

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

Wednesday, January 2, 2019

Note: The regular City Council Meeting is moved to Wednesday due to the holiday occurring on the first Tuesday of this January, the regular meeting date for Council.

6:00 P.M. REGULAR CITY COUNCIL

- 1. Call to Order and Roll Call**
- 2. Invocation: None**
- 3. Pledge of Allegiance: Mayor Stear**
- 4. Consent Agenda: ALL OF THE LISTED CONSENT AGENDA ITEMS ARE ACTION ITEMS**

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

A. City Council Meeting Minutes:

I. Regular City Council Minutes, December 18, 2018

B. Accounts Payable Dated December 27, 2018 in the Amount of \$888,542.00

C. Resolutions

I. Consideration to approve Resolution No. R01-2019

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING THE “LIMITED SERVICES AGREEMENT” WITH MILLER’S EXCAVATING, LLC FOR CITY OF KUNA PUBLIC WORKS DEPARTMENT PRESSURIZED IRRIGATION IMPROVEMENTS INCLUDING THE EXPENDITURE OF \$32,298 FROM CONTINGENCY FUND FOR SERVICES OUTLINED IN SAID “LIMITED SERVICES AGREEMENT”; AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

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.

5. Community Reports or Requests:

None

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

A. Public Hearing and Consideration to approve 18-03-ZC (Rezone) for Career Technical Education (CTE) High School – Troy Behunin, Planner III ACTION ITEM

Wayne Thowless, LKV Architects, requests rezone approval for an approximately 60-acre parcel, from AG (Agriculture) to P (Public), in order to place a new (approx.) 260,000 square foot (SF) Career Technical Education (CTE) High School for Kuna School District No. 3 (KSD). Applicant proposes to phase the project and begin with 500-600 students and a 72,000 SF building on the north portion of the property, and ultimately, expand the building and other site improvements and the student count (up to 1,600) as the need arises. This site is located at the northeast corner (NEC) of Linder and Columbia Roads.

- *Open Public Hearing*
- *Receive evidence*

Potential Motions:

- *Consideration to close evidence presentation and proceed to deliberation*
- *Consideration to either:*

Option 1: *Approve a Decision and Order and Close the Public Hearing and direct staff to prepare Findings of Fact, Conclusions of Law and Order of Decision for approval by the Council on the next Council Meeting Consent Agenda.*

Option 2: *Continue the Public Hearing to a time and date certain, direct staff to prepare a draft Findings of Fact, Conclusions of Law and Order of Decision for consideration by the Council.*

B. Public Hearing and Consideration to approve 18-03-AN (Annexation), 18-01-CPM (Comp Map Change), 18-04-ZC (rezone), 18-02-PUD (Planned Unit Develop), 18-04-S (Preliminary Plat) and DA (Development Agreement) for Falcon Crest Subdivision – Troy Behunin, Planner III ACTION ITEM

Mark Tate, with M3 Companies (Owner), requests approval to Annex approximately 990 acres into Kuna City limits, change the Comprehensive Plan Map (CPM) from Agriculture to Mixed-Use for approximately 163 acres, for a Planned Unit Development (PUD) for approx. 1,028 acres (net), to rezone approx. 20 acres and subdivide approx. 132 acres into 409 residential lots, 51 common lots, four common driveway lots, two well lots and private roads. This site is located at the NEC of Cloverdale and Kuna Roads, Kuna, Idaho.

- *Open Public Hearing*

- *Receive evidence*

Potential Motions:

- *Consideration to close evidence presentation and proceed to deliberation*
- *Consideration to either:*

Option 1: Approve a Decision and Order and Close the Public Hearing and direct staff to prepare Findings of Fact, Conclusions of Law and Order of Decision for approval by the Council on the next Council Meeting Consent Agenda.

Option 2: Continue the Public Hearing to a time and date certain, direct staff to prepare a draft Findings of Fact, Conclusions of Law and Order of Decision for consideration by the Council.

7. Business Items:

None

8. Ordinances:

A. Consideration to approve Ordinance No. 2019-01 ACTION ITEM

A MUNICIPAL ANNEXATION AND ZONING ORDINANCE OF THE CITY COUNCIL AND THE CITY OF KUNA, IDAHO;

- MAKING CERTAIN FINDINGS AND DECLARATION OF AUTHORITY; AND
- ANNEXING CERTAIN REAL PROPERTIES, TO WIT: ADA COUNTY ASSESSOR'S PARCEL NOS. S1419223000 AND S1418346600 OWNED BY SELECT DEVELOPMENT & CONTRACTING LLC SITUATED WITHIN THE UNINCORPORATED AREA OF ADA COUNTY, IDAHO AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF KUNA, INTO THE CITY OF KUNA, IDAHO; AND
- RESPECTIVELY ESTABLISHING R-6 AND R-4 ZONING DISTRICT CLASSIFICATION OF SAID REAL PROPERTIES; AND
- AMENDING THE OFFICIAL ZONING MAP; AND
- DIRECTING THE CITY ENGINEER AND THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

Consideration to waive three readings of ordinance

Consideration to approve ordinance

B. Consideration to approve Ordinance No. 2019-02 ACTION ITEM

AN ORDINANCE OF THE CITY OF KUNA, IDAHO, ANNEXING ALL OF PARCEL S1324142215 OWNED BY LESLEY PROPERTIES LLC., AND REFERRED TO AS ENSIGN SUBDIVISION NO. 2, INTO THE KUNA MUNICIPAL IRRIGATION DISTRICT FROM THE BOISE~KUNA IRRIGATION DISTRICT; THUS, CHANGING THE BOUNDARY OF THE KUNA MUNICIPAL

IRRIGATION DISTRICT; DECLARING WATER RIGHTS APPURTENANT THERETO ARE POOLED FOR DELIVERY PURPOSES; DIRECTING THAT COPIES OF THIS ORDINANCE BE RECORDED AS PROVIDED BY LAW; AND PROVIDING AN EFFECTIVE DATE.

Consideration to waive three readings of ordinance
Consideration to approve ordinance

9. Mayor/Council Announcements:

10. Executive Session:

None

11. Adjournment:

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
 MINUTES
 Tuesday, December 18, 2018**

6:00 P.M. REGULAR CITY COUNCIL**1. Call to Order and Roll Call****COUNCIL MEMBERS PRESENT:**

Mayor Joe Stear
 Council President Briana Buban-Vonder Haar
 Council Member Richard Cardoza
 Council Member Warren Christensen
 Council Member Greg McPherson

CITY STAFF PRESENT:

Chris Engels, City Clerk
 Bobby Withrow, Parks Director
 Wendy Howell, Planning & Zoning Director
 Jared Empey, City Treasurer
 Lisa Holland, Economic Development Director
 Paul Stevens, City Engineer
 Jace Hellman, Planner II

2. Invocation: None**3. Pledge of Allegiance:** Mayor Stear

4. Consent Agenda: ALL OF THE LISTED CONSENT AGENDA ITEMS ARE ACTION ITEMS
 (Timestamp 00:00:37)

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

A. City Council Meeting Minutes:**1. Regular City Council Minutes, December 4, 2018**

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.

B. Accounts Payable Dated December 13, 2018 in the Amount of \$1,083,497.81

C. Resolutions

1. Consideration to approve Resolution No. R93-2018

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KUNA; SETTING FORTH CERTAIN PURPOSES; APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE ON BEHALF OF THE CITY THAT CERTAIN AGREEMENT ENTITLED THE “2018 MUTUAL COOPERATION AGREEMENT” BY AND AMONG THE CITY AND SUEZ WATER IDAHO, INC.; DIRECTING THE CLERK; AND SETTING AN EFFECTIVE DATE.

2. Consideration to approve Resolution No. R94-2018

A RESOLUTION OF THE CITY OF KUNA, IDAHO AUTHORIZING THE CITY TREASURER TO RELEASE THE CASH BOND FOR JOURNEYS END SUBDIVISION NO. 2.

3. Consideration to approve Resolution No. R95-2018

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 N.W. DEVELOPMENT CO. D & B SUPPLY MOU FOR PUBLIC WORKS PRELIMINARY CONDITIONAL EDU ASSESSMENT AND APPLICANT ACCEPTANCE.

D. Final Plats

1. Consideration to approve Case No. 18-15-FP (Final Plat) for Gran Prado Subdivision No. 1

2. Consideration to approve Case No. 18-18-FP (Final Plat) for Crimson Point Subdivision No. 9

3. Consideration to approve Case No. 18-19-FP (Final Plat) for Deserthawk East Subdivision

E. Findings of Fact and Conclusions of Law

1. Consideration to approve the Findings of Fact, Conclusions of Law, Decision and Order of Decision of Appeal for EDU Calculations for Enrique’s Mexican Restaurant.

Council President Buban-Vonder Haar moved to approve the Consent Agenda. Seconded by Council Member McPherson. Motion carried 4-0.

5. Community Reports or Requests:

- A. Transportation Development & Processing Transportation Impact Studies
Presentation - Christy Little, ACHD Development Services Planning Supervisor
(Timestamp 00:01:06)

Christy Little, ACHD Development Services Planning Supervisor, presented the details of the program for ACHD Development Services.

Mayor Stear asked if ACHD responded to requests for responses even if they didn't need to.

Ms. Little explained what they did and did not respond to. If the City of Kuna sent in an application and nothing pertained to ACHD, like maybe all the improvements were in or there weren't any highway district conditions, they tried to get out the notification that Kuna would not be hearing from them unless there were additional questions.

Ms. Little reviewed the traffic impact studies process and a new policy that would provide the land use agencies with better clarity about the impacts from these larger developments and level of service issues. She stood for questions.

Mayor Stear asked if ACHD ever gave credit for impact fees when they had developers do road widening.

Ms. Little replied absolutely and clarified how and when that worked.

Mayor Stear explained Kuna relied on ACHD's comments and expertise when reviewing applications. Level of service and traffic concerns was one of the most common things heard from the public. It was hard for Council when the public started hammering them on traffic issues. He asked if there was anything they could do to help ACHD deal with those issues.

Ms. Little replied the most important pieces of their integrated 5-year work plan was getting priority lists from the cities. What ever feedback that could be provided with the priority lists was really helpful as well as if they see or hear of an opportunity where the developer cooperative process could work please let ACHD know. As for level of service, they were focusing more on education in the following year and what does level of service really mean.

Mayor Stear thanked Ms. Little for her presentation and commented Kuna always had great cooperation with ACHD and really enjoyed working with ACHD.

Ms. Little added their staff really appreciated Kuna's staff and if there were ever any questions or more information needed for an application please reach out to them.

Council thanked Ms. Little.

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

None

7. Business Items:

- A. Consideration to approve 18-03-LS (Lot Split) – Jace Hellman, Planner II ACTION ITEM**
(Timestamp 00:27:55)

Kuna Rural Fire District is requesting to split approximately 1.63-acres off of a 157.17-acre parcel. The property is located at the southwest corner of East Kuna Road and South Cloverdale Road, Kuna, ID 83634.

Planner II Jace Hellman presented the staff report and stood for questions.

Council President Buban-Vonder Haar stated, based on staff analysis and their recommendation of approval, everything seemed in order and she did not see anything concerning.

Council President Buban-Vonder Haar moved to approve 18-03-LS (Lot Split). Seconded by Council Member McPherson. Motion carried 4-0.

- B. Consideration of a 50% match at \$183,769 for the Idaho Department of Parks and Recreation Land and Water Conservation Fund Grant for the purchase of the Greenbelt from Union Pacific Railroad. – Chris Engels, City Clerk and Bobby Withrow, Parks Director ACTION ITEM**
(Timestamp 00:30:51)

City Clerk Chris Engels reviewed the Land and Water Conservation Fund Grant. In order to move forward with the application Council's direction and approval of the 50% match would be needed. The funding if they were successful would become available late summer or early fall. They believed they would get into the next fiscal year but asked that Council encumber in the current fiscal year since there was no budget set up for fiscal year 2020. The property was Kuna's greenbelt which ran the entire length. Any questions about price could be deferred to Parks Director Bobby Withrow. He had been working with Union Pacific. Ms. Engels spoke with the Idaho Department of Parks and Rec managing grant administrator and this project did qualify. It was the kind of project they looked for. There were a few things she wanted Council to be aware of. They would have to keep it a greenbelt and if they wanted to change it, they would have to go back and ask permission. They would

need to keep it up to date and maintained, all things they were doing currently. There was a possibility they would ask Kuna to include the wing pieces of the main greenbelt. The main section being from Swan Falls Road to the end of the City Hall building and the wing pieces being Swan Falls Road to Orchard and the piece behind Indian Creek School. They would need to consider whether they wanted to include that in the agreement to keep it as open space and for public space and that it would not become something like a restaurant corridor on the creek. She stood for questions.

Mayor Stear reviewed the previous conversations Council had regarding purchasing the property from Union Pacific and how this grant would help pay for it. There was no guarantee they would get the grant but encumbering the funds at least opened the possibility to apply for the grant and meet their requirements.

Council President Buban-Vonder Haar asked how much was in contingency.

City Treasurer Jared Empey did not know an exact number but knew there was a sufficient amount to cover the match.

Council President Buban-Vonder Haar asked him for a ball park figure.

Mr. Empey thought it was close to a million.

Council President Buban-Vonder Haar stated maintaining and expanding the greenbelt was always something they were interested in and it was certainly a unique feature to Kuna and she, personally, has always had an interest in expanding and maintaining it. If they could get matching funds to help with that it made sense, was a good use of their money, and would be more bang for their buck. She was supportive of the request.

Council Member Cardoza asked Parks Director Bobby Withrow what some of the conditions the Idaho Department of Parks and Recreation put on the grant were.

Mr. Withrow explained usually the City laid out what they wanted to do with the land. Once they did that, they had to stick to it. They basically spelled out what they wanted to do with the property and then Idaho Department of Parks and Rec said whether they agreed with it or not.

Council Member Christensen asked if this allowed them to extend the greenbelt or if it just solidified what was already there.

Mr. Withrow clarified it solidified what was already there but it also gave the City the opportunity to do more with the greenbelt. For example, the amphitheater they had been planning on doing for years, they could now do that without asking Union Pacific. That would be laid out in the application as something they would consider among other things.

Mayor Stear added Union Pacific had not been receptive to the City putting in any kind of permanent structure. That was the reason they started looking into how to purchase the property and now that there was a grant available that would help pay for half of it, it seemed like a really good idea.

Council Member Cardoza clarified as the greenbelt progressed east it started to get away from the right-of-way of the railroad and they would not need to buy anymore going east as long as they stayed next to the creek.

Mr. Withrow confirmed that was correct and, as long as subdivisions kept going in, they had the parks master pathways plan and developers would be required to do some sort of pathway along there.

Council President Buban-Vonder Haar moved to authorize the expenditure of \$183,769 from the Contingency Fund to be used as matching funds for application for the Idaho Department of Parks and Recreation Land and Water Conservation Fund Grant for the purchase of the Greenbelt. 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.

8. Ordinances:

None

9. Mayor/Council Announcements:

(Timestamp 00:39:44)

Mayor Stear updated the Council a young man had brought in a younger man that had fallen through the ice in the creek the day before. Some young men who were juniors or seniors in high school were flying a drone and a little boy came up. They let him tag along even though they didn't know him and he ended working his way out on the ice a little too far and fell through. The older boys saved him and were trying to decide whether or not to take him home when they saw City Hall. One of the young men brought him up to City Hall but did not want any credit for it. He stayed with the boy until his mom came and even a little after. Mayor Stear said it did his heart good to see Kuna's youth being that helpful. They were happy to just be of help.

10. Executive Session:

None

11. Adjournment: 6:42

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

Minutes prepared by Ariana Welker, Deputy City Clerk

Date Approved: CCM 01.02.2019

City of Kuna

Payment Approval Report - City Council Approval

Page: 2

Report dates: 12/14/2018-12/27/2018

Dec 27, 2018 02:48PM

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
				BI-WEEKLY SERVICE, SADIE CREEK PARK, 11/12-12/09/18	12/12/2018	160.00	.00	01-6212_RENT- EQUIPMENT	1004	12/18		
Total 114-7771696:						160.00	.00					
1463	A COMPANY, INC.	114-7771698		ADA WHEELCHAIR ACCESSIBLE RESTROOM RENTAL #ADA412 WITH WEEKLY SERVICE. AT NICHOLSON PARK, 11/12- 12/09/18	12/12/2018	202.36	.00	01-6212_RENT- EQUIPMENT	1004	12/18		
Total 114-7771698:						202.36	.00					
1463	A COMPANY, INC.	114-7771700		STANDARD RESTROOM RENTAL #ADA397 WITH BI- WEEKLY SERVICE. AT WINCHESTER PARK, 11/12- 12/09/18	12/12/2018	160.00	.00	01-6212_RENT- EQUIPMENT	1004	12/18		
Total 114-7771700:						160.00	.00					
Total A COMPANY, INC.:						1,313.78	.00					
ABC STAMP, SIGNS & AWARDS												
277	ABC STAMP, SIGNS & AWARDS	0525502	7879	NAMEPLATES FOR PARK IMPACT FEE COMMITTEE, N. STAUFFER, DEC. '18	12/13/2018	33.35	.00	01-6165_OFFICE SUPPLIES	1004	12/18		
Total 0525502:						33.35	.00					
Total ABC STAMP, SIGNS & AWARDS:						33.35	.00					
ACTION GLASS & WINDSHIELD REPAIR LLC												
1649	ACTION GLASS & WINDSHIELD REPAIR LLC	1405		WINDSHIELD TINT FOR TRUCK 30. AUG. '18	08/10/2018	269.91	.00	20-6305_VEHICLE MAINTENANCE & REPAIRS	0	12/18		
1649	ACTION GLASS & WINDSHIELD REPAIR LLC	1405		WINDSHIELD TINT FOR TRUCK 30. AUG. '18	08/10/2018	67.48	.00	25-6305_VEHICLE MAINTENANCE & REPAIR	0	12/18		

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 1405:						337.39	.00					
1649	ACTION GLASS & WINDSHIELD REPAIR LLC	1520		<u>WINDSHIELD TINT FOR TRUCK 24. SEP. '18</u>	09/10/2018	275.38	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	1004	12/18		
Total 1520:						275.38	.00					
1649	ACTION GLASS & WINDSHIELD REPAIR LLC	1574	7727	<u>WINDSHIELD INSTALLED ON SKIDSTEER. NOV.'18</u>	11/27/2018	25.00	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	0	12/18		
1649	ACTION GLASS & WINDSHIELD REPAIR LLC	1574	7727	<u>WINDSHIELD INSTALLED ON SKIDSTEER. NOV.'18</u>	11/27/2018	10.00	.00	20-6142 MAINT. & REPAIRS - EQUIPMENT	0	12/18		
1649	ACTION GLASS & WINDSHIELD REPAIR LLC	1574	7727	<u>WINDSHIELD INSTALLED ON SKIDSTEER. NOV.'18</u>	11/27/2018	10.00	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	12/18		
1649	ACTION GLASS & WINDSHIELD REPAIR LLC	1574	7727	<u>WINDSHIELD INSTALLED ON SKIDSTEER. NOV.'18</u>	11/27/2018	5.00	.00	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	12/18		
Total 1574:						50.00	.00					
Total ACTION GLASS & WINDSHIELD REPAIR LLC:						662.77	.00					
ADA COUNTY HIGHWAY DISTRICT (RENT)												
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	15157		<u>SHOP RENT FOR JANUARY 2019 - PARKS</u>	12/13/2018	148.50	.00	01-6211 RENT- BUILDINGS & LAND	1004	12/18		
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	15157		<u>SHOP RENT FOR JANUARY 2019 - WATER</u>	12/13/2018	126.00	.00	20-6211 RENT- BUILDINGS & LAND	0	12/18		
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	15157		<u>SHOP RENT FOR JANUARY 2019 - SEWER</u>	12/13/2018	121.50	.00	21-6211 RENT - BUILDINGS & LAND	0	12/18		
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	15157		<u>SHOP RENT FOR JANUARY 2019 - PI</u>	12/13/2018	54.00	.00	25-6211 RENT - BUILDINGS & LAND	0	12/18		

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 15157:						450.00	.00					
Total ADA COUNTY HIGHWAY DISTRICT (RENT):						450.00	.00					
ADA COUNTY PROSECUTING ATTORNE												
176	ADA COUNTY PROSECUTING ATTORNE	12192018ACP		<u>PROSECUTORIAL SERVICES DEC. '18</u>	12/19/2018	4,630.83	.00	01-6203 PROSECUTORIAL SERVICES	0	12/18		
Total 12192018ACPA:						4,630.83	.00					
Total ADA COUNTY PROSECUTING ATTORNE:						4,630.83	.00					
AGNEW BECK CONSULTING, INC.												
1883	AGNEW BECK CONSULTING, INC.	7644		<u>PROFESSIONAL SERVICES, 11/1-11/30/18 - KUNA COMP PLAN</u>	12/19/2018	3,229.90	.00	01-6202 PROFESSIONAL SERVICES	1003	12/18		
Total 7644:						3,229.90	.00					
Total AGNEW BECK CONSULTING, INC.:						3,229.90	.00					
ANALYTICAL LABORATORIES												
1	ANALYTICAL LABORATORIES	58713		<u>MONTHLY SAMPLES, NOV. '18 - WATER</u>	11/30/2018	304.00	.00	20-6152 M & R - LABORATORY COSTS	0	12/18		
Total 58713:						304.00	.00					
1	ANALYTICAL LABORATORIES	58714		<u>LAB TESTS, NOV. '18 - SEWER</u>	11/30/2018	941.45	.00	21-6152 M & R - LABORATORY COSTS	0	12/18		
Total 58714:						941.45	.00					
Total ANALYTICAL LABORATORIES:						1,245.45	.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
BLACK CREEK LIMITED PARTNERSHIP												
1905	BLACK CREEK LIMITED PARTNERSHIP	12212018B		JOURNEY'S END SUB NO 02 CASH PERFORMANCE BOND RELEASE	12/21/2018	120,293.03	120,293.03	30-2075 UNEARNED REVENUE	0	12/18	12/21/2018	
Total 12212018B:						120,293.03	120,293.03					
Total BLACK CREEK LIMITED PARTNERSHIP:						120,293.03	120,293.03					
BRITTNEY DONELLE CUCCIA												
1966	BRITTNEY DONELLE CUCCIA	12172018BC		BRITTNEY CUCCIA, ARTIST DISBURSEMENT - ART SHOW, DEC. '18	12/17/2018	97.20	97.20	03-6379 EXPENDITURES - ART SHOWS	0	12/18	12/17/2018	
Total 12172018BC:						97.20	97.20					
Total BRITTNEY DONELLE CUCCIA:						97.20	97.20					
BUYWYZ LLC												
1795	BUYWYZ LLC	130985	7906	2 BOXES FILE FOLDERS, 18 EA BINDERS AND 1 CASE COPY PAPER, TREATMENT PLANT, DEC.'18 - WATER	12/20/2018	104.90	.00	20-6165 OFFICE SUPPLIES	0	12/18		
1795	BUYWYZ LLC	130985	7906	2 BOXES FILE FOLDERS, 18 EA BINDERS AND 1 CASE COPY PAPER, TREATMENT PLANT, DEC.'18 - SEWER	12/20/2018	104.90	.00	21-6165 OFFICE SUPPLIES	0	12/18		
1795	BUYWYZ LLC	130985	7906	2 BOXES FILE FOLDERS, 18 EA BINDERS AND 1 CASE COPY PAPER, TREATMENT PLANT, DEC.'18 - P.I	12/20/2018	39.95	.00	25-6165 OFFICE SUPPLIES	0	12/18		
1795	BUYWYZ LLC	130985	7906	1 CASE COPY PAPER AND 1 BOX COIN ENVELOPES, CITY HALL, DEC.'18 - ADMIN	12/20/2018	16.90	.00	01-6165 OFFICE SUPPLIES	0	12/18		
1795	BUYWYZ LLC	130985	7906	1 CASE COPY PAPER AND 1 BOX COIN ENVELOPES, CITY HALL, DEC.'18 - P & Z	12/20/2018	6.04	.00	01-6165 OFFICE SUPPLIES	1003	12/18		
1795	BUYWYZ LLC	130985	7906	1 CASE COPY PAPER AND 1 BOX COIN ENVELOPES, CITY HALL, DEC.'18 - WATER	12/20/2018	15.70	.00	20-6165 OFFICE SUPPLIES	0	12/18		

City of Kuna

Payment Approval Report - City Council Approval

Page: 6

Report dates: 12/14/2018-12/27/2018

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Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1795	BUYWYZ LLC	130985	7906	<u>1 CASE COPY PAPER AND 1 BOX COIN ENVELOPES, CITY HALL, DEC.'18 - SEWER</u>	12/20/2018	15.70	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	12/18		
1795	BUYWYZ LLC	130985	7906	<u>1 CASE COPY PAPER AND 1 BOX COIN ENVELOPES, CITY HALL, DEC.'18 - P.I</u>	12/20/2018	6.04	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	12/18		
1795	BUYWYZ LLC	130985	7906	<u>2 REAMS BLUE CARD STOCK, DEC.'18 - P & Z</u>	12/20/2018	27.40	.00	<u>01-6165 OFFICE SUPPLIES</u>	1003	12/18		
1795	BUYWYZ LLC	130985	7906	<u>1 BOX HANGING FILE FOLDERS, DEC.'18 - PARKS</u>	12/20/2018	7.21	.00	<u>01-6165 OFFICE SUPPLIES</u>	1004	12/18		
1795	BUYWYZ LLC	130985	7906	<u>1 CASE XL TRASH LINERS AND 1 BOX URINAL SCREENS, CITY HALL, DEC.'18 - ADMIN</u>	12/20/2018	18.85	.00	<u>01-6025 JANITORIAL</u>	0	12/18		
1795	BUYWYZ LLC	130985	7906	<u>1 CASE XL TRASH LINERS AND 1 BOX URINAL SCREENS, CITY HALL, DEC.'18 - P & Z</u>	12/20/2018	6.73	.00	<u>01-6025 JANITORIAL</u>	1003	12/18		
1795	BUYWYZ LLC	130985	7906	<u>1 CASE XL TRASH LINERS AND 1 BOX URINAL SCREENS, CITY HALL, DEC.'18 - WATER</u>	12/20/2018	17.51	.00	<u>20-6025 JANITORIAL</u>	0	12/18		
1795	BUYWYZ LLC	130985	7906	<u>1 CASE XL TRASH LINERS AND 1 BOX URINAL SCREENS, CITY HALL, DEC.'18 - SEWER</u>	12/20/2018	17.51	.00	<u>21-6025 JANITORIAL</u>	0	12/18		
1795	BUYWYZ LLC	130985	7906	<u>1 CASE XL TRASH LINERS AND 1 BOX URINAL SCREENS, CITY HALL, DEC.'18 - P.I</u>	12/20/2018	6.73	.00	<u>25-6025 JANITORIAL</u>	0	12/18		
1795	BUYWYZ LLC	130985	7906	<u>1 BOX CLASSIFICATION FOLDERS AND 1 BOX FASTENER FOLDERS, N.STAUFFER, DEC.'18 - ADMIN</u>	12/20/2018	14.02	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	12/18		
1795	BUYWYZ LLC	130985	7906	<u>1 BOX CLASSIFICATION FOLDERS AND 1 BOX FASTENER FOLDERS, N.STAUFFER, DEC.'18 - WATER</u>	12/20/2018	18.51	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	12/18		
1795	BUYWYZ LLC	130985	7906	<u>1 BOX CLASSIFICATION FOLDERS AND 1 BOX FASTENER FOLDERS, N.STAUFFER, DEC.'18 - SEWER</u>	12/20/2018	18.51	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	12/18		

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
1795	BUYWYZ LLC	130985	7906	<u>1 BOX CLASSIFICATION FOLDERS AND 1 BOX FASTENER FOLDERS, N.STAUFFER, DEC.'18 - P.I</u>	12/20/2018	5.04	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	12/18		
Total 130985:						468.15	.00					
1795	BUYWYZ LLC	130985.1		<u>MOUNTING TAPE AND 2019 MONTHLY PLANNER, UTILITY BILLING, DEC.'18 - ADMIN</u>	12/20/2018	5.40	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	12/18		
1795	BUYWYZ LLC	130985.1		<u>MOUNTING TAPE AND 2019 MONTHLY PLANNER, UTILITY BILLING, DEC.'18 - WATER</u>	12/20/2018	7.13	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	12/18		
1795	BUYWYZ LLC	130985.1		<u>MOUNTING TAPE AND 2019 MONTHLY PLANNER, UTILITY BILLING, DEC.'18 - SEWER</u>	12/20/2018	7.13	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	12/18		
1795	BUYWYZ LLC	130985.1		<u>MOUNTING TAPE AND 2019 MONTHLY PLANNER, UTILITY BILLING, DEC.'18 - P.I</u>	12/20/2018	1.93	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	12/18		
Total 130985.1:						21.59	.00					
Total BUYWYZ LLC:						489.74	.00					
CENTURYLINK												
62	CENTURYLINK	208922917912		<u>DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 12/7/18-1/6/19 - ADMIN</u>	12/21/2018	13.58	13.58	<u>01-6255 TELEPHONE</u>	0	12/18	12/21/2018	
62	CENTURYLINK	208922917912		<u>DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 12/7/18-1/6/19 - P & Z</u>	12/21/2018	4.85	4.85	<u>01-6255 TELEPHONE</u>	1003	12/18	12/21/2018	
62	CENTURYLINK	208922917912		<u>DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 12/7/18-1/6/19 - WATER</u>	12/21/2018	12.61	12.61	<u>20-6255 TELEPHONE EXPENSE</u>	0	12/18	12/21/2018	
62	CENTURYLINK	208922917912		<u>DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 12/7/18-1/6/19 - SEWER</u>	12/21/2018	12.61	12.61	<u>21-6255 TELEPHONE EXPENSE</u>	0	12/18	12/21/2018	

