ambulance for Station #2 | $185,000 | | 100% | | $185,000 | $0 |
| Replace 2 Engines | $1,200,000 | | 0% | | $0 | $1,200,000 |
| Replace 2 Brush Trucks | $680,000 | | 0% | | $0 | $680,000 |
| Replace 3 Ambulances | $555,000 | | 0% | | $0 | $555,000 |
| Equipment | | | | | | |
| SCBAs - scheduled replacement | $255,000 | | 0% | | $0 | $255,000 |
| Cardiac Monitors - scheduled replacement | $100,000 | | 0% | | $0 | $100,000 |
| Mobile Radios - scheduled replacement | $112,500 | | 0% | | $0 | $112,500 |
| Portable Radios - scheduled replacement | $240,000 | | 0% | | $0 | $240,000 |
| Total Infrastructure | $8,207,500 | | | | $4,215,000 | **$3,992,500** |
| **Plus Cost of Fee-Related Research** | | | | | | |
| Impact Fee Study | $6,000 | | 100% | | $6,000 | |
| **Grand Total** | **$8,213,500** | | | | **$4,221,000** | |

As shown above, the District plans to purchase approximately $8.2 million in capital improvements over the next ten years, $4.2 million of which is impact fee eligible. These new assets will allow the District to achieve its planned level of service in the future. The acquisition of a ladder truck is partially necessitated by growth due to increasing height of development. This acquisition will improve the District's ISO rating which should positively impact the insurance premiums of property owners in the District. The commencement and completion dates for the District's growth-related capital infrastructure depend on the timing and pace of the projected growth.

The remaining $4.0 million is the price for the District to replace existing apparatus, vehicles and other equipment; and for the non-growth-related portion of the expansion of Station #1 and the ladder truck for Station #2. Replacement of existing capital and non-growth-related capital are not eligible for inclusion in the impact fee calculations. The District will therefore have to use other sources of revenue including all of those listed in Idaho Code 67- 8207(iv)(2)(h).

7. **What impact fee is required to pay for the new capital improvements?**

The following Exhibit III-3 takes the projected future growth from Exhibits II-2 and the growth-related CIP from Exhibit III-2 to calculate impact fees for the Kuna Rural Fire District.

Exhibit III-3.
DRAFT Impact Fee Calculation, Kuna Rural Fire District

| | |
|---|---|
| Amount to Include in Impact Fee Calculation | $4,221,000 |
| Percentage of Future Growth | |
| Residential | 90% |
| Non Residential | 10% |
| Amount Attributable to Future Growth | |
| Residential | $ 3,800,257 |
| Non Residential | $ 420,743 |
| Future Growth 2017-2026 | |
| Residential (per unit) | 5,423 |
| Non Residential (per square foot) | 1,200,717 |
| Impact Fee | |
| Residential (per unit) | $ 701 |
| Non Residential (per square foot) | $ 0.35 |

As shown above, we have calculated impact fees for the Kuna Rural Fire District at $701 per residential unit and $0.35 per nonresidential square foot. In comparison, as indicated in question #4 above, property taxpayers within the District have already invested $886 per residential unit and $0.44 per nonresidential square foot in the capital inventory necessary to provide today's level of service. The difference between the current investment and the impact fee per unit indicates current taxpayers have already built in some "capacity" for future development.

The District cannot assess fees greater than the amounts shown above. The District may assess fees lower than these amounts, but would then experience a decline in service levels unless the District used other revenues to make up the difference.

Because not all the capital improvements listed in the CIP are 100 percent growth-related, the District would assume the responsibility of paying for those portions of the capital improvements that are not attributable to new growth. These payments would come from other sources of revenue including all of those listed in Idaho Code 67-8207(iv)(2)(h).

To arrive at this participation amount, the expected impact fee revenue needs to be subtracted from the total CIP value. Exhibit IV-3 divides the District's participation amount into two categories: the portion of purely non-growth-related improvements, and the portion of growth-related improvements that are attributable to repair, replacement, or upgrade, but are not impact fee eligible.

It should be noted that the participation amount associated with purely non-growth improvements is discretionary. The District can choose not to fund these capital improvements (although this could result in a decrease in the level of service if the deferred repairs or replacements were urgent). However, the non-growth-related portion of improvements that are impact fee eligible *must* be funded in order to maintain the integrity of the impact fee program.

Exhibit III-4.
Kuna Rural Fire District Participation Summary,
2018-2027

| | Required | Discretionary | Total |
|---|---|---|---|
| Fire | $ 850,000 | $ 3,142,500 | $ 3,992,500 |

The total amount the District would be *required* to contribute over 10 years, should the District adopt fees at the calculated amount, is $850,000 for the non-growth portion of the expansion to Station #1 and the non-growth portion of the ladder truck. The District could also choose to fund the discretionary infrastructure of $3.1 million for apparatus and equipment replacement. While District has the option to fund these capital improvements over the 10-year period, these payments are not required.

# Section IV.
# Fee Analysis and Administrative Recommendations

A comparison of the calculated Fire impact fee to similar fees to that being assessed by Meridian, Nampa, Caldwell and Boise, as well as being considered by the Kuna Rural Fire District is provided in Exhibit IV-1:

Exhibit IV-1.
DRAFT Impact Fee Comparison - Fire

| | Kuna Fire DRAFT | Star Fire DRAFT | Middleton Fire District | Eagle Fire Dist | City of Meridian | City of Caldwell | City of Boise | City of Nampa |
|---|---|---|---|---|---|---|---|---|
| Fire | | | | | | | | |
| per Residential Unit | $ 701 | $ 794 | $ - | $ - | $ 551 | $ 517 | $ 511 | $ 185 |
| per Non-Residential sf | $ 0.35 | $ 0.38 | $ - | $ - | $ 0.29 | $ 0.10 | $ 0.27 | $ 0.12 |

The calculated impact fee for the Kuna Rural Fire District is higher than those currently being assessed by municipal fire departments in the valley for several reasons. First, these fire departments have been in service decades longer than the Kuna Rural Fire District, and have created capacity in their capital facilities and other assets with which to provide service to new growth. Second, growth in these areas has begun to become more dense and urban, which does not necessitate new stations being built to serve new growth as there are stations already appropriately located to serve this growth. Finally, these cities have cost sharing agreements with their corresponding fire districts and can offset some of their capital costs with their district contributions.

The Star Fire Protection District is currently pursuing the collection of the fire fee shown above. The Middleton and Eagle Fire Districts are currently in the process of developing their own impact fee analysis for adopting fire impact fees. The Nampa, Caldwell, Meridian, Whitney and North Ada County Fire Districts have signified their intent to study the adoption of impact fees as well.

Each of the comparison cities also assesses parks impact fees. A comparison of the calculated Fire impact fee and the City of Kuna's parks fee to fire and parks fees of these other jurisdictions is provided in Exhibit IV-2:

Exhibit IV-2.
DRAFT Impact Fee Comparison – Fire and Parks

| | Kuna Fire DRAFT | Star Fire DRAFT | Middleton Districts | Eagle Fire Dist | City of Meridian | City of Caldwell | City of Boise | City of Nampa |
|---|---|---|---|---|---|---|---|---|
| Fire | | | | | | | | |
| per Residential Unit | $ 701 | $ 794 | $ - | $ - | $ 551 | $ 517 | $ 511 | $ 185 |
| per Non-Residential sf | $ 0.35 | $ 0.38 | $ - | $ - | $ 0.29 | $ 0.10 | $ 0.27 | $ 0.12 |
| Parks | | | | | | | | |
| per residential unit | $ 983 | $ 2,050 | $ 1,485 | $ 1,333 | $ 1,081 | $ 805 | $ 1,390 | $ 1,242 |
| TOTAL | | | | | | | | |
| per Residential Unit | $ 1,684 | $ 2,844 | $ 1,485 | $ 1,333 | $ 1,768 | $ 1,419 | $ 2,138 | $ 1,426 |
| per Non-Residential sf | $ 0.35 | $ 0.38 | $ - | $ - | $ 0.36 | $ 0.12 ^ | $ 0.47 | $ 0.12 |
| | also ACHD fees | also ACHD fees | | also ACHD fees | also Police and ACHD fees | also Police fees and street exactions | also Police and ACHD fees | also Police and Streets fees |

The cities of Meridian, Nampa, Caldwell and Boise also collect Police fees. All of the cities within Ada County collect streets impact fees for the Ada County Highway District. Nampa collects streets impact fees and Caldwell recovers the capital cost for new streets from developer exactions. The actual total impact fee a development will pay around the valley depends on the jurisdiction and the size of the development.

Some communities express concern that impact fees will stifle growth. Empirical data indicates this is not the case. Factors including the price of land and construction, market demand, the availability of skilled workers, access to major transportation modes, amenities for quality of life, etc. all weigh more heavily in decisions to construct new homes or businesses, as well for business relocation. Ultimately the impact fee, which is paid at the time of building permit, is passed along to the buyer in the purchase price or wrapped into a lease rate. Therefore, in a market with a high demand for development, an impact fee higher than other jurisdictions is unlikely to slow growth.

On the positive side, an impact fee program will enable the District to plan for growth without decreasing its service levels (response time), which can decrease buyer satisfaction and cause property insurance premiums to increase. It will also allow the District to collect a proportionate share of the cost of capital improvements from growth instead of funding all future capital through property taxes assessed to existing residents and businesses.

At the recommendation of the Development Impact Fee Advisory Committee, the Commission may wish to incorporate into its enacting resolution means for a development to seek an exemption from impact fees when it can be proven that this development will contribute significant benefits to the taxpayers of the District. This issue is discussed in more detail in the following section.

## Implementation Recommendations

The following implementation recommendations should be considered:

Intergovernmental Agreements. The Kuna Rural Fire District is enabled under Idaho Code as a governmental entity to adopt impact fees. However, because impact fees are paid upon building permit, and the District does not participate in this process, it needs another governmental entity to collect these fees on its behalf. Idaho Code 67-8204(a) authorizes the District to enter into an intergovernmental agreement with a city of county which can collect fire fees on their behalf. In the case of this District, which includes one municipality and two counties, three intergovernmental agreements for the collection of Fire District impact fees would have to be developed and adopted by the corresponding bodies.

Fire impact fees would be assessed on new developments by the appropriate building department and then distributed to the District on an agreed-upon schedule. It is customary for the District to pay a small administrative fee to the collecting entity for this service.

Although Ada County collects impact fees for the City of Boise and the Ada County Highway District, it does not currently collect fire fees for any jurisdiction within its boundaries. Canyon County does not currently collect impact fees for any jurisdictions within its boundaries. No cities in Ada or Canyon County currently collect fire impact fees for any fire district.

Pursuant to an ongoing effort to educate elected officials on the impacts of growth to various jurisdictions, fire chiefs around the valley have determined that the two county commissions and various municipalities may be prepared to consider collecting on the behalf of growth-related fire capital needs. If the Kuna Rural Fire District choses to pursue fire impact fees, the Chief would join Galena Consulting and other fire agencies in a broad discussion about how to execute the required intergovernmental agreements.

Capital Improvements Plan. The District should formally adopt this Capital Improvement Plan. While not subject to the procedures of the Local Land Use Planning Act (LLUPA), the adoption of the Capital Improvement Plan would comply with the Act's requirements of other governmental entities to adopt capital improvement plans into a Comprehensive Plan as part of the adoption of impact fees.

Impact Fee Ordinance. Following adoption of the Capital Improvement Plan, the Commission should review the proposed Impact Fee Ordinance for adoption via resolution as reviewed and recommended by the Advisory Committee and legal counsel.

Advisory Committee. The Advisory Committee is in a unique position to work with and advise Commission and District staff to ensure that the capital improvement plans and impact fees are routinely reviewed and modified as appropriate.

Impact fee service area. Some municipalities have fee differentials for various zones under the assumption that some areas utilize more or less current and future capital improvements. The study team, however, does not recommend the District assess different fees by dividing the areas into zones. The capital improvements identified in this report inherently serve a system-wide function.

Specialized assessments. If permit applicants are concerned they would be paying more than their fair share of future infrastructure purchases, the applicant can request an individualized assessment to ensure they will only be paying their proportional share. The applicant would be required to prepare and pay for all costs related to such an assessment.

Donations. If the District receives donations for capital improvements listed on the CIP, they must account for the donation in one of two ways. If the donation is for a non- or partially growth-related improvement, the donation can contribute to the District's General Fund participation along with more traditional forms, such as revenue transfers from the General Fund. If, however, the donation is for a growth-related project in the CIP, the donor's impact fees should be reduced dollar for dollar. This means that the District will either credit the donor or reimburse the donor for that portion of the impact fee.

Credit/reimbursement. If a developer constructs or contributes all or part of a growth-related project that would otherwise be financed with impact fees, that developer must receive a credit against the fees owed for this category or, at the developer's choice, be reimbursed from impact fees collected in the future.[37] This prevents "double dipping" by the District.

The presumption would be that builders/developers owe the entirety of the impact fee amount until they make the District aware of the construction or contribution. If credit or reimbursement is due, the governmental entity must enter into an agreement with the fee payer that specifies the amount of the credit or the amount, time and form of reimbursement.[38]

Impact fee accounting. The District should maintain Impact Fee Funds separate and apart from the General Fund. All current and future impact fee revenue should be immediately deposited into this account and withdrawn only to pay for growth-related capital improvements of the same category. General Funds should be reserved solely for the receipt of tax revenues, grants, user fees and associated interest earnings, and ongoing operational expenses including the repair and replacement of existing capital improvements not related to growth.

Spending policy. The District should establish and adhere to a policy governing their expenditure of monies from the Impact Fee Fund. The Fund should be prohibited from paying for any operational expenses and the repair and replacement or upgrade of existing infrastructure not necessitated by growth. In cases when *growth-related capital improvements are constructed*, impact fees are an allowable revenue source as long as only new growth is served. In cases when new capital improvements are expected *to partially replace existing capacity and to partially serve new growth*, cost sharing between the General Fund or other sources of revenue listed in Idaho Code 67-8207(I)(iv), (2)(h) and Impact Fee Fund should be allowed on a pro rata basis.

Update procedures. The District is expected to grow rapidly over the 10-year span of the CIPs. Therefore, the fees calculated in this study should be updated annually as the District invests in additional infrastructure beyond what is listed in this report, and/or as the District's projected development changes significantly. Fees can be updated on an annual basis using an inflation factor for building material from a reputable source such as McGraw Hill's Engineering News Record. As described in Idaho Code 67-8205(3)(c)(d)(e), the Advisory Committee will play an important role in these updates and reviews.

[37] *See* Section 67-8209(3), Idaho Code.
[38] *See* Section 67-8209(4), Idaho Code

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.*

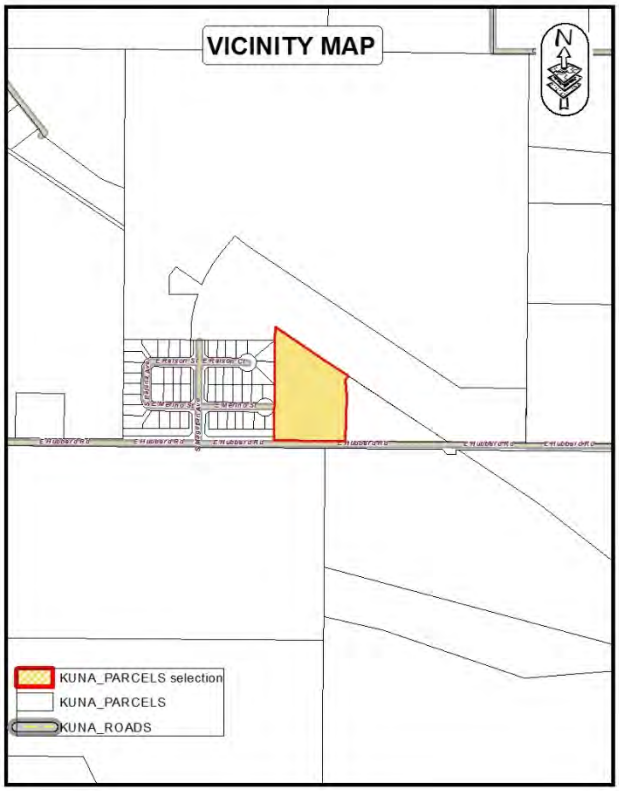
**Site Location:** 882 E. Hubbard Rd.
Kuna, ID 83634

**Planner:** Troy Behunin, Planner III, for *Trevor Kesner, Planner II*

**Hearing Date:** January 2, 2018 (tabled)
**January 16, 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
B. General Facts and Staff Analysis
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D. Comprehensive Plan Analysis
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F. Proposed Conclusions of Law
G. Proposed Decision by the Council

## 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 |
| | Courtesy Letters for tabling: | *January 11, 2018* |
| **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**

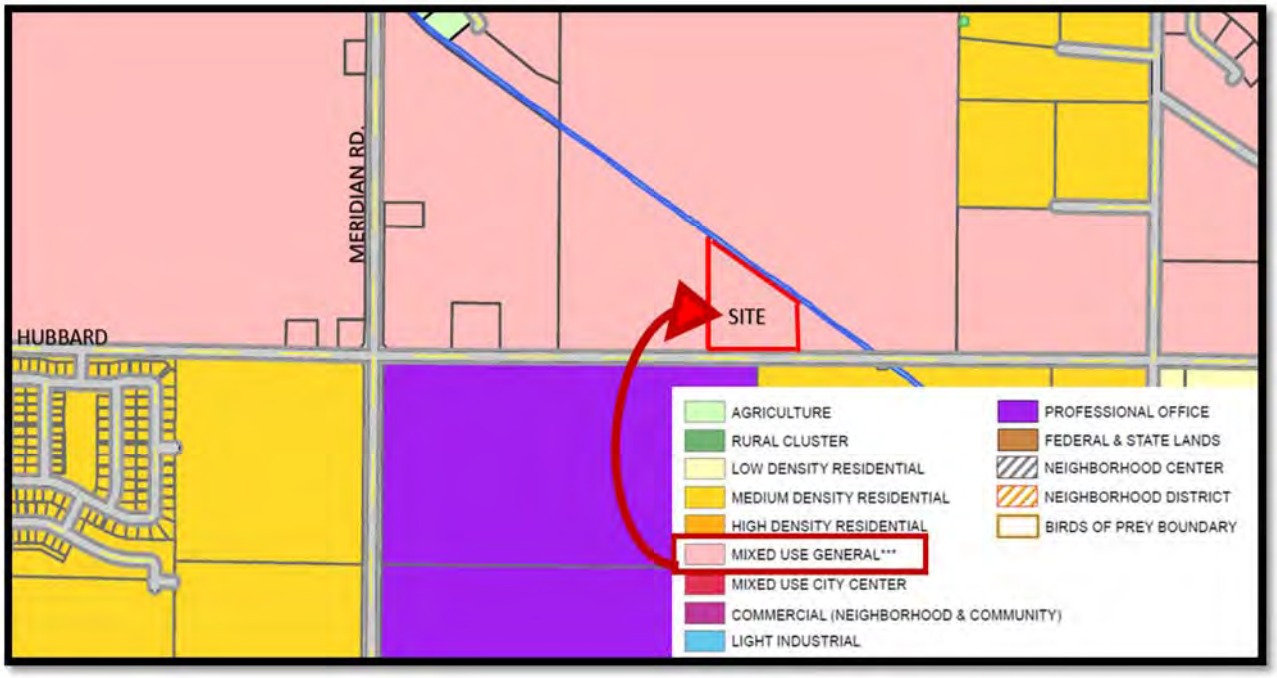
1. **Request:** A request from Quadrant Consulting, representing Varialle Construction for preliminary plat approval for an approximately 6.8-acre subject parcel within an existing R-6 zone, in order to subdivide the land into 25 single family lots, and an additional two (2) common lots. The site is 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

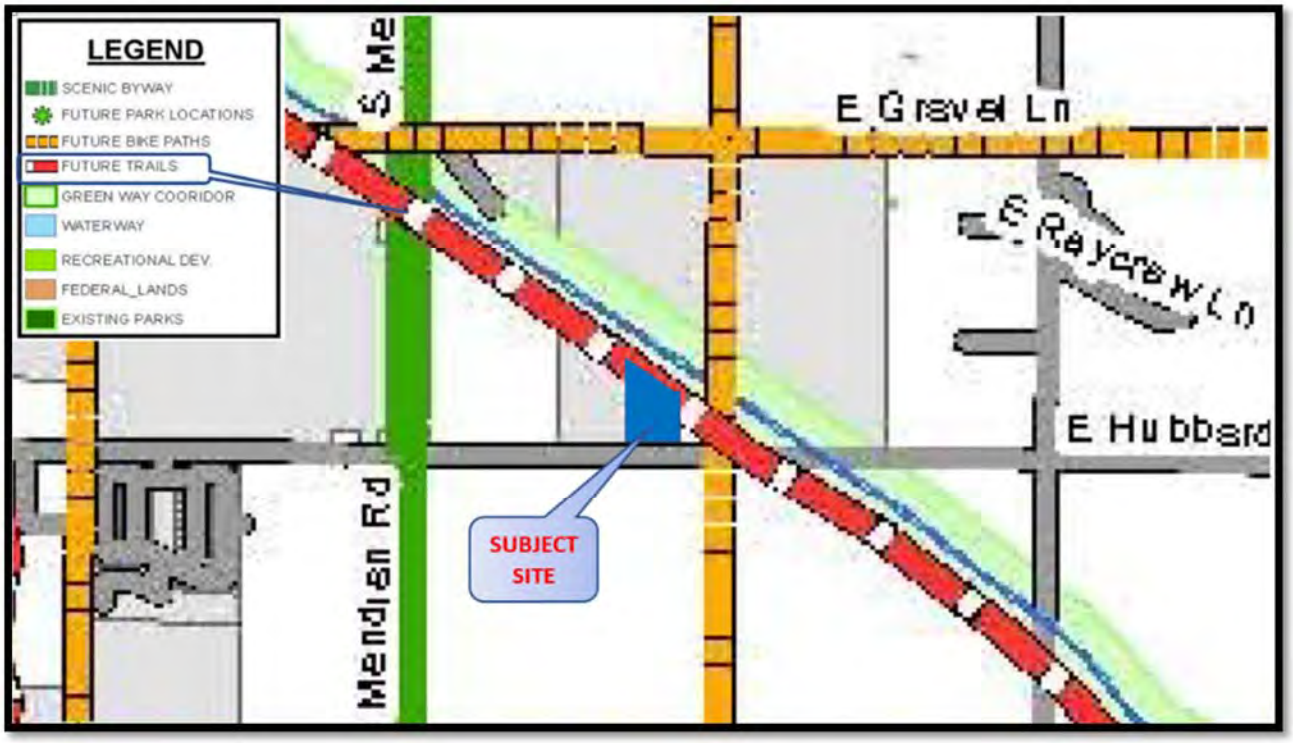
emergency access easement from Hubbard Road situated on lots 4 and 5. The subject site's road frontage is located on the north side of Hubbard Road. Hubbard Road is designated as a future 3-lane residential arterial roadway; therefore, it is recommended that the applicant dedicate additional right-of-way 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 District ……..Exhibit 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 No. 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. Street lighting and monument lighting for the project shall be LED, and 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.

**DATED:** This _____ day of _____, 2018.

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 **and** 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:<br>◊ Topography at two foot (2') intervals<br>◊ Land uses (location, layout, types & dimensions): residential, commercial & industrial land uses.<br>◊ Street right-of-ways: dimensions of right-of-way dedication for all roadways, street sections, improvements, etc.<br>◊ Easements/common space: utility easements, parks, community spaces<br>◊ Lots: layout and dimensions of lots<br>◊ 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

| 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 | |

**Type of Review (check all that apply):**

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

## Contact/Applicant Information

Owners of Record: Varriale Construction, Inc. Phone Number: 208 888 3340
Address: 2018 S. Pond Street E-Mail: ghvcshannan@qwestoffice.net
City, State, Zip: Boise, ID 83705 Fax #:

Applicant (Developer): Varriale Construction, Inc Phone Number: 208 888 3340
Address: 2018 S. Pond Street E-Mail: ghvcshannan@qwestoffice.net
City, State, Zip: Boise, ID 83705 Fax #:

Engineer/Representative: Quadrant Consulting Phone Number: 208 342 0091
Address: Chuck Christensen 1904 W Overland E-Mail: chuck@quadrant.cc
City, State, Zip: Boise, ID 83702 Fax #: 208 342 0092

## Subject Property Information

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



Exhibit
A-2a

**Project Description**

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):

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

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

**Residential Project Summary (if applicable)**

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

Please describe the existing buildings:

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

Number of residential units: 25 Number of building lots: 25

Number of common and/or other lots: 2 common area lots

Type of dwellings proposed:

- [x] 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

**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):

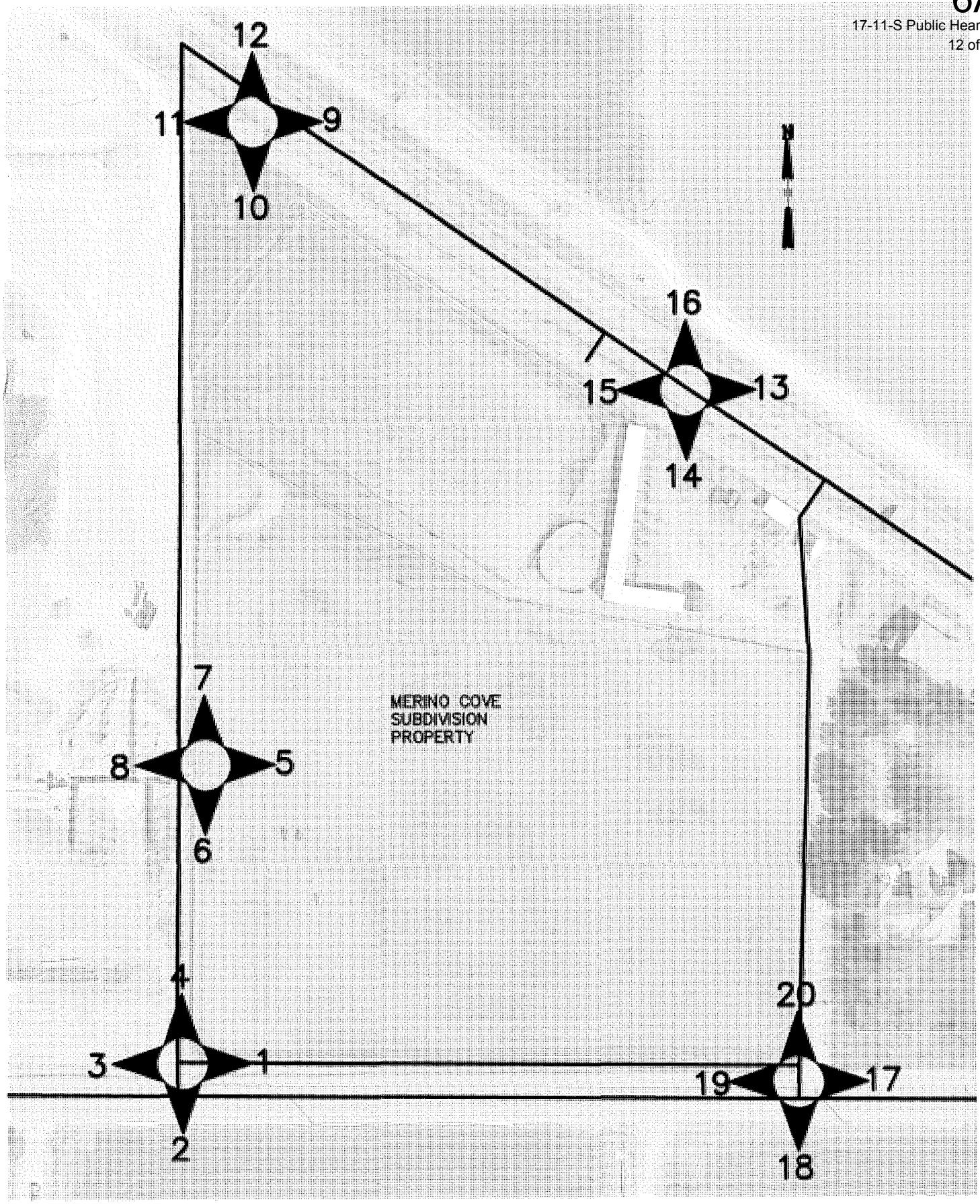
Proposed Parking:

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: [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

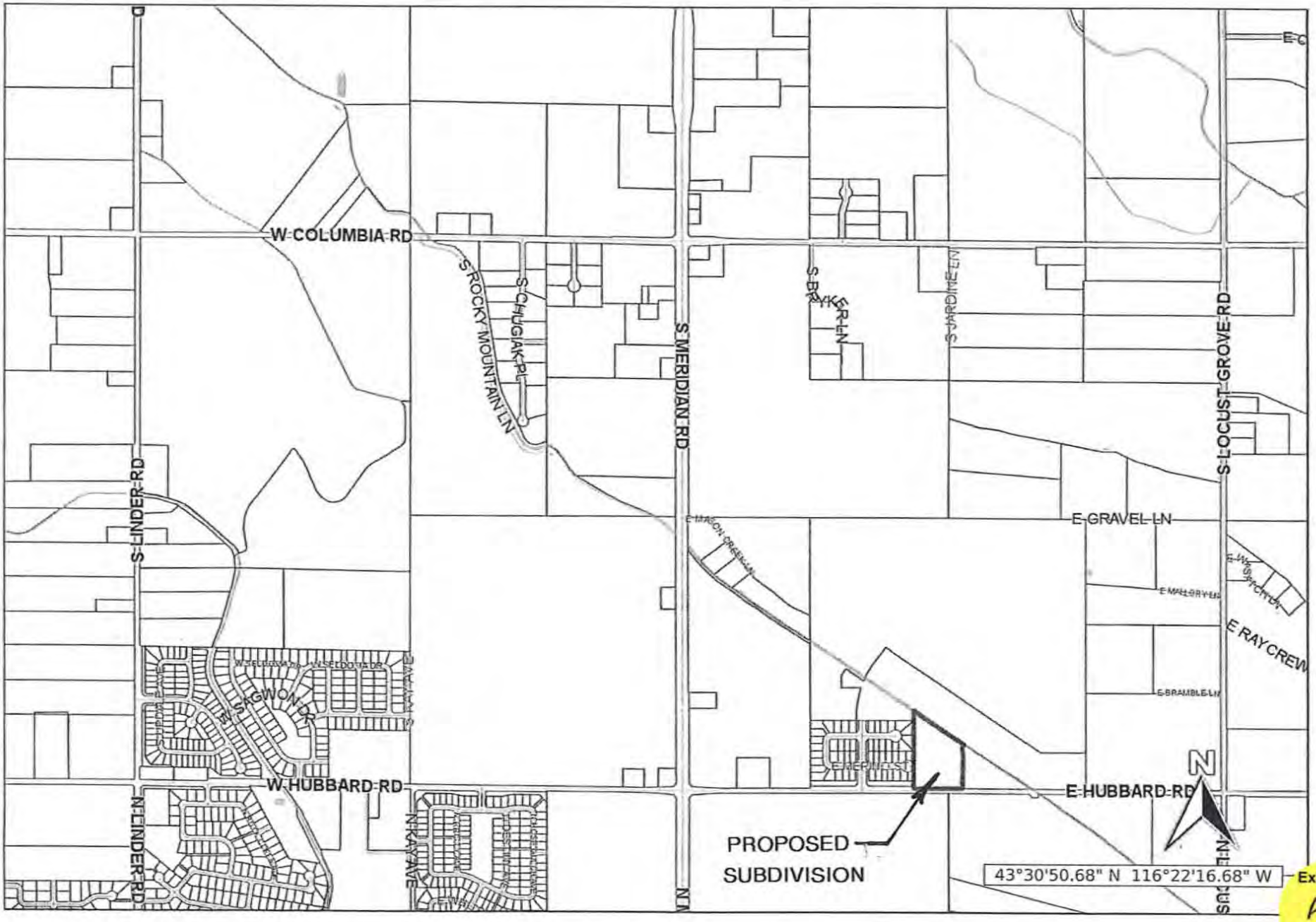
PICTURE NO. 17

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-2c

# 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:

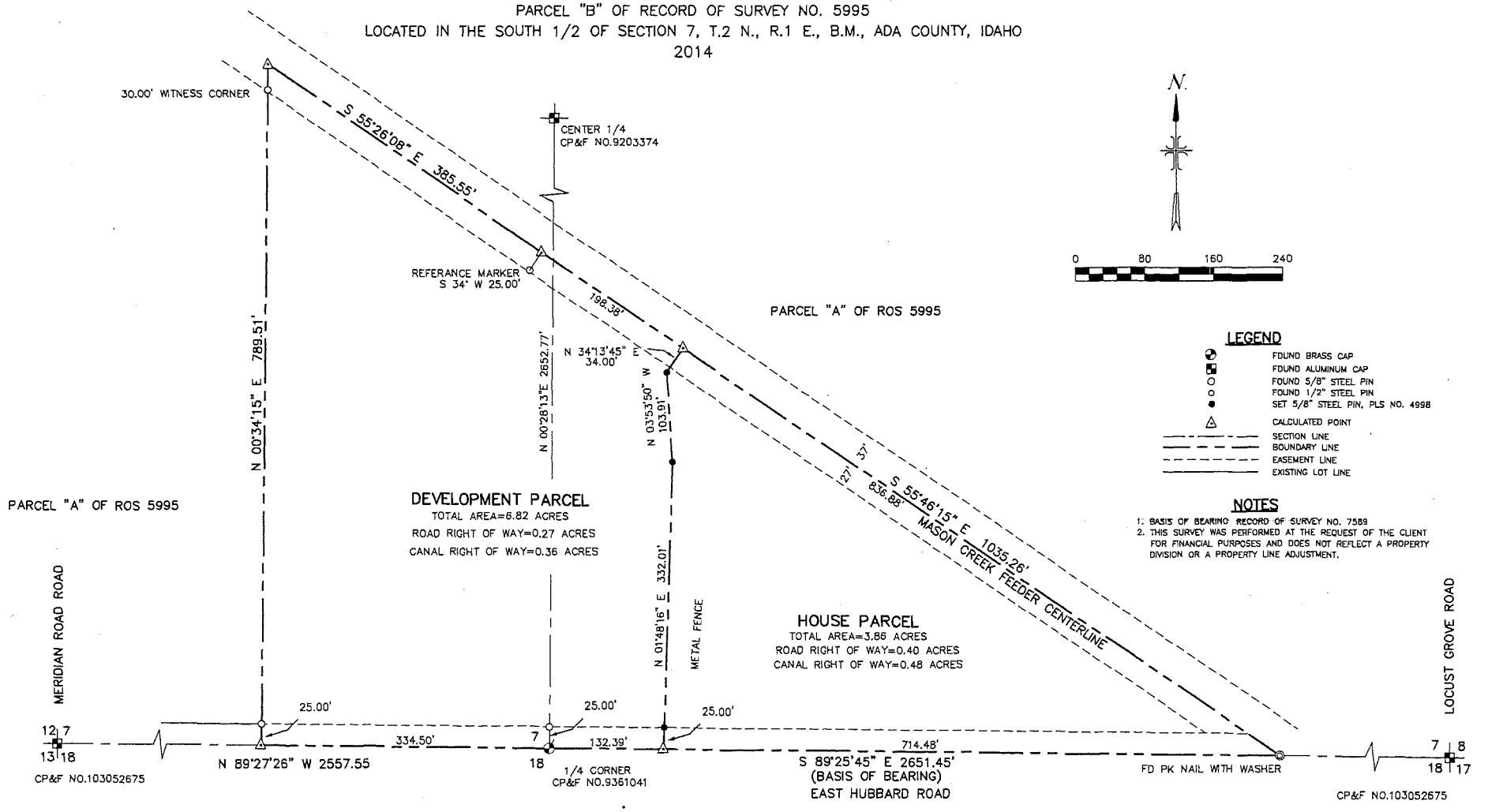
Commencing at the Southwest corner of the SE 1/4 (South 1/4 corner) of Section 7, T.2N., R.1E., B.M., THE REAL POINT OF BEGINNING of this description;
Thence N 89°27'26"W 334.50 feet along the South line of the SW 1/4 of said Section 7 to a point;
Thence N 00°34'15" E 789.51 feet to a point on the centerline 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

# RECORD OF SURVEY
for
## JOHN BROWNING

ROS NO. 9940

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




### LEGEND

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

### NOTES

1. BASIS OF BEARING RECORD OF SURVEY NO. 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.

REGISTERED PROFESSIONAL LAND SURVEYOR 4998 STATE OF IDAHO MICHAEL E. MARKS 10/28/14

MICHAEL E. MARKS
L.S. No. 4998

### CERTIFICATE OF COUNTY RECORDER

COUNTY OF ADA } SS
STATE OF IDAHO }

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 Oct , 2014.

CHISTOPHER D. RICH, RECORDER
By: _____ DEPUTY
FEE: $0

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

WESTBOUND SURVEYING SERVICES
BOISE, ID

14-0021

# *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)**

A. That ~~I am~~ Varriale Construction, Inc. is 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: ~~12~~ 7/27/2018

R. CRAIG CALLAHAN NOTARY PUBLIC STATE OF IDAHO



Exhibit A-2e

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.

Exhibit
A-2F

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

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

*City of Kuna*

# COMMITMENT TO PROPERTY POSTING

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

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

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

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

CJ Christensen — 10/10/2017

Applicant/agent signature — Date



Exhibit A-29

## 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

Exhibit
A-2j

**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



Exhibit A-2n

**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) | Preliminary Plat for 25 single family residential lots |
| Special Use | |
| Variance | |
| Expansion of Extension of a Nonconforming Use | |
| Zoning Ordinance Map Amendment | |

**APPLICANT:**

Name: Quadrant Consulting, Inc., Attn.: Chuck Christensen
Address: 1904 W Overland Road
City: Boise State: ID Zip: 83705
Telephone: 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 Subdivision

**Date:** 10/10/2017

| | Name | Address | Zip | Phone |
|---|---|---|---|---|
| 1 | Chuck Christensen | 1904 W. Overland | 83702 | 208 342 0091 |
| 2 | Shannan Buzzini | 4702 Hillcrest View Dr. | 83705 | 208-890-8789 |
| 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<br>457 North Locust Avenue<br>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

STAPLES

label size 1" x 2 5/8" compatible with Avery ®5160/8160
Étiquette de format 25 mm x 67 mm compatible avec Avery ®5160/8160

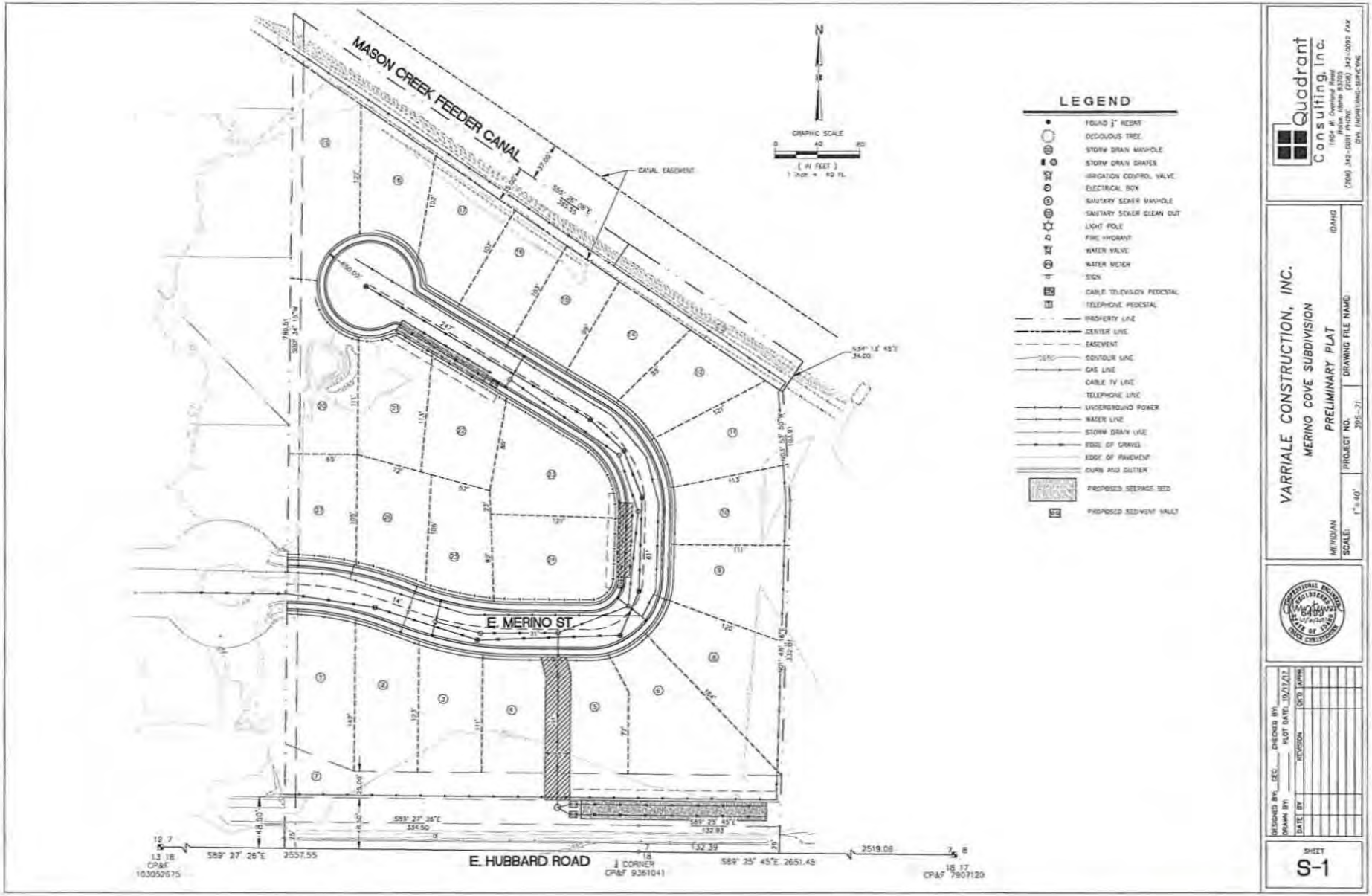
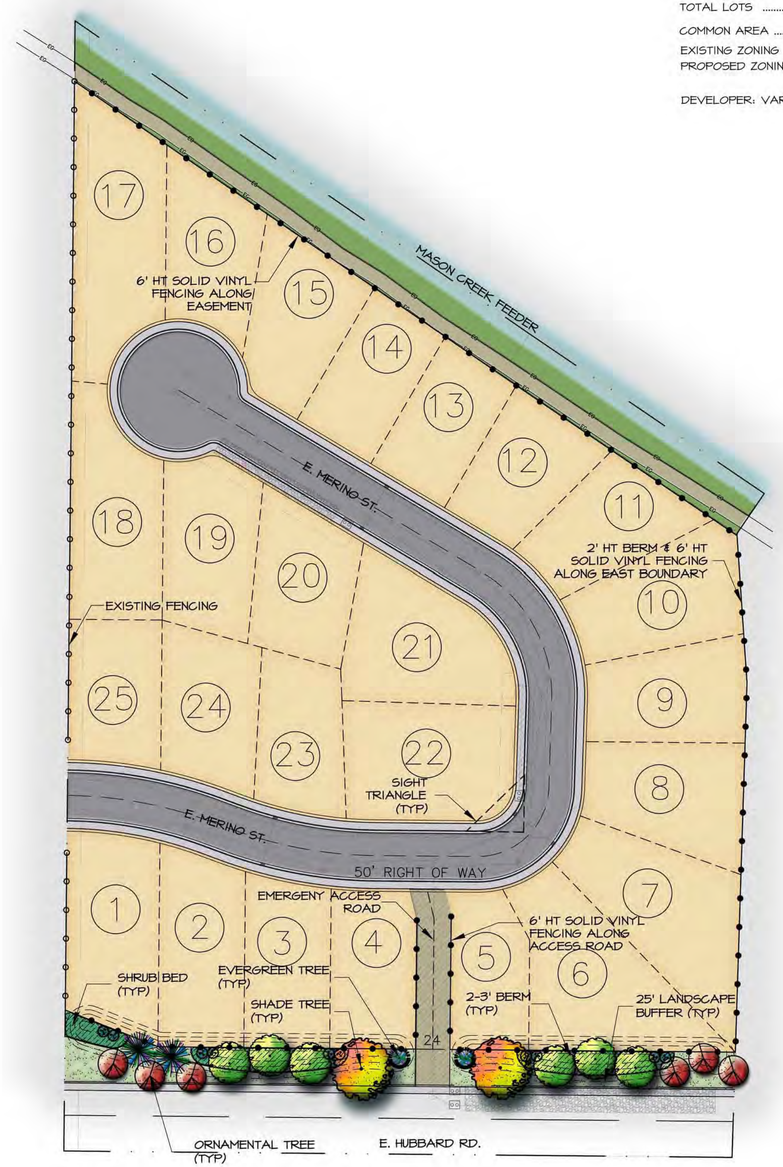

MASON CREEK FEEDER CANAL
CANAL EASEMENT
E. MERINO ST.
E. HUBBARD ROAD
GRAPHIC SCALE
( IN FEET )
LEGEND
FOUND ½" REBAR
DECIDUOUS TREE
STORM DRAIN MANHOLE
STORM DRAIN GRATES
IRRIGATION CONTROL VALVE
ELECTRICAL BOX
SANITARY SEWER MANHOLE
SANITARY SEWER CLEAN OUT
LIGHT POLE
FIRE HYDRANT
WATER VALVE
WATER METER
SIGN
CABLE TELEVISION PEDESTAL
TELEPHONE PEDESTAL
PROPERTY LINE
CENTER LINE
EASEMENT
CONTOUR LINE
GAS LINE
CABLE TV LINE
TELEPHONE LINE
UNDERGROUND POWER
WATER LINE
STORM DRAIN LINE
EDGE OF GRAVEL
EDGE OF PAVEMENT
CURB AND GUTTER
PROPOSED SEEPAGE BED
PROPOSED SEDIMENT VAULT
Quadrant Consulting Inc.
VARRIALE CONSTRUCTION, INC.
MERINO COVE SUBDIVISION
PRELIMINARY PLAT
IDAHO
MERIDIAN
SCALE: 1"=40'
PROJECT NO. 395-21
DRAWING FILE NAME:
DESIGNED BY: CEC CHECKED BY:
DRAWN BY:
DATE: BY
REVISION
PLOT DATE: 10/17/17
SHEET
S-1

Exhibit
A-20

| DESIGNED BY: CEC | CHECKED BY: |
|---|---|
| DRAWN BY: | PLOT DATE: 10/23/17 |

| DATE | BY | REVISION | CK'D | APPR. |
|---|---|---|---|---|
| | | | | |

SHEET
S-1




# 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 | GLEDITSIA 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 | LIRODENDRON 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-KW5' | 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 | 18" HT x 3' W |
| | RED FLOWER CARPET ROSE | ROSA 'FLOWER CARPET- NOARE' | 3 GAL | 3' HT x 3' W |
| | DWARF FOUNTAIN GRASS | PENNISETUM ALOPECUROIDES 'HAMELN' | 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 | 1.5' 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 'PIIHM-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 BUMALDA 'GOLDFLAME | 3 GAL | 4' HT x 4' W |
| | GRO-LOW SUMAC | RHUS AROMATICA 'GRO-LOW' | 5 GAL | 2.5' 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 | RHODODRENDRON '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 |

LAWN

6' VINYL FENCE ALONG PERIMETER PROPERTY LINES AND SIDE LOTS (TYP)

EXISTING FENCING (TYP)

# NOTES

1. ALL LANDSCAPE SHALL BE INSTALLED IN ACCORDANCE WITH KUNA CITY ORDINANCE REQUIREMENTS. ALL LOTS WILL COMPLY WITH KUNA CITY ORDINANCE REQUIRING ONE (1) TREE PER LOT (PROVIDED BY BUILDER AND/OR DEVELOPER).
2. ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
3. 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.
4. 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.
5. 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.
6. 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 | 11 TREES (8 SHADE TREES + 6 ORNAMENTAL TREES) |
| | | | 14 EVERGREENS | 14 EVERGREENS |
| | | | 56 SHRUBS | 63 SHRUBS |

# MERINO COVE SUBDIVISION

KUNA, ID

PRELIMINARY PLAT LANDSCAPE PLAN

OCTOBER 11, 2017

NORTH

0' 50' 100' 150'

SCALE 1" = 50'

JENSENBELTS ASSOCIATES
Site Planning / Landscape Architecture
1509 Tyrell Lane, Ste 190 Boise, ID 83706
Ph. (208) 343-776, Fx. (208) 343-778

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

City of Kuna
Planning & Zoning Department

# 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 – *The subject parcel was recently annexed into Kuna City limits.* |
| **REPRESENTATIVE** | *Quadrant Consulting*<br>Chuck Christensen<br>1904 W. Overland Rd.<br>Boise, ID 83702<br>208.342.0092<br>chuck@quadrant.cc |
| **SCHEDULED HEARING DATE** | Tuesday, **November 28, 2017**<br>6:00 P.M. – Kuna City Hall<br>451 W. 4th Street, Kuna, ID 83634 |
| **STAFF CONTACT** | Trevor Kesner<br>tkesner@kunaid.gov<br>Phone**:** 922.5274<br>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@kunaid.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@kunaid.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 882 E. Hubbard Road, Kuna, Idaho 83634 – *The subject parcel was recently annexed into Kuna City limits.* |
| **REPRESENTATIVE** | *Quadrant Consulting*<br>Chuck Christensen<br>1904 W. Overland Rd.<br>Boise, ID 83702<br>208.342.0092<br>chuck@quadrant.cc |
| **SCHEDULED HEARING DATE** | Tuesday, **November 28, 2017**<br>6:00 P.M. – Kuna City Hall<br>451 W. 4th Street, Kuna, ID 83634 |
| **STAFF CONTACT** | Trevor Kesner<br>tkesner@kunaid.gov<br>Phone: 922.5274<br>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, 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*

Exhibit
B2

*along with best management practices for communities to protect ground water.*

- *DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.*

  *For questions, contact Todd Crutcher, Engineering Manager, at 373-0550.*

***3. Drinking Water***

- *DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.*
- *IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.*

  *All projects for construction or modification of public drinking water systems require preconstruction approval.*
- *DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at http://www.deq.idaho.gov/water-quality/drinking-water.aspx). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.*
- *If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.*
- *DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of ground water resources.*
- *DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.*

  *For questions, contact Todd Crutcher, Engineering Manager at 373-0550.*

***4. Surface Water***

- *A DEQ short-term activity exemption (STAE) from this office is required if the project will involve de-watering of ground water during excavation and discharge back into surface water, including a description of the water treatment from this process to prevent excessive sediment and turbidity from entering surface water.*
- *Please contact DEQ to determine whether this project will require a National Pollution Discharge Elimination System (NPDES) Permit. If this project disturbs more than one acre, a stormwater permit from EPA may be required.*
- *If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's*

*water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.*

- *The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call 208-334-2190 for more information. Information is also available on the IDWR website at: http://www.idwr.idaho.gov/WaterManagement/StreamsDams/Streams/AlterationPermit/AlterationPermit.htm*

- *The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.*

*For questions, contact Lance Holloway, Surface Water Manager, at 373-0550.*

5. ***Hazardous Waste And Ground Water Contamination***

- ***Hazardous Waste.*** *The types and number of requirements that must be complied with under the federal Resource Conservations and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.*

- *No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards, Rules and Regulations for Hazardous Waste, and Rules and Regulations for the Prevention of Air Pollution.*

- ***Water Quality Standards.*** *Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852).*

  *Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.*

- ***Ground Water Contamination.*** *DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."*

  *For questions, contact Albert Crawshaw, Waste & Remediation Manager, at 373-0550.*

6. ***Additional Notes***
   - *If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at 373-0550, or visit the DEQ website (http://www.deq.idaho.gov/waste-mgmt-remediation/storage-tanks.aspx) for assistance.*

   - *If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.*

*We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any our technical staff at 208-373-0550.*

Sincerely,

Aaron Scheff

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

ec: TRIM 2017AEK150

# CENTRAL DISTRICT HEALTH DEPARTMENT

## Environmental Health Division

CENTRAL DISTRICT HEALTH DEPARTMENT

**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
- ☐ bedrock from original grade
- ☐ waste flow characteristics
- ☐ other _____

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

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

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

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

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

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

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

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

☐ 14. _____ Reviewed By: Tom Bandy

_____ Date: 11/6/17

Exhibit B-3

*Development Services Department*

ACHD
*Committed to Service*

**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

1. **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.

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

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

3. **Site History:** ACHD previously reviewed this site for annexation and rezoning. The findings of this report are consistent with those listed in the previous action.

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

   - Patagonia, a 470 lot residential subdivision, located adjacent to the site is in various stages of development and was approved by ACHD on October 21, 2014.

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

6. **New Center Lane Miles:** The proposed development includes 0.16 centerline miles of new public road.



Exhibit B-4

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.

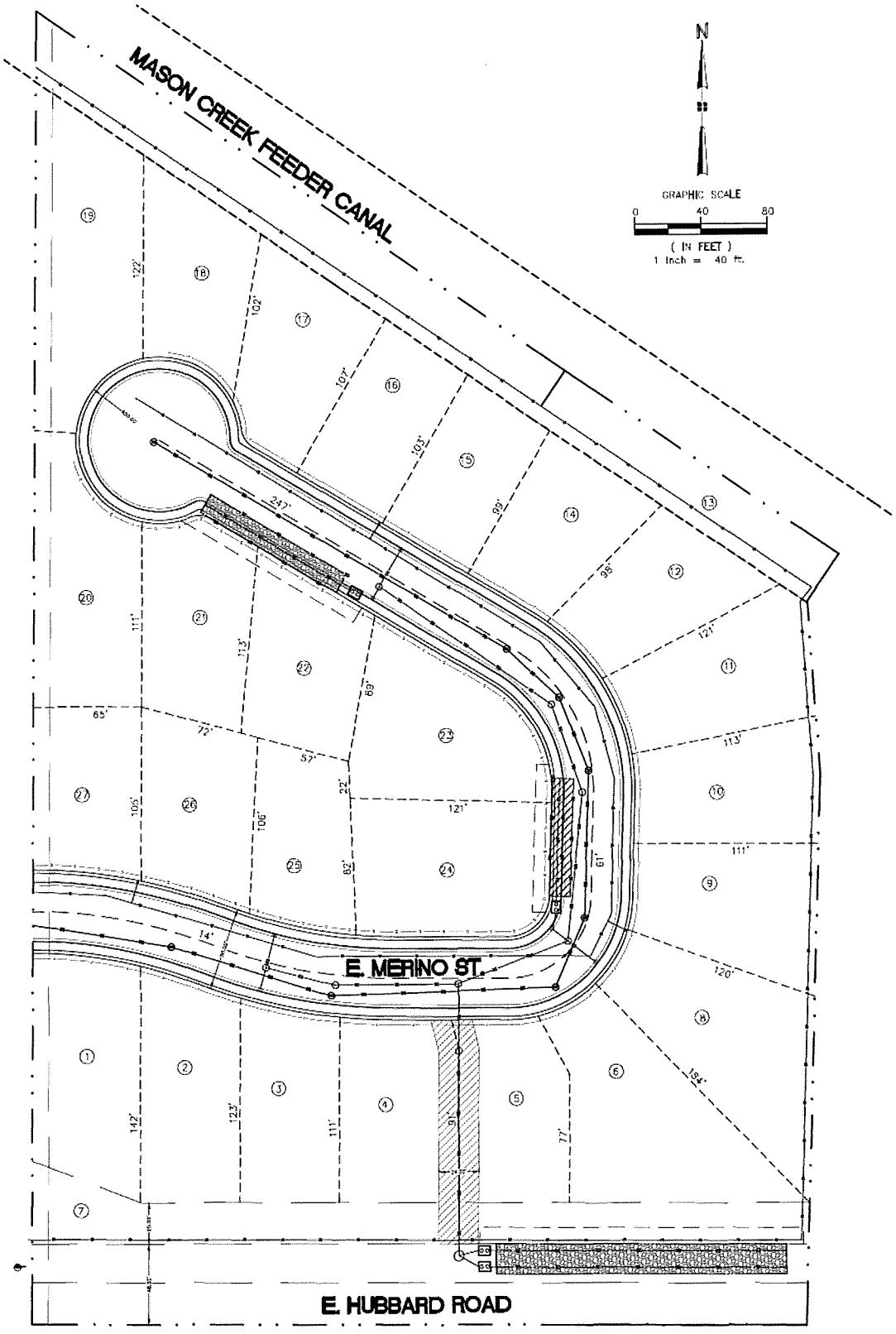
# F. Conclusions of Law

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

## SITE PLAN


MASON CREEK FEEDER CANAL
N
GRAPHIC SCALE
0 40 80
( IN FEET )
1 inch = 40 ft.
E. MERINO ST.
E. HUBBARD ROAD

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

**MICHAEL L. BORZICK**
**GIS MAPPING**

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

# MEMORANDUM

TO: Director of Kuna Planning and Zoning

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

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

DATE: July 25, 2017

---

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

1. **Sanitary Sewer Needs**

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

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

APPROXIMATE IRRIGABLE ACRES
RIVER FLOW RIGHTS - 23,000
BOISE PROJECT RIGHTS - 40,000

Exhibit
B-7

**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 it 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

RECEIVED
NOV 30 2017
CITY OF KUNA

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

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

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

20 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 Statues, 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

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

# CITY OF KUNA

PLANNING & ZONING DEPARTMENT

## 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 - Mevino 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

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:

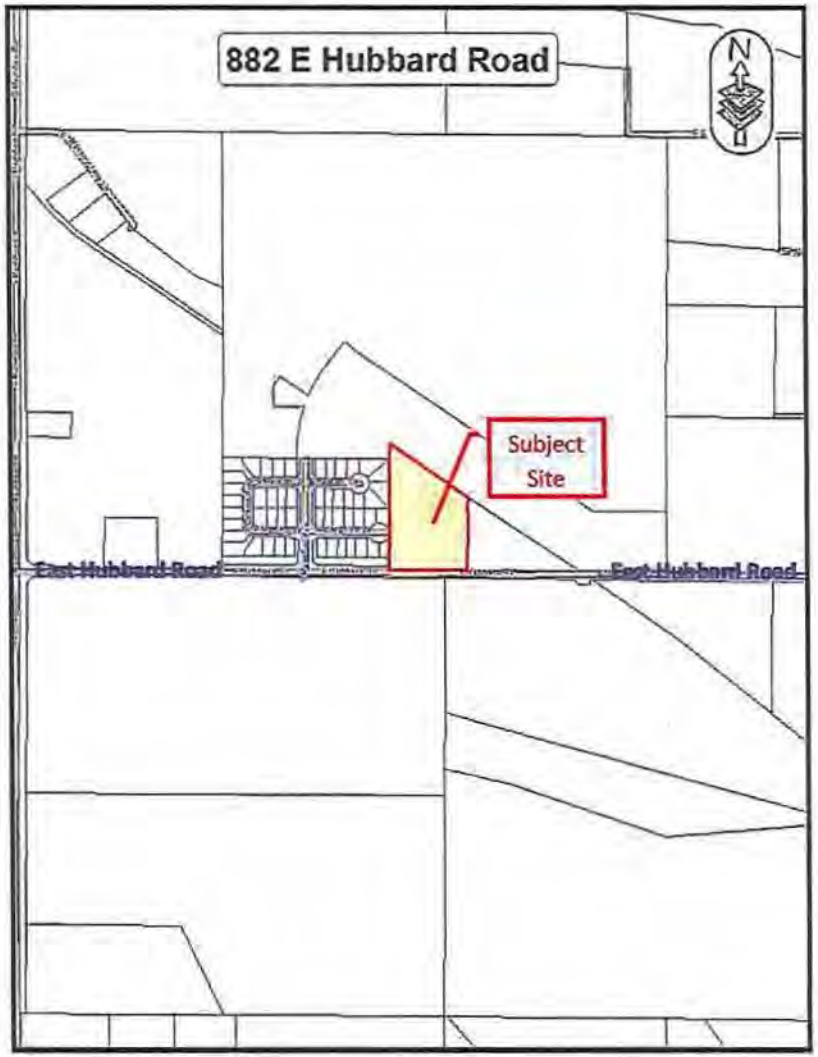
**17-11-S (Subdivision):** Quadrant Consulting representing Varriale Construction requests preliminary plat approval for an approximately 6.8-acre subject parcel within an existing R-6 zone, in order to subdivide the land into 25 single family lots, and an additional two (2) common lots to create the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



**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 Citv 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.

KENT BROWN NOTARY PUBLIC STATE OF IDAHO

Notary Public for Idaho
Residing at Meridian Id
My commission expires: 7-23-17

City of Kuna

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

# *Findings of Fact and Conclusions of Law*

**To:** **Planning and Zoning Commission**

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

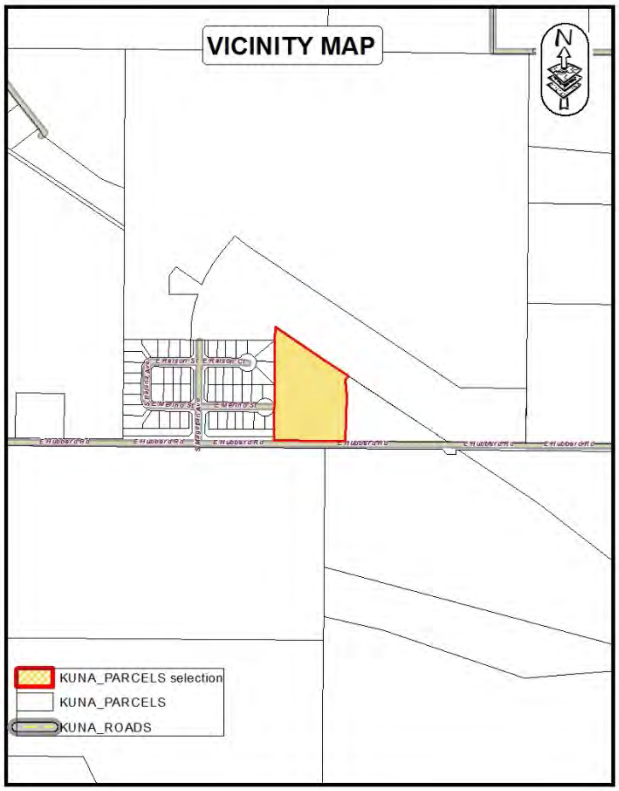
**Site Location:** 882 E. Hubbard Rd.
Kuna, ID 83634

**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

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

## 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**

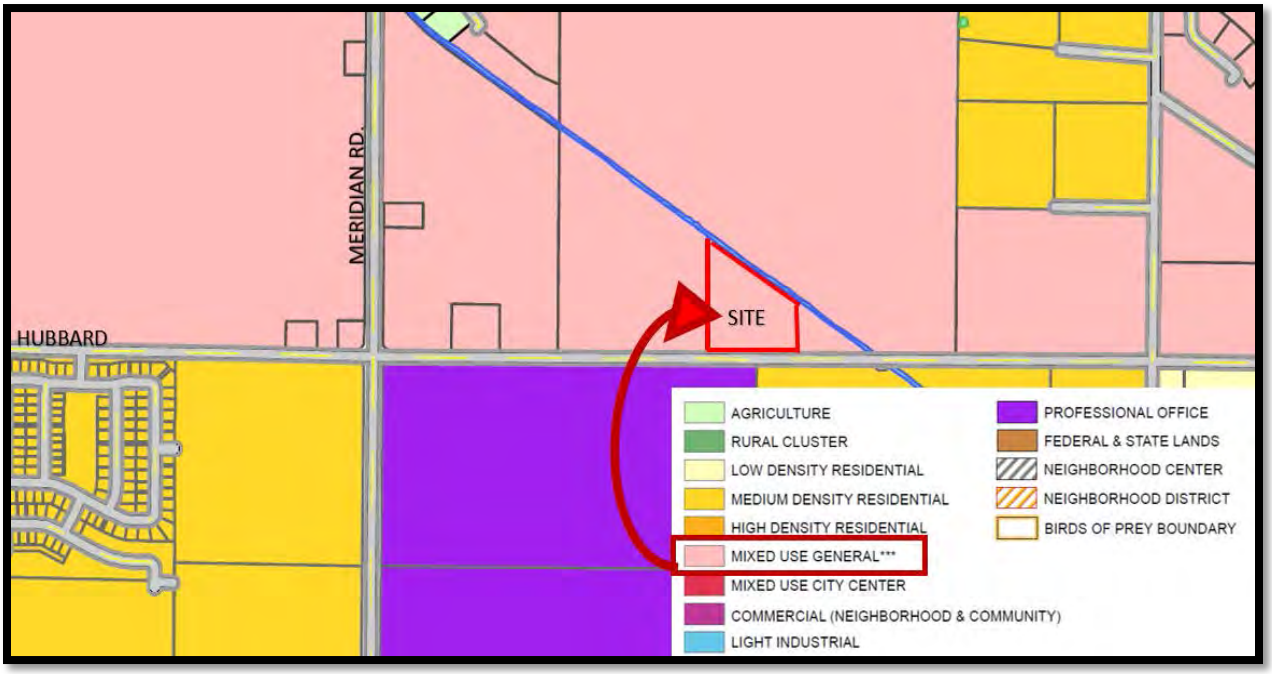
1. **Request:** A request from Quadrant Consulting, representing Varialle Construction for preliminary plat and Design Review approval for an approximately 6.8-acre subject parcel within an existing R-6 zone, in order to subdivide the land into 25 single family lots, and an additional two (2) common 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

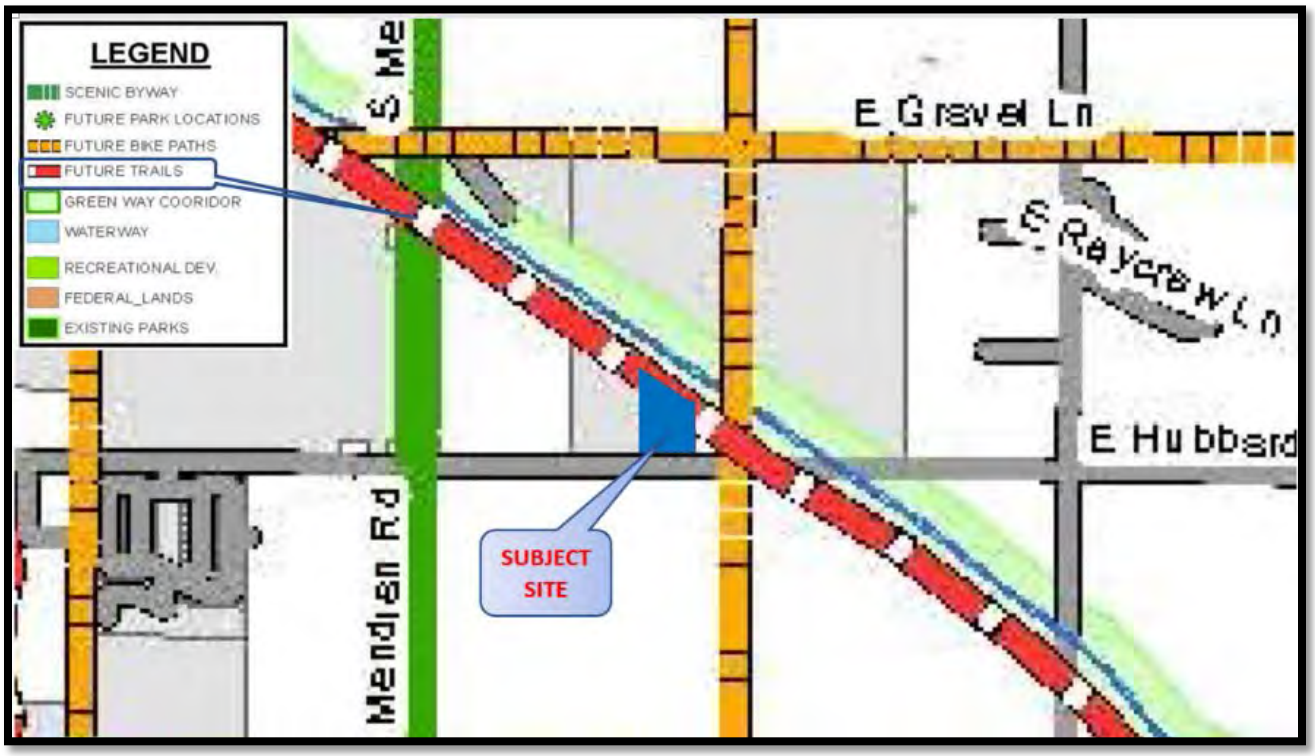
emergency access easement from Hubbard Road situated on lots 4 and 5. The subject site's road frontage is located on the north side of Hubbard Road. Hubbard Road is designated as a future 3-lane residential arterial roadway; therefore, it is recommended that the applicant dedicate additional right-of-way 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 District ……..Exhibit 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.