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62	CENTURYLINK	208922917912		<u>DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 12/7/18-1/6/19 - P.I</u>	12/21/2018	4.84	4.84	<u>25-6255 TELEPHONE EXPENSE</u>	0	12/18	12/21/2018	
Total 2089229179120710618:						48.49	48.49					
Total CENTURYLINK:						48.49	48.49					
CORE & MAIN LP												
63	CORE & MAIN LP	J764856	7833	<u>METER LIDS AND RINGS, M.DAVILA, NOV.'18</u>	11/30/2018	408.15	408.15	<u>20-6020 CAPITAL IMPROVEMENTS</u>	0	12/18	12/21/2018	
Total J764856:						408.15	408.15					
63	CORE & MAIN LP	J832401	7833	<u>10 3/4 REGISTERS, 10 3/4 PRESSURE REGULATORS, 20 3/4 METERS, 6 5/8 REGISTERS, 7 5/8 PRESSURE REGULATORS, METER PARTS, M. DAVILA, NOV. '18</u>	11/30/2018	7,221.50	.00	<u>20-6020 CAPITAL IMPROVEMENTS</u>	1089	12/18		
Total J832401:						7,221.50	.00					
63	CORE & MAIN LP	J851759	7833	<u>20 EA. - REGISTERS AND METERS, M. DAVILA, NOV. '18</u>	11/30/2018	5,426.40	.00	<u>20-6020 CAPITAL IMPROVEMENTS</u>	1089	12/18		
Total J851759:						5,426.40	.00					
63	CORE & MAIN LP	J857521	7821	<u>METER REBUILD KIT, J.COX, NOV.'18</u>	11/29/2018	158.68	158.68	<u>20-6020 CAPITAL IMPROVEMENTS</u>	0	12/18	12/21/2018	
Total J857521:						158.68	158.68					
Total CORE & MAIN LP:						13,214.73	566.83					
FATBEAM LLC												
1831	FATBEAM LLC	7369		<u>INTERNET SERVICES FOR JANUARY 2019 - ADMIN</u>	01/01/2019	95.00	.00	<u>01-6052 CONTRACT SERVICES</u>	0	12/18		

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1831	FATBEAM LLC	7369		<u>INTERNET SERVICES FOR JANUARY 2019 - WATER</u>	01/01/2019	65.00	.00	<u>20-6052 CONTRACT SERVICES</u>	0	12/18		
1831	FATBEAM LLC	7369		<u>INTERNET SERVICES FOR JANUARY 2019 - SEWER</u>	01/01/2019	65.00	.00	<u>21-6052 CONTRACT SERVICES</u>	0	12/18		
1831	FATBEAM LLC	7369		<u>INTERNET SERVICES FOR JANUARY 2019 - P.]</u>	01/01/2019	25.00	.00	<u>25-6052 CONTRACT SERVICES</u>	0	12/18		
Total 7369:						250.00	.00					
Total FATBEAM LLC:						250.00	.00					
GRANITE EXCAVATION INC												
1907	GRANITE EXCAVATION INC	11082018G		<u>PROFESSIONAL SERVICES, 9/30-10/31/18 - ORCHARD REGIONAL LIFT STATION</u>	11/08/2018	561,332.77	561,332.77	<u>21-6020 CAPITAL IMPROVEMENTS</u>	1104	12/18	12/26/2018	
Total 11082018G:						561,332.77	561,332.77					
Total GRANITE EXCAVATION INC:						561,332.77	561,332.77					
GRANT PROFESSIONALS ASSOCIATION												
1975	GRANT PROFESSIONALS ASSOCIATION	12262018G	7825	<u>MEMBERSHIP FOR C.ENGELS & A.WELKER, DEC.'18</u>	12/26/2018	400.00	.00	<u>01-6075 DUES & MEMBERSHIPS</u>	0	12/18		
Total 12262018G:						400.00	.00					
Total GRANT PROFESSIONALS ASSOCIATION:						400.00	.00					
IDAHO ASSOCIATION OF BUILDING OFFICIALS												
565	IDAHO ASSOCIATION OF BUILDING OFFICIALS	4857		<u>ANN'L GOV'T MEMBERSHIP & DUES RENEWAL, J. COULTER, B. BACHMAN, 2019 - BUILDING INSPECTION</u>	12/14/2018	190.00	.00	<u>01-6075 DUES & MEMBERSHIPS</u>	1005	12/18		
Total 4857:						190.00	.00					

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Total IDAHO ASSOCIATION OF BUILDING OFFICIALS:						190.00	.00					
IDAHO PRESS TRIBUNE, LLC												
1802	IDAHO PRESS TRIBUNE, LLC	1139326	7827	<u>AD#1842543, LEGAL PUBLICATION FOR ZONING ORDINANCE AMMENDMENT, 18-06, J. HELLMAN, NOV. '18</u>	12/12/2018	188.39	.00	01-6125 LEGAL PUBLICATIONS	1003	12/18		
1802	IDAHO PRESS TRIBUNE, LLC	1139326	7865	<u>AD#1845569, PUBLIC HEARING FOR NEW CTE HIGH SCHOOL, PUBLIC HEARING FOR FALCON CREST GOLF COURSE ANNEXATION, T. BEHUNIN, DEC. '18</u>	12/12/2018	54.58	.00	01-6125 LEGAL PUBLICATIONS	1003	12/18		
1802	IDAHO PRESS TRIBUNE, LLC	1139326	7865	<u>AD#1845200, LEGAL NOTICE, ORDINANCE 2018-37, DEC.'18</u>	12/12/2018	42.00	.00	01-6125 LEGAL PUBLICATIONS	0	12/18		
Total 1139326:						284.97	.00					
1802	IDAHO PRESS TRIBUNE, LLC	1139818	7865	<u>AD#1845558, PUBLIC HEARING FOR NEW CTE HIGH SCHOOL, PUBLIC HEARING FOR FALCON CREST GOLF COURSE ANNEXATION, T. BEHUNIN, DEC. '18</u>	12/19/2018	131.96	.00	01-6125 LEGAL PUBLICATIONS	1003	12/18		
1802	IDAHO PRESS TRIBUNE, LLC	1139818	7880	<u>AD#1847117, PUBLIC HEARING NOTICE FOR MADRONE HEIGHTS, T. BEHUNIN, DEC. '18</u>	12/19/2018	55.32	.00	01-6125 LEGAL PUBLICATIONS	1003	12/18		
1802	IDAHO PRESS TRIBUNE, LLC	1139818	7894	<u>AD#1848092, LEGAL PUBLICATION, 2019 COMBINED MEETING SCHEDULE, A.WELKER, DEC.'18</u>	12/19/2018	342.03	.00	01-6125 LEGAL PUBLICATIONS	0	12/18		
1802	IDAHO PRESS TRIBUNE, LLC	1139818		<u>AD#1845193, LEGAL NOTICE, 18-07-AN, 18-05-ZC, DEC.'18 - P&Z</u>	12/19/2018	53.84	.00	01-6125 LEGAL PUBLICATIONS	1003	12/18		
1802	IDAHO PRESS TRIBUNE, LLC	1139818		<u>AD#1847177, LEGAL NOTICE, 18-05-S - DEC.'18 - P & Z</u>	12/19/2018	51.62	.00	01-6125 LEGAL PUBLICATIONS	1003	12/18		
Total 1139818:						634.77	.00					

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Total IDAHO PRESS TRIBUNE, LLC:						919.74	.00					
INTEGRINET SOLUTIONS, INC.												
1595	INTEGRINET SOLUTIONS, INC.	111352		<u>WORKED ON FTP TO PLANT SERVER, DEC.'18 - WATER</u>	12/09/2018	133.06	.00	20-6142 MAINT. & REPAIRS- EQUIPMENT	0	12/18		
1595	INTEGRINET SOLUTIONS, INC.	111352		<u>WORKED ON FTP TO PLANT SERVER, DEC.'18 - SEWER</u>	12/09/2018	133.06	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	12/18		
1595	INTEGRINET SOLUTIONS, INC.	111352		<u>WORKED ON FTP TO PLANT SERVER, DEC.'18 - P.I</u>	12/09/2018	50.68	.00	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	12/18		
1595	INTEGRINET SOLUTIONS, INC.	111352		<u>FIXED SCANNING PROBLEM ON CLERK'S PRINTER, DEC.'18 - ADMIN</u>	12/09/2018	135.36	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	0	12/18		
1595	INTEGRINET SOLUTIONS, INC.	111352		<u>FIXED SCANNING PROBLEM ON CLERK'S PRINTER, DEC.'18 - WATER</u>	12/09/2018	3.46	.00	20-6142 MAINT. & REPAIRS- EQUIPMENT	0	12/18		
1595	INTEGRINET SOLUTIONS, INC.	111352		<u>FIXED SCANNING PROBLEM ON CLERK'S PRINTER, DEC.'18 - SEWER</u>	12/09/2018	3.46	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	12/18		
1595	INTEGRINET SOLUTIONS, INC.	111352		<u>FIXED SCANNING PROBLEM ON CLERK'S PRINTER, DEC.'18 - P.I</u>	12/09/2018	1.72	.00	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	12/18		
Total 111352:						460.80	.00					
1595	INTEGRINET SOLUTIONS, INC.	111450		<u>PRO-ACTION SERVICE AND MAINTENANCE, SERVER MONITORING FOR 2 SERVERS, ANTI-VIRUS, ANTI-SPAM PROTECTION FOR JANUARY 2019 - ADMIN</u>	12/15/2018	304.95	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	0	12/18		
1595	INTEGRINET SOLUTIONS, INC.	111450		<u>PRO-ACTION SERVICE AND MAINTENANCE, SERVER MONITORING FOR 2 SERVERS, ANTI-VIRUS, ANTI-SPAM PROTECTION FOR JANUARY 2019 - P & Z</u>	12/15/2018	108.91	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1003	12/18		

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1595	INTEGRINET SOLUTIONS, INC.	111450		<u>PRO-ACTION SERVICE AND MAINTENANCE, SERVER MONITORING FOR 2 SERVERS, ANTI-VIRUS, ANTI-SPAM PROTECTION FOR JANUARY 2019 - WATER</u>	12/15/2018	283.17	.00	<u>20-6142 MAINT. & REPAIRS- EQUIPMENT</u>	0	12/18		
1595	INTEGRINET SOLUTIONS, INC.	111450		<u>PRO-ACTION SERVICE AND MAINTENANCE, SERVER MONITORING FOR 2 SERVERS, ANTI-VIRUS, ANTI-SPAM PROTECTION FOR JANUARY 2019 - SEWER</u>	12/15/2018	283.17	.00	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	12/18		
1595	INTEGRINET SOLUTIONS, INC.	111450		<u>PRO-ACTION SERVICE AND MAINTENANCE, SERVER MONITORING FOR 2 SERVERS, ANTI-VIRUS, ANTI-SPAM PROTECTION FOR JANUARY 2019 - P.I</u>	12/15/2018	108.90	.00	<u>25-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	12/18		
Total 111450:						1,089.10	.00					
1595	INTEGRINET SOLUTIONS, INC.	111555		<u>WORKED ON CITY HALL FIREWALL, DEC.'18 - ADMIN</u>	12/16/2018	61.82	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	0	12/18		
1595	INTEGRINET SOLUTIONS, INC.	111555		<u>WORKED ON CITY HALL FIREWALL, DEC.'18 - P & Z</u>	12/16/2018	22.08	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1003	12/18		
1595	INTEGRINET SOLUTIONS, INC.	111555		<u>WORKED ON CITY HALL FIREWALL, DEC.'18 - WATER</u>	12/16/2018	57.41	.00	<u>20-6142 MAINT. & REPAIRS- EQUIPMENT</u>	0	12/18		
1595	INTEGRINET SOLUTIONS, INC.	111555		<u>WORKED ON CITY HALL FIREWALL, DEC.'18 - SEWER</u>	12/16/2018	57.41	.00	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	12/18		
1595	INTEGRINET SOLUTIONS, INC.	111555		<u>WORKED ON CITY HALL FIREWALL, DEC.'18 - P.I</u>	12/16/2018	22.08	.00	<u>25-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	12/18		
1595	INTEGRINET SOLUTIONS, INC.	111555		<u>UPDATED ASDM ON ASA, SET UP RULES TO ALLOW FTP TO PLANT SERVER, DEC.'18 - WATER</u>	12/16/2018	92.74	.00	<u>20-6142 MAINT. & REPAIRS- EQUIPMENT</u>	0	12/18		

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1595	INTEGRINET SOLUTIONS, INC.	111555		<u>UPDATED ASDM ON ASA. SET UP RULES TO ALLOW FTP TO PLANT SERVER. DEC.'18 - SEWER</u>	12/16/2018	92.74	.00	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	12/18		
1595	INTEGRINET SOLUTIONS, INC.	111555		<u>UPDATED ASDM ON ASA. SET UP RULES TO ALLOW FTP TO PLANT SERVER. DEC.'18 - P.I</u>	12/16/2018	35.32	.00	<u>25-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	12/18		
1595	INTEGRINET SOLUTIONS, INC.	111555		<u>TROUBLESHOOTING UB SCANNING PROBLEM, DEC.'18 - ADMIN</u>	12/16/2018	24.00	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	0	12/18		
1595	INTEGRINET SOLUTIONS, INC.	111555		<u>TROUBLESHOOTING UB SCANNING PROBLEM, DEC.'18 - WATER</u>	12/16/2018	31.68	.00	<u>20-6142 MAINT. & REPAIRS- EQUIPMENT</u>	0	12/18		
1595	INTEGRINET SOLUTIONS, INC.	111555		<u>TROUBLESHOOTING UB SCANNING PROBLEM, DEC.'18 - SEWER</u>	12/16/2018	31.68	.00	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	12/18		
1595	INTEGRINET SOLUTIONS, INC.	111555		<u>TROUBLESHOOTING UB SCANNING PROBLEM, DEC.'18 - P.I</u>	12/16/2018	8.64	.00	<u>25-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	12/18		
1595	INTEGRINET SOLUTIONS, INC.	111555		<u>TROUBLESHOOTING CONNECTION ISSUES ON PLANT SERVER, DEC.'18 - WATER</u>	12/16/2018	133.06	.00	<u>20-6142 MAINT. & REPAIRS- EQUIPMENT</u>	0	12/18		
1595	INTEGRINET SOLUTIONS, INC.	111555		<u>TROUBLESHOOTING CONNECTION ISSUES ON PLANT SERVER, DEC'18 - SEWER</u>	12/16/2018	133.06	.00	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	12/18		
1595	INTEGRINET SOLUTIONS, INC.	111555		<u>TROUBLESHOOTING CONNECTION ISSUES ON PLANT SERVER, DEC.'18 - P.I</u>	12/16/2018	50.68	.00	<u>25-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	12/18		
Total 111555:						854.40	.00					
1595	INTEGRINET SOLUTIONS, INC.	111629		<u>NEW COMPUTER AND 2 MONITORS, UTILITY BILLING, DEC.'18 - ADMIN</u>	12/15/2018	322.25	.00	<u>01-6175 SMALL TOOLS</u>	0	12/18		
1595	INTEGRINET SOLUTIONS, INC.	111629		<u>NEW COMPUTER AND 2 MONITORS, UTILITY BILLING, DEC.'18 - WATER</u>	12/15/2018	425.37	.00	<u>20-6175 SMALL TOOLS</u>	0	12/18		

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1595	INTEGRINET SOLUTIONS, INC.	111629		<u>NEW COMPUTER AND 2 MONITORS. UTILITY BILLING. DEC.'18 - SEWER</u>	12/15/2018	425.37	.00	<u>21-6175 SMALL TOOLS</u>	0	12/18		
1595	INTEGRINET SOLUTIONS, INC.	111629		<u>NEW COMPUTER AND 2 MONITORS. UTILITY BILLING. DEC.'18 - P.I</u>	12/15/2018	116.01	.00	<u>25-6175 SMALL TOOLS</u>	0	12/18		
Total 111629:						1,289.00	.00					
Total INTEGRINET SOLUTIONS, INC.:						3,693.30	.00					
INTERMOUNTAIN GAS CO												
37	INTERMOUNTAIN GAS CO	482135196119		<u>NATURAL GAS CONSUMPTION AT THE SENIOR CENTER, 11/9- 12/10/18</u>	12/21/2018	467.06	467.06	<u>01-6290 UTILITIES</u>	1001	12/18	12/21/2018	
Total 482135196119121018:						467.06	467.06					
37	INTERMOUNTAIN GAS CO	482634665119		<u>NATURAL GAS CONSUMPTION AT CITY HALL, 11/9-12/10/18 - ADMIN</u>	12/21/2018	95.37	95.37	<u>01-6290 UTILITIES</u>	0	12/18	12/21/2018	
37	INTERMOUNTAIN GAS CO	482634665119		<u>NATURAL GAS CONSUMPTION AT CITY HALL, 11/9-12/10/18 - P & Z</u>	12/21/2018	34.06	34.06	<u>01-6290 UTILITIES</u>	1003	12/18	12/21/2018	
37	INTERMOUNTAIN GAS CO	482634665119		<u>NATURAL GAS CONSUMPTION AT CITY HALL, 11/9-12/10/18 - WATER</u>	12/21/2018	88.55	88.55	<u>20-6290 UTILITIES EXPENSE</u>	0	12/18	12/21/2018	
37	INTERMOUNTAIN GAS CO	482634665119		<u>NATURAL GAS CONSUMPTION AT CITY HALL, 11/9-12/10/18 - SEWER</u>	12/21/2018	88.55	88.55	<u>21-6290 UTILITIES EXPENSE</u>	0	12/18	12/21/2018	
37	INTERMOUNTAIN GAS CO	482634665119		<u>NATURAL GAS CONSUMPTION AT CITY HALL, 11/9-12/10/18 - P.I</u>	12/21/2018	34.06	34.06	<u>25-6290 UTILITIES EXPENSE</u>	0	12/18	12/21/2018	
Total 482634665119121018:						340.59	340.59					

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Total INTERMOUNTAIN GAS CO:						807.65	807.65					
J & M SANITATION, INC.												
230	J & M SANITATION, INC.	12072018-121		<u>SANITATION RECEIPT TRANSFER 12/07-13/18</u>	12/14/2018	62,101.52	62,101.52	26-7000 SOLID WASTE SERVICE FEES	0	12/18	12/14/2018	
230	J & M SANITATION, INC.	12072018-121		<u>SANITATION RECEIPT TRANSFER LESS FRANCHISE FEES, 12/07-13/18</u>	12/14/2018	-6,135.63	-6,135.63	01-4170 FRANCHISE FEES	0	12/18	12/14/2018	
Total 12072018-12132018:						55,965.89	55,965.89					
230	J & M SANITATION, INC.	12142018-122		<u>SANITATION RECEIPT TRANSFER 12/14-12/20/18</u>	12/21/2018	61,916.98	61,916.98	26-7000 SOLID WASTE SERVICE FEES	0	12/18	12/21/2018	
230	J & M SANITATION, INC.	12142018-122		<u>SANITATION RECEIPT TRANSFER LESS FRANCHISE FEES, 12/14-20/2018</u>	12/21/2018	-6,117.40	-6,117.40	01-4170 FRANCHISE FEES	0	12/18	12/21/2018	
Total 12142018-12202018:						55,799.58	55,799.58					
Total J & M SANITATION, INC.:						111,765.47	111,765.47					
JACK HENRY & ASSOCIATES, INC.												
1328	JACK HENRY & ASSOCIATES, INC.	3008175		<u>BANK FEES, DEC.'18 - ADMIN</u>	12/01/2018	32.84	.00	01-6505 BANK FEES	0	12/18		
1328	JACK HENRY & ASSOCIATES, INC.	3008175		<u>BANK FEES, DEC.'18 - P & Z</u>	12/01/2018	11.73	.00	01-6505 BANK FEES	1003	12/18		
1328	JACK HENRY & ASSOCIATES, INC.	3008175		<u>BANK FEES, DEC.'18 - WATER</u>	12/01/2018	30.49	.00	20-6505 BANK FEES	0	12/18		
1328	JACK HENRY & ASSOCIATES, INC.	3008175		<u>BANK FEES, DEC.'18 - SEWER</u>	12/01/2018	30.49	.00	21-6505 BANK FEES	0	12/18		
1328	JACK HENRY & ASSOCIATES, INC.	3008175		<u>BANK FEES, DEC.'18 - P.I</u>	12/01/2018	11.72	.00	25-6505 BANK FEES	0	12/18		

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Total 3008175:						117.27	.00					
Total JACK HENRY & ASSOCIATES, INC.:						117.27	.00					
JONATHAN STRICKLAND												
1976	JONATHAN STRICKLAND	133		<u>CLEANING SERVICES FOR OCT & NOV 2018 - SENIOR CENTER</u>	11/02/2018	669.00	669.00	<u>01-6025 JANITORIAL</u>	1001	12/18	12/14/2018	
1976	JONATHAN STRICKLAND	133		<u>CLEANING SERVICES FOR OCT & NOV 2018 - TREATMENT PLANT - WATER</u>	11/02/2018	75.60	75.60	<u>20-6025 JANITORIAL</u>	0	12/18	12/14/2018	
1976	JONATHAN STRICKLAND	133		<u>CLEANING SERVICES FOR OCT & NOV 2018 - TREATMENT PLANT- SEWER</u>	11/02/2018	75.60	75.60	<u>21-6025 JANITORIAL</u>	0	12/18	12/14/2018	
1976	JONATHAN STRICKLAND	133		<u>CLEANING SERVICES FOR OCT & NOV 2018 - TREATMENT PLANT - P.I</u>	11/02/2018	28.80	28.80	<u>25-6025 JANITORIAL</u>	0	12/18	12/14/2018	
1976	JONATHAN STRICKLAND	133		<u>CLEANING SERVICES FOR OCT & NOV 2018 - CITY HALL - ADMIN</u>	11/02/2018	235.20	235.20	<u>01-6025 JANITORIAL</u>	0	12/18	12/14/2018	
1976	JONATHAN STRICKLAND	133		<u>CLEANING SERVICES FOR OCT & NOV 2018 - CITY HALL - P & Z</u>	11/02/2018	84.00	84.00	<u>01-6025 JANITORIAL</u>	1003	12/18	12/14/2018	
1976	JONATHAN STRICKLAND	133		<u>CLEANING SERVICES FOR OCT & NOV 2018 - CITY HALL - WATER</u>	11/02/2018	218.40	218.40	<u>20-6025 JANITORIAL</u>	0	12/18	12/14/2018	
1976	JONATHAN STRICKLAND	133		<u>CLEANING SERVICES FOR OCT & NOV 2018 - CITY HALL - SEWER</u>	11/02/2018	218.40	218.40	<u>21-6025 JANITORIAL</u>	0	12/18	12/14/2018	
1976	JONATHAN STRICKLAND	133		<u>CLEANING SERVICES FOR OCT & NOV 2018 - CITY HALL - P.I</u>	11/02/2018	84.00	84.00	<u>25-6025 JANITORIAL</u>	0	12/18	12/14/2018	
Total 133:						1,689.00	1,689.00					
1976	JONATHAN STRICKLAND	134		<u>JANITORIAL SERVICES FOR DECEMBER 2018 - CITY HALL - ADMIN</u>	12/05/2018	156.80	156.80	<u>01-6025 JANITORIAL</u>	0	12/18	12/21/2018	

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1976	JONATHAN STRICKLAND	134		<u>JANITORIAL SERVICES FOR DECEMBER 2018 - CITY HALL - P & Z</u>	12/05/2018	56.00	56.00	<u>01-6025 JANITORIAL</u>	1003	12/18	12/21/2018	
1976	JONATHAN STRICKLAND	134		<u>JANITORIAL SERVICES FOR DECEMBER 2018 - CITY HALL - WATER</u>	12/05/2018	145.60	145.60	<u>20-6025 JANITORIAL</u>	0	12/18	12/21/2018	
1976	JONATHAN STRICKLAND	134		<u>JANITORIAL SERVICES FOR DECEMBER 2018 - CITY HALL - SEWER</u>	12/05/2018	145.60	145.60	<u>21-6025 JANITORIAL</u>	0	12/18	12/21/2018	
1976	JONATHAN STRICKLAND	134		<u>JANITORIAL SERVICES FOR DECEMBER 2018 - CITY HALL - P.I</u>	12/05/2018	56.00	56.00	<u>25-6025 JANITORIAL</u>	0	12/18	12/21/2018	
Total 134:						560.00	560.00					
1976	JONATHAN STRICKLAND	135		<u>JANITORIAL SERVICES FOR DECEMBER 2018 - SENIOR CENTER</u>	12/05/2018	446.00	446.00	<u>01-6025 JANITORIAL</u>	1001	12/18	12/21/2018	
Total 135:						446.00	446.00					
1976	JONATHAN STRICKLAND	136		<u>JANITORIAL SERVICES FOR DECEMBER 2018 - TREATMENT PLANT - WATER</u>	12/05/2018	50.40	50.40	<u>20-6025 JANITORIAL</u>	0	12/18	12/21/2018	
1976	JONATHAN STRICKLAND	136		<u>JANITORIAL SERVICES FOR DECEMBER 2018 - TREATMENT PLANT - SEWER</u>	12/05/2018	50.40	50.40	<u>21-6025 JANITORIAL</u>	0	12/18	12/21/2018	
1976	JONATHAN STRICKLAND	136		<u>JANITORIAL SERVICES FOR DECEMBER 2018 - TREATMENT PLANT - P.I</u>	12/05/2018	19.20	19.20	<u>25-6025 JANITORIAL</u>	0	12/18	12/21/2018	
Total 136:						120.00	120.00					
Total JONATHAN STRICKLAND:						2,815.00	2,815.00					

KELLER ASSOCIATES, INC.

429 KELLER ASSOCIATES, INC. 0000017 PROFESSIONAL SERVICES FROM 11/1-11/30/18 - ORCHARD REGIONAL LIFT

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				STATION PROJECT	12/12/2018	3,225.00	.00	21-6202 <u>PROFESSIONAL SERVICES</u>	1104	12/18		
Total 0000017:						3,225.00	.00					
429	KELLER ASSOCIATES, INC.	12062018-214		<u>PROFESSIONAL SERVICES</u> <u>11/1-30/18 - LAGOON #7</u> <u>SEEPAGE TEST</u>	12/06/2018	1,925.00	.00	21-6202 <u>PROFESSIONAL SERVICES</u>	0	12/18		
Total 12062018-214112-06:						1,925.00	.00					
429	KELLER ASSOCIATES, INC.	12122018-217		<u>PROFESSIONAL SERVICES</u> <u>11/1-30/18 - KUNA 2018 USER</u> <u>RATE/CONNECTION FEE</u> <u>STUDY - WATER</u>	12/12/2018	4,155.00	.00	20-6202 <u>PROFESSIONAL SERVICES</u>	0	12/18		
429	KELLER ASSOCIATES, INC.	12122018-217		<u>PROFESSIONAL SERVICES</u> <u>11/1-30/18 - KUNA 2018 USER</u> <u>RATE/CONNECTION FEE</u> <u>STUDY - SEWER</u>	12/12/2018	4,155.00	.00	21-6202 <u>PROFESSIONAL SERVICES</u>	0	12/18		
Total 12122018-217086-029:						8,310.00	.00					
Total KELLER ASSOCIATES, INC.:						13,460.00	.00					
KUNA LUMBER												
499	KUNA LUMBER	A102915	7909	<u>SPLASH PAD PUMP HOUSE</u> <u>MATERIALS. S.HOWELL,</u> <u>DEC.'18</u>	12/21/2018	4,043.78	.00	40-6020 <u>CAPITAL</u> <u>IMPROVEMENTS</u>	1067	12/18		
Total A102915:						4,043.78	.00					
499	KUNA LUMBER	A104087	7895	<u>CHAIN TO ATTACH BENCHES</u> <u>TO POSTS AT PARKS,</u> <u>M.MEADE, DEC.'18</u>	12/17/2018	28.98	.00	01-6150 <u>MAINTENANCE &</u> <u>REPAIRS -</u> <u>SYSTEM</u>	1004	12/18		
Total A104087:						28.98	.00					

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499	KUNA LUMBER	B120107	7752	<u>2 1X3/4 INCH BUSHINGS FOR VAC TRAILER. M. DAVILA, NOV. '18</u>	11/02/2018	2.32	.00	<u>25-6175 SMALL TOOLS</u>	0	12/18		
Total B120107:						2.32	.00					
499	KUNA LUMBER	B120441	7776	<u>3 2X8 STUDS FOR TOMORROW PI STATION. J.WEBB, NOV.'18</u>	11/13/2018	32.70	.00	<u>25-6150 MAINT. & REPAIRS - SYSTEM (PI)</u>	0	12/18		
Total B120441:						32.70	.00					
499	KUNA LUMBER	B120993	7838	<u>SELF IGNITING TORCH KIT AND FLINT SPARK LIGHTER FOR TRUCK 25. M. DAVILA, DEC. '18</u>	12/03/2018	29.95	.00	<u>20-6175 SMALL TOOLS</u>	0	12/18		
Total B120993:						29.95	.00					
499	KUNA LUMBER	B121338	7885	<u>2 CANS OF MARKER PAINT. J. COULTER, BLDG INSPECTOR, DEC '18</u>	12/13/2018	10.78	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1005	12/18		
Total B121338:						10.78	.00					
499	KUNA LUMBER	B121533	7904	<u>10 COPIES OF KEYS FOR SPLASH PAD PUMP HOUSE. J. MORFIN, DEC. '18</u>	12/19/2018	19.81	.00	<u>40-6020 CAPITAL IMPROVEMENTS</u>	1067	12/18		
Total B121533:						19.81	.00					
Total KUNA LUMBER:						4,168.32	.00					
KUNA WELDING												
46	KUNA WELDING	4641	7884	<u>TOOL RACK FOR TRUCK 25. M. DAVILA, DEC. '18</u>	12/13/2018	201.69	.00	<u>20-6175 SMALL TOOLS</u>	0	12/18		

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Total 4641:						201.69	.00					
Total KUNA WELDING:						201.69	.00					
LOCAHAN LLC												
1619	LOCAHAN LLC	AR695459		<u>MONTHLY COPY CARE, INCLUDING PARTS, LABOR AND TONER FOR COPIERS AT CITY HALL, MODEL #: MPC4504EX, SERIAL #S: C737M540155 & C737M540938, 12/3/18 - 1/2/19 - ADMIN</u>	12/07/2018	134.25	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	0	12/18		
1619	LOCAHAN LLC	AR695459		<u>MONTHLY COPY CARE, INCLUDING PARTS, LABOR AND TONER FOR COPIERS AT CITY HALL, MODEL #: MPC4504EX, SERIAL #S: C737M540155 & C737M540938, 12/3/18 - 1/2/19 - P & Z</u>	12/07/2018	47.94	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1003	12/18		
1619	LOCAHAN LLC	AR695459		<u>MONTHLY COPY CARE, INCLUDING PARTS, LABOR AND TONER FOR COPIERS AT CITY HALL, MODEL #: MPC4504EX, SERIAL #S: C737M540155 & C737M540938, 12/3/18 - 1/2/19 - WATER</u>	12/07/2018	124.65	.00	<u>20-6142 MAINT. & REPAIRS- EQUIPMENT</u>	0	12/18		
1619	LOCAHAN LLC	AR695459		<u>MONTHLY COPY CARE, INCLUDING PARTS, LABOR AND TONER FOR COPIERS AT CITY HALL, MODEL #: MPC4504EX, SERIAL #S: C737M540155 & C737M540938, 12/3/18 - 1/2/19 - SEWER</u>	12/07/2018	124.65	.00	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	12/18		
1619	LOCAHAN LLC	AR695459		<u>MONTHLY COPY CARE, INCLUDING PARTS, LABOR AND TONER FOR COPIERS AT CITY HALL, MODEL #: MPC4504EX, SERIAL #S: C737M540155 & C737M540938, 12/3/18 - 1/2/19 - PI</u>	12/07/2018	47.94	.00	<u>25-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	12/18		
Total AR695459:						479.43	.00					

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Total LOCAHAN LLC:						479.43	.00					
MISCELLANEOUS VENDORS												
285	MISCELLANEOUS VENDORS	12172018KP		<u>KAREN PARRISH, ARTIST DISBURSEMENT - ART SHOW, DEC. '18</u>	12/17/2018	258.80	258.80	<u>03-6379 EXPENDITURES - ART SHOWS</u>	0	12/18	12/17/2018	
Total 12172018KP:						258.80	258.80					
285	MISCELLANEOUS VENDORS	12172018LB		<u>LOIS BELVEAL, ARTIST DISBURSEMENT - ART SHOW, DEC. '18</u>	12/17/2018	116.00	116.00	<u>03-6379 EXPENDITURES - ART SHOWS</u>	0	12/18	12/17/2018	
Total 12172018LB:						116.00	116.00					
Total MISCELLANEOUS VENDORS:						374.80	374.80					
MISCELLANEOUS VENDORS 2												
1849	MISCELLANEOUS VENDORS 2	12172018AMM		<u>ADELLE METCALF MOORE, ARTIST DISBURSEMENT - ART SHOW, DEC. '18</u>	12/17/2018	86.40	86.40	<u>03-6379 EXPENDITURES - ART SHOWS</u>	0	12/18	12/17/2018	
Total 12172018AMM:						86.40	86.40					
1849	MISCELLANEOUS VENDORS 2	12172018BA		<u>BETINA ANDERSON, ARTIST DISBURSEMENT - ART SHOW, DEC. '18</u>	12/17/2018	99.20	99.20	<u>03-6379 EXPENDITURES - ART SHOWS</u>	0	12/18	12/17/2018	
Total 12172018BA:						99.20	99.20					
1849	MISCELLANEOUS VENDORS 2	12172018BS		<u>BARBARA SHEPARD, ARTIST DISBURSEMENT - ART SHOW, DEC. '18</u>	12/17/2018	248.80	248.80	<u>03-6379 EXPENDITURES - ART SHOWS</u>	0	12/18	12/17/2018	
Total 12172018BS:						248.80	248.80					
1849	MISCELLANEOUS VENDORS 2	12172018CG		<u>CAROLINA GIRON, ARTIST DISBURSEMENT - ART SHOW, DEC. '18</u>	12/17/2018	277.60	277.60	<u>03-6379 EXPENDITURES - ART SHOWS</u>	0	12/18	12/17/2018	

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Total 12172018CG:						277.60	277.60					
1849	MISCELLANEOUS VENDORS 2	12172018DP		<u>DEANNA POLLNOW, ARTIST DISBURSEMENT - ART SHOW, DEC. '18</u>	12/17/2018	232.80	232.80	<u>03-6379 EXPENDITURES - ART SHOWS</u>	0	12/18	12/17/2018	
Total 12172018DP:						232.80	232.80					
1849	MISCELLANEOUS VENDORS 2	12172018GM		<u>GARY MCCALLL, ARTIST DISBURSEMENT - ART SHOW, DEC. '18</u>	12/17/2018	16.80	16.80	<u>03-6379 EXPENDITURES - ART SHOWS</u>	0	12/18	12/17/2018	
Total 12172018GM:						16.80	16.80					
1849	MISCELLANEOUS VENDORS 2	12172018JC		<u>JEFF COINER, ARTIST DISBURSEMENT - ART SHOW, DEC. '18</u>	12/17/2018	96.00	96.00	<u>03-6379 EXPENDITURES - ART SHOWS</u>	0	12/18	12/17/2018	
Total 12172018JC:						96.00	96.00					
1849	MISCELLANEOUS VENDORS 2	12172018JI		<u>JERIANN IRELAND, ARTIST DISBURSEMENT - ART SHOW, DEC. '18</u>	12/17/2018	67.20	67.20	<u>03-6379 EXPENDITURES - ART SHOWS</u>	0	12/18	12/17/2018	
Total 12172018JI:						67.20	67.20					
1849	MISCELLANEOUS VENDORS 2	12172018JO		<u>JULIE OURS, ARTIST DISBURSEMENT - ART SHOW, DEC. '18</u>	12/17/2018	107.20	107.20	<u>03-6379 EXPENDITURES - ART SHOWS</u>	0	12/18	12/17/2018	
Total 12172018JO:						107.20	107.20					
1849	MISCELLANEOUS VENDORS 2	12172018JR		<u>JOELLE ROBERTSON, ARTIST DISBURSEMENT - ART SHOW, DEC. '18</u>	12/17/2018	138.60	138.60	<u>03-6379 EXPENDITURES - ART SHOWS</u>	0	12/18	12/17/2018	
Total 12172018JR:						138.60	138.60					

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1849	MISCELLANEOUS VENDORS 2	12172018JS		<u>JANE STELTER, ARTIST DISBURSEMENT - ART SHOW, DEC. '18</u>	12/17/2018	314.40	314.40	<u>03-6379 EXPENDITURES - ART SHOWS</u>	0	12/18	12/17/2018	
Total 12172018JS:						314.40	314.40					
1849	MISCELLANEOUS VENDORS 2	12172018KB		<u>KAYLEE BLY, ARTIST DISBURSEMENT - ART SHOW, DEC. '18</u>	12/17/2018	99.20	99.20	<u>03-6379 EXPENDITURES - ART SHOWS</u>	0	12/18	12/17/2018	
Total 12172018KB:						99.20	99.20					
1849	MISCELLANEOUS VENDORS 2	12172018KL		<u>KELSEE LORCHER, ARTIST DISBURSEMENT - ART SHOW, DEC. '18</u>	12/17/2018	124.80	124.80	<u>03-6379 EXPENDITURES - ART SHOWS</u>	0	12/18	12/17/2018	
Total 12172018KL:						124.80	124.80					
1849	MISCELLANEOUS VENDORS 2	12172018KM		<u>KELLIE MILLER, ARTIST DISBURSEMENT - ART SHOW, DEC. '18</u>	12/17/2018	136.00	136.00	<u>03-6379 EXPENDITURES - ART SHOWS</u>	0	12/18	12/17/2018	
Total 12172018KM:						136.00	136.00					
1849	MISCELLANEOUS VENDORS 2	12172018KR		<u>KAREN RICHARDSON, ARTIST DISBURSEMENT - ART SHOW, DEC. '18</u>	12/17/2018	456.22	456.22	<u>03-6379 EXPENDITURES - ART SHOWS</u>	0	12/18	12/17/2018	
Total 12172018KR:						456.22	456.22					
1849	MISCELLANEOUS VENDORS 2	12172018MH		<u>MARIA HOAGLAND, ARTIST DISBURSEMENT - ART SHOW, DEC. '18</u>	12/17/2018	68.80	68.80	<u>03-6379 EXPENDITURES - ART SHOWS</u>	0	12/18	12/17/2018	
Total 12172018MH:						68.80	68.80					
1849	MISCELLANEOUS VENDORS 2	12172018OP		<u>OMA & POPPIES, ARTIST DISBURSEMENT - ART SHOW, DEC. '18</u>	12/17/2018	20.00	20.00	<u>03-6379 EXPENDITURES - ART SHOWS</u>	0	12/18	12/17/2018	

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Total 12172018OP:						20.00	20.00					
1849	MISCELLANEOUS VENDORS 2	12172018PM		<u>PHIL MCCLELLIN, ARTIST DISBURSEMENT - ART SHOW, DEC. '18</u>	12/17/2018	52.80	52.80	<u>03-6379 EXPENDITURES - ART SHOWS</u>	0	12/18	12/17/2018	
Total 12172018PM:						52.80	52.80					
1849	MISCELLANEOUS VENDORS 2	12172018RH		<u>ROBYN HALSTEAD, ARTIST DISBURSEMENT - ART SHOW, DEC. '18</u>	12/17/2018	168.00	168.00	<u>03-6379 EXPENDITURES - ART SHOWS</u>	0	12/18	12/17/2018	
Total 12172018RH:						168.00	168.00					
1849	MISCELLANEOUS VENDORS 2	12172018RHA		<u>REBEKAH HARVEY, ARTIST DISBURSEMENT - ART SHOW, DEC. '18</u>	12/17/2018	200.80	200.80	<u>03-6379 EXPENDITURES - ART SHOWS</u>	0	12/18	12/17/2018	
Total 12172018RHAR:						200.80	200.80					
1849	MISCELLANEOUS VENDORS 2	12172018SD		<u>SUSAN DECOCK, ARTIST DISBURSEMENT - ART SHOW, DEC. '18</u>	12/17/2018	143.20	143.20	<u>03-6379 EXPENDITURES - ART SHOWS</u>	0	12/18	12/17/2018	
Total 12172018SD:						143.20	143.20					
1849	MISCELLANEOUS VENDORS 2	12172018SDB		<u>SHARON DUCK-BERNARD, ARTIST DISBURSEMENT - ART SHOW, DEC. '18</u>	12/17/2018	200.00	200.00	<u>03-6379 EXPENDITURES - ART SHOWS</u>	0	12/18	12/17/2018	
Total 12172018SDB:						200.00	200.00					
1849	MISCELLANEOUS VENDORS 2	12172018VM		<u>VICKI MARTELL, ARTIST DISBURSEMENT - ART SHOW, DEC. '18</u>	12/17/2018	454.40	454.40	<u>03-6379 EXPENDITURES - ART SHOWS</u>	0	12/18	12/17/2018	
Total 12172018VM:						454.40	454.40					

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Total MISCELLANEOUS VENDORS 2:						3,809.22	3,809.22					
PARTS, INC.												
470	PARTS, INC.	176634		<u>DIFFERENCE ON RETURNED ITEM PURCHASE INVOICE 175611 - OCT. '18</u>	10/08/2018	1.00	.00	<u>01-6175 SMALL TOOLS</u>	0	12/18		
Total 176634:						1.00	.00					
470	PARTS, INC.	180894	7886	<u>BATTERY CHARGER, M. MEADE, DEC '18 - PARKS</u>	12/13/2018	59.99	.00	<u>01-6175 SMALL TOOLS</u>	1004	12/18		
470	PARTS, INC.	180894	7886	<u>FUEL ADDITIVE TREATMENT/MOTOR TUNE UP FOR EQUIPMENT, M.MEADE, DEC.'18 - PARKS</u>	12/13/2018	13.98	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	12/18		
Total 180894:						73.97	.00					
470	PARTS, INC.	180937	7889	<u>REPLACED STARTER ROPE FOR RETURNED STARTER ROPE (INVOICE #180936), M.MEADE, DEC.'18</u>	12/14/2018	59.00	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	12/18		
Total 180937:						59.00	.00					
Total PARTS, INC.:						133.97	.00					
PEAK ALARM COMPANY, INC												
1021	PEAK ALARM COMPANY, INC	916934		<u>ALARM MONITORING FOR THE TREATMENT PLANT, 12/1/18- 2/28/19</u>	12/01/2018	92.13	.00	<u>21-6140 MAINT & REPAIR BUILDING</u>	0	12/18		
Total 916934:						92.13	.00					
1021	PEAK ALARM COMPANY, INC	922258		<u>ALARM MONITORING FOR WELLS (SEGO PRAIRIE, SNOWHAWK, DANSKIN, BUTLER, BEST BATH, EL CAJON, & CEDAR), 1/1-1/31/19 - WATER</u>	01/01/2019	213.52	.00	<u>20-6140 MAINT. & REPAIR BUILDING</u>	0	12/18		

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1021	PEAK ALARM COMPANY, INC	922258		<u>ALARM MONITORING FOR WELLS (SEGO PRAIRIE, SNOWHAWK, DANSKIN, BUTLER, BEST BATH, EL CAJON, & CEDAR), 1/1-31/19 - P.I</u>	01/01/2019	53.38	.00	<u>25-6140 MAINT & REPAIR BUILDING</u>	0	12/18		
Total 922258:						266.90	.00					
Total PEAK ALARM COMPANY, INC:						359.03	.00					
RECREATION TODAY OF IDAHO LLC												
1837	RECREATION TODAY OF IDAHO LLC	REC-180301	7687	<u>PICNIC TABLES FOR PARKS, J. LORENTZ, DEC. '18</u>	12/18/2018	4,919.42	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	12/18		
Total REC-180301:						4,919.42	.00					
1837	RECREATION TODAY OF IDAHO LLC	REC-180315		<u>LABOR FOR SPLASH PAD INSTALLATION, DEC. '18</u>	12/20/2018	23,695.00	.00	<u>40-6020 CAPITAL IMPROVEMENTS</u>	1067	12/18		
Total REC-180315:						23,695.00	.00					
1837	RECREATION TODAY OF IDAHO LLC	REC-180316		<u>SPLASH PAD PUMPHOUSE CONCRETE, DEC. '18</u>	12/20/2018	3,685.00	.00	<u>40-6020 CAPITAL IMPROVEMENTS</u>	1067	12/18		
Total REC-180316:						3,685.00	.00					
Total RECREATION TODAY OF IDAHO LLC:						32,299.42	.00					
SHARP ELECTRONICS CORP -LEASE												
1734	SHARP ELECTRONICS CORP - LEASE	5005612112		<u>MONTHLY COPIER LEASE, MODEL MX2615N, 12/1/18 - 12/31/18, - PARKS</u>	12/07/2018	17.33	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	12/18		
1734	SHARP ELECTRONICS CORP - LEASE	5005612112		<u>MONTHLY COPIER LEASE, MODEL MX2615N, 12/1/18 - 12/31/18, - WATER</u>	12/07/2018	27.92	.00	<u>20-6142 MAINT. & REPAIRS- EQUIPMENT</u>	0	12/18		

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1734	SHARP ELECTRONICS CORP - LEASE	5005612112		<u>MONTHLY COPIER LEASE, MODEL MX2615N, 12/1/18 - 12/31/18, - SEWER</u>	12/07/2018	34.65	.00	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	12/18		
1734	SHARP ELECTRONICS CORP - LEASE	5005612112		<u>MONTHLY COPIER LEASE, MODEL MX2615N, 12/1/18 - 12/31/18, - PI</u>	12/07/2018	16.36	.00	<u>25-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	12/18		
Total 5005612112:						96.26	.00					
Total SHARP ELECTRONICS CORP -LEASE:						96.26	.00					
SHARP ELECTRONICS CORP-METERED												
1806	SHARP ELECTRONICS CORP-METERED	11709010		<u>EXCESS METER READINGS ON COPIER MODEL #MX2615N SERIAL #55096581, 9/1-10/1/18, TREATMENT PLANT - WATER</u>	10/31/2018	29.99	29.99	<u>20-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	12/18	12/21/2018	
1806	SHARP ELECTRONICS CORP-METERED	11709010		<u>EXCESS METER READING ON COPIER MODEL #MX2615N SERIAL #55096581, 9/1-10/1/18, TREATMENT PLANT - SEWER</u>	10/31/2018	29.99	29.99	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	12/18	12/21/2018	
1806	SHARP ELECTRONICS CORP-METERED	11709010		<u>EXCESS METER READING ON COPIER MODEL #MX2615N SERIAL #55096581, 9/1-10/1/18, TREATMENT PLANT - P.I</u>	10/31/2018	11.42	11.42	<u>25-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	12/18	12/21/2018	
Total 11709010:						71.40	71.40					
Total SHARP ELECTRONICS CORP-METERED:						71.40	71.40					
SOUTHWEST IDAHO OPERATORS SECTION												
1439	SOUTHWEST IDAHO OPERATORS SECTION	12242018SWI		<u>MEMBERSHIP DUES FOR 2019 FOR T.SHAFFER, T.FLEMING, M.NADEAU, C.MCDANIEL AND R.DAVILA - SEWER</u>	12/24/2018	75.00	.00	<u>21-6075 DUES & MEMBERSHIPS</u>	0	12/18		
1439	SOUTHWEST IDAHO OPERATORS SECTION	12242018SWI		<u>MEMBERSHIP DUES FOR 2019 FOR R.WARWICK, C.BLACK AND J. PEREZ, SEWER</u>	12/24/2018	45.00	.00	<u>21-6075 DUES & MEMBERSHIPS</u>	0	12/18		
1439	SOUTHWEST IDAHO OPERATORS SECTION	12242018SWI		<u>MEMBERSHIP DUES FOR 2019 FOR D.CROSSLEY & T.RIVERA - WATER</u>	12/24/2018	12.60	.00	<u>20-6075 DUES & MEMBERSHIPS</u>	0	12/18		

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				CHOC, 2 PACKAGES OF PAPER CUPS, 1 CANISTER OF SUGAR, 1 WATER COOLER RENTAL, D.CROSSLEY, DEC. '18	12/13/2018	16.79	.00	21-6165 OFFICE SUPPLIES	0	12/18		
992	TREASURE VALLEY COFFEE	2160:05891291	7882	3 5-GALLON BOTTLES OF WATER, 1 CASE OF HOT CHOC, 2 PACKAGES OF PAPER CUPS, 1 CANISTER OF SUGAR, 1 WATER COOLER RENTAL, D.CROSSLEY, DEC. '18	12/13/2018	6.39	.00	25-6165 OFFICE SUPPLIES	0	12/18		
Total 2160:05891291:						39.97	.00					
992	TREASURE VALLEY COFFEE	2160:05900700	7911	4 5-GALLON WATER BOTTLES, CITY HALL, DEC. '18 - ADMIN	12/21/2018	6.38	.00	01-6165 OFFICE SUPPLIES	0	12/18		
992	TREASURE VALLEY COFFEE	2160:05900700	7911	4 5-GALLON WATER BOTTLES, CITY HALL, DEC. '18 - P & Z	12/21/2018	2.28	.00	01-6165 OFFICE SUPPLIES	1003	12/18		
992	TREASURE VALLEY COFFEE	2160:05900700	7911	4 5-GALLON WATER BOTTLES, CITY HALL, DEC. '18 - SEWER	12/21/2018	5.93	.00	21-6165 OFFICE SUPPLIES	0	12/18		
992	TREASURE VALLEY COFFEE	2160:05900700	7911	4 5-GALLON WATER BOTTLES, CITY HALL, DEC. '18 - WATER	12/21/2018	5.93	.00	20-6165 OFFICE SUPPLIES	0	12/18		
992	TREASURE VALLEY COFFEE	2160:05900700	7911	4 5-GALLON WATER BOTTLES, CITY HALL, DEC. '18 - PI	12/21/2018	2.28	.00	25-6165 OFFICE SUPPLIES	0	12/18		
Total 2160:05900700:						22.80	.00					
Total TREASURE VALLEY COFFEE:						70.97	.00					
UNION PACIFIC RAILROAD COMPANY												
121	UNION PACIFIC RAILROAD COMPANY	297531795		LAND LEASE, 1/1-12/31/19 - N BRIDGE AVE TO N LINDER AVE	12/11/2018	300.00	.00	01-6211 RENT-BUILDINGS & LAND	1004	12/18		
Total 297531795:						300.00	.00					
Total UNION PACIFIC RAILROAD COMPANY:						300.00	.00					

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UTILITY REFUND #6												
1951	UTILITY REFUND #6	10460.01A		<u>RONALD S FERGUSON, 181 E 4TH ST-HOME-APT-TRAILERS, UTILITY REFUND</u>	12/20/2018	259.93	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	12/18		
1951	UTILITY REFUND #6	10460.01A		<u>RONALD S FERGUSON, 181 E 4TH ST-HOME-APT-TRAILERS, UTILITY REFUND</u>	12/20/2018	10.57	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	12/18		
Total 10460.01A:						270.50	.00					
1951	UTILITY REFUND #6	160895.02		<u>JASON DULIN, 236 W JOHN DEERE ST, UTILITY REFUND</u>	12/24/2018	3.87	.00	<u>20-4500 METERED WATER SALES</u>	0	12/18		
1951	UTILITY REFUND #6	160895.02		<u>JASON DULIN, 236 W JOHN DEERE ST, UTILITY REFUND</u>	12/24/2018	30.60	.00	<u>21-4600 SEWER USER FEES</u>	0	12/18		
1951	UTILITY REFUND #6	160895.02		<u>JASON DULIN, 236 W JOHN DEERE ST, UTILITY REFUND</u>	12/24/2018	29.26	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	12/18		
1951	UTILITY REFUND #6	160895.02		<u>JASON DULIN, 236 W JOHN DEERE ST, UTILITY REFUND</u>	12/24/2018	13.38	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	12/18		
Total 160895.02:						77.11	.00					
1951	UTILITY REFUND #6	164055.03		<u>ROBERTA L KONZEK, 242 E BRUSH GULCH ST, UTILITY REFUND</u>	12/13/2018	6.55	.00	<u>20-4500 METERED WATER SALES</u>	0	12/18		
1951	UTILITY REFUND #6	164055.03		<u>ROBERTA L KONZEK, 242 E BRUSH GULCH ST, UTILITY REFUND</u>	12/13/2018	8.50	.00	<u>21-4600 SEWER USER FEES</u>	0	12/18		
1951	UTILITY REFUND #6	164055.03		<u>ROBERTA L KONZEK, 242 E BRUSH GULCH ST, UTILITY REFUND</u>	12/13/2018	7.25	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	12/18		
1951	UTILITY REFUND #6	164055.03		<u>ROBERTA L KONZEK, 242 E BRUSH GULCH ST, UTILITY REFUND</u>	12/13/2018	2.58	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	12/18		

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Total 164055.03:						24.88	.00					
1951	UTILITY REFUND #6	174115.01		<u>CBH HOMES, 888 S STIBNITE PL. UTILITY REFUND - WATER</u>	12/13/2018	21.04	.00	<u>20-4500 METERED WATER SALES</u>	0	12/18		
1951	UTILITY REFUND #6	174115.01		<u>CBH HOMES, 888 S STIBNITE PL. UTILITY REFUND - SEWER</u>	12/13/2018	27.34	.00	<u>21-4600 SEWER USER FEES</u>	0	12/18		
1951	UTILITY REFUND #6	174115.01		<u>CBH HOMES, 888 S STIBNITE PL. UTILITY REFUND - PI</u>	12/13/2018	16.96	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	12/18		
Total 174115.01:						65.34	.00					
1951	UTILITY REFUND #6	175024.01		<u>CBH HOMES, 284 S RETORT AVE. UTILITY REFUND - WATER</u>	12/13/2018	2.02	.00	<u>20-4500 METERED WATER SALES</u>	0	12/18		
1951	UTILITY REFUND #6	175024.01		<u>CBH HOMES, 284 S RETORT AVE. UTILITY REFUND - SEWER</u>	12/13/2018	2.63	.00	<u>21-4600 SEWER USER FEES</u>	0	12/18		
1951	UTILITY REFUND #6	175024.01		<u>CBH HOMES, 284 S RETORT AVE. UTILITY REFUND - PI</u>	12/13/2018	3.49	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	12/18		
Total 175024.01:						8.14	.00					
1951	UTILITY REFUND #6	180880.03		<u>ROGER MINNICK, 1350 N TASAVOL AVE. UTILITY REFUND</u>	12/17/2018	4.44	.00	<u>20-4500 METERED WATER SALES</u>	0	12/18		
1951	UTILITY REFUND #6	180880.03		<u>ROGER MINNICK, 1350 N TASAVOL AVE. UTILITY REFUND</u>	12/17/2018	5.32	.00	<u>21-4600 SEWER USER FEES</u>	0	12/18		
1951	UTILITY REFUND #6	180880.03		<u>ROGER MINNICK, 1350 N TASAVOL AVE. UTILITY REFUND</u>	12/17/2018	4.57	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	12/18		
1951	UTILITY REFUND #6	180880.03		<u>ROGER MINNICK, 1350 N TASAVOL AVE. UTILITY REFUND</u>	12/17/2018	1.66	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	12/18		

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1951	UTILITY REFUND #6	180880.03		<u>ROGER MINNICK, 1350 N TASAVOL AVE, UTILITY REFUND</u>	12/17/2018	.61	.00	<u>20-4510 SERVICE RECONNECT FEES</u>	0	12/18		
Total 180880.03:						16.60	.00					
1951	UTILITY REFUND #6	191110.01A		<u>JACKSON FOOD STORES INC, 150 W DEER FLAT RD, UTILITY REFUND</u>	12/20/2018	571.52	.00	<u>20-4500 METERED WATER SALES</u>	0	12/18		
1951	UTILITY REFUND #6	191110.01A		<u>JACKSON FOOD STORES INC, 150 W DEER FLAT RD, UTILITY REFUND</u>	12/20/2018	1.81	.00	<u>21-4600 SEWER USER FEES</u>	0	12/18		
1951	UTILITY REFUND #6	191110.01A		<u>JACKSON FOOD STORES INC, 150 W DEER FLAT RD, UTILITY REFUND</u>	12/20/2018	28.52	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	12/18		
Total 191110.01A:						601.85	.00					
1951	UTILITY REFUND #6	22131002		<u>CLEO MCCLUSKEY, 1030 S TOMEN AVE, UTILITY REFUND</u>	12/24/2018	4.37	.00	<u>20-4500 METERED WATER SALES</u>	0	12/18		
1951	UTILITY REFUND #6	22131002		<u>CLEO MCCLUSKEY, 1030 S TOMEN AVE, UTILITY REFUND</u>	12/24/2018	5.67	.00	<u>21-4600 SEWER USER FEES</u>	0	12/18		
1951	UTILITY REFUND #6	22131002		<u>CLEO MCCLUSKEY, 1030 S TOMEN AVE, UTILITY REFUND</u>	12/24/2018	4.31	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	12/18		
1951	UTILITY REFUND #6	22131002		<u>CLEO MCCLUSKEY, 1030 S TOMEN AVE, UTILITY REFUND</u>	12/24/2018	1.66	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	12/18		
Total 22131002:						16.01	.00					
1951	UTILITY REFUND #6	222005.01A		<u>AUTUMN GOLD SENIOR SERVICES, 736 S WISTON AVE, UTILITY REFUND</u>	12/20/2018	2.03	.00	<u>21-4600 SEWER USER FEES</u>	0	12/18		
1951	UTILITY REFUND #6	222005.01A		<u>AUTUMN GOLD SENIOR SERVICES, 736 S WISTON AVE, UTILITY REFUND</u>	12/20/2018	1.41	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	12/18		