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

Trevor Kesner, Planner II
Kuna Planning and Zoning Department

**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 Staff Memo

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

**To:** City Council

**Case Numbers:** 17-10-S (Subdivision)
***Gran Prado Sub***

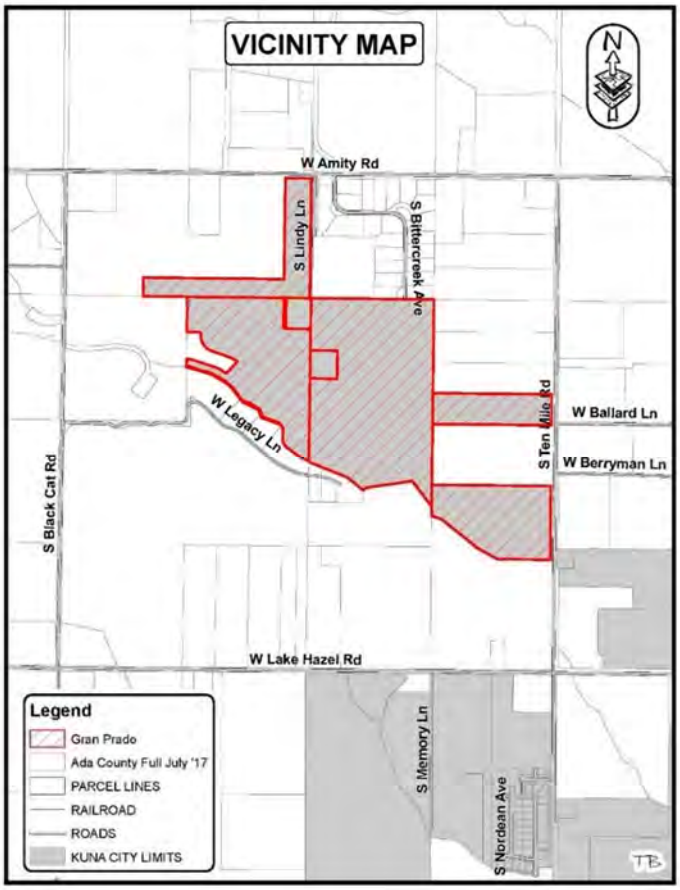
**Site Location:** Near the northwest and northeast Corner of Ten Mile and Lake Hazel Roads,
Meridian, Idaho 83642

**Planner:** Troy Behunin,
Planner III

**Hearing Date:** *January 16, 2018*

**Engineer:** **KM Engineering**
Kirsti Grabo
9233 W. State St,
Boise, ID 83714
208.639.6930
KGrabo@kmengllp.com

**Owners (2):** *Renascence Farm, LLC & Waters Edge Farm, LLC,*
6152 W. Half Moon Ln.
Eagle, ID, 83616

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J. Idaho Code Analysis
K. Proposed Conclusions of Law
L. Commission's Recommendation
M. Order of Decision by Council

## A. Process and Noticing:

1. Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states that preliminary plats are designated as public hearings, with the P & Z Commission as a recommending body and City Council as the decision making body. This land use application was given proper public notice and followed the requirements set forth in Idaho Code, Chapter 65, Local Planning Act.

**a. Notifications**

| | | |
|---|---|---|
| **i.** | Neighborhood Meeting | June 7, 2017 (12 persons attended) |
| **ii.** | Agency Comment Request | September 20, 2017 |

| | | |
|---|---|---|
| **iii.** | 350' Property Owners Notice | January 5, 2018 |
| **iv.** | Kuna, Melba Newspaper | December 20, 2017 |
| **v.** | Site Posted | December 27, 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 Gran Prado Subdivision.

## B. General Project Facts:

1. On behalf of Renascence Farm, LLC and Waters Edge Farm, LLC, the applicant Kirsti Grabo with KM Engineering, requests 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 northwest corner of Ten Mile and Lake Hazel Roads, and is located Between Amity and Lake Hazel, west of Ten Mile Road, Kuna, Idaho, In Section 34, T 23N, R 1W, APN #'s: (See the submitted application).
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. **Site History:**
   These parcels were recently annexed into Kuna city limits, with historical uses, ranging from residential to farming.
4. **Legal Description:** A legal description was included with the application and is attached as an exhibit within this report.
5. **Surrounding Land Uses:**

| | | |
|---|---|---|
| **North** | RUT | Rural Urban Transition – Ada County |
| **South** | RUT | Rural Urban Transition – Ada County |
| **East** | RR | Rural Residential – Ada County |
| **West** | RUT | Rural Urban Transition – Ada County |

## C. Aerial Map:

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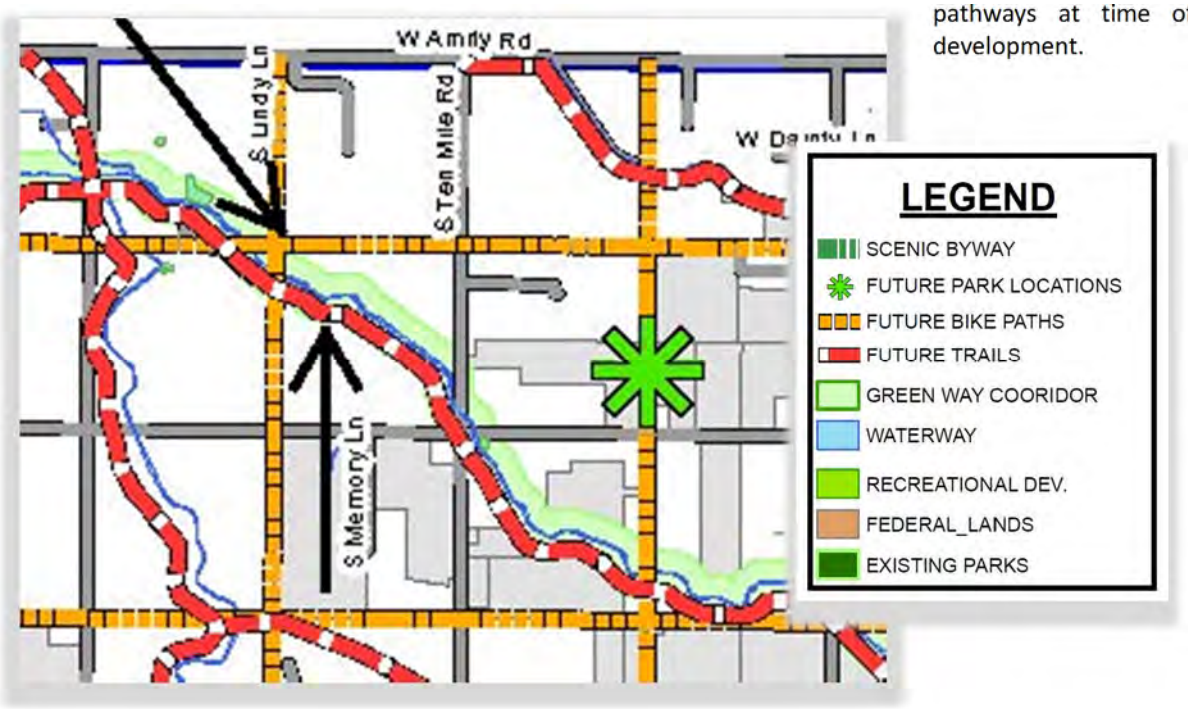
1. **Comprehensive Plan Map:** The Future Land Use Map (Comp Plan Map) is intended to serve as a *guide* for the decision making body for the City. The Comp Plan map indicates land use designations generally speaking, it is not the actual zone. Kuna's Council recently granted these lands the R-4 zone, which is the border between Low and Medium Density Residential.

2. **Recreation and Pathways Map:** The Recreation and Pathways Master Plan Map indicates a future trail through the northeast corner (NEC) of the site, situated along the Mason Creek feeder on the south side of the site. Accordingly, it is the City's goal and desire to increase the number of trails and pathways in Kuna. Staff highly recommends that developers design and construct trails and pathways along frontages of their canals and ditches to comply with the Master Plan's goals by either starting a pathway, or extending current pathways at time of development.




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

| **Property Owner** | **Parcel Size** (Approximately) | **Current Zone: (RUT)** Rural Urban Transition | **Parcel Number** |
|---|---|---|---|
| Renascence Farms, LLC | 57.12 acres | R-4, Kuna City | R0967660156 |
| Renascence Farms, LLC | 30.38 acres | R-4, Kuna City | R0967660155 |
| Renascence Farms, LLC | 9.64 acres | R-4, Kuna City | S1234142351 |
| Renascence Farms, LLC | 0.20 acres | R-4, Kuna City | R0967660151 |
| Renascence Farms, LLC | 14.96 acres | R-4, Kuna City | S1234212935 |
| Renascence Farms, LLC | 0.42 acres | R-4, Kuna City | S1234244310 |
| Renascence Farms, LLC | 0.44 acres | R-4, Kuna City | S1234121105 |
| Renascence Farms, LLC | 0.44 acres | R-4, Kuna City | S1234212405 |
| Waters' Edge Farm, LLC | 19.2 acres | R-4, Kuna City | S1234417520 |
| **Total Acres 132.81** | | | |

4. **Services:**
   Sanitary Sewer– City of Kuna
   Potable Water – City of Kuna
   Pressurized Irrigation – City of Kuna (KMID)

Fire Protection – Meridian Rural Fire District
Police Protection – Kuna Police (Ada County Sheriff's office)
Sanitation Services – J & M Sanitation

5. **Existing Structures, Vegetation and Natural Features:**
Approximate 131 acres of these lands are being used for agricultural purposes while the remainder is being used as residential. Applicant anticipates that the land will continue the historic agricultural uses on the lands until future phases begin development. The current residences will remain as residential uses until development occurs. The site is relatively flat with an estimated average slope of 0% to 2% towards the Mason Creek Feeder. Bedrock depth is estimated to be between twenty and forty inches according to the USDA Soil Survey for Ada County

6. **Transportation / Connectivity:**
The applicant has proposed connections to public streets in three places for the project as a whole, in different phases and locations. All proposed access points will need to follow design standards according to City and ACHD (Ada County Highway Dist.) codes. Current legal points of access being used at this time may remain until development requires a change.

7. **Environmental Issues:**
Staff is not aware of any environmental issues, health or safety conflicts beyond the designation of being in the nitrate priority area. 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:
   - Kuna City Public Works – Exhibit B-1
   - Ada County Highway District (ACHD) – Exhibit B-2
   - Boise Project Board of Control – Exhibit B-3
   - Central District Health Department (CDHD) – Exhibit B-4
   - Community Planning Association of Southwest Idaho (COMPASS) – Exhibit B-5
   - Department of Environmental Quality – Exhibit B-6
   - Idaho Transportation Department (ITD) – Exhibit B-7
   - Meridian Fire Department – Exhibit B-8

**D. Staff Analysis:**

The applicant previously annexed the land as part of the Renascence Farms and Mason Creek Farms application and now submits an application for subdivision, design review approvals and entitlements.

These properties were annexed into Kuna City limits with an approved for R-4 zoning (Low/Med. Density). During the public hearings for said annexation, certain development conditions were applied and approved by the Commission and City Council. Staff finds that this proposal conforms to each condition as outlined in the findings of fact and conclusions of law and concludes the developer has made every effort to be compliant with those conditions.

This project is adjacent to or near three principle arterials, Ten Mile, Amity and Lake Hazel Roads. All major public utilities are approximately 700 feet south of Lake Hazel Road. Applicant is aware that development of these parcels will require connection to all city services and associated connection fees at time of building permit submittal. It is anticipated that development will take a number of years for full build out, and may require up to ten (10) phases. It is also important to remember that the developer is connecting to City services in Ten Mile near Lake Hazel, and development will proceed west, as development typically follows sewer lines.

The applicant has met with Kuna and ACHD staffs on multiple occasions, in order to create a development that fits the Kuna comp plan. In an effort to do so, those meetings have produced a pre plat that has been slightly altered to accommodate the changes required by ACHD. These changes have not affected the lot count, density, or the open spaces. Rather, these changes have improved traffic safety, enhanced walkability and reduced the impact to adjacent development. Two (2) significant changes are 1) the absence of an east west and a north south mid mile collector system, and replaced it with a modified east west residential collector. And 2) the applicant proposes no connection to South Bittercreek Avenue in the north east corner of this project. Normally, City code requires both of these design elements, however, due to site constraints, and concerns of neighboring residents, staff supports these changes and recommends acceptance of these deviations from City Code.

Kuna's Comprehensive Plan (Comp Plan), encourages a variety of housing types for all income levels numerous times throughout the document. Pertinent sections of the Comp Plan that address housing types are included below, in Section K (Comp Plan Analysis) of this report. The City attempts to balance all housing types within the City. Staff has reviewed the proposed preliminary plat for technical compliance with Kuna City Code (KCC), and finds the pre plat and landscape plan is in compliance with applicable codes. Staff would recommend that the applicant work with Kuna's staff, ACHD, and Meridian Fire Department (MFD) to conform to each agency's requirements.

Applicant and City staff have discussed on several occasions the need for a lift station to serve the areas that will not be served by gravity sewer, and the pre plat has a location designed to fulfill that need in a later phase. Staff and applicant have also held discussions about the need for a domestic well site and pump/pond for pressure irrigation needs as well and the locations for those facilities within this project.

Staff has determined this application complies with the goals and policies for Kuna City, Title 5 of the Kuna City Code; Idaho Statute § 67-6511; and the Kuna Comprehensive Plan document; and forwards a recommendation of approval for Case No's 17-10-S, subject to any conditions of approval outlined by Kuna's Commission and City Council.

## E. Applicable Standards:

1. Kuna City Code Chapter 6 – Chapter 1-6; Subdivision Regulations,
2. City of Kuna Zoning Ordinance Title 5, Chapter 13.
3. City of Kuna Comprehensive Plan, adopted September 1, 2009.
4. City of Kuna Design Review Code Title 5, Chapter 4
5. City of Kuna Landscape Code Title 5, Chapter 17
6. Idaho Code, Title 67, Chapter 65- the Local Land Use Planning Act.

## F. Procedural Background:

On November 28, 2017, the Planning and Zoning Commission considered the case, including the application, agency comments, staff's memo, the application exhibits and public testimony presented or given.

## G. Proposed Factual Summary:

These parcels are located near the northwest corners of Ten Mile and Lake Hazel Roads. The project consists of 132.80 (approx.) acres, within City limits and all parcels are zoned R-4 (Low Density Residential). Applicant requests preliminary plat approval for 530 homes, 67 common lots and one shared driveway with access taken from Ten Mile in two places and Amity. All parcels in this application are near either Ten Mile Road, Lake Hazel Road or Amity Road; all roads are classified as principle arterials.

## H. Proposed Findings of Fact:

Based upon the record contained in Case No's **17-10-S** including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, including the exhibits, and the testimony during the public hearing, the Kuna Council hereby

*approves/denies* the Findings of Fact and Conclusions of Law, and conditions of approval for Case No's 17-10-S, a request for preliminary plat approval by the applicant follows:

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

1. The Kuna Council accepts the facts as outlined in the staff memo, the public testimony and the supporting evidence list presented.

**Comment:** *The Kuna* Council *held a public hearing on the subject applications on January 16, 2018, to hear from City staff, the applicant and to accept public testimony. The decision by the Council is based on the application, staff report and public testimony, both oral and written.*

2. Based on the evidence contained in Case No's 17-10-S, this proposal appears to *generally* comply with the Comprehensive Plan ad City Code.

**Comment:** *The Comp Plan has listed numerous goals for providing commercial, single-family and multi-family housing in Kuna. The Comp Plan Map designates this property as Medium Density. As this project proposes to accommodate commercial and residential uses the project generally follows the goals of the Comp Plan and the Comp Plan Map.*

3. The Kuna Council has the authority to approve/conditionally approve or deny of these applications.

**Comment:** *On* January 16*, 2018, the Council voted to approve/conditionally approve/deny case No.* 17-10-S.

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

**Comment:** *As noted in the process and noticing sections, notice requirements were met to hold a public hearing on* January 16*, 2018.*

## I. City Council's Comprehensive Plan Analysis:

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

*Housing:*

Residents expressed interest in a mix of residential type dwellings applications; including a variety of housing. They were receptive to a greater mix of lot sizes and house price to appeal to a variety of people. A goal expressed by many was the preservation of large lots and rural cluster development in appropriate balance with a complement of other types of residential development (Page 21 Comprehensive Plan [CP]).

***Comment****: The Comp Plan provides for a mix of residential uses. This project has proposed a zone that provides an opportunity for a variety of densities, therefore it generally conforms to the Comp Plan goals and policies.*

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

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

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

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

***Comment:*** *The Comp Plan encourages an adequate mix of housing for all income levels and calls for increasing pedestrian connections. The requested zoning for this project provides an opportunity for a number of additional housing types to Kuna's inventory and quality housing. At time of development, this project should be conditioned to add to the City's pedestrian network for non-motorized transportation, by proposing pathway connections for development to connect to in the future.*

*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**: *The requested zoning provides for quality housing opportunities and multiple housing varieties to the City's inventory for all types of lifestyles, ages and economic groups.*

*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 development while discouraging development of land divisions greater than one half acre because large lot subdivisions increase municipal costs, require public subsidy and create sprawl (Pg. 155 – Obj. 1.1, Pg. 163 12.4 and Pg. 165 – 2.1 [CP]).

***Comment:*** *With the requested preliminary plat, applicant proposes a future high quality development with a variety of dwelling types, densities, and price points for all income levels Kuna as encouraged by the Comp Plan. In the future, this project could significantly add to the City's overall network of, utilities, sidewalks and roadways, therefore it complies with logical, orderly development and discourages land divisions and development greater than one half acre, and could avoid increased municipal services costs and sprawl.*

*Community Design Goals and Objectives - Section 13 - Summary:*
Strengthen Kuna's Image through good community and urban design principles that create well planned neighborhoods. Foster good community design concepts that incorporate landscape features to serve as buffers between incompatible uses while reducing scale and creates a sense of place (Pg.167 – Goal 1 and Pg. 168 – 1.2 and 2.1[CP]).

***Comment:*** *Applicant should be conditioned to offer good community and urban design principles through creation of greenspaces, add to the pedestrian pathway network and add to the City's sidewalk network. At time of future development, applicant shall improve classified roadways, which add to the roadway system thereby complying with the adopted Master Street Plan of Kuna (Functional Classified Road Map). At time of development, the applicant should be conditioned to incorporate landscape buffers creating a sense of place for citizens. In the future, applicant should be conditioned to follow sound community design concepts and comply with the Comp Plan goals and help strengthen Kuna's image.*

## J. City Council's Idaho State Code Analysis:

1. **IC §67-6511 (2) C** requires that the Commission analyze the proposed changes to zoning ordinances to ensure that they are not in conflict with the policies of the adopted comprehensive plan. If the request is found by

the governing board to be in conflict with the adopted plan, ***or*** would result in demonstrable adverse impacts upon the delivery of services by any political subdivision providing public services, including school districts, within the planning jurisdiction.

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

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

## K. The Council's Conclusions of Law:

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

1. The Council feels the site *is/is not* physically suitable for development in the future.
   **Comment:** *The 132.80 acre (approximate) proposal does/does not appear to be suitable for annexation, as proposed.*

2. The preliminary plat and subdivision landscaping requests are/are not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.

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

3. These applications *are/are not* likely to cause adverse public health problems.

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

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

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

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

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

6. Based on the evidence contained in Case No's 17-10-S, Council finds Case No's 17-10-S, do/do not adequately comply with Kuna City Code.

7. Based on the evidence contained in Case No's 17-10-S, Council finds Case No's 17-10-S, generally do/do not comply with Kuna City Codes.

**L. Commission's Recommendation to Council:**

Based upon the Comp Plan, Kuna City Code, the record before the Commission, the applicant's presentation and testimony at the November 28, 2017, and discussion at the public hearing, the Kuna Commission votes to recommend approval for Case No's 17-10-S, and hereby approves 17-23-DR with the following conditions of approval:

- Applicant shall follow the conditions stated in the staff report and related agency reports.
- Applicant shall work with the City on the requirements for curb, gutters for all streets and address storm water requirements.

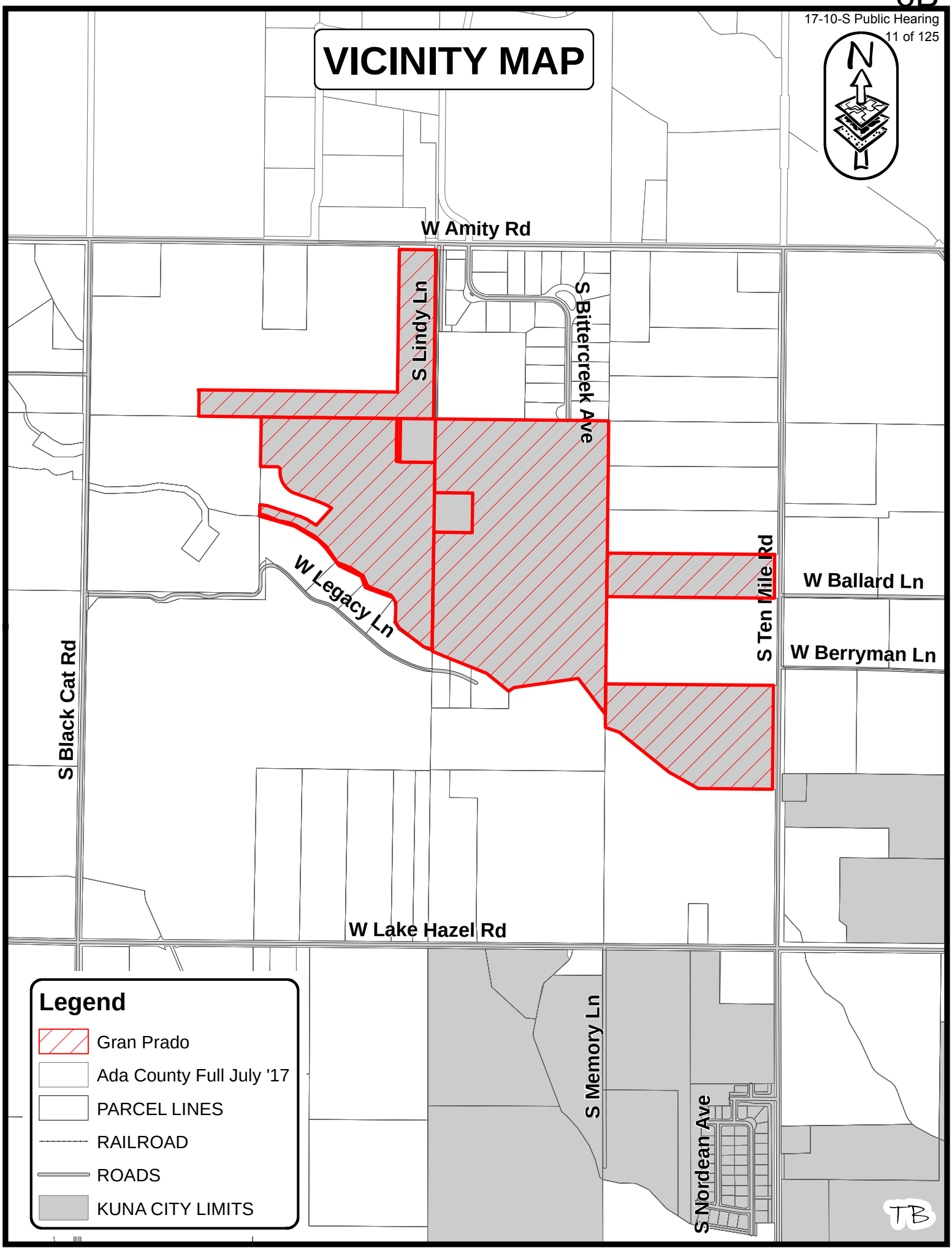
**M. Recommended Order of Decision By Council:**

Based upon the Comp Plan, Kuna City Code, the record before the Commission, the applicant's presentation and testimony at the January 16, 2018, and discussion at the public hearing, the Kuna Council votes for approval/denial for Case No. 17-10-S, with/without the following conditions of approval:

1. The applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
    a. The City Engineer shall approve the sewer hook-ups.
    b. The City Engineer shall approve the drainage and grading plans. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
    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. The Meridian Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Meridian Fire District is required.
    e. The *Nampa and Meridian* Irrigation Districts shall approval any modifications to the existing irrigation system.
    f. Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to *issuance* of any building permit(s).
    g. All public rights-of-way shall be dedicated and constructed to standards of the City and Ada County Highway District. No public street construction may commence without the approval and permit from Ada County Highway District.
2. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see **KCC 6-4-2-W**.
3. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
4. When required, submit a petition to the City (as necessary, confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and request to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation system of the City (KMID).
5. Street lights, parking lights and monument lights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Skies practices.
6. Parking within the site shall comply with Kuna City Code. (Unless specifically approved otherwise).

7. Fencing within and around the site shall comply with Kuna City Code (Unless specifically approved otherwise and permitted). Perimeter fencing (and permit) is required prior to requesting final plat signatures from Kuna City Clerk and Engineer.
8. All signage within/for the project shall comply with Kuna City Code and shall be approved in the design review process with all new commercial and multi-family.
9. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting within public rights-of-way shall be with approval from the public entities owning the property.
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 City Council, or seek amending them through public hearing processes.
11. Applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
12. Developer/owner/applicant shall comply with all local, state and federal laws.

**DATED:** This _____ day of _____, 2018.

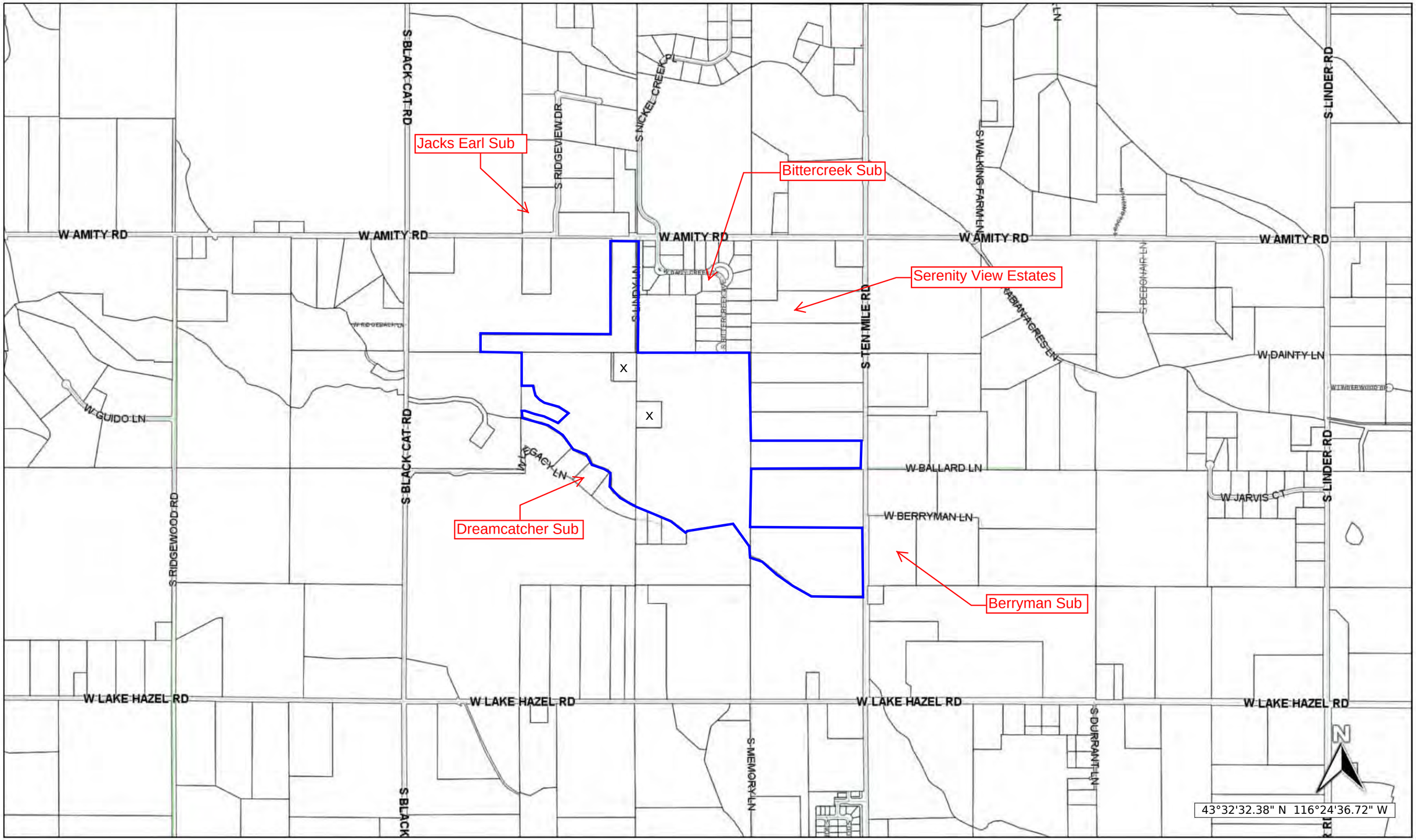

VICINITY MAP
N
W Amity Rd
S Lindy Ln
S Bittercreek Ave
W Legacy Ln
S Ten Mile Rd
W Ballard Ln
W Berryman Ln
S Black Cat Rd
W Lake Hazel Rd
S Memory Ln
S Nordean Ave
Legend
Gran Prado
Ada County Full July '17
PARCEL LINES
RAILROAD
ROADS
KUNA CITY LIMITS
TB

landproDATA

# Gran Prado Subdivision

Vicinity Map

x = outparcel




Aug 21, 2017 - landproDATA.com
Scale: 1 inch approx 1000 feet

The materials available at this website are for informational purposes only and do not constitute a legal document.

km ENGINEERING

August 25, 2017
Project No.: 16-152

Mr. Troy Behunin
Planning & Zoning Department
City of Kuna
751 West 4th Street
Kuna, ID 83634

**RE: Gran Prado Subdivision – Kuna, ID**
**Preliminary Plat, Design Review, Lot Line Adjustment, and Lot Split Applications**

Dear Mr. Behunin:

On behalf of Renascence Farm, LLC, and Waters Edge Farm, LLC, we are pleased to submit the attached applications and required supplements for preliminary plat and design review of Gran Prado Subdivision. This application package also includes the necessary materials for a lot line adjustment and lot split for the Andersons, as well as a lot line adjustment and lot split for the Spauldings, both of whom own outparcels within the subdivision boundary.

Gran Prado Subdivision
The subject property is approximately 133 acres of agricultural ground identified as follows:

| Parcel Number | Address | Owner | Approximate Acreage |
|---|---|---|---|
| R0967660156 | S. Bittercreek Ave. | Renascence Farm, LLC | 57.12 |
| R0967660155 | S. Bittercreek Ave. | Renascence Farm, LLC | 30.38 |
| S1234142351 | 5561 S. Ten Mile Rd. | Renascence Farm, LLC | 9.64 |
| R0967660151 | S. Bittercreek Ave | Renascence Farm, LLC | 0.20 |
| S1234212935 | W. Amity Rd. | Renascence Farm, LLC | 14.97 |
| S1234244310 | S. Bittercreek Ave. | Renascence Farm, LLC | 0.42 |
| S1234121105 | W. Amity Rd. | Renascence Farm, LLC | 0.44 |
| S1234212405 | W. Amity Rd. | Renascence Farm, LLC | 0.44 |
| S1234417520 | 5975 S. Ten Mile Rd. | Waters Edge Farm, LLC | 19.2 |
| | | | 132.81 |

As you know, these properties were annexed into the City of Kuna earlier this year with the R-4 zone. The attached preliminary plat proposes 530 buildable single-family residential lots, 67 common lots, and 1 shared driveway lot for a total of 598 lots. The layout reflects a gross density of 4.0 units per acre, which is consistent with the R-4 zone. The project includes 12.5 acres of open space including walking paths to provide pedestrian connectivity throughout the neighborhood, as well as a large area for a pool and changing rooms. At this time, it is anticipated that the open space within the subdivision will be owned and maintained by the homeowners' association, and draft CC&Rs including language for maintenance of the common lots are included herewith.

Gran Prado Subdivision will be constructed in phases, and a phasing plan is included on the preliminary plat. This plan is intended to be conceptual only, as the phasing will ultimately be dictated by market conditions and demands.

As you can see on the preliminary plat, we are proposing access to the subdivision via two connections to Ten Mile Road and one connection to Amity Road. A number of stub streets are also provided to the surrounding undeveloped parcels for future connectivity. Phase 1 will be located in the southeast corner of the project and proposes one permanent connection to Ten Mile Road. A second temporary access to Ten Mile Road will be constructed with Phase 1 to accommodate emergency services until the second permanent connection to Ten Mile is completed in subsequent phases.

A Traffic Impact Study has been completed and submitted to ACHD for review, and the owner has coordinated extensively with ACHD regarding future improvements to Ten Mile and Amity Roads. Further, the owner has conducted multiple meetings with Kuna's City Engineer to understand sewer, water, and pressure irrigation facilities, each of which will be extended north from their current terminus in Ten Mile Road. These extensions will not only serve this property, but also aid the City in expanding vital infrastructure for its growing population.

We are not aware of any concerns in regards to other public services in the area and don't expect the project to create excessive additional requirements at the public's expense for public facilities and services because services will be supported by property taxes and/or fees paid directly to the service providers.

At this time, there are no known health, safety, or environmental problems that currently exist or that will be created by this development.

Design Review

Included with this submittal package is the design review application for common area landscaping within the subdivision. The new landscaping will consist of a combination of trees, shrubs, and other landscape and hardscape materials, which are detailed on the attached landscape plans, and we believe that the design complies with the City's Design Review standards. The pool and changing room schematic will be submitted for Design Review at a later date as the project progresses to that phase.

Anderson Lot Line Adjustment

In conjunction with the Gran Prado preliminary plat, we have included an application for a lot line adjustment and lot split for the Anderson outparcel. This outparcel is approximately 2 acres, is identified as Parcel No. S1234244200, and is annexed into the City with the R-4 zone. This lot line adjustment will rectify existing boundary issues while accommodating the subdivision layout, while the split will allow Mr. and Mrs. Anderson to have two buildable parcels for future use. Please see the attached exhibits for further details on the adjustment and split. Upon City approval, the appropriate Record of Survey and accompanying deeds with legal descriptions will be prepared and recorded to finalize the changes.

Spaulding Lot Line Adjustment and Lot Split

Also included with this submittal are applications for a lot line adjustment and lot split for the Spaulding outparcel. This outparcel is approximately 2 acres, is identified as Parcel No. S1234131300, and is annexed into the City with the R-4 zone. The adjustment will accommodate the subdivision layout and the split will allow Mr. and Mrs. Spaulding to have two buildable parcels for future use. Please see the attached exhibits for further details on the adjustment and split. Upon City approval, the appropriate Record of Survey and accompanying deeds with legal descriptions will be prepared and recorded to finalize the changes.

Should you have questions or require further information in order to process this application, please feel free to contact me.

Sincerely,
**KM Engineering, LLP**

Kirsti Grabo
Development Coordinator

cc: Renascence Farm, LLC
Waters Edge Farm, LLC
Mr. & Mrs. Spaulding
Mr. & Mrs. Anderson

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) | 17-10-S (Sub)<br>17-23-DR (Design Rev.) |
| Project name | Gran Prado Sub |
| Date Received | 8.25.2017- Late PM |
| Date Accepted/ Complete | 9.21.2017 |
| Cross Reference Files | |
| Commission Hearing Date | 11.28. 2017 (Tabled on 11.14.17) |
| City Council Hearing Date | 1.16.2018 |

## Contact/Applicant Information

Owners of Record: Renascence Farm, LLC and Waters Edge Farm, LLC
Address: 6152 West Half Moon Lane
City, State, Zip: Eagle, ID 83616
Phone Number:
E-Mail:
Fax #:

Applicant ~~(Developer)~~: same
Address:
City, State, Zip:
Phone Number:
E-Mail:
Fax #:

Engineer/Representative: KM Engineering
Address: 9233 West State Street
City, State, Zip: Boise, ID 83714
Phone Number: 208.639.6939
E-Mail: kgrabo@kmenglp.com
Fax #: 208.639.6930

## Subject Property Information

Site Address: West Amity and South Ten Mile
Site Location (Cross Streets): South of Amity between Ten Mile & Black Cat
Parcel Number (s): see letter
Section, Township, Range: Sections 34 & 35, T3N, R1W
Property size : 132.8 ac
Current land use: Agricultural
Proposed land use: SFR
Current zoning district: R4
Proposed zoning district: R4

## Project Description

Project / subdivision name: Gran Prado Subdivision
General description of proposed project / request: residential subdivision

Type of use proposed (check all that apply):
☒ Residential single-family
☐ Commercial
☐ Office
☐ Industrial
☐ Other

Amenities provided with this development (if applicable): pool, changing rooms, pathways, open space

## Residential Project Summary (if applicable)

Are there existing buildings? ☒ Yes ☐ No
Please describe the existing buildings: one house and miscellaneous outbuildings
Any existing buildings to remain? ☐ Yes ☒ No
Number of residential units: 530 Number of building lots: 530
Number of common and/or other lots: 67 common lots + 1 shared driveway lot
Type of dwellings proposed:
☒ Single-Family
☐ Townhouses
☐ Duplexes
☐ Multi-Family
☐ Other
Minimum Square footage of structure (s):
Gross density (DU/acre-total property): 4.0 Net density (DU/acre-excluding roads): 5.27
Percentage of open space provided: 9.4% Acreage of open space: 12.5 ac
Type of open space provided (i.e. landscaping, public, common, etc.): landscaped common areas with walking paths and a pool with changing rooms

## 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: Rep Date: 8.25.17

Original Pre Plat

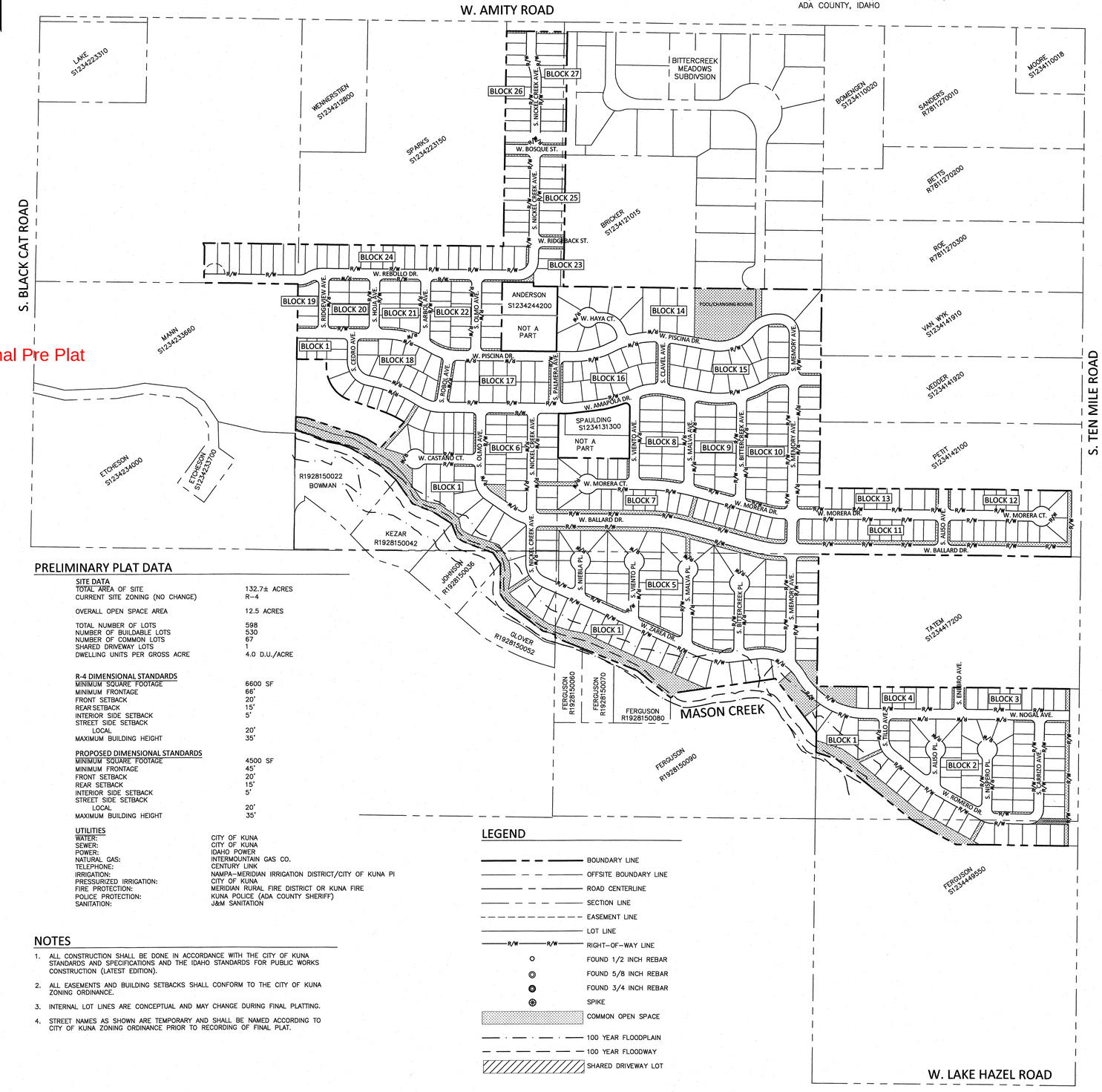
# PRELIMINARY PLAT SHOWING GRAN PRADO SUBDIVISION

## AUGUST 2017

A PORTION OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHEAST 1/4, AND NORTHEAST 1/4 OF OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 3 NORTH, RANGE 1 EST, BOISE MERIDIAN, ADA COUNTY, IDAHO

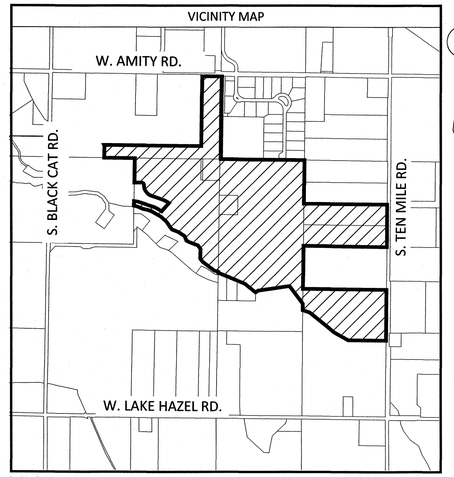
0 150 300 600 900

Plan Scale: 1"= 300 Feet




## INDEX OF DRAWINGS

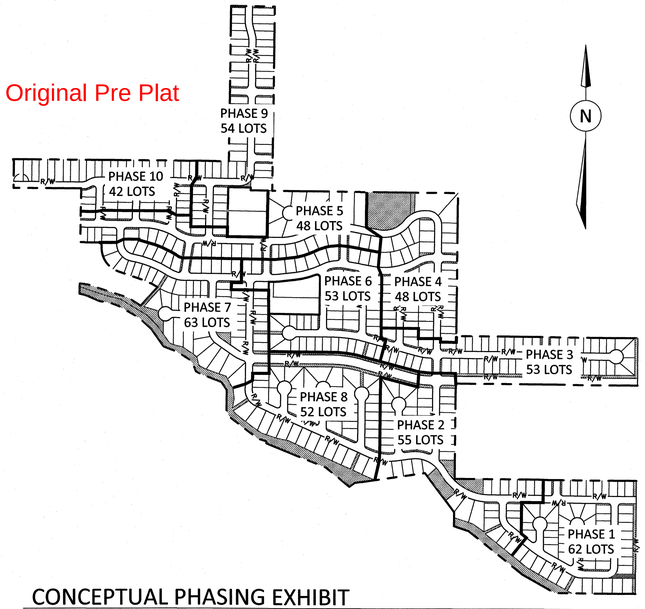

| SHEET NO. | SHEET TITLE |
|---|---|
| SHEET PP 1.0 | COVER SHEET |
| SHEET PP 1.1 | EXISTING CONDITIONS PLAN |
| SHEET PP 2.0 | PRELIMINARY PLAT – NORTH AREA |
| SHEET PP 2.1 | PRELIMINARY PLAT – CENTER AREA |
| SHEET PP 2.2 | PRELIMINARY PLAT – SOUTHEAST AREA |
| SHEET PP 3.0 | ENGINEERING PLAN – NORTH AREA |
| SHEET PP 3.1 | ENGINEERING PLAN – CENTRAL AREA |
| SHEET PP 3.2 | ENGINEERING PLAN – SOUTHEAST AREA |
| SHEET PP 4.0 | ENGINEERING PLAN – PRELIMINARY DRAINAGE |
| SHEET L 1.0 | LANDSCAPE PLAN – COVER |
| SHEET L 2.0 | LANDSCAPE PLAN |
| SHEET L 3.0 | LANDSCAPE PLAN |
| SHEET L 4.0 | LANDSCAPE PLAN |
| SHEET L 5.0 | LANDSCAPE PLAN |
| SHEET L 6.0 | LANDSCAPE PLAN |


VICINITY MAP

NTS

Original Pre Plat




CONCEPTUAL PHASING EXHIBIT

NTS

## PRELIMINARY PLAT DATA

| SITE DATA | |
|---|---|
| TOTAL AREA OF SITE | 132.7± ACRES |
| CURRENT SITE ZONING (NO CHANGE) | R–4 |
| OVERALL OPEN SPACE AREA | 12.5 ACRES |
| TOTAL NUMBER OF LOTS | 598 |
| NUMBER OF BUILDABLE LOTS | 530 |
| NUMBER OF COMMON LOTS | 67 |
| SHARED DRIVEWAY LOTS | 1 |
| DWELLING UNITS PER GROSS ACRE | 4.0 D.U./ACRE |

| R-4 DIMENSIONAL STANDARDS | |
|---|---|
| MINIMUM SQUARE FOOTAGE | 6600 SF |
| MINIMUM FRONTAGE | 66' |
| FRONT SETBACK | 20' |
| REAR SETBACK | 15' |
| INTERIOR SIDE SETBACK | 5' |
| STREET SIDE SETBACK | |
| LOCAL | 20' |
| MAXIMUM BUILDING HEIGHT | 35' |

| PROPOSED DIMENSIONAL STANDARDS | |
|---|---|
| MINIMUM SQUARE FOOTAGE | 4500 SF |
| MINIMUM FRONTAGE | 45' |
| FRONT SETBACK | 20' |
| REAR SETBACK | 15' |
| INTERIOR SIDE SETBACK | 5' |
| STREET SIDE SETBACK | |
| LOCAL | 20' |
| MAXIMUM BUILDING HEIGHT | 35' |

| UTILITIES | |
|---|---|
| WATER: | CITY OF KUNA |
| SEWER: | CITY OF KUNA |
| POWER: | IDAHO POWER |
| NATURAL GAS: | INTERMOUNTAIN GAS CO. |
| TELEPHONE: | CENTURY LINK |
| IRRIGATION: | NAMPA–MERIDIAN IRRIGATION DISTRICT/CITY OF KUNA PI |
| PRESSURIZED IRRIGATION: | CITY OF KUNA |
| FIRE PROTECTION: | MERIDIAN RURAL FIRE DISTRICT OR KUNA FIRE |
| POLICE PROTECTION: | KUNA POLICE (ADA COUNTY SHERIFF) |
| SANITATION: | J&M SANITATION |

## NOTES

1. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE CITY OF KUNA STANDARDS AND SPECIFICATIONS AND THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION).
2. ALL EASEMENTS AND BUILDING SETBACKS SHALL CONFORM TO THE CITY OF KUNA ZONING ORDINANCE.
3. INTERNAL LOT LINES ARE CONCEPTUAL AND MAY CHANGE DURING FINAL PLATTING.
4. STREET NAMES AS SHOWN ARE TEMPORARY AND SHALL BE NAMED ACCORDING TO CITY OF KUNA ZONING ORDINANCE PRIOR TO RECORDING OF FINAL PLAT.

## LEGEND

- BOUNDARY LINE
- OFFSITE BOUNDARY LINE
- ROAD CENTERLINE
- SECTION LINE
- EASEMENT LINE
- LOT LINE
- RIGHT–OF–WAY LINE
- FOUND 1/2 INCH REBAR
- FOUND 5/8 INCH REBAR
- FOUND 3/4 INCH REBAR
- SPIKE
- COMMON OPEN SPACE
- 100 YEAR FLOODPLAIN
- 100 YEAR FLOODWAY
- SHARED DRIVEWAY LOT

## SURVEY CONTROL NOTES

1. ALL SURVEY DATA IS BASED ON THE US GOVERNMENT HORIZONTAL (NAD83 ADJUSTED TO THE ADA COUNTY H.A.R.N. SURVEY) AND VERTICAL (NAVD 88) BENCHMARK DATUM.