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1951	UTILITY REFUND #6	222005.01A		<u>AUTUMN GOLD SENIOR SERVICES, 736 S WISTON AVE, UTILITY REFUND</u>	12/20/2018	55.32	.00	<u>20-4500 METERED WATER SALES</u>	0	12/18		
Total 222005.01A:						58.76	.00					
1951	UTILITY REFUND #6	230275.01		<u>WILLIAM E BURTON, 709 W TALLULAH DR, UTILITY REFUND</u>	12/24/2018	55.00	.00	<u>20-4500 METERED WATER SALES</u>	0	12/18		
1951	UTILITY REFUND #6	230275.01		<u>WILLIAM E BURTON, 709 W TALLULAH DR, UTILITY REFUND</u>	12/24/2018	91.08	.00	<u>21-4600 SEWER USER FEES</u>	0	12/18		
1951	UTILITY REFUND #6	230275.01		<u>WILLIAM E BURTON, 709 W TALLULAH DR, UTILITY REFUND</u>	12/24/2018	91.71	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	12/18		
1951	UTILITY REFUND #6	230275.01		<u>WILLIAM E BURTON, 709 W TALLULAH DR, UTILITY REFUND</u>	12/24/2018	32.45	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	12/18		
Total 230275.01:						270.24	.00					
1951	UTILITY REFUND #6	250265.02		<u>JESSICA SUITS, 803 W LUNCH BOX ST, UTILITY REFUND</u>	12/17/2018	21.69	.00	<u>20-4500 METERED WATER SALES</u>	0	12/18		
1951	UTILITY REFUND #6	250265.02		<u>JESSICA SUITS, 803 W LUNCH BOX ST, UTILITY REFUND</u>	12/17/2018	28.15	.00	<u>21-4600 SEWER USER FEES</u>	0	12/18		
1951	UTILITY REFUND #6	250265.02		<u>JESSICA SUITS, 803 W LUNCH BOX ST, UTILITY REFUND</u>	12/17/2018	21.51	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	12/18		
1951	UTILITY REFUND #6	250265.02		<u>JESSICA SUITS, 803 W LUNCH BOX ST, UTILITY REFUND</u>	12/17/2018	11.32	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	12/18		
Total 250265.02:						82.67	.00					
1951	UTILITY REFUND #6	277113.01		<u>CBH HOMES, 702 W ALLSPICE ST, UTILITY REFUND - WATER</u>	12/13/2018	.75	.00	<u>20-4500 METERED WATER SALES</u>	0	12/18		

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1951	UTILITY REFUND #6	277113.01		<u>CBH HOMES, 702 W ALLSPICE ST. UTILITY REFUND - SEWER</u>	12/13/2018	.98	.00	<u>21-4600 SEWER USER FEES</u>	0	12/18		
1951	UTILITY REFUND #6	277113.01		<u>CBH HOMES, 702 W ALLSPICE ST. UTILITY REFUND - PI</u>	12/13/2018	3.21	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	12/18		
Total 277113.01:						4.94	.00					
1951	UTILITY REFUND #6	278101.02		<u>BROOKE PARMER, 3091 W FUJI CT. UTILITY REFUND</u>	12/17/2018	39.17	.00	<u>20-4500 METERED WATER SALES</u>	0	12/18		
1951	UTILITY REFUND #6	278101.02		<u>BROOKE PARMER, 3091 W FUJI CT. UTILITY REFUND</u>	12/17/2018	50.87	.00	<u>21-4600 SEWER USER FEES</u>	0	12/18		
1951	UTILITY REFUND #6	278101.02		<u>BROOKE PARMER, 3091 W FUJI CT. UTILITY REFUND</u>	12/17/2018	38.11	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	12/18		
1951	UTILITY REFUND #6	278101.02		<u>BROOKE PARMER, 3091 W FUJI CT. UTILITY REFUND</u>	12/17/2018	3.76	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	12/18		
1951	UTILITY REFUND #6	278101.02		<u>BROOKE PARMER, 3091 W FUJI CT. UTILITY REFUND</u>	12/17/2018	22.64	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	12/18		
Total 278101.02:						154.55	.00					
1951	UTILITY REFUND #6	278106.01		<u>CBH HOMES, 3060 W FUJI CT, UTILITY REFUND - WATER</u>	12/13/2018	3.90	.00	<u>20-4500 METERED WATER SALES</u>	0	12/18		
1951	UTILITY REFUND #6	278106.01		<u>CBH HOMES, 3060 W FUJI CT, UTILITY REFUND - SEWER</u>	12/13/2018	5.06	.00	<u>21-4600 SEWER USER FEES</u>	0	12/18		
1951	UTILITY REFUND #6	278106.01		<u>CBH HOMES, 3060 W FUJI CT, UTILITY REFUND - PI</u>	12/13/2018	3.86	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	12/18		
Total 278106.01:						12.82	.00					
1951	UTILITY REFUND #6	278230.01		<u>CBH HOMES, 9386 S BRAEBURN AVE, UTILITY REFUND</u>	12/24/2018	18.43	.00	<u>20-4500 METERED WATER SALES</u>	0	12/18		

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1951	UTILITY REFUND #6	278230.01		<u>CBH HOMES, 9386 S BRAEBURN AVE. UTILITY REFUND</u>	12/24/2018	23.94	.00	<u>21-4600 SEWER USER FEES</u>	0	12/18		
1951	UTILITY REFUND #6	278230.01		<u>CBH HOMES, 9386 S BRAEBURN AVE. UTILITY REFUND</u>	12/24/2018	18.19	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	12/18		
Total 278230.01:						60.56	.00					
1951	UTILITY REFUND #6	300190.02		<u>COLEMAN J FISHER, 945 E YANKEE BASIN DR. UTILITY REFUND - WATER</u>	12/17/2018	2.00	.00	<u>20-4500 METERED WATER SALES</u>	0	12/18		
1951	UTILITY REFUND #6	300190.02		<u>COLEMAN J FISHER, 945 E YANKEE BASIN DR. UTILITY REFUND - SEWER</u>	12/17/2018	2.61	.00	<u>21-4600 SEWER USER FEES</u>	0	12/18		
1951	UTILITY REFUND #6	300190.02		<u>COLEMAN J FISHER, 945 E YANKEE BASIN DR. UTILITY REFUND - PI</u>	12/17/2018	2.73	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	12/18		
1951	UTILITY REFUND #6	300190.02		<u>COLEMAN J FISHER, 945 E YANKEE BASIN DR. UTILITY REFUND - TRASH</u>	12/17/2018	1.97	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	12/18		
Total 300190.02:						9.31	.00					
1951	UTILITY REFUND #6	302045.01		<u>RIVERWOOD HOMES, 665 E MERINO ST, UTILITY REFUND - WATER</u>	12/13/2018	24.90	.00	<u>20-4500 METERED WATER SALES</u>	0	12/18		
1951	UTILITY REFUND #6	302045.01		<u>RIVERWOOD HOMES, 665 E MERINO ST, UTILITY REFUND - SEWER</u>	12/13/2018	32.34	.00	<u>21-4600 SEWER USER FEES</u>	0	12/18		
1951	UTILITY REFUND #6	302045.01		<u>RIVERWOOD HOMES, 665 E MERINO ST, UTILITY REFUND - PI</u>	12/13/2018	12.78	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	12/18		
Total 302045.01:						70.02	.00					

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1951	UTILITY REFUND #6	302124.01		<u>STACY CONSTRUCTION, 1061 E ANDES DR, UTILITY REFUND</u>	12/17/2018	18.30	.00	<u>20-4500 METERED WATER SALES</u>	0	12/18		
1951	UTILITY REFUND #6	302124.01		<u>STACY CONSTRUCTION, 1061 E ANDES DR, UTILITY REFUND</u>	12/17/2018	24.23	.00	<u>21-4600 SEWER USER FEES</u>	0	12/18		
1951	UTILITY REFUND #6	302124.01		<u>STACY CONSTRUCTION, 1061 E ANDES DR, UTILITY REFUND</u>	12/17/2018	25.66	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	12/18		
Total 302124.01:						68.19	.00					
1951	UTILITY REFUND #6	302126.01		<u>KW HOMES, 1087 E ANDES DR, UTILITY REFUND - WATER</u>	12/17/2018	30.14	.00	<u>20-4500 METERED WATER SALES</u>	0	12/18		
1951	UTILITY REFUND #6	302126.01		<u>KW HOMES, 1087 E ANDES DR, UTILITY REFUND - SEWER</u>	12/17/2018	39.13	.00	<u>21-4600 SEWER USER FEES</u>	0	12/18		
1951	UTILITY REFUND #6	302126.01		<u>KW HOMES, 1087 E ANDES DR, UTILITY REFUND - PI</u>	12/17/2018	24.07	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	12/18		
Total 302126.01:						93.34	.00					
1951	UTILITY REFUND #6	303202.01		<u>HUBBLE HOMES, 2625 N ELK CREEK AVE, UTILITY REFUND - WATER</u>	12/17/2018	27.17	.00	<u>20-4500 METERED WATER SALES</u>	0	12/18		
1951	UTILITY REFUND #6	303202.01		<u>HUBBLE HOMES, 2625 N ELK CREEK AVE, UTILITY REFUND - SEWER</u>	12/17/2018	35.29	.00	<u>21-4600 SEWER USER FEES</u>	0	12/18		
1951	UTILITY REFUND #6	303202.01		<u>HUBBLE HOMES, 2625 N ELK CREEK AVE, UTILITY REFUND - PI</u>	12/17/2018	18.49	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	12/18		
Total 303202.01:						80.95	.00					
1951	UTILITY REFUND #6	303206.01		<u>HUBBLE HOMES, 1001 E JACK CREEK ST, UTILITY REFUND</u>	12/24/2018	35.87	.00	<u>20-4500 METERED WATER SALES</u>	0	12/18		
1951	UTILITY REFUND #6	303206.01		<u>HUBBLE HOMES, 1001 E JACK CREEK ST, UTILITY REFUND</u>	12/24/2018	46.59	.00	<u>21-4600 SEWER USER FEES</u>	0	12/18		

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1951	UTILITY REFUND #6	303206.01		<u>HUBBLE HOMES, 1001 E JACK CREEK ST, UTILITY REFUND</u>	12/24/2018	31.75	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	12/18		
Total 303206.01:						114.21	.00					
1951	UTILITY REFUND #6	303218.01		<u>HUBBLE HOMES, 1156 E JACK CREEK ST, UTILITY REFUND</u>	12/20/2018	39.53	.00	<u>20-4500 METERED WATER SALES</u>	0	12/18		
1951	UTILITY REFUND #6	303218.01		<u>HUBBLE HOMES, 1156 E JACK CREEK ST, UTILITY REFUND</u>	12/20/2018	51.33	.00	<u>21-4600 SEWER USER FEES</u>	0	12/18		
1951	UTILITY REFUND #6	303218.01		<u>HUBBLE HOMES, 1156 E JACK CREEK ST, UTILITY REFUND</u>	12/20/2018	33.14	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	12/18		
Total 303218.01:						124.00	.00					
1951	UTILITY REFUND #6	303220.01		<u>HUBBLE HOMES, 1122 E JACK CREEK ST, UTILITY REFUND</u>	12/17/2018	20.81	.00	<u>20-4500 METERED WATER SALES</u>	0	12/18		
1951	UTILITY REFUND #6	303220.01		<u>HUBBLE HOMES, 1122 E JACK CREEK ST, UTILITY REFUND</u>	12/17/2018	27.02	.00	<u>21-4600 SEWER USER FEES</u>	0	12/18		
1951	UTILITY REFUND #6	303220.01		<u>HUBBLE HOMES, 1122 E JACK CREEK ST, UTILITY REFUND</u>	12/17/2018	17.51	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	12/18		
Total 303220.01:						65.34	.00					
1951	UTILITY REFUND #6	310305.01A		<u>TOLL BROS, 945 W SAGWON DR, UTILITY REFUND</u>	12/20/2018	25.58	.00	<u>20-4500 METERED WATER SALES</u>	0	12/18		
1951	UTILITY REFUND #6	310305.01A		<u>TOLL BROS, 945 W SAGWON DR, UTILITY REFUND</u>	12/20/2018	18.05	.00	<u>21-4600 SEWER USER FEES</u>	0	12/18		
1951	UTILITY REFUND #6	310305.01A		<u>TOLL BROS, 945 W SAGWON DR, UTILITY REFUND</u>	12/20/2018	15.13	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	12/18		
Total 310305.01A:						58.76	.00					

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1951	UTILITY REFUND #6	310331.01		<u>TOLL BROS. 9371 S ORENBURG AVE. UTILITY REFUND</u>	12/20/2018	21.37	.00	<u>20-4500 METERED WATER SALES</u>	0	12/18		
1951	UTILITY REFUND #6	310331.01		<u>TOLL BROS. 9371 S ORENBURG AVE. UTILITY REFUND</u>	12/20/2018	27.75	.00	<u>21-4600 SEWER USER FEES</u>	0	12/18		
1951	UTILITY REFUND #6	310331.01		<u>TOLL BROS. 9371 S ORENBURG AVE. UTILITY REFUND</u>	12/20/2018	17.68	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	12/18		
Total 310331.01:						66.80	.00					
1951	UTILITY REFUND #6	310333.01		<u>TOLL BROS. 9346 S ORENBURG AVE. UTILITY REFUND</u>	12/20/2018	18.92	.00	<u>20-4500 METERED WATER SALES</u>	0	12/18		
1951	UTILITY REFUND #6	310333.01		<u>TOLL BROS. 9346 S ORENBURG AVE. UTILITY REFUND</u>	12/20/2018	24.58	.00	<u>21-4600 SEWER USER FEES</u>	0	12/18		
1951	UTILITY REFUND #6	310333.01		<u>TOLL BROS. 9346 S ORENBURG AVE. UTILITY REFUND</u>	12/20/2018	17.04	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	12/18		
Total 310333.01:						60.54	.00					
1951	UTILITY REFUND #6	310337.01A		<u>TOLL BROS. 9269 S RUSSELL AVE. UTILITY REFUND</u>	12/20/2018	16.12	.00	<u>20-4500 METERED WATER SALES</u>	0	12/18		
1951	UTILITY REFUND #6	310337.01A		<u>TOLL BROS. 9269 S RUSSELL AVE. UTILITY REFUND</u>	12/20/2018	23.38	.00	<u>21-4600 SEWER USER FEES</u>	0	12/18		
1951	UTILITY REFUND #6	310337.01A		<u>TOLL BROS. 9269 S RUSSELL AVE. UTILITY REFUND</u>	12/20/2018	19.26	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	12/18		
Total 310337.01A:						58.76	.00					
1951	UTILITY REFUND #6	310340.01		<u>TOLL BROS. 9341 S RUSSELL AVE. UTILITY REFUND</u>	12/24/2018	16.48	.00	<u>20-4500 METERED WATER SALES</u>	0	12/18		

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1951	UTILITY REFUND #6	310340.01		<u>TOLL BROS. 9341 S RUSSELL AVE. UTILITY REFUND</u>	12/24/2018	21.42	.00	<u>21-4600 SEWER USER FEES</u>	0	12/18		
1951	UTILITY REFUND #6	310340.01		<u>TOLL BROS. 9341 S RUSSELL AVE. UTILITY REFUND</u>	12/24/2018	16.41	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	12/18		
Total 310340.01:						54.31	.00					
1951	UTILITY REFUND #6	310341.01A		<u>TOLL BROS. 9365 S RUSSELL AVE. UTILITY REFUND</u>	12/20/2018	15.33	.00	<u>20-4500 METERED WATER SALES</u>	0	12/18		
1951	UTILITY REFUND #6	310341.01A		<u>TOLL BROS. 9365 S RUSSELL AVE. UTILITY REFUND</u>	12/20/2018	24.38	.00	<u>21-4600 SEWER USER FEES</u>	0	12/18		
1951	UTILITY REFUND #6	310341.01A		<u>TOLL BROS. 9365 S RUSSELL AVE. UTILITY REFUND</u>	12/20/2018	19.05	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	12/18		
Total 310341.01A:						58.76	.00					
1951	UTILITY REFUND #6	320002.01		<u>HAYDEN HOMES, 1860 E MARIETTA ST. UTILITY REFUND</u>	12/20/2018	41.54	.00	<u>20-4500 METERED WATER SALES</u>	0	12/18		
1951	UTILITY REFUND #6	320002.01		<u>HAYDEN HOMES, 1860 E MARIETTA ST. UTILITY REFUND</u>	12/20/2018	53.96	.00	<u>21-4600 SEWER USER FEES</u>	0	12/18		
1951	UTILITY REFUND #6	320002.01		<u>HAYDEN HOMES, 1860 E MARIETTA ST. UTILITY REFUND</u>	12/20/2018	17.69	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	12/18		
Total 320002.01:						113.19	.00					
1951	UTILITY REFUND #6	40200.01		<u>UTILITY REFUND, OVERPAYMENT ON ACCOUNT, LARRY G LARSEN</u>	12/18/2018	1,207.35	.00	<u>20-4500 METERED WATER SALES</u>	0	12/18		
1951	UTILITY REFUND #6	40200.01		<u>UTILITY REFUND, OVERPAYMENT ON ACCOUNT, LARRY G LARSEN</u>	12/18/2018	60.01	.00	<u>21-4600 SEWER USER FEES</u>	0	12/18		

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
1951	UTILITY REFUND #6	40200.01		<u>UTILITY REFUND, OVERPAYMENT ON ACCOUNT, LARRY G LARSEN</u>	12/18/2018	39.98	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	12/18		
1951	UTILITY REFUND #6	40200.01		<u>UTILITY REFUND, OVERPAYMENT ON ACCOUNT, LARRY G LARSEN</u>	12/18/2018	31.21	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	12/18		
Total 40200.01:						1,338.55	.00					
1951	UTILITY REFUND #6	91250.01A		<u>DIRK DEAN DUNCAN, 915 N QUARTZITE AVE, UTILITY REFUND</u>	12/20/2018	80.00	.00	<u>20-4500 METERED WATER SALES</u>	0	12/18		
Total 91250.01A:						80.00	.00					
Total UTILITY REFUND #6:						4,240.00	.00					
VERIZON WIRELESS												
1575	VERIZON WIRELESS	9819416038		<u>TABLET SERVICE, 11/02-12/01/18 - ADMIN</u>	12/01/2018	3.68	3.68	<u>01-6255 TELEPHONE</u>	0	12/18	12/14/2018	
1575	VERIZON WIRELESS	9819416038		<u>TABLET SERVICE, 11/02-12/01/18 - PARKS</u>	12/01/2018	8.09	8.09	<u>01-6255 TELEPHONE</u>	1004	12/18	12/14/2018	
1575	VERIZON WIRELESS	9819416038		<u>TABLET SERVICE, 11/02-12/01/18 - BUILDING INSPECTION</u>	12/01/2018	30.87	30.87	<u>01-6255 TELEPHONE</u>	1005	12/18	12/14/2018	
1575	VERIZON WIRELESS	9819416038		<u>TABLET SERVICE, 11/2-12/1/18 - WATER</u>	12/01/2018	42.04	42.04	<u>20-6255 TELEPHONE EXPENSE</u>	0	12/18	12/14/2018	
1575	VERIZON WIRELESS	9819416038		<u>TABLET SERVICE, 11/2-12/1/18 - SEWER</u>	12/01/2018	50.86	50.86	<u>21-6255 TELEPHONE EXPENSE</u>	0	12/18	12/14/2018	
1575	VERIZON WIRELESS	9819416038		<u>TABLET SERVICE, 11/2-12/1/18 - P.I</u>	12/01/2018	11.46	11.46	<u>25-6255 TELEPHONE EXPENSE</u>	0	12/18	12/14/2018	
Total 9819416038:						147.00	147.00					

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1575	VERIZON WIRELESS	9819416039		<u>TABLET SERVICE, 11/2-12/1/18 - PARKS</u>	12/21/2018	30.02	30.02	<u>01-6255 TELEPHONE</u>	1004	12/18	12/21/2018	
Total 9819416039:						30.02	30.02					
Total VERIZON WIRELESS:						177.02	177.02					
Grand Totals:						<u>888,542.00</u>	<u>802,158.88</u>					

Dated: _____

Mayor: _____

City Council: _____

City Treasurer: _____

Report Criteria:

- Detail report.
- Invoices with totals above \$0.00 included.
- Paid and unpaid invoices included.



CITY OF KUNA
P.O. BOX 13
KUNA, ID 83634
www.kunacity.id.gov
Phone: (208) 577-8794
Fax: (208) 922-5816
Email: bbachman@kunaid.gov

Bob Bachman, BOC 1, IBC
Public Works Director
City of Kuna

MEMO

Date: December 27, 2018
From: Bob Bachman, Public Works Director
To: Mayor and Council
RE: Linder and 4th Street PI project

Mayor and Council,

In July of this year, I requested \$30,000 in contingency money to do a small PI project for the Linder Duplexes. The reason behind this project was to prevent them from having to use potable water for their irrigation system. In the attached documents you will find the four bid amounts that we received. The low bid is slightly higher than the funds that we originally requested. This project will save a tremendous amount of drinking water and sets us up to be able to hook up more customers in the near future. I ask that you please approve the additional funds needed for this project and approve the attached resolution so that we can complete this project before pressure irrigation is turned back on in the spring.

Lowest Bid	\$32,298
Budget	\$30,000

Contingency request \$2,298.00

Thank you,

Bob Bachman

CITY OF KUNA
PRESSURIZED IRRIGATION IMPROVEMENTS
LINDER ROAD

BID SUMMARY TABLE

CONTRACTOR		BID AMOUNT	
1	ASPEN CREEK CONSTRUCTION, LLC	\$ 38,900.00	
2	GRANITE CONSTRUCTION, INC.	\$ 41,000.00	
3	THUESON CONSTRUCTION, INC.	\$ 54,247.60	HIGH
4	MILLER'S EXCAVATION, LLC	\$ 32,298.00	LOW
AVERAGE		\$ 41,611.40	

**RESOLUTION NO. R01-2019
CITY OF KUNA, IDAHO**

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING THE “LIMITED SERVICES AGREEMENT” WITH MILLER’S EXCAVATING, LLC FOR CITY OF KUNA PUBLIC WORKS DEPARTMENT PRESSURIZED IRRIGATION IMPROVEMENTS INCLUDING THE EXPENDITURE OF \$32,298 FROM CONTINGENCY FUND FOR SERVICES OUTLINED IN SAID “LIMITED SERVICES AGREEMENT”; AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

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

Section 1. The “*Limited Services Agreement*” with Miller Excavating, LLC for City of Kuna Public Works Department Pressurized Irrigation Improvements, in substantially the format, as attached hereto as “**EXHIBIT A**” is hereby approved including the expenditure of \$32,298 from the Contingency Fund for services outlined in said “*Limited Services Agreement*”.

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

PASSED BY THE COUNCIL of Kuna, Idaho this 2nd day of January, 2019.

APPROVED BY THE MAYOR of Kuna, Idaho this 2nd day of January, 2019.

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

Limited Services Agreement

EXHIBIT A



Owner Information

Name City of Kuna, Idaho

Address 751 W 4th

City, State ZIP Kuna, Idaho, 83634

Phone 208-287-1727

Email pstevens@kunaid.gov

Project name Linder Duplex Pressurized Irrigation Improvements

Contractor Information

Company Miller's Excavating, LLC

Name Andy Miller

Address 1075 NE Cattle Dr

City, State ZIP Mountain Home, ID 83647

Phone (208) 283-7656

Email miller_exc1@yahoo.com

Completion date 3/30/2019

Scope of Work

Provide all materials and labor to construct pressurized irrigation improvements in accordance with the attached project drawings (attachment 1) at the prices listed by Miller's Excavating, LLC Bid Proposal dated 11/13/18 (attachment 2). All work shall be completed in a competent, workmanlike manner and shall be constructed in accordance with the latest edition of the Idaho Standards for Public Works Construction (ISPWC). All legal documents and construction specifications of the ISPWC are included herein by reference. Work includes traffic control and any required permits. The final contract amount shall be the bid unit price multiplied by the actual, field verified quantities. Attachments 3, 4, 5, 6 and 7 are proof of workman's compensation insurance, proof of liability insurance, copy of Idaho contractor's license, business license, & W9 respectively.

Not Included

Compaction testing, surveying, topsoil installation.

Company Proposal

Miller's Excavating, LLC proposes to provide approximately 339 L.F. of 8 inch diameter C900 DR 18 pipe, 156 L.F. of 4 inch diameter C900 DR 18 pipe, 4 - 1 inch diameter services, 2 - 8x4 Tees, 2 - 8 inch diameter 45 degree bends, 2 - 8 inch diameter resilient wedge gate valves, 2 - 4 inch diameter resilient wedge gate valves, 2 - 8 x 4 reducers, 1 - 8 inch cap, all restraining devices and thrust blocks, and all miscellaneous fittings, materials, labor and all other items necessary to produce a complete, working installation.

Submitted by (Company Representative)

Date

Owner Acceptance

The City of Kuna accepts Miller's Excavating, LLC attached proposal. Work shall begin as soon as weather permits and reach completion 30 calendar days from start of work. Work must be completed by the beginning of the irrigation season -- April 1, 2019.

Paul A. Stevens, P.E.

Date

Attachment 1



PW# 023425 - C - 4

Bid Proposal

Bid Date: 11/13/2018
 Contact: Clint DeYoung
 Owner: City of Kuna
 Project Name: Pressure Irrigation Ext.
 Project Address: W 4th St

Scope of Work:

Item	Description	Quant	\$/Unit	Amount
*Pressure Irrigation		Approx.		
Connection Points	EA	2	\$600.00	\$1,200.00
8" Main	LF	339	\$45.00	\$15,255.00
4" Main	LF	156	\$33.00	\$5,148.00
1" Services	EA	4	\$1,230.00	\$4,920.00
Asphalt Remove & Replace	SF	700	\$6.00	\$4,200.00
*Mobilization				
Equipment	EA	1	\$1,575.00	\$1,575.00
Total Estimate :				\$32,298.00

***Exclusions:**

1. Permits, Fees or Bonds (Permits Included)
2. Compaction Testing
3. Off-Site Disposal of excess fill material, hazardous waste, trash or debris
4. Erosion Control & Sediment Plan
5. EPA Permits, paperwork or inspection requirements
6. Repair to broken unmarked substructures
7. Surveying and staking
8. Dewatering
9. Topsoil Installation
10. Rock Excavation
11. Traffic Control (Included)

***General Notes:**

1. All Equipment and Labor will be furnished to complete the project in a safe and work like manner.
2. Any alterations or deviations involving extra costs will be executed only upon written agreements becoming an extra charge above the original estimate.
3. All agreements are contingent upon strikes, accidents or delays beyond our control.
4. Employees are fully covered by Worker's Compensation Insurance.
5. A contract must be written, agreed & signed upon before project start date.
6. Down Payment may be required to help furnish Equipment, Labor & Materials
7. Incoices are a Net 30 with a 2% interest after 30 days. (24% Annual)
8. Miller's Excavating may withdraw this proposal if not accepted with in 30 days from date of proposal
9. Retainage Shall be held at a maximum of 5% and paid upon acceptance by the governing authority
10. In the event of litigation, the prevailing party shall be entitled to reasonable attorney's fees
11. Miller's Excavating LLC shall only be paid for actual quantites installed.

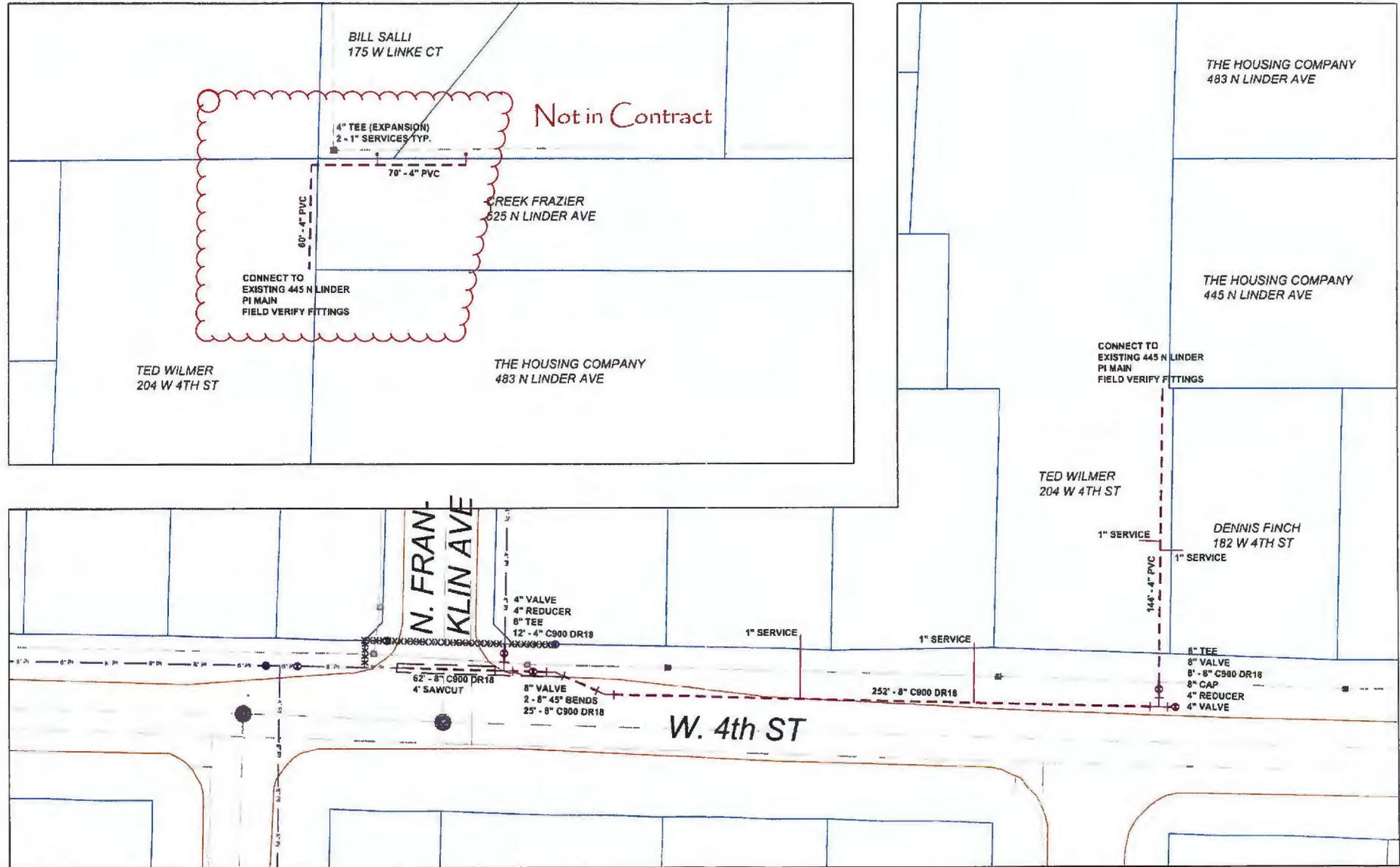
***Bid Agreement**

Signature - _____

Print - _____

Date - _____

Attachment 2



Attachment 5

C.L. "Butch" Otter
Governor

State of Idaho
Division of Building Safety
PUBLIC WORKS CONTRACTORS LICENSING
CONTRACTOR

023425 - C - 4
License Number

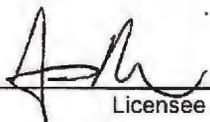
07/09/2015
Original License Issued

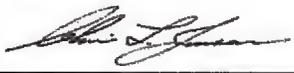
Categories: 02240, 02500, 02230, 02310, 03300

This is to certify that
MILLER'S EXCAVATING, LLC

has fulfilled the requirements of the law relating to licensing in Idaho Code, Title 54, Chapter 19 & 45
and is hereby granted this certificate.

This license expires: 07/31/2019


Licensee Signature


Chris L. Jensen, Administrator

Attachment 6

Bureau of Occupational Licenses
Department of Self Governing Agencies
The person named has met the requirements for registration and is
entitled under the laws and rules of the State of Idaho to operate as a(n)

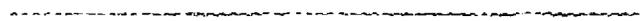
REGISTERED ENTITY CONTRACTOR

MILLERS EXCAVATING LLC
SHERMAN MILLER
1075 NE CATTLE DR
MOUNTAIN HOME ID 83647

- Tana Cory
Tana Cory
Chief, B.O.L.

RCE-31700
Number

04/12/2019
Expires



Attachment 7

Form **W-9**
(Rev. December 2011)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Give Form to the requester. Do not send to the IRS.

Name (as shown on your income tax return)
Sherman A. Miller

Business name/disregarded entity name, if different from above
Miller's Excavating LLC

Check appropriate box for federal tax classification:
 Individual/sole proprietor C Corporation S Corporation Partnership Trust/estate
 Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=partnership) ▶ S-Corp Exempt payee
 Other (see instructions) ▶

Address (number, street, and apt. or suite no.)
1075 NE Cattle Dr.

City, state, and ZIP code
Mountain Home ID 83647

List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on the "Name" line to avoid backup withholding. For individuals, this is your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Social security number									
			-				-		

Note. If the account is in more than one name, see the chart on page 4 for guidelines on whose number to enter.

Employer identification number									
4	5	-	1	3	4	9	0	3	8

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
- I am a U.S. citizen or other U.S. person (defined below).

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions on page 4.

Sign Here Signature of U.S. person ▶ *AM*

Date ▶ 12/19/18

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Purpose of Form

A person who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) to report, for example, income paid to you, real estate transactions, mortgage interest you paid, acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA.

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN to the person requesting it (the requester) and, when applicable, to:

- Certify that the TIN you are giving is correct (or you are waiting for a number to be issued).
- Certify that you are not subject to backup withholding, or
- Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income.

Note. If a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

Definition of a U.S. person. For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien,
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States,
- An estate (other than a foreign estate), or
- A domestic trust (as defined in Regulations section 301.7701-7).

Special rules for partnerships. Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax on any foreign partners' share of income from such business. Further, in certain cases where a Form W-9 has not been received, a partnership is required to presume that a partner is a foreign person, and pay the withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid withholding on your share of partnership income.



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 Number: 18-03-ZC (Rezone) (Design Review; Kuna High School.

Location: Near NEC of Linder & Columbia Roads, Kuna, Idaho 83634

Planner: Troy Behunin, Planner III

Hearing date: January 2, 2019

Owner/Applicant: Kuna School District No. 3
Jim Obert
711 E. Porter St.
Kuna, ID 83634
208.922.5646
Jim@kunaschools.org

Representative: LKV Architects
Wayne Thowless
2400 E. Riverwalk Dr.
Boise, Idaho 83706
208.336.3443
Wayne@Lkvarchitects.com

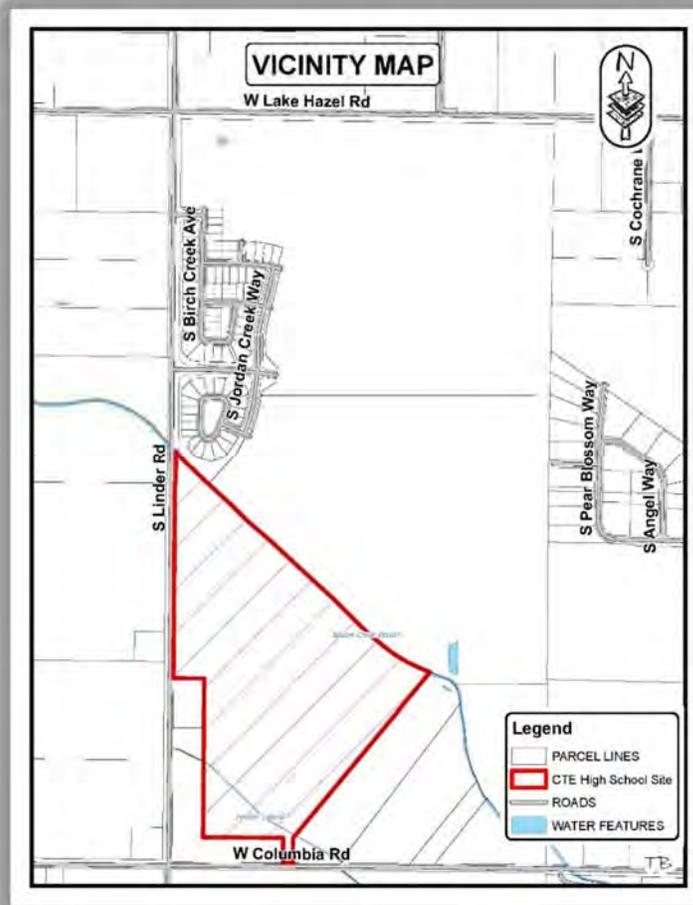


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| A. Course Proceedings | H. Proposed Comprehensive Plan Analysis |
| B. Applicants Request | I. Proposed Findings of Fact |
| C. Aerial map | J. Proposed Kuna City Code Analysis |
| D. History | K. Proposed Conclusions of Law |
| E. General Project Facts | L. Proposed Conditions of Approval |
| F. Staff Analysis | M. Proposed Order of Decision by Council |
| G. Applicable Standards | |

A. Course of Proceedings:

1. Kuna City Code (KCC); Title 5, Chapter 6, states that Rezones are designated as public hearings, with the Commission as the recommending body and the 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 | August 15, 2018 (two persons attended) |
| ii. Agencies | September 26, 2018 |
| iii. 300' Notice to Property Owners | October 31, 2018 |

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

October 24, 2018
December 26, 2018

B. Applicants Request:

On behalf of Kuna School District No. 3, Wayne Thowless with LKV Architects (applicant), requests rezone approval for an approximately 60 acre parcel, from AG (Agriculture) to P (Public), in order to place a new (approx.) 260,000 square foot (SF) Career Technical Education (CTE) High School for Kuna School District No. 3 (KSD). Applicant proposes to phase the project and begin with 500-600 students and a 72,000 SF building on the north portion of the property, and ultimately, expand the building, other site improvements and student count (up to 1,600) as the need arises. This site is located at the northeast corner (NEC) of Linder and Columbia Roads. (See Map below).

C. Aerial Map:



©Copyrighted

D. History: The property is within City limits and is currently zoned Ag.. This parcel has been used as an Agricultural field for many years.

E. General Projects Facts:

1. Surrounding Land Uses:

North	R-6	Medium Density Residential – Kuna City
South	A	Agricultural – Kuna City
East	R-6, A	Medium Density Residential & Agricultural – Kuna City
West	R-6, A, RR	Medium Density Residential and Agricultural– Kuna City Rural Residential and Agricultural – Ada County

2. Parcel Sizes, Current Zoning, Parcel Numbers:

- Zoning: Ag. (Agriculture)
- Parcel No. and Size:
 - S1301336315
 - Approximately 60 Acres

3. **Services:**

Sanitary Sewer– City of Kuna	Potable Water – City of Kuna
Sanitation Services – J & M Sanitation	Pressurized Irrigation – City of Kuna (KMID) <i>if desired.</i>
Fire Protection – Kuna Rural Fire District	Police Protection – Kuna Police (Ada County Sheriff)

4. **Existing Structures, Vegetation and Natural Features:**

The site has been used as an agricultural field for raising crops for many years. There are no structures on site.

5. **Transportation / Connectivity:**

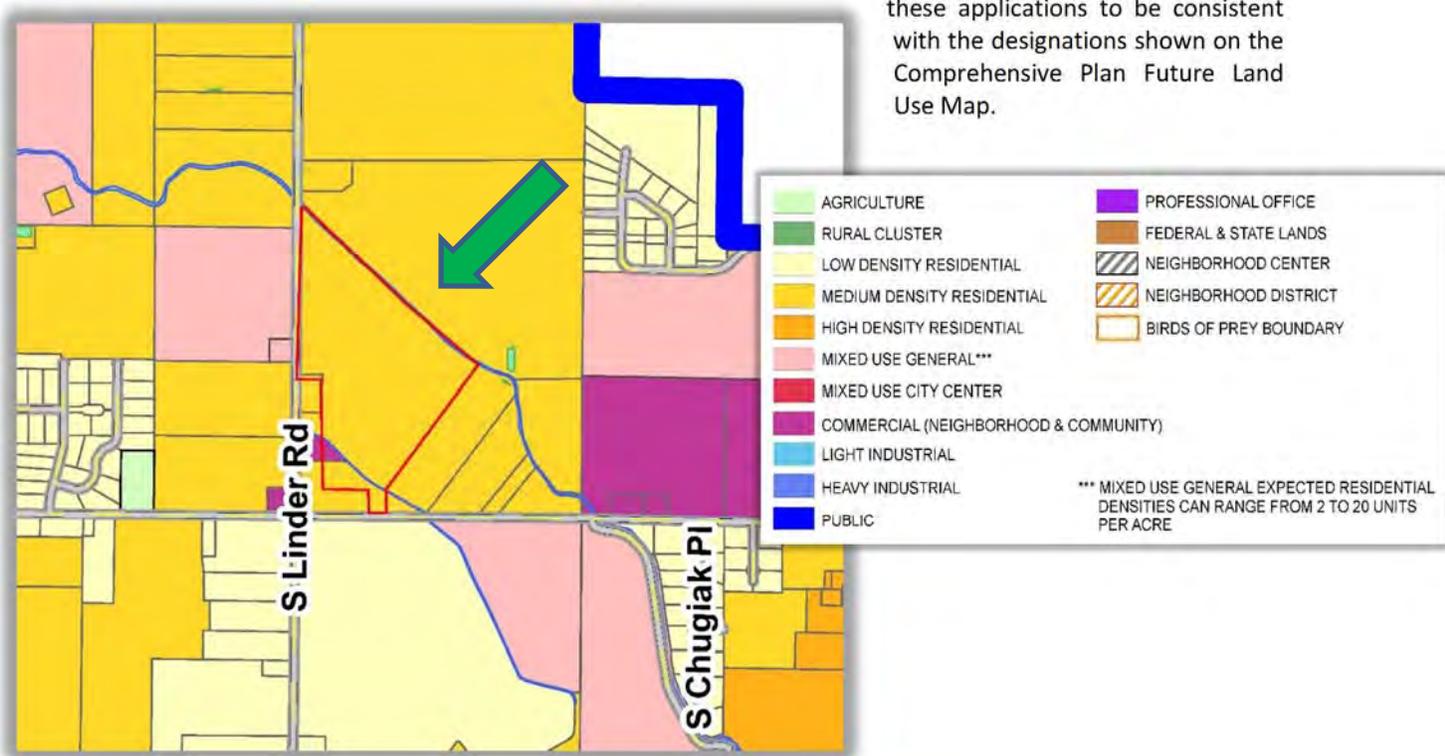
The site has significant frontage along Linder Road, and limited frontage on Columbia Road. Site ingress/egress is proposed at two locations on Linder Road, and eventually one on Columbia Road with the future expansion. The two ingress/egresses on Linder Road will align with recently approved streets to the west in Whisper Meadows Subdivision.

6. **Environmental Issues:**

Apart from being in the nitrate priority area, staff is not aware of any environmental issues, health or safety conflicts at this time. This site’s topography is generally flat.

7. **Comprehensive Future Land Use Map:**

The Future Land Use Map (FLU) identifies this site as Medium Density Residential. Since schools require obtaining an SUP in any zone, and Public is an acceptable zone for a school (a public facility), staff views these applications to be consistent with the designations shown on the Comprehensive Plan Future Land Use Map.



8. **Agency Responses:**

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

- City Engineer.....Exhibit B 1
- Ada County Highway DistrictExhibit B 2
- Boise Project Board of ControlExhibit B 3
- Central Dist. Health DepartmentExhibit B 4
- COMPASSExhibit B 5
- Department of Environmental QualityExhibit B 6
- Idaho Transportation DepartmentExhibit B 7
- Idaho Transportation Department- Part 2Exhibit B 8

F. Staff Analysis:

New schools are allowed in all residential and some Commercial zones; however, they are required to obtain a Special Use Permit (SUP). Schools are not permitted in an Agricultural zone even with an SUP. Accordingly, the applicant is requesting a rezone from AG. to Public (P).

The subject property is currently identified on the Comprehensive Land Use Map (CPM), as Medium Density Residential (MDR). Although it is designated as MDR, staff believes that this rezone request is in substantial compliance with the CPM by the fact that new schools must obtain an SUP in every residential zone (Not allowed at all in Ag.). And since the applicant proposes to turn this land into a publicly owned facility, the Public zone is a better fit than any residential zone, since it will not be used for residential purposes.

The applicant, proposes to construct an approximately 72,000 SF new CTE High School for all related school, athletic and competition purposes; and the SUP was previously approved for that purpose. It is anticipated that this will be a phased project to reach ultimate build-out conditions. The KSD intends to open the school with an enrollment size of (up to), 600 students. As the population increases and the need arises, it is anticipated that the school will expand the building up to 260,000 SF, with an ultimate goal of 1,600 students. The school anticipates all athletic sports, competitions and activities that are typically associated with a High School, will be enjoyed by, or before ultimate site development in the future; including, *but not limited to*, parking needs, outdoor night games with large pole lights and the noises that are typically associated with those events.

Staff has determined that this application appears to comply with Title 5, Chapters 4 and 6 of Kuna City Code; and the Kuna Comprehensive Plan; and forwards a recommendation of approval for the CTE High School Case No’s 18-03-ZC, to the Council, subject to the staff recommended conditions of approval listed in this report and exhibits as applicable.

G. Applicable Standards:

1. Kuna City Code, Title 5, Zoning Regulations
2. City of Kuna Comprehensive Plan & Map.
3. Idaho Code, Title 67, Chapter 65, Local Land Use Planning Act

H. Comprehensive Plan Analysis:

The Kuna Council may accept or reject the Comprehensive Plan components as described below:

1. The proposed Rezone application for the site **is/are** consistent with the following comprehensive plan components:

2.0 – Property Rights

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

Policy: As part of a land use action review, the staff shall evaluate with guidance from the City's attorney; The Idaho Attorney General's six criteria established to determine the potential for property taking.

4.0 – School Facilities

Goal 1: Provide high-quality education.

Objective 1.1.a:

Provide adequate school capacity for present and future enrollment.

Goal 3: Ensure that the location of school facilities is incorporated into the long range comprehensive planning process so that schools may serve as the neighborhood focal point.

Objective 3.1: Support the efforts of the School District and Charter School(s) to ensure that adequate school sites are provided.

6.0 – Land Use

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

Objective 2.2:

Plan for areas designed to accommodate a diverse range of businesses and commercial activity – within both the community-scale and neighborhood-scale centers – to strengthen the local economy and to provide more opportunities for social interaction.

I. Proposed Findings of Fact:

1. Based on the record contained in Case No. 18-03-ZC, including the exhibits, staff's report and any public testimony at the public hearing, the Council of Kuna, Idaho, hereby **approves/conditionally approves/denies** the Findings of Fact and Conclusions of Law, and the conditions of approval for Case No. 18-03-ZC.
2. The Council **approves/conditionally approves/denies** the facts as outlined in the staff report, the public testimony and the supporting evidence list presented.

Comment: *The Council will hold a public hearing on the subject applications on January 2, 2019, to hear from the City staff, the applicant, and to accept public testimony. The decision by the Council is based on the application, staff report and public testimony, both oral and written*

3. Based on the evidence contained in Case No. 18-03-ZC, this proposal **does / does not** appear to generally comply with the Comprehensive Plan and Future Land Use Map.

Comment: *The Comp Plan Future Land Use Map designates the approximately 60 acres (project site) as Medium Density Residential. The proposed rezone for a new school appears to compliment the MDR designation as stated above.*

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

Comment: *At a regularly scheduled meeting on January 2, 2019, Kuna's City Council will vote to approve/conditionally approve/deny Case No. 18-03-ZC.*

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

Comment: *As noted in the process and noticing section, notice requirements were met to hold a public hearing on January 2, 2019.*

J. Kuna City Code Analysis:

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

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

2. The site **is/is not** physically suitable for the proposed new CTE High School and the typically related activities for High Schools as listed (*but not limited to*) above.

Comment: *The approximately 60 acre project site is/is not suitable for a school facility.*

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

Comment: *The land to be developed for a new school is not used as wildlife habitat. Roads, structures and open space already exist and will therefore not cause environmental damage or loss of habitat.*

4. The Rezone application **is / is not** likely to cause adverse public health problems.

Comment: *The proposed new school and activities will be required to connect to Kuna public sewer and water eliminating the occurrence of adverse public health problems.*

5. The application **does/does not** appear 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 Rezone requests consider the location of the property and adjacent uses. The adjacent uses are residential, commercial and agricultural – as referenced in the Kuna Comprehensive Plan Future Land Use Map.*

6. The existing and the proposed utility services in proximity to the site **are/are not** suitable and adequate for this use.

Comment: *Through discussions with the City Engineer and public works director it was determined that utility services are available and adequate; the school shall be connected to City central sewer and potable water systems.*

K. Proposed Conclusions of Law:

1. Based on the evidence contained in Case No. 18-03-ZC, Council finds Case No. 18-03-ZC, **does/ does not** generally comply with Kuna City Code.
2. Based on the evidence contained in Case No. 18-03-ZC, Council finds Case No. 18-03-ZC, **is/is not** generally 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.

L. Commission's Recommended Conditions to Council:

18-03-ZC, Based on the facts and exhibits outlined in staff's report, the Comp Plan, City Code, the record before the Commission, the applicant's presentation and discussion at the November 13, 2018, public hearing, the Kuna

Planning and Zoning Commission, hereby votes to recommend **approval** to Council for Case No. 18-03-ZC, a Rezone request by Wayne Thowless, on behalf of Kuna School District No. 3 with the following conditions of approval:

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

M. Proposed Order of Decision by Council:

18-03-ZC - Note: This motion is for approval, conditional approval or denial of this request. However, if the Council wishes to approve or deny specific parts of these requests as detailed in the report, those changes must be specified.

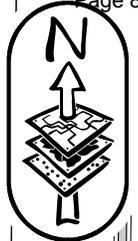
Based on the facts and exhibits outlined in staff's report, the Comp Plan, City Code, the record before the Council, the applicant's presentation and discussion at the January 2, 2019, public hearing, the Kuna City Council, hereby votes to **approve/conditionally approve/deny** Case No's 18-03-ZC, a Rezone request by Wayne Thowless, on behalf of Kuna School District No. 3 (**with or without**) the following conditions of approval:

1. In the event the uses or the building on this parcel are enlarged, expanded upon or altered in anyway (even for temporary purposes), the landowner/applicant/developer, and any future assigns having interest in the subject property, shall seek an amendment to the approvals of this SUP through the public hearing process.
2. All easements and public right-of-way shall be dedicated and constructed to standards of the City and Ada County Highway District. Any work within the Ada County Highway District right-of-way requires a permit.
3. Applicant shall pay all ACHD impact fees prior to issuance of a building permit from the City of Kuna.
4. Applicant shall make/improve connections to city services and utilities, and pay any differences that may arise with the expansion of the building, for sewer, potable water and/or pressure Irrigation connection fees.
5. Installation of service facilities shall comply with the requirements of the public utility and irrigation district providing the services. All utilities shall be installed underground.
6. 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.
7. Applicant shall provide FULL roadway improvements along Linder and Columbia Roads; to include road widening, vertical curb, gutter and eight foot sidewalks parallel to both arterials. Each portion shall be constructed at time of the appropriate phase.
8. All required street lighting for the site shall be LED lighting and must comply with Kuna City Code.
9. Parking within the site shall comply with Kuna City Code. (Unless specifically approved otherwise).
10. Fencing within and around the site shall comply with Kuna City Code (Unless specifically approved otherwise and permitted).
11. The land owner/applicant/developer, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through public hearing processes.
12. The applicant shall follow all staff and agency recommendations.
13. The applicant shall comply with all local, state and federal laws.

DATED: this _____ day of _____, 2018.

VICINITY MAP

W Lake Hazel Rd



S Cochrane L

S Birch Creek Ave
S Jordan Creek Way

S Linder Rd

S Pear Blossom Way

S Angel Way

Mason Creek Feeder

Painter Lateral

W Columbia Rd

Legend

-  PARCEL LINES
-  CTE High School Site
-  ROADS
-  WATER FEATURES

T.B



Whisper Meadows
Sub

Springhill
Sub

Subject Site

S Linger Rd

S Rocky Mt Ln

S Bear Grass Ln

S Arroyo Ln



August 31, 2018

City of Kuna Planning and Zoning Department
P.O. Box 13
Kuna, Idaho 83634

Re: Rezoning Application
New Kuna CTE High School

Planning Staff and Commission:

Kuna Joint School District No. 3 respectfully requests Rezoning approval of 60 acres northeast of Linder and Columbia Roads. The land is the proposed site of the District's new CTE (Career Technical Education) High School, and was selected in response to high growth projections in the northern part of the District. The ground is presently undeveloped farm land zoned Agricultural. The School District is requesting that the land be rezoned Public.

Please see the accompanying Special Use and Design Review Application narratives for more information concerning the proposed phased development of the high school facility and campus.

On behalf of Kuna School District, thank you for your consideration of this Rezoning request. Approving this application, along with the accompanying Special Use and Design Review Applications, will help the School District keep pace with rapidly increasing enrollment, and will enable the District to significantly increase its career technical education program offerings.

Respectfully,

A handwritten signature in black ink, appearing to read 'Wayne E. Thowless', with a long horizontal flourish extending to the right.

Wayne Thowless, Architect
LKV Architects

cc: Jim Obert, KSD Bond Project Manager



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

NEW KUNA CTE HIGH SCHOOL 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)	18-03-ZC 18-31-DR 18-12-SUP
Project name	NEW HIGH SCHOOL
Date Received	8.30.2018
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: <u>KUNA SCHOOL DISTRICT</u>	Phone Number: <u>208-922-1000</u>
Address: <u>711 E. PORTER STREET</u>	E-Mail: <u>JIM@KUNASCHOOLS.ORG</u>
City, State, Zip: <u>KUNA, IDAHO 83634</u>	Fax #: <u>208-922-5646</u> (JIM OBERT)
Applicant (Developer): <u>SAME</u>	Phone Number: _____
Address: _____	E-Mail: _____
City, State, Zip: _____	Fax #: _____
Engineer/Representative: <u>WKY ARCHITECTS</u>	Phone Number: <u>208-336-3443</u>
Address: <u>2400 E. RIVERWALK DR.</u>	E-Mail: <u>WAYNE@WKYARCHITECTS.COM</u>
City, State, Zip: <u>BOISE, IDAHO 83720</u>	Fax #: <u>208-336-3680</u>

Subject Property Information

Site Address: <u>LINDER ROAD</u>
Site Location (Cross Streets): <u>LINDER ROAD AND COLUMBIA ROAD</u>
Parcel Number (s): <u>S1301336315</u>
Section, Township, Range: <u>1 / 2N / 1W</u>
Property size : <u>60 ACRES</u>
Current land use: <u>AGRICULTURAL</u> Proposed land use: <u>HIGH SCHOOL</u>
Current zoning district: <u>AGRICULTURAL</u> Proposed zoning district: <u>PUBLIC</u>

received
8.30.2018 PM.

Project Description

Project / subdivision name: NEW KUNA CTE HIGH SCHOOL

General description of proposed project / request: PHASE I OF NEW PUBLIC CTE (CAREER TECHNICAL EDUCATION) HIGH SCHOOL CAMPUS

Type of use proposed (check all that apply):

Residential _____

Commercial _____

Office _____

Industrial _____

Other PUBLIC SCHOOL

Amenities provided with this development (if applicable): WALKING PATH, AND ATHLETIC FACILITIES WITH FUTURE PHASES

Residential Project Summary (if applicable)

Are there existing buildings? Yes No

Please describe the existing buildings: _____

Any existing buildings to remain? Yes No

Number of residential units: N/A 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) PHASE I

Number of building lots: 1 Other lots: 0

Gross floor area square footage: 12,000 * Existing (if applicable): 0

Hours of operation (days & hours): M-F, 6:30-5:30 Building height: 30'

Total number of employees: 50 Max. number of employees at one time: _____

Number and ages of students/children: 600, 13-19 Seating capacity: 230 (CAFETERIA)

Fencing type, size & location (proposed or existing to remain): 6' CHAIN LINK, 6' METAL PANEL, 7' MASONRY SCREEN WALLS

Proposed Parking:

a. Handicapped spaces: 9 Dimensions: 9' x 20'

b. Total Parking spaces: 420 * Dimensions: 9' x 20'

c. Width of driveway aisle: 25' TYPICAL

Proposed Lighting: SHIELDED / DIRECTIONAL LED POLE MOUNTED FIXTURES

Proposed Landscaping (berms, buffers, entrances, parking areas, common areas, etc.): LINDER ROAD LANDSCAPE BUFFER, PERIMETER LANDSCAPING, PARKING LOT LANDSCAPING, BUILDING LANDSCAPING

Applicant's Signature: Jim O'Neil Date: 8-31-18

New Kuna CTE High School

Phase 1

Kuna Joint School District No. 3



Campus Entrance



New Kuna CTE High School, Phase 1
Main Building Entrance





New Kuna CTE High School, Phase 1
Commons / Cafeteria Patio





New Kuna CTE High School, Phase 1
CTE Wings and Yard





← PHASE ONE LANDSCAPE PLAN
 SCALE: 1" = 50'-0"



2402 E RIVERWALK DRIVE
 BOISE, IDAHO 83709
 WWW.LKVARCHITECTS.COM
 208.336.5443



New Kuna CTE High School
Kuna School District
 Columbia and Linder Roads, Kuna, Idaho

DATE: August 24, 2018
 LKV PROJECT #: 18033
 REVISIONS:

DRAWN BY: TC/CV
 CHECKED BY: JB
 PROJECT #: 18033

Schematic Design

DRAWING NO.