## CONTACT INFORMATION


**ENGINEERING CONSULTANT**

KM ENGINEERING, LLP
9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE: (208) 639–6939
FAX: (208) 639–6930
CONTACT: KEVIN P. MCCARTHY, P.E.
EMAIL: kevin@kmengllp.com

**OWNER**

RENASCENCE FARM, LLC &
WATERS EDGE FARM LLC
6152 WEST HALF MOON LANE
EAGLE, IDAHO 83616
CONTACT: TIM ECK


Original Pre Plat

# GRAN PRADO SUBDIVISION
## COVER
## KUNA, IDAHO

REVISIONS

| NO. | ITEM | DATE |
|---|---|---|
| | | |

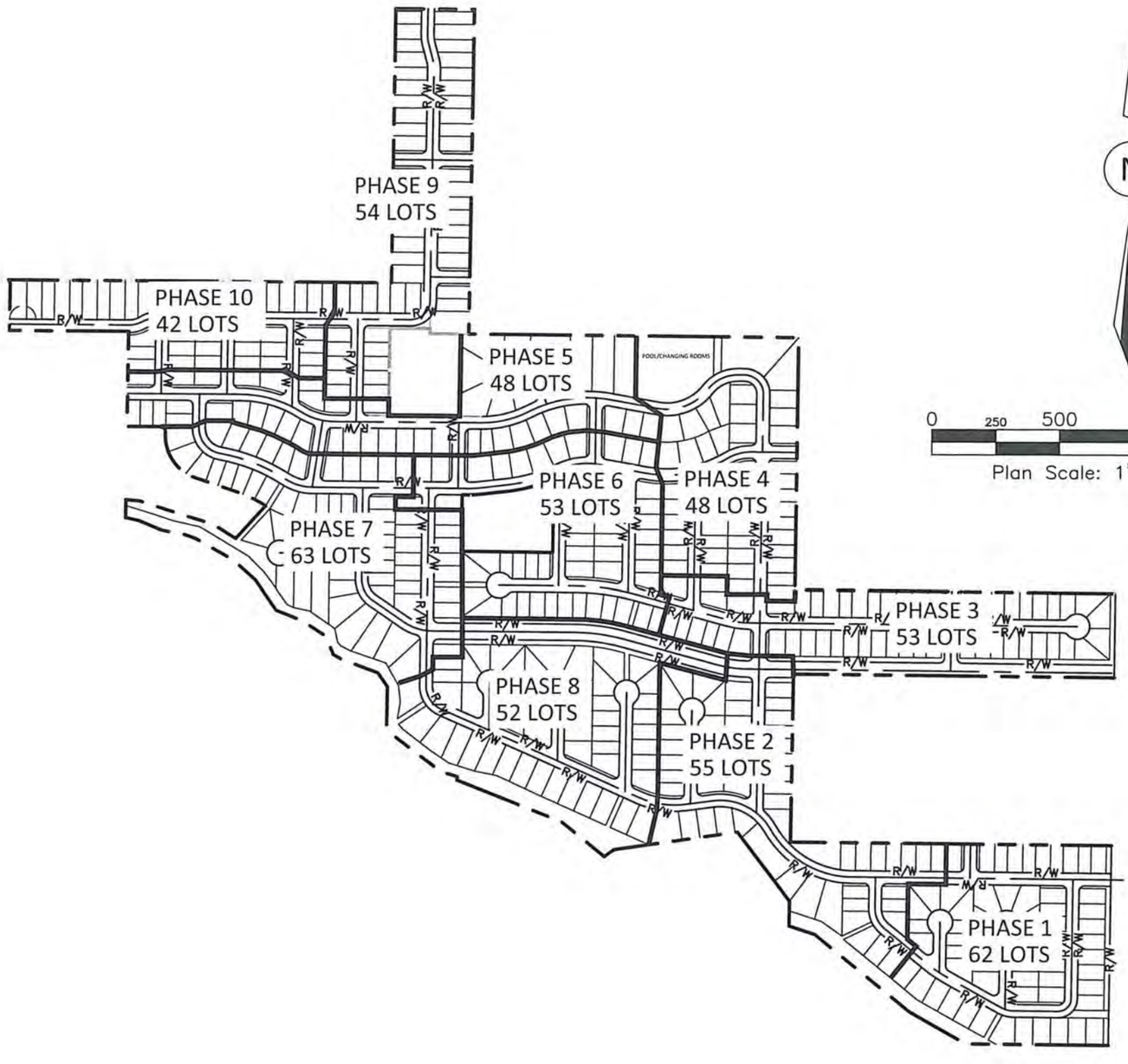

km ENGINEERING
9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE (208) 639-6939
FAX (208) 639-6930

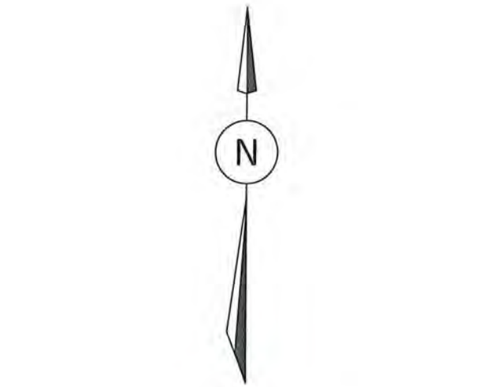

PROFESSIONAL ENGINEER — REGISTERED — 10821 — 8/25/17 — STATE OF IDAHO — KEVIN P. MCCARTHY

DATE: 8/25/17
PROJECT: 16-152
SHEET NO. PP1.0

PRELIMINARY - NOT FOR CONSTRUCTION

P:\16-152\CAD\PLAT\PRELIMINARY\16-152 PREPLAT COVER.DWG, SCOTT PRILLAMAN, 8/25/2017, OCE PLOTWAVE 360/PC3,—




GRAN PRADO SUBDIVISION
KUNA, IDAHO

CONCEPTUAL PHASING DIAGRAM

km ENGINEERING
ENGINEERS . SURVEYORS . PLANNERS
BOISE, IDAHO (208) 639-6939

| | |
|---|---|
| DATE: | 8/25/17 |
| PROJECT: | 16-152 |

1 OF 1

P:\16-152\CAD\PLAT\PRELIMINARY\16-152 PREPLAT COVER.DWG, SCOTT PRILLAMAN, 8/25/2017, HP LASERJET 5100.PC3, ----

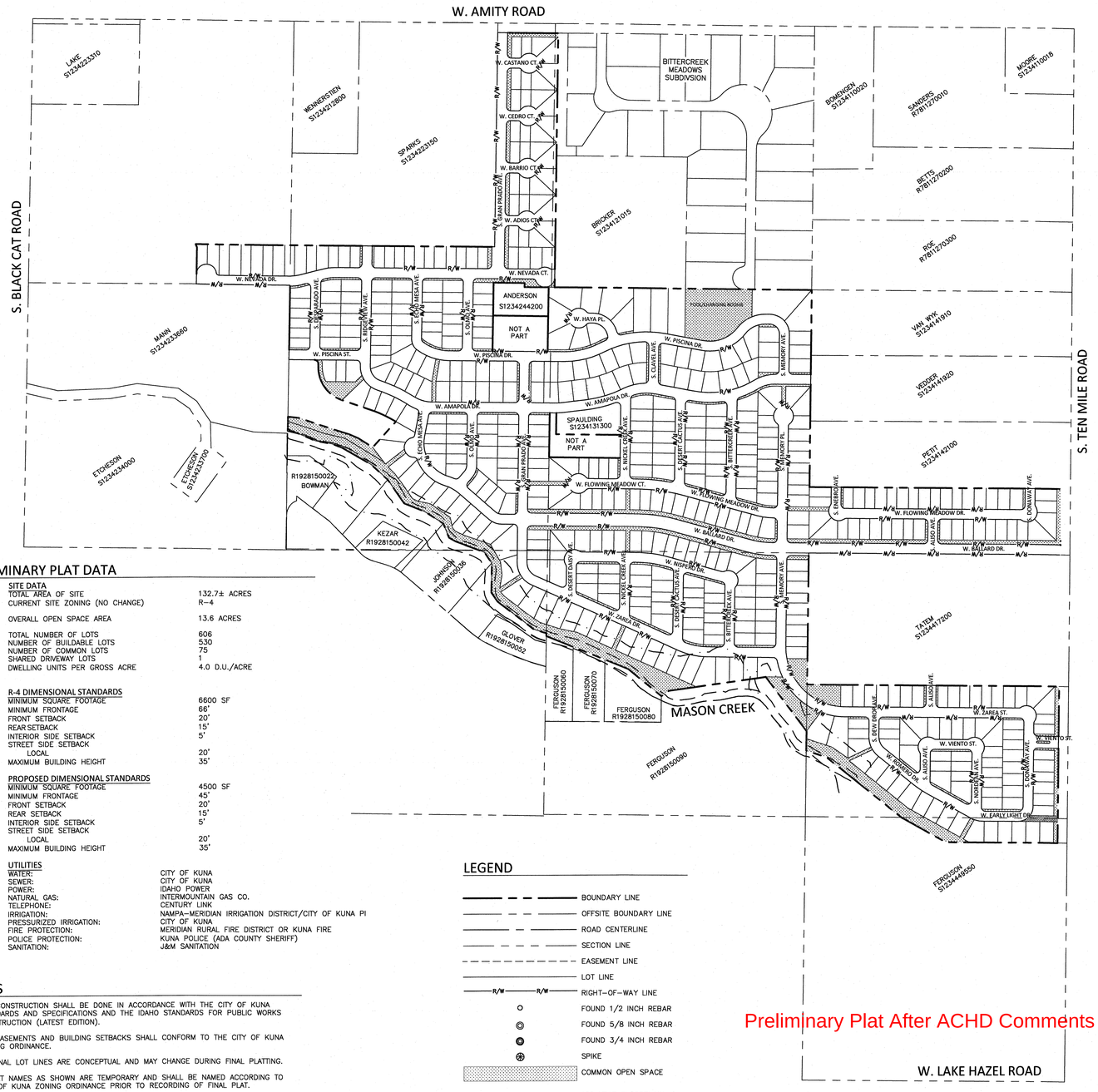
# PRELIMINARY PLAT SHOWING GRAN PRADO SUBDIVISION

## AUGUST 2017

A PORTION OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHEAST 1/4, AND NORTHEAST 1/4 OF OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 3 NORTH, RANGE 1 EST, BOISE MERIDIAN, ADA COUNTY, IDAHO

Preliminary Plat After ACHD Comments

0 150 300 600 900
Plan Scale: 1"= 300 Feet




## PRELIMINARY PLAT DATA

| | |
|---|---|
| **SITE DATA** | |
| TOTAL AREA OF SITE | 132.7± ACRES |
| CURRENT SITE ZONING (NO CHANGE) | R-4 |
| OVERALL OPEN SPACE AREA | 13.6 ACRES |
| TOTAL NUMBER OF LOTS | 606 |
| NUMBER OF BUILDABLE LOTS | 530 |
| NUMBER OF COMMON LOTS | 75 |
| SHARED DRIVEWAY LOTS | 1 |
| DWELLING UNITS PER GROSS ACRE | 4.0 D.U./ACRE |
| **R-4 DIMENSIONAL STANDARDS** | |
| MINIMUM SQUARE FOOTAGE | 6600 SF |
| MINIMUM FRONTAGE | 66' |
| FRONT SETBACK | 20' |
| REAR SETBACK | 15' |
| INTERIOR SIDE SETBACK | 5' |
| STREET SIDE SETBACK | |
| LOCAL | 20' |
| MAXIMUM BUILDING HEIGHT | 35' |
| **PROPOSED DIMENSIONAL STANDARDS** | |
| MINIMUM SQUARE FOOTAGE | 4500 SF |
| MINIMUM FRONTAGE | 45' |
| FRONT SETBACK | 20' |
| REAR SETBACK | 15' |
| INTERIOR SIDE SETBACK | 5' |
| STREET SIDE SETBACK | |
| LOCAL | 20' |
| MAXIMUM BUILDING HEIGHT | 35' |

**UTILITIES**

| | |
|---|---|
| WATER: | CITY OF KUNA |
| SEWER: | CITY OF KUNA |
| POWER: | IDAHO POWER |
| NATURAL GAS: | INTERMOUNTAIN GAS CO. |
| TELEPHONE: | CENTURY LINK |
| IRRIGATION: | NAMPA-MERIDIAN IRRIGATION DISTRICT/CITY OF KUNA PI |
| PRESSURIZED IRRIGATION: | CITY OF KUNA |
| FIRE PROTECTION: | MERIDIAN RURAL FIRE DISTRICT OR KUNA FIRE |
| POLICE PROTECTION: | KUNA POLICE (ADA COUNTY SHERIFF) |
| SANITATION: | J&M SANITATION |

## NOTES

1. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE CITY OF KUNA STANDARDS AND SPECIFICATIONS AND THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION).
2. ALL EASEMENTS AND BUILDING SETBACKS SHALL CONFORM TO THE CITY OF KUNA ZONING ORDINANCE.
3. INTERNAL LOT LINES ARE CONCEPTUAL AND MAY CHANGE DURING FINAL PLATTING.
4. STREET NAMES AS SHOWN ARE TEMPORARY AND SHALL BE NAMED ACCORDING TO CITY OF KUNA ZONING ORDINANCE PRIOR TO RECORDING OF FINAL PLAT.

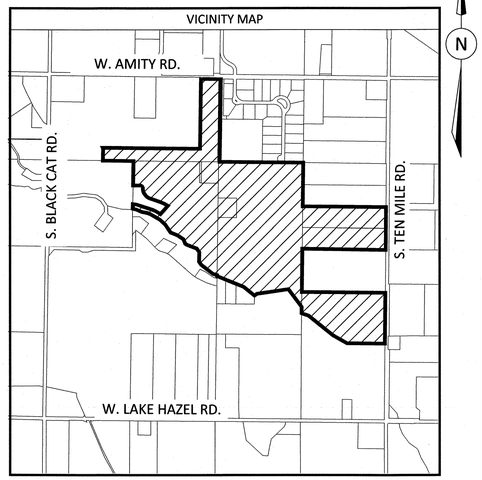
## LEGEND

- BOUNDARY LINE
- OFFSITE BOUNDARY LINE
- ROAD CENTERLINE
- SECTION LINE
- EASEMENT LINE
- LOT LINE
- RIGHT-OF-WAY LINE (R/W)
- FOUND 1/2 INCH REBAR
- FOUND 5/8 INCH REBAR
- FOUND 3/4 INCH REBAR
- SPIKE
- COMMON OPEN SPACE
- 100 YEAR FLOODPLAIN
- 100 YEAR FLOODWAY
- SHARED DRIVEWAY LOT

Preliminary Plat After ACHD Comments

## INDEX OF DRAWINGS

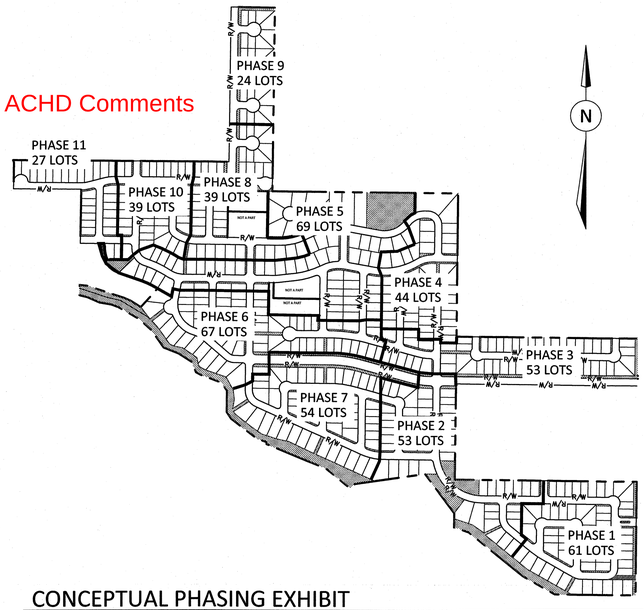

| SHEET NO. | SHEET TITLE |
|---|---|
| SHEET PP 1.0 | COVER SHEET |
| SHEET PP 1.1 | EXISTING CONDITIONS PLAN |
| SHEET PP 2.0 | PRELIMINARY PLAT – NORTH AREA |
| SHEET PP 2.1 | PRELIMINARY PLAT – CENTER AREA |
| SHEET PP 2.2 | PRELIMINARY PLAT – SOUTHEAST AREA |
| SHEET PP 3.0 | ENGINEERING PLAN – NORTH AREA |
| SHEET PP 3.1 | ENGINEERING PLAN – CENTRAL AREA |
| SHEET PP 3.2 | ENGINEERING PLAN – SOUTHEAST AREA |
| SHEET L 1.0 | LANDSCAPE PLAN – COVER |
| SHEET L 2.0 | LANDSCAPE PLAN |
| SHEET L 3.0 | LANDSCAPE PLAN |
| SHEET L 4.0 | LANDSCAPE PLAN |
| SHEET L 5.0 | LANDSCAPE PLAN |
| SHEET L 6.0 | LANDSCAPE PLAN |


## VICINITY MAP

NTS

Preliminary Plat After ACHD Comments




## CONCEPTUAL PHASING EXHIBIT

NTS

## SURVEY CONTROL NOTES

1. ALL SURVEY DATA IS BASED ON THE US GOVERNMENT HORIZONTAL (NAD83 ADJUSTED TO THE ADA COUNTY H.A.R.N. SURVEY) AND VERTICAL (NAVD 88) BENCHMARK DATUM.

## CONTACT INFORMATION


**ENGINEERING CONSULTANT**
KM ENGINEERING, LLP
9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE: (208) 639-6939
FAX: (208) 639-6930
CONTACT: KEVIN P. MCCARTHY, P.E.
EMAIL: kevin@kmengllp.com

**OWNER**
RENASCENCE FARM, LLC &
WATERS EDGE FARM LLC
6152 WEST HALF MOON LANE
EAGLE, IDAHO 83616
CONTACT: TIM ECK


## GRAN PRADO SUBDIVISION
COVER
KUNA, IDAHO

REVISIONS

| NO. | ITEM | DATE |
|---|---|---|
| 1 | REV. PER ACHD COMMENTS | 11/28/17 |


km ENGINEERING
9233 WEST STATE STREET
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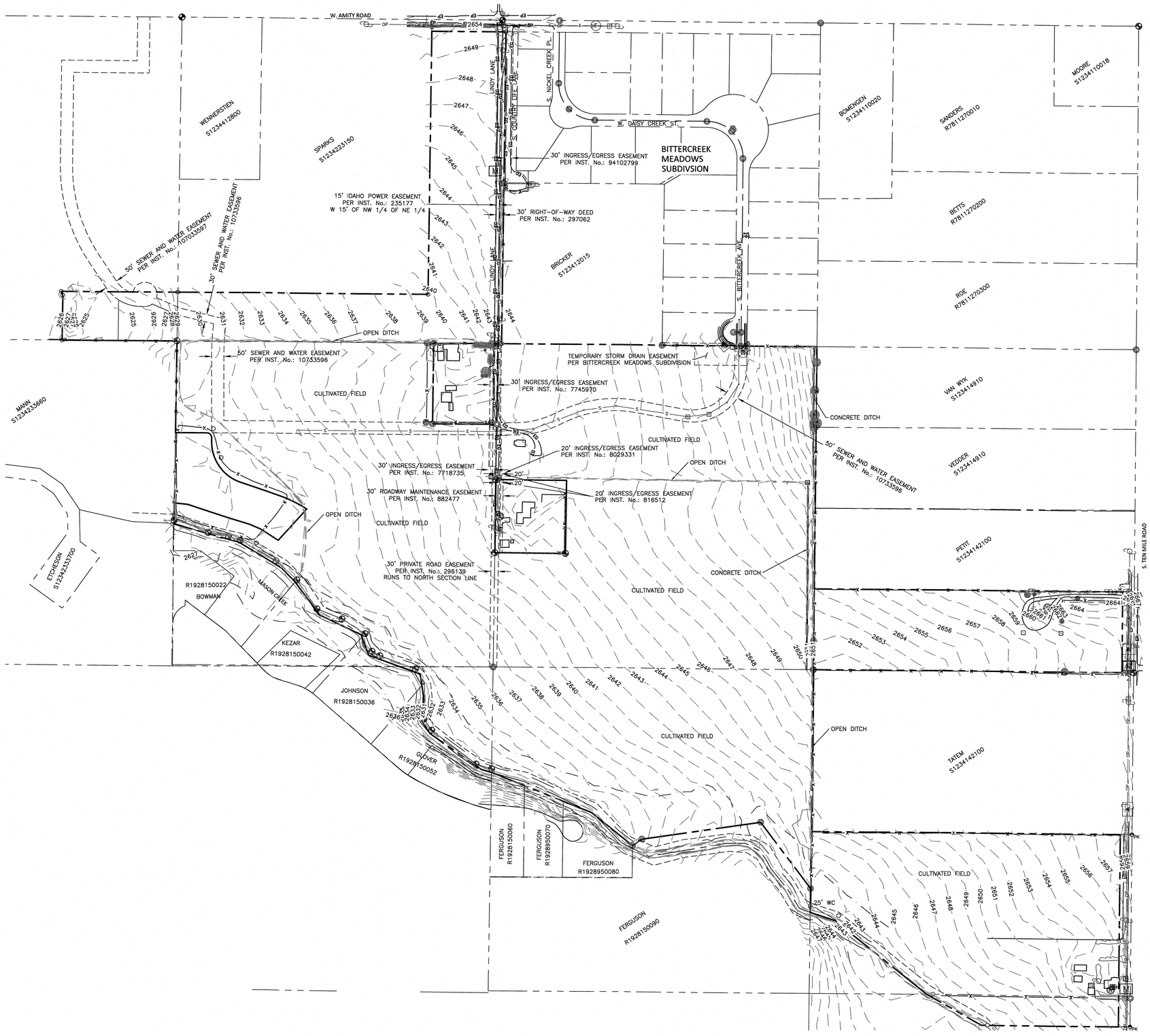
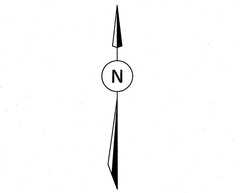
PROFESSIONAL ENGINEER — REGISTERED — 10821 — 11/28/17 — STATE OF IDAHO — KEVIN P. MCCARTHY

DATE: 8/25/17
PROJECT: 16-152
SHEET NO. PP1.0

PRELIMINARY - NOT FOR CONSTRUCTION

P:\16-152\CAD\PLAT\PRELIMINARY\16-152 PREPLAT COVER.DWG, SCOTT PRELIMANN, 11/28/2017, DCE PLOTWARE 360 PC3




## LEGEND

- BOUNDARY LINE
- OFFSITE BOUNDARY LINE
- SETBACKS
- ROAD CENTERLINE
- LOT LINE LINE
- SECTION LINE
- R/W — R/W — RIGHT-OF-WAY LINE
- FOUND 1/2 INCH REBAR
- FOUND 5/8 INCH REBAR

### EXISTING IMPROVEMENTS

- SANITARY SEWER LINE
- WATER LINE
- GAS LINE
- OVERHEAD POWER LINE
- GRAVITY IRRIGATION LINE
- SEWER MANHOLE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- POWER POLE
- POWER BOX
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- TREE DECIDUOUS
- EXISTING GRADE CONTOUR
- FLOODWAY
- FLOODPLAIN

# GRAN PRADO SUBDIVISION
## EXISTING CONDITIONS
## KUNA, IDAHO

REVISIONS

| NO. | ITEM | DATE |
|---|---|---|
| 1 | REV. PER ACHD COMMENTS | 11/28/17 |

km ENGINEERING
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PROFESSIONAL ENGINEER
REGISTERED
10821
11/28/17
STATE OF IDAHO
KEVIN P. MCCARTHY

DATE: 8/25/17
PROJECT: 16-152
SHEET NO. PP1.1

PRELIMINARY - NOT FOR CONSTRUCTION

P:\16-152\ADP\PLAT\PRELIMINARY\16-152 PREPLAT EX_COND.DWG, SCOTT PRILLAMAN, 11/28/2017, 8:05:43 PM, PLOTWAVE 360.PC3,—

BOUNDARY LINE
OFFSITE BOUNDARY LINE
ROAD CENTERLINE
LOT LINE
R/W R/W RIGHT-OF-WAY LINE
COMMON AREA
FLOODPLAIN
FLOODWAY

N

0 50 100 200 300
Plan Scale: 1"= 100 Feet

SEE TYPICAL STREET SECTIONS (SHEET PP 3.0)

SEE TYPICAL STREET SECTIONS (SHEET PP 3.0)

SEE SHEET PP 2.1

SEE SHEET PP 2.1

SEE TYPICAL STREET SECTIONS (SHEET PP 3.0)

20' SEWER EASEMENT.

NOT A PART

NOT A PART

1. BUILDING SETBACKS IN THIS SUBDIVISION SHALL BE IN CONFORMANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF KUNA.
2. DEVELOPMENT IN THIS SUBDIVISION SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS OF THE CITY OF KUNA IN EFFECT AT THE TIME OF ISSUANCE OF A BUILDING PERMIT OR AS OTHERWISE APPROVED. SETBACKS SHALL BE MEASURED FROM THE PROPERTY LINE OR THE ADJACENT SIDEWALK, WHICHEVER IS MORE RESTRICTIVE.
3. THE BOTTOM ELEVATION OF BUILDING FOOTINGS SHALL BE SET A MINIMUM OF 12-INCHES ABOVE THE HIGHEST ESTABLISHED NORMAL GROUNDWATER ELEVATION.
4. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE MOST RECENTLY APPROVED SUBDIVISION STANDARDS OF THE CITY OF KUNA.
5. ALL LOT LINES COMMON TO PUBLIC STREETS ARE HEREBY DESIGNATED TO HAVE A TEN (10) FOOT PERMANENT EASEMENT FOR PUBLIC UTILITIES, STREET LIGHTS, IRRIGATION AND LOT DRAINAGE, UNLESS OTHERWISE DIMENSIONED. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF PROPER HARD-SURFACED DRIVEWAYS FOR ACCESS TO EACH INDIVIDUAL LOT.
6. UNLESS OTHERWISE SHOWN, ALL LOTS ARE HEREBY DESIGNATED AS HAVING A FIVE (5) FOOT PERMANENT EASEMENT ON EACH SIDE OF THE INTERIOR SIDE LOT LINES, AND A TEN (10) FOOT PERMANENT EASEMENT CONTIGUOUS TO ALL REAR LOT LINES FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE.
7. IRRIGATION WATER WILL BE PROVIDED BY THE NAMPA-MERIDIAN IRRIGATION DISTRICT IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(b), DEVELOPER WILL PROVIDE A PRESSURIZED IRRIGATION SYSTEM USING THE ALLOTTED SURFACE WATER RIGHT. THE "P.I." SYSTEM WILL BE DEDICATED TO THE CITY OF KUNA FOR OPERATION AND MAINTENANCE. ANY CONVEYABLE WATER RIGHTS FOR THE DEVELOPMENT SHALL BE POOLED AND TRANSFERRED TO THE CITY OF KUNA AT THE TIME OF DEVELOPMENT.
8. MAINTENANCE OF ANY IRRIGATION AND DRAINAGE PIPES OR DITCHES CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE ENTITY.
9. THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 22-4503, RIGHT TO FARM ACT, WHICH STATES 'NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE PRIVATE OF PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NON AGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF.
10. RESTRICTIVE COVENANTS AND CONDITIONS, RECORDED IN CONJUNCTION WITH THE FINAL PLAT, WILL BE IN EFFECT FOR THIS SUBDIVISION.
11. DIRECT LOT ACCESS TO W. AMITY ROAD AND S. TEN MILE ROAD IS PROHIBITED.
12. ANY PROPOSED AND/OR FUTURE USAGE OF THE BOISE PROJECT BOARD OF CONTROL FACILITIES ARE SUBJECT TO IDAHO STATUTES, TITLE 42-1209.

# GRAN PRADO SUBDIVISION
## LOT LAYOUT NORTH AREA
## KUNA, IDAHO

REVISIONS

| NO. | ITEM | DATE |
|---|---|---|
| 1 | REV. PER ACHD COMMENTS | 11/28/17 |

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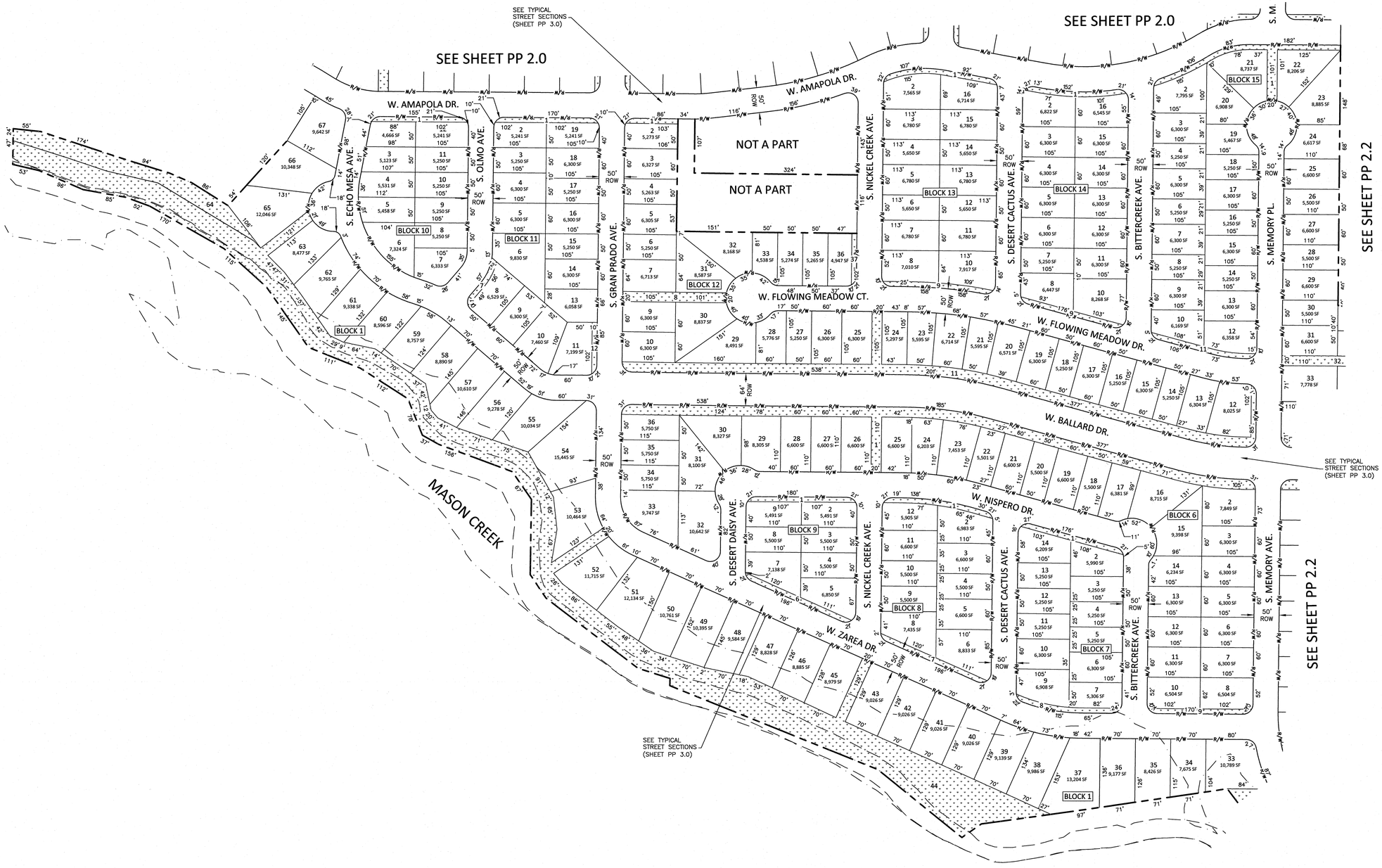
PROFESSIONAL ENGINEER
REGISTERED
10821
11/28/17
STATE OF IDAHO
KEVIN P. MCCARTHY

DATE: 8/25/17
PROJECT: 16-152
SHEET NO. PP2.0

PRELIMINARY - NOT FOR CONSTRUCTION

P:\16-152\CAD\PLAT\PRELIMINARY\16-152 PREPLAT LOTS_SF.DWG, SCOTT PRIJANIAN, 11/28/2017, OCE PLOTWAVE 360.PC3, —




PRELIMINARY - NOT FOR CONSTRUCTION

# GRAN PRADO SUBDIVISION
## LOT LAYOUT CENTRAL AREA
## KUNA, IDAHO

REVISIONS

| NO. | ITEM | DATE |
|---|---|---|
| 1 | REV. PER ACHD COMMENTS | 11/28/17 |

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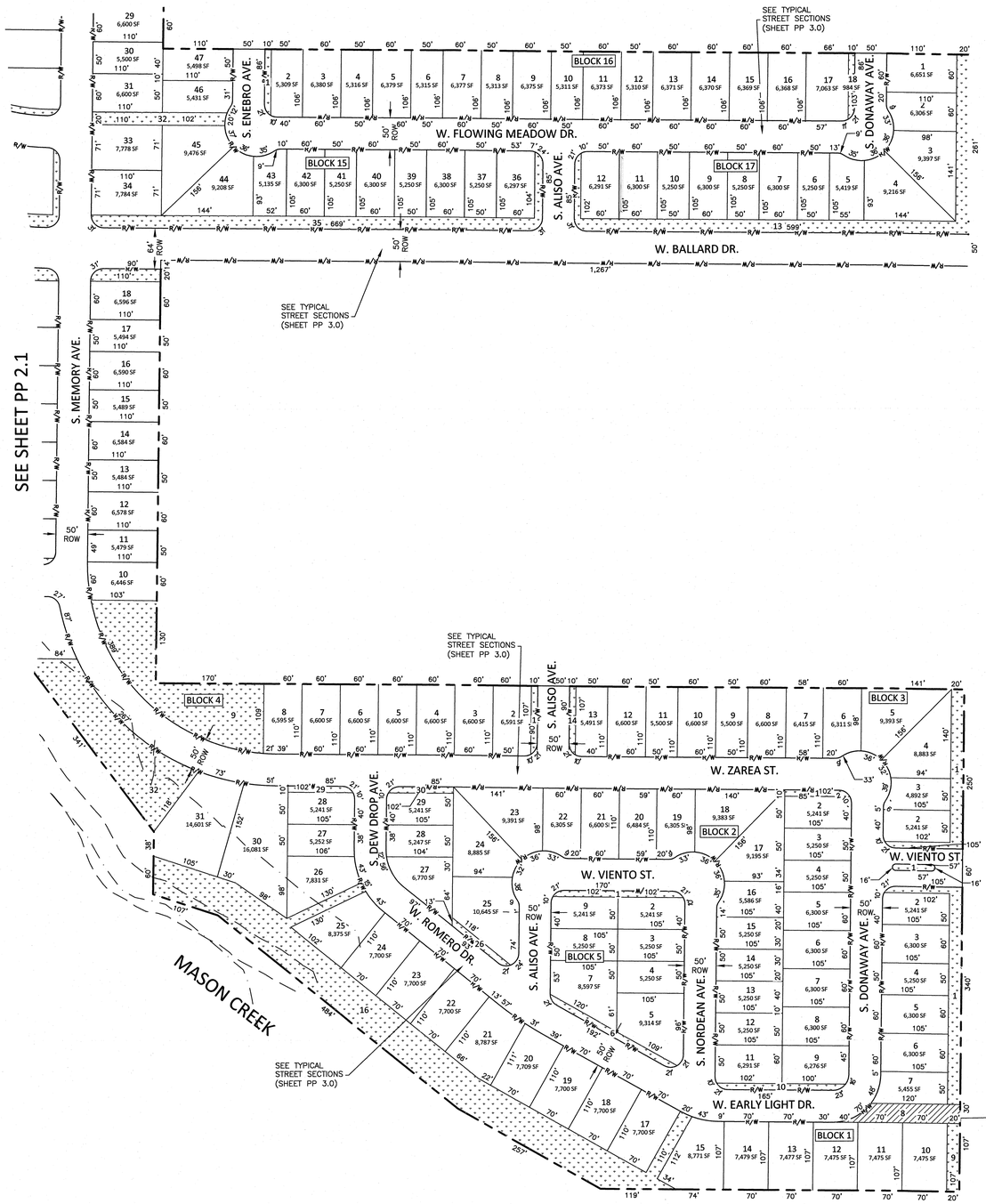
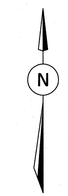
PROFESSIONAL ENGINEER
REGISTERED
10821
11/28/17
STATE OF IDAHO
KEVIN P. MCCARTHY

DATE: 8/25/17
PROJECT: 16-152
SHEET NO. PP2.1

P:\16-152\CAD\PLATS\PRELIMINARY\16-152 PREPLAT LOTS_SP.DWG, SCOTT PRELLWANA, 11/28/2017, DCE PLOTWAVE 360.PC3, —

SEE SHEET PP 2.1




0 50 100 200 300

Plan Scale: 1"= 100 Feet

# GRAN PRADO SUBDIVISION
## LOT LAYOUT SOUTHEAST AREA
## KUNA, IDAHO

REVISIONS

| NO. | ITEM | DATE |
|---|---|---|
| 1 | REV. PER ACHD COMMENTS | 11/28/17 |

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PROFESSIONAL ENGINEER — REGISTERED — KEVIN P. MCCARTHY — 10821 — 11/28/17 — STATE OF IDAHO

DATE: 8/25/17
PROJECT: 16-152
SHEET NO. PP2.2

PRELIMINARY - NOT FOR CONSTRUCTION

P:\16-152\CAD\PLAT\PRELIMINARY\16-152 PREPLAT LOTS_SE DWG, SCOTT PRELIMANIA, 11/28/2017, DCE PLOTWAVE 360 PC3 —

## NOTES

1. DOMESTIC WATER SERVICE WILL BE PROVIDED BY CITY OF KUNA. 8" WATER MAINS WILL BE LOOPED THROUGHOUT THE SUBDIVISION CONNECTING TO AN EXISTING 12" WATER MAIN IN TEN MILE ROAD.
2. SANITARY SEWER SERVICE WILL BE PROVIDED BY THE CITY OF KUNA. THE PROPERTY WILL BE SERVED BY AN OFF-SITE SEWER PROJECT EXTENDING 15" SEWER MAINS NORTH ON TEN MILE ROAD. ON-SITE SEWER MAINS WILL BE 8", 12", AND 15". A PORTION OF THE PROJECT WILL BE SERVED BY A LIFT STATION THAT WILL PUMP EFFLUENT FROM THE DEVELOPMENT TO A RECEIVING MANHOLE WITHIN THE PROJECT. EFFLUENT WILL THEN GRAVITY FLOW TO THE CITY OF KUNA TREATMENT FACILITY.
3. WATER AND SEWER LINE SIZES AND LOCATIONS ARE PRELIMINARY AND WILL BE REFINED DURING FINAL DESIGN.
4. ALL DOMESTIC WATER MAINS AND SANITARY SEWER WILL BE INSTALLED IN ACCORDANCE WITH THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY AND CITY OF KUNA MINIMUM STANDARDS.
5. ALL STREETS SHALL BE DEDICATED TO ACHD AND THE PUBLIC. ROADWAYS WILL BE CONSTRUCTED TO AT LEAST MINIMUM ACHD STANDARDS. SEE THE PRELIMINARY ROADWAY CROSS-SECTIONS, SHEET PP3.0 AND SHEET PP3.1.
6. STORM DRAINAGE FROM THE PUBLIC ROADWAYS SHALL BE COLLECTED IN CURB AND GUTTER AND ROUTED TO DISCHARGE TO BELOW GRADE INFILTRATION SYSTEMS. THE INFILTRATION SEEPAGE BED SIZES AND LOCATIONS WILL BE DETERMINED DURING FINAL DESIGN.
7. SANITARY SEWER, WATER, AND STORM DRAINAGE FACILITIES LOCATED OUTSIDE A PUBLIC RIGHT-OF-WAY WILL BE PROVIDED WITH A PERMANENT PUBLIC UTILITY EASEMENT.
8. PEDESTRIAN RAMPS AND CROSSINGS ARE SHOWN IN A CONCEPTUAL MANNER AND WILL BE REFINED AND DETAILED DURING FINAL DESIGN.
9. MAINTENANCE EASEMENTS WILL BE PROVIDED TO ACHD IN LOCATIONS WHERE THE SIDEWALK IS OUTSIDE OF THE RIGHT-OF-WAY.
10. CONSTRUCTION OF THE FOLLOWING IMPROVEMENTS WILL BE IN COMPLIANCE WITH THE STANDARD KUNA CONSTRUCTION NOTES: WATER; DRAINAGE; SEWER; AND PRESSURE IRRIGATION.
11. PRESSURE IRRIGATION STORAGE POND AND PUMP STATION SIZE AND LOCATION ARE PRELIMINARY. LOCATION AND SIZING WILL BE DETERMINED DURING FINAL DESIGN.
12. GRAVITY SEWER LINE FROM BITTERCREEK MEADOWS SUBDIVISION RUNS AT MINIMUM SLOPES. INVERTS AT PIPE SIZE CHANGES AND TIE IN POINTS TO EXISTING MANHOLES SHOWN FOR CLARITY.
13. A PORTION OF THIS PROPERTY IS LOCATED WITHIN FEMA'S REGULATORY ZONE A FLOODPLAIN PER FIRM PANEL 16001C0250J. THIS PROPERTY WILL BE SUBJECT TO THE REGULATIONS OF TITLE 6-5-7 OF THE CITY OF KUNA CODE.

## LEGEND

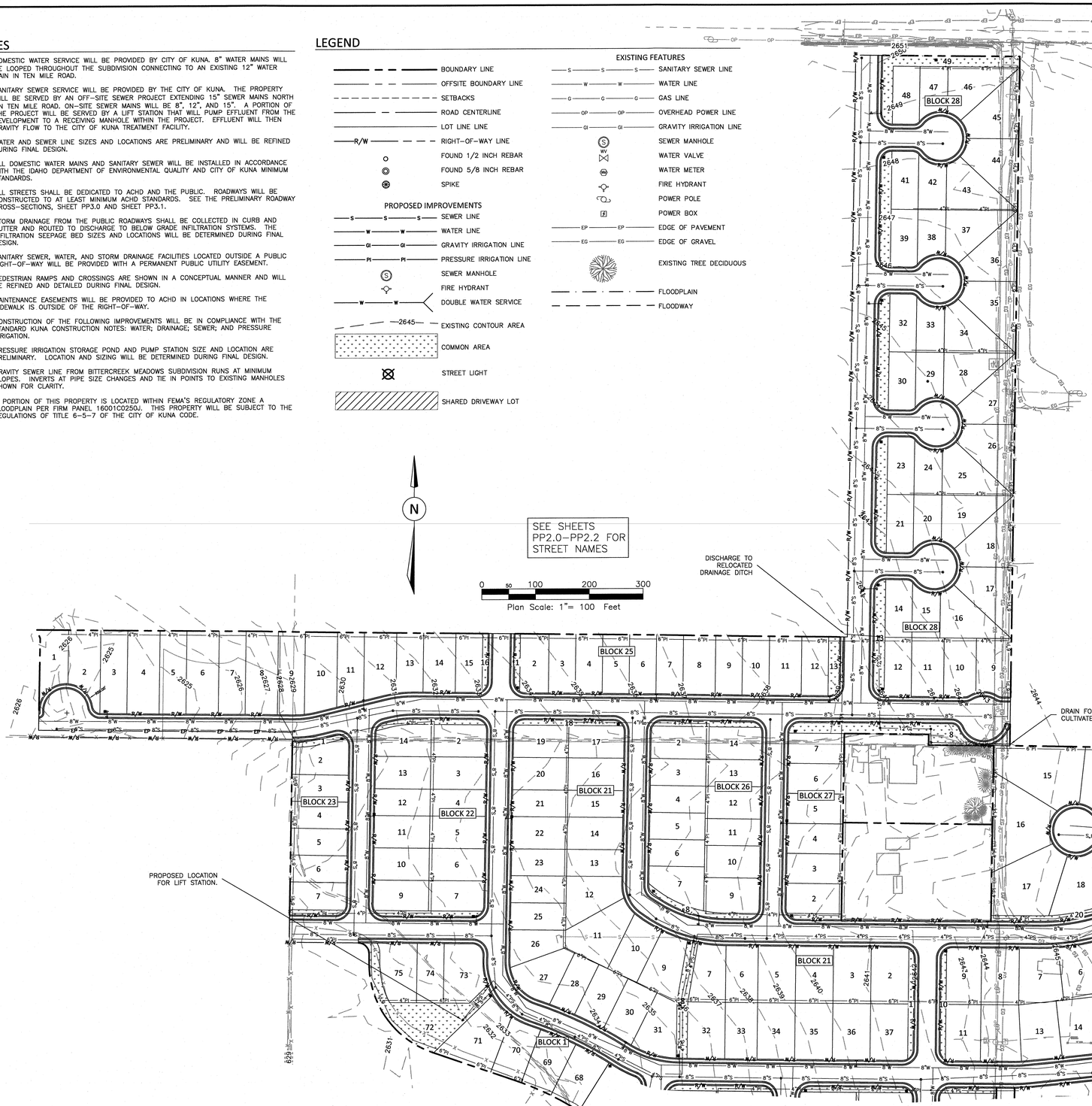
- BOUNDARY LINE
- OFFSITE BOUNDARY LINE
- SETBACKS
- ROAD CENTERLINE
- LOT LINE LINE
- R/W — RIGHT-OF-WAY LINE
- FOUND 1/2 INCH REBAR
- FOUND 5/8 INCH REBAR
- SPIKE

### PROPOSED IMPROVEMENTS

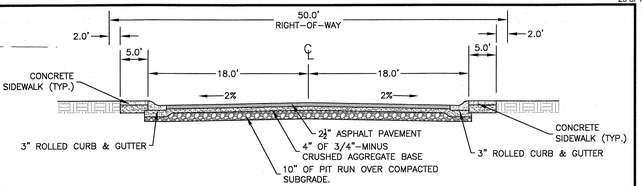
- SEWER LINE
- WATER LINE
- GRAVITY IRRIGATION LINE
- PRESSURE IRRIGATION LINE
- SEWER MANHOLE
- FIRE HYDRANT
- DOUBLE WATER SERVICE
- 2645 — EXISTING CONTOUR AREA
- COMMON AREA
- STREET LIGHT
- SHARED DRIVEWAY LOT

### EXISTING FEATURES

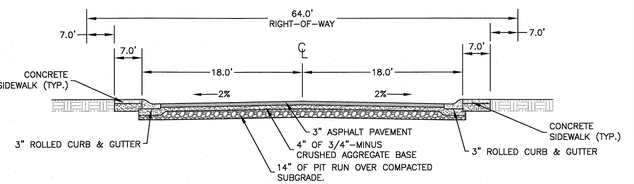
- SANITARY SEWER LINE
- WATER LINE
- GAS LINE
- OVERHEAD POWER LINE
- GRAVITY IRRIGATION LINE
- SEWER MANHOLE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- POWER POLE
- POWER BOX
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- EXISTING TREE DECIDUOUS
- FLOODPLAIN
- FLOODWAY



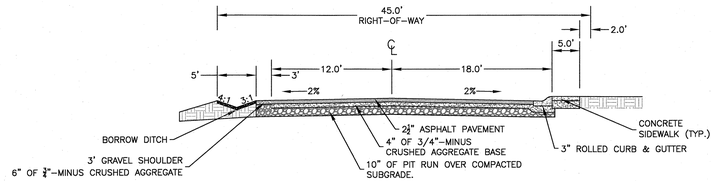

### TYPICAL LOCAL ROAD SECTION
NTS



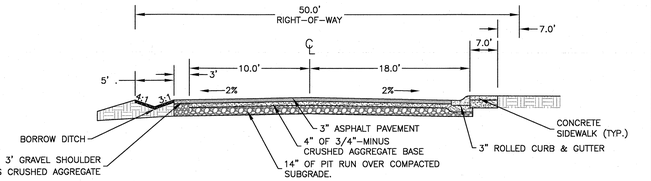

### TYPICAL LOCAL ROAD SECTION
NTS




### TYPICAL COLLECTOR ROAD SECTION
NTS




### TYPICAL LOCAL HALF ROAD SECTION
NTS




### TYPICAL COLLECTOR HALF ROAD SECTION
NTS

# GRAN PRADO SUBDIVISION
## PRELIMINARY ENGINEERING-NORTH AREA
## KUNA, IDAHO

| REVISIONS | | |
|---|---|---|
| NO. | ITEM | DATE |
| 1 | REV. PER ACHD COMMENTS | 11/28/17 |

km ENGINEERING
9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE (208) 639-6939
FAX (208) 639-6930

PROFESSIONAL ENGINEER — REGISTERED — 10821 — 11/28/17 — STATE OF IDAHO — KEVIN P. MCCARTHY

DATE: 8/25/17
PROJECT: 16-152
SHEET NO. PP3.0

PRELIMINARY - NOT FOR CONSTRUCTION

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SEE SHEET PP3.0

SEE SHEET PP3.0

IRRIGATION SURFACE WATER DELIVERY LINE

SEE SHEET PP3.2

SEE SHEET PP 3.2

BLOCK 1
BLOCK 10
BLOCK 11
BLOCK 13
BLOCK 14
BLOCK 15
BLOCK 12
BLOCK 6
BLOCK 9
BLOCK 8
BLOCK 7
BLOCK 6
BLOCK 1

N

0 50 100 200 300
Plan Scale: 1"= 100 Feet

# GRAN PRADO SUBDIVISION
## PRELIMINARY ENGINEERING-CENTRAL AREA
## KUNA, IDAHO

REVISIONS

| NO. | ITEM | DATE |
|---|---|---|
| 1 | REV. PER ACHD COMMENTS | 11/28/17 |
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PROFESSIONAL ENGINEER
REGISTERED
10821
8/25/17
STATE OF IDAHO
KEVIN P. MCCARTHY

DATE: 8/25/17
PROJECT: 16-152
SHEET NO. PP3.1

PRELIMINARY - NOT FOR CONSTRUCTION

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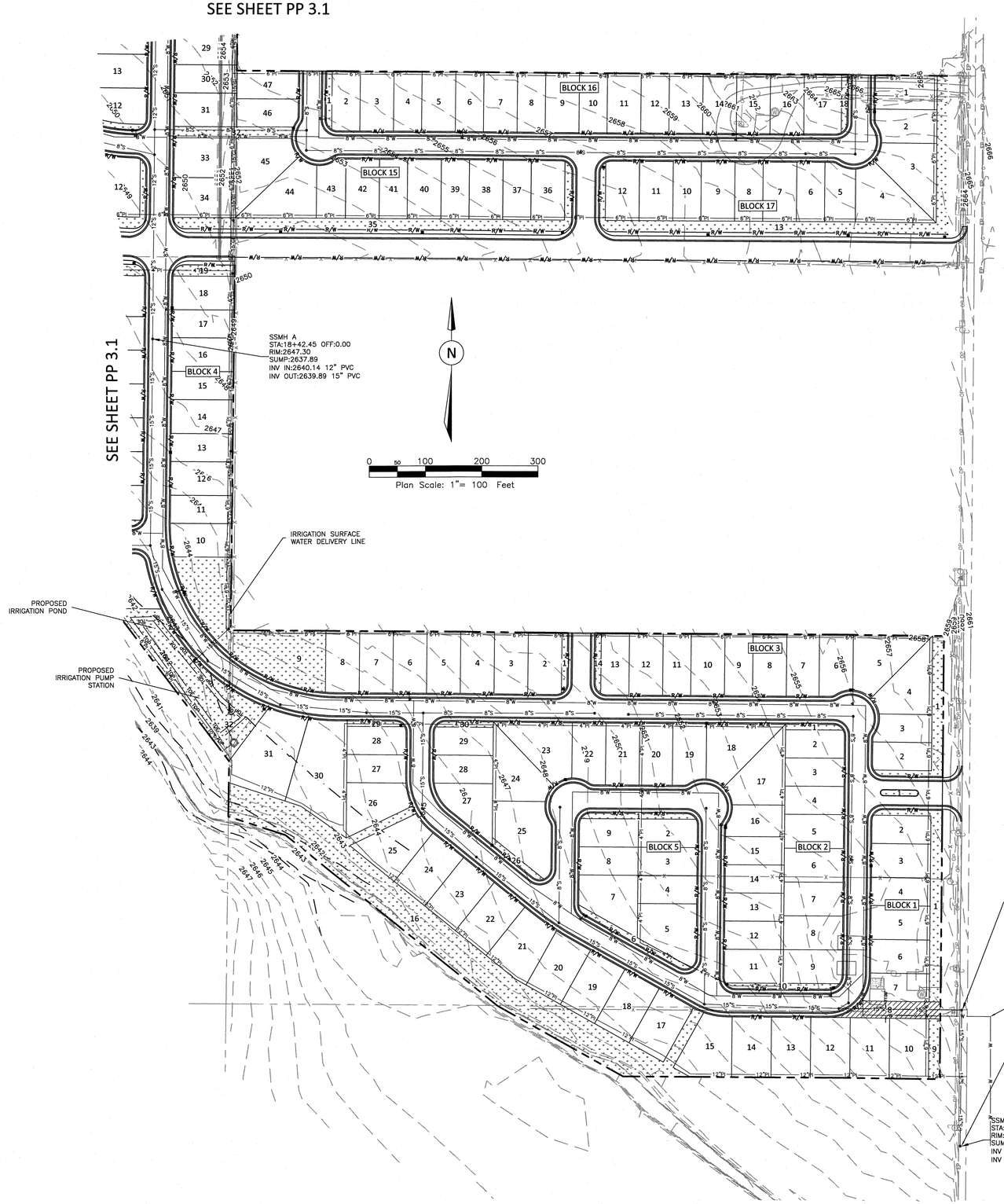
SEE SHEET PP 3.1




# GRAN PRADO SUBDIVISION
## PRELIMINARY ENGINEERING-SOUTHEAST AREA
## KUNA, IDAHO

REVISIONS

| NO. | ITEM | DATE |
|---|---|---|
| 1 | REV. PER ACHD COMMENTS | 11/28/17 |

km ENGINEERING
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PROFESSIONAL ENGINEER
REGISTERED
10821
11/28/17
STATE OF IDAHO
KEVIN P. MCCARTHY

DATE: 8/25/17
PROJECT: 16-152
SHEET NO. PP3.2

PRELIMINARY - NOT FOR CONSTRUCTION

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Preliminary Plat After ACHD Comments

Preliminary Plat After ACHD Comments

Preliminary Plat After ACHD Comments

Preliminary Plat After ACHD Comments

Preliminary Plat After ACHD Comments

# GRAN PRADO SUBDIVISION

KUNA, IDAHO

Exhibit B-1

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

GORDON N. LAW
CITY ENGINEER

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

# MEMORANDUM

TO: Director of Kuna Planning and Zoning

FROM: Gordon N. Law
Kuna City Engineer

RE: Renascence Farms
North of Lake Hazel, East and West of Ten Mile Roads
Annexation
16-12-AN

DATE: December 16, 2016

The City Engineer has reviewed the annexation request of the above applicant dated December 9, 2016. It is noted that specific development plans are not provided except those implied as allowed or permitted in a "R-6" zone.

The recommendation of the City Engineer is to proceed with this annexation and address the more specific issues of extending the City services in connection with the future land-use actions. Accordingly, the City Engineer provides the following comments:

1. **Sanitary Sewer Needs**

   a) The applicant's property to be annexed is presently used for agricultural and scattered residential purposes, has multiple private sewer systems and does not require immediate City service. With additional development, it will require municipal sewer service. The City Engineer recommends ultimate connection to City facilities at such time as existing systems fail or in connection with 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 Renascence property is in the Memory Lift Station adjacent to Ten Mile Road approximately 400 feet south of Lake Hazel Road. The Lift Station and associated pipelines are presently under construction. 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) For assistance in locating existing facilities and understanding issues associated with connection, please contact the City Engineer at 287-1727.

**2. Potable Water Needs**

a) The applicant's property to be annexed is presently used for agricultural and scattered residential purposes, has multiple private water system and does not require immediate City service. With additional development, it will require municipal water service. The City Engineer recommends ultimate connection to City facilities at such time as existing systems fail or in connection with future development.
b) The nearest point of connection for the Renascence property is in Ten Mile Road approximately 700 feet south of Lake Hazel Road. When connecting to the water system, the applicant will need to abide by any relevant water reimbursement policies and agreements and any relevant connection fees.
c) For assistance in locating existing facilities, please contact the City Engineer at 287-1727.

**3. Pressure Irrigation**

a) The property's irrigation needs are presently served from surface water rights delivered through local canals and from private wells and does not require immediate City service. With additional urban development, it will require municipal pressure irrigation service. The City Engineer recommends ultimate connection to City facilities in connection with future development.
b) The nearest point of connection for the Renascence property is in Ten Mile Road approximately 700 feet south of Lake Hazel Road. 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) For assistance in locating existing facilities, please contact the City Engineer at 287-1727.

**4. Grading and Storm Drainage**

The following is not required for annexation but will be required when alteration of surface features is proposed (such as grading or paving) in connection with future land use applications:

a) Please provide a grading and drainage plan which supports and maintains all upstream drainage rights and all downstream irrigation delivery rights as they presently exist for this property.
b) If impervious area is increased, please provide a storm water disposal plan acceptable to the City Engineer which accounts for the increased storm water drainage. Please provide detail drawings of drainage facilities for review.
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 water (and perhaps irrigation) services, this property will be placing demand not only on constructed facilities but on water rights provided by others. It is the reasonable expectation, in return, that this property transfer to the City at time of connection (ie development) any conveyable water rights by deed and "Change of Ownership" form from IDWR that are presently associated with the property. The domestic water right associated solely with a residence and ½ acre or less is not conveyable. The water right held in trust by an irrigation district is also not conveyable.
b) A plan approval letter will be required if this project affects any local irrigation districts.
c) Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties.
d) State the vertical datum used for elevations on all drawings.
e) Provide engineering certification on all final engineering drawings.

**6. Inspection Fees**

An inspection fee will be required for City inspection of the construction of any **public** water, sewer and irrigation facility associated with this development. The developer will still require a qualified responsible engineer to do sufficient inspection to justly certify to DEQ the project was completed in accordance with approved plans and specifications and to provide accurate as-built drawings to the City. The developer's engineer and the City's inspector are permitted to coordinate inspections as much as possible. The current inspection fee is $1.00 per lineal foot of sewer, water and pressure irrigation pipe and payment is due and payable prior to City's approval of final construction plans. **If no public water, sewer and irrigation construction work is done (such as with a stand-alone annexation), no fees are required.**

**7. Right-of-Way**

The subject property fronts on existing section line arterial streets (Lake Hazel and Ten Mile Roads). 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.
b) It is recommended new 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. **If no public facilities are constructed (such as with a stand-alone annexation), no as-built drawings are required.**

**9. Property Description**

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

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

Development Services

November 21, 2017

TO: ACHD Commission

FROM: Mindy Wallace, AICP

SUBJECT: **Gran Prado Subdivision**
Staff Report for December 6, 2017 Commission Meeting

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**Executive Summary**
The applicant is requesting approval of a preliminary plat application to allow for the development of 530 single family building lots with 67 common lots on approximately 133 acres. The site is located at the southwest corner of Ten Mile and Amity Roads. This item is on the consent agenda due to applicant requested and staff supported requests for modifications to the Master Street Map and a waiver of the continuation of streets policy to not extend a stub street in to the site.

**Recommendation**
Staff recommends approval of the staff report, as written.

Attachment(s): Staff Report
COMPASS Checklist

*Development Services Department*

**Project/File:** **KPP17-0012/ Gran Prado Subdivision/ 17-10-S**
*This is a preliminary plat application to allow for the development of 530 single family building lots with 67 common lots on approximately 133 acres.*

**Lead Agency:** City of Kuna

**Site address:** SWC of Ten Mile/Amity Road

**Commission Hearing:** December 6, 2017
*Consent Agenda*

**Applicant:** Tim Eck
N. Star Farm, LLC
6152 West Half Moon Lane
Eagle, ID 83616

**Representative:** Kristi Grabo
KM Engineering
9233 W. State Street
Boise, ID 83714

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

# A. Findings of Fact

1. **Description of Application:** The applicant is requesting approval of a preliminary plat application to allow for the development of 530 single family building lots with 67 common lots on approximately 133 acres.

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

| Direction | Land Use | Zoning |
|---|---|---|
| North | Single family residential/Rural urban transitional | RUT (Ada County) |
| South | Single family residential/Rural urban transitional | RUT (Ada County) |
| East | Single family residential/Rural urban transitional | RUT (Ada County) |
| West | Single family residential/Rural urban transitional | RUT (Ada County) |

3. **Site History:** ACHD previously reviewed this site as an annexation and rezone application KUNA16-0021 in January of 2017.

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

- Caspian Subdivision, consisting of 497 single family building lots and 68 common lots on 132 acres, is located southeast of the site and was approved by ACHD on April 20, 2017.

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

6. **New Center Lane Miles:** The proposed development includes 5.24 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 Ten Mile Road and Amity Road is scheduled in the CIP and IFYWP to be widened to and reconstructed as a roundabout in 2022.
- Lake Hazel Road is listed in the CIP to be widened to 3-lanes from Ten Mile Road to Linder Road between 2026 and 2030.
- The intersection of Lake Hazel Road and Ten Mile Road is listed in the CIP to be widened to and reconstructed as a single lane roundabout between 2026 and 2030.
- Ten Mile Road is listed in the CIP to widened to 5-lanes from Victory Road to Overland Road between 2026 and 2030.

# B. Traffic Findings for Consideration

1. **Trip Generation:** This development is estimated to generate 4,896 vehicle trips per day; 474 vehicle trips per hour in the PM peak hour, based on the traffic impact study.

2. **Traffic Impact Study**
Kittelson & Associates prepared a traffic impact study for the proposed *Gran Prado Subdivision*. The executive summary of the findings as presented by **Kittelson & Associates** can be found as attachment 3. ACHD has reviewed the submitted traffic impact study for consistency with ACHD policies and practices, and may have additional requirements beyond what is noted in the summary. ACHD Staff comments on the submitted traffic impact study can be found below under staff comments.

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

- The TIS notes that under current conditions (2016 background) the Amity Road/Ten Mile Road intersection operates at an unacceptable level of service (LOS). When a roadway or intersection is at or above an acceptable level of service, policy requires that improvements be made to mitigate the additional traffic to be generated by the development.

  Typically, staff recommends improvements to mitigate the impacts, or that the developer wait until ACHD makes improvements, as scheduled in the CIP or FYWP. In this case the Amity Road/Ten Mile Road intersection is currently scheduled in ACHD's IFYWP to be improved with the construction of a roundabout in 2022.

  Therefore, staff recommends that prior to ACHD's signature on first final plat that the applicant be required to install an interim signal within the existing right-of-way at the Amity Road/Ten Mile Road intersection; or, if right-of-way is available, the applicant could request to enter into a cooperative development agreement (CDA) with the District to complete the full intersection widening project as identified in ACHD's CIP and IFYWP.

The applicant may also wait for ACHD to make improvements to the intersection, as scheduled in the IFYWP.

- The traffic impact study notes that the Black Cat Road/Amity Road intersection exceeds acceptable LOS "E". However, the westbound movement is causing the failure of the intersection and the traffic generated by Gran Prado will not contribute to that movement. Therefore, no improvements should be required.
- The traffic impact study notes that 250 homes could be built before Ten Mile Road between Amity Road and Victory Road exceeds acceptable LOS "E" and will need to be widened to 5 lanes. The widening to 5 lanes would need to occur through the Ten Mile Road/Victory Road intersection north to Overland Road. The study also notes that an additional southbound through lane will be needed at the intersection when 440 lots have been developed.

  ACHD does not have improvements programed for this segment of Ten Mile Road or the Ten Mile Road/Victory Road intersection and there is currently not enough right-of-way for the recommended improvements to be made at this time. Staff recommends that this segment of Ten Mile Road and that the Ten Mile Road/Victory Road intersection be included as part of all future traffic impact study updates. Through the review of the updated traffic impact studies it is determined that Ten Mile Road and/or the Ten Mile Road/Victory Road intersection needs to be widened, then the applicant will need stop final platting and wait for ACHD to make the improvements.
- The traffic impact study notes that 350 homes could be built before the Amity Road/Linder Road intersection exceeds acceptable LOS "E". Therefore staff recommends that prior to ACHD's signature on the final plat which contains the 351$^{st}$ lot that the applicant be required to submit an intersection analysis of the Amity Road/Linder Road intersection. If it determined through the analysis that improvements are needed then the applicant should be required to install an interim signal within the existing right-of-way at the Amity Road/Linder Road intersection, prior to ACHD's signature on the final plat that contains the 351$^{st}$ lot.
- To verify the assumptions of the traffic impact study and to ensure that improvements are made when warranted; prior to ACHD's signature on the final plat which contains the 350$^{th}$ lot, the applicant should be required to submit an intersection analysis for the Amity/Linder Road and the Ten Mile/Victory Road intersections to ACHD for review. A subsequent traffic impact study update (full study) should be provided prior to ACHD's signature on the final plat which contains the 440$^{th}$ lot. ACHD may have additional requirements based on the findings of the updated studies and available right-of-way.

Additionally, the study recommended the construction of the following turn lanes:

- A westbound left turn lane on Amity Road at Nickel Creek Avenue.
- A southbound right turn lane and a northbound left turn lane on Ten Mile Road at Ballard Drive and at Nogal Avenue.

The TIS notes that Lindy Lane, an existing private road will be closed when Nickel Creek Avenue is constructed. Prior to ACHD's signature on the first final plat, the applicant should be required to provide written documentation demonstrating that Lindy Lane can be closed in the future when Nickel Creek Avenue is constructed.