L2.1

received
 8.30.2018

PHASE ONE - LANDSCAPE PLAN

PROJECT INFORMATION

PHASE ONE ACREAGE: 16.97 (139,213 SQUARE FEET)
PHASE TWO ACREAGE: 41.4 (1,801,642 SQUARE FEET)

NUMBER OF PARKING STALLS
TOTAL PARKING PHASE I:
REQUIRED: 110
PROVIDED: 420
ADA REQ/PROVIDED: 9/4

TOTAL PARKING AT FULL BUILD-OUT:
REQUIRED: 520
PROVIDED: 413
ADA REQ/PROVIDED: 18/8

SIDEWALK WIDTH: 10' (IN FRONT OF SCHOOL MAIN ENTRANCE)
8' (ALONG LINDER ROAD AND AT NORTHWEST PARKING LOT)
6' (AT DRIVEWAY ENTRANCE 2 AND ALONG FUTURE TENNIS AREA)

NUMBER OF BICYCLE STALLS: 15 (SEE LANDSCAPE PLANS)

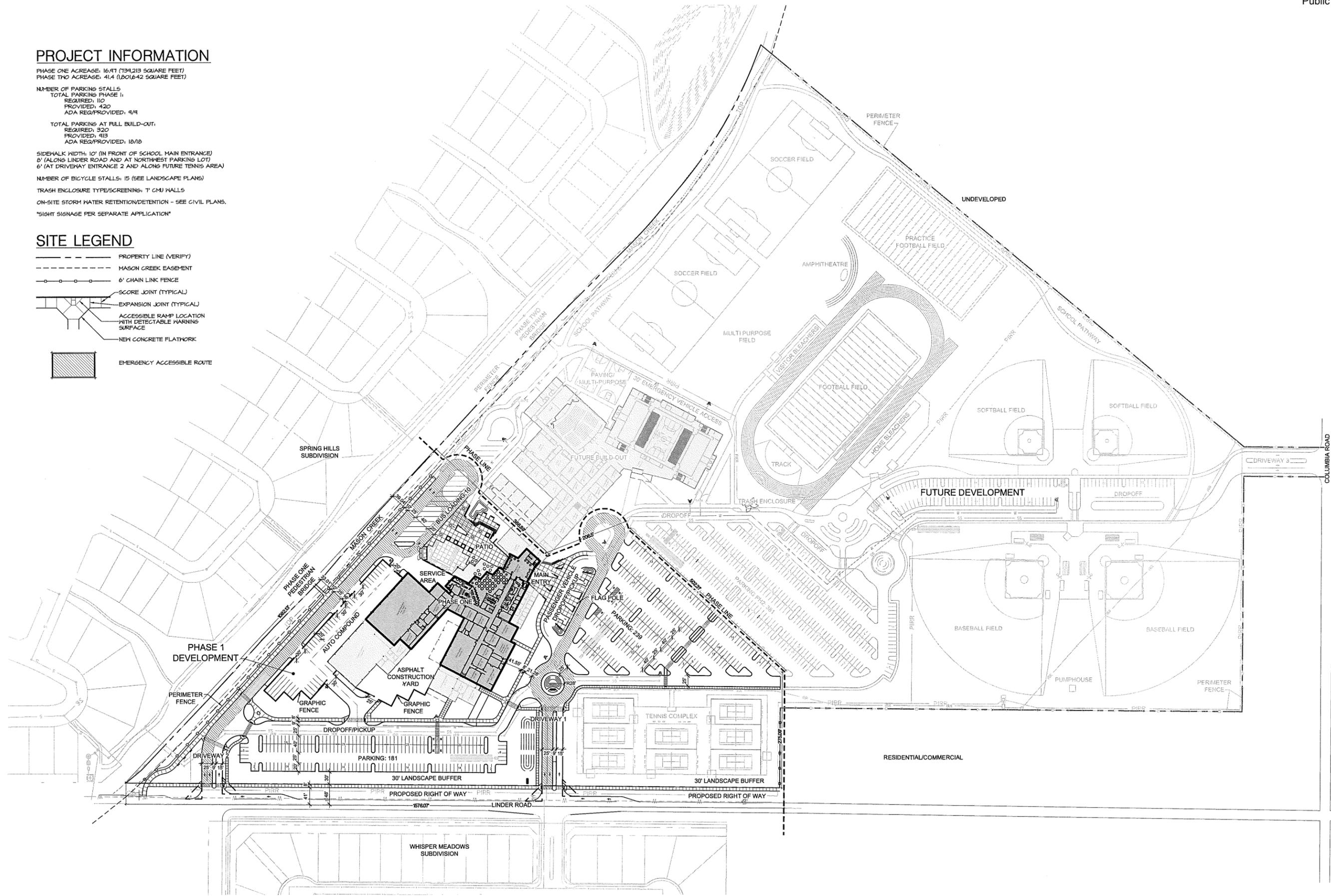
TRASH ENCLOSURE TYPE/SCREENING: 1' CM WALLS

ON-SITE STORM WATER RETENTION/DETENTION - SEE CIVIL PLANS.

SIGHT SIGNAGE PER SEPARATE APPLICATION

SITE LEGEND

- PROPERTY LINE (VERIFY)
- - - MASON CREEK EASEMENT
- - - 6' CHAIN LINK FENCE
- SCORE JOINT (TYPICAL)
- EXPANSION JOINT (TYPICAL)
- ACCESSIBLE RAMP LOCATION WITH DETECTABLE WARNING SURFACE
- NEW CONCRETE FLATWORK
- EMERGENCY ACCESSIBLE ROUTE



FUTURE BUILD-OUT SITE PLAN

100 0 100 200 300
SCALE: 1" = 100'-0"



LKV ARCHITECTS
2400 E RIVERWALK DRIVE
BOISE, IDAHO 83705
WWW.LKVARCHITECTS.COM
208.338.3443



New Kuna CTE High School
Kuna School District
Columbia and Linder Roads, Kuna, Idaho

DATE: August 24, 2018
LKV PROJECT #: 18053
REVISIONS:

DRAWN BY: TG/VC
CHECKED BY: JB
PROJECT #: 18053

Schematic Design

DRAWING NO.

L1.0
OVERALL SITE PLAN

EXHIBIT B 1

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

Paul A. Stevens, P.E.
Kuna City Engineer
208-287-1727

CTE HIGH SCHOOL COMMENT**MEMORANDUM**

Date: 22 December 2018
From: Paul A. Stevens, P.E.
To: Wendy Howell, Planning and Zoning Director & Mr. Troy Behunin
RE: CTE High School

The City Engineer has reviewed the CTE High School application dated 26 September 2018. It is noted that while the application outlines the applicant's general development intent, specific development plans are not provided except those implied as allowed or permitted in the requested change to a "Public" zone. The application shows that city utilities are needed to complete the project.

Recommendation: proceed with this rezone and special use request consistent with the enclosed comments but to keep in mind that these comments may be expanded or refined in connection with the future land-use actions. The following comments apply:

Sanitary Sewer

The applicant's property is presently used for agricultural purposes, is not connected to City services and would be subject to connection fees for the demand of the ultimate connected load as provided in the City's Standard Table. City Code (6-4-2) requires connection to the City sewer system for all sanitary sewer needs. More specifically, City Code 5-16-3 requires connection to City Sewer when the sewer is available within three hundred (300) feet of the property. The distance to the nearest sewer is approximately two hundred fifty (250) feet north in Spring Hill Subdivision.

- For any connected load, it is recommended that this application be conditioned to conform to the sewer master plan, particularly to the providing of sewer mains and trunk lines in the master plan.
- The nearest Sewer Main capable of serving this property serves Spring Hill Subdivision.

Water

The applicant's property is presently used for agricultural purposes, is not connected to City water service and would be subject to connection fees for the demand of the ultimate connected load as provided in the City's Standard Table. City Code (6-4-2X) requires connection to the City water system for all potable water needs. The City has sufficient potable water supply to serve this site.

- The nearest point of water connection for the property is in Linder Road.
- Improvements necessary to provide adequate fire protection as required by Kuna Fire District will be required of the development.
- For any connected load, it is recommended this application be conditioned to conform to the water master plan.
- Extend water mainlines north along S. Linder Road to the northern property boundary and east along W. Columbia Road to the eastern property boundary.

Pressure Irrigation

Relying on drinking water for irrigation purposes is contrary to City Code (6-4-2). Connection to the Kuna pressurized irrigation system is required. However alternative irrigation provisions may be considered.

- The development is subject to connection fees as provided in City Resolutions.
- It is recommended that this project be conditioned to require connection to the City Pressure Irrigation system. It is further recommended that the development enter the municipal irrigation district. Pooling of water rights is a requirement at the time of final platting.
- For any connected load, it is recommended this application be conditioned to conform to the Pressure Irrigation Master Plan. The applicant should provide a narrative of the intended irrigation methods.
- The school has indicated that they will provide pressurized irrigation for their site. The standard requirements will not apply if a standalone irrigation system is developed.

Grading and Storm Drainage

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.

- Runoff from public right-of-way is regulated by ACHD
- 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 Stormwater Policy Manual to evaluate and to establish the requirements for design of any private disposal system.
- If impervious areas increase, provide a storm water disposal plan acceptable to the City Engineer which accounts for the increased storm water drainage. Provide detailed drawings of drainage facilities for review. Provide verifiable calculations for on site storm water retention facilities completed and stamped by an Idaho qualified professional engineer.
- Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties.
- State the vertical datum used for elevations on all drawings.

EXHIBIT B 1

General

With the proposed connection to water 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 (development) any conveyable water rights by deed and "Change of Ownership" form from IDWR that are presently associated with the property. A plan approval letter will be required if this project affects any local irrigation districts.

Certify all engineering drawings by an Idaho qualified professional engineer.

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 shall commission a qualified responsible engineer to inspect and certify to DEQ that the project was completed in accordance with approved plans and specifications and to provide accurate record drawings (as-built) 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 pressurized irrigation pipe. Payment is due and payable prior to City's approval of final construction plans.

Right-of-Way

The subject property fronts onto Linder Road and Columbia Road - ACHD. The following conditions are related to Linder and Columbia Roads:

- Sufficient half right-of-way on the quarter line and section line for existing and future classified streets should be provided pursuant to City & ACHD standards.
- It is recommended that approaches onto the classified streets comply with ACHD approach policies.
- It is recommended that sidewalk, curb and gutter, street widening and any related storm drainage facilities, consistent with city code and policies, are provided in connection with property development or that these improvements are included in a memorandum of understanding between the developer and the City to complete improvements when either road is improved.

As-Built Drawings

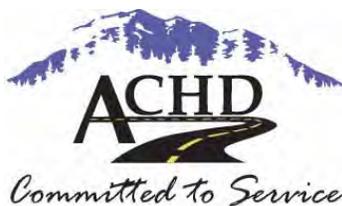
As-built drawings are required at the conclusion of any public construction project and are the responsibility of the developer's engineer. The city may help track changes but will not be responsible for the finished product. As-built drawings will be required before occupancy or final plat approval is granted.

Property Description

The applicant provided a preliminary plat and supporting documents as part of the application.

EXHIBIT B-2

Development Services Department



Project/File: CTE High School/ KUNA18-0021/ 18-03-ZC/18-12-SUP
This is a rezone and special use permit to allow for the construction of a new CTE (Career Technical Education) High School on approximately 60 acres.

Lead Agency: City of Kuna

Site address: Northeast corner of Linder Road and Columbia Road

Staff Approval: October 19, 2018

Applicant: Jim Obert
 Kuna School District
 711 E. Porter Street
 Kuna, ID 83634

Representative: Wayne Thowless
 LKV Architects
 2400 E. Riverwalk Drive
 Boise, ID 83706

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

A. Findings of Fact

- Description of Application:** The applicant is requesting approval of a rezone and special use permit to allow for the construction of a new CTE (Career Technical Education) High School. The high school is proposed to be constructed in phases, with the 1st phase consisting of a 72,000 square foot, 2 story building, with 420 parking spaces. Phase 1 is designed to accommodate 500 to 600 9th -12th graders. Students attending the CTE High School will also take some classes at Kuna High School.

The school is planned to be built in phases and is anticipated to be complete in 2026. At full build-out the school is anticipated to be between 250,000 and 260,000 square feet and serve 1,500 to 1,600 students.

- Description of Adjacent Surrounding Area:**

Direction	Land Use	Zoning
North	Single family residential	R-6
South	Agricultural	A
East	Single family residential/agricultural	R-6/A
West	Single family residential/agricultural	R-6/A

3. **Site History:** ACHD has not previously reviewed this site for a development application.
4. **Adjacent Development:** The following developments are pending or underway in the vicinity of the site:
 - Springhill Subdivision consisting of 677 building lots and 30 common lots is located directly north of the site and was approved by ACHD on April 18, 2017.
 - Whisper Meadows Subdivision consisting of 310 building lots and 38 common lots is located directly west of the site and was approved by ACHD on September 26, 2018.
5. **Pathway Crossings:** United States Access Board R304.5.1.2 Shared Use Paths. In shared use paths, the width of curb ramps runs and blended transitions shall be equal to the width of the shared use path.

AASHTO's Guidelines for the Development of Bicycle Facilities 5.3.5 Other Intersection Treatments: The opening of a shared use path at the roadway should be at least the same width as the shared use path itself. If a curb ramp is provided, the ramp should be the full width of the path, not including any flared sides if utilized. . . . Detectable warnings should be placed across the full width of the ramp.

FHWA's "Designing Sidewalks and Trails for Access" (1999) reflected common ADA-related concepts: Chapter 6, Page 16-6: The width of the ramp should be at least as wide as the average width of the trail to improve safety for users who will be traveling at various speeds. In addition, the overall width of the trail should be increased, so the curb ramp can be slightly offset to the side. The increased width reduces conflict at the intersection by providing more space for users at the bottom of the ramp.

6. **New Center Lane Miles:** The proposed development includes 0 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. The impact fee assessment will not be released until the civil plans are approved by ACHD.
8. **Capital Improvements Plan (CIP)/ Integrated Five Year Work Plan (IFYWP):**
 - The intersection of Linder Road and Deer Flat is scheduled to be widened to 5-lanes on the north leg, 4-lanes on the south leg, and 5-lanes on the east and west legs and signalized in 2020.
 - Lake Hazel Road is listed in the CIP to be widened to 3-lanes from Linder Road to SH-69/Meridian Road between 2026 and 2030.
 - The intersection of Lake Hazel Road and Linder Road is listed in the CIP to be widened to a single lane roundabout between 2026 and 2030.
 - The intersection of Lake Hazel Road and SH-69/Meridian Road is listed in the CIP to be widened to a 7 X 7 intersection, and signalized between 2026 and 2030.

B. Traffic Findings for Consideration

1. **Trip Generation:** Phase 1 of this development is estimated to generate 1,015 vehicle trips per day; with 260 trips in the AM peak hour and 165 trips in the PM peak hour, based on the traffic impact study.

At full build out this development is estimated to generate 3,045 vehicle trips per day; with 780 trips in the AM peak hour and 495 trips in the PM peak hour.

EXHIBIT B-2

2. Traffic Impact Study

Kittelson & Associates prepared a traffic impact study for the proposed *CTE High School*. An executive summary of the findings and the school checklist **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.

- Under 2018 existing conditions all study intersections and roadway segments are anticipated to operate at an acceptable level of service.
- Under 2020 phase 1 total traffic conditions all study intersections and roadway segments are anticipated to operate at an acceptable level of service with the exception of the Linder Road/ Deer Flat Road intersection and the Linder Road/Columbia Road intersection, which are both expected to operate at an unacceptable level of service in the AM peak hour.
- The bus loop is separate from the student parking lot, parent drop-off/pick-up loop, and staff parking.
- Due to lack of pedestrian facilities within the 1.5 mile walk zone, the TIS recommends busing be provided to all student until pedestrian facilities are constructed in the area.
- The study recommends the installation of a marked crosswalk and pedestrian hybrid beacon on Linder Road at either site access A (half mile) or B once the development occurs on the west side of Linder Road across from the site.
- The study recommends the construction of dedicated right turn lanes on Linder Road at the site's driveway approaches and the construction of a center left and dedicate right turn lane at the site's driveway onto Columbia Road.

For phase 1 of the development staff recommends the following improvements:

As noted in the traffic impact study the Linder Road/Columbia Road intersection is anticipated to operate at an unacceptable level of service during the AM peak hour. To mitigate the traffic impacts of the high school and as recommended in the traffic impact study, staff recommends that the applicant improve the Linder Road/Columbia Road intersection to an interim 3 X 3 signalized intersection. These improvements should fit within the existing right-of-way and should be made prior to opening the school in 2020.

ACHD is improving the Linder Road/Deer Flat Road intersection in 2020. Because of this staff does not recommend that the applicant make any improvements to the intersection, or provide a road trust deposit, as the design and right-of-way acquisition is already underway.

The applicant should be required to install school zone signage on Linder Road to delineate the school zone. A reduction in the speed limit and flashing beacons are not recommended for the first phase of the development.

The applicant should be required to construct dedicated right turn lanes on Linder Road at both driveway approaches.

The Kuna School District shall be responsible for all costs associated with the design, hardware, and construction of any pedestrian facilities needed to accommodate future pedestrian needs of the school. This includes flashing beacons, crosswalk striping and signage, and PHB signals or RRFBs.

For phase 2 of the development staff recommends the following improvements:

The applicant should be required to construct a dedicated right turn lane and a center left turn lane on Columbia Road at the driveway approach for the site.

The traffic impact study did not recommend the construction of center left turn lanes on Linder Road at the site driveways. As part of the plan submittal for Phase 2 of the school, the application should submit a turn lane analysis for the driveways on Linder Road to determine if center left turn lanes are warranted at that time. If the center left turn lanes are warranted, they should be installed as part of the Phase 2 improvements.

The applicant should be required to install school zone signage on Columbia Road to delineate the school zone. Additionally, flashing beacons should be installed on both Linder Road and Columbia Road.

The Kuna School District shall be responsible for all costs associated with the design, hardware, and construction of any pedestrian facilities needed to accommodate future pedestrian needs of the school. This includes flashing beacons, crosswalk striping and signage, and PHB signals or RRFBs.

Crosswalk on Linder Road:

The traffic impact study recommends the installation of a marked crosswalk and pedestrian hybrid beacon on Linder Road at site access A (half mile), as part of phase 2. The land across Linder Road from the site is currently undeveloped farm land and is anticipated to be developed into a recently approved subdivision, Whisper Meadows.

If the Whisper Meadows Subdivision builds out sooner than anticipated, the marked crosswalk and pedestrian hybrid beacon on Linder Road at site access A (half mile) may be needed before the construction of Phase 2 of the school. The applicant should install the marked crosswalk and pedestrian hybrid beacon on Linder Road at site access A when it is needed to serve the site. This may occur prior to the construction of Phase 2 of the development.

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
Linder Road	1,570-feet	Minor Arterial	80	Better than "E"
Columbia Road	70-feet	Minor Arterial	210	Better than "E"

* 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 Linder Road south of Lake Hazel Road was 2,620 on 1/27/16.
- The average daily traffic count for Columbia Road east of Linder was 5,810 on 10/24/17.

C. Findings for Consideration

1. Linder Road/Columbia Road Intersection

The traffic impact study notes that the Linder Road/Columbia Road intersection is anticipated to operate at an unacceptable level of service during the AM peak hour. To mitigate the traffic impacts of the high school and as recommended in the traffic impact study, staff recommends that prior to the opening of the school in 2020 that the applicant be required to install an interim signal within the existing right-of-way at the Linder Road/Columbia Road intersection.

EXHIBIT B-2

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 design, and installation of the interim signal, and that interim improvements are not eligible for reimbursement by ACHD.

In order to ensure the Linder Road/Columbia Road intersection will be improved when warranted, the following items must be in place prior to plans acceptance for phase 1:

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

2. Linder Road

a. Existing Conditions: Linder Road is improved with 2-travel lanes and no curb, gutter or sidewalk abutting the site. There is 65-feet of right-of-way for Linder Road (25-feet from centerline).

b. Policy:

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

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

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

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

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

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

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

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

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

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

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

- c. **Applicant Proposal:** The applicant has proposed to dedicate additional right-of-way total 48-feet from the centerline of Linder Road abutting the site and to construct an 8-foot wide detached concrete sidewalk located 41-feet from the center line of Linder Road abutting the site.
- d. **Staff Comments/Recommendations:** The applicant's proposal to dedicate additional right-of-way to total 48-feet from centerline is consistent with the MSM and should be approved, as proposed. The applicant will not be compensated for this right-of-way, as the Kuna School District and ACHD operate under an Interagency Waiver of Fee Agreement.

The applicant's proposal to construct an 8-foot wide detached concrete sidewalk exceeds District policy, which requires a 5-foot wide detached concrete sidewalk and should be approved, as proposed. If the detached sidewalks are to be constructed within the right-of-way, then the right-of-way should extend 2-feet behind the back of the sidewalk. If detached sidewalks are constructed outside of the dedicated right-of-way, then provide a permanent right-of-way easement.

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

The applicant should be required to construct dedicated right turn lanes on Linder Road at both driveway approaches.

3. Columbia Road

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

EXHIBIT B-2

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 Columbia Road is designated in the MSM as a Residential Arterial with 3-lanes and on-street bike lanes, a 46-foot street section within 74-feet of right-of-way.

- c. **Applicant Proposal:** The applicant hasn't proposed any improvements to Columbia Road.
- d. **Staff Comments/Recommendations:** The applicant should be required to dedicate additional right-of-way to total 37-feet from the centerline of Columbia Road abutting the site. The applicant will not be compensated for this right-of-way, as the Kuna School District and ACHD operate under an Interagency Waiver of Fee Agreement.

Consistent with the findings and recommendations of the submitted traffic impact study, when phase 2 of school is constructed and a driveway is constructed that intersects Columbia Road the applicant should be required to construct a dedicated right turn lane and center left turn lane on Columbia Road at the driveway approach. These improvements may require the dedication of additional right-of-way.

The site's frontage on Columbia Road is limited to a driveway approach, therefore the construction of sidewalks and pavement widening is not required as part of this application.

4. Driveways

4 Linder Road/Columbia Road

- a. **Existing Conditions:** There are no driveways onto Linder Road or Columbia Road from the site.
- b. **Policy**
 - Access Points Policy:** District Policy 7205.4.1 states that all access points associated with development applications shall be determined in accordance with the policies in this section and Section 7202. Access points shall be reviewed only for a development application that is being considered by the lead land use agency. Approved access points may be relocated and/or restricted in the future if the land use intensifies, changes, or the property redevelops.

Access Policy: District policy 7205.4.6 states that direct access to minor arterials is typically prohibited. If a property has frontage on more than one street, access shall be taken from the street having the lesser functional classification. If it is necessary to take access to the higher classified street due to a lack of frontage, the minimum allowable spacing shall be based on Table 1a under District policy 7205.4.6, unless a waiver for the access point has been approved by the District Commission.

Driveway Location Policy: District policy 7205.4.5 requires driveways located on minor arterial roadways from a signalized intersection with a single left turn lane shall be located a minimum of 330-feet from the nearest intersection for a right-in/right-out only driveway and a minimum of 660-feet from the intersection for a full-movement driveway.

Successive Driveways: District policy 7205.4.6 Table 1a, requires driveways located on minor arterial roadways with a speed limit of 50 MPH to align or offset a minimum of 425-feet from any existing or proposed driveway.

Driveway Width Policy: District policy 7205.4.8 restricts high-volume driveways (100 VTD or more) to a maximum width of 36-feet and low-volume driveways (less than 100 VTD) to a maximum width of 30-feet. Curb return type driveways with 30-foot radii will be required for high-volume driveways with 100 VTD or more. Curb return type driveways with 15-foot radii will be required for low-volume driveways with less than 100 VTD.

Driveway Paving Policy: Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy, 7205.4.8, the applicant should be required to pave the driveway its full width and at least 30-feet into the site beyond the edge of pavement of the roadway and install pavement tapers in accordance with Table 2 under District Policy 7205.4.8.

Cross Access Easements/Shared Access Policy: District Policy 7202.4.1 states that cross access utilizes a single vehicular connection that serves two or more adjoining lots or parcels so that the driver does not need to re-enter the public street system.

- c. **Applicant's Proposal:** The applicant has proposed to construct three 49-foot wide curb return type driveways consisting of 15-foot wide entry lanes, 9-foot wide center landscape island, and a 25-foot wide exit lane to allow for simultaneous left and right turns out of the site.

The applicant has proposed to construct 2 driveways to intersect Linder Road, one located at the half mile between Lake Hazel and Columbia Road, and the second located approximately 810-feet south of the northerly driveway.

The applicant has proposed to construct 1 driveway to intersect Columbia Road located approximately 840-feet north of Linder Road.

- d. **Staff Comments/Recommendations:** The applicant's proposal meets District policy and should be approved, as proposed. The center landscape island should be located completely outside of the right-of-way.

5. 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.

6. 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

EXHIBIT B-2

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.

7. Other Access

Linder Road and Columbia Road are minor arterial roadways. Other than the access specifically approved with this application, direct lot access is prohibited to these roadways.

D. Special Recommendation to the City of Kuna

As noted above, this is the first phase of a multi-phase development plan for the CTE High School. The City of Kuna has indicated that development applications for future phases will not be transmitted for review, only building permits will be required. This report includes conditions of approval for the first two phases of the development. To ensure that phase 2 improvements and any subsequent phase improvements are constructed when necessary to serve the site staff recommends that the City of Kuna add a requirement to require the applicant to submit plans to ACHD for review and approval prior to issuance of a building permit for all phases of the development, as part of the approval of the Special Use Permit.

E. Site Specific Conditions of Approval

1. Enter into a signal agreement with ACHD for the installation of the interim signal at the Linder Road/Columbia 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 design, and installation of the interim signal, ACHD will provide hardware, and that interim improvements are not eligible for reimbursement by ACHD.

In order to ensure the Linder Road/Columbia Road intersection will be improved when warranted, the following items must be in place prior plans acceptance:

- Signal Agreement
 - Full design and approved plans for the intersection
2. Dedicate additional right-of-way to total 48-feet from centerline of Linder Road abutting the site. The applicant will not be compensated for this right-of-way dedication.
 3. Construct an 8-foot wide detached concrete sidewalk located a minimum of 41-feet from the centerline of Linder Road abutting the site. If the detached sidewalk are to be constructed within the right-of-way, then the right-of-way should extend 2-feet behind the back of the sidewalk. If detached sidewalks are constructed outside of the dedicated right-of-way, then provide a permanent right-of-way easement.
 4. Widen the pavement on Linder Road to a minimum of 17-feet from centerline plus a 3-foot wide gravel shoulder adjacent to the entire site.
 5. Install school zone signage on Linder Road. Coordinate the location of the school zone with Development Review staff.
 6. Construct one 49-foot wide curb return type driveway consisting of a 15-foot wide entry lanes, 9-foot wide center landscape island, and a 25-foot wide exist lane on to Linder Road located at the half mile between Lake Hazel and Columbia Road, as proposed. Sign this driveway for "BUS ONLY".
 7. Construct one 49-foot wide curb return type driveway consisting of a 15-foot wide entry lanes, 9-foot wide center landscape island, and a 25-foot wide exist lane on to Linder Road located 810-

feet south of the mid-mile driveway, as proposed. The center landscape island shall be located completely outside of the dedicated right-of-way.

8. Construct dedicated right turn lanes on Linder Road at both driveway approaches.
9. Dedicate additional right-of-way to total 37-feet from the centerline of Columbia Road abutting the site. The applicant will not be compensated for this right-of-way.
10. Construct one 49-foot wide curb return type driveway consisting of 15-foot wide entry lanes, 9-foot wide center landscape island, and a 25-foot wide exist lane to intersect Columbia Road located approximately 840-feet north of Linder Road.
11. When the driveway that intersects Columbia Road is constructed, construct a dedicated right turn lane and center left turn lane on Columbia Road at the driveway approach.
12. Install school zone signage on Columbia Road. Coordinate the location of the school zone with Development Review staff.
13. With Phase 2 of the development install flashing beacons on both Linder Road and Columbia Road within the school zone. Coordinate the location of the flashing beacons and any additional signage with Development Review staff.
14. As part of the Phase 2 plan submittal submit a turn lane analysis for the driveways on Linder Road to determine if center left turn lanes are warranted at that time. If the center left turn lanes are warranted, they shall be constructed as part of the Phase 2 improvements.
15. When need to serve the site install a marked crosswalk and pedestrian hybrid beacon on Linder Road at the site access located at the half mile. If this improvement isn't need prior to Phase 2, then it be constructed at that time.
16. The Kuna School District shall be responsible for all costs associated with the design, hardware, and construction of any pedestrian facilities needed to accommodate future pedestrian needs of the school. This includes flashing beacons, crosswalk striping and signage, and PHB signals or RRFBs.
17. Direct lot access to Linder Road and Columbia Road is prohibited.
18. Submit civil plans to ACHD Development Services for review and approval. The impact fee assessment will not be released until the civil plans are approved by ACHD.
19. ACHD and the Kuna School District operate under a fee waiver agreement.
20. Comply with all Standard Conditions of Approval.

F. 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.

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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.

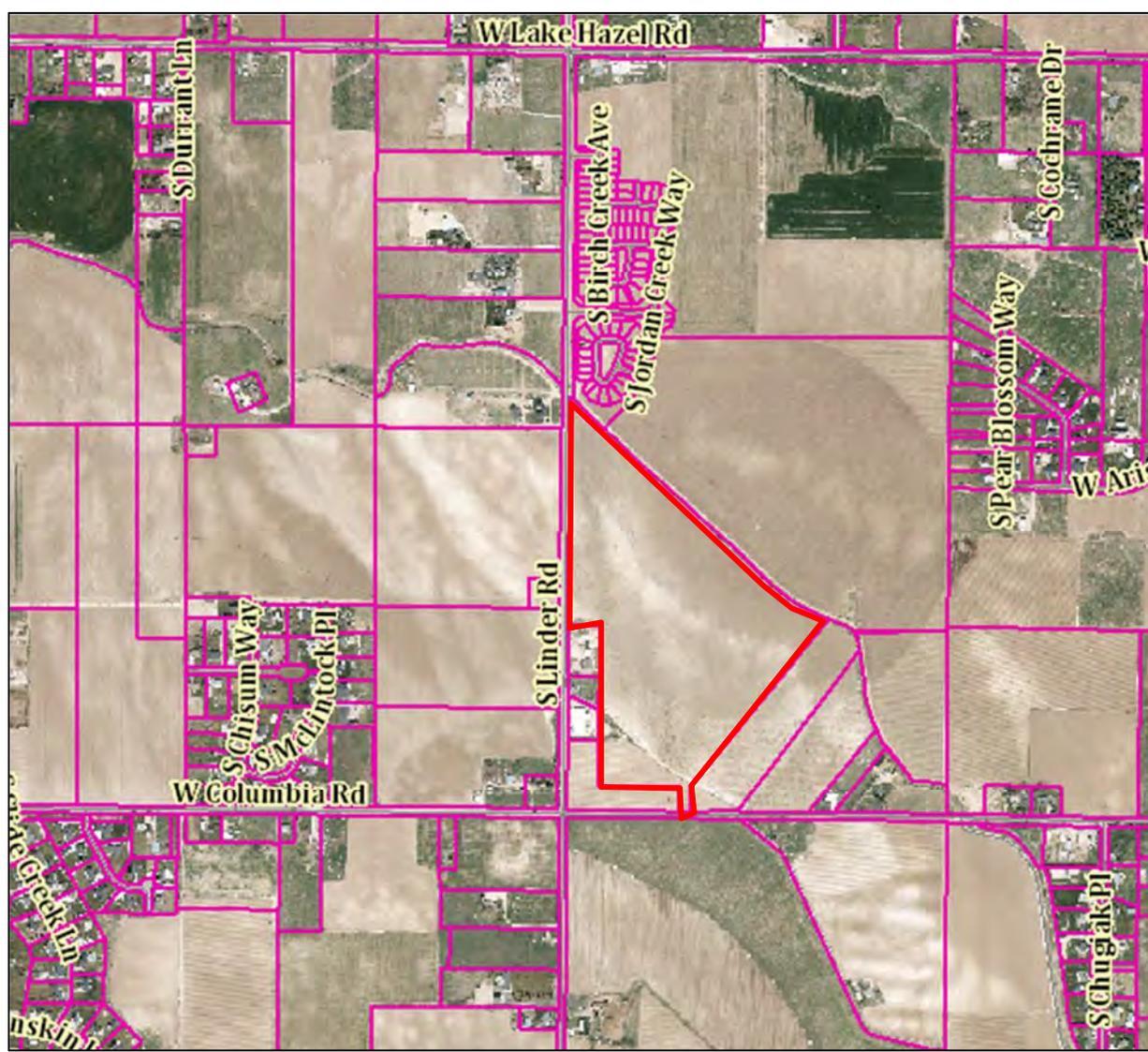
G. Conclusions of Law

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.

H. Attachments

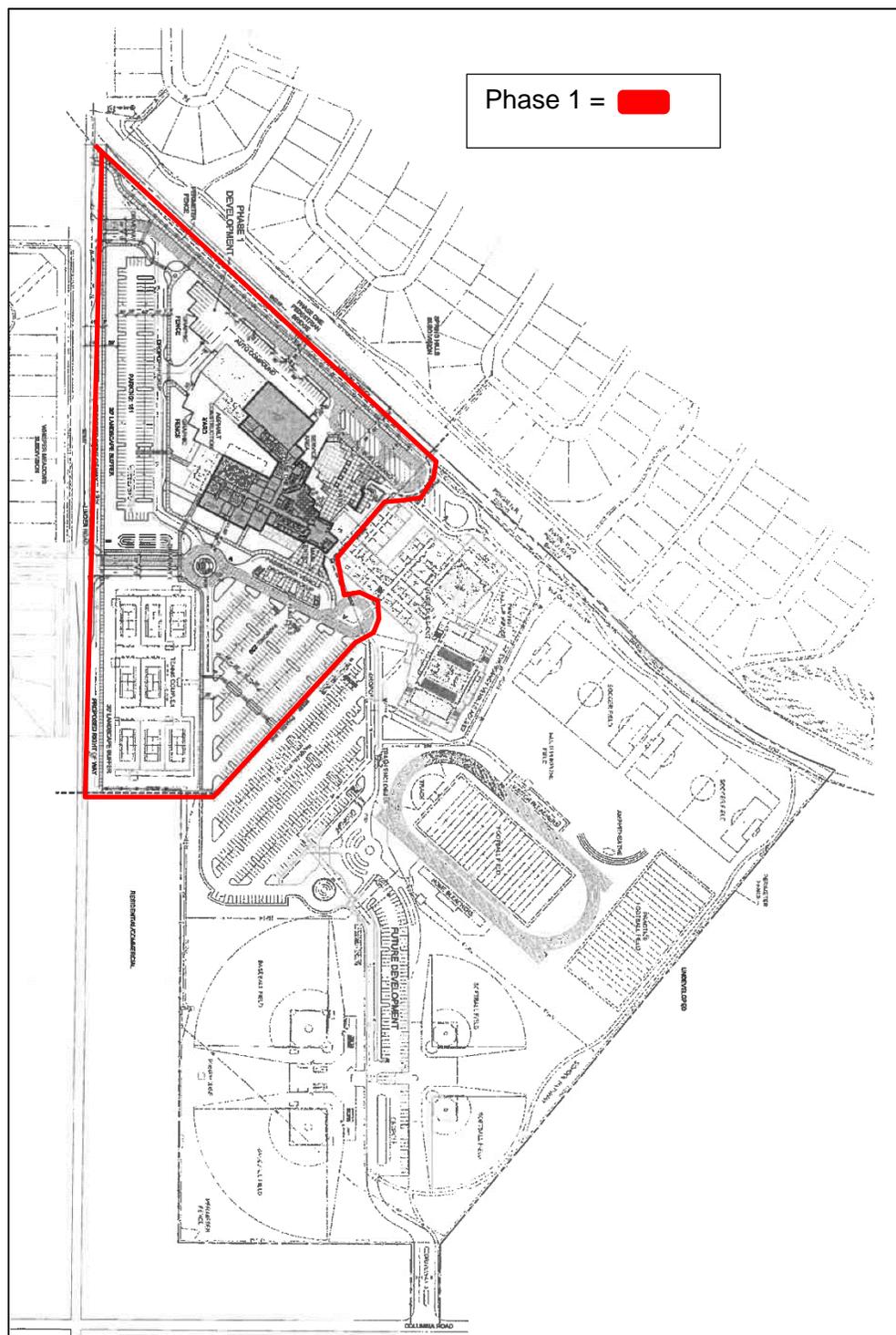
- 1. Vicinity Map
- 2. Site Plan
- 3. Traffic Impact Study
- 4. Utility Coordinating Council
- 5. Development Process Checklist
- 6. Request for Reconsideration Guidelines

VICINITY MAP



SITE PLAN

EXHIBIT B-2



Ada County Utility Coordinating Council

Developer/Local Improvement District Right of Way Improvements Guideline Request

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

- 1) **Notification:** Within five (5) working days upon notification of required right of way improvements by Highway entities, developers shall provide written notification to the affected utility owners and the Ada County Utility Coordinating Council (UCC). Notification shall include but not be limited to, project limits, scope of roadway improvements/project, anticipated construction dates, and any portions critical to the right of way improvements and coordination of utilities.
- 2) **Plan Review:** The developer shall provide the highway entities and all utility owners with preliminary project plans and schedule a plan review conference. Depending on the scale of utility improvements, a plan review conference may not be necessary, as determined by the utility owners. Conference notification shall also be sent to the UCC. During the review meeting the developer shall notify utilities of the status of right of way/easement acquisition necessary for their project. At the plan review conference each company shall have the right to appeal, adjust and/or negotiate with the developer on its own behalf. Each utility shall provide the developer with a letter of review indicating the costs and time required for relocation of its facilities. Said letter of review is to be provided within thirty calendar days after the date of the plan review conference.
- 3) **Revisions:** The developer is responsible to provide utilities with any revisions to preliminary plans. Utilities may request an updated plan review meeting if revisions are made in the preliminary plans which affect the utility relocation requirements. Utilities shall have thirty days after receiving the revisions to review and comment thereon.
- 4) **Final Notification:** The developer will provide highway entities, utility owners and the UCC with final notification of its intent to proceed with right of way improvements and include the anticipated date work will commence. This notification shall indicate that the work to be performed shall be pursuant to final approved plans by the highway entity. The developer shall schedule a preconstruction meeting prior to right of way improvements. Utility relocation activity shall be completed within the times established during the preconstruction meeting, unless otherwise agreed upon.

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

EXHIBIT B-2

Development Process Checklist

Items Completed to Date:

- Submit a development application to a City or to Ada County
- The City or the County will transmit the development application to ACHD
- The ACHD **Planning Review Section** will receive the development application to review
- The **Planning Review Section** will do one of the following:
 - Send a “**No Review**” letter to the applicant stating that there are no site specific conditions of approval at this time.
 - Write a **Staff Level** report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.
 - Write a **Commission Level** report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.

Items to be completed by Applicant:

- For **ALL** development applications, including those receiving a “**No Review**” letter:
 - The applicant should submit one set of engineered plans directly to ACHD for review by the **Development Review Section** for plan review and assessment of impact fees. (Note: if there are no site improvements required by ACHD, then architectural plans may be submitted for purposes of impact fee assessment.)
 - The applicant is required to get a permit from Construction Services (ACHD) for **ANY** work in the right-of-way, including, but not limited to, driveway approaches, street improvements and utility cuts.
- Pay Impact Fees prior to issuance of building permit. Impact fees cannot be paid prior to plan review approval.

DID YOU REMEMBER:*Construction (Non-Subdivisions)* **Driveway or Property Approach(s)**

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

 Working in the ACHD Right-of-Way

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

Construction (Subdivisions) **Sediment & Erosion Submittal**

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

 Idaho Power Company

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

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

Request for Appeal of Staff Decision

1. **Appeal of Staff Decision:** The Commission shall hear and decide appeals by an applicant of the final decision made by the Development Services Manager when it is alleged that the Development Services Manager did not properly apply this section 7101.6, did not consider all of the relevant facts presented, made an error of fact or law, abused discretion or acted arbitrarily and capriciously in the interpretation or enforcement of the ACHD Policy Manual.
 - a. **Filing Fee:** The Commission may, from time to time, set reasonable fees to be charged the applicant for the processing of appeals, to cover administrative costs.
 - b. **Initiation:** An appeal is initiated by the filing of a written notice of appeal with the Secretary and Clerk of the District, which must be filed within ten (10) working days from the date of the decision that is the subject of the appeal. The notice of appeal shall refer to the decision being appealed, identify the appellant by name, address and telephone number and state the grounds for the appeal. The grounds shall include a written summary of the provisions of the policy relevant to the appeal and/or the facts and law relied upon and shall include a written argument in support of the appeal. The Commission shall not consider a notice of appeal that does not comply with the provisions of this subsection.
 - c. **Time to Reply:** The Development Services Manager shall have ten (10) working days from the date of the filing of the notice of appeal to reply to the notice of the appeal, and may during such time meet with the appellant to discuss the matter, and may also consider and/or modify the decision that is being appealed. A copy of the reply and any modifications to the decision being appealed will be provided to the appellant prior to the Commission hearing on the appeal.
 - d. **Notice of Hearing:** Unless otherwise agreed to by the appellant, the hearing of the appeal will be noticed and scheduled on the Commission agenda at a regular meeting to be held within thirty (30) days following the delivery to the appellant of the Development Services Manager's reply to the notice of appeal. A copy of the decision being appealed, the notice of appeal and the reply shall be delivered to the Commission at least one (1) week prior to the hearing.
 - e. **Action by Commission:** Following the hearing, the Commission shall either affirm or reverse, in whole or part, or otherwise modify, amend or supplement the decision being appealed, as such action is adequately supported by the law and evidence presented at the hearing.

EXHIBIT B-2



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

September 25, 2018

John Ringert
Kittelson & Associates
101 S. Capitol Boulevard, STE 301
Boise, ID 83702

Subject: Kuna CTE High School Impact Study

The Ada County Highway District (ACHD) staff has completed a review of the submitted traffic impact study (TIS) for the proposed Kuna CTE High School. Comments/recommendations provided by District Traffic Services and Planning Review staff are listed below:

1. There are numerous references throughout the text to the pedestrian and vehicular circulation routes shown in Figure 6. Figure 6 shows vehicular circulation route but does not show specific pedestrian routes. Please revise Figure 6 to include pedestrian routes, or provide a separate figure showing pedestrian routes for review.
2. The intersection of Linder Rd and Columbia Rd is anticipated to meet the 4-hour warrant under 2020 total conditions and the V/C ratio is anticipated to exceed 1.0 for two movements during the AM Peak Hour. The TIS recommends that a signal or a roundabout be planned to be constructed shortly after the school opens. Staff will recommend that the improvements be completed before the school opens.
3. ACHD will recommend that school zone signs be installed on Linder Rd for Phase 1 of the high school. Flashing beacons should not initially be installed due to the unique nature of the school and the existing distance between the school and residential areas. School zone signage should be considered on Columbia Rd at the school's buildout. Flashing beacons school be considered for both locations at buildout.

Please let me know if you have any questions.

Sincerely,

A handwritten signature in blue ink that reads 'Mindy Wallace'.

Mindy Wallace, AICP
Planner III
Development Services

RICHARD DURRANT
CHAIRMAN OF THE BOARD

CLINTON PLINE
VICE CHAIRMAN OF THE BOARD

ROBERT D. CARTER
PROJECT MANAGER

THOMAS RITTHALER
ASSISTANT PROJECT MANAGER

APRYL GARDNER
SECRETARY-TREASURER

MARY SUE CHASE
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

27 September 2018

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

RE: Kuna School District
W Columbia Rd
New York Irrigation District
Boise Kuna Irrigation District
Painter Lateral 60+80
Sec. 01, T2N, R1W, BM.

File Number - 18-03-ZC & 18-12-SUP

NY-070-001-04
BK-247

RECEIVED
OCT 01 2018
CITY OF KUNA

Troy Behunin:

The United States' Mason Creek Feeder and Painter Lateral lie within the boundary of the above-mentioned location. The easement 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 northeast and 25 feet southwest of the Mason Creek Feeder's centerline and 20 feet northeast and 20 feet southwest of the Painter Lateral's centerline . Whereas this area is for the operation and maintenance of our facility, no activity should hinder our ability to do so.

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

Fencing and pathways must be constructed just off the canal easements, to insure public safety and prevent encroachments.

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

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

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

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

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.

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.

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.

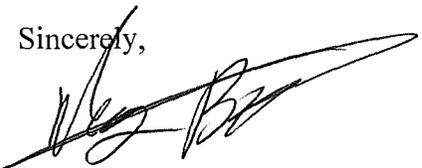
This development is subject to Idaho Code 31-3805, in accordance, this office is requesting a copy of the irrigation and drainage plans.

Whereas this property lies within the New York Irrigation District and the Boise - Kuna Irrigation district it is important that representatives of this development contact the District offices 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 Districts / Project.

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

Whereas this development is in its preliminary stages, Boise Project Board of Control reserves the right to review plans and require changes when our easements and/or facilities are affected by unknown factors.

If you have any further questions or comments regarding this matter, please do not hesitate to contact me at (208) 344-1141.

Sincerely,


Thomas Ritthaler
Assistant Project Manager

tbr/tr

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

EXHIBIT B-4



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, 2018
Agency Requesting Comments: City of Kuna
Date Request Received: September 26, 2018
Applicant/Description: 18-03-ZC, 18-12-SUP New CTE High School in Kuna School District No. 3

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.

Per IDAPA 58.01.01.600-617, the open burning of any construction waste is prohibited. The property owner, developer, and their contractor(s) are responsible for ensuring no prohibited open burning occurs during construction.

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*

EXHIBIT B-4

Page 3 of 4

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*

Page 4 of 4

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 2018AEK147

EXHIBIT B-5

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: Kuna CTE School (18-12-SUP)

Agency: Kuna

CIM Vision Category: Future Neighborhoods

New households: 0

New jobs: 50

Exceeds CIM forecast: No

	<p>CIM Corridor: None Pedestrian level of stress: R—Linder Bicycle level of stress: R—Linder</p>	<p>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.</p>
	<p>Housing within 1 mile: 206 Jobs within 1 mile: 136 Jobs/Housing Ratio: 0.7</p>	<p>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.</p>
	<p>Nearest police station: 3.8 miles Nearest fire station: 2.9 miles</p>	<p>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.</p>
	<p>Farmland consumed: Yes Farmland within 1 mile: 1,260 acres</p>	<p>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.</p>
	<p>Nearest bus stop: >4 miles Nearest public school: 2.1 miles Nearest public park: 1.7 miles Nearest grocery store: 3.6 miles</p>	<p>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.</p>

Recommendations

This location is still in a largely farmland area and is several miles from emergency services. The closest transit services are located more than four miles away and there are no plans for future transit at this location. Linder Road has been identified on the Regional Bicycle Corridor Map.

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

Web: www.compassidaho.org

Email info@compassidaho.org

More information about the development review process:

<http://www.compassidaho.org/dashboard/devreview.htm>



EXHIBIT B-6



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, 2018
Agency Requesting Comments: City of Kuna
Date Request Received: September 26, 2018
Applicant/Description: 18-03-ZC, 18-12-SUP New CTE High School in Kuna School District No. 3

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/>.

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

2. Wastewater and Recycled Water

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EXHIBIT B-6

Page 3 of 4

acre, a stormwater permit from EPA may be required.

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

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Page 4 of 4

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 2018AEK147

EXHIBIT B-7



**Your Safety • Your Mobility
Your Economic Opportunity**

IDAHO TRANSPORTATION DEPARTMENT

P.O. Box 8028 • Boise, ID 83707-2028
(208) 334-8300 • itd.idaho.gov

October 3, 2018

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

VIA EMAIL

Development Application	18-03- ZC 18-12-SUP
Project Name	CTE HIGH SCHOOL
Project Location	NEC Linder Road and Colombia Road, west of SH-69 milepost 5.14
Project Description	Construct phase one of a new 72,000 sf CTE High School for up to 600 students
Applicant	LKV Architects

The Idaho Transportation Department (ITD) reviewed the referenced special use permit application and has the following comments:

1. This project does not abut the State highway system.
2. IDAPA 39.03.60 rules govern advertising along the State highway system. The applicant may contact Justin Pond, Right-of-Way Section Program Manager, at (208) 334-8832 for more information.
3. Idaho Code 40-1910 does not allow advertising within the right-of-way of any State highway.
4. ITD does not object to the construction of the first phase of the CTE High School as presented in the application. ITD reserves the right to comment on future phases. Future phases may require a revised Traffic Impact Study.

If you have any questions, you may contact Tom Haynes at (208) 334-8944 or me at (208) 332-7190.

Sincerely,

Ken Couch
Development Services Coordinator





**Your Safety • Your Mobility
Your Economic Opportunity**

IDAHO TRANSPORTATION DEPARTMENT

P.O. Box 8028 • Boise, ID 83707-2028

(208) 334-8300 • itd.idaho.gov

Ken.Couch@itd.idaho.gov



EXHIBIT B-8

Troy Behunin

From: Ken Couch <Ken.Couch@itd.idaho.gov>
Sent: Tuesday, October 02, 2018 10:15 AM
To: Lauren Nuxoll
Cc: Troy Behunin; Erika Bowen
Subject: RE: [EXTERNAL] Kuna CTE High School TIS

Categories: Agency Comments

Thank you Lauren! I forwarded this to Erika Bowen, our Technical Engineer. She agreed that the numbers indicate that the operation of the SH-69 and Colombia Road intersection shouldn't be adversely affected by the additional traffic from the school.

Thanks!
Ken Couch

Development Services Coordinator
 Idaho Transportation Department
 District 3
 208-332-7190 Office
 Ken.Couch@itd.idaho.gov

***CONFIDENTIALITY NOTICE: This e-mail message may contain legally privileged and confidential information exempt or prohibited from disclosure under applicable law. If you are not the intended recipient of this e-mail, please notify this sender immediately and do not deliver, distribute or copy this e-mail, or disclose its contents or take any action in reliance on the information it contains.

From: Lauren Nuxoll [mailto:lnuxoll@kittelton.com]
Sent: Monday, October 01, 2018 10:33 AM
To: Ken Couch
Cc: John Ringert; Jim Obert; tbehunin@kunaid.gov
Subject: [EXTERNAL] Kuna CTE High School TIS

--- This email is from an external sender. Be cautious and DO NOT open links or attachments if the sender is unknown. ---

Hi Ken,

I have attached the transportation impact study for the Kuna CTE High School. Please note that we are only studying phase 1 of the high school which will only have approximately 500 students who will come from all over the school boundary and overlap with the existing high school. Based on ACHD scoping discussions and the trip distribution we did not study the intersection of SH 69/Columbia Road. We believe that the high school would be about 7-8 percent of the traffic on Columbia Rd and about 2 percent of the traffic on SH 69 which is below the threshold ACHD and COMPASS typically consider to include for studying.

Please let us know if you have any questions or comments.

Thank you!

Lauren

Lauren Nuxoll, EI
 Engineering Associate

EXHIBIT B-8

[Kittelson & Associates, Inc.](#)

Transportation Engineering / Planning

101 South Capitol Blvd, Suite 301

Boise, Idaho 83702

208.338.2683

208.472.9817 (direct)

1617 (internal)

[Streetwise](#) [Twitter](#) [Facebook](#)

**DESCRIPTION FOR
PARCEL B
DURRANT PROPERTY**

A parcel of land located in the W1/2 of Section 1, T.2N., R.1W., B.M., Kuna, Ada County, Idaho, more particularly described as follows:

Commencing at the SW corner of said Section 1 from which the W1/4 corner of said Section 1 bears North 00°27'05" East, 2669.26 feet;

thence along the South boundary line of said Section 1 South 89°32'42" East, 800.00 feet to the **REAL POINT OF BEGINNING**;

thence leaving said South boundary line North 00°27'18" East, 200.00 feet;

thence North 89°32'42" West, 559.84 feet;

thence North 00°27'12" East, 1105.82 feet;

thence North 89°32'42" West, 240.21 feet to a point on the West boundary line of said Section 1;

thence along said West boundary line North 00°27'05" East, 1,363.44 feet to the W1/4 corner of said Section 1;

thence continuing along said West boundary line North 00°27'02" East, 3.47 feet;

thence leaving said West boundary line South 89°32'58" East, 30.00 feet to a point on the East right-of-way line of S. Linder Road;

thence along said East right-of-way line North 00°27'02" East, 222.73 feet to a point on the centerline of the Mason Creek Feeder Canal;

thence along said centerline the following 13 courses and distances:

thence South 39°34'33" East, 79.37 feet;

thence South 46°10'44" East, 235.17 feet;

thence South 47°25'55" East, 231.99 feet;

thence South 44°48'15" East, 151.99 feet;

thence South 49°17'03" East, 221.73 feet;

thence South 47°03'31" East, 292.85 feet;

thence South 47°29'04" East, 288.73 feet;

thence 51.55 feet along the arc of a curve to the right, said curve having a radius of 1,100.00 feet, a central angle of 02°41'06" and a long chord of 51.54 feet which bears South 46°08'31" East;

thence South 44°47'58" East, 234.52 feet;

thence 108.16 feet along the arc of a curve to the left, said curve having a radius of 1,100.00 feet, a central angle of 05°38'01" and a long chord of 108.11 feet which bears South 47°36'58" East;

thence South 50°25'59" East, 87.82 feet;

thence 339.78 feet along the arc of a curve to the left, said curve having a radius of 1,082.00 feet, a central angle of 17°59'34" and a long chord of 338.39 feet which bears South 59°25'46" East;

thence South 68°25'33" East, 43.77 feet;

thence leaving said centerline South 39°38'24" West, 1,499.69 feet;

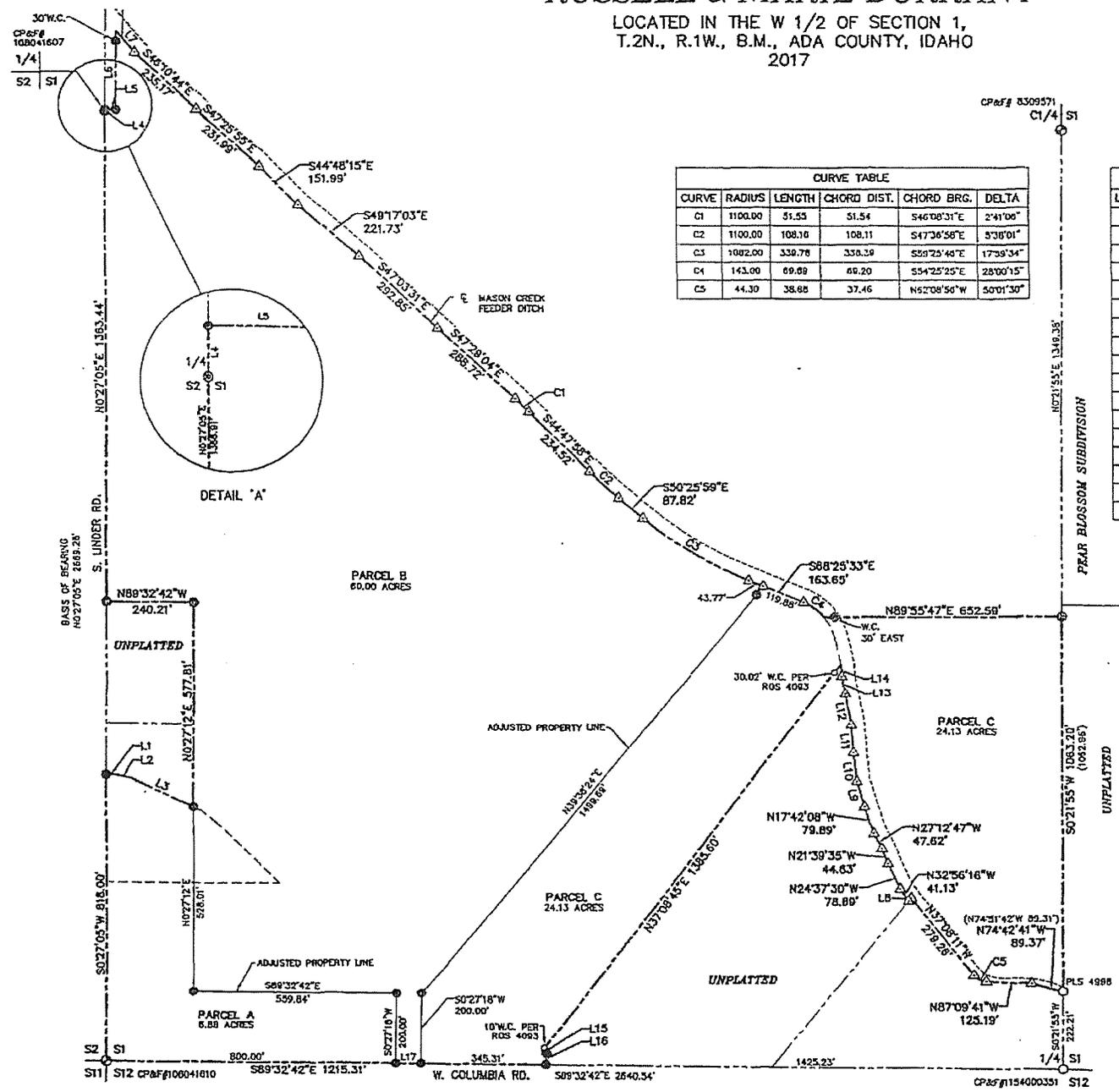
thence South 00°27'18" West, 200.00 feet to a point on the South boundary line of said Section 1;

thence along said South boundary line North 89°32'42" West, 70.00 feet to the **REAL POINT OF BEGINNING**. Containing 60.00 acres, more or less.