**3. Condition of Area Roadways**

Traffic Count is based on Vehicles per hour (VPH)

| Roadway | Frontage | Functional Classification | PM Peak Hour Traffic Count | PM Peak Hour Level of Service |
|---|---|---|---|---|
| Amity Road (Ten Mile to Linder) | N/A | Minor Arterial 2-lane | 340 | Better than "E" |
| Amity Road (Ten Mile to Black Cat) | 310-feet | Principal Arterial 2-lane | 485 | Better than "E" |
| Ten Mile Road (Amity to Lake Hazel) | 1,100-feet | Principal Arterial 2-lane | 340 | Better than "E" |
| Ten Mile Road (Amity to Victory) | N/A | Principal Arterial 2-lane | 540 | Better than "E" |

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

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

**4. Average Daily Traffic Count (VDT)**

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

- The average daily traffic count for Amity Road, Ten Mile to Linder, was 3,925 on 06/22/16.
- The average daily traffic count for Amity Road, Ten Mile to Black Cat, was 6,078 on 6/22/16.
- The average daily traffic count for Ten Mile Road, Amity to Lake Hazel, was 6,203 on 8/18/16.
- The average daily traffic count for Ten Mile Road, Amity to Victory, was 7,053 on 2/5/15.

# C. Findings for Consideration

## 1. Modifications/Waivers of Policy

As part of this application, the applicant has requested 2 modifications to the Master Street Map (MSM) and for a waiver of ACHD's Continuation of Streets policy. The applicant's letter requesting these modifications/waivers can be found as attachment 1. The letter references meetings with staff and that those meetings lead to the street layout for the Gran Prado development.

The applicant was notified during each pre-application meeting that they would need to make a request for the modifications/waivers of policy and would be responsible for getting feedback from the City of Kuna for their proposals. The City of Kuna sent a letter in support of the applicant's proposals, it can be found as attachment 2.

The waiver requests can be found in Findings for Consideration 8, 9, & 12 below. Only the ACHD Commission can approve modifications to the MSM and waivers of ACHD policy.

## 2. Amity Road/Ten Mile Road Intersection

The traffic impact study notes that the Amity Road/Ten Mile Road intersection already exceeds acceptable LOS “E” and will need to be improved with an interim signal. Or, as an alternative, the applicant will need to wait for ACHD to make improvements to the intersection, as scheduled in the IFYWP. This intersection is currently scheduled in ACHD’s IFYWP to be improved with the construction of a roundabout in 2022.

If the applicant moves forward with the development of the Gran Prado Subdivision before ACHD improves the intersection the applicant could signalize and widen the Amity/Ten Mile Road intersection to a 3 X 3 intersection as an interim condition until ACHD moves forward with the full intersection widening project listed in the IFYWP. Or, if right-of-way is available, the applicant could request to enter into a cooperative development agreement (CDA) with the District to complete the full intersection widening project as identified in ACHD's CIP and IFYWP. The design of the intersection is underway and the right-of-way acquisition is budgeted in the ACHD FY18 budget.

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

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

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

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

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

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

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

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

## 3. Amity Road/Linder Road Intersection

The traffic impact study notes that 350 homes could be built before the Amity Road/Linder Road intersection exceeds acceptable LOS "E". ACHD does not have improvements programed for this intersection. Therefore staff recommends that prior to ACHD's signature on the final plat which contains the 351st lot that the applicant be required to install an interim signal within the existing right-of-way at the Amity Road/Linder Road intersection. Additionally, the applicant will need to obtain plan approval and enter into a signal agreement with ACHD.

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

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

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

## 4. Ten Mile Road – Amity to Overland & Ten Mile/Victory Intersection

The traffic impact study notes that 250 homes could be built before Ten Mile Road between Amity Road and Victory Road exceeds acceptable LOS "E" will need to be widened to 5 lanes. The widening to 5 lanes would need to occur through the Ten Mile Road/Victory Road intersection north to Overland Road. The study also notes that an additional southbound through lane will be needed at the intersection when 440 lots have been developed.

ACHD does not have improvements programed for this segment of Ten Mile Road or the Ten Mile Road/Victory Road intersection in the IFYWP and there is currently not enough right-of-way for the recommended improvements to be made at this time. Staff recommends that an intersection analysis for the Ten Mile Road/Victory Road intersection be submitted to staff for review prior to ACHD's signature on the final plat that contains the 351st building lot, and that the roadway segment analysis for Ten Mile Road from the site north to Overland Road and that the Ten Mile Road/Victory Road intersection be included as part of a full traffic impact study update submitted prior to ACHD's signature on the final plat that contains the 441st building lot. Through the review of the intersection analysis or updated traffic impact studies it is determined that Ten Mile Road and/or the Ten Mile Road Victory Road intersection needs to be widened, then the applicant will need stop final platting and wait to ACHD to make the improvements.

## 5. Amity Road

**a. Existing Conditions:** Amity Road is improved with 2 to 3-travel lanes and no curb, gutter or sidewalk abutting the site. There is 73 to 88-feet of right-of-way for Amity Road (48-feet from centerline).

**b. Policy:**

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

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

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

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

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

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

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

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

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

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

**ACHD Master Street Map:** ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, arterial street requirements, and specific roadway features required through development. This segment of Amity Road is designated in the MSM as a Residential Arterial with 5-lanes and on-street bike lanes, a 72-foot street section within 96-feet of right-of-way.

**c. Applicant Proposal:** The applicant hasn't proposed any improvements to Amity Road abutting the site.

**d. Staff Comments/Recommendations:** There is already 48-feet of right-of-way from the centerline of Amity Road abutting the site, therefore no additional right-of-way dedication should be required as part of this application.

The applicant should be required to construct a 5-foot wide detached concrete sidewalk located a minimum of 41-feet from the centerline of Amity Road abutting the site. If the detached sidewalk is located outside of the dedicated right-of-way, then a permanent right-of-way easement should be provided.

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

Consistent with the recommendations of the traffic impact study the applicant should be required to construct a westbound left turn lane on Amity Road when Nickel Creek Avenue is constructed and intersects the roadway.

## 6. Ten Mile Road

**a. Existing Conditions:** Ten Mile Road is improved with 2-travel lanes, and no curb, gutter or sidewalk abutting the site. There is 72-feet of right-of-way for Ten Mile Road (48-feet from centerline).

**b. Policy:**

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

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

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

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

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

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

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

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

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

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

**Minor Improvements Policy:** District Policy 7203.3 states that minor improvements to existing streets adjacent to a proposed development may be required. These improvements are to correct deficiencies or replace deteriorated facilities. Included are sidewalk construction

or replacement; curb and gutter construction or replacement; replacement of unused driveways with curb, gutter and sidewalk; installation or reconstruction of pedestrian ramps; pavement repairs; signs; traffic control devices; and other similar items.

**ACHD Master Street Map:** ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, arterial street requirements, and specific roadway features required through development. This segment of Ten Mile Road is designated in the MSM as a Residential Arterial with 5-lanes and on-street bike lanes, a 72-foot street section within 96-feet of right-of-way.

**c. Applicant Proposal:** The applicant hasn't proposed any improvements to Ten Mile Road abutting the site.

**d. Staff Comments/Recommendations:** There is already 48-feet of right-of-way from the centerline of Ten Mile Road abutting the site, therefore no additional right-of-way dedication should be required as part of this application.

The applicant should be required to construct a 5-foot wide detached concrete sidewalk located a minimum of 41-feet from the centerline of Ten Mile Road abutting the site. If the detached sidewalk is located outside of the dedicated right-of-way, then a permanent right-of-way easement should be provided.

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

Consistent with the findings and recommendations of the traffic impact study the applicant should be required to construct a southbound right turn lane and a northbound left turn lane on Ten Mile Road at Ballard Drive and at Nogal Avenue intersections when they are constructed.

## 7. Ballard Drive

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

**b. Policy:**

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

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

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

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

**Residential Collector Policy:** District policy 7206.5.2 states that the standard street section for a collector in a residential area shall be 36-feet (back-of-curb to back-of-curb). The District will consider a 33-foot or 29-foot street section with written fire department approval and

taking into consideration the needs of the adjacent land use, the projected volumes, the need for bicycle lanes, and on-street parking.

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

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

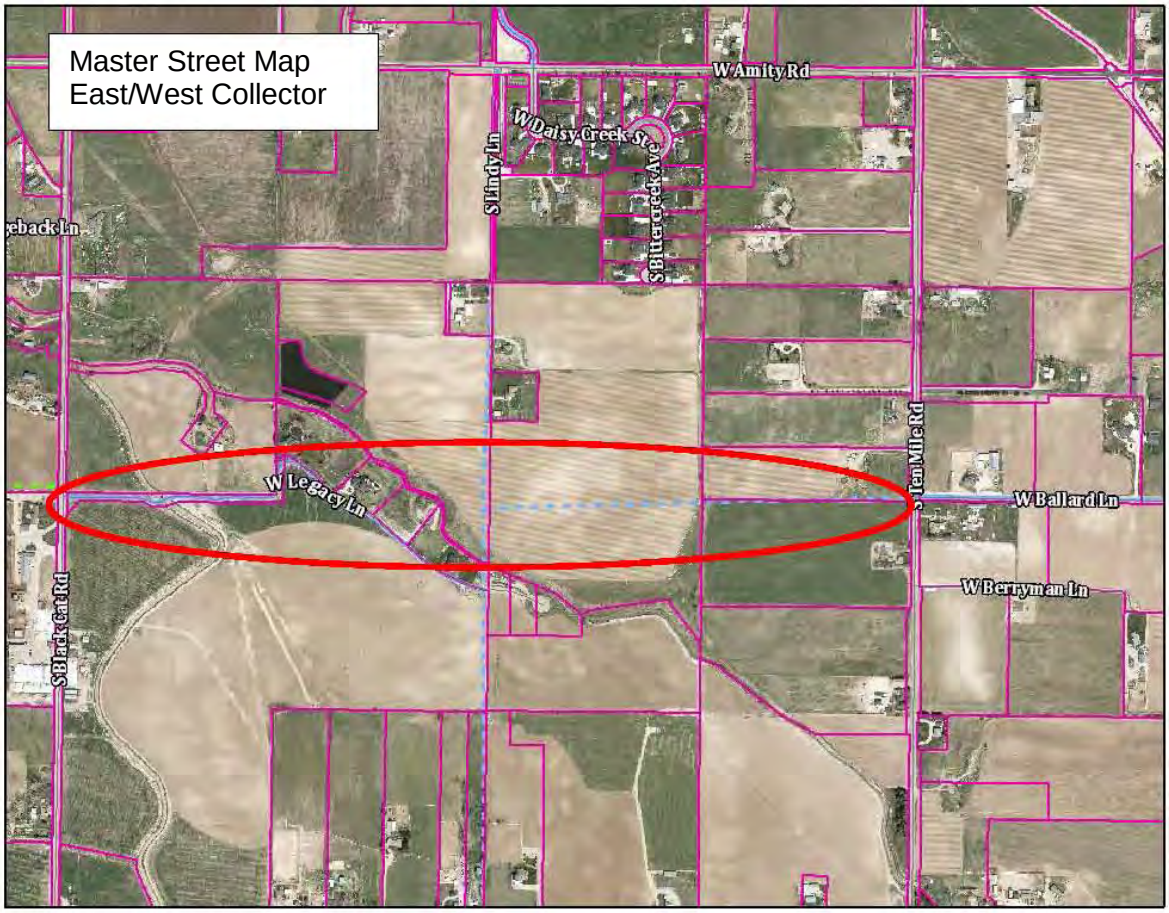
A permanent right-of-way easement shall be provided if public sidewalks are placed outside of the dedicated right-of-way. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the sidewalk. Sidewalks shall either be located wholly within the public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

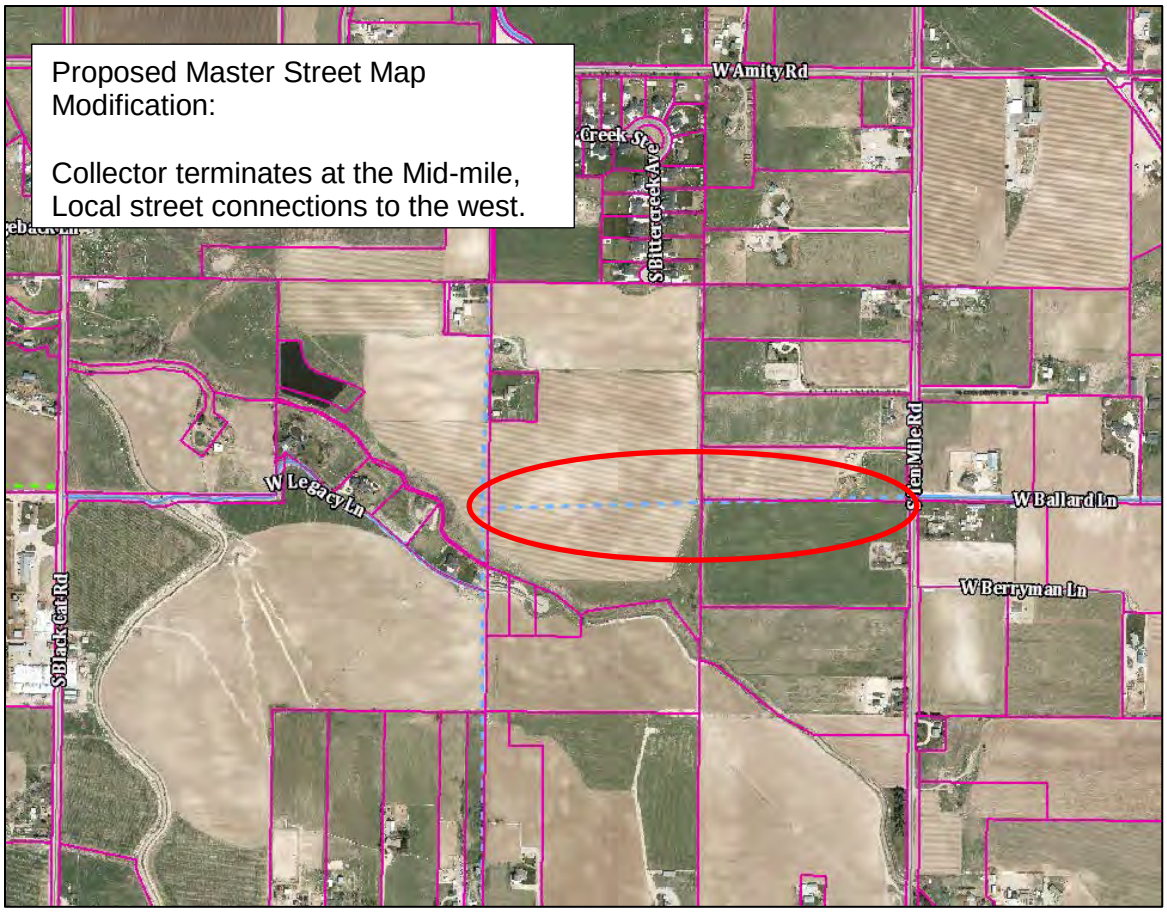
**ACHD Master Street Map:** ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, collector street requirements, and specific roadway features required through development. A new collector roadway was identified on the MSM with the street typology Residential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

c. **Applicant Proposal:** The applicant has proposed a modification to the MSM to not construct Ballard Drive, an east/west collector through the site, stubbing to the west property line, but has instead proposed to terminate the collector at the mid-mile. The applicant's proposal is due to Mason Creek running along the site's west property line and the presence of existing single family homes within the Dream Catcher Subdivision located south and west of the site that would preclude the construction of the collector on the mid-mile west of the site.

The applicant has proposed to construct Ballard Drive, from Ten Mile Road west 1,260-feet as ½ of a 36-foot resident collector section with 30-feet of pavement, rolled curb, gutter, and a 7-foot wide attached concrete sidewalk abutting the site and a 3-foot gravel shoulder and barrow ditch on the other side of the roadway.

The remainder of Ballard Drive is proposed to be constructed as a 36-foot residential collector street section with rolled curb, gutter, and a 7-foot wide attached concrete sidewalk.


Master Street Map
East/West Collector
W Amity Rd
W Daisy Creek St
S Lindy Ln
S Butter Creek Ave
eback Ln
W Legacy Ln
S Black Cat Rd
S Ten Mile Rd
W Ballard Ln
W Berryman Ln




**d. Staff Comments/Recommendations:** The applicant's proposal to construct Ballard Drive as half of a 36-foot residential collector street, plus 12-feet of pavement to total 30-feet, from Ten Mile Road west 1,260-feet and then as a full 36-foot wide residential collector roadway meets District policy, with the exception of the proposed rolled curb. The applicant should be required to construct Ballard Drive with vertical curb.

Staff recommends approval of the applicant's proposed modification to the MSM to construct Ballard Drive as a collector roadway to the mid-mile instead of stubbing the roadway to the west property line.

Staff's recommendation is due to the fact that this segment of collector roadway isn't necessary to serve the site. The City of Meridian's Future Land Use Map calls for low density residential west of Mason Creek, with 2 units per acre, therefore a collector roadway wouldn't be needed to serve those parcels. The modification is supported by the City of Kuna, who note topography and Mason Creek as physical constraints which would make the construction of the roadway difficult.

## 8. North/South Collector (Lindy Lane)

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

**b. Policy:**

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

**Master Street Map and Typologies Policy:** District policy 7206.5 states that if the collector street is designated with a typology on the Master Street Map, that typology shall be

considered for the required street improvements. If there is no typology listed in the Master Street Map, then standard street sections shall serve as the default.

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

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

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

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

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

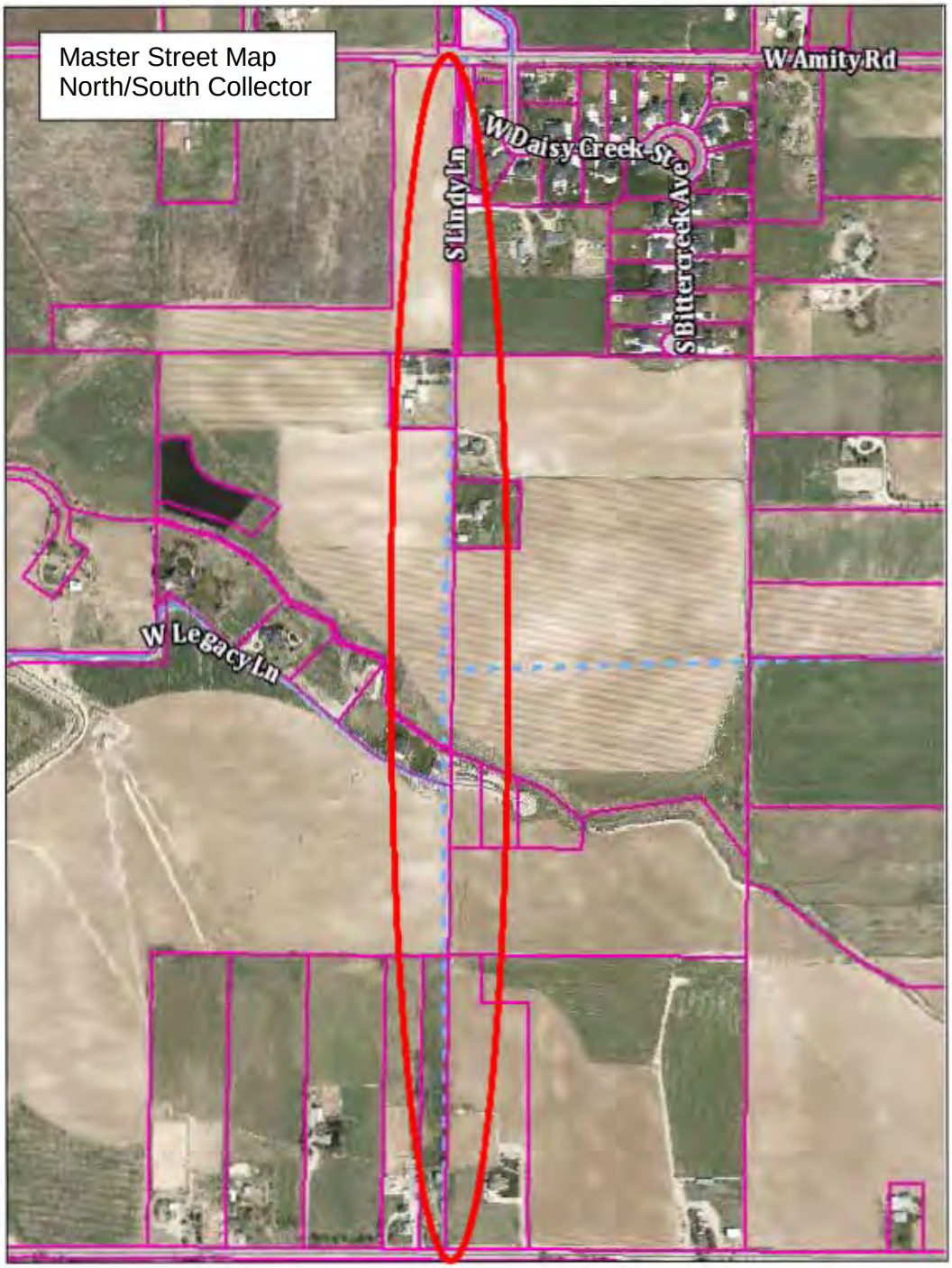
A permanent right-of-way easement shall be provided if public sidewalks are placed outside of the dedicated right-of-way. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the sidewalk. Sidewalks shall either be located wholly within the public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

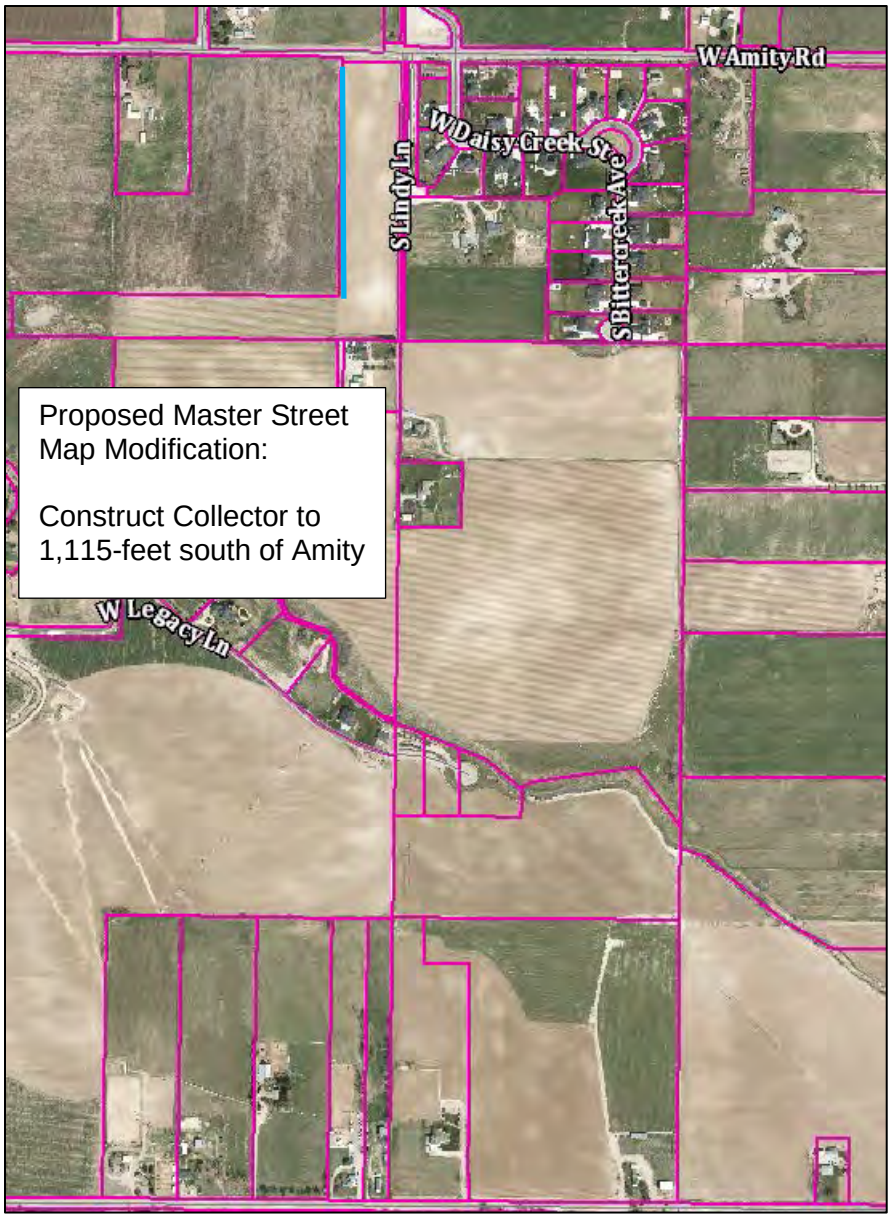
**ACHD Master Street Map:** ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, collector street requirements, and specific roadway features required through development. A new collector roadway was identified on the MSM with the street typology of Residential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

**c. Applicant Proposal:** The applicant has proposed a modification to the MSM to not construct Lindy Lane, a north/south collector through the site, stubbing to the south property line, but has instead proposed to terminate the collector 1,115-feet south of Amity Road. The applicant's proposal is due to Mason Creek running along the site's south property line and the presence of existing single family homes within the Dream Catcher Subdivision located south of the site that would preclude the construction of the collector on the mid-mile south of the site.

The applicant has proposed to construct Nickel Creek, a new collector roadway, from Amity Road south 1,115-feet as ½ of a 36-foot resident collector section with 30-feet of pavement, vertical curb, gutter, and a 7-foot wide attached concrete sidewalk abutting the site and a 3-foot gravel shoulder and barrow ditch on the other side of the roadway.

# Exhibit B-2


Master Street Map
North/South Collector
W Amity Rd
W Daisy Creek St
S Bittercreek Ave
S Lindy Ln
W Legacy Ln




**d. Staff Comments/Recommendations:** Staff is supportive of the applicant's proposal as this segment of roadway is anticipated to have traffic volumes of greater than 1,000 trips per day exceeding the trip threshold for a local street.

Additionally, the segment of collector roadway south of Rebollo Drive isn't necessary to serve the site. The City of Meridian's Future Land Use Map calls for rural and estate residential south of Mason Creek, therefore a collector roadway wouldn't be needed to serve those parcels. The modification is supported by the City of Kuna, who note topography and Mason Creek as physical constraints which would make the construction of the roadway difficult.

## 9. Internal Local Streets

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

**b. Policy:**

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

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

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

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

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

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

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

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

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

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

**Half Street Policy:** District Policy 7207.2.2 required improvements shall consist of pavement widening to one-half the required width, including curb, gutter and concrete sidewalk (minimum 5-feet), plus 12-feet of additional pavement widening beyond the centerline established for the street to provide an adequate roadway surface, with the pavement crowned at the ultimate centerline. A 3-foot wide gravel shoulder and a borrow ditch sized to accommodate the roadway storm runoff shall be constructed on the unimproved side.

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

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

**c. Applicant's Proposal:** The applicant's proposing to construct Rebollo Drive from the west property line east approximately 470-feet, as ½ of a 36-foot street section with 30-feet of pavement with rolled curb, gutter, and 5-foot wide attached concrete sidewalk on the north side of the road abutting the site, and a 3-foot wide gravel shoulder, and barrow ditch within 45-feet of right-of-way.

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

The applicant has proposed to construct 8 cul-de-sacs within the site.

**d. Staff Comments/Recommendations:** The applicant's proposal to construct Rebollo Drive from the west property line east approximately 470-feet, as ½ of a 36-foot street section and to construct all of the other internal local streets as a 36-foot street section meet's District policy and should be approved, as proposed.

The cul-de-sacs should be constructed to provide a minimum turning radius of 45-feet.

## 10. Roadway Offsets

**a. Existing Conditions:** There are no roadway offsets within the site.

**b. Policy:**

**Local Street Intersection Spacing on Principal Arterials:** District policy 7205.4.3 states that new local streets should not typically intersect arterials. Local streets should typically intersect collectors. If it is necessary, as determined by ACHD, for a local street to intersect an arterial, the minimum allowable offset shall be 1,320-feet as measured from all other existing roadways as identified in Table 1b (7205.4.7).

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

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

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

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

**c. Applicant's Proposal:** The applicant has proposed the following roadways to intersect Amity Road, Ten Mile Road, and Ballard Drive:

**Amity Road:** The applicant has proposed to construct one collector roadway, Nickel Creek Avenue to intersect Amity Road, abutting the site's west property line.

**Ten Mile Road:** The applicant has proposed to construct one collector roadway, Ballard Drive, to intersect Ten Mile Road, located approximately at the half mile between Amity and Lake Hazel Roads.

The applicant has proposed to construct one local street, Nogal Avenue, to intersect Ten Mile Road, located approximately 280-feet south of the north property line (Block 3 & 4).

**Ballard Drive:** The applicant has proposed to construct five local streets to intersect Ballard Drive. They are proposed to be located as follows:

- Aliso Avenue - located approximately 640-feet west of the east property line.
- Memory Avenue – north and south of Ballard Drive, located approximately 1,410-feet west of Ten Mile Road.
- Nickel Creek Avenue – north and south of Ballard Drive, located approximately 1,320-feet west of Memory Lane.

**d. Staff Comments/Recommendations:**

**Amity Road:** The applicant's proposal to construct Nickel Creek Avenue to intersect Amity Road at the site's west property line should be approved, as proposed. Nickel Creek Avenue is needed to serve the site and to distribute traffic.

**Ten Mile Road:** The applicant's proposal to construct Ballard Drive at the ½ mile meets District policy, is consistent with the MSM, and should be approved, as proposed.

The applicant's proposal to construct Nogal Avenue to intersect Ten Mile Road 280-feet south of the north property line should be approved, as proposed. This will provide an offset of 410-feet from Berryman Lane and 660-feet from Castilian Way, a public street which will be constructed as part of Caspian Subdivision.

**Ballard Drive:** The applicant's proposal to construct 5 local street intersections onto Ballard Drive meets District policy and should be approved, as proposed.

## 11. Stub Streets

**a. Existing Conditions:** There is one stub street to the site's north property line, Bitter Creek Avenue.

**b. Policy:**

**Stub Street Policy:** District policy 7207.2.4 states that stub streets will be required to provide circulation or to provide access to adjoining properties. Stub streets will conform with the requirements described in Section 7207.2.5.4 except a temporary cul-de-sac will not be required if the stub street has a length no greater than 150-feet. A sign shall be installed at the terminus of the stub street stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE."

In addition, stub streets must meet the following conditions:

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

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

**c. Applicant Proposal:** The applicant has proposed to construct 8 stub streets throughout the site. The stub streets are proposed to be located as follows:

- Stub street to the north, Aliso Avenue, located approximately, 690-feet west of Ten Mile Road.
- Stub street to the north, Aliso Avenue, located approximately, 690-feet west of Ten Mile Road.
- Stub street to the east, Bosque Street, located approximately, 600-feet south of Amity Road.
- Stub street to the east, Ridgeback Street, located approximately, 1,050-feet south of Amity Road.
- Stub street to the east, Amapola Drive, located approximately, 510-feet south of the north property line.
- Stub street to the west, Bosque Street, located approximately 600-feet south of Amity Road.
- Stub street to the west, Rebollo Drive, located at the site's southwest property line. The applicant has proposed to construct a temporary turnaround at the terminus of Rebollo Drive, as it extends greater than 150-feet in length.
- Stub street to the west, Piscina Drive, located approximately, 350-feet south of Rebollo Drive abutting the site's south property line.

The applicant has not proposed to extend Bittercreek Avenue into the site, but instead is proposing to construct a pedestrian pathway between the terminus of Bittercreek Avenue and the site. The applicant notes that Bittecreek Avenue terminates in a cul-de-sac turnaround and that the roadway isn't needed to serve the site as reasons why it should not be extended.

**d. Staff Comments/Recommendations:** The applicant's proposal for the 8 stub streets meet District policy and should be approved, as proposed. The applicant should be required to install a sign at the terminus of each stub street which states, "THIS ROAD WILL BE EXTENDED IN THE FUTURE".

The right-of-way for Piscina Drive should extend to the south property line abutting the 2.4 acre sewer lagoon parcel owned by the Bittercreek Meadows HOA (parcel R0967660153).

The temporary turnaround at the terminus of Rebollo Drive is proposed to encompass 2 building lots. The temporary cul-de-sac turnaround should be paved and constructed to the same be the dimensional requirements of a standard cul-de-sac. The developer shall grant a temporary turnaround easement to the District for those portions of the cul-de-sac which extend beyond the dedicated street right-of-way. In the instance where a temporary easement extends onto a buildable lot, the entire lot shall be encumbered by the easement and identified on the plat as a non-buildable lot until the street is extended.

The applicant's proposal to not extend Bittercreek Avenue into the site does not meet ACHD's Continuation of Streets policy, which requires stub streets to be extended. The City of Kuna is supportive of the applicant's proposal noting that the City does not require the extension of stub streets and neighborhood opposition to the extension of the stub street from residents of Bittercreek Meadows Subdivision. ACHD has also been contacted by residents on Bittercreek Avenue requesting that it not connect into the site.

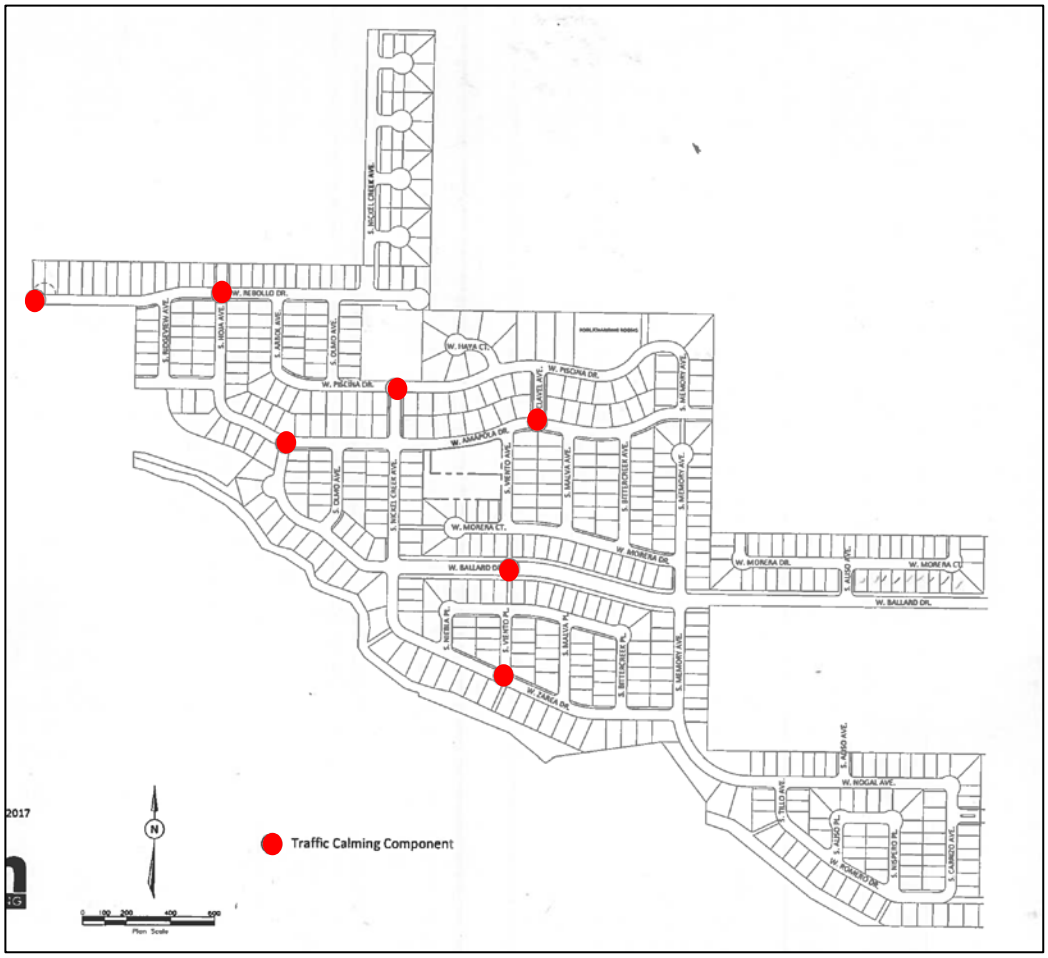
Staff recommends approval of the applicant's proposal to not extend Bittercreek Avenue into the site, as it is not desired by the City of Kuna and a pedestrian connection will be provided to provide connectivity between the two developments. The street is not necessary to serve the site, and the turnaround is fully improved.

## 12. Traffic Calming/Internal Street Design

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

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

**b. Staff Comments/Recommendations:** There are several long sections of both collector and local roadways proposed with the Gran Prado Subdivision, which are long and straight. The applicant has proposed to construct bulb-outs throughout the site to provide traffic calming. Staff is supportive of the applicant's proposal as the locations for the bulb-outs were coordinated with staff.




## 13. Tree Planters

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

## 14. Landscaping

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

## 15. Other Access

Amity Road and Ten Mile Road are classified as principal arterials roadways. Ballard Drive is classified as a collector roadway. Other than the access specifically approved with this application, direct lot access is prohibited to these roadways and should be noted on the final plat.

# D. Site Specific Conditions of Approval

1. Prior to ACHD's signature on the first final plat, provide written documentation demonstrating that Lindy Lane can be closed in the future when Nickel Creek Avenue is constructed.

2. Prior to ACHD's signature on the first final plat enter into a Cooperative Development Agreement with the District to improve the Amity/Ten Mile Road intersection with a roundabout, as listed in the ACHD's CIP and IFYWP.

    - The Cooperative Development Agreement shall include the intersection construction, as well as allocation of costs. ACHD will only provide impact fee credit for impact fee eligible costs of permanent intersection improvements consistent with CIP.

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

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

4. If the right-of-way for the construction of the Amity/Ten Mile roundabout is not available or able to be acquired, and if ACHD has not constructed a single lane roundabout at the Amity Road/Ten Mile Road intersection prior to construction of the first phase of this development, then the applicant shall install an interim signal within the existing right-of-way at the Amity Road/Ten Mile Road intersection prior to ACHD's signature on the first final plat.

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

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

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

5. Prior to ACHD's signature on the final plat which contains the 350$^{th}$ lot the applicant should be required to submit an intersection analysis for the Amity Road/ Linder Road and the Ten Mile Road/Victory Road intersections. Through the review of the intersection analysis it is determined that Ten Mile Road Victory Road intersection needs to be widened, then the applicant will need stop final platting and wait to ACHD to make the improvements.

6. If it is determined through the intersection analysis that improvements are needed at the Amity Road/Linder Road intersection, then install an interim signal within the existing right-of-way at the Amity Road/Linder Road intersection.

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

In order to ensure the Amity Road/Linder Road intersection will be improved when warranted, the following items must be in place prior plans acceptance for the final plat which contains the 351st building lot:

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

**7.** Prior to ACHD's signature on the final plat which contains the 440th lot the applicant should be required to submit a full updated traffic impact study. The updated traffic impact study shall include, at a minimum, a roadway segment analysis for Ten Mile Road from Amity Road to Overland, the Ten Mile Road/Victory Road intersection and the Amity Road/Victory intersection. Additional improvements may be required based on the findings of the future updated traffic impact study.

**8.** If it is determined through the updated traffic impact study that improvements are needed at the Amity Road/Victory Road intersection, then install an interim signal within the existing right-of-way at the Amity Road/Victory Road intersection.

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

In order to ensure the Amity Road/Victory Road intersection will be improved when warranted, the following items must be in place prior plans acceptance for the final plat which contains the 441st building lot:

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

**9.** Construct a 5-foot wide detached concrete sidewalk located a minimum of 41-feet from the centerline of Amity Road abutting the site. Provide a permanent right-of-way easement if sidewalks are to be placed outside of the dedicated right-of-way.

**10.** Widen the pavement on Amity Road to a minimum width of 17-feet from centerline plus a 3-foot wide gravel shoulder abutting the site.

**11.** When Nickel Creek Avenue is extended to Amity Road construct a westbound left turn lane on Amity Road at the intersection.

**12.** Construct a 5-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 if sidewalks are to be placed outside of the dedicated right-of-way.

**13.** Widen the pavement on Ten Mile Road to a minimum width of 17-feet from centerline plus a 3-foot wide gravel shoulder abutting the site.

**14.** When Ballard Drive is extended to Ten Mile Road construct a southbound right turn lane and a northbound left turn lane on Ten Mile Road at the intersection.

**15.** When Nogal Avenue is extended to Ten Mile Road construct a southbound right turn lane and a northbound left turn lane on Ten Mile Road at the intersection.

**16.** Construct Ballard Drive, from Ten Mile Road west 1,260-feet as ½ of a 36-foot resident collector section with 30-feet of pavement, vertical curb, gutter, and a 7-foot wide attached concrete

sidewalk abutting the site and a 3-foot gravel shoulder and barrow ditch on the other side of the roadway. The right-of-way should encompass the barrow ditch and the extend 2-feet behind the back of the sidewalks.

**17.** Construct the remainder of Ballard Drive as a 36-foot residential collector street section with vertical curb, gutter, and a 7-foot wide attached concrete sidewalk. The right-of-way should extend 2-feet behind the back of the sidewalk.

**18.** Construct Nickel Creek, from Amity Road south 1,115-feet as ½ of a 36-foot resident collector section with 30-feet of pavement, vertical curb, gutter, and a 7-foot wide attached concrete sidewalk abutting the site and a 3-foot gravel shoulder and barrow ditch on the other side of the roadway. The right-of-way should encompass the barrow ditch and the extend 2-feet behind the back of the sidewalks.

**19.** Construct Rebollo Drive from the west property line east approximately 470-feet, as ½ of a 36-foot street section with 30-feet of pavement with rolled curb, gutter, and 5-foot wide attached concrete sidewalk on the north side of the road abutting the site, and a 3-foot wide gravel shoulder, and barrow ditch on the on the other side of the roadway. The right-of-way should encompass the barrow ditch and the extend 2-feet behind the back of the sidewalks.

**20.** Construct all other internal local streets as 36-foot street sections with rolled curb, gutter, and 5-foot wide attached concrete sidewalks within 50-feet of right-of-way.

**21.** Construct 8 cul-de-sacs with a minimum radius of 45-feet.

**22.** After the preliminary plat is redesigned, all cul-de-sacs should be constructed to provide a minimum radius of 45-feet.

**23.** Construct one collector roadway, Nickel Creek Avenue to intersect Amity Road, abutting the site's west property line, as proposed.

**24.** Construct one collector roadway, Ballard Drive, to intersect Ten Mile Road, located approximately at the half mile between Amity and Lake Hazel Roads.

**25.** Construct one local street, Nogal Avenue to intersect Ten Mile Road 280-feet south of the north property line (property line north of Block 3 & 4).

**26.** Construct five local streets to intersect Ballard Drive located as follows:

- Aliso Avenue - located approximately 640-feet west of the east property line.
- Memory Avenue – north and south of Ballard Drive, located 1,410-feet west of Ten Mile Road.
- Nickel Creek Avenue – north and south of Ballard Drive, located 1,320-feet west of Memory Lane.

**27.** Construct 8 stub streets to be located as follows:

- Stub Street to the north, Aliso Avenue, located, 690-feet west of Ten Mile Road.
- Stub street to the north, Aliso Avenue, located, 690-feet west of Ten Mile Road.
- Stub street to the north, Enebro Avenue, located 600-feet west of Ten Mile Road.
- Stub street to the east, Bosque Street, located 600-feet south of Amity Road.
- Stub street to the east, Ridgeback Street, located 1,050-feet south of Amity Road.
- Stub street to the east, Amapola Drive, located 510-feet south of the north property line.
- Stub street to the west, Bosque Street, located 600-feet south of Amity Road.

- Stub street to the west, Piscina Drive, located 350-feet south of Rebollo Drive. The right-of-way for Piscina Drive shall extend to the south property line.
- Stub street to the west, Rebollo Drive, located at the site's southwest property line. Construct a temporary turnaround at the terminus of Rebollo Drive, as it extends greater than 150-feet in length. The temporary cul-de-sac turnaround shall be paved and constructed to the same be the dimensional requirements of a standard cul-de-sac. The developer shall grant a temporary turnaround easement to the District for those portions of the cul-de-sac which extend beyond the dedicated street right-of-way. In the instance where a temporary easement extends onto a buildable lot, the entire lot shall be encumbered by the easement and identified on the plat as a non-buildable lot until the street is extended.

**28.** Install a sign at the terminus of all 8 stub streets which states, "THIS ROAD WILL BE EXTENDED IN THE FUTURE."

**29.** Construct bulb-outs with a minimum 24-feet of pavement from back of curb to back of curb, in locations shown on the site plan on page 22.

**30.** Direct lot access to Amity Road, Ten Mile Road, and Ballard Drive is prohibited and shall be noted on the final plat.

**31.** Payment of impact fees is due prior to issuance of a building permit.

**32.** 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.** Applicant's Request for Modifications of Policy
**2.** Letter of Support from the City of Kuna
**3.** Vicinity Map
**4.** Site Plan
**5.** COMPASS Check List
**6.** Utility Coordinating Council
**7.** Development Process Checklist
**8.** Request for Reconsideration Guidelines

km ENGINEERING

October 19, 2017
Project No.: 16-152

Ms. Mindy Wallace
Ada County Highway District
3775 Adams Street
Garden City, ID 83714

**RE: Gran Prado Subdivision – Kuna, ID**
**Request for Modifications/Waivers of ACHD Policy**

Dear Ms. Wallace:

On behalf of Mr. Tim Eck of Renascence Farm, LLC, and Waters Edge Farm, LLC, please accept this request for modifications/waivers of ACHD's current Master Street Map (MSM) and Continuation of Streets policies.

As you know, the Gran Prado project was annexed into the City of Kuna earlier this year and an application for preliminary plat is currently being processed by the City. The plat proposes 530 buildable single-family residential lots, 67 common lots, and 1 shared driveway lot for a total of 598 lots. The current design proposes access to the subdivision via two connections to Ten Mile Road and one connection to Amity Road. A number of stub streets are also provided to the surrounding undeveloped parcels for future connectivity, and a Traffic Impact Study has been completed and submitted to ACHD for review to determine any necessary improvements to the existing area roadways as a result of the project.

As a part of the due diligence process for Gran Prado, Mr. Eck met extensively with Mr. Inselman and other ACHD staff to discuss the roadway layout and alignments depicted on the current preliminary plat. In those meetings it was discussed that certain standard policies, namely the MSM and Continuation of Streets policies, reflected future street alignments and stub street requirements that didn't make sense given the existing site conditions and the likelihood of future roadway extensions. Per direction given to Mr. Eck by Mr. Inselman, the following deviations from the MSM and Continuation of Streets policies were incorporated into the current Gran Prado design.

Firstly, the MSM shows Ballard Lane, an E/W collector street, extending west from Ten Mile Road and stubbing to the west property line. However, existing conditions in the area would prevent continuation of Ballard Lane past the Gran Prado site to the west, as the Mason Creek intersects the mid-mile alignment. Further, the properties directly across the Mason Creek along the mid-mile alignment are residential lots within Dreamcatcher Subdivision, and no provisions appear to have been made for the continuation of a collector roadway through that project. In light of this, Mr. Eck and Mr. Inselman discussed an appropriate termination point for the collector roadway within the Gran Prado project and the current preliminary plat reflects this agreement.

9233 West State Street • Boise, Idaho 83714 • 208.639.6939 • kmengllp.com

Secondly, the MSM shows Lindy Lane, a N/S collector street, extending south from Amity Road and stubbing to the south property line. Given the narrow configuration of the property connecting to Amity Road, the extension of a collector roadway would have required the roadway to be placed on the property's western boundary with several cul-de-sacs stubbing east to provide access to residential lots prohibited from having direct access to the collector roadway. Further, the Mason Creek's location through the site effectively severs the square mile and with no planned crossing of the Mason Creek, continuation of a collector roadway south through the project becomes unnecessary. In lieu of the collector roadway, the preliminary plat proposes a local roadway extension allowing for better site configuration as discussed with Mr. Inselman.

Lastly, Section 7206.2.4 of the ACHD Policy Manual includes the following requirement regarding the extension of existing stub streets: "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." Gran Prado is adjacent to Bittercreek Meadows Subdivision, which was platted in 2006. At that time, a large portion of Gran Prado was slated to become a future phase of Bittercreek Meadows and a stub street (S. Bittercreek Ave.) was provided. However, market downturn halted continuation of the project and with Mr. Eck's acquisition of the remaining property, the development plans changed. Mr. Eck was contacted by some of the Bittercreek Meadows residents and they requested that the stub street be permanently terminated in its current location and not be extended into the Gran Prado site. In Mr. Eck's discussions about this request with Mr. Inselman, it was agreed that since S. Bittercreek Ave. was built with a full cul-de-sac at its terminus as opposed to a temporary turnaround, continuation would not be required. Further, the Gran Prado project has adequate accesses elsewhere in the project and does not need the connection to Bittercreek Meadows for secondary emergency access.

In light of the information contained herein, we feel that the modifications/waivers of current policy are justified for Gran Prado Subdivision. Should you have questions or need further information, please feel free to contact me.

Sincerely,
**KM Engineering, LLP**

Kirsti Grabo
Development Coordinator

cc: N Star Farm, LLC
Waters Edge Farm, LLC
City of Kuna – Troy Behunin

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: Gran Prado stub street connection and classified roads through the site:

To Whom It May Concern;

Kuna's Planning and Zoning Department issues this letter of general support to the interested parties in an effort to plan, in the best way possible for the subdivision to be known as Gran Prado Subdivision (Gran Prado), by Renascence Farms, LLC.

During the public hearing process to annex Gran Prado into the City, multiple landowners from Bittercreek Meadows Subdivision (Bittercreek) testified of their concerns about traffic running through their subdivision with only one ingress and egress. The existing road within Bittercreek is a public street and is a long cul-de-sac (1,900'+), which has an approved turn-around at the terminus and has functioned sufficiently since it was built in 2006. There are no known concerns to the City of Kuna. Kuna City Code does require a connection to stub streets, however considering the sufficient and safe historical use of the existing road, coupled with concerns of multiple residents, Kuna's Planning and Zoning Department offers general support, if the developer chooses to *not* connect to the Bittercreek stub street.

Through discussions with the developer, it was determined that there are a number of extenuating physical constraints within Gran Prado such as the Mason Creek Feeder and the slope of the land among other conditions. Due to these barriers and if Ada County Highway District's plans for traffic circulation are met, Kuna Planning and Zoning Department will generally support the proposal to *not* require a north/south collector street throughout this project. This includes general support for the limited east west collector as proposed on plans dated August 25, 2017.

If you have any questions, please feel free to contact me at 208.922.5274 or by e-mail at WHowell@KunaId.Gov.

Respectfully,

Wendy I. Howell, PCED
Director of Planning Services

Cc Troy Behunin, Planner III,

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

10 October 2017

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

RE: KM Engineering-Gran Prado Sub. **17-10-S**
SWC Ten Mile & Amity Rds.
Nampa-Meridian Irrigation District NM-1581-1-15, NM-1582A,
Mason Creek Feeder Canal NM-1583B, NM-1584B,
Rawson Canal 436+40 NM-1587A, NM-1592A
Jamison Lateral 23+00,23+10,36+20,36+30
Sec. 34, T3N, R1W, BM.

Troy Behunin, PlannerIII.:

The United States' Mason Creek Feeder and Jamison Lateral lie within the boundary of the above-mentioned location. The easements for these laterals are 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 these laterals. We assert the federal easement 37 feet north and 35 feet south of the Mason Creek Feeder's centerline and we assert 20 feet around the box structure on the tail end of the Jamison Lateral. Whereas these areas are for the operation and maintenance of our facilities, no activity should hinder our ability to do so.

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

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

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

Project facilities and/or easements that parallel, and are within and/or intended to be within road right-of-ways due to any development of this property must be relocated

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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.

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.

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

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

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

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

NO DISCHARGE into any live irrigation system is permitted.

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

Should there be any small (neighborhood) irrigation 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 Nampa-Meridian Irrigation District it is important that representatives of this development contact the NMID 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 Nampa-Meridian 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
Greg Curtis — Water Superintendent, NMID
File

CENTRAL DISTRICT HEALTH DEPARTMENT

## CENTRAL DISTRICT HEALTH DEPARTMENT

### Environmental Health Division

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

Rezone # _____
Conditional Use # _____
Preliminary / Final / Short Plat 17-10-S
Gran Prado

☐ 1. We have No Objections to this Proposal.

☐ 2. We recommend Denial of this Proposal.

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

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

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

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

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

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

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

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

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

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

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

☐ 14. _____ Reviewed By: Rob Bady

_____ Date: 10/3/17

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10.6.2017

# *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: Grand Prado** **Agency: Kuna**

**CIM Vision Category: Future Neighborhood**

**New households: 530** **New jobs: 0** **Exceeds CIM forecast: No**

| | |
|---|---|
| CIM Corridor: **N/A**<br>Pedestrian level of stress: **N/A**<br>Bicycle level of stress: **N/A** | 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: **147**<br>Jobs within 1 mile: **90**<br>Jobs/Housing Ratio: **0.6** | 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: **>4 miles**<br>Nearest fire station: **>4 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: **Yes**<br>Farmland within 1 mile: **1,342 acres**<br>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: **>4 miles**<br>Nearest public school: **3.2 miles**<br>Nearest public park: **2.5 miles**<br>Nearest grocery store: **2.9 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

This proposal is in a largely farmland area. Necessary services, such as public transportation, public parks and schools, and employment, are several miles from this location. This proposal exceeds growth forecasted for this area. Transportation infrastructure may not be able to support the new transportation demands.

Consider providing an improved multiuse pathway along Mason Creek for bicycle and pedestrian connectivity per the 2015 Meridian Pathways Network Map. The proposed site plan indicates an interruption in the pathway. Consider placing a bikelane along an internal east-west road per the 2013 Kuna Master Plan.

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

Web: www.compassidaho.org
Email info@compassidaho.org
For more information about the development review process contact COMPASS at (208) 475-2239

COMPASS
COMMUNITY PLANNING ASSOCIATION
of Southwest Idaho

STATE OF IDAHO
DEPARTMENT OF ENVIRONMENTAL QUALITY
BOISE REGIONAL OFFICE
1445 North Orchard Street•Boise, ID 83706-2239•(208) 373-0550

# *DEQ Response to Request for Environmental Comment*

| | |
|---|---|
| *Date:* | *October 4, 2017* |
| *Agency Requesting Comments:* | *City of Kuna: Planning & Zoning Department* |
| *Date Request Received:* | *September 25, 2017* |
| *Applicant/Description:* | *Gran Prado – Residential Subdivision/Preliminary Plat Approval* |

*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 Conservations and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.*

- *No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards, Rules and Regulations for Hazardous Waste, and Rules and Regulations for the Prevention of Air Pollution.*

- ***Water Quality Standards.*** *Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852).*

  *Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.*

- ***Ground Water Contamination.*** *DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."*

  *For questions, contact Albert Crawshaw, Waste & Remediation Manager, at 373-0550.*

***6. Additional Notes***

- *If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at 373-0550, or visit the DEQ website (http://www.deq.idaho.gov/waste-mgmt-remediation/storage-tanks.aspx) for assistance.*

- *If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.*

*We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any our technical staff at 208-373-0550.*

Sincerely,

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

ec: TRIM 2017AEK133

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

(208) 334-8300
itd.idaho.gov

September 29, 2017

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

**VIA EMAIL**

**RE: 17-10-S GRAN PRADO SUBDIVISION**

The Idaho Transportation Department has reviewed the referenced subdivision application by Kirsti Grabo with KM Engineering for the Gran Prado Subdivision located south of West Amity Road and west of South Ten Mile Road, west of SH-69 milepost 6.69. ITD has the following comments:

1. This property does not abut the State highway system.
2. The City is reminded that the I-84 corridor is already becoming congested and this project will increase the number of vehicle trips in the corridor.
3. Idaho Code 40-1910 does not allow advertising within the right-of-way of any State highway.
4. 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.
5. ITD does not object to 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,

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

**MERIDIAN FIRE DEPARTMENT**

**COMMENTS MEETING DATE**:

Reviewer: ☑ Joe Bongiorno ☐ Rick Jackson ☐ Kenny Bowers

Planner Assigned: ☐ Josh Beach ☐ Sonya Allen ☐ Bill Parsons

SUBJECT: File/Subdivision: Gran Prado Subdivision
File No.: _____

The following will be the requirements and/or concerns to provide minimum levels of fire protection for the proposed project:

**FIRE DEPARTMENT ITEMS FOR IMMEDIATE FOLLOW-UP (PRIOR TO HEARING)**

A. ☐ The Fire Dept. has concerns about the ability to address the project and have the addresses visible from the street on which the project is addressed, as set forth in International Fire Code Section 505. Please contact the Addressing Specialist at 898-5500 to address this concern prior to submittal of the Certificate of Zoning Compliance application.

B. ☐ Please contact the Deputy Fire Chief immediately to address concerns related to the necessary Fire Department turn arounds. In accordance with International Fire Code Section 503.2.5, any roadway greater than 150 feet in length that is not provided with an outlet shall be required to have an approved turn around.

C. ☐ Please contact the Fire Code Plan Reviewer at 887-2211 to work out specific issues associated with this project as soon as possible.

D. ☐ Please contact the Deputy Fire Chief/Fire Prevention at 888-1234 to work out specific issues associated with this project as soon as possible.

**FIRE DEPARTMENT COMMENTS**

1. ☐ The proposed _____ lot subdivision with an estimated 3.05 residents per household would have a total estimated population of _____ residents at build out.

2. ☐ The proposed multi-family development with an estimated 2.10 residents per household would have a total estimated population of _____ residents at build out.

3. ☐ The proposed office/commercial lots lot will have an unknown transient population and will have an unknown impact on Meridian Fire Department call volumes.

4. ☐ The proposed project lies outside the five-minute response zone goal. Achievement of this goal is subject to budgetary constraints and is intended to enhance the probability of a favorable outcome on a request for Basic and Advanced Life Support. The budget

constraints are typically defined as capital outlay for facilities that are located within 1.5 miles from a given location and sufficient operational funds to staff the facilities.

5. ☐ The proposed location of the Meridian Fire Station meets the general requirements of the Master Site Plan for fire station locations. The site appears to have met the minimum lot dimensions required for a satellite fire station location.

6. ☐ Any newly installed Fire Department connections for sprinkler or standpipes will require locking Knox box plugs.

7. ☐ Based on the size of new construction and the location of the sprinkler room in relation to the address side of the structure, the AHJ may require separate Knox box locations. One being at the main, address side entrance and the other at the entrance to the sprinkler riser room.

8. ☐ The proposed project has no Fire Department concerns.

**FIRE DEPARTMENT DESIGN CRITERIA**

9. ☑ One and two family dwellings not exceeding 3,600 square feet require a fire-flow of 1,000 gallons per minute for a duration of 2 hours to service the entire project. One and two family dwellings in excess of 3,600 square feet require a minimum fire flow as specified in Appendix B of the International Fire Code. Fire Hydrant spacing shall be provided as required by Appendix C of the International Fire Code.

10. ☐ Acceptance of the water supply for fire protection will be by the Meridian Fire Department and water quality by the Meridian Water Department for bacteria testing.

11. ☑ Final Approval of the fire hydrant locations shall be by the Meridian Fire Department in accordance with International Fire Code Section (IFC) 508.5.4 as follows:
    a. Fire hydrants shall have the 4 ½" outlet face the main street or parking lot drive aisle.
    b. Fire hydrants shall not face a street which does not have addresses on it.
    c. Fire hydrant markers shall be provided per Public Works specifications.
    d. Fire Hydrants shall be placed on corners when spacing permits.
    e. Fire hydrants shall not have any vertical obstructions to outlets within 10'.
    f. Fire hydrants shall be placed 18" above finished grade to the center of the 4 ½" outlets.
    g. Fire hydrants shall be provided to meet the requirements of IFC Section 509.5.
    **h. Show all proposed or existing hydrants for all new construction or additions to existing buildings within 1,000 feet of the project.**

12. ☑ In accordance with International Fire Code Section 503.2.5 and Appendix D, any roadway greater than 150 feet in length that is not provided with an outlet shall be required to have an approved turn around. Phasing of the project may require a temporary approved turn around on streets greater than 150' in length with no outlet.

13. ☑ All entrances, internal roads, drive aisles, and alleys shall have a turning radius of 28' inside and 48' outside, per International Fire Code Section 503.2.4.

14. ☑ All common driveways shall be straight or have a turning radius of 28' inside and 48' outside and have a clear driving surface of 20' in width capable of supporting an imposed weight of 75,000 GVW, per International Fire Code Section 503.2.

15. ☑ Private Alleys and Fire Lanes shall have a 20' wide improved surface capable of supporting an imposed load of 75,000 lbs. All roadways shall be marked in accordance with Appendix D Section D103.6 Signs.

16. ☑ Requirements for dead-end fire apparatus access roads that are between 500'-750' in length are as follows: 1) Roadways shall be built to Ada County Highway District cross section standards and have a clear driving surface of 26-feet in width available at all times and shall have no parking; 2) Streets less than 32-feet in width shall have no parking on one side; and 3) Streets more than 39-feet in width shall be allowed to have parking on both sides. These measurements shall be based on the drivable surface dimension. Special approval is required for access roads over 750' in length per International Fire Code Table D103.6.1. and D103.6.2. The roadway shall be able to accommodate an imposed load of 75,000 GVW.

17. ☑ Provide signage ("No Parking Fire Lane") for all fire lanes in accordance with International Fire Code Sections 503.4 & D103.6.

18. ☑ Ensure that all yet undeveloped parcels are maintained free of combustible vegetation as set forth in International Fire Code Section 304.1.2.

19. ☐ Fire lanes, streets, and structures (including the canopy height of mature trees) shall have a vertical clearance of 13'6 as set forth in International Fire Code Section 503.2.1.

20. ☑ Operational fire hydrants, temporary or permanent street signs, and access roads with an all weather surface are required to be installed before combustible construction material is brought onto the site, as set forth in International Fire Code Section (IFC) 501.4 and Meridian amendment to IFC 10-4-2J.

21. ☑ To increase emergency access to the site a minimum of two points of access will be required for any portion of the project which serves more than 30 homes, as set forth in International Fire Code Section D107.1. The two entrances should be separated by no less than ½ the diagonal measurement of the full development as set forth in International Fire Code Section D104.3. The applicant shall provide a stub street to the property to the (west/east/north/south).

22. ☐ Building setbacks shall be per the International Building Code for one and two story construction.

23. ☑ The roadways shall be built to Ada County Highway District cross section standards and have a clear driving surface. Streets less than 26' in width shall have no on-street parking; streets less than 32' in width shall have parking only on one side. These measurements shall be based on the drivable surface dimension exclusive of shoulders. The overhead clearance shall be a minimum of 13' 6". The roadway shall be able to accommodate an imposed load of 75,000 GVW as set forth in International Fire Code Section 503.2.1. and D103.6.1 and D103.6.2.

24. ☐ Commercial and office occupancies will require a fire-flow consistent with International Fire Code Appendix B to service the proposed project. Fire hydrants shall be placed per Appendix C.

25. ☑ The fire department requests that any future signalization installed as the result of the development of this project be equipped with Opticom sensors to ensure a safe and efficient response by fire and emergency medical service vehicles. The cost of this installation is to be borne by the developer. (National Fire Protection Std 1141 Section 5.2.11.1)

26. ☐ Maintain a separation of 5' from the building to the dumpster enclosure as set forth in International Fire Code Section 304.3.3.

27. ☐ Provide a Knox box entry system for the complex prior to occupancy as set forth in International Fire Code Section 506.

28. ☐ The first digit of the Apartment/Office Suite shall correspond to the floor level as set forth in International Fire Code Section 505.1.

29. ☐ The applicant shall work with Public Works and Planning Department staff to provide an address identification plan and a sign which meets the requirements of the City of Meridian sign ordinance and is placed in a position that is plainly legible and visible from the street or road fronting the property, as set forth in International Fire Code Section 505.1.

30. ☐ All aspects of the building systems (including exiting systems), processes & storage practices shall be required to comply with the International Fire Code Section 101.2.

31. ☐ All portions of the buildings located on this project must be within 150' of a paved surface as measured around the perimeter of the building as set forth in International Fire Code Section 503.1.1.

32. ☐ Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the code official as set forth in International Fire Code Section 507.5.1. For buildings equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2 the distance requirement shall be 600 feet (183).

    a. For Group R-3 and Group U occupancies, the distance requirement shall be 600 feet (183 m).

    b. For buildings equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2, the distance requirement shall be 600 feet (183 m).

33. ☐ All daycares must pass an inspection using the criteria of the Idaho State Fire Marshal as set forth in Idaho Statute Title 39-1109. Prior to scheduling an inspection, the applicant must pay a fee of $20 for the cost of the inspection.

34. ☐ All electric gates are required to be 20' in width and equipped with a Knoxbox key switch as set forth in International Fire Code Section 503.6 & National Fire Protection Standard 1141, Section 5.3.17.3.

35. ☐ All R-2 occupancies with 3 or more units shall be required to be fire sprinkled as set forth in International Fire Code Section 903.2.8.

36. ☐. There shall be a fire hydrant within 100' of all fire department connections as set forth in local amendment to the International Fire Code 10-4-2L.

37. ☐ The Fire Department will require Knoxbox Fire Department Connection caps on all FDC inlets. IFC 102.9

38. ☑ Buildings over 30' in height are required to have access roads in accordance with the International Fire Code Appendix D Section D105.

39. ☐ This project will be required to provide a 20' wide swing or rolling emergency access gate as set forth in International Fire Code Sections 503.5 and 503.6. The gate shall be equipped with a Knoxbox padlock which has to be ordered thru the Meridian Fire Department. All gates at the entrance to fire lanes shall be located a minimum of 30 feet from the roadway and shall open away from the roadway, unless other provisions are made for safe personnel operations as set forth in National Fire Protection Standard 1141, Section 5.3.17.

40. ☐ Emergency response routes and fire lanes shall not be allowed to have traffic calming devices installed without prior approval of the Fire Code Official. National Fire Protection Standard 1141, Section A5.2.18.

41. ☐ Gates shall be provided on the front and rear of the property.

42. ☐ Side yard fences shall not be allowed.

43. ☐ Public alleys that serve mews shall be a minimum of 24 feet in width.

44. ☐ **COMMERCIAL AND INDUSTRIAL -** Buildings or facilities exceeding 30 feet (9144mm) or three stories in height shall have at least two means of fire apparatus access for each structure. The access roads shall be placed a distance apart equal to not less than one half of the length of the overall diagonal dimension of the property or area to be served, measured in a straight line as set forth in International Fire Code Appendix D104.1.

45. ☐ **COMMERCIAL AND INDUSTRIAL -** Buildings or facilities having a gross building area of more than 62,000 square feet (5760 $m^2$) shall be provided with two separate and approved fire apparatus access roads separated by one half of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses as set forth in International Fire Code Appendix D104.2.

    a. **Exception**: Projects having a gross building area of up to 124,000 square feet (11520 $m^2$) that have a single approved fire apparatus access road and all buildings are equipped throughout with approved automatic sprinkler systems. (Remoteness Required)

46. ☐ **ALLEY** – In all cases, right of ways shall be a minimum of 20' in width. The entrance to the alley from the public street shall provide a minimum twenty-eight foot (28') inside and forty-eight foot (48') outside turning radius. No parking shall be allowed on either side of the street. The minimum distance for alley accessed properties shall be 20' from the face of a garage to the property line. (International Fire Code Section 503.4)

47. ☑ As set forth in International Fire Code Section D103.3, the Fire Department is opposed to any landscape island in the middle of a cul de sac that may prevent a fire truck from turning around on the end of the court.

48. ☐ As set forth in International Fire Code Section 503.2 and D102.1, fire apparatus access roads are required to be 20' in width, consist of an improved gravel surface capable of supporting 75,000 GVW, and shall be provided to all athletic fields, concession stands and pathways. An approved water supply shall be provided to all structures. Plans and specifications shall be provided to the Fire Department for review and approval.

49. ☐ As set forth in International Fire Code Section 504.1, multi-family and commercial projects shall be required to provide an additional sixty inches (60") wide access point to the building from the fire lane to allow for the movement of manual fire suppression equipment and gurney operations. The unobstructed breaks in the parking stalls shall be provided so that building access is provided in such a manner that the most remote part of a building can be reached with a length of 150' fire hose as measured around the perimeter of the building from the fire lane. Code compliant handicap parking stalls may be included to assist meeting this requirement. Contact the Meridian Fire Department for details.

# 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: Gran Prado Subdivision Preliminary Plat

Date and time of neighborhood meeting: September 7, 2017 @ 6:00 p.m.

Location of neighborhood meeting: Kuna Sewer Plant - 6950 South Ten Mile

**SITE INFORMATION:**

Location: Quarter: ____ Section: 34 Township: 3N Range: 1W Total Acres: +/- 133

Subdivision Name: Gran Prado Lot: ____ Block: ____

Site Address: see narrative Tax Parcel Number(s): see narrative

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

**CURRENT PROPERTY OWNER:**

Name: Renascence Farm, LLC & Waters Edge Farm, LLC

Address: 6152 West Half Moon Ln City: Eagle State: ID Zip: 83616

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

Name: Kirsti Grabo Business (if applicable): KM Engineering, LLP

Address: 9233 West State Street City: Boise State: ID Zip: 83714

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

| *Application Type* | *Brief Description* |
|---|---|
| Annexation | |
| Re-zone | |
| Subdivision (Sketch Plat and/or Prelim. Plat) | Preliminary Plat |
| Special Use | |
| Variance | |
| Expansion of Extension of a Nonconforming Use | |
| Zoning Ordinance Map Amendment | |

**APPLICANT:** Representative
Name: Kirsti Grabo - KM Engineering, LLP
Address: 9233 West State Street
City: Boise State: ID Zip: 83714
Telephone: 208.639.6939 Fax: 208.639.6930
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) Rep. Date 9.8.17

**Gran Prado Subdivision**
**Neighborhood Meeting Sign-in Sheet**
**September 7, 2017 - 6:00 pm - City of Kuna Sewer Plant**

| Name | Address | Phone |
|---|---|---|
| EDWARD ANDERSON | 5162 S. BITTERCREEK AVE | 208-891-8572 |
| STEVE GLOVER | 4050 W. Legacy LN. | 706-471-3390 |
| KEN BRICKER | 5020 SO. COUNTRY LIFE LANE | 208-871-4172 |
| SUE BRICKER | 5020 So. COUNTRY LIFE LANE | 208-871-4172 |
| DAN CHENEY | 4950 S. BITTERCREEK AVE | 208 761-7024 |
| Justin Blackstock | 2228. W. Piazza St. | 208-871-0642 |
| Chris Wells | 5199 S. Bittercreek | 208-884-5526 |
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Gran Prado Neighborhood Meeting
September 7, 2017 – 6:00 pm
Kuna Sewer Plant

Discussion Items and Questions

- Happy with the lot sizes along the south edge of Bitter Creek.
- Why aren't there larger lots along the west side of the Bricker property?
- Is there access to the lagoon?
- How will the floodplain along the Mason Creek be dealt with?
- Will there be fencing along the Mason Creek?
- Will there be a path along the Mason Creek?

km ENGINEERING
9233 WEST STATE STREET | BOISE, ID 83714 | 208.639.6939 | FAX 208.639.6930

August 24, 2017
Project No.: 16-152

**Legal Description for the proposed**
**Gran Prado Subdivision**

A parcel of land being a portion of Section 34, Township 3 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho and being more particularly described as follows:

Commencing at an aluminum cap marking the northeast corner of said Section 34, thence following the easterly line of the Northeast 1/4 of said Section 34,S00°27'30"W a distance of 2,648.52 feet to a found aluminum cap marking the east 1/4 corner of said Section 34;
Thence leaving said easterly line and following the southerly line of said Northeast 1/4, N89°25'56"W a distance of 48.00 feet to the **POINT OF BEGINNING.**

Thence following said southerly line, N89°25'56"W a distance of 1,267.48 feet to a found 5/8-inch rebar marking the C-E 1/16 corner;
Thence leaving said southerly line and following the westerly line of the Northeast 1/4 of the Southeast 1/4 of said Section 34, S00°40'58"W a distance of 663.55 feet to a point;
Thence leaving said westerly line and following the northerly line of the North 1/2 of the Northeast 1/4 of the Southeast 1/4 of said Section 34, S89°26'56"E a distance of 1,269.26 feet to a point on the westerly right-of-way line of S. Ten Mile Road;
Thence leaving said northerly line and following said westerly right-of-way line, S00°31'45"W a distance of 786.71 feet to a point;
Thence leaving said westerly right-of-way line, N89°28'15"W a distance of 563.00 feet to a point;
Thence N60°44'02"W a distance of 257.06 feet to a point;
Thence N51°09'25"W a distance of 483.98 feet to a point;
Thence N71°45'49"W a distance of 107.07 feet to a point on the westerly line of the Northeast 1/4 of the Southeast 1/4 of said Section 34;
Thence following said westerly line, N00°40'58"E a distance of 98.05 feet to a found 5/8-inch rebar on the northerly subdivision boundary of DreamCatcher Subdivision (a subdivision on file in Book 80, Pages 8639-8641, records of Ada County, Idaho);
Thence leaving said easterly line and following said northerly subdivision boundary the following courses:

1. N37°01'00"W a distance of 340.72 feet ;
2. S81°55'00"W a distance of 493.00 feet;
3. S54°50'00"W a distance of 47.00 feet;
4. N51°00'00"W a distance of 215.00 feet;
5. N68°00'00"W a distance of 444.99 feet;
6. N74°12'00"W a distance of 43.22 feet;
7. N54°50'00"W a distance of 259.00 feet;
8. N32°48'00"W a distance of 69.00 feet;
9. N07°50'00"E a distance of 88.00 feet;
10. N08°42'00"W a distance of 99.00 feet;
11. N69°52'00"W a distance of 225.00 feet;
12. N20°18'00"W a distance of 90.00 feet;
13. N64°28'00"W a distance of 188.00 feet;
14. N36°46'00"W a distance of 172.00 feet;

15. N44°26'00"W a distance of 77.00 feet;
16. N58°40'00"W a distance of 206.00 feet;
17. N74°06'00"W a distance of 276.82 feet to a point on the westerly line of the Southeast 1/4 of the Northwest 1/4 of said Section 34;

Thence leaving said northerly subdivision boundary and following said westerly line, N00°52'46"E a distance of 86.54 feet;
Thence leaving said westerly line, S83°37'10"E a distance of 55.38 feet;
Thence S71°29'04"E a distance of 173.98 feet;
Thence S72°30'29"E a distance of 94.36 feet;
Thence S66°34'34"E a distance of 48.08 feet;
Thence S57°30'33"E a distance of 85.85 feet;
Thence N42°15'35"E a distance of 174.08 feet;
Thence 132.58 feet along the arc of a circular curve to the left, said curve having a radius of 575.00 feet, a delta angle of 13°12'41", a chord bearing of N64°26'20"W and a chord distance of 132.29 feet;
Thence N71°02'40"W a distance of 161.80 feet;
Thence 217.00 feet along the arc of a circular curve to the right, said curve having a radius of 175.00 feet, a delta angle of 71°02'45", a chord bearing of N35°31'20"W and a chord distance of 203.36 feet;
Thence N00°00'00"E a distance of 18.04 feet;
Thence 31.23 feet along the arc of a circular curve to the left, said curve having a radius of 20.00 feet, a delta angle of 89°27'26", a chord bearing of N44°43'24"W and a chord distance of 28.15 feet;
Thence N89°26'47"W a distance of 128.85 feet to a point on said westerly line of the Southeast 1/4 of the Northwest 1/4;
Thence following said westerly line, N00°52'46"E a distance of 376.45 feet to a found 5/8-inch rebar marking the NW 1/16 corner of said Section 34;
Thence leaving said westerly line and following the southerly line of the Northwest 1/4 of the Northwest 1/4 of said Section 34, N89°21'57"W a distance of 472.05 feet;
Thence leaving said southerly line, N00°55'56"E a distance of 184.17 feet;
Thence N22°14'16"W a distance of 17.20 feet;
Thence S89°21'57"E a distance of 1,507.19 feet;
Thence N00°49'37"E a distance of 1,079.18 feet to a point on the southerly right-of-way line of W. Amity Road;
Thence following said southerly right-of-way line, S89°17'12"E a distance of 290.03 feet to a point;
Thence following said southerly right-of-way line, S89°18'18"E a distance of 15.00 feet;
Thence leaving said southerly right-of-way, S00°49'37"W a distance of 1,278.79 feet to a point on the northerly line of the Southwest 1/4 of the Northeast 1/4 of said Section 34;
Thence following said northerly line, S89°21'00"E a distance of 1,296.27 feet to a found 5/8-inch rebar marking the NE 1/16 corner of said Section 34;
Thence leaving said southerly line and following the easterly line of said Southwest 1/4 of the Northeast 1/4, S00°37'47"W a distance of 994.24 feet;
Thence leaving said easterly line and following the northerly line of the South 1/2 of the South 1/2 of the Southeast 1/4 of the Northeast 1/4, S89°24'57"E a distance of 1,266.49 feet to a point on the westerly right-of-way line of S. Ten Mile Road;
Thence following said westerly right-of-way line, S00°27'30"W a distance of 331.05 feet to the **POINT OF BEGINNING.**

**EXCEPTING THEREFROM**

A parcel of land being a portion of the East 1/2 of the Northwest 1/4 of Section 34, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho and being more particularly described as follows:

Commencing at a brass cap marking the north 1/4 corner of said Section 34, thence following the easterly line of said Northwest 1/4, S00°49'37"W a distance of 1,326.80 feet to a found 5/8-inch rebar marking the C-N 1/16 corner of said Section 34,
Thence leaving said easterly line and following the northerly line of the Southeast 1/4 of the Northwest 1/4 of said Section 34, N89°21'57"W a distance of 14.91 feet to the **POINT OF BEGINNING.**

Thence leaving said northerly line, S00°53'38"W a distance of 325.32 feet to a point;
Thence N89°21'57"W a distance of 277.98 feet to a point;
Thence N00°52'46"E a distance of 345.35 feet to a point;
Thence S89°21'57"E a distance of 156.86 feet to a point;
Thence S00°38'03"W a distance of 20.02 feet to a point;
Thence S89°21'57"E a distance of 121.12 feet to the **POINT OF BEGINNING.**

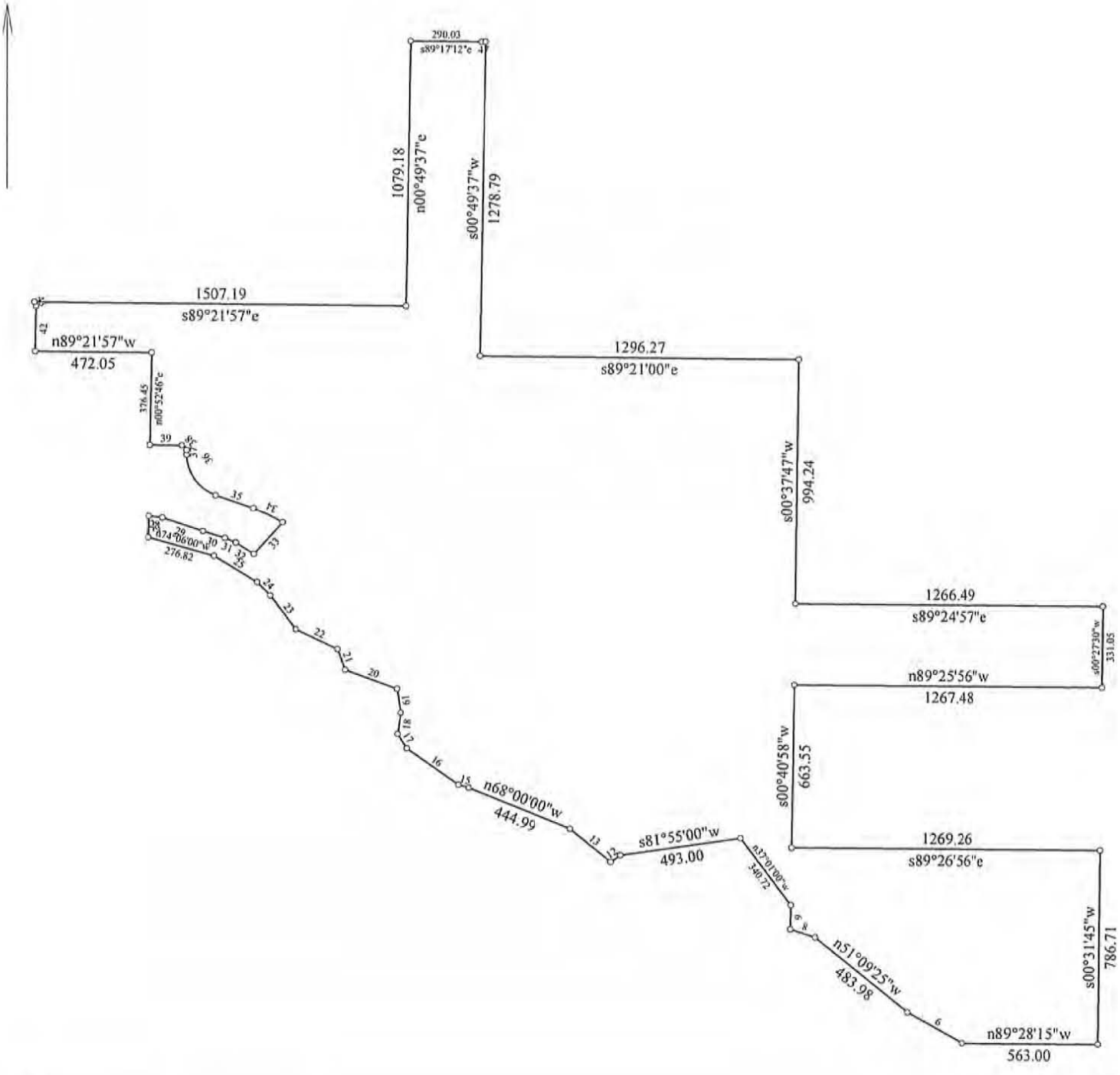
**ALSO EXCEPTING THEREFROM**

A parcel of land being a portion of the Southwest 1/4 of the Northeast 1/4 of Section 34, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho and being more particularly described as follows:

Commencing at a brass cap marking the north 1/4 corner of said Section 34, thence following the westerly line of said Northeast 1/4, S00°49'37"W a distance of 1,326.80 feet to a found 5/8-inch rebar marking the C-N 1/16 corner of said Section 34;
Thence following said westerly line S00°49'37"W a distance of 635.32 feet to the **POINT OF BEGINNING.**

Thence leaving said westerly line, S89°21'57"E a distance of 33.59 feet;
Thence 30.47 feet along the arc of a circular curve to the left, said curve having a radius of 250.00 feet, a delta angle of 06°58'56", a chord bearing of N87°08'35"E and a chord distance of 30.45 feet to a point;
Thence N83°39'07"E a distance of 116.36 feet to a point;
Thence 155.80 feet along the arc of a circular curve to the left, said curve having a radius of 650.00 feet, a delta angle of 13°44'01", a chord bearing of N76°47'07"E and a chord distance of 155.43 feet to a point;
Thence 38.65 feet along the arc of a reverse curve to the right, said curve having a radius of 20.00 feet, a delta angle of 110°42'41", a chord bearing of S54°43'34"E and a chord distance of 32.91 feet to a point;
Thence S00°37'47"W a distance of 258.37 feet to a point;
Thence N89°10'23"W a distance of 358.23 feet to a point on said westerly line of the Northeast 1/4;
Thence following said westerly line, N00°49'37"E a distance of 222.67 feet to the **POINT OF BEGINNING.**

Said total parcel description contains 132.757 acres, more or less, and is subject to all existing easements and/or rights-of-way of record or implied.




| Title: Overall Pre-Exceptions | Date: 08-24-2017 |
|---|---|
| Scale: 1 inch = 600 feet | File: |

## Kirsti Grabo

**From:** Sub Name Mail [subnamemail@adaweb.net]
**Sent:** Thursday, June 22, 2017 9:08 AM
**To:** Kirsti Grabo
**Cc:** Aaron Ballard
**Subject:** Gran Prado Subdivision Name Reservation

June 22, 2017

Kirsti Grabo, KM Engineering
Aaron Ballard, KM Engineering

RE: Subdivision Name Reservation: **GRAN PRADO SUBDIVISION**

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

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

Sincerely,

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

---

**From:** Kirsti Grabo [mailto:KGrabo@kmengllp.com]
**Sent:** Monday, June 12, 2017 11:13 AM
**To:** Sub Name Mail
**Subject:** [EXTERNAL] RE: Sub Name Request

We'll take it. Thanks Glen!

---

**From:** Sub Name Mail [mailto:subnamemail@adaweb.net]
**Sent:** Monday, June 12, 2017 10:14 AM
**To:** Kirsti Grabo
**Subject:** RE: Sub Name Request

Kirsti,

Gran Prado would work, if that's what you want.

**Glen Smallwood**
***Surveying Technician***
**Ada County Development Services**
200 W. Front St., Boise, ID 83702
(208) 287-7926 *office*
(208) 287-7909 *fax*

---

**From:** Kirsti Grabo [mailto:KGrabo@kmengllp.com]
**Sent:** Saturday, June 10, 2017 4:46 PM
**To:** Sub Name Mail
**Subject:** [EXTERNAL] Sub Name Request

Hi Glen & Jerry –

We are currently working on a large project for Tim Eck at the SWC of Ten Mile and Amity in Kuna. The parcel numbers are as follows, and I've also attached a vicinity map for clarity:

R0967660156
R0967660155
S1234142351
R0967660151
S1234212935
S1234244310
S1234121105
S1234212405
S1234417520

Tim has provided me with 2 name requests, which are as follows:

1. Owyhee Vista Subdivision
2. Gran Prado Subdivision

Please let me know if either of these will work.

Thanks,

Kirsti Grabo
Development Coordinator
Office Manager

---

KM Engineering, LLP
9233 West State Street
Boise, ID 83714
208.639.6939 Fax 208.639.6930
kgrabo@kmengllp.com

KITTELSON & ASSOCIATES

# Transportation Impact Study

# Gran Prado Subdivision

Kuna, Idaho

August 2017

This is the Exec Summary only.

Please contact P & Z for a full copy of the TIS.

PREPARED FOR:
**Renascence Farm, LLC**
Mr. Tim Eck
6152 W Half Moon Lane
Eagle, Idaho 83616

PREPARED BY:
**KITTELSON & ASSOCIATES, INC.**
101 S Capitol Boulevard, Suite 301
Boise, ID 83706
208.338.2683

Transportation Impact Study

# Gran Prado Subdivision

Kuna, Idaho

Prepared For:
**Renascence Farm, LLC**
6152 W Half Moon Lane
Eagle, Idaho 83616

Prepared By:
**Kittelson & Associates, Inc.**
101 South Capitol Boulevard, Suite 301
Boise, Idaho 83702
(208) 338-2683

Project Principal: John Ringert, PE
Project Manager: Brett Korporaal

Project No. 21517

August 2017

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# Section 1
# Executive Summary

# EXECUTIVE SUMMARY

Renascence Farm, LLC is proposing to develop the Gran Prado Subdivision, a 533 single-family unit housing development situated on approximately 135 acres in Kuna, Idaho. The development is located on the south side of Amity Road and west of Ten Mile Road. Figure 1 illustrates the site's vicinity in Ada County, Idaho.

The parcels of land proposed for the new subdivision is identified as Rural Urban Transition by the City of Kuna's *City Zoning Map* (Reference 2). The property is also identified as a mixture of Low Density Residential, Medium Density Residential, and Mixed-Use Residential by the City of Meridian's future land use map (Reference 3). These parcels will be rezoned for the development of single-family residential units. The parcels in the immediate vicinity of the site are also zoned as Rural Urban Transition by the City of Kuna and Low Density Residential, Medium Density Residential, Mixed-Use Residential, and Rural Estate Residential in the City of Meridian future land-use map.

Access to the Gran Prado Subdivision is proposed via one new local street connection on Amity Road approximately 2,810 feet west of Ten Mile Road, one collector street connection to Ten Mile Road approximately 2,640 feet south of Amity Road (opposite Ballard Lane), and a local street connection to Ten Mile Road approximately 1,850 feet north of Lake Hazel Road. Additionally, the internal streets of the development will provide access to the current homes on Lindy Lane, and therefore, Lindy Lane is proposed to be closed at Amity Road.

Currently, the site is undeveloped. The development is planned to be completed in 10 phases, with a projected full build-out in year 2027. The preliminary site plan is shown in Figure 2. The TIS addresses the development's impacts in the buildout year 2027 and evaluates the approximate number of homes that can be built before the proposed mitigations are necessary.

## FINDINGS

### Existing Conditions

- The study evaluated five off-site intersections during the a.m. and p.m. peak period of a typical weekday (Tuesday – Thursday).
- All study intersections were found to operate at acceptable operating standards during the existing weekday a.m. and p.m. peak hours with the exceptions of:
    - **Amity Road & Ten Mile Road (PM Peak Hour)** – During the weekday p.m. peak hour, the southbound approach operates with a volume-to-capacity ratio of 1.00, resulting in LOS F. This intersection is identified as a future single lane roundabout in ACHD's Five Year Work Plan with a scheduled construction in year 2021. Two mitigation options were identified, which are already conditions of the Caspian Subdivision and will be included in a development agreement with ACHD for that project. These options include:

- A temporary traffic signal, the intersection operates at LOS B with a volume-to-capacity ratio of 0.53 and 0.68 during the a.m. and p.m. peak hour, respectively.

- Construction of the ACHD roundabout per the Five-Year Work Plan scheduled for construction in 2021.

- **Black Cat Road & Amity Road (PM Peak Hour)** – During the weekday p.m. peak hour, the westbound approach meets ACHD standards but operates at LOS D, triggering the need to consider the need for a traffic signal or roundabout. Based on a planning-level signal warrant analysis, the intersection meets the volume-based traffic signal warrants #1, #2, and #3.

    - While the intersection is estimated to meet traffic signal warrants, it currently meets ACHD operational standards. ACHD's *2016 Capital Improvement Plan* (Intersection #1 in CIP, Reference 7) identifies improvements to the Amity Road/Black Cat Road intersection for completion in year 2026-2030 timeframe. The improvement includes signalizing the intersection along with reconstructing and widening the stop controlled intersection approaches to add left-turn lanes on each approach and right-turn lanes for the westbound and southbound approaches.

    - Due to the intersection meeting the ACHD LOS standards, no mitigation is proposed under existing conditions.

- All ACHD study roadway segments operate at acceptable levels of service.
- Crash data at the study intersections for the most recent five years (2011-2015) was analyzed for any existing crash trends, below are the findings:

    - There were no crashes reported at the Ten Mile Road & Ballard Lane stop-controlled intersection (location of proposed Site Access B).

    - Signalized intersection of Victory Road & Ten Mile Road average two reported crashes per year since 2011, consisting of rear-end and angle crashes.

    - Angle crashes were the most common crash type, accounting for approximately 44% of all crashes.

    - There were no fatalities along any of the study roadways or at any of the study intersections.

## Year 2027 Background Traffic Conditions

- Year 2027 background traffic volumes were forecasted using a 3% annual growth rate and included the addition of in-process traffic from Caspian Subdivision and Phases 1 and 2 of the proposed Springhill Subdivision.
- Year 2027 background traffic analysis (without inclusion of site-generated traffic) found that all of the study intersections are forecast to operate at acceptable levels of service and volume-to-capacity ratios during the mid-weekday a.m. and p.m. hours with the exception of:
    - **Amity Road & Ten Mile Road (AM and PM Peak Hour)** – During the weekday a.m. peak hour, the eastbound and northbound approaches are projected to exceed capacity and during the weekday p.m. peak hour, the westbound and southbound approaches are projected to exceed capacity. Two mitigation options were identified, and which are conditions on the Caspian Subdivision, which include:
        - A temporary traffic signal in place, the intersection operates at LOS C with a volume-to-capacity ratio of 0.65 and 0.81 during the a.m. and p.m. peak hour, respectively.
        - Construction of the ACHD roundabout per the Five-Year Work Plan results in an acceptable level of service and meets the ACHD operational criteria for an unsignalized intersection. But it does not meet the *ACHD Policy Manual Section 5108.5.4*, which identifies the maximum volume-to-capacity ratio at a roundabout to be 0.85. The southbound movement exceeds the 0.85 threshold an would require the following additional mitigation:
            - Addition of a southbound right-turn bypass lane.
    - **Black Cat Road & Amity Road (PM Peak Hour)** – During the weekday p.m. peak hour the westbound approach exceeds capacity, triggering the need to consider a traffic signal or roundabout. ACHD's *2016 Capital Improvement Plan* (Intersection #1 in CIP, Reference 7) identifies improvements to the Amity Road & Black Cat Road intersection for completion in year 2026-2030 timeframe. With the CIP improvements, the intersection operates acceptably.
    - **Amity Road & Linder Road (PM Peak Hour)** – During the weekday p.m. peak hour the westbound approach is projected to reach capacity. Two mitigation options have been identified:
        - Construct a roundabout: ACHD's *2016 Capital Improvement Plan* (Intersection #5 in CIP, Reference 7) has a roundabout planned as part of CIP # IN2016-5 (Year 2031-2035: Reconstruct the stop controlled intersection to a be a single lane roundabout with a westbound bypass lane).

- Install a temporary traffic signal which is also a condition for the Caspian Residential development.

- All ACHD study roadway segments are projected to continue operating at acceptable levels of service with the exception of Ten Mile Road between Amity Road and Victory Road.
  - This section of Ten Mile Road is projected to exceed the ACHD threshold volume for a two-lane principal arterial roadway. While the segment is shown to exceed the threshold, the more detailed intersection analysis at Amity Road and Victory Road identified that a single lane in each direction is sufficient. Therefore, widening may not be needed until additional through lanes on Ten Mile Road are required at the critical intersections.

## Trip Generation and Distribution

- The *ITE Trip Generation Manual, 9th Edition* was used to estimate the trip generation for the proposed Gran Prado Subdivision.
- The proposed Gran Prado Subdivision development, with 533 single-family homes in the buildout year of 2027, is estimated to generate a total of 4,896 daily net new trips, 382 weekday a.m. peak hour net new trips (96 inbound / 286 outbound), and 474 weekday p.m. peak hour net new trips (299 inbound / 175 outbound).
- The distribution pattern for site-generated trips was developed by evaluating existing traffic patterns and major trip origins and destinations within the study area, as well as a select zone analysis from COMPASS' regional travel demand model.

## Year 2027 Total Traffic Conditions

- Year 2027 total traffic conditions found all study intersections will continue to operate at acceptable levels of service during the weekday a.m. and p.m. peak hours with the exception of:
  - **Amity Road & Ten Mile Road (AM and PM Peak Hour)** – During the weekday a.m. peak hour, the eastbound and northbound approaches are projected to exceed capacity and during the weekday p.m. peak hour, the westbound and southbound approaches are projected to exceed capacity. Similar to exiting and background traffic conditions, two mitigation options are evaluated. Both have already been conditioned for the Caspian Subdivision, which include:
    - A temporary traffic signal in place, the intersection operates at LOS C with a volume-to-capacity ratio of 0.73 and 0.91 during the a.m. and p.m. peak hour, respectively.

- Construction of the proposed ACHD roundabout per the Five-Year Work Plan results in the northbound approach exceeding capacity during the weekday a.m. peak hour and the southbound approaches exceeding capacity during the weekday p.m. peak hour. In order to meet the *ACHD Policy Manual Section 5108.5.4* maximum volume-to-capacity ratio threshold (0.85) at the roundabout, the following additional mitigation is necessary:
  - Multi-lane roundabout with two northbound and southbound through lanes.

- **Black Cat Road & Amity Road (PM Peak Hour)** – During the weekday p.m. peak hour the westbound approach continues to exceed capacity, triggering the need to consider a traffic signal or roundabout. ACHD's *2016 Capital Improvement Plan* (Intersection #1 in CIP, Reference 7) identifies improvements to the Amity Road & Black Cat Road intersection for completion in year 2026-2030 timeframe. With the CIP improvements the intersection operates acceptably. Signalization is projected to be needed in approximately 2021 with approximately 220 units at the Gran Prado Subdivision. Given that Gran Prado's North Access at Amity Road will not be constructed until the final major phase of the development and may result in reduced impact on the intersection in the early phases of development; the timing for the signalization would need to be re-evaluated prior to the 220$^{th}$ unit to confirm the timing for the signal.

- **Amity Road & Linder Road (PM Peak Hour)** – During the weekday p.m. peak hour the westbound approach is projected to reach capacity. Two mitigation options have been identified:
  - Construct a roundabout: ACHD's *2016 Capital Improvement Plan* (Intersection #5 in CIP, Reference 7) has a roundabout planned as part of CIP # IN2016-5 (Year 2031-2035: Reconstruct the stop controlled intersection to be a single lane roundabout with a westbound bypass lane).
  - Install a temporary traffic signal: Install a temporary signal with left-turn lanes. This is also a condition for the Caspian Residential development.
    - ACHD has required the Caspian Subdivision development to restudy this intersection at 280 units and make improvements if necessary. It is projected to require improvements at approximately 350 units at Gran Prado.

- **Victory Road & Ten Mile Road (AM and PM Peak Hour)** – During the weekday a.m. peak hour, the northbound through movement is projected have a volume-to-capacity ratio of 0.94 which exceeds the ACHD threshold of 0.90. This is expected to

occur in approximately 2025 with 440 units at Gran Prado. The following mitigation is necessary:

- An additional northbound through lane on Ten Mile Road.

- All ACHD study roadway segments are projected to continue operating at acceptable levels of service with the exception of Ten Mile Road between Amity Road and Victory Road.
  - This section of Ten Mile Road is projected to continue to exceed the ACHD threshold volume for a two-lane principal arterial roadway. While the segment is shown to exceed the threshold in approximately 2021 with 250 units at Gran Prado, the more detailed intersection analysis at Amity Road and Victory Road identified that a single lane in each direction will allow the segment to operate under capacity until approximately 2025 with 440 units at Gran Prado. It should be noted that widening of Ten Mile Road was included in the ACHD 2012 CIP, but not in the current 2016 CIP.

## Site Access Evaluation

- The turn lane analysis using ACHD procedures resulted in turn lane warrants at the following site access streets:
  - Amity Road & North Access (Site Access A) :
    - Westbound left-turn lane
  - Ten Mile Road & Ballard Lane/Site Access (Site Access B):
    - Southbound right-turn lane
    - Northbound left-turn lane
  - Ten Mile Road & South Site Access (Site Access C):
    - Southbound right-turn lane
    - Northbound left-turn lane
- The results from the queuing analysis found that the 95$^{th}$ percentile queue lengths can be accommodated, although the North Access & Amity Road intersection and the South Access & Ten Mile Road intersections have front-on housing at the intersection.
  - It is recommended driveways are not located within 50 feet of the right-of-way and within 80 feet of the edge of pavement of Ten Mile Road or Amity Road. The planned landscape buffer outside the right-of-way may provide the necessary separation.

- The intersection sight distance evaluation identified that intersection sight distance can be achieved at all the site intersections with the following actions:
    - Construct the South Access (Access C) at the same elevation, or greater, than the current edge of pavement elevation.
    - Remove trees and other vegetation and potential obstructions along Ten Mile Road as necessary to maintain adequate intersection sight distance. This is especially important at the Ten Mile Road/Ballard Lane/Site Access intersection.
    - Shrubbery and landscaping near the internal intersections and site access points should be maintained to ensure adequate sight distance.
- There are three proposed public streets access points to the Gran Prado Subdivision. One along Amity Road and two along Ten Mile Road. Following is a summary of each access with respect to ACHD Policy:
    - **Amity Road & North Access (Site Access A):** The access spacing does not meet the ACHD policy of 1,320 feet for unsignalized public streets on Principal Arterials due to one local street and two private gravel roads. This access should be considered by ACHD for the following reasons:
        - The access to Amity Road and internal site connection to the existing residential homes on Lindy Lane allows for closure of Lindy Lane.
        - The development is providing stub streets to the east and west near Amity Road, such that Country Life Lane (east of Lindy Lane) could also be closed in the future.
        - The access provides a necessary connection to Amity Road for emergency access and traffic circulation. Without this access, all traffic would have to turn onto Ten Mile Road and then turn back onto Amity Road to go east or west. This out-of-direction travel would add additional stress to Ten Mile Road and the Ten Mile Road & Amity intersection. Without the Amity Road access, site trips would increase the ADT at the Ballard Lane access to over 3,000 ADT.
        - The access has been located as far west as possible within the subdivision's property lines to provide maximum distance from Nickel Creek Road.
        - This is not the primary access to the site, with limited turning movements into and out of the site (an estimated 1,300-1,400 ADT).
        - The proposed local street will function acceptably as a full access (without turn lanes).

- This access is proposed as a local street and will only serve residential trips.
- The location of the proposed local street allows for the eventual evolution into a collector

- **Ten Mile Road & Ballard Lane (Site Access B):** This proposed access meets the spacing requirement from Amity Road with the exception of some private driveways that are located to the north and south. This access should be considered by ACHD for the following reasons:
  - The proposed collector meets ACHD spacing requirements and will function acceptably as a full access.
  - Without the Ballard Lane access, site-generated trips would increase the ADT at the north access on Amity Road and south access on Ten Mile Road to over 2,000 ADT, exceeding ACHD's volume threshold for a local street.
  - Stub streets are being provided to the adjacent parcels which will allow future development to access Ten Mile via the new collector road and close existing driveways on Ten Mile Road.
  - This access is proposed as a collector street and will only serve residential trips, as well as provide increased accessibility for emergency response vehicles and public services vehicles.

- **Ten Mile Road & South Access (Site Access C):** This proposed access does not meet ACHD access spacing requirement from Ballard Lane and some private driveways to the north and south. However, this access should be considered by ACHD for the following reasons:
  - The shapes of the parcels do not provide the near-term ability for the south area of the development to efficiently utilize the Ballard Lane access. The southern part of the development would essentially be long cul-de-sac.
  - A stub street is being provided to the north toward the proposed collector road which would provide future access to the collector roadway which may allow for future restriction or closure of the local street access to Ten Mile, if warranted in the future.
  - The driveway is not the primary access to the site, with limited turning movements into and out of the site (an estimated 1,400 – 1,500 ADT).
  - Without the south access on Ten Mile Road, site-generated trips would increase the ADT at Ballard Lane over 3,000 ADT.

- The proposed local street will function acceptably as a full access (without turn lanes).
- This access is proposed as a local street and will only serve residential trips, as well as provide increased accessibility for emergency response and public service vehicles.

## RECOMMENDATIONS

Based on the evaluation findings and conclusions, recommendations were developed which include the following:

### *Existing Conditions:*

- **Amity Road & Ten Mile Road:** Construct an interim signal with left-turn lanes or a single-lane roundabout. Either option is included in the conditions for the Caspian Residential Subdivision. ACHD is currently entering into a development agreement with the Caspian Subdivision development team to provide improvements to the intersection.

### *Year 2027 Background Conditions*

- **Amity Road & Ten Mile Road:** Construct an interim signal with left-turn lanes or single-lane roundabout. A southbound right-turn lane should be considered for the roundabout to meet ACHD's roundabout guidelines. Either a roundabout or an interim signal is included in the conditions for the Caspian Residential Subdivision.
- **Amity Road & Black Cat Road:** Signalize the intersection per the ACHD CIP (IN2016-1) planned for the 2026-2030 timeframe. Signalization is projected to be needed in approximately 2021.
- **Amity Road & Linder Road:** Construct an interim signal with left-turn lanes or single-lane roundabout. Either option is included in the conditions for the Caspian Residential Subdivision. A roundabout is included in the ACHD CIP (IN2016-5) and planned for year 2031-2035.

### *Year 2027 Total Conditions*

- **Amity Road & Ten Mile Road:** Construct an interim signal with left-turn lanes or a multi-lane roundabout with two lanes in the northbound and southbound directions. A single-lane roundabout or an interim signal is included in the conditions for the Caspian Residential Subdivision. Following are the estimated development thresholds for the Gran Prado Subdivision for each mitigation:
  - Interim Signal with Left Turn Lanes: Accommodates buildout up to 510 units.

- Single Lane Roundabout: Accommodates up to approximately 265 units.
- Single Lane Roundabout with Southbound Right-Turn Lane: Accommodates up to 320 units.
- Multi-lane Roundabout with Two Lanes Northbound and Southbound: Accommodates full development.

- **Amity Road & Black Cat Road:** Signalize the intersection per the ACHD CIP (IN2016-1) planned for the 2026-2030 timeframe. Signalization is projected to be needed in approximately 2021 with approximately 220 units at the Gran Prado Subdivision. Given that Gran Prado's North Access at Amity Road will not be constructed until the final major phase of the development and may result in reduced impact on the intersection in the early phases of development; the timing for the signalization should be re-evaluated when the 220$^{th}$ unit is constructed.
- **Amity Road & Linder Road:** Construct and interim signal with left-turn lanes or single-lane roundabout. Either option is included in the conditions for the Caspian Residential Subdivision. A roundabout is included in the ACHD CIP (IN2016-5) and planned for year 2031-2035. Improvement is expected to be needed in 2023 with approximately 350 units at the Gran Prado Subdivision.
  - ACHD has required the Caspian Subdivision development to restudy the intersection at 280 units and therefore we recommend a similar approach of studying the intersection prior to the 350$^{th}$ unit at Gran Prado.
- **Ten Mile Road (Amity Road to Victory Road) / Amity Road & Victory Road Intersection:** Widen Ten Mile Road to five lanes and extend the widening through the Victory Road & Amity Road intersection. The widening is expected to be needed in 2022 with approximately 250 units at Gran Prado Subdivision and the need for the additional southbound lane through the Victory Road intersection is estimated to occur in approximately 2025 with approximately 440 units at the Gran Prado Subdivision.
- Install the following turn lanes at the following site access streets:
  - Amity Road & North Access (Site Access A) :
    - Westbound left-turn lane
  - Ten Mile Road & Ballard Lane/Site Access (Site Access B):
    - Southbound right-turn lane
    - Northbound left-turn lane
  - Ten Mile Road & South Access (Site Access C):
    - Southbound right-turn lane

- Northbound left-turn lane

- Locate individual lot driveways further than 50 feet from the right-of-way and greater than 80 feet from the edge of pavement along Ten Mile Road and Amity Road. The planned landscaped buffer along Ten Mile Road and Amity Road may provide the necessary separation.
- Ensure intersection sight distance is accommodated at the site access streets with the following actions:
  - Construct the South Access (Site Access C) at the same or greater elevation as the current edge of pavement elevation.
  - Remove trees and other vegetation and potential obstructions along Ten Mile Road as necessary to maintain adequate intersection sight distance. This is especially important at the Ten Mile Road/Ballard Lane/Site Access intersection.
  - Maintain shrubbery and landscaping near the internal intersections and site access to ensure adequate sight distance.

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# PLANNING & ZONING COMMISSION

## MEETING MINUTES
## Tuesday, November 28, 2017

| PZ COMMISSION MEMBER | PRESENT | CITY STAFF PRESENT: | PRESENT |
|---|---|---|---|
| Chairman Lee Young | X | Wendy Howell, Planning Director | X |
| Commissioner Dana Hennis | X | Troy Behunin, Senior Planner | X |
| Commissioner Cathy Gealy | X | Trevor Kesner, Planner II | X |
| Commissioner Stephen Damron | X | Jace Hellman, Planner I | Absent |
| Commissioner John Laraway | X | | |

**6:00 pm – COMMISSION MEETING & PUBLIC HEARING**

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

**Call to Order and Roll Call**

1. **CONSENT AGENDA**

a) Meeting Minutes for November 14, 2017

b) 17-06-AN (Annexation), 17-08-S (Pre-Plat), and 17-18-DR (Design Review) - ***Findings of Fact and Conclusions of Law***

*Commissioner Gealy motions to approve the consent agenda; Commissioner Hennis Seconds, all aye and motion carried 4-0.*

2. ***PUBLIC HEARING***

a. **17-08-AN (Annexation)**; 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 in Section 11, T2N, R1W, B.M.

**Trevor Kesner:** Thank you Chairman and Commissioners, Trevor Kesner, Kuna City Planner. The annexation petition before you is a unique one. The Danskin Ridge Subdivision was developed in Ada County as a large lot, estate-style community. The homes in Phase 1 were all developed with their own individual septic systems. When phases 2, 3 and 5 were built, those homes were developed using a community septic system where the discharge is treated on site and the effluent that is stored in the pond was historically spread over a large field that was owned by the School District. Well since then, the District has sold or traded that property; I'm not fully aware of the history there, anyway, the effluent now can no longer be spread on that field, which creates a capacity problem for the existing septic pond. The property owner to the south is in the process of developing a subdivision that will bring municipal services very close to the southern boundary of Danskin right next to where the Danskin's system discharges to that pond on the west side. This creates an opportunity for the Danskin residents to resolve this issue by hooking their system into the City's. In 2015, the developer to the south entered into an agreement with the Danskin HOA to obtain the pond in exchange for 33 pre-paid sewer hook-ups, which there are exactly 33 residences that are hooked into the existing community septic system, and they are party to this annexation. In order to make this happen, those properties need to be annexed into city limits to receive sewer services. So, the city is now proceeding with that annexation. The City has obtained

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those today and read those. Do you have any opposition or are you in agreeance? **Chuck Christianson**: We saw the report from the GIS Manager and we don't have any objection to what is outlined there. I didn't see the Nampa/Meridian Irrigation report. **C/Gealy**: They have no comment. **Chuck Christianson**: In that case we don't have any objection. **C/Damron**: Just wanted to verify. While we have you up here, you just heard the last couple of questions regarding the emergency access lane. Do you have an idea of the type of material you're going to use for that any point? Chuck Christianson: At this point we haven't selected a material. The surface would have to be capable of supporting the emergency vehicles, so the highway district will require some sort of an engineering report outlining that. We just haven't decided if we're going to use just plain gravel or grasscrete or some sort of permeable pavement. We still have to do a budget analysis on that, and it would have to be properly signed. And bollards probably. **C/Gealy**: My concern is that a neighbor decides that would be a great place to park a motorhome and there is no emergency access. **C/Laraway**: Or a short cut home. **C/Damron**: Yeah, I think we would need some sort of bollards or fencing across that. **Trevor Kesner:** Just to be clear, gravel would not be an option. **C/Hennis**: That's per City Code, so. **Troy Behunin**: It would need fencing, put a fence so that eliminates access. **C/Young**: Thank you. Any other thoughts or suggestions. **C/Gealy**: I don't have a suggestion on the pathway, but I would like to encourage the applicant to work with the surrounding property owners and with staff to address pedestrian connectivity. **C/Young:** Ok. I guess I'll stand for a motion.

*Commissioner Hennis Motions to recommend approval to City Council 17-11-S for Merino Cove Subdivision with the condition outlined in the staff report, also with the additional condition that the applicant work with the city and neighborhood to pick out the proper materials for that emergency access corridor and the restriction across both ends for traffic and also to work with the city to provide some connectivity somewhere in the north end of it to get some access for the pedestrians to move around; Commissioner Gealy Seconds, all aye and motion carried 4-0.*

*Commissioner Hennis Motions to approve 17-25-DR for Merino Cove Subdivision with the condition outlined in the staff report, also to work with the city and neighborhood to pick out the proper materials for that emergency access corridor and the restriction across both ends for traffic and also to work with the city to provide some connectivity somewhere in the north end of it to get some access for the pedestrians to move around; Commissioner Gealy Seconds, all aye and motion carried 4-0.*

c. 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, B.M. -Tabled from November 14, 2017

**Kevin McCarthy**: My name is Kevin McCarthy. I'm with KM Engineering, address is 9233 W State Street. What you have before you is the preliminary plat for Gran Prodo Subdivision. The property is approximately 133 acres of agricultural ground. It's located south of Amity and West of Ten Mile. Earlier this year the property was annexed into the city with an R4 zone and we are now requesting the subdivide the property into residential lots. What you have before you is a slightly different layout than the original layout than we submitted with our preliminary plat and this is to accommodate certain requirement from ACHD and they are fully in support of the new layout you have before you. Despite the changes that we made for them we were able to keep the lot break down and everything consistent from our original submittal. There are a few additional common lots, but we have 530 buildable lots 75 common and one shared driveway lot for a total of

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606 lots. In the project there is 13.6 acres of open space. We have an area set aside for a pool and changing room. Consistent with other projects my client is doing there is a master pathway along Mason Creek that will be cleared as part of this project. Additionally, we have extensive sidewalk and pathway connectivity throughout the project. We've worked extensively with the staff of the city and ACHD. We have appreciated their efforts on this project. We don't have any issues or comments on the staff report. So, with that I will stand for any questions you may have. C/Young: Any questions for the applicant. Not at this time. Thank you. **Troy Behunin:** Good Evening Commissioners, for the record, Troy Behunin, Planner III, 751 W. 4th Street, Kuna. The applications before you tonight are case No's 17-10-S and 17-23-DR (Pre-Plat and Design Review) is presented for your vote to recommend approval or denial to Council for the PP, and your decision on the Design Review component. The application materials have been assembled for your packets, hopefully you have had a chance to review them as needed. The changes Mr. McCarthy mentioned are now reflected in those packets that staff presented before he's presentation and those reflect the changes that ACHD required the applicant make to their project in order to accommodate their requirements. Realistically there is very little that has changed other than an increase in the lot count for the common lots. It was proposed at 67, now it sounds like it's 75. That's a fairly significant increase in common space. You'll notice he also mentioned the common spaces around 13.5 acres. So, we are looking at around 10% open spaces for the subdivision as a whole. He is correct that this land was annexed into the City of Kuna with a R-4 designation, which means up to 4 units or houses per acre. All of the noticing procedures have been followed to hold the public hearing originally, and this case was tabled properly on Nov. 14th to a date certain, tonight: the site was posted, a public notice was in the KMN, and announcement flyers were mailed to land owners within 350'. Those in attendance that night were informed of tonight's hearing. The Nov. 14th meeting was tabled because staff was awaiting the ACHD report, which delayed Kuna's staff report. Due to the delay in the ACHD report, there were several changes to the street layouts, and to the lot layouts, which, in staffs' view, do not alter the character the proposed pre-plat. These changes were a direct result to ACHD requirements and also to strike a compromise with neighbors. 1- No direct connection to Bittercreek Sub (Street), and East-West or North-South collector – Rather there is a modified East-West Collector. Staff has found during its review of the application that the original proposal, and the proposal that was handed out this evening, that it does follow and meet all of the intent and purposes of the conditions that were laid upon the annexation earlier this year. We have no concerns about that. Staff would like to point out that City Code does in fact call for vertical curb and gutter along all roadways, including ten Mile and Amity, although it's not called out for in the plans, but it is a standard in the streets section of the City Code. The applicant seeks pre-plat approval for approximately 132.80 acres, in Kuna City limits with a previously obtained R-4 zone, which matches the Comp Plan map, designation of Med Den Res. This project is known as the Gran Prado Subdivision which is located at the NWC of Ten Mile and Lake Hazel Roads, it is also on the SW corner of Amity and Ten Mile. This is a very significantly large project. Staff does support the proposal for a shared driveway, as long as the applicant provides a mechanism for continuous maintenance and upkeep for the shared driveway, staff has some concerns. Applicant has also submitted for subdivision landscape design review and staff has no concerns with their proposed landscaping. Applicant will extend all public utilities to the site and anticipates 10 phases for the project total which will bring 530 total buildable lots, with a density proposed at 4.00 DUA and with 75 common lots that total approx. 12.5 acres of open space including trails and pathways throughout for connectivity. Staff has worked with the applicant to get it before you tonight, and they have submitted everything staff has asked for. Staff finds this application to be complimentary to the comp plan goals and the comp plan map. The one thing staff would like to point out is we did not see anything for a monument sign for the subdivision. At that time that sign would need to come to this body for approval. Other than that, I stand for questions. **C/Young:** Are there any questions for staff at this time. **C/Gealy**: Just a couple points of clarification. Where is the shared driveway? **Troy Behunin:** It's the SE corner at Earl Light where the street that run into Ten Mile Road. It's literally the very SE corner. I don't

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know what Lot and Block they are, but the extreme SE corner. **C/Hennis**: It looks like that emergency access we just looked at, but it's the driveway. **C/Laraway**: Question for you. About a month and a half ago we had an annexation for some properties that are just to the Southwest and part of the arraignment/agreement was that this subdivision was going to provide services to those two lots. Troy Behunin: Are we talking about the Person Subdivision across the canal? **C/Laraway**: Yes. **Troy Behunin**: Actually, that was the Clair Bowman Annexation. **C/Laraway**: And the services are going to come from this? **Troy Behunin**: Actually no. That was not part of that annexation because of the canal. That would be considered an extraordinary constraint to get sewer and water and other services to that lot. It would be provided from the subdivision or whatever is developed south of that property. **C/Laraway**: I understand. Thank you. C/Young: Any other questions for staff at this time? **C/Gealy**: What were you saying about sidewalks on Ten Mile and Amity? **Troy Behunin**: It would be curb and gutter. I'm sorry if I said sidewalks. City Code does call for curb and gutter along all roadways in city limits. **C/Gealy**: And ACHD is not requiring that? **Troy Behunin**: They don't. Not on arterials. But I have to bring it up because it is in our Code. **C/Hennis**: Is that outlined in the conditions of approval? **Troy Behunin**: It is not. Just an overreaching condition that the applicant follow all standards and requirements in City of Kuna. **C/Hennis**: OK. **C/Gealy**: So, there are no requirements for sidewalk along Ten Mile or… **Troy Behunin**: Nothing specific listed. No. Just that overreaching "Follow everything from the City." There are other developments that have requested no sidewalk recently. I imagine this will follow suit, for an arterial. Not for an interior road or a collector road. **C/Hennis**: OK. I have no further. **C/Young**: I have not further. Thank you. Then at this point, we'll open up the public testimony at 7:05pm and I have listed one person in opposition to testify. Matt Christianson, please step forward and state you name and address for the record. **Matt Christianson**: My name is Matt Christianson. Address is 3649 N Lake Harbor Lane, in Boise. I am an attorney at Aceman Johnson representing the Bittercreek Meadows HOA, which is the subdivision just north of this proposed subdivision. We have essentially three concerns with the current proposal, there were other concerns related to the previous plat but some of those were address with this most recent version but are a few that still remain. The first concern we have really goes back to some of the annexation discussion. Discussion at the annexation with the lots bordering Bittercreek Meadows would be essentially larger lots. I think in the proposed plan that is accomplished for the south end where the swimming pool lot is proposed and then the corner lot just to the east of that swimming pool lot. The issue that remains is just north of that there is a large parcel that is owned by a third party, Bricker, and there is essentially a driveway lot is part of the Bittercreek HOA and it runs between what's currently proposed with several col de' sacs there. About half way down that line where it opens up to the larger Brickel parcel and so our concern is those lots just to the west of that subdivision lot are not the same size that was discussed and is depicted for those other lots to the south of the subdivision. We would like to see those reflect the same size requirements for the southern end of it. There is some discussion between the applicant and the city regarding the connection near the swimming pool lot to the existing Bittercreek Meadows road and we are in support of not connecting that road as was requested of ACHD, so we don't have a concern with that. The issue that remains though is right now the storm water from the subdivision runs to the end of that road and then there is an existing easement into a storm water drainage pond that right now is located essentially where that swimming pool lot will be. We've spoken with Mr. Eck and it is my understanding that he is willing to get that storm water run off so it doesn't affect the pool area than that easement is not necessary. We just request that any part of that approval, that he be required to continue to work with ACHD and the city to make sure there is some way to drain that storm water. The other issue stems from the existing sewer treatment for the Bittercreek Meadows HOA. Right now, there is a sewer line that runs from Bittercreek Meadows south and west to a sewer lagoon depicted on the plat, it is the larger parcel to the west of the proposed subdivision. There was not access on the previous plat so there was no way for us to access for service and maintenance. That, I think, has been fixed with the current proposal and the road that goes to that lagoon parcel. The issue that remains is that there is a sewer line that runs from the end

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of the Bittercreek Meadows neighborhood over to that sewer lagoon. And there is an easement for purposes of maintaining that sewer line that is owned by the HOA. The pipe itself, the HOA's position is, that it owns the pipe as well. I think that is a disputed issue, I don't know that Mr. Eck agrees with that. The issue that comes up with the currently existing plat is that some of the proposed lots are on top of that sewer easement. I think it's in the packet that you have, I've kind of done an overlay of where the easement runs on top of what the actually plat is. I can hand this to you so it can be on record **C/Young**: I don't know if it's… **Matt Christianson**: I can just describe it to you if you would rather. **C/Young**: That would be better. Matt Christianson: There's Cassina Dr which is the northern wavy on the right side and off to the west. Up until the point that it straightens out just below Hya Court the easement essentially follows that road. Once it gets to Hya Court, basically, it goes straight west over to the north of the sewer lagoon. So, the way the current plat is platted, some of those lots at the corner of Cassina Drive and Arbolt Ave, and then behind that on Hoya Ave, the easement runs across at least four or five of those lots. So, our concern is we don't want to have to access that easement by digging through someone's floor, so I think that is something that something that needs to be addressed before the plat gets ultimately approved. Do you understand where I'm saying the easement runs, which lots that may cover? **C/Hennis**: Yeah, the new lay out doesn't have the same roads as the old lay out so what you are describing isn't what's in front of me. **Matt Christianson**: What I'm describing is on the new lay out. **C/Hennis**: No, it's on the old lay out. Matt Christianson: I think you one you have it's still Cassina Dr, but the first corner is Cassina and Ech Messa Ave. Where if Cassina Dr went straight through rather than having those lots curve there, then Cassina would just simply follow Cassina Dr. But those lots on the corner of Echo Messa and the lots on Ridgeview Ave are the ones it would cross. **C/Hennis**: OK. **Matt Christianson**: I think those are the concerns that the HOA has at this point and I'll stand for any questions you may have for me. **C/Young**: Thank you. I'll have the applicant come back up. I neglected to ask if there was anybody else that would like to testify that has not signed up? One person. OK. Sorry about that, please come forward and sign here and state your name and address for the record. **Leslie Anderson**: My name is Leslie Anderson, I'm here with my husband Brent. We live at 3985 W Amity Rd. We are one of the properties that are inside, but not included in this subdivision. We are the first large parcel that you see in the middle that says…we didn't get a copy of this ahead of time so we were reviewing it during other business. We've been working with Tim Eck on property boundary adjustment and other issues that affect our property. The one concern we have with the new plat that we have is access to our property. It hasn't been explained to us how it changes the access to our property from the previous version. We have extensive plats and agreements in this big packet. Of the exchange agreement with all these maps and stuff. It was clear to me before this meeting how we would end up with access to our property and now that I'm looking at that, it looks like we are land locked. I want to make it known that this affects what was explained to us, what was put before us in the previous version. Yeah, we need to know where the access is going to be. Because from the looks of that we are land locked except from the south. But we are planning to split our property, it's two acres right now with a new property boundary adjustment. Tim has offered to help us split into two parcels our two acres. So, we would have access to the south parcel with the split, but I don't see how our north parcel is accessed at all. It looks kind of locked to me. We would like that clarified before this is approved. **C/Young**: We will have a change to respond to that. OK, sorry about that. Please come up. **Tim Eck**: Good evening my name is Tim Eck, I'm the applicant. I live at 6152 W Half Moon Ln in Eagle, ID. Let me go over the last question asked. ACHD had problems with the street that ran through that N-S flag down the middle. That N-S flag would have turned and basically, we were providing an easement off that straight into the Anderson's property. When they made us move it to the left I still had intent to provide access. So, you see the road now comes down the west side of that flag into a T intersection and the road turns East and West. Where it turns to the East, that is not a col de' sac. It's a stub street with a permanent turn around. The Anderson's can have access anywhere they want. I never had any intention, well I do it a couple of time my engineers missed it a couple times. So, it can be where ever you want, you go down that road and

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you would turn in that same driveway location, but I want to sit down with each and every one of you to make sure you get exactly what you want. **Leslie Anderson**: I still see some problems. **Tim Eck**: Well, it would basically be like driving down any road and turning into your driveway. That's a full road section, that east-west section is a full road section and basically your parcel will now have frontage on that entire road section. ACHD is the one that pushed that thing. The shared driveway will be HOA maintained because it will also serve as a temporary emergency vehicle ingress/egress out of the site. Then when it is done it will be a shared driveway, it will also provide a connecting pathway within the subdivision to Ten Mile. So, once it gets past the point of being a driveway and is no longer needed for emergency vehicles then it can be landscaped and an asphalt bypath put into it. I think it serves two or three lots in the interim and then the reason we had to configure like that instead of the traditional knuckle is that is our sewer portal. The sewer actually comes out of the project through that. If we went further up the street with our sewer we'd be coming out of the ground about ready to go with the sewer. That will also provide a temporary point of ingress and egress. We have a split entrance coming in. The fire department can consider that as two entry points, sometimes they do sometimes they don't. We want this as a backup. If they will accept the split entrance as two points then we will put the driveway component in and landscape it. If the fire department wants it as a second point of ingress and egress we try to have all those bases covered. So, the large lot buffer discussion that took place in both Planning and Zoning and City Council were stemmed to the original design that had us connected to Bittercreek. All of the intent and focus was specifically at that north Bittercreek boundary. All the questions that were asked, all the agreements that were made, were specific to a large lot buffer along the boundary. The finding of facts and conclusions of law state, "and place a minimum lot size of 0.75 acres against the south line of the Bittercreek subdivision." And that's what we've got. The original layout had a long strip going out to Amity, and we had narrow, deep lots – they were 150 feet deep. Which would have put 20 lots on either side of the road. With this configuration, we've reconstructed it, so now along that flag on that east side we only have nine lots. The Brickers own a 50-foot-wide lot. It was platted in the Bittercreek Meadows subdivision. I find no information that it is part of the association. It is not a common lot, it is owned, fee simple, by the Brickers. It is a 50-foot-wide driveway. It is also a potential point of ingress and egress for emergency vehicles or a road. They'd never get a road there now because there is one on either side, but it could be a point of emergency vehicle ingress and egress. Relative to the Bricker strip there is a 50-foot buffer, 50-foot separation between the west boundary of Bittercreek and our east boundary, we've reduced the density down from 20 to nine. As you can see, there is a maximum of two lots directly behind each Bittercreek lot. Although it is 50-foot away and two six-foot fences. But again, the conditions of approval for the annexation were specifically to provide buffer lots, ¾ acre lots, along the south boundary of Bittercreek. We've subsequently, at their request, removed the connection just trying to cooperate with them. I've had to work extensively with the City Counsel and ACHD to get that accomplished, but I've gotten them all on board. Storm water easement relocation, we have to look into the **inaudible** to find out what is recorded out there. If there is a storm water easement out there, ACHD, when we get to design that base, will make us address it. If there is not an easement and there is storm water going onto our property, ACHD will make us address it. It's their storm water, they are going to make us address it. Very likely, if it is just running off the end of the street it will have to be captured. It if is coming through a convenience system we'll have to tie that into our storm drain facilities when we get there so then it will go into a seepage bed. The easement they talked about, there is a sewer line that runs from their subdivision out to that pond. There was a big litigation several years ago. Prior to that litigation occurring, I bought the property. Together with any and all the impertinence to. The pipe line they are talking about is mine, until they can prove differently because it's an impertinence. It's a pipe in my ground. They do have an easement for the use of the line, and for ingress and egress for maintenance. No other use. Now the whole litigation between them and the City was the City was to build a lift station. It canceled, these people are stuck with out sewer. **C/Hennis**: When you say that, that was the City of Meridian? **Tim Eck**: Yes sir. I convinced Kuna

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to step up and allow them to connect. I'm bringing a sewer main to them in phase four. I have an agreement with the City of Meridian, that when we bring the sewer main to their boundary, we will connect them. The City of Meridian is paying their connection fees, all their fees. When we get there, I have a commitment with Meridian to make that connection, I've got a commitment with Kuna to make that connection. Once that happens, that sewer line is abandoned. They are on a temporary evaporation pond that was intended to last three years. They are ten years in. It will be five years before I get there. When I get there, they are 15 years into a facility that was intended to be removed in three. DEQ is not going to let it stay. There will be an immediate requirement for abandoning the lagoon, decommissioning it, taking it off line. Our design, as you can see, is extremely complicated. We've had to deal with these flags, deal with two out parcels in the middle and follow an existing sewer line. Which we've done, up to the point it turns and goes to the lagoon. As soon as I make that connection to that sewer that comes out of their property, from that point the line at the lagoon is abandoned. It's disconnected. Now if I can tie it in and use it and go to our lift station, we will. Again, I got a purchase and sale agreement recorded before they got into their litigation with the city (Meridian) where I bought it. **C/Young**: So, the connections that would be made will most likely be in phase four? **Tim Eck**: Yes sir. **C/Young**: And that the rest of that sewer line are in five, seven and ten? **Tim Eck**: No, it's just five and seven. It runs through five. We've designed the road in five to follow that sewer. **C/Young**: So that would connection would happen prior to that development? **Tim Eck**: Yes. A full phase in advance. I think I've kind of hit the highlights. We've complied with the large lot buffers along the south boundary. We've got one at ¾ acre and the other one is 7,7000 square feet. So, it's huge. All of the other lots along that line are 20, I think there is one of them that is 12, but they are 19 to 20. They are all very large lots to the south of the Bricker property. Then to the west, we are 50 feet away, but our west line faces their east line we have two lots for their one. So, we do have larger lots there even though we have no requirement, no commitment, no discussion through planning and zoning and city council through the annexation process to provide a large lot buffer on that side. I have council here with me tonight that I would like to step up and he will address the legal aspect of the easement, if that's ok? **C/Young**: OK. Please state your name and address for the record. **Tom Deborak**: Lady and gentlemen of the Planning and Zoning Commission, I'm Tom Deborak. I'm with Given Persly, council for Renaissance Farms LLC. Mr. Eck did a very fine job of presenting his position and I would say understands it a lot better than I ever will. Mr. Eck has worked and is very competent and commendable developer. I just want to say a few words about what's raised today and what struck me. First off, on the issue of the driveway going to the Bricker lot. What wasn't mentioned by Mr. Christianson, the attorney in behalf of the HOA, was Mr. Bricker's ownership. Clearly, they're not claiming that Mr. Bricker and his big lot, which is outside of that subdivision, is part of the subdivision. It's not part of the subdivision. Mr. Bricker didn't show up at the initial hearing on the application for annexation, which is part of the reason all the discussion focused on the south-east corner of the Bittercreek Meadows subdivision. That's what was talked about. So that sort of struck me as somewhat a malleolus, that there are claiming that his driveway, which in and of itself, as Mr., Eck pointed out, works as a buffer zone, but that Bricker's driveway somehow that is part of this agreement for a higher density lots on the driveway, but they are not claiming it's part of the Bricker lot next to it. So even that is inconsistent in and of itself. Again, I think it just goes to the point that Mr. Eck in good faith as come forward. He's talked about what he's willing to do and he's made accommodations, and those were focused, as he said, at the south-east corner of the Bittercreek Meadows subdivision, not on the west side because this driveway of the Bricker lot isn't even contiguous. It effectively already has a buffer zone already in place. Moving to the storm water issue, Mr. Eck adequately covered that. Clearly, what seemed ironic to me about that was, Mr. Eck was responding to a concern. He had to push in order to not have the connectivity in that. But he did that to accommodate the HOA. As soon as he accommodates in one respect, now their asking him to say, "Well wait a minute. Now you have to handle the storm water." Well, of course he's going to handle the storm water. But I bring this up because he was trying to move in one direction to help them and now it's being raised as an

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issue against him. I am certain that what he said is if there is indeed an easement, if there is an obligation to take this storm water, when that design phase comes, as Mr. Eck said, ACHD is going to require him to take care of it. And he will do that. Moving then to the easement and with respect to the easement for the sewer drainage across the property of Renascence Farms, I think it should be lost, and I know it's not lost on this council, that Mr. Eck was instrumental to the solution of that. That's a problem. You have a three-year facility that is beyond it's useful life. There's litigation with the City of Meridian over that. Mr. Eck really should be regarded by those homes owners as a hero for stepping into the situation and finding a solution. He is providing connectivity to the sewer system and he has negotiated to go through that in phase four. He should be commended for that, but he's not commended. Their reasoning issue now saying, "Well, that temporary easement that's running through, we're concerned about where it's going to be." Well ladies and gentlemen, I'd submit, just like the ownership of the pipe that's really a question for court. If there is an issue that really matters in that, that's something we can go to court over and we can let a Judge resolve that with what we call a quiet title. But I'd submit that your job today, as the council on this, in trying to decide as a planning and zoning commission, is basically to determine if the R-4 standards are being met, the compliance is being met. You have a staff report that says that. You have the reports from ACHD and everybody else is satisfied and the staff is satisfied. I submit that you shouldn't step in and play judge of property disputes. It's not what your jurisdiction is all about. If that is a real issue it can be settled in courts and there certainly ways to bring it up quickly in court, if it really is something that has to be addressed, but frankly I doubt that. That's my perspective as an attorney and I wanted to bring it and share it with you. Thank you for your time. **C/Young**: Thank you. **Tim Eck**: One more thing. By the time we would get to the point where the road is not on the easement, it's about six years from now. So that issue will be long resolved by then. And I stand for any questions. **C/Young**: Ok. Are there any further questions for the applicant? Tim Eck: Also, we have a lot of pride in the connectivity that we are trying to provide. I think you'll see an insane amount of interior pathway connectivity's as you've seen in all my plats. I'm getting better at doing it. Along with the whole Mason Creek Greenbelt and connectivity across the whole project. You're familiar with our Springhill project a mile away. It picks up again there and we have all intent in the world to work with the intermediate mile property owners, which is predominately the Durants who are very community oriented. They just sold a great piece of property for the high school. I want to work with them and see if we can get that mile bridged and get a two and a half to three-mile greenbelt with bicycle connectivity to the new high school site. **C/Young**: Thank you very much. With that I'll close the public testimony at 7:35pm. **off mic** Is there a chance for rebuttal to what was said? **C/Young**: Not at this time. **off mic** Than I would just like to say I disagree with what was said. **C/Young**: Ok. Thank you. That brings up our discussion. **C/Damron**: What we saw with the last one, the first one we had, that DEQ is coming down on the lagoon systems. So, and this is a three-year system and he's providing a good option. **C/Laraway**: He's providing a good option for Bittercreek to hook in at no cost because that's going to be expensive. I think that's a great addition to, as he puts it, for those people. **C/Hennis**: Yeah, because again this has been something that's been in litigation for a while, as to try to figure out what their options are. They are far beyond the useful life of their systems. **C/Laraway**: And if he doesn't design this in the correct manor to where they can hook up to it, then we have an issue of where are they going to hook. Where are they going to connect once the DEQ says you can no longer use that lagoon. So, it's better to design it into a subdivision that's coming into existence, where it's easy to do. As opposed to trying to come in afterwards and say, "What do we do with this?" **C/Hennis**: I agree. I'm also glad he was able to convince ACHD to not have access through Bittercreek. I think that's a great thing for the existing Bittercreek subdivision there. **C/Gealy**: I do have one concern. With respect to that. That is that terminus there, that is not going to be a through street anymore, needs to have adequate turning radius for emergency vehicles because there is no other way out or in. That it should remain. **Tory Behunin**: It will remain. It's actually outside the boundary of this proposal. And ACHD has already determined that terminus is sufficient for their needs for emergency access, and it will remain as it is

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right now and serve the daily needs and the emergency needs. Besides that, it's beyond the boundary of this proposal. **C/Gealy**: The map I have has it drawn in as a single lane road, and that would be insufficient. **Troy Behunin**: That would be an inaccurate drawing then. The actual real world would show there is a turn around. **C/Young**: Thank you. As far as traffic impacts go. Looking at ACHD's report and the traffic study, with the requirements that ACHD has placed on Amity and Ten Mile and Lake Hazel and Ten Mile, with the Caspian Subdivision and intersections to the east and north as everything develops, I think there's some pretty good checks and balances for traffic. As this goes as well as what else is developing south and east of there. So, I'm in agreement with ACHD with their requirements for those intersections as it develops. I'm also glad they are requiring the Ballard Drive go all the way to Ten Mile. They needed another access point. Which when this updated plan came out here in front of me, it answered a fair amount of my questions going forward through here, as well as some of my landscape issues to the south. It kind of cleaned that out. **C/Hennis**: I think I like the revised layout a little better. Especially on the northern jog on it. Kind of like the little col de sac's area's there. It gives a little bit larger lots on that border side than what the previous layout had. And the access to the Anderson's lot and the other parcels there too. In regards to that easement as it comes off of Pacino Driver there, like he said I just don't think that's going to be a **C/Laraway**: It's a viable argument with that easement because it's not going to be used by that point. They are going to have sewer provided to them. And by that point, anyway, I don't think DEQ will allow it either. **C/Hennis**: I don't see any issues here. **C/Gealy**: I appreciate the additional effort providing transitional lots to some of the larger lots in the surrounding area. And I appreciate the additional effort in providing the pathways and amenities. I think it will make for a more livable community. **C/Damron**: I think the only issue I had, and it was addressed, was this lady's entrance, her access. That's the only thing within this subdivision that seemed to be an issue. With the litigation portion, completely out of my hands. All I have is what's before me. And I agree, easement is not ownership. Again, litigation out, the only thing I was concerned with was this lady's entrance, and if your going to take care of that, I don't have a problem. **C/Hennis**: The one thing that Troy had brought up with the vertical face curb and gutter, which according to the roadway sections here, they need to work with the city and make sure that is in compliance. Because they are not showing vertical curbs. **C/Young**: On Amity and Ten Mile? The arterial streets. **C/Hennis**: It's real vague what the city requirements are for street on the interior. So, they just need to check that. I'm not even exactly sure what that is now, that these comply. **C/Young**: Any other thoughts or questions? Then I will stand for a motion at this point.

*Commissioner Hennis motions to recommend approval to City Council Case No. 17-10-S (Pre-Plat) for the Gran Prado Subdivision with the conditions as stated in the staff report as well as the applicant to work with the city on the requirements for curb and cutter on roads as well as working with ACHD at the time of phasing occurs to the boarder of Bittercreek to address the storm water requirements; Commissioner Laraway Seconds, all aye and motion carried 4-0.*

*Commissioner Hennis motions to approve 17-23-DR (Design Review) for the Gran Prado Subdivision with the conditions as stated in the staff report, with the additional requirements to work with the city on curb and gutters on the streets and to address any storm water requirements on the northern boundary; Commissioner Gealy Seconds, all aye and motion carried 4-0.*

### 3. ADJOURNMENT

*Commissioner Gealy motions to adjourn; Commissioner Hennis Seconds, all aye and motion carried 4-0.*

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Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

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

City of Kuna

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# P & Z Findings of Fact & Conclusions of Law

**To:** Planning and Zoning Commission (P & Z)

**Case Numbers:** 17-10-S (Subdivision) & 17-23-DR (Design Review)
***Gran Prado Sub***

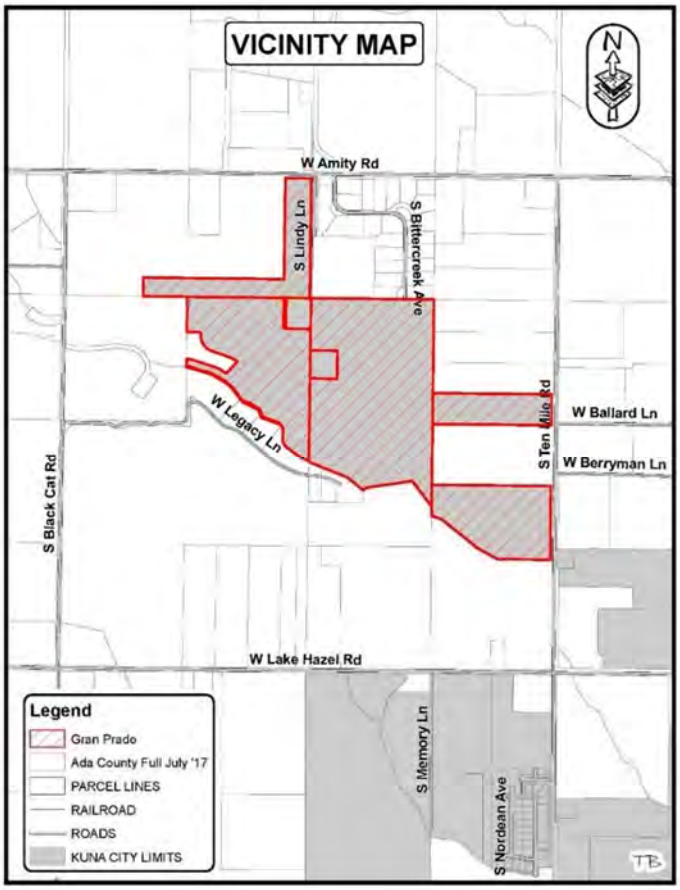
**Site Location:** Near the northwest corner (NWC) of Ten Mile and Lake Hazel Roads, Meridian, Idaho 83642

**Planner:** Troy Behunin, Planner III

**Hearing Date:** *November 28, 2017*
*Findings of Fact:* *January 9, 2018*

**Engineer:** **KM Engineering**
Kirsti Grabo
9233 W. State St,
Boise, ID 83714
208.639.6930
KGrabo@kmengllp.com

**Owners (2):** *Renascence Farm, LLC & Waters Edge Farm, LLC,*
6152 W. Half Moon Ln.
Eagle, ID, 83616

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## A. Process and Noticing:

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 preliminary plats are designated as public hearings, with the P & Z Commission as a recommending body and City Council as the decision making body. These land use applications were given proper public notice and followed the requirements set forth in Idaho Code, Chapter 65, Local Planning Act.

**a. Notifications**

| | | |
|---|---|---|
| **i.** | Neighborhood Meeting | June 7, 2017 (12 persons attended) |
| **ii.** | Agency Comment Request | September 20, 2017 |
| **iii.** | 350' Property Owners Notice | November 3 and 6, 2017 |
| **iv.** | Kuna, Melba Newspaper | October 25, 2017 |
| **v.** | Site Posted | November 2, 2017 |

## B. Applicant's Request:

On behalf of Renascence Farm, LLC and Waters Edge Farm, LLC, the applicant Kirsti Grabo with KM Engineering, requests 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 northwest corner of Ten Mile and Lake Hazel Roads, and is located Between Amity and Lake Hazel, west of Ten Mile Road, Kuna, Idaho, In Section 34, T 23N, R 1W, APN #'s: (See the submitted application).

## C. Aerial Map:

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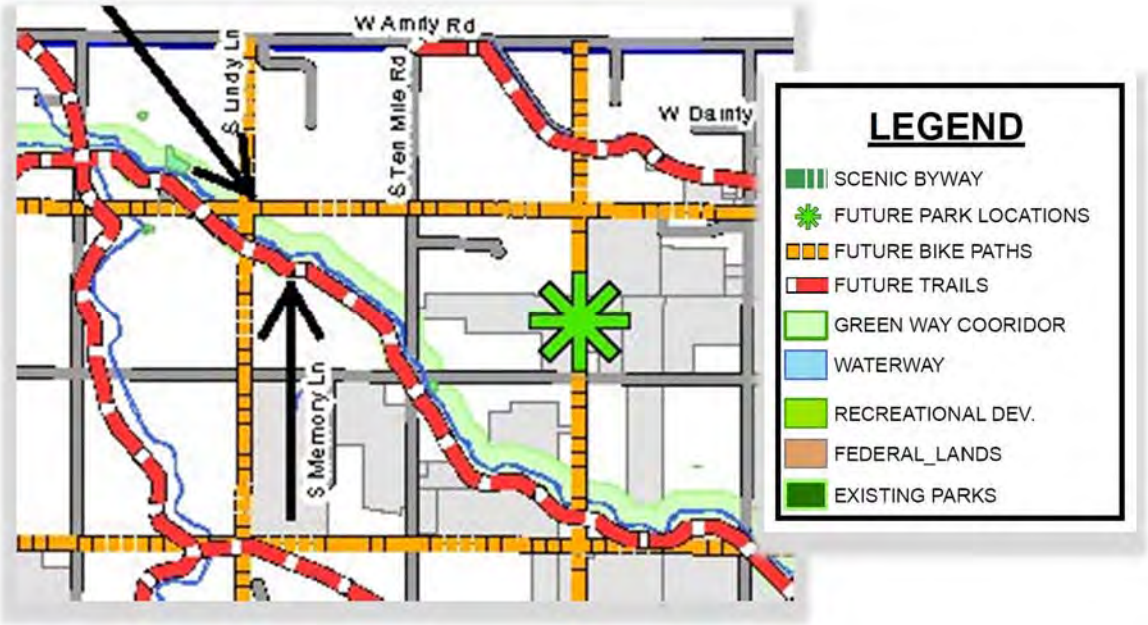
## D. Site History:

These parcels were recently annexed into Kuna city limits, with historical uses, ranging from residential to farming.

## E. General Projects Facts:

1. **Comprehensive Plan Map:** The Future Land Use Map (Comp Plan Map) is intended to serve as a *guide* for the decision making body for the City. The Comp Plan map indicates land use designations generally speaking, it is not the actual zone. Kuna's Council recently granted these lands the R-4 zone, which is the border between Low and Medium Density Residential.

2. **Recreation and Pathways Map:** The Recreation and Pathways Master Plan Map indicates a future trail through the northeast corner (NEC) of the site, situated along the Mason Creek feeder on the south side of the site. Accordingly, it is the City's goal and desire to increase the number of trails and pathways in Kuna. Staff highly recommends that developers design and construct trails and pathways along frontages of their canals and ditches to comply with the Master Plan's goals by either starting a pathway, or extending current ones at time of development.




3. **Surrounding Land Uses:**

| | | |
|---|---|---|
| **North** | RUT | Rural Urban Transition – Ada County |
| **South** | RUT | Rural Urban Transition – Ada County |
| **East** | RUT / R-2 | Rural Urban Transition – Ada County & Kuna City |
| **West** | RUT | Rural Urban Transition – Ada County |

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

| **Property Owner** | **Parcel Size** (Approximately) | **Current Zone: (RUT)** Rural Urban Transition | **Parcel Number** |
|---|---|---|---|
| Renascence Farms, LLC | 57.12 acres | R-4, Kuna City | R0967660156 |
| Renascence Farms, LLC | 30.38 acres | R-4, Kuna City | R0967660155 |
| Renascence Farms, LLC | 9.64 acres | R-4, Kuna City | S1234142351 |
| Renascence Farms, LLC | 0.20 acres | R-4, Kuna City | R0967660151 |
| Renascence Farms, LLC | 14.96 acres | R-4, Kuna City | S1234212935 |
| Renascence Farms, LLC | 0.42 acres | R-4, Kuna City | S1234244310 |
| Renascence Farms, LLC | 0.44 acres | R-4, Kuna City | S1234121105 |
| Renascence Farms, LLC | 0.44 acres | R-4, Kuna City | S1234212405 |
| Waters' Edge Farm, LLC | 19.2 acres | R-4, Kuna City | S1234417520 |
| **Total Acres 132.81** | | | |

5. **Services:**

Sanitary Sewer– City of Kuna
Potable Water – City of Kuna
Pressurized Irrigation – City of Kuna (KMID)

Fire Protection – Meridian Rural Fire District
Police Protection – Kuna Police (Ada County Sheriff's office)
Sanitation Services – J & M Sanitation

6. **Existing Structures, Vegetation and Natural Features:**
Approximate 131 acres of these lands are being used for agricultural purposes while the remainder is being used as residential. Applicant anticipates that the land will continue the historic agricultural uses on the lands until future phases begin development. The current residences will remain as residential uses until development occurs. The site is relatively flat with an estimated average slope of 0% to 2% towards the Mason Creek Feeder. Bedrock depth is estimated to be between twenty and forty inches according to the USDA Soil Survey for Ada County

7. **Transportation / Connectivity:**
The applicant has proposed connections to public streets in three places for the project as a whole, in different phases and locations. All proposed access points will need to follow design standards according to City and ACHD (Ada County Highway Dist.) codes. Current legal points of access being used at this time may remain until development requires a change.

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

9. **Agency Responses:** The following responding agency comments are included as exhibits with this case file:
   - Kuna City Public Works – Exhibit B-1
   - Ada County Highway District (ACHD) – Exhibit B-2
   - Boise Project Board of Control – Exhibit B-3
   - Central District Health Department (CDHD) – Exhibit B-4
   - Community Planning Association of Southwest Idaho (COMPASS) – Exhibit B-5
   - Department of Environmental Quality – Exhibit B-6
   - Idaho Transportation Department (ITD) – Exhibit B-7
   - Meridian Fire Department – Exhibit B-8

**F. Staff Analysis:**

The applicant previously annexed the land as part of the Renascence Farms and Mason Creek Farms application and now submits an application for subdivision, design review approvals and entitlements.

These properties were annexed into Kuna City limits with an approved for R-4 zoning (Low/Med. Density). During the public hearings for said annexation, certain development conditions were applied and approved by the Commission and City Council. Staff finds that this proposal conforms to each condition as outlined in the findings of fact and conclusions of law and concludes the developer has made every effort to be compliant with those conditions.

This project is adjacent to or near three principle arterials, Ten Mile, Amity and Lake Hazel Roads. All major public utilities are approximately 700 feet south of Lake Hazel Road. Applicant is aware that development of these parcels will require connection to all city services and associated connection fees at time of building permit submittal. It is anticipated that development will take a number of years for full build out, and may require up to ten (10) phases. It is also important to remember that the developer is connecting to City services in Ten Mile near Lake Hazel, and development will proceed west, as development typically follows sewer lines.

The applicant has met with Kuna and ACHD staffs on multiple occasions, in order to produce a development that fits the Kuna comp plan. In an effort to do so, those meetings have produced a pre plat that has been slightly altered to accommodate the changes required by ACHD. These changes have not affected the lot count, density, or the open spaces. Rather, these changes have improved traffic safety, enhanced walkability and reduced the impact to adjacent development. Two (2) significant changes are 1) the absence of an east west and a north south mid mile collector system, and replaced it with a modified east west residential collector. And 2) the applicant proposes no connection to South Bittercreek Avenue in the north east corner of this project. Normally, City code requires both of these design elements, however, due to site constraints, and concerns of neighboring residents, staff supports these changes and recommends acceptance of these deviations from City Code.

Kuna's Comprehensive Plan (Comp Plan), encourages a variety of housing types for all income levels numerous times throughout the document. Pertinent sections of the Comp Plan that address housing types are included below, in Section K (Comp Plan Analysis) of this report. The City attempts to balance all housing types within the City. Staff has reviewed the proposed preliminary plat for technical compliance with Kuna City Code (KCC), and finds the pre plat and landscape plan is in compliance with applicable codes. Staff would recommend that the applicant work with Kuna's staff, ACHD, and Kuna Rural Fire District (KRFD) to conform to each agency's requirements.

Applicant and City staff have discussed on several occasions the need for a lift station to serve the areas that will not be served by gravity sewer, and the pre plat has a location designed to fulfill that need in a later phase. Staff and applicant have also held discussions about the need for a domestic well site and pump/pond for pressure irrigation needs as well and the locations for those facilities within this subdivision.

A design review application was submitted for review prior to the required ACHD changes. Staff found that the landscape plan submitted followed the requirements in City code. It is for the Commission to decide if a new landscape plan reflecting the changes must be submitted for their review, or if the applicant should meet with staff to ensure conformance. All monument signage shall go to the Commission for review and approval. No application for signage was submitted with this application, and shall be submitted prior to installation.

Staff has determined this application complies with the goals and policies for Kuna City, Title 5 of the Kuna City Code; Idaho Statute § 67-6511; and the Kuna Comprehensive Plan document; and forwards a recommendation of approval for Case No's 17-10-S and 17-23-DR, subject to any conditions of approval outlined by Kuna's Commission and City Council.

## G. Applicable Standards:

1. Kuna City Code Chapter 6 – Chapter 1-6; Subdivision Regulations,
2. City of Kuna Zoning Ordinance Title 5, Chapter 13.
3. City of Kuna Comprehensive Plan, adopted September 1, 2009.
4. City of Kuna Design Review Code Title 5, Chapter 4
5. City of Kuna Landscape Code Title 5, Chapter 17
6. Idaho Code, Title 67, Chapter 65- the Local Land Use Planning Act.

## H. Procedural Background:

On November 28, 2017, the Planning and Zoning Commission considered the case, including the application, agency comments, staff's memo, the application exhibits and public testimony presented or given.

## I. Factual Summary:

These parcels are located near the northwest corner of Ten Mile and Lake Hazel Roads. The project consists of 132.80 (approx.) acres, within City limits and all parcels are zoned R-4 (Low Density Residential). Applicant requests

preliminary plat approval for 530 homes, 67 common lots and one shared driveway with access taken from Ten Mile in two places and Amity. All parcels in this application are near either Ten Mile Road, Lake Hazel Road or Amity Road; all roads are classified as principle arterials.

**J. Findings of Fact:**

Based upon the record contained in Case No's **17-10-S, and 17-23-DR** including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, including the exhibits, and the testimony during the public hearing, the Kuna Commission hereby recommends *approves/denies* the Findings of Fact and Conclusions of Law, and conditions of approval for Case No's 17-10-S, and 17-23-DR, a request for preliminary plat and design review approval by the applicant follows:

*The Commission concludes that the applications comply with the City of Kuna's Zoning regulations (Title 5) of KCC and/or the Subdivision regulations outlined in title 6 of KCC.*

1. The Kuna Commission accepts the facts as outlined in the staff memo, the public testimony and the supporting evidence list presented.

**Comment:** *The Kuna* Commission *held a public hearing on the subject applications on November 28, 2017, to hear from City staff, the applicant and to accept public testimony. The decision by the Commission is based on the application, staff report and public testimony, both oral and written.*

2. Based on the evidence contained in Case No's 17-10-S, and 17-23-DR, this proposal appears to *generally* comply with the Comprehensive Plan ad City Code.

**Comment:** *The Comp Plan has listed numerous goals for providing commercial, single-family and multi-family housing in Kuna. The Comp Plan Map designates this property as Medium Density. As this project proposes to accommodate commercial and residential uses the project generally follows the goals of the Comp Plan and the Comp Plan Map.*

3. The Commission has the authority to recommend approval or denial of these applications.

**Comment:** *On* November 28*, 2017, the Commission voted to recommend approval for case No's* 17-10-S, and has approved and 17-23-DR*.*

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

**Comment:** *As noted in the process and noticing sections, notice requirements were met to hold a public hearing on* November 28*, 2017.*

**K. Commissions Comprehensive Plan Analysis:**

Commission determines the proposed annexation and zoning request for the *site is* consistent with the following Comp Plan components:

*Housing:*

Residents expressed interest in a mix of residential type dwellings applications; including a variety of housing. They were receptive to a greater mix of lot sizes and house price to appeal to a variety of people. A goal expressed by many was the preservation of large lots and rural cluster development in appropriate balance with a complement of other types of residential development (Page 21 Comprehensive Plan [CP]).

***Comment**: The Comp Plan provides for a mix of residential uses. This project has proposed a zone that provides an opportunity for a variety of densities, <u>therefore</u> it generally conforms to the Comp Plan goals and policies.*

*<u>Private Property Rights Goals and Objectives - Section 2 - Summary:</u>*
Ensure the City *land use policies, restrictions, conditions and fees do not violate private property rights and ensure that land use actions, decisions, and regulations do not effectively eliminate all economic value of the subject property.* Ensure that City land use actions, decisions, and regulations do not prevent a private property owner from taking advantage of a fundamental property right and staff shall evaluate with guidance from the City's attorney; the Idaho Attorney General's six criterion established to determine the potential for property taking.

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

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

***Comment:** The Comp Plan encourages an adequate mix of housing for all income levels and calls for increasing pedestrian connections. The requested zoning for this project provides an opportunity for a number of additional housing types to Kuna's inventory and quality housing. At time of development, this project should be conditioned to add to the City's pedestrian network for non-motorized transportation, by proposing pathway connections for development to connect to in the future.*

*<u>Land Use Goals and Objectives - Section 6 - Summary</u>:*
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**: *The requested zoning provides for quality housing opportunities and multiple housing varieties to the City's inventory for all types of lifestyles, ages and economic groups.*

*<u>Housing Goals and Objectives - Section 12 - Summary:</u>*
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 development while discouraging development of land divisions greater than one half acre because large lot subdivisions increase municipal costs, require public subsidy and create sprawl (Pg. 155 – Obj. 1.1, Pg. 163 12.4 and Pg. 165 – 2.1 [CP]).

***Comment:** With the requested preliminary plat, applicant proposes a future high quality development with a variety of dwelling types, densities, and price points for all income levels Kuna as encouraged by the Comp Plan. In the future, this project could significantly add to the City's overall network of, utilities, sidewalks and roadways, therefore it complies with logical, orderly development and discourages land divisions and development greater than one half acre, and could avoid increased municipal services costs and sprawl.*

*<u>Community Design Goals and Objectives - Section 13 - Summary:</u>*
Strengthen Kuna's Image through good community and urban design principles that create well planned neighborhoods. Foster good community design concepts that incorporate landscape features to serve as buffers

between incompatible uses while reducing scale and creates a sense of place (Pg.167 – Goal 1 and Pg. 168 – 1.2 and 2.1[CP]).

***Comment:*** *Applicant should be conditioned to offer good community and urban design principles through creation of greenspaces, add to the pedestrian pathway network and add to the City's sidewalk network. At time of future development, applicant shall improve classified roadways, which add to the roadway system thereby complying with the adopted Master Street Plan of Kuna (Functional Classified Road Map). At time of development, the applicant should be conditioned to incorporate landscape buffers creating a sense of place for citizens. In the future, applicant should be conditioned to follow sound community design concepts and comply with the Comp Plan goals and help strengthen Kuna's image.*

## L. City Council's Idaho State Code Analysis:

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

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

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

## M. Commission's Conclusions of Law:

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

1. The Commission feels the site *is* physically suitable for development in the future.
   **Comment:** *The 132.80 acre (approximate) proposal appears to be suitable for annexation, as proposed.*

2. The preliminary plat and subdivision landscaping requests are not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.

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

3. These applications *are not* likely to cause adverse public health problems.

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

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

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

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

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

6. Based on the evidence contained in Case No's 17-10-S, and 17-23-DR, Commission finds Case No's 17-10-S, and 17-23-DR adequately comply with Kuna City Code.

7. Based on the evidence contained in Case No's 17-10-S, and 17-23-DR, Commission finds Case No's 17-10-S, and 17-23-DR generally comply with Kuna City Codes.

**N. <u>Recommended Conditions of Approval:</u>**

Based upon the Comp Plan, Kuna City Code, the record before the Commission, the applicant's presentation and testimony at the November 28, 2017, and discussion at the public hearing, the Kuna Commission votes to recommend approval for Case No's 17-10-S, and hereby approves 17-23-DR with the following conditions of approval:

- Applicant shall follow the conditions stated in the staff report and related agency reports.
- Applicant shall work with the City on the requirements for curb, gutters for all streets and address storm water requirements.

1. The applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
   a. The City Engineer shall approve the sewer hook-ups.
   b. The City Engineer shall approve the drainage and grading plans. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
   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. The Meridian Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Meridian Fire District is required.
   e. The *Boise-Kuna and Nampa-Meridian* Irrigation Districts shall approval any modifications to the existing irrigation system.
   f. Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to *issuance* of any building permit(s).
   g. All public rights-of-way shall be dedicated and constructed to standards of the City and Ada County Highway District. No public street construction may commence without the approval and permit from Ada County Highway District.
2. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see **KCC 6-4-2-W**.
3. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.

4. When required, submit a petition to the City (as necessary, confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and request to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation system of the City (KMID).
5. Street lights and parking lights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Skies practices.
6. Parking within the site shall comply with Kuna City Code. (Unless specifically approved otherwise).
7. Fencing within and around the site shall comply with Kuna City Code (Unless specifically approved otherwise and permitted). Perimeter fencing (and permit) is required prior to requesting final plat signatures from Kuna City Clerk and Engineer.
8. All signage within/for the project shall comply with Kuna City Code and shall be approved in the design review process with all new commercial and multi-family.
9. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting within public rights-of-way shall be with approval from the public entities owning the property.
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 City Council, or seek amending them through public hearing processes.
11. Applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
12. Developer/owner/applicant shall comply with all local, state and federal laws.

**DATED:** This 9th day of January, 2018.

1-9-18

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:
Troy Behunin, Planner III,
Kuna Planning and Zoning Department

**CITY OF KUNA**
**PO BOX 13 KUNA, ID 83643 * 751 W. 4TH* PH. 208.922.5546 * FAX 208.922.5989 * JMARSH@KUNAID.GOV**

**TO:** MAYOR STEAR AND MEMBERS OF KUNA CITY COUNCIL

**FROM:** John Marsh – Kuna City Treasurer

**SUBJECT:** **FINANCIAL RESULTS YTD MONTH ENDING 12/31/2017**

**DATE:** 1/11/2018

SUMMARY DISCUSSION

The year-to-date (YTD) financial results through December 31, 2017 are attached. The results are positive and as expected thus far and as a result I have nothing negative to report.

As such, I don't plan on presenting detail unless you have specific questions. If you do have specific questions please pose them to me prior to the meeting so that I can provide the necessary detail at the meeting.

Thank You,

John Marsh
Kuna City Treasurer

CITY OF KUNA, IDAHO
YEAR-TO-DATE (YTD) FINANCIAL RESULTS
AS OF MONTH ENDING DECEMBER 31, 2017
FISCAL YEAR ENDING SEPTEMBER 30, 2018

## GENERAL FUND

| YTD AS OF MONTH ENDING DECEMBER 31, 2017 | | | | | FIVE-YEAR YTD COMPARISON | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| FINANCIAL ACTIVITY | YTD ACTUAL | ANNUAL BUDGET | % OF ANNUAL BUDGET REALIZED | % OF FISCAL YEAR ELAPSED | *FY 2014* | *FY 2015* | *FY 2016* | *FY 2017* | *FY 2018* | TREND |
| **REVENUE** | | | | | | | | | | |
| *TAXES* | $314,327 | $3,209,476 | 10% | | $224,564 | $233,631 | $259,659 | $293,043 | $314,327 | |
| *INTERGOVERNMENTAL* | $38,764 | $184,594 | 21% | | $33,941 | $33,231 | $38,239 | $39,919 | $38,764 | |
| *LICENSES/PERMITS/FEES* | $351,738 | $1,273,676 | 28% | | $88,160 | $133,547 | $184,937 | $289,741 | $351,738 | |
| *OTHER* | $6,739 | $28,085 | 24% | | $13,514 | $4,097 | $6,240 | $4,250 | $6,739 | |
| *RESERVES FORWARD* | $1,562,576 | $1,411,604 | 111% | | $864,374 | $1,051,071 | $1,449,814 | $1,487,385 | $1,562,576 | |
| TOTAL REVENUE | $2,274,144 | $6,107,435 | 37% | | $1,224,553 | $1,455,577 | $1,938,889 | $2,114,338 | $2,274,144 | |
| OPERATING REVENUE | $711,568 | $4,695,831 | 15% | | $360,179 | $404,506 | $489,075 | $626,953 | $711,568 | |
| **EXPENDITURES** | | | | | | | | | | |
| *PUBLIC SAFETY* | $503,895 | $2,032,994 | 25% | 25.00% | $405,163 | $409,183 | $420,495 | $431,104 | $503,895 | |
| *LABOR & BENEFITS* | $415,728 | $1,702,777 | 24% | | $214,744 | $217,372 | $237,135 | $321,358 | $415,728 | |
| *GENERAL GOVT.* | $135,668 | $748,734 | 18% | | $112,243 | $100,672 | $135,744 | $130,972 | $135,668 | |
| *INTERFUND TRANSFERS* | $0 | $388,110 | 0% | | $0 | $0 | $0 | $608,075 | $0 | |
| *CAPITAL OUTLAY* | $0 | $0 | - | | $74,009 | $29,353 | $0 | $0 | $0 | |
| *DEBT COVERAGE* | $0 | $0 | - | | $0 | $0 | $0 | $0 | $0 | |
| *OTHER* | $0 | $9,000 | 0% | | $5,000 | $2,575 | $2,500 | $0 | $0 | |
| *CONTINGENCY* | $360,301 | $1,225,819 | 29% | | $2,000 | $106,617 | $1,350 | $4,564 | $360,301 | |
| *ENCUMBRANCES* | $4,650 | - | - | | $41,258 | $926 | $1,047 | $1,775 | $4,650 | |
| TOTAL EXPENDITURES | $1,420,242 | $6,107,435 | 23% | | $854,417 | $866,698 | $798,271 | $1,497,848 | $1,420,242 | |
| OPERATING EXPENDITURES | $1,059,941 | $4,881,616 | 22% | | $852,417 | $760,081 | $796,921 | $1,493,284 | $1,059,941 | |
| **TOTAL REVENUE NET OF TOTAL EXPENDITURES** | $853,902 | $0 | | | $370,136 | $588,879 | $1,140,618 | $616,490 | $853,902 | |
| **OPERATING REVENUE NET OF OPERATING EXPENDITURES** | ($348,373) | ($185,785) | | | -$492,238 | -$355,575 | -$307,846 | -$866,331 | -$348,373 | |
| **OUTSTANDING DEBT** | $0 | | | | | | | | | |

| CASH & NET INVESTMENT POSITION | | | | | | |
|---|---|---|---|---|---|---|
| TOTAL | $1,044,972 | $730,753 | $657,390 | $1,163,618 | $666,570 | $1,044,972 |
| AVAILABLE | $954,259 | - | - | - | - | - |
| NOT AVAILABLE (ENCUMBERED) | $90,713 | - | - | - | - | - |
| RESTRICTED | $0 | - | - | - | - | - |

## WATER FUND

| YTD AS OF MONTH ENDING DECEMBER 31, 2017 | | | | | FIVE-YEAR YTD COMPARISON | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| FINANCIAL ACTIVITY | YTD ACTUAL | ANNUAL BUDGET | % OF ANNUAL BUDGET REALIZED | % OF FISCAL YEAR ELAPSED | *FY 2014* | *FY 2015* | *FY 2016* | *FY 2017* | *FY 2018* | TREND |
| **REVENUE** | | | | | | | | | | |
| *USER FEES* | $429,167 | $1,849,903 | 23% | | $323,197 | $345,309 | $373,046 | $399,758 | $429,167 | |
| *CAPITAL REVENUE* | $234,473 | $586,089 | 40% | | $30,078 | $44,265 | $76,318 | $184,013 | $234,473 | |
| *OTHER* | $51,579 | $201,431 | 26% | | $5,309 | $4,305 | $13,133 | $31,239 | $51,579 | |
| *RESERVES FORWARD* | $4,021,414 | $2,754,793 | 146% | | $2,128,130 | $2,218,170 | $2,386,249 | $2,743,699 | $4,021,414 | |
| *TOTAL REVENUE* | $4,736,633 | $5,392,216 | 88% | | $2,486,714 | $2,612,049 | $2,848,746 | $3,358,709 | $4,736,633 | |
| OPERATING REVENUE | $715,219 | $2,637,423 | 27% | | $358,584 | $393,879 | $462,497 | $615,010 | $715,219 | |
| **EXPENDITURES** | | | | | | | | | | |
| *LABOR & BENEFITS* | $161,815 | $708,892 | 23% | | $137,516 | $119,268 | $129,950 | $148,660 | $161,815 | |
| *GENERAL GOVT.* | $73,908 | $510,215 | 14% | 25.00% | $91,366 | $92,685 | $91,413 | $103,853 | $73,908 | |
| *CAPITAL OUTLAY* | $48,868 | $2,108,024 | 2% | | $6,149 | $24,544 | $109,622 | $114,834 | $48,868 | |
| *DEBT COVERAGE* | $0 | $0 | - | | $0 | $0 | $0 | $0 | $0 | |
| *OTHER* | $0 | $4,000 | 0% | | $4 | $8 | $33 | $0 | $0 | |
| *CONTINGENCY* | $0 | $2,061,085 | 0% | | $0 | $0 | $0 | $4,415 | $0 | |
| *ENCUMBRANCES* | $7,247 | - | - | | $19,900 | $15,704 | $59,979 | $8,890 | $7,247 | |
| *TOTAL EXPENDITURES* | $291,838 | $5,392,216 | 5% | | $254,935 | $252,209 | $390,997 | $380,652 | $291,838 | |
| *OPERATING EXPENDITURES* | $291,838 | $3,331,131 | 9% | | $254,935 | $252,209 | $390,997 | $376,237 | $291,838 | |
| ***TOTAL REVENUE NET OF TOTAL EXPENDITURES*** | $4,444,795 | ($0) | | | $2,595,661 | $2,359,840 | $2,457,749 | $2,978,057 | $4,444,795 | |
| **OPERATING REVENUE NET OF OPERATING EXPENDITURES** | $423,381 | ($693,708) | | | $103,649 | $141,670 | $71,500 | $238,773 | $423,381 | |
| **OUTSTANDING DEBT** | $0 | | | | | | | | | |

| **CASH & NET INVESTMENT POSITION** | | | | | | |
|---|---|---|---|---|---|---|
| TOTAL | $4,532,191 | $2,342,349 | $2,435,773 | $2,605,837 | $3,125,304 | $4,532,191 |
| AVAILABLE | $4,181,046 | - | - | - | - | - |
| NOT AVAILABLE (ENCUMBERED) | $55,035 | - | - | - | - | - |
| RESTRICTED | $296,110 | - | - | - | - | - |

## SEWER FUND

| YTD AS OF MONTH ENDING DECEMBER 31, 2017 | | | | | FIVE-YEAR YTD COMPARISON | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| FINANCIAL ACTIVITY | YTD ACTUAL | ANNUAL BUDGET | % OF ANNUAL BUDGET REALIZED | % OF FISCAL YEAR ELAPSED | *FY 2014* | *FY 2015* | *FY 2016* | *FY 2017* | *FY 2018* | TREND |
| **REVENUE** | | | | | | | | | | |
| *USER FEES* | $565,051 | $2,227,403 | 25% | | $428,387 | $449,689 | $482,947 | $515,391 | $565,051 | |
| *CAPITAL REVENUE* | $185,682 | $480,878 | 39% | | $17,794 | $14,594 | $40,357 | $127,977 | $185,682 | |
| *OTHER* | $29,279 | $327,020 | 9% | | $36,574 | $42,943 | $41,650 | $41,571 | $29,279 | |
| *RESERVES FORWARD* | $3,502,603 | $2,984,664 | 117% | | $1,986,438 | $2,226,175 | $2,400,505 | $2,668,775 | $3,502,603 | |
| *TOTAL REVENUE* | $4,282,615 | $6,019,965 | 71% | | $2,469,193 | $2,733,401 | $2,965,459 | $3,353,714 | $4,282,615 | |

| | | | | | FIVE-YEAR YTD COMPARISON | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| OPERATING REVENUE | $780,012 | $3,035,301 | 26% | | $482,755 | $507,226 | $564,954 | $684,939 | $780,012 | |
| **EXPENDITURES** | | | | | | | | | | |
| *LABOR & BENEFITS* | $185,842 | $805,120 | 23% | | $144,057 | $140,670 | $154,312 | $171,581 | $185,842 | |
| *GENERAL GOVT.* | $157,616 | $1,163,733 | 14% | 25.00% | $152,591 | $158,621 | $170,349 | $164,704 | $157,616 | |
| *CAPITAL OUTLAY* | $12,753 | $2,416,770 | 1% | | $265,271 | $250,382 | $171,236 | $53,459 | $12,753 | |
| *DEBT COVERAGE* | $0 | $0 | - | | $0 | $0 | $0 | $0 | $0 | |
| *OTHER* | $0 | $10,000 | 0% | | $0 | $8 | $33 | $0 | $0 | |
| *CONTINGENCY* | $0 | $1,624,342 | 0% | | $0 | $0 | $0 | $4,437 | $0 | |
| *ENCUMBRANCES* | $3,884 | - | - | | $31,672 | $5,166 | $2,244 | $94,831 | $3,884 | |
| *TOTAL EXPENDITURES* | $360,095 | $6,019,965 | 6% | | $593,591 | $554,847 | $498,174 | $489,012 | $360,095 | |
| *OPERATING EXPENDITURES* | $360,095 | $4,395,623 | 8% | | $561,919 | $549,681 | $495,930 | $394,181 | $360,095 | |
| ***TOTAL REVENUE NET OF TOTAL EXPENDITURES*** | $3,922,520 | $0 | | | $1,875,602 | $2,178,554 | $2,467,285 | $2,864,702 | $3,922,520 | |
| **OPERATING REVENUE NET OF OPERATING EXPENDITURES** | $419,917 | ($1,360,322) | | | -$79,164 | -$42,455 | $69,024 | $290,758 | $419,917 | |
| **OUTSTANDING DEBT** | $0 | | | | | | | | | |

| **CASH & NET INVESTMENT POSITION** | | | | | | | |
|---|---|---|---|---|---|---|---|
| TOTAL | $4,099,014 | $2,886,304 | $2,843,404 | $3,260,257 | $3,506,100 | $4,099,014 | |
| AVAILABLE | $4,003,415 | - | - | - | - | - | |
| NOT AVAILABLE (ENCUMBERED) | $95,599 | - | - | - | - | - | |
| RESTRICTED | $0 | - | - | - | - | - | |

## IRRIGATION FUND

| YTD AS OF MONTH ENDING DECEMBER 31, 2017 | | | | | FIVE-YEAR YTD COMPARISON | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| FINANCIAL ACTIVITY | YTD ACTUAL | ANNUAL BUDGET | % OF ANNUAL BUDGET REALIZED | % OF FISCAL YEAR ELAPSED | *FY 2014* | *FY 2015* | *FY 2016* | *FY 2017* | *FY 2018* | TREND |
| **REVENUE** | | | | | | | | | | |
| *USER FEES* | $222,222 | $618,587 | 36% | | $159,200 | $173,529 | $181,429 | $201,776 | $222,222 | |
| *CAPITAL REVENUE* | $106,765 | $318,657 | 34% | | $24,686 | $25,645 | $58,236 | $91,906 | $106,765 | |
| *OTHER* | $13,481 | $142,703 | 9% | | $274 | $1,542 | $2,001 | $1,056 | $13,481 | |
| *RESERVES FORWARD* | $1,321,401 | $1,588,537 | 83% | | $908,580 | $1,017,733 | $1,280,556 | $1,564,973 | $1,321,401 | |
| *TOTAL REVENUE* | $1,663,869 | $2,668,484 | 62% | | $1,092,740 | $1,218,449 | $1,522,222 | $1,859,711 | $1,663,869 | |
| OPERATING REVENUE | $342,468 | $1,079,947 | 32% | | $184,160 | $200,716 | $241,666 | $294,738 | $342,468 | |
| **EXPENDITURES** | | | | | | | | | | |
| *LABOR & BENEFITS* | $50,864 | $192,899 | 26% | | $34,636 | $29,728 | $34,716 | $41,283 | $50,864 | |
| *GENERAL GOVT.* | $50,950 | $409,644 | 12% | 25.00% | $18,832 | $34,092 | $29,252 | $50,951 | $50,950 | |
| *CAPITAL OUTLAY* | $90,648 | $579,087 | 16% | | $26,149 | $30,233 | $30,109 | $19,209 | $90,648 | |
| *DEBT COVERAGE* | $0 | $0 | - | | $0 | $0 | $0 | $0 | $0 | |
| *OTHER* | $0 | $100 | 0% | | $0 | $8 | $13 | $0 | $0 | |
| *CONTINGENCY* | $0 | $1,486,754 | 0% | | $0 | $0 | $0 | $1,696 | $0 | |
| *ENCUMBRANCES* | $5 | - | - | | $874 | $673 | $10 | $8 | $5 | |
| *TOTAL EXPENDITURES* | $192,467 | $2,668,484 | 7% | | $80,491 | $94,734 | $94,100 | $113,147 | $192,467 | |

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| *OPERATING EXPENDITURES* | $192,467 | $1,181,730 | 16% | | $80,491 | $94,734 | $94,100 | $111,451 | $192,467 | |
| ***TOTAL REVENUE NET OF TOTAL EXPENDITURES*** | $1,471,402 | $0 | | | $1,012,249 | $1,123,715 | $1,428,122 | $1,746,564 | $1,471,402 | |
| **OPERATING REVENUE NET OF OPERATING EXPENDITURES** | $150,001 | ($101,783) | | | $103,669 | $105,982 | $147,566 | $183,287 | $150,001 | |
| **OUTSTANDING DEBT** | $0 | | | | | | | | | |

| **CASH & NET INVESTMENT POSITION** | | | | | | | |
|---|---|---|---|---|---|---|---|
| TOTAL | $1,399,202 | $966,305 | $1,142,666 | $1,392,748 | $1,710,026 | $1,399,202 | |
| AVAILABLE | $1,381,334 | - | - | - | - | - | |
| NOT AVAILABLE (ENCUMBERED) | $17,868 | - | - | - | - | - | |
| RESTRICTED | $0 | - | - | - | - | - | |

## GRANT FUND

| YTD AS OF MONTH ENDING DECEMBER 31, 2017 | | | | | FIVE-YEAR YTD COMPARISON | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| FINANCIAL ACTIVITY | YTD ACTUAL | ANNUAL BUDGET | % OF ANNUAL BUDGET REALIZED | % OF FISCAL YEAR ELAPSED | *FY 2014* | *FY 2015* | *FY 2016* | *FY 2017* | *FY 2018* | TREND |
| **REVENUE** | | | | | | | | | | |
| *GRANT REVENUE* | $756,122 | $1,100,000 | 69% | | $4,050 | $112,527 | $9,441 | $82,746 | $756,122 | |
| *BALANCES FORWARD* | ($370,469) | $114,216 | -324% | | $471 | -$6,385 | $3,785 | $10,772 | ($370,469) | |
| TOTAL REVENUE | $385,653 | $1,214,216 | 32% | | $4,521 | $106,142 | $13,226 | $93,518 | $385,653 | |
| | | | | 25.00% | | | | | | |
| **EXPENDITURES** | | | | | | | | | | |
| *GRANT EXPENDITURES* | $251,901 | $1,214,216 | 20.7% | | $7,129 | $16,926 | $21,715 | $122,076 | $251,901 | |
| *ENCUMBRANCES* | $0 | - | - | | $1,465 | $0 | $0 | $11,809 | $0 | |
| TOTAL EXPENDITURES | $251,901 | $1,214,216 | 21% | | $8,594 | $16,926 | $21,715 | $133,885 | $251,901 | |
| **TOTAL REVENUE NET OF TOTAL EXPENDITURES** | $133,752 | $0 | | | ($4,073) | $89,216 | ($8,489) | ($40,367) | $133,752 | |
| **OUTSTANDING DEBT** | $0 | | | | | | | | | |

| **CASH & NET INVESTMENT POSITION** | | | | | | | |
|---|---|---|---|---|---|---|---|
| TOTAL | $143,021 | $3,065 | $98,265 | $9,933 | $44,639 | $143,021 | |
| AVAILABLE | $143,021 | - | - | - | - | - | |
| NOT AVAILABLE (ENCUMBERED) | $0 | - | - | - | - | - | |
| RESTRICTED | $143,021 | - | - | - | - | - | |

## LATE COMERS FUND

| YTD AS OF MONTH ENDING DECEMBER 31, 2017 | | | | | FIVE-YEAR YTD COMPARISON | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| FINANCIAL ACTIVITY | YTD ACTUAL | ANNUAL BUDGET | % OF ANNUAL BUDGET REALIZED | % OF FISCAL YEAR ELAPSED | *FY 2014* | *FY 2015* | *FY 2016* | *FY 2017* | *FY 2018* | TREND |
| **REVENUE** | | | | | | | | | | |
| *CAPACITY REVENUE* | $421,093 | $805,400 | 52% | | $56,874 | $81,842 | $147,700 | $332,413 | $421,093 | |
| *RESERVES FORWARD* | $1,344,581 | $958,209 | 140% | | $66,604 | $44,713 | $66,795 | $98,429 | $1,344,581 | |

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| TOTAL REVENUE | $1,765,674 | $1,763,609 | 100% | | $123,478 | $126,555 | $214,495 | $430,842 | $1,765,674 | |
| **EXPENDITURES** | | | | 25.00% | | | | | | |
| *REIMBURSEMENT EXPENDITURES* | $0 | $805,400 | 0% | | $0 | $0 | $0 | $0 | $0 | |
| *CONTINGENCY* | $0 | $958,209 | | | $0 | $0 | $0 | $0 | $0 | |
| *ENCUMBRANCES* | $0 | - | - | | $0 | $0 | $0 | $0 | $0 | |
| TOTAL EXPENDITURES | $0 | $1,763,609 | 0% | | $0 | $0 | $0 | $0 | $0 | |
| **TOTAL REVENUE NET OF EXPENDITURES** | $1,765,674 | $0 | | | $123,478 | $126,555 | $214,495 | $430,842 | $1,765,674 | |
| **OUTSTANDING DEBT** | $0 | | | | | | | | | |

| **CASH & NET INVESTMENT POSITION** | | | | | | | |
|---|---|---|---|---|---|---|---|
| TOTAL | $1,733,395 | $123,488 | $126,564 | $214,500 | $416,828 | $1,733,395 | |
| AVAILABLE | $1,733,395 | - | - | - | - | - | |
| NOT AVAILABLE (ENCUMBERED) | $0 | - | - | - | - | - | |
| RESTRICTED | $1,733,395 | - | - | - | - | - | |

## SOLID WASTE FUND

| YTD AS OF MONTH ENDING DECEMBER 31, 2017 | | | | | FIVE-YEAR YTD COMPARISON | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| FINANCIAL ACTIVITY | YTD ACTUAL | ANNUAL BUDGET | % OF ANNUAL BUDGET REALIZED | % OF FISCAL YEAR ELAPSED | *FY 2014* | *FY 2015* | *FY 2016* | *FY 2017* | *FY 2018* | TREND |
| **REVENUE** | | | | | | | | | | |
| *USER FEES* | $468,790 | $1,858,827 | 25% | | $339,562 | $366,559 | $395,769 | $424,156 | $468,790 | |
| *OTHER REVENUE* | $42 | $0 | - | | $25 | $13 | $14 | $29 | $42 | |
| *RESERVES FORWARD* | $0 | $0 | - | | $0 | $0 | $0 | $0 | $0 | |
| TOTAL REVENUE | $468,832 | $1,858,827 | 25% | | $339,587 | $366,572 | $395,783 | $424,185 | $468,832 | |
| **EXPENDITURES** | | | | 25.00% | | | | | | |
| *CONTRACT EXPENDITURES* | $457,865 | $1,858,827 | 25% | | $340,607 | $350,194 | $386,341 | $419,678 | $457,865 | |
| *CONTINGENCY* | $0 | $0 | - | | $0 | $0 | $0 | $0 | $0 | |
| TOTAL EXPENDITURES | $457,865 | $1,858,827 | 25% | | $340,607 | $350,194 | $386,341 | $419,678 | $457,865 | |
| **TOTAL REVENUE NET OF TOTAL EXPENDITURES** | $10,967 | $0 | | | -$1,020 | $16,378 | $9,442 | $4,507 | $10,967 | |
| **OUTSTANDING DEBT** | $0 | | | | | | | | | |

| **CASH & NET INVESTMENT POSITION** | | | | | | | |
|---|---|---|---|---|---|---|---|
| TOTAL | $94,318 | $160,709 | $89,390 | $91,891 | $88,281 | $94,318 | |
| AVAILABLE | $94,318 | - | - | - | - | - | |
| NOT AVAILABLE (ENCUMBERED) | $0 | - | - | - | - | - | |
| RESTRICTED | $94,318 | - | - | - | - | - | |

## GOVERNMENTAL CAPITAL PROJECTS FUND

| YTD AS OF MONTH ENDING DECEMBER 31, 2017 | | FIVE-YEAR YTD COMPARISON |
|---|---|---|

| FINANCIAL ACTIVITY | YTD ACTUAL | ANNUAL BUDGET | % OF ANNUAL BUDGET REALIZED | % OF FISCAL YEAR ELAPSED | *FY 2014* | *FY 2015* | *FY 2016* | *FY 2017* | *FY 2018* | TREND |
|---|---|---|---|---|---|---|---|---|---|---|
| **REVENUE** | | | | | | | | | | |
| *INTERFUND TRANSFERS* | $0 | $388,110 | 0% | | $0 | $0 | $0 | $608,075 | $0 | |
| *OTHER REVENUE* | $0 | $0 | | | $0 | $0 | $0 | $0 | $0 | |
| *RESERVES FORWARD* | $367,276 | $75,000 | - | | $0 | $0 | $25,000 | $63,451 | $367,276 | |
| TOTAL REVENUE | $367,276 | $463,110 | 79% | | $0 | $0 | $25,000 | $671,526 | $367,276 | |
| **EXPENDITURES** | | | | 25.00% | | | | | | |
| *CAPITAL EXPENDITURES* | $65,421 | $388,110 | 17% | | $0 | $0 | $48,287 | $93,934 | $65,421 | |
| *CONTINGENCY* | $0 | $75,000 | | | $0 | $0 | $0 | $0 | $0 | |
| *INTERFUND TRANSFERS* | $0 | $0 | - | | $0 | $0 | $0 | $0 | $0 | |
| TOTAL EXPENDITURES | $65,421 | $463,110 | 14% | | $0 | $0 | $48,287 | $93,934 | $65,421 | |
| **TOTAL REVENUE NET OF TOTAL EXPENDITURES** | $301,855 | $0 | | | $0 | $0 | (23,287) | $577,592 | $301,855 | |
| **OUTSTANDING DEBT** | $0 | | | | | | | | | |

| **CASH & NET INVESTMENT POSITION** | | | | | | |
|---|---|---|---|---|---|---|
| TOTAL | $309,336 | $0 | $0 | ($19,810) | $598,133 | $309,336 |
| AVAILABLE | $309,336 | - | - | - | - | - |
| NOT AVAILABLE (ENCUMBERED) | $0 | - | - | - | - | - |
| RESTRICTED | $309,336 | - | - | - | - | - |

## PARK IMPACT FEE & CAPITAL PROJECTS FUND

**YTD AS OF MONTH ENDING DECEMBER 31, 2017** — **FIVE-YEAR YTD COMPARISON**

| FINANCIAL ACTIVITY | YTD ACTUAL | ANNUAL BUDGET | % OF ANNUAL BUDGET REALIZED | % OF FISCAL YEAR ELAPSED | *FY 2014* | *FY 2015* | *FY 2016* | *FY 2017* | *FY 2018* | TREND |
|---|---|---|---|---|---|---|---|---|---|---|
| **REVENUE** | | | | | | | | | | |
| *IMPACT FEES* | $152,120 | $403,241 | 38% | | $0 | $0 | $0 | $122,070 | $152,120 | |
| *RESERVES FORWARD* | $477,961 | $448,045 | 107% | | $0 | $0 | $0 | $20,658 | $477,961 | |
| TOTAL REVENUE | $630,081 | $851,286 | 74% | | $0 | $0 | $0 | $142,728 | $630,081 | |
| **EXPENDITURES** | | | | 25.00% | | | | | | |
| *PROJECT EXPENDITURES* | $0 | $851,286 | - | | $0 | $0 | $0 | $0 | $0 | |
| TOTAL EXPENDITURES | $0 | $851,286 | 0% | | $0 | $0 | $0 | $0 | $0 | |
| **TOTAL REVENUE NET OF EXPENDITURES** | $630,081 | $0 | | | $0 | $0 | $0 | $142,728 | $630,081 | |
| **OUTSTANDING DEBT** | $0 | | | | | | | | | |

| **CASH & NET INVESTMENT POSITION** | | | | | | |
|---|---|---|---|---|---|---|
| TOTAL | $630,081 | $0 | $0 | $0 | $138,972 | $630,081 |
| AVAILABLE | $630,081 | - | - | - | - | - |
| NOT AVAILABLE (ENCUMBERED) | $0 | - | - | - | - | - |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| RESTRICTED | $630,081 | | | | - | - | - | - | - |

## AGENCY FUND

| YTD AS OF MONTH ENDING DECEMBER 31, 2017 | | | | | FIVE-YEAR YTD COMPARISON | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| FINANCIAL ACTIVITY | YTD ACTUAL | ANNUAL BUDGET | % OF ANNUAL BUDGET REALIZED | % OF FISCAL YEAR ELAPSED | *FY 2014* | *FY 2015* | *FY 2016* | *FY 2017* | *FY 2018* | TREND |
| **OWNER ACTIVITY** | | | | | | | | | | |
| OWNER RECEIPTS | $120,293 | NA | - | | $0 | $150 | $150 | $201,930 | $120,293 | |
| *OWNER BALANCES FORWARD* | $384,170 | NA | - | 25.00% | $8,000 | $72,400 | $64,550 | $64,700 | $384,170 | |
| *OWNER RETURNS* | $122,784 | NA | - | | $0 | $0 | $0 | $0 | $122,784 | |
| NET OWNER BALANCE | $381,679 | NA | - | | $8,000 | $72,550 | $64,700 | $266,630 | $381,679 | |

| **CASH & NET INVESTMENT POSITION** | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| TOTAL | $381,679 | | | | $8,000 | $72,550 | $64,700 | $266,630 | $381,679 | |
| AVAILABLE | $381,679 | | | | - | - | - | - | - | |
| NOT AVAILABLE (ENCUMBERED) | $0 | | | | - | - | - | - | - | |
| RESTRICTED | $381,679 | | | | - | - | - | - | - | |

City of Kuna

751 W. 4th St.
Kuna, ID 83634
Phone :(208) 922-5274
Fax: (208) 922-5989
**Kunacity.Id.gov**

***City Council Memo***

**To:** **Kuna City Council**

**Case Numbers:** 17-04-LS (Lot Split)
17-03-LLA (Lot Line Adjustment)
The Spaulding's

**Location:** 3975 W. Amity Rd.
Meridian, Idaho 83642

**Planner:** Troy Behunin, Planner III

**Meeting Date:** January 16, 2018

**Applicant:** **Melvin & Jeanne Spaulding**
3975 W. Amity Rd.
Meridian, Idaho 83642
208.994.7659
spaulding.jeanne@gmail.com

**Engineer:** **KM Engineering**
Kirsti Grabo
9233 W. State St,
Boise, ID 83714
208.639.6930
KGrabo@kmengllp.com

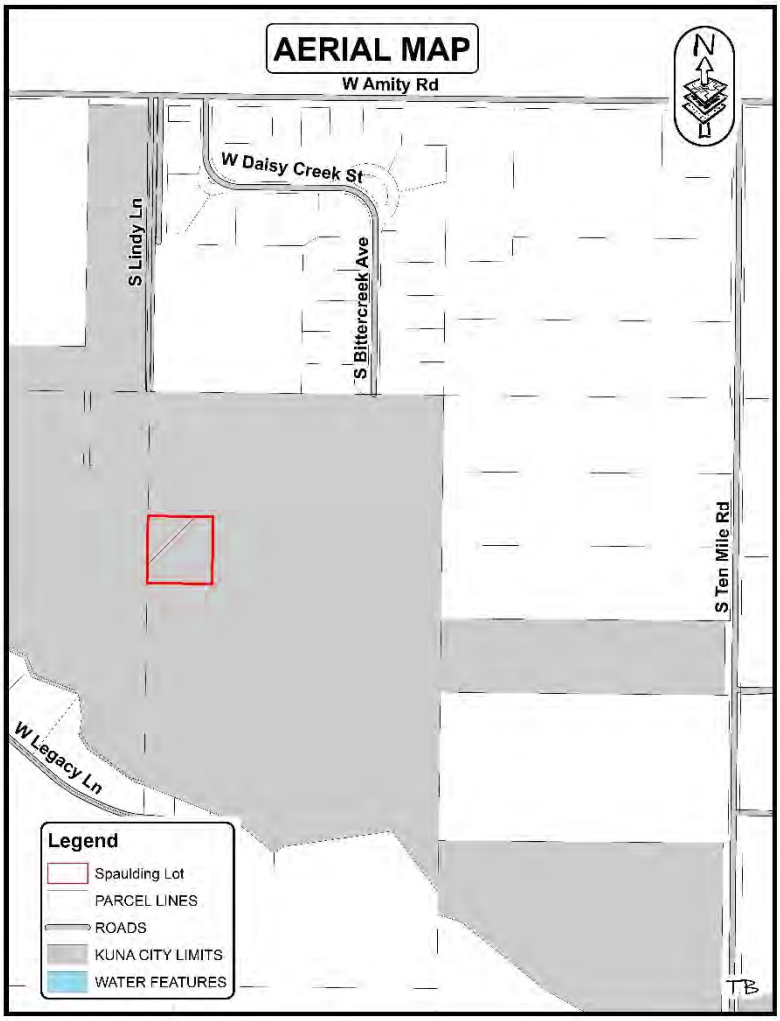



**Table of Contents:**

A. Course Proceedings
B. Applicant Request
C. Aerial Map
D. History
E. General Project Facts
F. Staff Analysis
G. Applicable Standards
H. Comprehensive Plan Analysis
I. Decision by the Council

## A. Course of Proceedings:

1. A Lot Split (LS) is designated in Kuna City Code (KCC) 1-14-3, as a public meeting, with the City Council as the decision-making body. As a public meeting, this application does not require public notice as set forth in Idaho Code, Chapter 65; Idaho Local Land Use Planning Act. The guidelines for decision making by the City Council as outlined in KCC 1-14-3 have been adhered to.

   a. Notifications

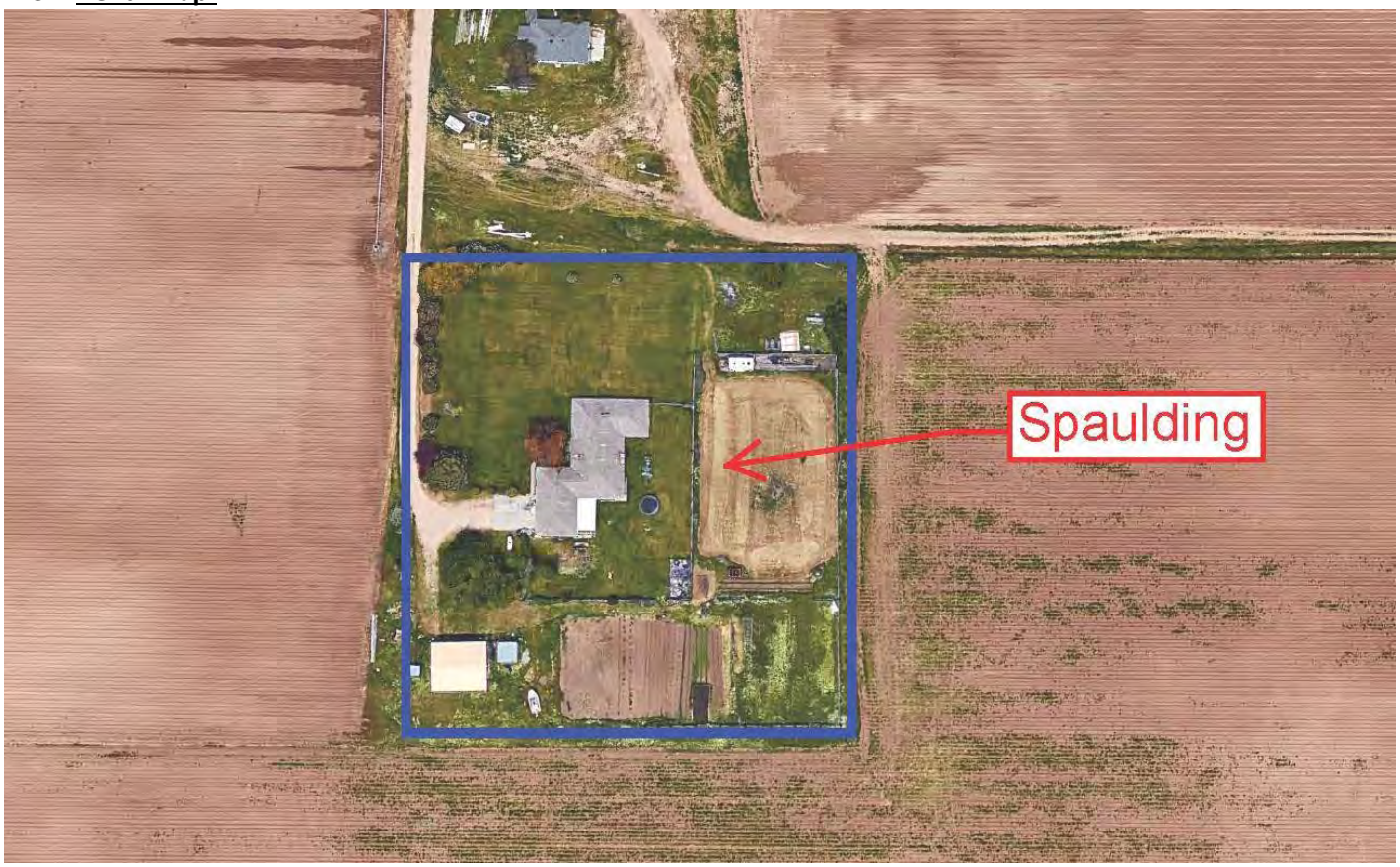
| | | |
|---|---|---|
| i. | Kuna City Engineer | January 5, 2018 |
| ii. | Meridian Fire District | January 5, 2018 |
| iii. | Applicant Completeness Letter | September 21, 2017 |
| iv. | Agenda | January 16, 2018 |

**B. Applicants Request:**

1. The applicant seeks Lot Split (LS) and Lot Line Adjustment (LLA) approval to adjust an existing parcel, and create two parcels on the subject site, which has been verified by Planning and Zoning staff as an original parcel. The subject site is located at 3975 W. Amity Rd., about 1/3 mile south of Amity Road. The Lot Split, if approved, would provide the owners with an opportunity to build a new home on the newly created parcel in the future. The Lot Line Adjustment is intended to accommodate the proposed Gran Prado Subdivision, and the owner is a willing participant with the design of the proposed Gran Prado project. The applicant is interested in maintain their agricultural uses that are already in place and being enjoyed.

2. The applicant has submitted all necessary documentation and materials for review.

**C. Aerial Map:**




**D. History:**

The subject parcel has historically been used as the property owners' residential home site with ancillary agricultural outbuildings for agricultural activities and some farm animals.

**E. General Project Facts:**

1. **Comprehensive Plan Designation:** The subject parcel is already annexed into Kuna city limits with an existing R-4 residential zoning designation. This LS and LLA request appears to be consistent with the Future Land Use Map. As there are no requested changes to the current zoning designation, the LS and LLA would be allowable within an R-4 zone.

2. **Surrounding Land Uses:**

| | | |
|---|---|---|
| **North** | RUT | Rural Urban Transition – Ada County |
| **South** | RUT | Rural Urban Transition – Ada County |
| **East** | RUT | Rural Urban Transition – Ada County |
| **West** | RUT | Rural Urban Transition – Ada County |

3. **Parcel Number**: S1234131300

4. **Parcel Sizes and Current Zoning:**
   - Site Address: 3975 W. Amity Road, Meridian, ID 83642
   - Parcel Size: 2 acres
   - Zoning Designation: R-4 (Residential District)

5. **Services:**

   Fire Protection – Meridian Fire District
   Police Protection – Kuna City Police (Ada County Sheriff)
   Sanitary Sewer– Existing Septic – future City of Kuna
   Potable Water – Private Domestic Well – future City of Kuna
   Irrigation District – Nampa & Meridian Irrigation District (NMID)
   Pressurized Irrigation – future City of Kuna (KMID)
   Sanitation Services – J & M Sanitation

6. **Existing Structures, Vegetation and Natural Features:** The subject parcel currently has a single-family residence situated on the site and existing vegetation consists of material associated with a residential yard and some agricultural uses. The existing home and associated ancillary structures will be split off from the rest of the property, and would become the north half of the new parcel configuration. The remaining lands on the south half of the property are currently used as pasture and other Ag fields. The parcel's topography is generally flat with a slope between 0-3%. According to the USDA Soil Survey of Ada County, the subject site has bedrock depth at approximately 20"-40".

7. **Transportation / Connectivity:** The subject site is not improved with curbs, gutters or sidewalks and has one access point to a public roadway from Amity Road, and will remain intact until Gran Prado Subdivision phases reach the site. With the subdivision development in the future, eventually, the Amity Road access would be replaced with fully improved frontages for each of the new parcels including the addition of Curb gutter and Sidewalks around the newly adjusted and split parcel.

8. **Environmental Issues:** The subject site is situated within the Nitrate Priority Area (NPA) hydrologic designation. Other than the parcel being situated within the NPA, staff is not aware of any other potential environmental issues, health or safety conflicts associated with this application.

## F. Staff Analysis:

Staff views the proposed Lot Split and Lot Line Adjustment applications to be consistent with the comprehensive plan. If approved, there will be two newly created parcels that will retain the R-4 (Residential) zoning. Staff has determined that this is an original parcel, and thus qualifies for a Lot Split.

The existing septic tank on site will most likely be removed when the phase it is in begins development, as it is believed to lie where a future road for Gran Prado is planned. The current home will then be connected to City sewer and potable water at the developers' expense.

Since it will take several years for the Gran Prado (site lies in phase 6) it is within to develop, the applicant intends to apply for a *new* septic tank permit with Central District Health Department for the proposed

parcel. Staff supports a single new septic tank in this location as the distance to existing lines is more than 1 / 2 mile. Since the site is within the Nitrate priority area, it is staff's recommendation that when failure on the new system occurs, the owner be required to connect to Kuna sewer and potable water services at their expense. If the land owner chooses to connect prior to failure that is also acceptable, provided there is a reasonable opportunity (distance, and other related issues) and all connection costs will be on the land owner. Staff recommends that dry lines for sewer and water be installed in connection with a future building permit being issued (installed prior to C of O). The approved current zoning designation is supported by the surrounding uses and the Comprehensive Plan Future Land Use Map.

Staff recommends *approval* for Case No. 17-03-LS and 17-04-LLA to the Kuna City Council.

## G. Applicable Standards:

1. City of Kuna Zoning Ordinance Title 5;
2. City of Kuna Comprehensive Plan.
3. Idaho Code, Title 67, Chapter 65, Local Land Use Planning Act.

## H. Comprehensive Plan Analysis:

The City Council may accept or reject the Comprehensive Plan components as described below:

1. The proposed Lot Split and Lot Line Adjustment is consistent with the following Comprehensive Plan components:

**GOALS AND POLICY** – *Property Rights*

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

**Policy 1**: *As part of a land use action review, the staff shall evaluate with guidance from the City's attorney; The Idaho Attorney General's six criterions were established to determine the potential for property takings.*

**GOALS AND POLICY** - *Private Property Rights*

***Objective 1.2:*** *Ensure that City land use actions, decisions, and regulations do not effectively eliminate all economic value of the subject property.*

***Objective 1.4:*** *Ensure that City land use actions, decisions, and regulations do not prevent a private property owner from taking advantage of a fundamental property right. Ensure City actions do not impose a substantial and significant limitation on the use of the property.*

**GOALS AND POLICY –***Land Use*

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

## I. Decision by the Council:

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

Based on the facts outlined in staff's report, documentation contained in the case file and any discussion at the public meeting, the City Council of Kuna, Idaho, hereby (approves/denies) Case No. 17-03-LS, (Lot Spilt) and 17-04-LLA (Lot Line Adjustment) request from Melvin and Jeanne Spaulding, (with/without) the following conditions of approval:

1. Applicant or their representative engineer-surveyor shall record the following documents:

a. Proposed Record of Survey (ROS).
b. Execute and record the necessary deeds to accomplish the new parcel boundaries as approved.
c. Provide copies of the **recorded ROS** and **recorded new deeds**, to the Planning and Zoning Department as evidence of compliance.
d. Applicant and/or Owner shall complete the aforementioned conditions **within one (1) year** of the City Council's Order of Decision.

2. Any future development or improvements to the existing parcel or the newly created parcels must follow all codes in place at the time of the original Lot Split (LS) approval by the Kuna City Council.
3. The applicant shall adhere to all agency and staff requirements and recommendations.
4. Applicant must ensure the driveway approach is approved and permitted by Ada County Highway District prior to recording the *lot split*; providing proper access to the newly created parcel in sufficient widths as approved by the City engineer, Meridian Rural Fire District and the Planning and Zoning Department.
    a. Applicant shall furnish Kuna Planning and Zoning proof of ACHD approved driveway approach to the newly created parcel prior to issuance of any building permits.
5. Applicant shall convey proper easements on the record of survey for all existing and future utilities in sufficient widths approved by the City engineer and the Planning and Zoning Department. All easement line work shall be shown on the record of survey.
6. All utilities shall be installed underground (see KCC 6-4-2-W), unless otherwise approved.
7. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the governing irrigation district is required.
8. Applicant shall install dry lines for future City sewer and potable water lines prior to C of O being issued, at the time of a new home building permit being issued.
9. Applicant shall follow all Meridian Fire Department standards and recommendations.
10. Applicant shall comply with all federal, state and local laws.

# Spaulding and Anderson Properties

Vicinity Map

# Spaulding Parcel

Aerial View

km ENGINEERING

August 25, 2017
Project No.: 16-152

Mr. Troy Behunin
Planning & Zoning Department
City of Kuna
751 West 4th Street
Kuna, ID 83634

**RE: Gran Prado Subdivision – Kuna, ID**
**Preliminary Plat, Design Review, Lot Line Adjustment, and Lot Split Applications**

Dear Mr. Behunin:

On behalf of Renascence Farm, LLC, and Waters Edge Farm, LLC, we are pleased to submit the attached applications and required supplements for preliminary plat and design review of Gran Prado Subdivision. This application package also includes the necessary materials for a lot line adjustment and lot split for the Andersons, as well as a lot line adjustment and lot split for the Spauldings, both of whom own outparcels within the subdivision boundary.

Gran Prado Subdivision
The subject property is approximately 133 acres of agricultural ground identified as follows:

| Parcel Number | Address | Owner | Approximate Acreage |
|---|---|---|---|
| R0967660156 | S. Bittercreek Ave. | Renascence Farm, LLC | 57.12 |
| R0967660155 | S. Bittercreek Ave. | Renascence Farm, LLC | 30.38 |
| S1234142351 | 5561 S. Ten Mile Rd. | Renascence Farm, LLC | 9.64 |
| R0967660151 | S. Bittercreek Ave | Renascence Farm, LLC | 0.20 |
| S1234212935 | W. Amity Rd. | Renascence Farm, LLC | 14.97 |
| S1234244310 | S. Bittercreek Ave. | Renascence Farm, LLC | 0.42 |
| S1234121105 | W. Amity Rd. | Renascence Farm, LLC | 0.44 |
| S1234212405 | W. Amity Rd. | Renascence Farm, LLC | 0.44 |
| S1234417520 | 5975 S. Ten Mile Rd. | Waters Edge Farm, LLC | 19.2 |
| | | | 132.81 |

As you know, these properties were annexed into the City of Kuna earlier this year with the R-4 zone. The attached preliminary plat proposes 530 buildable single-family residential lots, 67 common lots, and 1 shared driveway lot for a total of 598 lots. The layout reflects a gross density of 4.0 units per acre, which is consistent with the R-4 zone. The project includes 12.5 acres of open space including walking paths to provide pedestrian connectivity throughout the neighborhood, as well as a large area for a pool and changing rooms. At this time, it is anticipated that the open space within the subdivision will be owned and maintained by the homeowners' association, and draft CC&Rs including language for maintenance of the common lots are included herewith.

Gran Prado Subdivision will be constructed in phases, and a phasing plan is included on the preliminary plat. This plan is intended to be conceptual only, as the phasing will ultimately be dictated by market conditions and demands.

As you can see on the preliminary plat, we are proposing access to the subdivision via two connections to Ten Mile Road and one connection to Amity Road. A number of stub streets are also provided to the surrounding undeveloped parcels for future connectivity. Phase 1 will be located in the southeast corner of the project and proposes one permanent connection to Ten Mile Road. A second temporary access to Ten Mile Road will be constructed with Phase 1 to accommodate emergency services until the second permanent connection to Ten Mile is completed in subsequent phases.

A Traffic Impact Study has been completed and submitted to ACHD for review, and the owner has coordinated extensively with ACHD regarding future improvements to Ten Mile and Amity Roads. Further, the owner has conducted multiple meetings with Kuna's City Engineer to understand sewer, water, and pressure irrigation facilities, each of which will be extended north from their current terminus in Ten Mile Road. These extensions will not only serve this property, but also aid the City in expanding vital infrastructure for its growing population.

We are not aware of any concerns in regards to other public services in the area and don't expect the project to create excessive additional requirements at the public's expense for public facilities and services because services will be supported by property taxes and/or fees paid directly to the service providers.

At this time, there are no known health, safety, or environmental problems that currently exist or that will be created by this development.

Design Review

Included with this submittal package is the design review application for common area landscaping within the subdivision. The new landscaping will consist of a combination of trees, shrubs, and other landscape and hardscape materials, which are detailed on the attached landscape plans, and we believe that the design complies with the City's Design Review standards. The pool and changing room schematic will be submitted for Design Review at a later date as the project progresses to that phase.

Anderson Lot Line Adjustment

In conjunction with the Gran Prado preliminary plat, we have included an application for a lot line adjustment and lot split for the Anderson outparcel. This outparcel is approximately 2 acres, is identified as Parcel No. S1234244200, and is annexed into the City with the R-4 zone. This lot line adjustment will rectify existing boundary issues while accommodating the subdivision layout, while the split will allow Mr. and Mrs. Anderson to have two buildable parcels for future use. Please see the attached exhibits for further details on the adjustment and split. Upon City approval, the appropriate Record of Survey and accompanying deeds with legal descriptions will be prepared and recorded to finalize the changes.

Spaulding Lot Line Adjustment and Lot Split

Also included with this submittal are applications for a lot line adjustment and lot split for the Spaulding outparcel. This outparcel is approximately 2 acres, is identified as Parcel No. S1234131300, and is annexed into the City with the R-4 zone. The adjustment will accommodate the subdivision layout and the split will allow Mr. and Mrs. Spaulding to have two buildable parcels for future use. Please see the attached exhibits for further details on the adjustment and split. Upon City approval, the appropriate Record of Survey and accompanying deeds with legal descriptions will be prepared and recorded to finalize the changes.

Should you have questions or require further information in order to process this application, please feel free to contact me.

Sincerely,
**KM Engineering, LLP**

Kirsti Grabo
Development Coordinator

cc: Renascence Farm, LLC
Waters Edge Farm, LLC
Mr. & Mrs. Spaulding
Mr. & Mrs. Anderson

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

# Commission & Council Review Application

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

*Please submit the appropriate checklist (s) with application

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

**Type of Review (check all that apply):**

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

## Contact/Applicant Information

| | |
|---|---|
| Owners of Record: Melvin A. & Jeanne A. Spaulding | Phone Number: |
| Address: 3975 West Amity Rd | E-Mail: |
| City, State, Zip: Meridian, ID 83642 | Fax #: |
| Applicant ~~(Developer)~~: same | Phone Number: |
| Address: | E-Mail: |
| City, State, Zip: | Fax #: |
| Engineer/Representative: KM Engineering, LLP | Phone Number: 208.639.6939 |
| Address: 9233 West State Street | E-Mail: kgrabo@kmengllp.com |
| City, State, Zip: Boise, ID 83714 | Fax #: 208.639.6930 |

## Subject Property Information

Site Address: 3975 West Amity Road
Site Location (Cross Streets): 1,900 ft. south of Amity & Lindy Lane
Parcel Number (s): S1234131300
Section, Township, Range: Section 34, 3N, 1W
Property size : 2 acres
Current land use: Residential — Proposed land use: Residential
Current zoning district: R4 — Proposed zoning district: R4

## Project Description

Project / subdivision name: n/a

General description of proposed project / request: lot split and lot line adjustment to accommodate Gran Prado Sub layout and create 1 new buildable lot

Type of use proposed (check all that apply):

- ☒ Residential single-family residence
- ☐ 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: residence & outbuildings

Any existing buildings to remain? ☒ Yes ☐ No

Number of residential units: Number of building lots:

Number of common and/or other lots:

Type of dwellings proposed:

- ☐ Single-Family
- ☐ Townhouses
- ☐ Duplexes
- ☐ Multi-Family
- ☐ Other

Minimum Square footage of structure (s):

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

Percentage of open space provided: Acreage of open space:

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

## Non-Residential Project Summary (if applicable)

Number of building lots: 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.):

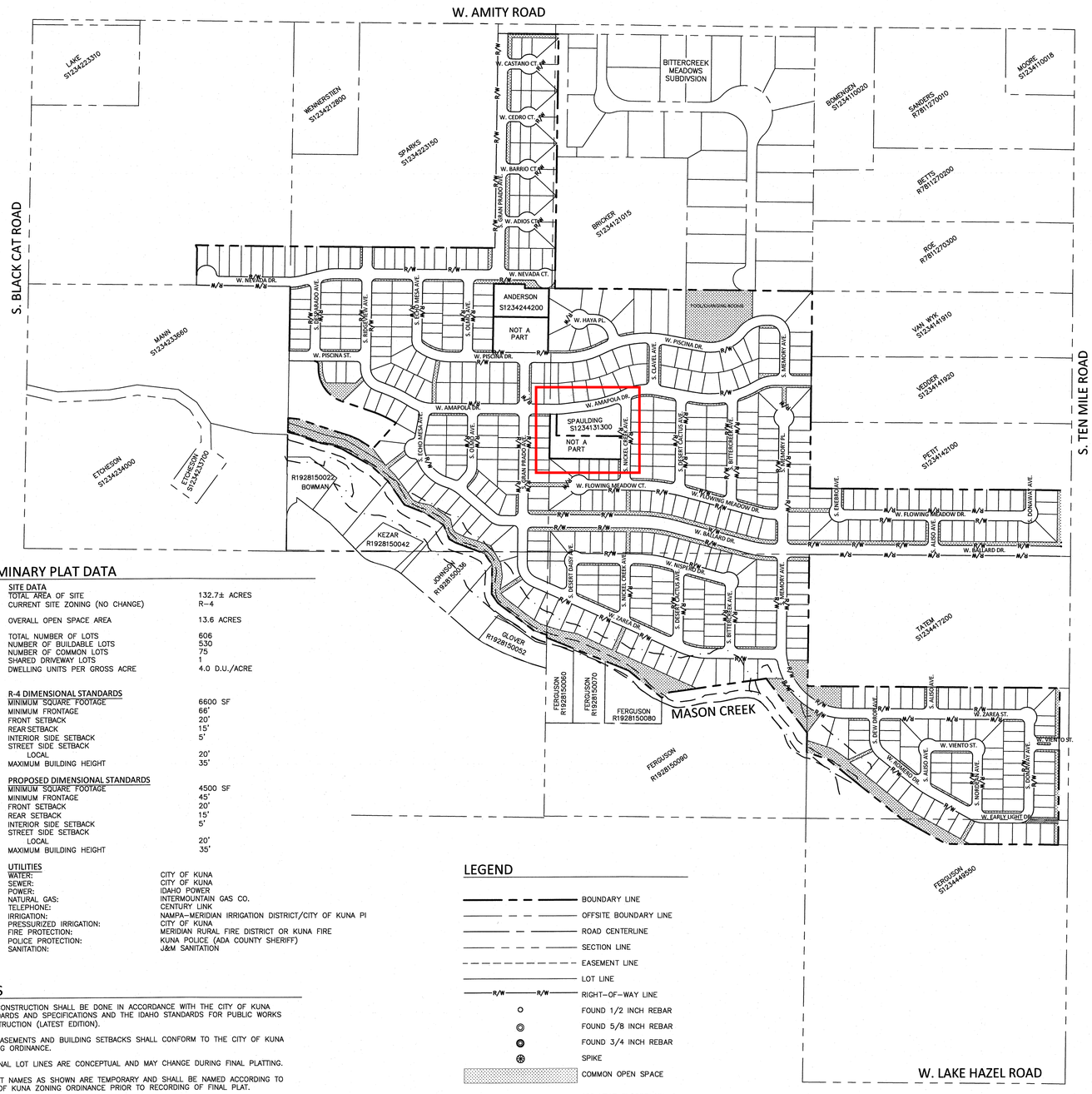
Applicant's Signature: Rep Date: 8-25-17

# PRELIMINARY PLAT SHOWING GRAN PRADO SUBDIVISION

## AUGUST 2017

A PORTION OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHEAST 1/4, AND NORTHEAST 1/4 OF OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 3 NORTH, RANGE 1 EST, BOISE MERIDIAN, ADA COUNTY, IDAHO

0 150 300 600 900
Plan Scale: 1"= 300 Feet




## PRELIMINARY PLAT DATA

### SITE DATA

| | |
|---|---|
| TOTAL AREA OF SITE | 132.7± ACRES |
| CURRENT SITE ZONING (NO CHANGE) | R-4 |
| OVERALL OPEN SPACE AREA | 13.6 ACRES |
| TOTAL NUMBER OF LOTS | 606 |
| NUMBER OF BUILDABLE LOTS | 530 |
| NUMBER OF COMMON LOTS | 75 |
| SHARED DRIVEWAY LOTS | 1 |
| DWELLING UNITS PER GROSS ACRE | 4.0 D.U./ACRE |

### R-4 DIMENSIONAL STANDARDS

| | |
|---|---|
| MINIMUM SQUARE FOOTAGE | 6600 SF |
| MINIMUM FRONTAGE | 66' |
| FRONT SETBACK | 20' |
| REAR SETBACK | 15' |
| INTERIOR SIDE SETBACK | 5' |
| STREET SIDE SETBACK | |
| LOCAL | 20' |
| MAXIMUM BUILDING HEIGHT | 35' |

### PROPOSED DIMENSIONAL STANDARDS

| | |
|---|---|
| MINIMUM SQUARE FOOTAGE | 4500 SF |
| MINIMUM FRONTAGE | 45' |
| FRONT SETBACK | 20' |
| REAR SETBACK | 15' |
| INTERIOR SIDE SETBACK | 5' |
| STREET SIDE SETBACK | |
| LOCAL | 20' |
| MAXIMUM BUILDING HEIGHT | 35' |

### UTILITIES

| | |
|---|---|
| WATER: | CITY OF KUNA |
| SEWER: | CITY OF KUNA |
| POWER: | IDAHO POWER |
| NATURAL GAS: | INTERMOUNTAIN GAS CO. |
| TELEPHONE: | CENTURY LINK |
| IRRIGATION: | NAMPA–MERIDIAN IRRIGATION DISTRICT/CITY OF KUNA PI |
| PRESSURIZED IRRIGATION: | CITY OF KUNA |
| FIRE PROTECTION: | MERIDIAN RURAL FIRE DISTRICT OR KUNA FIRE |
| POLICE PROTECTION: | KUNA POLICE (ADA COUNTY SHERIFF) |
| SANITATION: | J&M SANITATION |

## NOTES

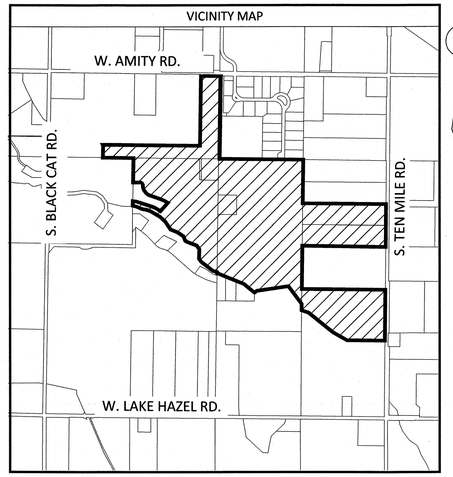
1. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE CITY OF KUNA STANDARDS AND SPECIFICATIONS AND THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION).
2. ALL EASEMENTS AND BUILDING SETBACKS SHALL CONFORM TO THE CITY OF KUNA ZONING ORDINANCE.
3. INTERNAL LOT LINES ARE CONCEPTUAL AND MAY CHANGE DURING FINAL PLATTING.
4. STREET NAMES AS SHOWN ARE TEMPORARY AND SHALL BE NAMED ACCORDING TO CITY OF KUNA ZONING ORDINANCE PRIOR TO RECORDING OF FINAL PLAT.

## LEGEND

- BOUNDARY LINE
- OFFSITE BOUNDARY LINE
- ROAD CENTERLINE
- SECTION LINE
- EASEMENT LINE
- LOT LINE
- R/W R/W RIGHT–OF–WAY LINE
- FOUND 1/2 INCH REBAR
- FOUND 5/8 INCH REBAR
- FOUND 3/4 INCH REBAR
- SPIKE
- COMMON OPEN SPACE
- 100 YEAR FLOODPLAIN
- 100 YEAR FLOODWAY
- SHARED DRIVEWAY LOT

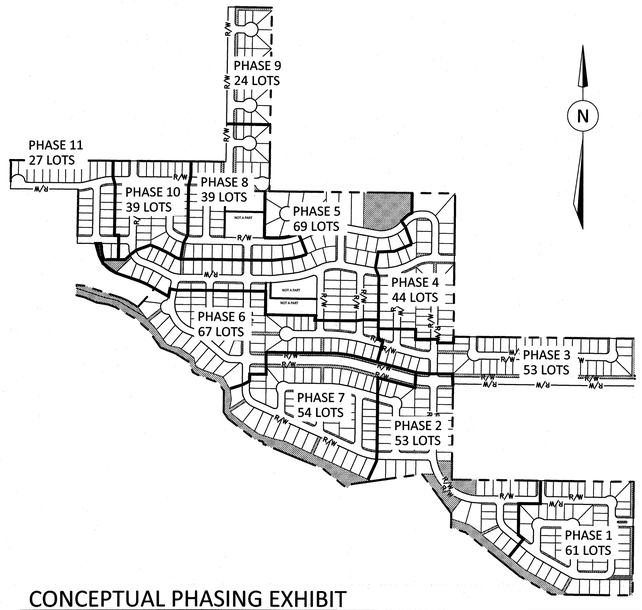
## INDEX OF DRAWINGS


| SHEET NO. | SHEET TITLE |
|---|---|
| SHEET PP 1.0 | COVER SHEET |
| SHEET PP 1.1 | EXISTING CONDITIONS PLAN |
| SHEET PP 2.0 | PRELIMINARY PLAT – NORTH AREA |
| SHEET PP 2.1 | PRELIMINARY PLAT – CENTER AREA |
| SHEET PP 2.2 | PRELIMINARY PLAT – SOUTHEAST AREA |
| SHEET PP 3.0 | ENGINEERING PLAN – NORTH AREA |
| SHEET PP 3.1 | ENGINEERING PLAN – CENTRAL AREA |
| SHEET PP 3.2 | ENGINEERING PLAN – SOUTHEAST AREA |
| SHEET L 1.0 | LANDSCAPE PLAN – COVER |
| SHEET L 2.0 | LANDSCAPE PLAN |
| SHEET L 3.0 | LANDSCAPE PLAN |
| SHEET L 4.0 | LANDSCAPE PLAN |
| SHEET L 5.0 | LANDSCAPE PLAN |
| SHEET L 6.0 | LANDSCAPE PLAN |


## VICINITY MAP

NTS




## CONCEPTUAL PHASING EXHIBIT

NTS

## SURVEY CONTROL NOTES

1. ALL SURVEY DATA IS BASED ON THE US GOVERNMENT HORIZONTAL (NAD83 ADJUSTED TO THE ADA COUNTY H.A.R.N. SURVEY) AND VERTICAL (NAVD 88) BENCHMARK DATUM.

## CONTACT INFORMATION


**ENGINEERING CONSULTANT**
KM ENGINEERING, LLP
9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE: (208) 639–6939
FAX: (208) 639–6930
CONTACT: KEVIN P. MCCARTHY, P.E.
EMAIL: kevin@kmengllp.com

**OWNER**
RENASCENCE FARM, LLC &
WATERS EDGE FARM LLC
6152 WEST HALF MOON LANE
EAGLE, IDAHO 83616
CONTACT: TIM ECK


## GRAN PRADO SUBDIVISION
COVER
KUNA, IDAHO

REVISIONS

| NO. | ITEM | DATE |
|---|---|---|
| 1 | REV. PER ACHD COMMENTS | 11/28/17 |


km ENGINEERING
9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE (208) 639-6939
FAX (208) 639-6930

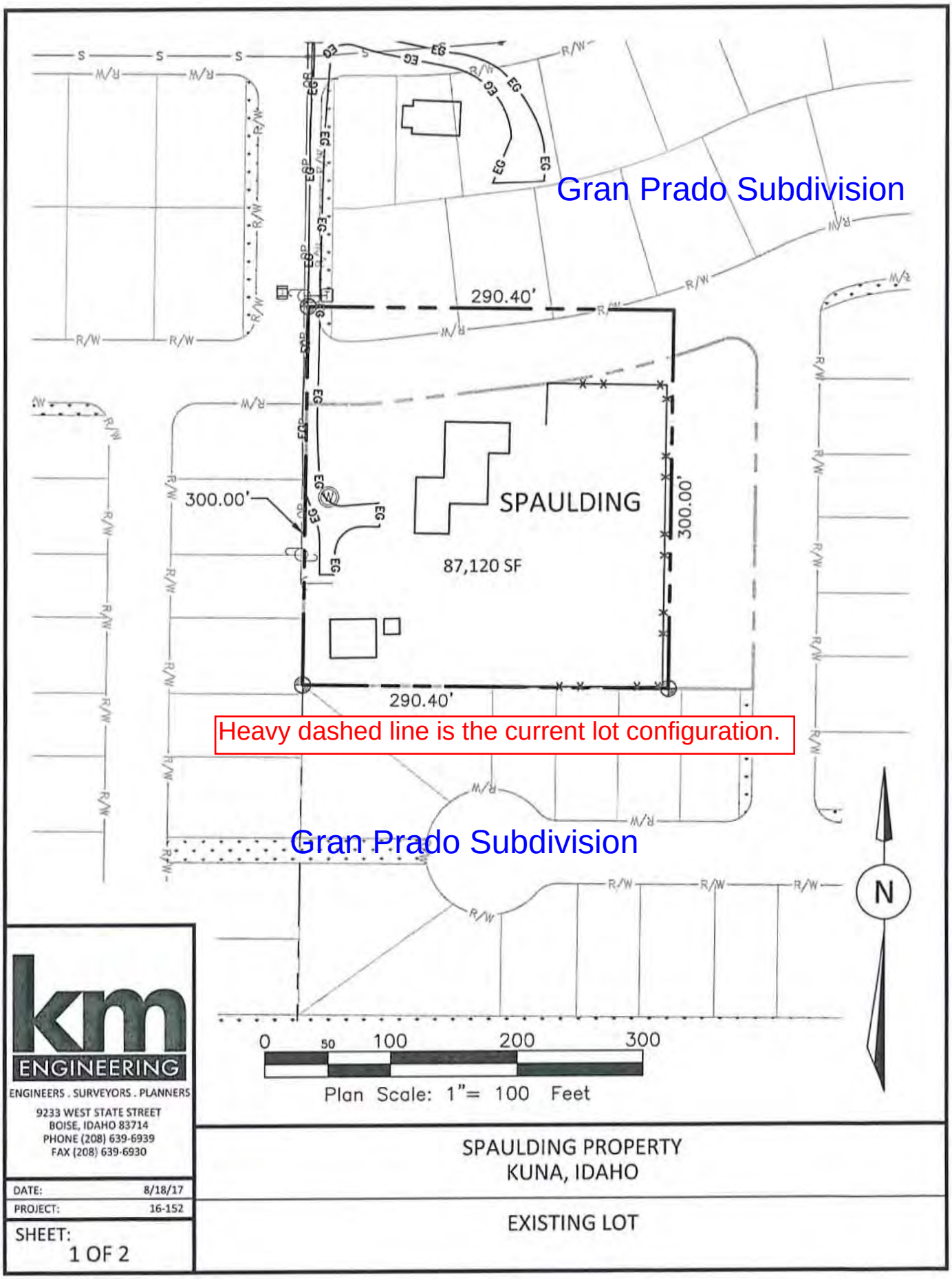

PROFESSIONAL ENGINEER — REGISTERED — 10821 — 11/28/17 — STATE OF IDAHO — KEVIN P. MCCARTHY

DATE: 8/25/17
PROJECT: 16-152
SHEET NO. PP1.0

PRELIMINARY - NOT FOR CONSTRUCTION

P:\16-152\CAD\PLAT\PRELIMINARY\16-152 PREPLAT COVER.DWG, SCOTT PRELIMAN, 11/28/2017, DCE PLOTWARE 360 PC3

# Current Lot Configuration




km ENGINEERING
ENGINEERS . SURVEYORS . PLANNERS
9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE (208) 639-6939
FAX (208) 639-6930

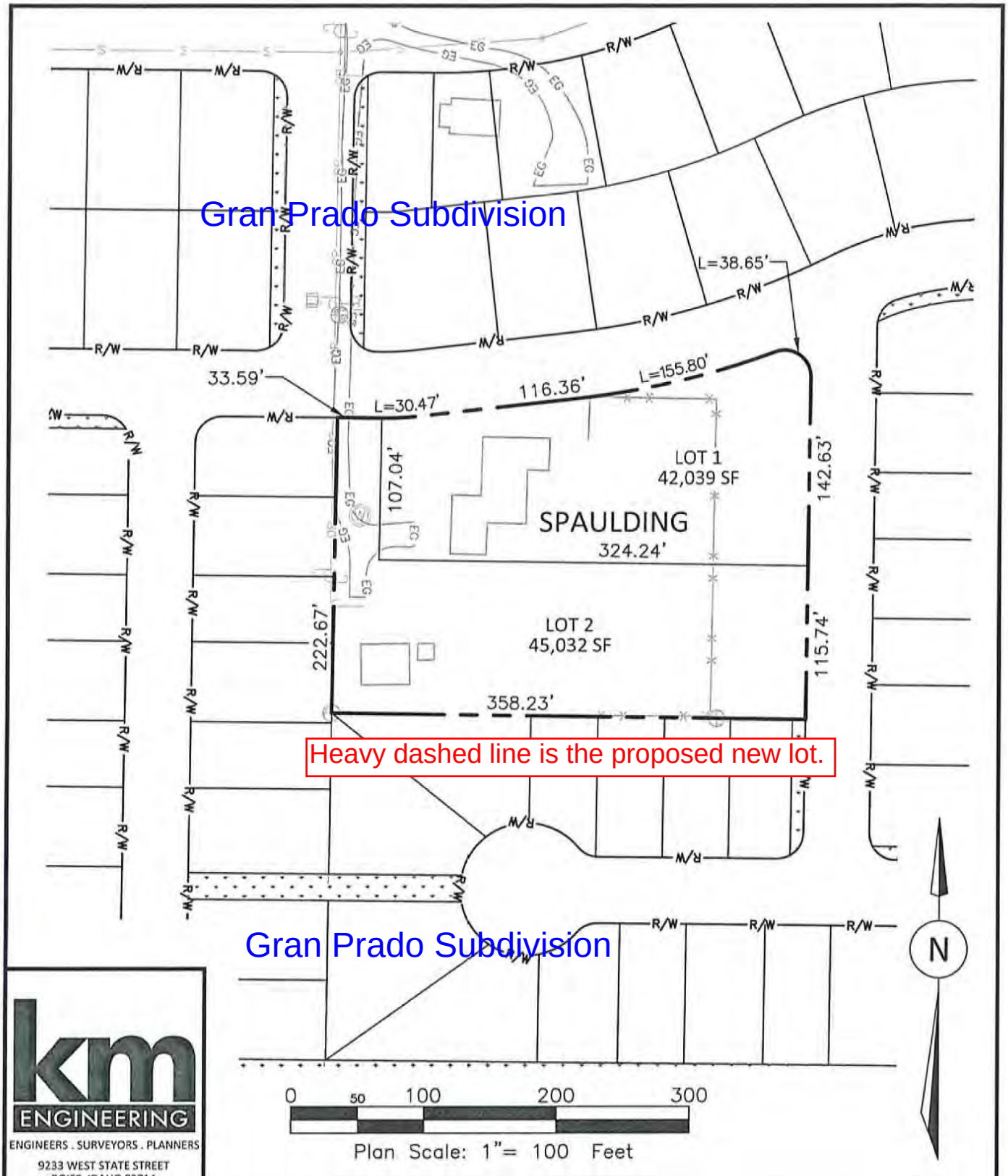
| | |
|---|---|
| DATE: | 8/18/17 |
| PROJECT: | 16-152 |
| SHEET: | 1 OF 2 |

SPAULDING PROPERTY
KUNA, IDAHO

EXISTING LOT

P:\16-152\CAD\EXHIBITS\16-152 LOTLINE ADJ.DWG, SCOTT PRILLAMAN, 8/25/2017, HP LASERJET 5100.PC3, ----

# Proposed Lot Configuration

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BOISE, IDAHO 83714
PHONE (208) 639-6939
FAX (208) 639-6930

| | |
|---|---|
| DATE: | 8/25/17 |
| PROJECT: | 16-152 |
| SHEET: | 2 OF 2 |

SPAULDING PROPERTY
KUNA, IDAHO

PROPOSED LOT LINE ADJUSTMENT AND LOT SPLIT

P:\16-152\CAD\EXHIBITS\16-152 LOTLINE ADJ.DWG, SCOTT PRILLAMAN, 8/25/2017, HP LASERJET 5100.PC3, ----

## Troy Behunin

**From:** Joe Bongiorno <jbongiorno@meridiancity.org>
**Sent:** Friday, January 05, 2018 2:17 PM
**To:** Troy Behunin; Bob Bachman; Paul Stevens
**Subject:** RE: Spaulding Lot Line Adjustment & Split

**Categories:** Agency Comments

Access to the new second plot of land may be an issue. The 150' required for a turn-around and to be able to reach all portions of the building with a 150' preconnect. The driveway will need to hold 75,000 lbs, be all weather and will probably need the turnaround/hammerhead as required in Appendix D.

**Joe Bongiorno CFEI**
**Deputy Chief – Fire Marshal**
Meridian Fire
33 E. Broadway Ave., Ste. 210, Meridian, ID 83642
(Direct) 208-489-0458 (Cell) 208-936-9554

***Dedication-Loyalty-Tradition***

*All e-mail messages sent to or received by City of Meridian e-mail accounts are subject to the Idaho law, in regards to both release and retention, and may be released upon request, unless exempt from disclosure by law.*

---

**From:** Troy Behunin [mailto:tbehunin@kunaid.gov]
**Sent:** Friday, January 5, 2018 1:09 PM
**To:** Bob Bachman <bbachman@kunaid.gov>; Paul Stevens <PStevens@kunaid.gov>; Joe Bongiorno <jbongiorno@meridiancity.org>
**Subject:** Spaulding Lot Line Adjustment & Split

Gentlemen,
Please review the packet of info for a lot line adjustment and lot split for the ***SPAULDING*** parcel. This is surrounded by the proposed Gran Prado Subdivision that you have reviewed prior.

This is scheduled to go to Council on Tuesday January 16, the same night that Gran Prado's Prelim Plat is going to Council. Please return any relevant comments to me by Wednesday, Jan 10th.
Thanks,
Troy

Troy Behunin
Planner III
City of Kuna
751 W. 4th Street
Kuna, ID 83634
TBehunin@KunaId.Gov

km ENGINEERING
9233 WEST STATE STREET | BOISE, ID 83714 | 208.639.6939 | FAX 208.639.6930

August 24, 2017
Project No.: 16-152

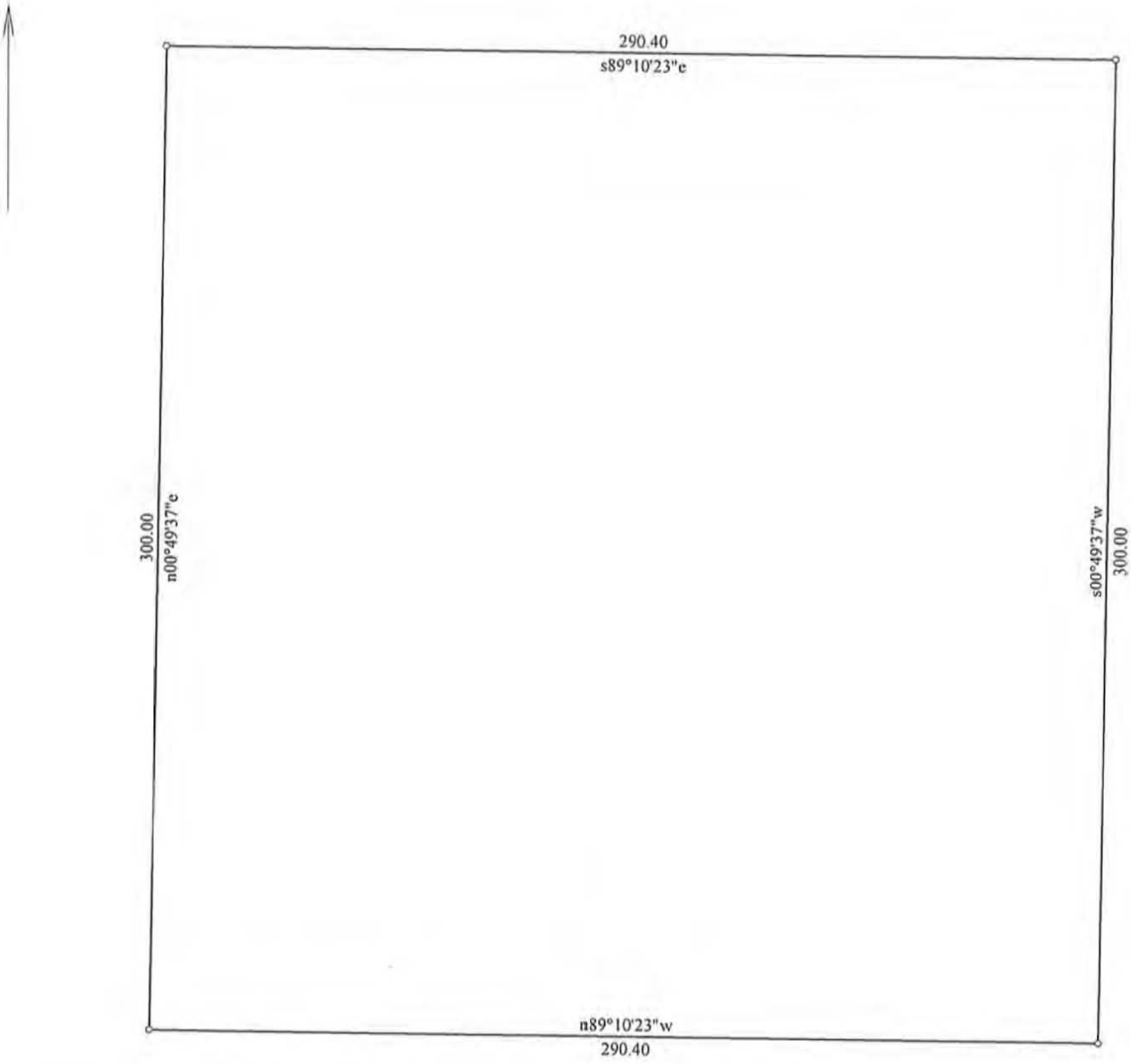
**Legal Description for Existing**
**Spaulding Parcel**

A parcel of land being a portion of the Southwest 1/4 of the Northeast 1/4 of Section 34, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho and being more particularly described as follows:

Commencing at a brass cap marking the north 1/4 corner of said Section 34, thence following the westerly line of said Northeast 1/4, S00°49'37"W a distance of 1,326.80 feet to a found 5/8-inch rebar marking the C-N 1/16 corner of said Section 34;
Thence following said westerly line S00°49'37"W a distance of 558.00 feet to a found aluminum cap and being the **POINT OF BEGINNING.**

Thence leaving said westerly line, S89°10'23"E a distance of 290.40 feet to a point;
Thence S00°49'37"W a distance of 300.00 feet to a found aluminum cap;
Thence N89°10'23"W a distance of 290.40 feet to a found aluminum cap on said westerly line of the Northeast 1/4;
Thence following said westerly line, N00°49'37"E a distance of 300.00 feet to the **POINT OF BEGINNING.**

Said parcel contains 2.000 acres, more or less, and is subject to all existing easements and/or rights-of-way of record or implied.




| Title: Existing Spaulding Parcel | | Date: 08-24-2017 |
|---|---|---|
| Scale: 1 inch = 50 feet | File: | |
| Tract 1: 2.000 Acres: 87120 Sq Feet: Closure = n00.0000e 0.00 Feet: Precision >1/999999: Perimeter = 1181 Feet | | |
| 001=s89.1023e 290.40 | 003=n89.1023w 290.40 | |
| 002=s00.4937w 300.00 | 004=n00.4937e 300.00 | |

City of Kuna

751 W. 4th St.
Kuna, ID 83634
Phone :(208) 922-5274
Fax: (208) 922-5989
**Kunacity.Id.gov**

***City Council Memo***

**To:** **Kuna City Council**

**Case Numbers:** 17-05-LS (Lot Split)
17-04-LLA (Lot Line Adjustment)
The Anderson's

**Location:** 3985 W. Amity Rd.
Meridian, Idaho 83642

**Planner:** Troy Behunin, Planner III

**Meeting Date:** January 16, 2018

**Applicant:** **Brent & Leslie Anderson**
3975 W. Amity Rd.
Meridian, Idaho 83642
llandersoncsr@aol.com

**Engineer:** **KM Engineering**
Kirsti Grabo
9233 W. State St,
Boise, ID 83714
208.639.6930
KGrabo@kmengllp.com

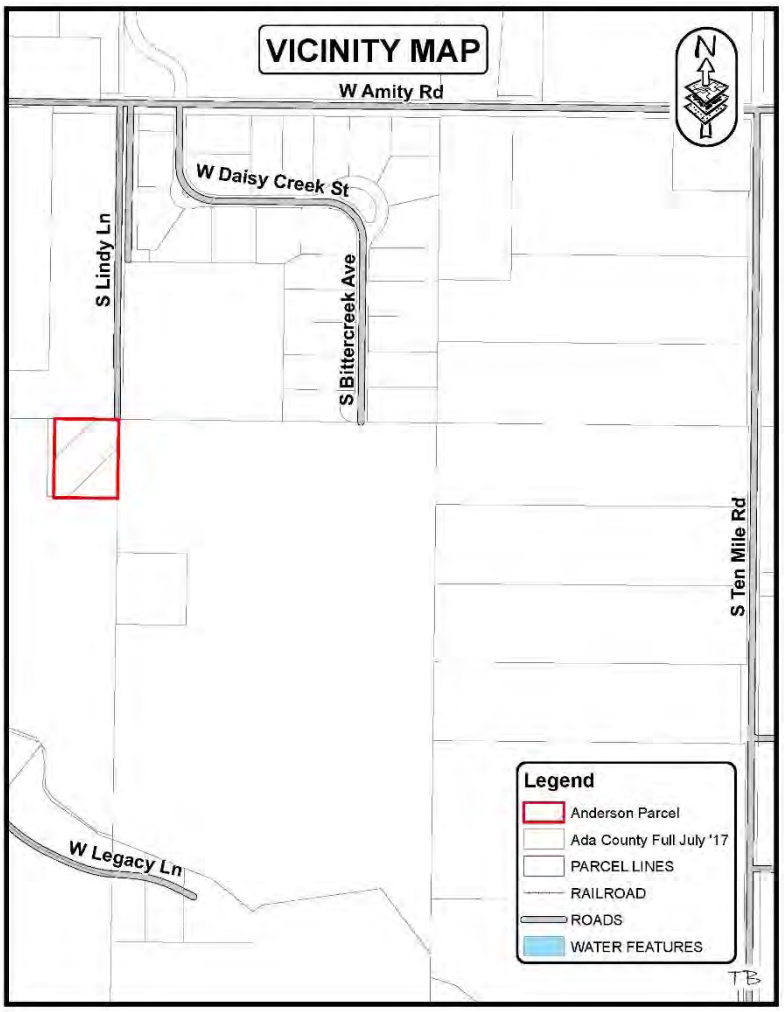



**Table of Contents:**

A. Course Proceedings
B. Applicant Request
C. Aerial Map
D. History
E. General Project Facts
F. Staff Analysis
G. Applicable Standards
H. Comprehensive Plan Analysis
I. Decision by the Council

## A. Course of Proceedings:

1. A Lot Split (LS) is designated in Kuna City Code (KCC) 1-14-3, as a public meeting, with the City Council as the decision-making body. As a public meeting, this application does not require public notice as set forth in Idaho Code, Chapter 65; Idaho Local Land Use Planning Act. The guidelines for decision making by the City Council as outlined in KCC 1-14-3 have been adhered to.

a. Notifications

| | | |
|---|---|---|
| i. | Kuna City Engineer | January 5, 2018 |
| ii. | Meridian Fire District | January 5, 2018 |
| iii. | Applicant Completeness Letter | September 21, 2017 |
| iv. | Agenda | January 16, 2018 |

**B. Applicants Request:**

1. The applicant seeks Lot Split (LS) and Lot Line Adjustment (LLA) approval to adjust an existing parcel, and create two parcels on the subject site, which has been verified by Planning and Zoning staff as an original parcel. The subject site is located at 3985 W. Amity Rd., about 1/4 mile south of Amity Road. The Lot Split, if approved, would provide the owners with an opportunity to build a new home on the newly created parcel in the future. The Lot Line Adjustment is intended to correct a lot line issue, and to also accommodate the proposed Gran Prado Subdivision, and the owner is a willing participant with the design of the proposed Gran Prado project. The applicant is interested in maintaining their agricultural uses that are already in place and being enjoyed.

2. The applicant has submitted all necessary documentation and materials for review.

**C. Aerial Map:**

**D. History:**

The subject parcel has historically been used as the property owners' residential home site with ancillary agricultural outbuildings for agricultural activities and some farm animals.

**E. General Project Facts:**

1. **Comprehensive Plan Designation:** The subject parcel is already annexed into Kuna city limits with an existing R-4 residential zoning designation. This LS and LLA request appears to be consistent with the Future Land Use Map. As there are no requested changes to the current zoning designation, the LS and LLA would be allowable within an R-4 zone.

2. **Surrounding Land Uses:**

| | | |
|---|---|---|
| **North** | RUT | Rural Urban Transition – Ada County |
| **South** | RUT | Rural Urban Transition – Ada County |
| **East** | RUT | Rural Urban Transition – Ada County |
| **West** | RUT | Rural Urban Transition – Ada County |

3. **Parcel Number**: S1234244200

4. **Parcel Sizes and Current Zoning:**
   - Site Address: 3985 W. Amity Road, Meridian, ID 83642
   - Parcel Size: 2 acres
   - Zoning Designation: R-4 (Residential District)

5. **Services:**

   Fire Protection – Meridian Fire District
   Police Protection – Kuna City Police (Ada County Sheriff)
   Sanitary Sewer– Existing Septic – future City of Kuna
   Potable Water – Private Domestic Well – future City of Kuna
   Irrigation District – Nampa & Meridian Irrigation District (NMID)
   Pressurized Irrigation – future City of Kuna (KMID)
   Sanitation Services – J & M Sanitation

6. **Existing Structures, Vegetation and Natural Features:** The subject parcel currently has a single-family residence situated on the north side of the site and existing vegetation consists of material associated with a residential yard with agricultural uses. The existing home and associated ancillary structures will be split off from the rest of the property, and would become the north half of the new parcel configuration. The remaining lands on the south half of the property are currently used for out buildings, a pasture and other Ag fields. The parcel's topography is generally flat with a slope between 0-3%. According to the USDA Soil Survey of Ada County, the subject site has bedrock depth at approximately 20"-40".

7. **Transportation / Connectivity:** The subject site is not improved with curbs, gutters or sidewalks and has one access point to a public roadway from Amity Road, and will remain intact until Gran Prado Subdivision phases reach the site (possibly phase 5). In concert with the Gran Prado subdivision development in the future, eventually, the Amity Road access would be replaced with fully improved frontages for each of the new parcels including the addition of Curb gutter and Sidewalks around the newly adjusted and the split parcel.

8. **Environmental Issues:** The subject site is situated within the Nitrate Priority Area (NPA) hydrologic designation. Other than the parcel being situated within the NPA, staff is not aware of any other potential environmental issues, health or safety conflicts associated with this application.

## F. Staff Analysis:

Staff views the proposed Lot Split and Lot Line Adjustment applications to be consistent with the comprehensive plan. If approved, there will be two newly created parcels that will retain the R-4 (Residential) zoning. Staff has determined that this is an original parcel and is in Kuna City, and thus qualifies for a Lot Split.

This Lot Line Adjustment is proposed to cure a lot line issue, where this land owner has personal property within an area they do not own. The two cooperating land owners have worked out this proposed solution and both have agreed to the new parcel configuration.

The approved current zoning designation is supported by the surrounding uses and the Comprehensive Plan Future Land Use Map.

Staff recommends *approval* for Case No. 17-05-LS and 17-04-LLA to the Kuna City Council.

## G. Applicable Standards:

1. City of Kuna Zoning Ordinance Title 5;
2. City of Kuna Comprehensive Plan.
3. Idaho Code, Title 67, Chapter 65, Local Land Use Planning Act.

## H. Comprehensive Plan Analysis:

The City Council may accept or reject the Comprehensive Plan components as described below:

1. The proposed Lot Split and Lot Line Adjustment is consistent with the following Comprehensive Plan components:

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

**Policy 1**: *As part of a land use action review, the staff shall evaluate with guidance from the City's attorney; The Idaho Attorney General's six criterions were established to determine the potential for property takings.*

**GOALS AND POLICY** - *Private Property Rights*
***Objective 1.2:*** *Ensure that City land use actions, decisions, and regulations do not effectively eliminate all economic value of the subject property.*

***Objective 1.4:*** *Ensure that City land use actions, decisions, and regulations do not prevent a private property owner from taking advantage of a fundamental property right. Ensure City actions do not impose a substantial and significant limitation on the use of the property.*

**GOALS AND POLICY –***Land Use*
***Goal 2:*** *Encourage a balance of land uses to ensure that Kuna remains a desirable, stable, and self-sufficient community.*

## I. Decision by the Council:

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

Based on the facts outlined in staff's report, documentation contained in the case file and any discussion at the public meeting, the City Council of Kuna, Idaho, hereby (approves/denies) Case No. 17-03-LS, (Lot Spilt) and 17-04-LLA (Lot Line Adjustment) request from Melvin and Jeanne Spaulding, (with/without) the following conditions of approval:

1. Applicant or their representative engineer-surveyor shall record the following documents:
    a. Proposed Record of Survey (ROS).
    b. Execute and record the necessary deeds to accomplish the new parcel boundaries as approved.

c. Provide copies of the **recorded ROS** and **recorded new deeds**, to the Planning and Zoning Department as evidence of compliance.
d. Applicant and/or Owner shall complete the aforementioned conditions **within one (1) year** of the City Council's Order of Decision.

2. Any future development or improvements to the existing parcel or the newly created parcels must follow all codes in place at the time of the original Lot Split (LS) approval by the Kuna City Council.
3. The applicant shall adhere to all agency and staff requirements and recommendations.
4. Applicant must ensure the driveway approach is approved and permitted by Ada County Highway District prior to recording the *lot split*; providing proper access to the newly created parcel in sufficient widths as approved by the City engineer, Meridian Rural Fire District and the Planning and Zoning Department.
   a. Applicant shall furnish Kuna Planning and Zoning proof of ACHD approved driveway approach to the newly created parcel prior to issuance of any building permits.
5. Applicant shall convey proper easements on the record of survey for all existing and future utilities in sufficient widths approved by the City engineer and the Planning and Zoning Department. All easement line work shall be shown on the record of survey.
6. All utilities shall be installed underground (see KCC 6-4-2-W), unless otherwise approved.
7. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the governing irrigation district is required.
8. Applicant shall follow all Meridian Fire Department standards and recommendations.
9. Applicant shall comply with all federal, state and local laws.

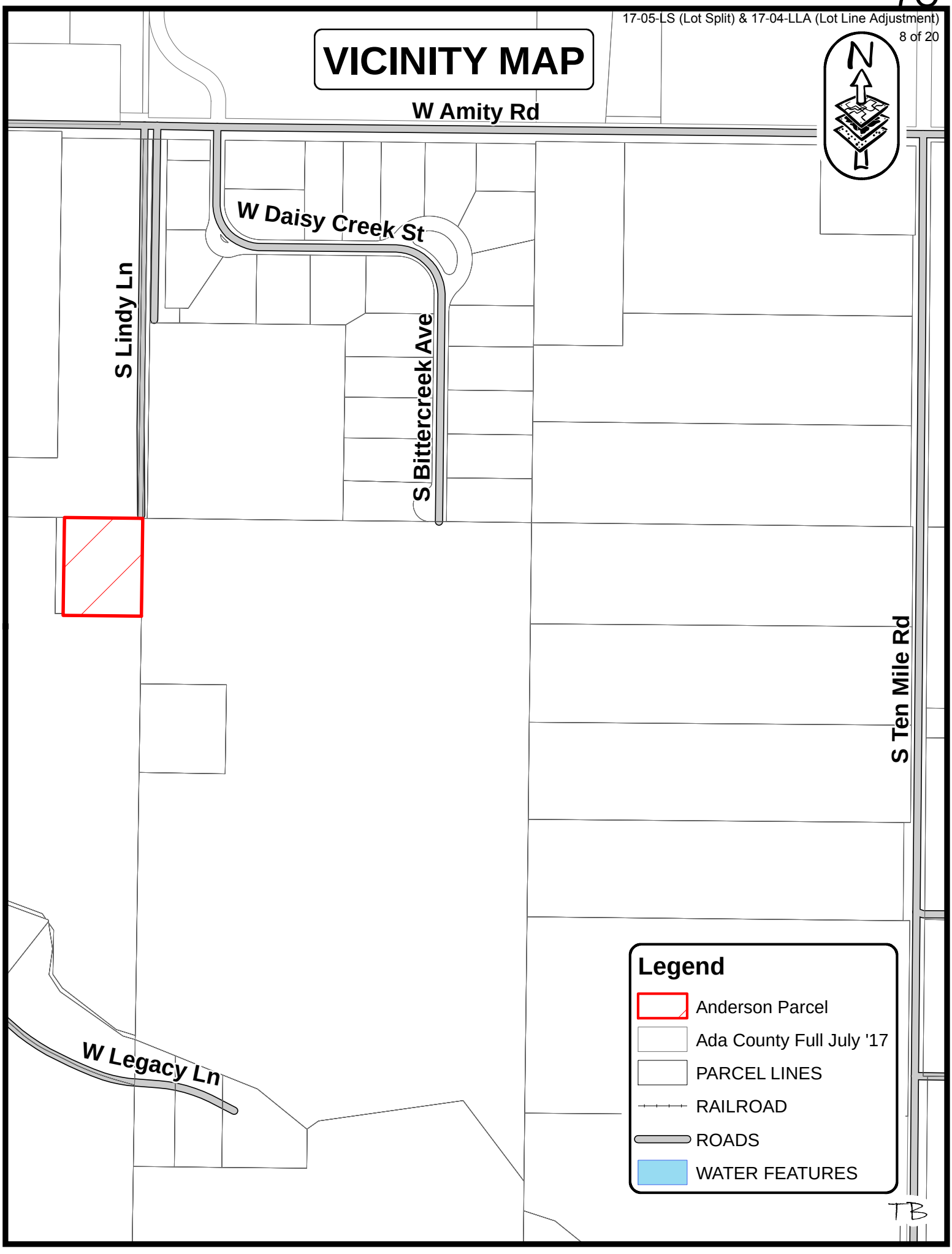
# Spaulding and Anderson Properties

Vicinity Map

# Anderson Parcel

Aerial View

# VICINITY MAP



km ENGINEERING

August 25, 2017
Project No.: 16-152

Mr. Troy Behunin
Planning & Zoning Department
City of Kuna
751 West 4th Street
Kuna, ID 83634

**RE: Gran Prado Subdivision – Kuna, ID**
**Preliminary Plat, Design Review, Lot Line Adjustment, and Lot Split Applications**

Dear Mr. Behunin:

On behalf of Renascence Farm, LLC, and Waters Edge Farm, LLC, we are pleased to submit the attached applications and required supplements for preliminary plat and design review of Gran Prado Subdivision. This application package also includes the necessary materials for a lot line adjustment and lot split for the Andersons, as well as a lot line adjustment and lot split for the Spauldings, both of whom own outparcels within the subdivision boundary.

Gran Prado Subdivision
The subject property is approximately 133 acres of agricultural ground identified as follows:

| Parcel Number | Address | Owner | Approximate Acreage |
|---|---|---|---|
| R0967660156 | S. Bittercreek Ave. | Renascence Farm, LLC | 57.12 |
| R0967660155 | S. Bittercreek Ave. | Renascence Farm, LLC | 30.38 |
| S1234142351 | 5561 S. Ten Mile Rd. | Renascence Farm, LLC | 9.64 |
| R0967660151 | S. Bittercreek Ave | Renascence Farm, LLC | 0.20 |
| S1234212935 | W. Amity Rd. | Renascence Farm, LLC | 14.97 |
| S1234244310 | S. Bittercreek Ave. | Renascence Farm, LLC | 0.42 |
| S1234121105 | W. Amity Rd. | Renascence Farm, LLC | 0.44 |
| S1234212405 | W. Amity Rd. | Renascence Farm, LLC | 0.44 |
| S1234417520 | 5975 S. Ten Mile Rd. | Waters Edge Farm, LLC | 19.2 |
| | | | 132.81 |

As you know, these properties were annexed into the City of Kuna earlier this year with the R-4 zone. The attached preliminary plat proposes 530 buildable single-family residential lots, 67 common lots, and 1 shared driveway lot for a total of 598 lots. The layout reflects a gross density of 4.0 units per acre, which is consistent with the R-4 zone. The project includes 12.5 acres of open space including walking paths to provide pedestrian connectivity throughout the neighborhood, as well as a large area for a pool and changing rooms. At this time, it is anticipated that the open space within the subdivision will be owned and maintained by the homeowners' association, and draft CC&Rs including language for maintenance of the common lots are included herewith.

Gran Prado Subdivision will be constructed in phases, and a phasing plan is included on the preliminary plat. This plan is intended to be conceptual only, as the phasing will ultimately be dictated by market conditions and demands.

As you can see on the preliminary plat, we are proposing access to the subdivision via two connections to Ten Mile Road and one connection to Amity Road. A number of stub streets are also provided to the surrounding undeveloped parcels for future connectivity. Phase 1 will be located in the southeast corner of the project and proposes one permanent connection to Ten Mile Road. A second temporary access to Ten Mile Road will be constructed with Phase 1 to accommodate emergency services until the second permanent connection to Ten Mile is completed in subsequent phases.

A Traffic Impact Study has been completed and submitted to ACHD for review, and the owner has coordinated extensively with ACHD regarding future improvements to Ten Mile and Amity Roads. Further, the owner has conducted multiple meetings with Kuna's City Engineer to understand sewer, water, and pressure irrigation facilities, each of which will be extended north from their current terminus in Ten Mile Road. These extensions will not only serve this property, but also aid the City in expanding vital infrastructure for its growing population.

We are not aware of any concerns in regards to other public services in the area and don't expect the project to create excessive additional requirements at the public's expense for public facilities and services because services will be supported by property taxes and/or fees paid directly to the service providers.

At this time, there are no known health, safety, or environmental problems that currently exist or that will be created by this development.

Design Review

Included with this submittal package is the design review application for common area landscaping within the subdivision. The new landscaping will consist of a combination of trees, shrubs, and other landscape and hardscape materials, which are detailed on the attached landscape plans, and we believe that the design complies with the City's Design Review standards. The pool and changing room schematic will be submitted for Design Review at a later date as the project progresses to that phase.

Anderson Lot Line Adjustment

In conjunction with the Gran Prado preliminary plat, we have included an application for a lot line adjustment and lot split for the Anderson outparcel. This outparcel is approximately 2 acres, is identified as Parcel No. S1234244200, and is annexed into the City with the R-4 zone. This lot line adjustment will rectify existing boundary issues while accommodating the subdivision layout, while the split will allow Mr. and Mrs. Anderson to have two buildable parcels for future use. Please see the attached exhibits for further details on the adjustment and split. Upon City approval, the appropriate Record of Survey and accompanying deeds with legal descriptions will be prepared and recorded to finalize the changes.

Spaulding Lot Line Adjustment and Lot Split

Also included with this submittal are applications for a lot line adjustment and lot split for the Spaulding outparcel. This outparcel is approximately 2 acres, is identified as Parcel No. S1234131300, and is annexed into the City with the R-4 zone. The adjustment will accommodate the subdivision layout and the split will allow Mr. and Mrs. Spaulding to have two buildable parcels for future use. Please see the attached exhibits for further details on the adjustment and split. Upon City approval, the appropriate Record of Survey and accompanying deeds with legal descriptions will be prepared and recorded to finalize the changes.

Should you have questions or require further information in order to process this application, please feel free to contact me.

Sincerely,
**KM Engineering, LLP**

Kirsti Grabo
Development Coordinator

cc: Renascence Farm, LLC
Waters Edge Farm, LLC
Mr. & Mrs. Spaulding
Mr. & Mrs. Anderson

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

# Commission & Council Review Application

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

*Please submit the appropriate checklist (s) with application

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

**Type of Review (check all that apply):**

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

## Contact/Applicant Information

Owners of Record: Brent F. & Leslie L. Anderson
Address: 3985 West Amity Road
City, State, Zip: Meridian, ID 83642
Phone Number:
E-Mail:
Fax #:

Applicant ~~(Developer)~~: same
Address:
City, State, Zip:
Phone Number:
E-Mail:
Fax #:

Engineer/Representative: KM Engineering, LLP
Address: 9233 West State Street
City, State, Zip: Boise, ID 83714
Phone Number: 208.639.6939
E-Mail: kgrabo@kmengllp.com
Fax #: 208.639.6930

## Subject Property Information

Site Address: 3985 West Amity Rd
Site Location (Cross Streets): 1,300 ft. south of Amity & Lindy Lane
Parcel Number (s): S1234244200
Section, Township, Range: Section 34, T3N, R1W
Property size : 2 acres
Current land use: Residential
Proposed land use: Residential
Current zoning district: R4
Proposed zoning district: R4

## Project Description

Project / subdivision name: n/a

General description of proposed project / request: lot split and lot line adjustment to remedy boundary discrepancies, accommodate Gran Prado Sub layout, and create 1 new buildable lot

Type of use proposed (check all that apply):

- [x] Residential single family residence
- [ ] Commercial
- [ ] Office
- [ ] Industrial
- [ ] Other

Amenities provided with this development (if applicable): n/a

## Residential Project Summary (if applicable)

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

Please describe the existing buildings: residence & outbuildings

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

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

Number of common and/or other lots: _____

Type of dwellings proposed:

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

Minimum Square footage of structure (s): _____

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

Percentage of open space provided: _____ Acreage of open space: _____

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

## Non-Residential Project Summary (if applicable)

Number of building lots: _____ 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: 8.25.17

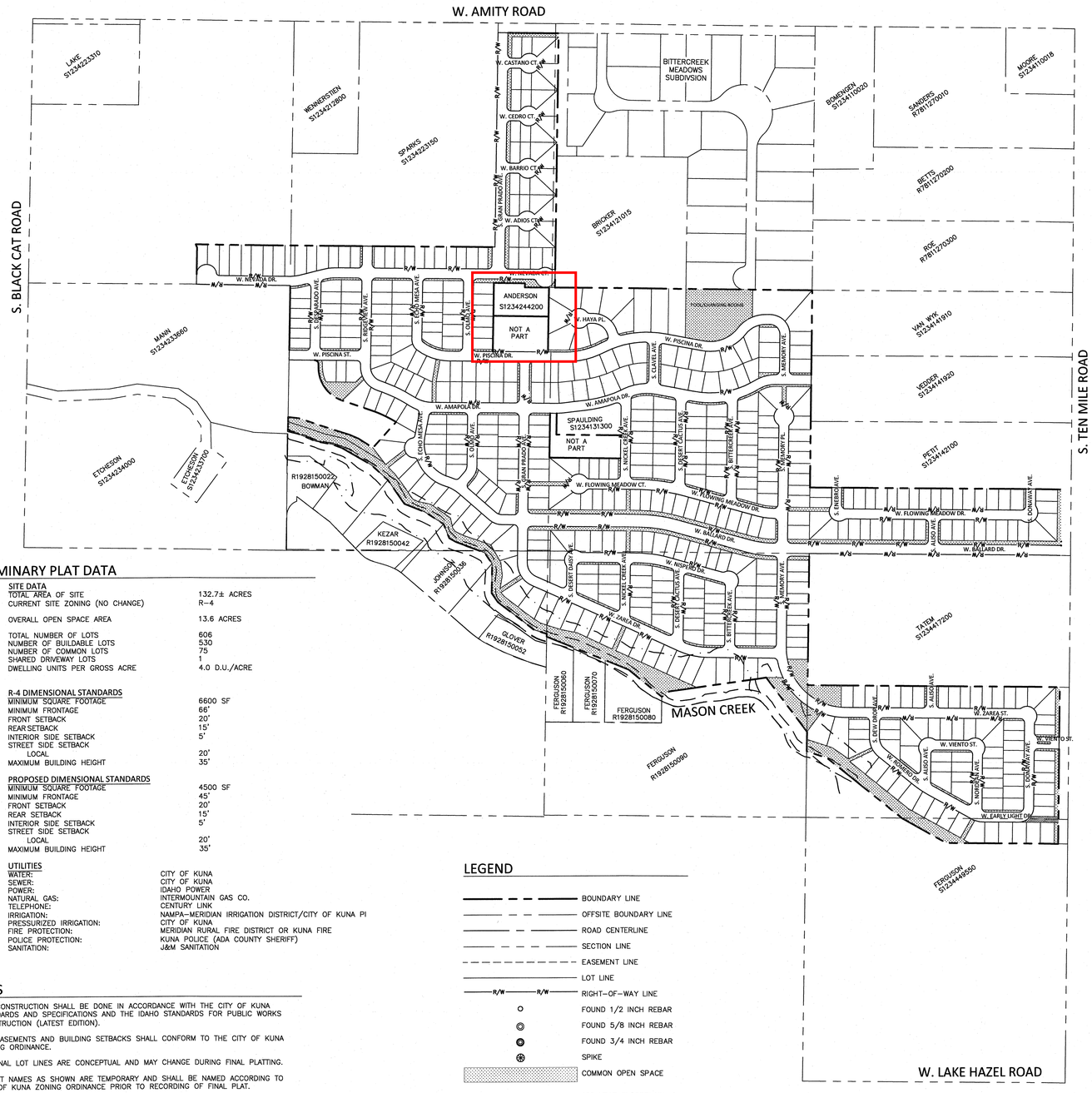
Rep

# PRELIMINARY PLAT SHOWING GRAN PRADO SUBDIVISION

## AUGUST 2017

A PORTION OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHEAST 1/4, AND NORTHEAST 1/4 OF OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 3 NORTH, RANGE 1 EST, BOISE MERIDIAN, ADA COUNTY, IDAHO

0 150 300 600 900
Plan Scale: 1"= 300 Feet




## PRELIMINARY PLAT DATA

| | |
|---|---|
| **SITE DATA** | |
| TOTAL AREA OF SITE | 132.7± ACRES |
| CURRENT SITE ZONING (NO CHANGE) | R–4 |
| OVERALL OPEN SPACE AREA | 13.6 ACRES |
| TOTAL NUMBER OF LOTS | 606 |
| NUMBER OF BUILDABLE LOTS | 530 |
| NUMBER OF COMMON LOTS | 75 |
| SHARED DRIVEWAY LOTS | 1 |
| DWELLING UNITS PER GROSS ACRE | 4.0 D.U./ACRE |
| **R-4 DIMENSIONAL STANDARDS** | |
| MINIMUM SQUARE FOOTAGE | 6600 SF |
| MINIMUM FRONTAGE | 66' |
| FRONT SETBACK | 20' |
| REAR SETBACK | 15' |
| INTERIOR SIDE SETBACK | 5' |
| STREET SIDE SETBACK | |
| LOCAL | 20' |
| MAXIMUM BUILDING HEIGHT | 35' |
| **PROPOSED DIMENSIONAL STANDARDS** | |
| MINIMUM SQUARE FOOTAGE | 4500 SF |
| MINIMUM FRONTAGE | 45' |
| FRONT SETBACK | 20' |
| REAR SETBACK | 15' |
| INTERIOR SIDE SETBACK | 5' |
| STREET SIDE SETBACK | |
| LOCAL | 20' |
| MAXIMUM BUILDING HEIGHT | 35' |

| **UTILITIES** | |
|---|---|
| WATER: | CITY OF KUNA |
| SEWER: | CITY OF KUNA |
| POWER: | IDAHO POWER |
| NATURAL GAS: | INTERMOUNTAIN GAS CO. |
| TELEPHONE: | CENTURY LINK |
| IRRIGATION: | NAMPA–MERIDIAN IRRIGATION DISTRICT/CITY OF KUNA PI |
| PRESSURIZED IRRIGATION: | CITY OF KUNA |
| FIRE PROTECTION: | MERIDIAN RURAL FIRE DISTRICT OR KUNA FIRE |
| POLICE PROTECTION: | KUNA POLICE (ADA COUNTY SHERIFF) |
| SANITATION: | J&M SANITATION |

## NOTES

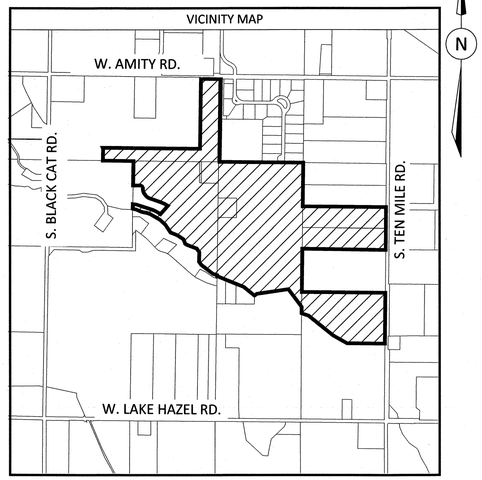
1. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE CITY OF KUNA STANDARDS AND SPECIFICATIONS AND THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION).
2. ALL EASEMENTS AND BUILDING SETBACKS SHALL CONFORM TO THE CITY OF KUNA ZONING ORDINANCE.
3. INTERNAL LOT LINES ARE CONCEPTUAL AND MAY CHANGE DURING FINAL PLATTING.
4. STREET NAMES AS SHOWN ARE TEMPORARY AND SHALL BE NAMED ACCORDING TO CITY OF KUNA ZONING ORDINANCE PRIOR TO RECORDING OF FINAL PLAT.

## LEGEND

- BOUNDARY LINE
- OFFSITE BOUNDARY LINE
- ROAD CENTERLINE
- SECTION LINE
- EASEMENT LINE
- LOT LINE
- RIGHT–OF–WAY LINE
- FOUND 1/2 INCH REBAR
- FOUND 5/8 INCH REBAR
- FOUND 3/4 INCH REBAR
- SPIKE
- COMMON OPEN SPACE
- 100 YEAR FLOODPLAIN
- 100 YEAR FLOODWAY
- SHARED DRIVEWAY LOT

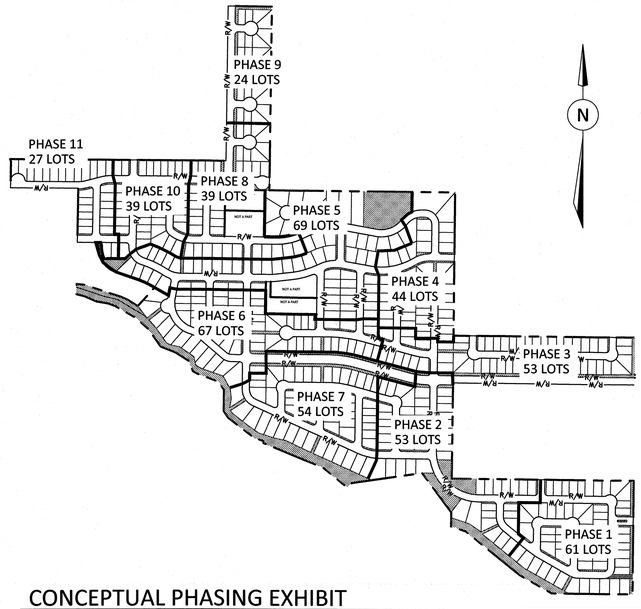
## INDEX OF DRAWINGS


| SHEET NO. | SHEET TITLE |
|---|---|
| SHEET PP 1.0 | COVER SHEET |
| SHEET PP 1.1 | EXISTING CONDITIONS PLAN |
| SHEET PP 2.0 | PRELIMINARY PLAT – NORTH AREA |
| SHEET PP 2.1 | PRELIMINARY PLAT – CENTER AREA |
| SHEET PP 2.2 | PRELIMINARY PLAT – SOUTHEAST AREA |
| SHEET PP 3.0 | ENGINEERING PLAN – NORTH AREA |
| SHEET PP 3.1 | ENGINEERING PLAN – CENTRAL AREA |
| SHEET PP 3.2 | ENGINEERING PLAN – SOUTHEAST AREA |
| SHEET L 1.0 | LANDSCAPE PLAN – COVER |
| SHEET L 2.0 | LANDSCAPE PLAN |
| SHEET L 3.0 | LANDSCAPE PLAN |
| SHEET L 4.0 | LANDSCAPE PLAN |
| SHEET L 5.0 | LANDSCAPE PLAN |
| SHEET L 6.0 | LANDSCAPE PLAN |


## VICINITY MAP

NTS




## CONCEPTUAL PHASING EXHIBIT

NTS

## SURVEY CONTROL NOTES

1. ALL SURVEY DATA IS BASED ON THE US GOVERNMENT HORIZONTAL (NAD83 ADJUSTED TO THE ADA COUNTY H.A.R.N. SURVEY) AND VERTICAL (NAVD 88) BENCHMARK DATUM.

## CONTACT INFORMATION


**ENGINEERING CONSULTANT**
KM ENGINEERING, LLP
9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE: (208) 639–6939
FAX: (208) 639–6930
CONTACT: KEVIN P. MCCARTHY, P.E.
EMAIL: kevin@kmengllp.com

**OWNER**
RENASCENCE FARM, LLC &
WATERS EDGE FARM LLC
6152 WEST HALF MOON LANE
EAGLE, IDAHO 83616
CONTACT: TIM ECK


## GRAN PRADO SUBDIVISION
COVER
KUNA, IDAHO

REVISIONS

| NO. | ITEM | DATE |
|---|---|---|
| 1 | REV. PER ACHD COMMENTS | 11/28/17 |


km ENGINEERING
9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE (208) 639-6939
FAX (208) 639-6930

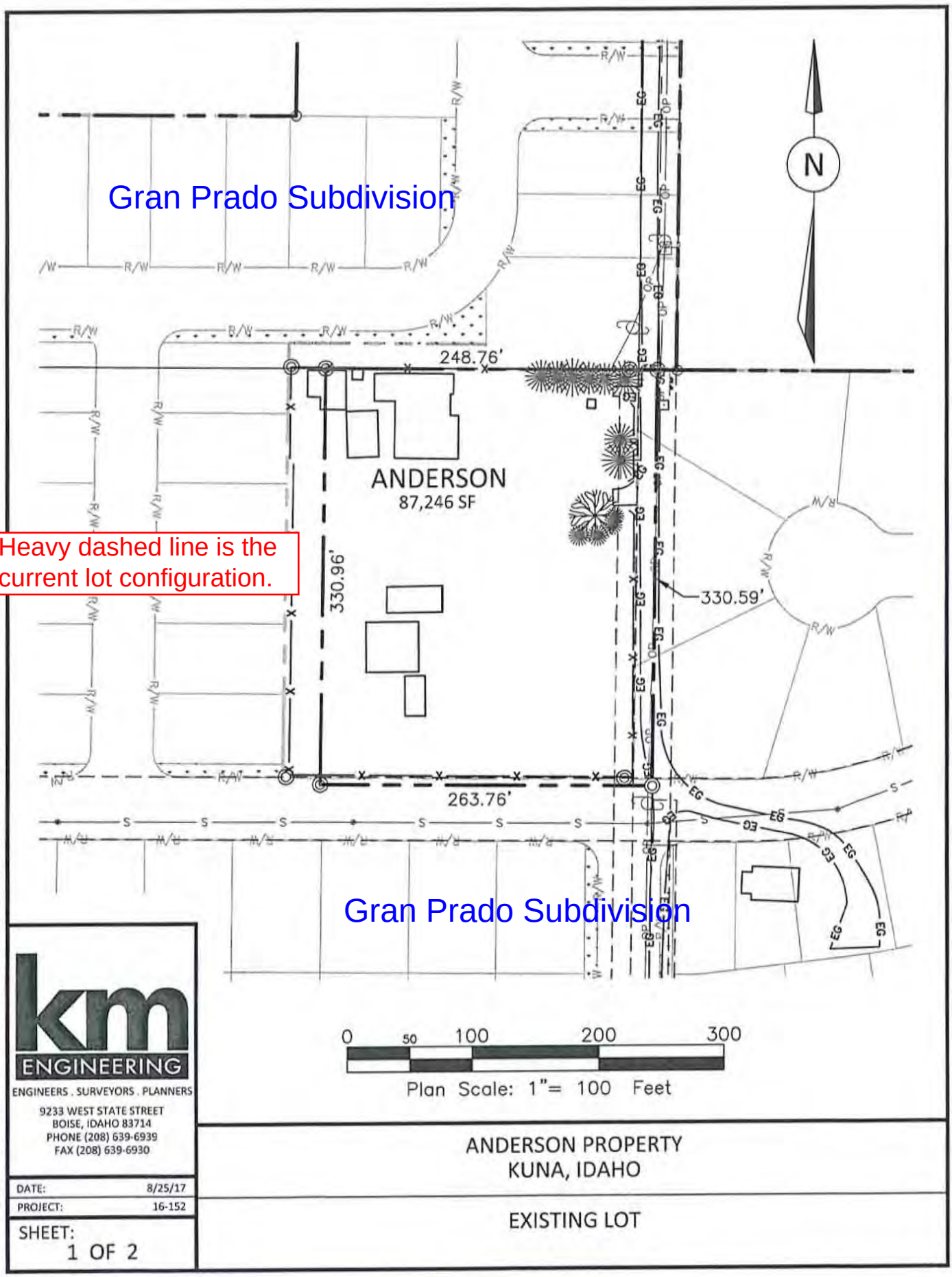

PROFESSIONAL ENGINEER — REGISTERED — 10821 — 11/28/17 — STATE OF IDAHO — KEVIN P. MCCARTHY

DATE: 8/25/17
PROJECT: 16-152
SHEET NO. PP1.0

PRELIMINARY - NOT FOR CONSTRUCTION

P:\16-152\CAD\PLAT\PRELIMINARY\16-152 PREPLAT COVER.DWG, SCOTT PRELIMAN, 11/28/2017, DCE PLOTWARE 360 PC3

# Current Lot Configuration

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BOISE, IDAHO 83714
PHONE (208) 639-6939
FAX (208) 639-6930

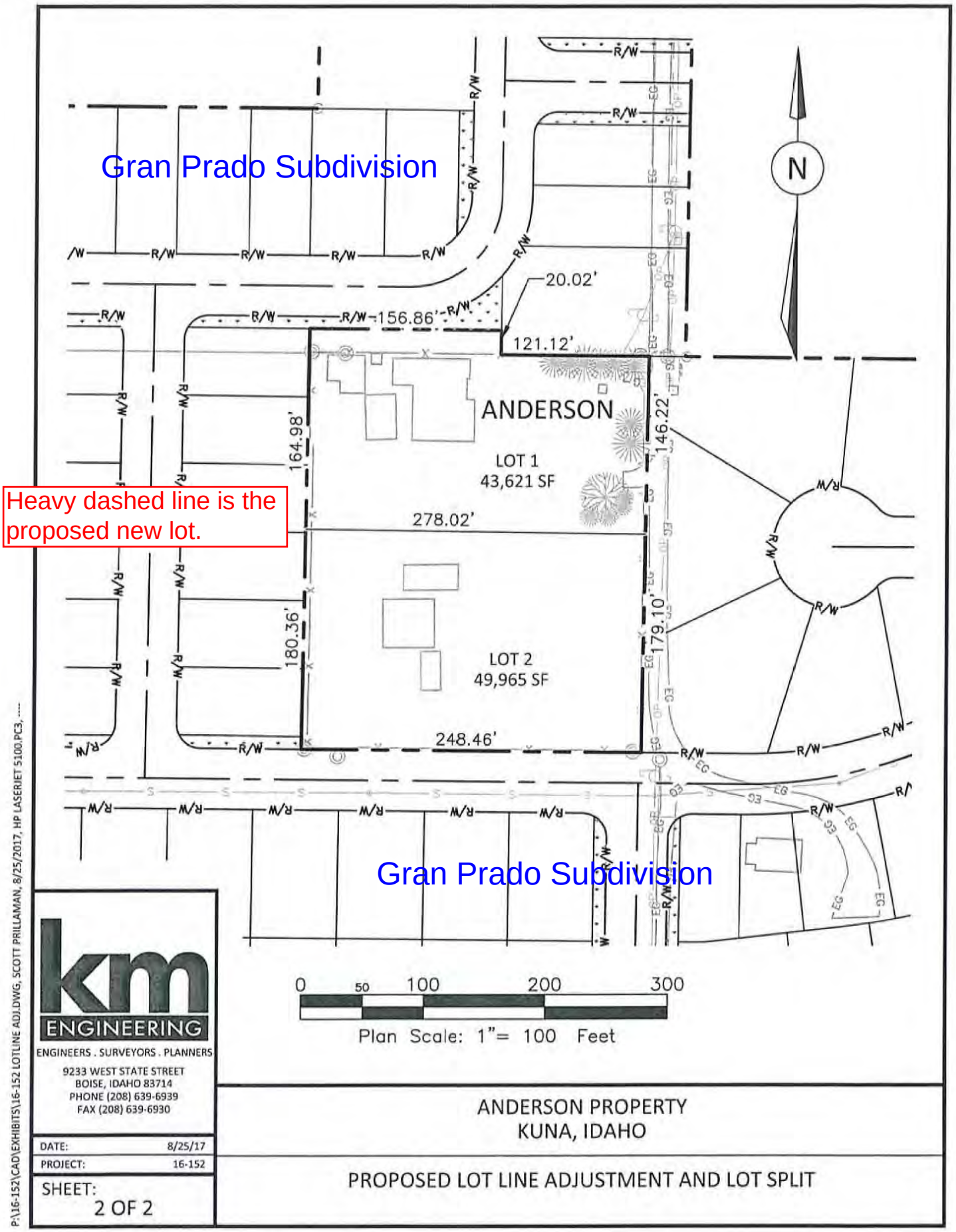
DATE: 8/25/17
PROJECT: 16-152
SHEET: 1 OF 2

ANDERSON PROPERTY
KUNA, IDAHO

EXISTING LOT

P:\16-152\CAD\EXHIBITS\16-152 LOTLINE ADJ.DWG, SCOTT PRILLAMAN, 8/25/2017, HP LASERJET 5100.PC3, ----

# Proposed Lot Configuration




Heavy dashed line is the proposed new lot.

km ENGINEERING
ENGINEERS . SURVEYORS . PLANNERS
9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE (208) 639-6939
FAX (208) 639-6930

| | |
|---|---|
| DATE: | 8/25/17 |
| PROJECT: | 16-152 |
| SHEET: | 2 OF 2 |

ANDERSON PROPERTY
KUNA, IDAHO

PROPOSED LOT LINE ADJUSTMENT AND LOT SPLIT

P:\16-152\CAD\EXHIBITS\16-152 LOTLINE ADJ.DWG, SCOTT PRILLAMAN, 8/25/2017, HP LASERJET 5100.PC3, ----

## Troy Behunin

**From:** Joe Bongiorno <jbongiorno@meridiancity.org>
**Sent:** Friday, January 05, 2018 2:20 PM
**To:** Troy Behunin; Bob Bachman; Paul Stevens
**Subject:** RE: Anderson Lot Line Adjustment & Split

**Categories:** Agency Comments

No issues with this one. Looks like each parcel will have access from a road.

**Joe Bongiorno CFEI**
**Deputy Chief – Fire Marshal**
Meridian Fire
33 E. Broadway Ave., Ste. 210, Meridian, ID 83642
(Direct) 208-489-0458 (Cell) 208-936-9554

***Dedication-Loyalty-Tradition***

*All e-mail messages sent to or received by City of Meridian e-mail accounts are subject to the Idaho law, in regards to both release and retention, and may be released upon request, unless exempt from disclosure by law.*

---

**From:** Troy Behunin [mailto:tbehunin@kunaid.gov]
**Sent:** Friday, January 5, 2018 1:06 PM
**To:** Bob Bachman <bbachman@kunaid.gov>; Paul Stevens <PStevens@kunaid.gov>; Joe Bongiorno <jbongiorno@meridiancity.org>
**Subject:** Anderson Lot Line Adjustment & Split

Gentlemen,
Please review the packet of info for a lot line adjustment and lot split for the ***ANDERSON*** parcel. This is surrounded by the proposed Gran Prado Subdivision that you have reviewed prior. *This will correct several lot line issues, as well.*

This is scheduled to go to Council on Tuesday January 16, the same night that Gran Prado's Prelim Plat is going to Council. Please return any relevant comments to me by Wednesday, Jan 10th.
Thanks,
Troy

Troy Behunin
Planner III
City of Kuna
751 W. 4th Street
Kuna, ID 83634
TBehunin@KunaId.Gov

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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.

km ENGINEERING
9233 WEST STATE STREET | BOISE, ID 83714 | 208.639.6939 | FAX 208.639.6930

August 24, 2017
Project No.: 16-152

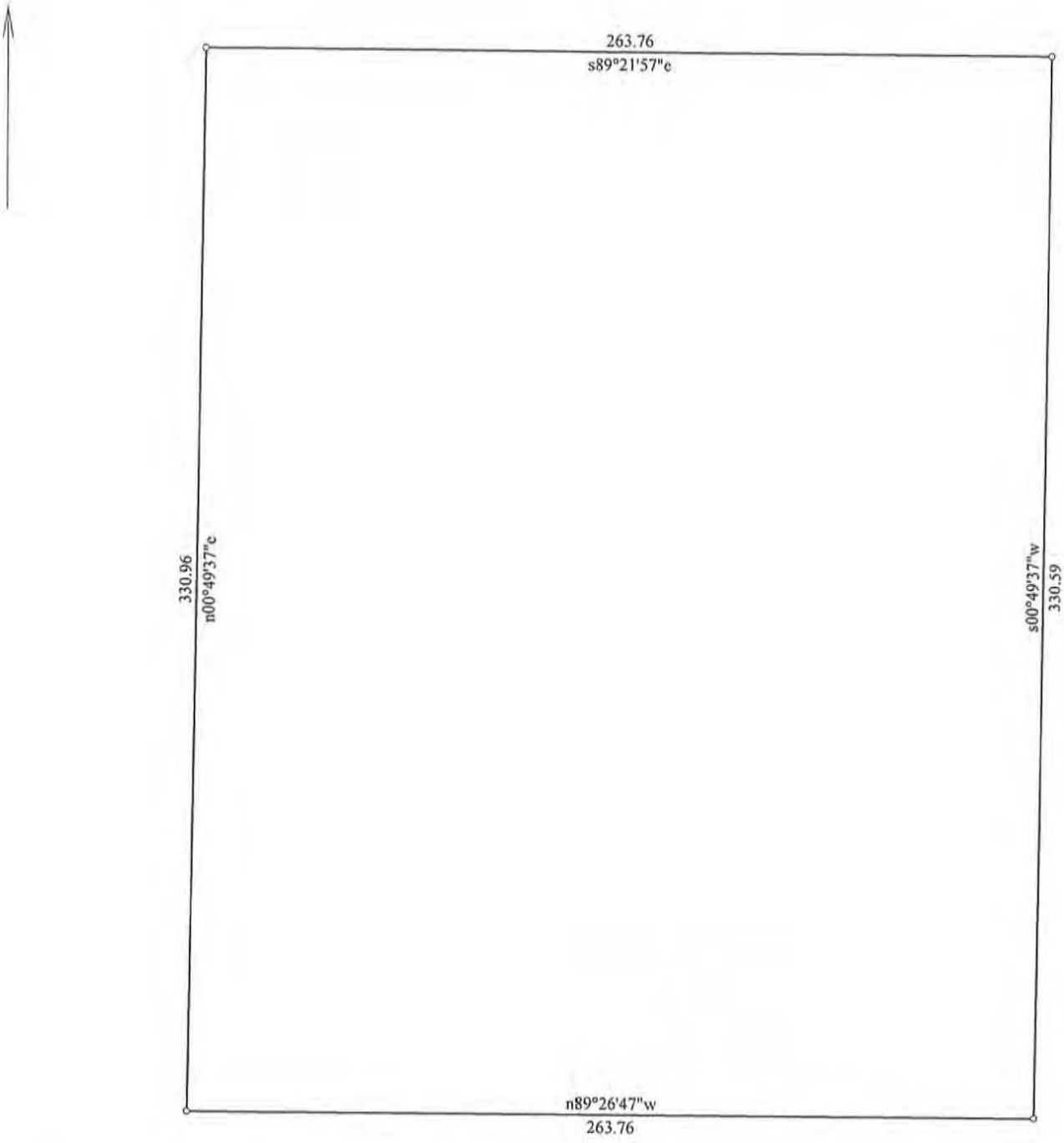
**Legal Description for Existing**
**Anderson Parcel**

A parcel of land being a portion of the Southeast 1/4 of the Northwest 1/4 of Section 34, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho and being more particularly described as follows:

Commencing at a brass cap marking the north 1/4 corner of said Section 34, thence following the easterly line of said Northwest 1/4, S00°49'37"W a distance of 1,326.80 feet to a found 5/8-inch rebar marking the C-N 1/16 corner of said Section 34 and being the **POINT OF BEGINNING.**

Thence following said easterly line, S00°49'37"W a distance of 330.59 feet;
Thence leaving said easterly line, N89°26'47"W a distance of 263.76 feet;
Thence N00°49'37"E a distance of 330.96 feet to a point on the northerly line of said Southeast 1/4 of the Northwest 1/4;
Thence following said northerly line, S89°21'57"E a distance of 263.76 feet to the **POINT OF BEGINNING.**

Said parcel contains 2.003 acres, more or less, and is subject to all existing easements and/or rights-of-way of record or implied.




| Title: Existing Anderson Parcel | | Date: 08-24-2017 |
|---|---|---|
| Scale: 1 inch = 50 feet | File: | |
| Tract 1: 2.003 Acres: 87244 Sq Feet: Closure = n60.1608w 0.00 Feet: Precision =1/690099: Perimeter = 1189 Feet | | |
| 001=s00.4937w 330.59 | 003=n00.4937e 330.96 | |
| 002=n89.2647w 263.76 | 004=s89.2157e 263.76 | |

City of Kuna
Attn: City Council
751 W. 4th Street
Kuna, Idaho 83634
RE: Planning and Zoning Commission Seats

Dear Council Members:

Thank you for allowing me to serve as a member of the Planning and Zoning Commission. My time has been well spent and it has certainly been a learning experience. I am writing to ask for reappointment to the commission for another term, to be able to serve the citizens of the City of Kuna. Thank you in advance for your consideration of my request.

Sincerely,

Lee Young

December 13, 2017

City of Kuna
Attn: City Council
751 N. 4th Street
Kuna, ID 83634

Re: Planning and Zoning Commission Seats

Dear Council Members:

I greatly appreciate the opportunity that you have given me to serve on the Planning and Zoning Commission, and all the education that has come with that. Evidently, the time has come where my term is up, and I am writing to request to be reappointed to the Commission so that I can continue to help the City grow. Thank you in advance for your consideration.

Sincerely yours,

Dana Hennis
(208) 949-1097

PAID
DEC 13 2017
CITY OF KUNA

4300 Junayo Lane
Kuna, ID 83634

December 11, 2017

Wendy Howell
Director - Kuna Planning and Zoning
PO Box 13
Kuna, ID 83634

Dear Ms. Howell -

I have served on the Kuna Planning and Zoning Commission for two consecutive three-year terms. I would be happy to continue to serve, and request consideration for reappointment.

Please let me know if you have any questions or require additional information.

Sincerely,

Cathy Gealy

Cathy Gealy

(Space above reserved for recording)

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**KUNA CITY ORDINANCE NO. 2018-01**

**AN ORDINANCE ANNEXING CERTAIN REAL PROPERTIES INTO THE CITY OF KUNA, IDAHO, TO WIT:**

**PARCEL NO. R1727710010 OWNED BY WAYNE &TAMARA HANNERS,**
**PARCEL NO. R1727710020 OWNED BY STEVEN & SARA GOULD,**
**PARCEL NO. R1727710030 OWNED BY HENRY & CARRIE VANDER STELT,**
**PARCEL NO. R1727710050 OWNED BY JAMES & KATY KIDD,**
**PARCEL NO. R1727710060 OWNED BY DAVID & JULIE CALLEY,**
**PARCEL NO. R1727710070 OWNED BY SIMON & WENDI LETE,**
**PARCEL NO. R1727710080 OWNED BY MATTHEW & AMY HAWKINS,**
**PARCEL NO. R1727710090 OWNED BY MARCIA RUTH & DANNY JOEL REVOCABLE TRUST,**
**PARCEL NO. R1727720010 OWNED BY DANSKIN RIDGE SUB HOA INC.,**
**PARCEL NO. R1727720020 OWNED BY ERIC & WENDY MIHKELSON TRUST,**
**PARCEL NO. R1727720030 OWNED BY CYNDEE JAKOVAC,**
**PARCEL NO. R1727720040 OWNED BY JULIE ALEXANDER,**
**PARCEL NO. R1727720050 OWNED BY KEITH & KAREN THURSTON,**
**PARCEL NO. R1727720060 OWNED BY DANSKIN RIDGE SUB HOA INC.,**
**PARCEL NO. R1727720070 OWNED BY GARY & KATHY BODOVINITZ,**
**PARCEL NO. R1727720080 OWNED BY WILLIAM & DAPHINE KING,**
**PARCEL NO. R1727720090 OWNED BY DAVID & VALERIE WADLEY,**
**PARCEL NO. R1727720100 OWNED BY GENE & MATILDA CREGO,**
**PARCEL NO. R1727720110 OWNED BY DANSKIN RIDGE SUB HOA INC.,**
**PARCEL NO. R1727720120 OWNED BY ROSS & DEBRA DANDO,**
**PARCEL NO. R1727720130 OWNED BY SHAW REVOCABLE LIVING TRUST & BOBBY LOUIS SHAW TRUSTEE,**
**PARCEL NO. R1727720140 OWNED BY MICHAEL A. STEVENS & NATALIE J. NAUMAN,**
**PARCEL NO. R1727720150 OWNED BY SANDRA & BRIAN COLLING,**
**PARCEL NO. R1727720160 OWNED BY JAYNE & KYLE FEKETE,**
**PARCEL NO. R1727720170 OWNED BY GRANT & ANDREA FRANCIS,**
**PARCEL NO. R1727720180 OWNED BY RANDALL & LAUREEN RHUMAN,**
**PARCEL NO. R1727740030 OWNED BY TOM BROWNING,**
**PARCEL NO. R1727740040 OWNED BY ROBERT R. JR. & VICTORIA A. CHANEY,**
**PARCEL NO. R1727740050 OWNED BY GABRIEL & KIMETHA HAWS,**
**PARCEL NO. R1727740060 OWNED BY KELLY KING,**
**PARCEL NO. R1727740070 OWNED BY SCOTT & KENNA SPARRELL,**
**PARCEL NO. R1727740080 OWNED BY DANSKIN RIDGE SUB HOA INC.,**
**PARCEL NO. R1727740090 OWNED BY DANSKIN RIDGE SUB HOA INC.,**

**PARCEL NO. R1727740100 OWNED BY DANSKIN RIDGE SUB HOA INC.,**
**PARCEL NO. R1727740110 OWNED BY RONALD & LISA KERN,**
**PARCEL NO. R1727740120 OWNED BY WALTER & ROBERTA WILLIAMS,**
**PARCEL NO. R1727740130 OWNED BY DOUGLAS & SHAWN CHIPPEWA,**
**PARCEL NO. R1727740140 OWNED BY DAVID & AMBER MENDIOLA,**
**PARCEL NO. R1727740150 OWNED BY BRIAN & KAREN BURGER,**

**ALL PROPERTIES SITUATED IN THE UNINCORPORATED AREA OF ADA COUNTY, IDAHO AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF KUNA INTO THE CITY OF KUNA, IDAHO; ESTABLISHING THE ZONING CLASSIFICATION OF SAID REAL PROPERTIES; DIRECTING THAT COPIES OF THIS ORDINANCE BE FILED AS PROVIDED BY LAW; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the City of Kuna, Idaho is a municipal corporation organized and operating under the laws of the State of Idaho and is authorized to annex into and incorporate within the boundaries of the City contiguous real property in the manner provided by Section 50-222, Idaho Code; and

WHEREAS, the owners of the parcels of real property situated in the unincorporated area of Ada County and as more particularly described in Section 2 of this ordinance, have consented to, in writing, annexation of said real properties to the City of Kuna; and

WHEREAS, the Planning and Zoning Commission of the City, pursuant to public notice as required by law, held a public hearing on November 28, 2017 as required by Section 67-6525, Idaho Code, made findings (approved by the Commission on December 12, 2017) where it was recommended to the Mayor and Council that the annexation and zoning request be approved with a zoning classification of R-2; and

WHEREAS, the Kuna City Council, pursuant to public notice as required by law, held a public hearing on January 2, 2018, on the proposed annexation and zoning for the real property described in Section 2 below, as required by Section 67-6525, Idaho Code, made findings (approved on January 16, 2018) where it determined that the requested annexation should be granted with a zoning classification R-2; and

WHEREAS, the zoning classification of R-2 is appropriate to meet the requirements of the Kuna City Code and should be granted.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KUNA, IDAHO, as follows:

Section 1: The Kuna City Council hereby finds and declares that the real properties described below are contiguous to the City, that said properties can be reasonably assumed to be used for the orderly development of the City, and that the owners of said properties have consented to, in writing, annexation thereof to the City.

Section 2: The real properties, all situated in Ada County, Idaho, adjacent and contiguous to the City, commonly known as Parcel No.'s **R1727710010; R1727710020; R1727710030; R1727710050; R1727710060; R1727710070; R1727710080; R1727710090; R1727720010; R1727720020; R1727720030; R1727720040; R1727720050; R1727720060; R1727720070; R1727720080; R1727720090; R1727720100; R1727720110; R1727720120; R1727720130; R1727720140; R1727720150; R1727720160; R1727720170; R1727720180; R1727740030; R1727740040; R1727740050; R1727740060; R1727740070; R1727740080; R1727740090; R1727740100; R1727740110; R1727740120; R1727740130; R1727740140; R1727740150** and more particularly described in "Exhibit A" – Legal Description and "Exhibit B" – Location Map, attached hereto and incorporated herein by reference, is annexed to and incorporated in the incorporated territorial limits of the City of Kuna, Idaho.

Section 3: From and after the effective date of this Ordinance, all property and persons within the boundaries and territory described above shall be subject to all ordinances, resolutions, police regulations, taxation and other powers of the City of Kuna.

Section 4: The zoning land use classifications of the land described in Section 2 above is hereby established as R-2, as provided by the Zoning Ordinance of the City. The Zoning Map of the City is hereby amended to include the real property described in Section 2 above in the R-2 zoning land use classification.

Section 5: The City Clerk is hereby directed to file, within ten (10) days of passage and approval of this Ordinance, a certified copy of this Ordinance with the offices of the Auditor, Treasurer, and Assessor of Ada County, Idaho, and with the Idaho State Tax Commission, Boise, Idaho, as required by Section 50-223, Idaho Code, and to comply with the provisions of Section 63-215, Idaho Code, with regard to the preparation and filing of a map and legal description of the real property annexed by this Ordinance.

Section 6: This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law. In lieu of publication of the entire ordinance, a summary thereof in compliance with Section 50-901A, Idaho Code, may be published.

DATED this 16th day of January, 2018.

CITY OF KUNA

_____
Joe L. Stear, Mayor

ATTEST:

_____
Chris Engels, City Clerk

**EXHIBIT A**

DANSKIN RIDGE SUBDIVISION NOS. 2, 3 & 5 ANNEXATION

Legal Descriptions

A Portion of the NW ¼, NE ¼ and the SE ¼ of the NW ¼ of Section 11, Township 2 North, Range 1 West, Boise Meridian, Kuna, Ada County, Idaho, more particularly described as follows:

Danskin Ridge Subdivision No. 2

All of lots 23, 24, 25, 27, 28, 29, 30, and 31 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;

Danskin Ridge Subdivision No. 3

All of lots 32, 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 9220-9222, records of Ada County, Idaho along with;

Danskin Ridge Subdivision No. 5

All of lots 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66 and 67 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 37.322 acres, more or less.

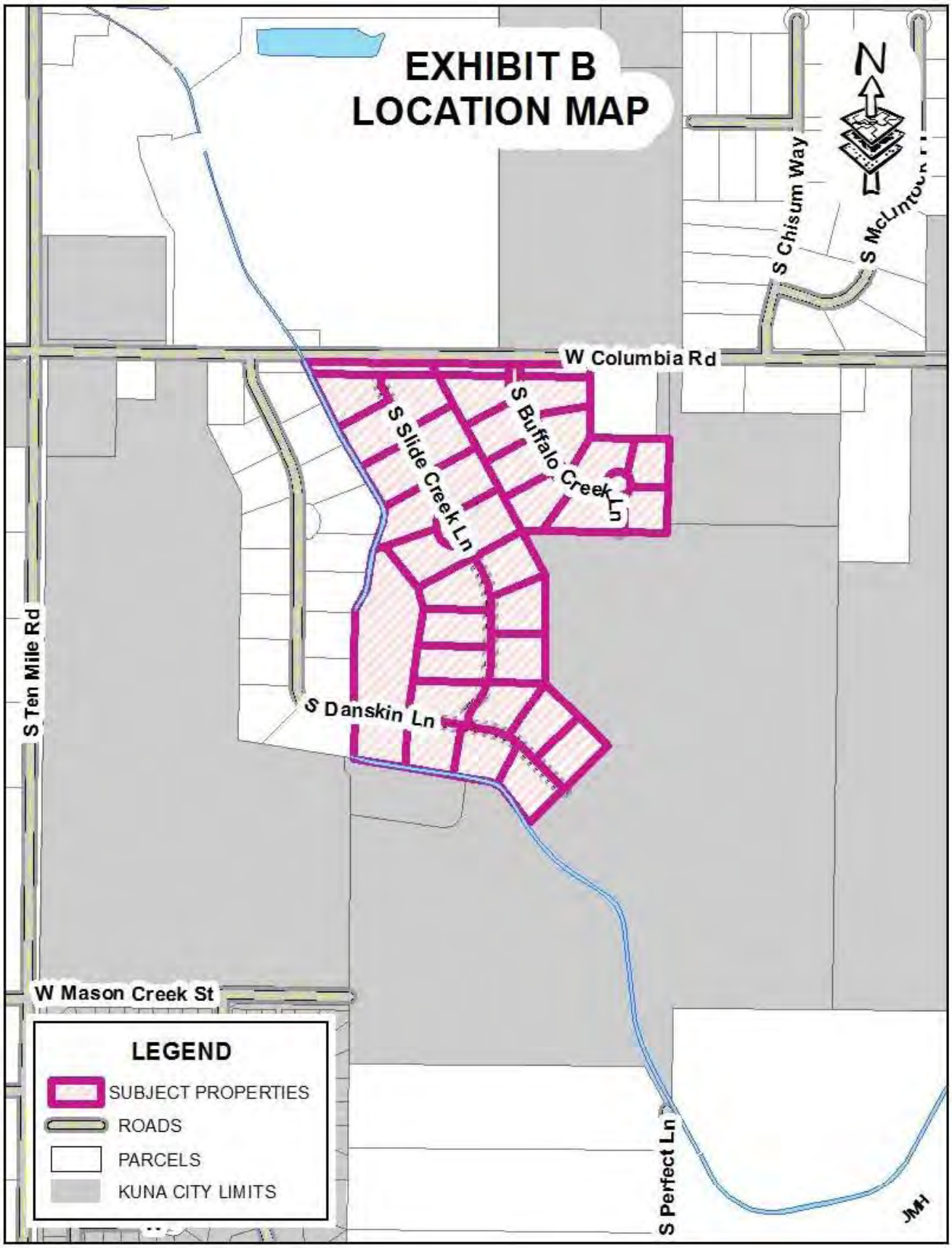
EXHIBIT B
LOCATION MAP
N
S Chisum Way
S McLintock Ln
W Columbia Rd
S Slide Creek Ln
S Buffalo Creek Ln
S Ten Mile Rd
S Danskin Ln
W Mason Creek St
S Perfect Ln
JMH
LEGEND
SUBJECT PROPERTIES
ROADS
PARCELS
KUNA CITY LIMITS