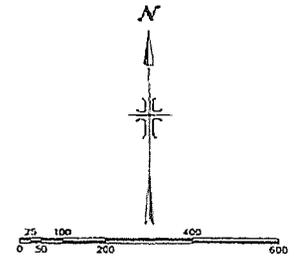
PROPERTY LINE ADJUSTMENT RECORD OF SURVEY FOR
RUSSELL & MARIE DURRANT
LOCATED IN THE W 1/2 OF SECTION 1,
T.2N., R.1W., B.M., ADA COUNTY, IDAHO
2017

ROS NO. _____



CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	1100.00	31.53	31.54	S46°08'31"E	2°41'00"
C2	1100.00	108.16	108.11	S47°36'56"E	3°38'01"
C3	1082.00	338.78	338.29	S50°25'46"E	17°39'34"
C4	143.00	69.89	69.20	S54°25'25"E	28°00'15"
C5	44.30	38.68	37.46	N62°08'56"W	50°01'30"

LINE TABLE		
LINE	LENGTH	BEARING
L1	25.01	S89°32'41"E
L2	42.99	S78°57'09"E
L3	101.42	S64°08'08"E
L4	3.47	N02°27'02"E
L5	30.00	S87°32'58"E
L6	222.73	N02°27'02"E
L7	79.37	S30°34'33"E
L8	12.07	N02°34'48"E
L9	74.70	N16°06'01"W
L10	60.82	N61°8'31"W
L11	80.04	N3°28'22"W
L12	69.97	N10°11'33"W
L13	50.01	N03°35'59"W
L14	33.56	N3°44'28"W
L15	15.20	S50°45'00"E
L16	31.41	S52°44'43"W
L17	70.00	S89°32'42"E



- LEGEND**
- FOUND 1/2" IRON PIN
 - FOUND 5/8" IRON PIN
 - FOUND ALUMINUM CAP MONUMENT
 - SET 1/2" IRON PIN WITH CAP
 - SET 5/8" IRON PIN WITH CAP
 - △ CALCULATED POINT
 - PROPERTY BOUNDARY LINE
 - ADJUSTED PROPERTY LINE
 - SECTION LINE
 - RIGHT-OF-WAY LINE
 - CENTERLINE
 - EASEMENT LINE
 - PROPERTY LINE BEING ADJUSTED
 - PARCEL LINE
 - RECORD DATA



COUNTY RECORDER'S CERTIFICATE

INST. NO. _____

STATE OF IDAHO, COUNTY OF ADA, 09.

FILED FOR RECORD AT THE REQUEST OF RUSSELL DURRANT

MIN. EAST _____ OF CLOCK _____ AT THIS _____ DAY OF _____ 2017

CHRISTOPHER D. RICH, RECORDER

BY _____ DEPUTY

FEE \$ _____

RECORDING INDEX NUMBER: 214-01-0-0-00-000

ISG IDAHO SURVEY GROUP, P.C.

1450 E. WATERTOWER ST.
SUITE 130
MERIDIAN, IDAHO 83642
(208) 846-8570



Neighborhood Meeting Invitation

August 6, 2018

Dear Property Owner,

The City of Kuna requires that applicants of proposed development projects conduct an informational meeting for property owners in close proximity to the project. This is an invitation to attend a neighborhood meeting regarding construction of the new **Kuna CTE (Career Technical Education) High School** on a 60 acre parcel northeast of the Columbia Road / Linder Road intersection.

The neighborhood meeting will be held at the following time and place.

- Time:** Wednesday, August 15, 2018, 6:00 PM
- Place:** Silver Trail Elementary School Cafeteria
2950 W. Mason Creek Street
Kuna, Idaho

The applicant, Kuna School District, is proposing to construct the first phase of a new public high school on the east side of Linder Road north of Columbia Road. Phase 1 of the new Kuna CTE High School will include a 72,000 square foot building and about 17 acres of initial campus development. A City Special Use Permit and Rezoning are required for this project.

This is not a public hearing and public officials will not be present. Questions regarding the City's neighborhood meeting requirement should be directed to the City Planning and Zoning Department at (208) 922-5274. If you have questions regarding this Kuna School District project, please contact one of the project representatives indicated below.

Sincerely,

Wayne Thowless, Project Architect
 LKV Architects
 (208) 336-3443
wayne@lkvarchitects.com

Jim Obert, Bond Project Manager
 Kuna School District
 (208) 955-0237
jim@kunaschools.org



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: NEW KUNA CTE HIGH SCHOOL

Date and time of neighborhood meeting: AUGUST 16, 2018, 6:00 PM

Location of neighborhood meeting: SILVER TRAIL ELEMENTARY SCHOOL

SITE INFORMATION:

Location: Quarter: _____ Section: 1 Township: 2N Range: 1W Total Acres: 60.0

Subdivision Name: _____ Lot: _____ Block: _____

Site Address: NORTHEAST OF COLUMBIA RD. Tax Parcel Number(s): 51301336315

↳ LINDER ROAD INTERSECTION

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

CURRENT PROPERTY OWNER:

Name: KUNA JOINT SCHOOL DISTRICT NO. 3

Address: 711 E. PORTER STREET City: KUNA State: ID Zip: 83634

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

Name: WAYNE THOWLESS Business (if applicable): LKV ARCHITECTS

Address: 2400 E. RIVERWALK DR. City: BOISE State: ID Zip: 83706

PROPOSED USE:

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

Application Type

Brief Description

- Annexation
- Re-zone
- Subdivision (Sketch Plat and/or Prelim. Plat)
- Special Use
- Variance
- Expansion of Extension of a Nonconforming Use
- Zoning Ordinance Map Amendment

NEW KUNA CTE (CAREER TECHNICAL
EDUCATION) HIGH SCHOOL

APPLICANT:

Name: KUNA JOINT SCHOOL DISTRICT NO. 3
 Address: 711 E. PORTER STREET
 City: KUNA State: ID Zip: 83034
 Telephone: 922-1000 Fax: 922-5646

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

Signature: (Applicant)  Date 8/15/18

SIGN IN SHEET

PROJECT NAME: NEW KUNA CTE HIGH SCHOOL

Date: 8/15/18

	<u>Name</u>	<u>Address</u>	<u>Zip</u>	<u>Phone</u>
1	<u>Wendy Hamlin</u>	<u>7640 S Linder Rd</u>	<u>83642</u>	<u>208-363-8140</u>
2	<u>Celinda Winters</u>	<u>7730 S Linder Rd</u>	<u>83642</u>	<u>208-888-3224</u>
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City of Kuna

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

P&Z Findings of Fact & Conclusions of Law

To: Kuna Planning and Zoning Commission.

File Numbers: 18-12-SUP (Special Use Permit) & 18-03-ZC (Rezone) & 18-31-DR (Design Review; Kuna High School.

Location: Near NEC of Linder & Columbia Roads, Kuna, Idaho 83634

Planner: Troy Behunin, Planner III

Hearing date: November 13, 2018
Findings of Fact: December 11, 2018

Owner/Applicant: Kuna School District No. 3
Jim Obert
711 E. Porter St.
Kuna, ID 83634
208.922.5646
Jim@kunaschools.org

Representative: LKV Architects
Wayne Thowless
2400 E. Riverwalk Dr.
Boise, Idaho 83706
208.336.3443
Wayne@Lkvarchitects.com

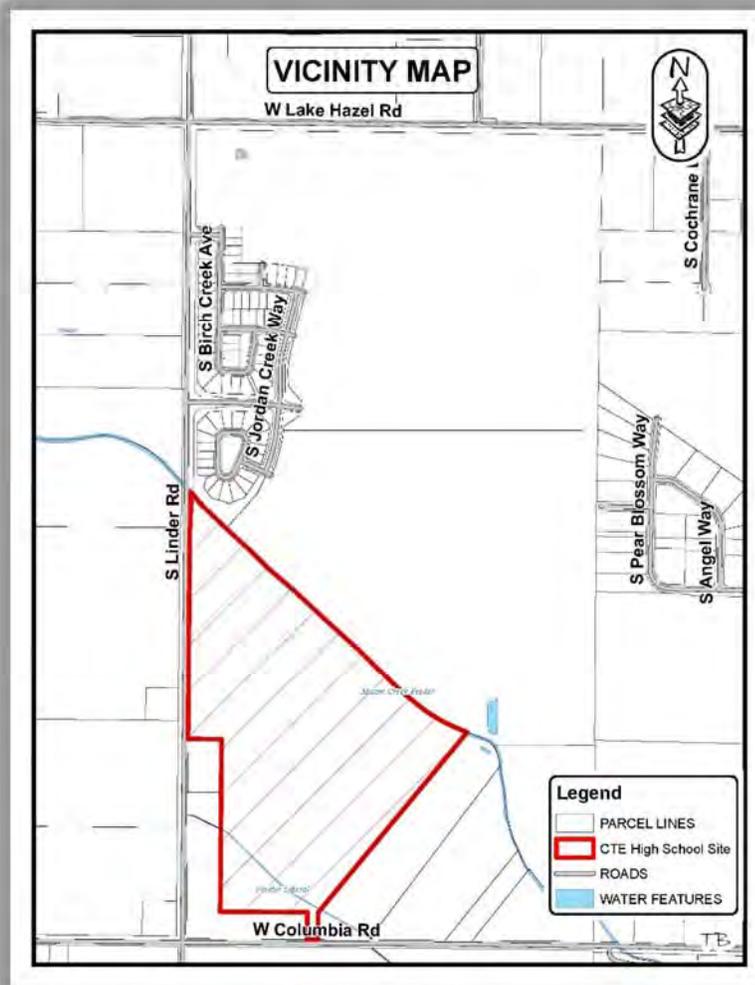


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| C. Aerial map | I. Findings of Fact |
| D. History | J. Kuna City Code Analysis |
| E. General Project Facts | K. Conclusions of Law |
| F. Staff Analysis | L. Conditions of Approval |

A. Course of Proceedings:

1. Kuna City Code (KCC); Title 5, Chapter 6, states that Rezones are designated as public hearings, with the Commission as the recommending body and the 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.

- 2. KCC 1-14-3, states that all Special Use Permits (SUP) are designated as public hearings, with the Commission as the decision body; and KCC Title 5, Chapter 4, Section 2, states all new commercial (schools are considered commercial) shall also go through design review for the building composition, materials, landscaping, parking lot and street lights, with the Commission as the decision making body for the design review application(s).

a. Notifications

- i. Neighborhood Meeting August 15, 2018 (two persons attended)
- ii. Agencies September 26, 2018
- iii. 300' Notice to Property Owners October 31, 2018
- iv. Kuna, Melba Newspaper October 24, 2018
- v. Site Posted October 26, 2018

B. Applicants Request:

On behalf of Kuna School District No. 3, Wayne Thowless with LKV Architects (applicant), requests rezone approval for an approximately 60 acre parcel, from AG (Agriculture) to P (Public) and a Special Use Permit (SUP) for the same property, in order to place a new (approx.) 260,000 square foot (SF) Career Technical Education (CTE) High School for Kuna School District No. 3 (KSD). Applicant proposes to phase the project and begin with 500-600 students and a 72,000 SF building on the north portion of the property, and ultimately, expand the building, other site improvements and student count (up to 1,600) as the need arises. Applicant also seeks Design Review approval for the new CTE high School, landscaping, parking lot, and street lights. This site is located at the northeast corner (NEC) of Linder and Columbia Roads. (See Map below).

C. Aerial Map:



@Copyrighted

D. **History:** The property is within City limits and is currently zoned Agriculture. This parcel has been used as an Agricultural field for many years.

E. **Existing Structures, Vegetation and Natural Features:**
The site has been used as an agricultural field for raising crops for many years. There are no structures on site.

F. **General Projects Facts:**

1. **Surrounding Land Uses:**

North	R-6	Medium Density Residential – Kuna City
South	A	Agricultural – Kuna City
East	R-6, A	Medium Density Residential & Agricultural – Kuna City
West	R-6, A, RR	Medium Density Residential and Agricultural– Kuna City Rural Residential and Agricultural – Ada County

2. **Parcel Size(s), Current Zoning, Parcel Numbers:**

- Zoning: Ag. (Agriculture)
- Parcel No. and Size:
 - S1301336315
 - Approximately 60 Acres

3. **Services:**

Sanitary Sewer– City of Kuna	Potable Water – City of Kuna
Sanitation Services – J & M Sanitation	Pressurized Irrigation – City of Kuna (KMID) <i>if desired.</i>
Fire Protection – Kuna Rural Fire District	Police Protection – Kuna Police (Ada County Sheriff)

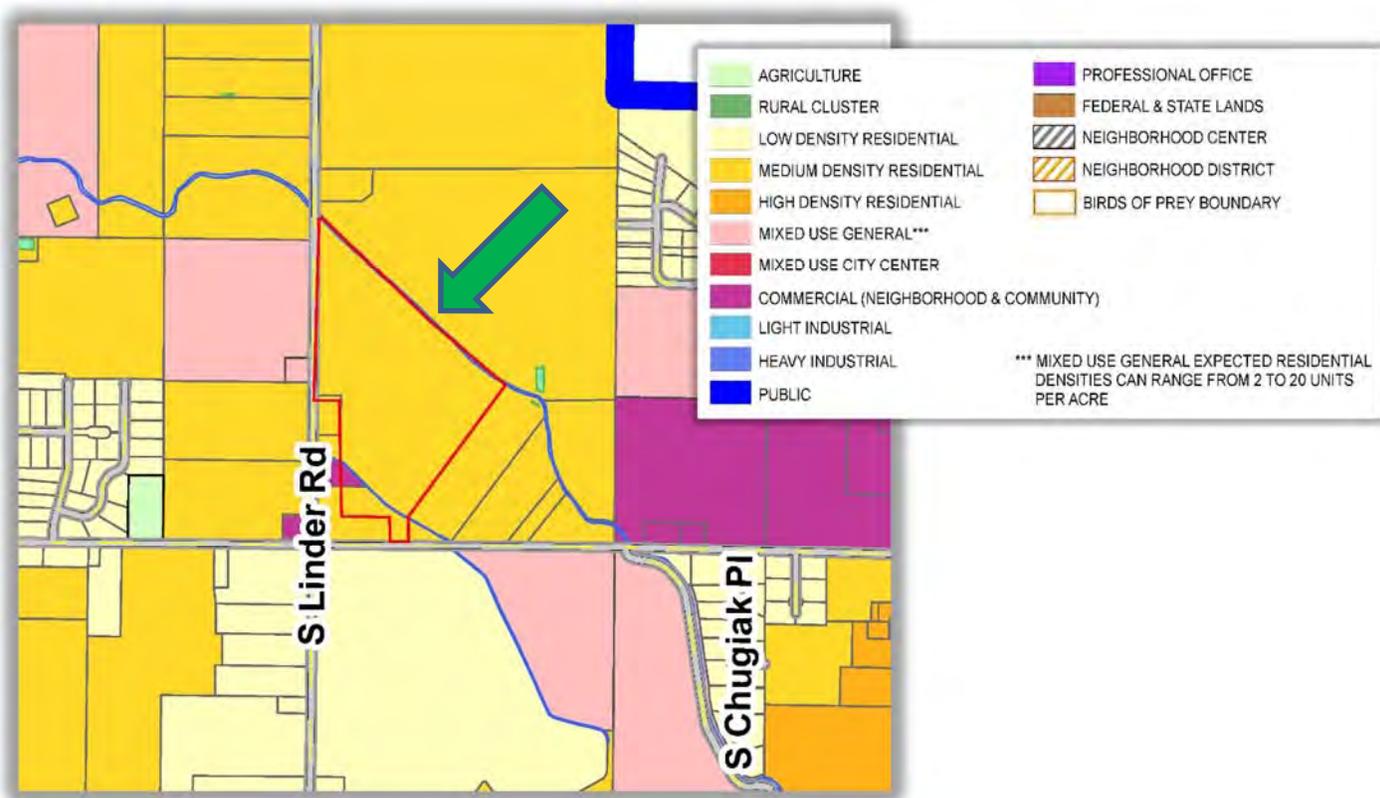
4. **Transportation / Connectivity:**

The site has significant frontage along Linder Road, and limited frontage on Columbia Road. Site ingress/egress is proposed at two locations on Linder Road, and eventually one on Columbia Road with the future expansion. The two ingress/egresses on Linder Road will align with recently approved streets to the west in Whisper Meadows Subdivision.

5. **Environmental Issues:**

Apart from being in the nitrate priority area, staff is not aware of any environmental issues, health or safety conflicts at this time. This site’s topography is generally flat.

6. **Comprehensive Future Land Use Map:** The Future Land Use Map (FLU) identifies this site as Medium Density Residential. Since schools require obtaining an SUP in any zone, and Public is an acceptable zone for a school (a public facility), staff views these applications to be consistent with the designations shown on the Comprehensive Plan Future Land Use Map. (See Map Below on next page).



7. Agency Responses:

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

- City Engineer.....Exhibit B1
- Ada County Highway DistrictExhibit B2
- Boise Project Board of ControlExhibit B3
- Central Dist. Health DepartmentExhibit B4
- COMPASSExhibit B5
- Department of Environmental QualityExhibit B6
- Idaho Transportation DepartmentExhibit B7
- Idaho Transportation Department- Part 2Exhibit B8

G. Staff Analysis:

New schools are allowed in all residential and some Commercial zones; however, they are required to obtain a Special Use Permit (SUP). Schools are not permitted in an Agricultural zone even with an SUP. Accordingly, the applicant is requesting a rezone from AG. to Public (P). Additionally, all new commercial buildings must submit for design review of the buildings' composition, color(s), material choices, parking lot, street lights, site landscaping and signage (Excluding directional or regulatory signage).

The subject property is currently identified on the Comprehensive Land Use Map (CPM), as Medium Density Residential (MDR). Although it is designated as MDR, staff believes that this rezone request is in substantial compliance with the CPM by the fact that new schools must obtain an SUP in every residential zone (Not allowed at all in Ag.). And since the applicant proposes to turn this land into a publicly owned facility, the Public zone is a better fit than any residential zone, since it will never be used for residential purposes.

The applicant, if the SUP request is granted will construct an approximately 72,000 SF new CTE High School for all related school, athletic and competition purposes. It is anticipated that this will be a phased project to reach

ultimate build-out conditions. The KSD intends to open the school with an enrollment size of (up to), 600 students. As the population increases and the need arises, it is anticipated that the school will expand the building up to 260,000 SF, with an ultimate goal of 1,600 students. The school anticipates all athletic sports, competitions and activities that are typically associated with a High School, will be enjoyed by, or before ultimate site development in the future; including but not limited to parking needs, outdoor night games with large pole lights and the noises that are typically associated with those events.

This application also includes a Design Review component for the buildings composition, color and materials choices. Included with this packet are fact sheets and materials exhibits for the Commissions' review, comments and suggestions. Staff has reviewed the plans for landscaping, the parking lot and street lights, and finds that all plans are generally in concert with the Design Review requirements, with few exceptions. Staff notes the applicant has proposed gravel between the sidewalk and the edge of road, and is not proposing road widening, or vertical curb and gutter. Staff notes that this approach does not follow City Code, and as Linder Road is an arterial, and kids will be present at least twice a day, staff recommends that the applicant be conditioned to widen Linder Road, and add curb and gutter as well as the proposed eight foot sidewalk, for safety reasons; unless this section of Linder Road is listed as an improvement in the ACHD CIP 5-year work plan. Kuna City requires all projects to place street lights along their frontage on roadways. And while the on-site requirements appear to meet the standards of City code, staff was unable to locate street lights along Linder Road and/or Columbia Roads entrance. The standard for Kuna is a maximum spacing of 250' between street lights for all frontages. All lights are required to be LED, and along road ways, they should illuminate the sidewalk surfaces.

Staff notes that a chain link perimeter fence is proposed. Chain link fences are allowed for schools, however they must be powder-coated. Staff notes that 7' CMU walled trash enclosures are listed on the plans, however, staff was unable to locate the details for a trash enclosure. Staff recommends the applicant be conditioned to work with J & M Sanitation to ensure the proper enclosures are built.

Staff supports the use of artistic on-site fences as proposed and the use of school signage on Linder Road and at the entry round-a-bout. This application did not propose the type of signage and will require Design Review approval when the design is decided.

Staff highlights that this landscape plan (if approved), will be considered a binding plan, and shall be followed as presented to the DRC and *not* changed or substitutions made without *prior* approval; and if the changes are determined to be significant, applicant shall come back to the DRC and make their request.

Staff has determined that this application appears to comply with Title 5, Chapters 4 and 6 of Kuna City Code; and the Kuna Comprehensive Plan; and forwards a recommendation of approval for the CTE High School Case No's 18-03-ZC, 18-12-SUP and 18-31-DR to the Planning and Zoning Commission, subject to the staff recommended conditions of approval listed in this report.

H. Applicable Standards:

1. Kuna City Code, Title 5, Zoning Regulations
2. City of Kuna Comprehensive Plan & Map.
3. Idaho Code, Title 67, Chapter 65, Local Land Use Planning Act

I. Comprehensive Plan Analysis:

The Kuna Planning and Zoning Commission may accept or reject the Comprehensive Plan components as described below:

1. The proposed Rezone and Special Use Permit applications for the site *are* consistent with the following comprehensive plan components:

2.0 – Property Rights

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

Policy: As part of a land use action review, the staff shall evaluate with guidance from the City’s attorney; The Idaho Attorney General’s six criteria established to determine the potential for property taking.

4.0 – School Facilities

Goal 1: Provide high-quality education.

Objective 1.1.a:

Provide adequate school capacity for present and future enrollment.

Goal 3: Ensure that the location of school facilities is incorporated into the long range comprehensive planning process so that schools may serve as the neighborhood focal point.

Objective 3.1: Support the efforts of the School District and Charter School(s) to ensure that adequate school sites are provided.

6.0 – Land Use

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

Objective 2.2:

Plan for areas designed to accommodate a diverse range of businesses and commercial activity – within both the community-scale and neighborhood-scale centers – to strengthen the local economy and to provide more opportunities for social interaction.

J. Findings of Fact:

1. Based on the record contained in Case No’s 18-03-ZC, 18-12-SUP and 18-31-DR, including the exhibits, staff’s report and any public testimony at the public hearing, the Planning and Zoning Commission of Kuna, Idaho, hereby *approves* the Findings of Fact and Conclusions of Law, and the conditions of approval for Case No’s 18-03-ZC, 18-12-SUP and 18-31-DR.
2. The Kuna Planning and Zoning Commission *approves* the facts as outlined in the staff report, the public testimony and the supporting evidence list presented.

Comment: *The Kuna Commission held a public hearing on the subject applications on November 13, 2018, to hear from the City staff, the applicant, and to accept public testimony. The decision by the Commission is based on the application, staff report and public testimony, both oral and written*

3. Based on the evidence contained in Case No’s 18-03-ZC, 18-12-SUP and 18-31-DR, this proposal appears to generally comply with the Comprehensive Plan and Future Land Use Map.

Comment: *The Comp Plan Future Land Use Map designates the approximately 60 acres (project site) as Medium Density Residential. The proposed rezone, along with a Special Use Permit for a new school appear to compliment the MDR designation as stated above.*

4. The Kuna Planning and Zoning Commission has the authority to recommend approval to Council for the Rezone, and to approve or deny the SUP & DR applications.

Comment: *At a regularly scheduled meeting on November 13, 2018, Kuna's Commission voted to recommend approval for Case No. 18-03-ZC, and voted to approve Case No's 18-12-SUP and 18-31-DR.*

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

Comment: *As noted in the process and noticing section, notice requirements were met to hold a public hearing on November 13, 2018.*

K. Kuna City Code Analysis:

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

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

2. The site *is* physically suitable for the proposed new CTE High School and the typically related activities for High Schools as listed above.

Comment: *The approximately 60 acre project site is suitable for a school facility.*

3. The Rezone and Special Use Permit *are not* likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat

Comment: *The land to be developed for a new school is not used as wildlife habitat. Roads, structures and open space already exist and will therefore not cause environmental damage or loss of habitat.*

4. The Rezone, Special Use Permit and Design Review application *are not* likely to cause adverse public health problems.

Comment: *The proposed new school and activities will be required to connect to Kuna public sewer and water eliminating the occurrence of adverse public health problems.*

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

Comment: *The Rezone, Special Use Permit and Design Review requests consider the location of the property and adjacent uses. The adjacent uses are residential, commercial and agricultural – as referenced in the Kuna Comprehensive Plan Future Land Use Map.*

6. The existing and the proposed utility services in proximity to the site *are* suitable and adequate for this use.

Comment: *Through discussions with the City Engineer and public works director it was determined that utility services are available and adequate; the school shall be connected to City central sewer and potable water systems.*

L. Conclusions of Law:

1. Based on the evidence contained in Case No's 18-03-ZC, 18-12-SUP and 18-31-DR, Commission finds Case No's 18-03-ZC, 18-12-SUP and 18-31-DR, generally *do* comply with Kuna City Code.

2. Based on the evidence contained in Case No's 18-03-ZC, 18-12-SUP and 18-31-DR, Commission finds Case No's 18-03-ZC, 18-12-SUP and 18-31-DR generally are 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.

M. Conditions of Approval:

18-03-ZC, Based on the facts and exhibits outlined in staff's report, the Comp Plan, City Code, the record before the Commission, the applicant's presentation and discussion at the November 13, 2018, public hearing, the Kuna Planning and Zoning Commission, hereby votes to recommend *approval to Council for Case No. 18-03-ZC*, a Rezone request by Wayne Thowless, all on behalf of Kuna School District No. 3 *with* the following conditions of approval:

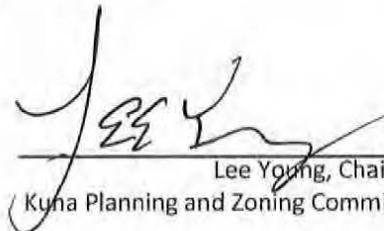
- *Applicant shall follow the conditions as outlined in the staff report.*

18-12-SUP, and 18-31-DR, Based on the facts and exhibits outlined in staff's report, the Comp Plan, City Code, the record before the Commission, the applicant's presentation and discussion at the November 13, 2018, public hearing, the Kuna Planning and Zoning Commission, hereby votes to recommend *approval to Council for Case No. 18-03-ZC*, a Rezone request, and the Commission votes to *approve Case No's 18-12-SUP and 18-31-DR*, a Special Use Permit and Design Review request by Wayne Thowless, all on behalf of Kuna School District No. 3 *with* the following conditions of approval:

- Follow all conditions listed in the staff report and appropriate agency comments.
 - *Applicant shall work with staff to amend Condition No. 1 in order to come to an agreement on the wording for the document with regards to the future use.*
1. In the event the uses or the building on this parcel are enlarged, expanded upon or altered in anyway (even for temporary purposes), the landowner/applicant/developer, and any future assigns having interest in the subject property, shall seek an amendment to the approvals of this SUP through the public hearing process.
 2. All easements and public right-of-way shall be dedicated and constructed to standards of the City and Ada County Highway District. Any work within the Ada County Highway District right-of-way requires a permit.
 3. *Applicant shall pay all ACHD impact fees prior to issuance of a building permit from the City of Kuna.*
 4. Applicant shall make/improve connections to city services and utilities, and pay any differences that may arise with the expansion of the building, for sewer, potable water and/or pressure Irrigation connection fees.
 5. Installation of service facilities shall comply with the requirements of the public utility and irrigation district providing the services. All utilities shall be installed underground.
 6. 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.
 7. Applicant shall provide FULL roadway improvements along Linder and Columbia Roads; to include road widening, vertical curb, gutter and eight foot sidewalks parallel to both arterials. Each portion shall be constructed at time of the appropriate phase.
 8. All required street lighting for the site shall be LED lighting and must comply with Kuna City Code.
 9. Parking within the site shall comply with Kuna City Code. (Unless specifically approved otherwise).
 10. Fencing within and around the site shall comply with Kuna City Code (Unless specifically approved otherwise and permitted).
 11. All signage within/for the project shall comply with Kuna City Code.
 12. This SUP is valid if the conditions of approval are adhered to continuously. In the event the conditions are not continuously followed; the special use permit approval may be revoked by the Planning and Zoning Commission.
 13. All required landscaping shall be permanently maintained in a healthy growing condition *at all times*. 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.

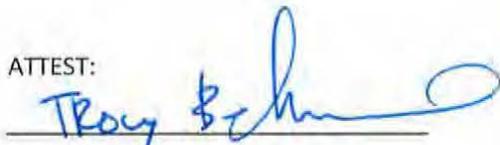
- 14. This development is subject to Design Review inspections for the landscaping, lighting, signage, parking and buildings (as applicable), prior to the issuance of any Certificate of Occupancy.
- 15. The applicant's proposed landscape plan (dated 08.24.2018) shall be considered binding site plans, or as modified and approved through the public process.
- 16. This SUP is not transferable to another property.
- 17. 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.
- 18. Applicant shall meet all trash enclosure design requirements of J & M Sanitation.
- 19. The applicant shall follow all staff and agency recommendations.
- 20. The applicant shall comply with all local, state and federal laws.

DATED: this 11th day of December, 2018.



 Lee Young, Chairman
 Kuna Planning and Zoning Commission

ATTEST:



 Troy Behunin, Planner III
 Kuna Planning and Zoning Department

**CITY OF KUNA
PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, November 13, 2018**

PZ COMMISSION MEMBER	PRESENT	CITY STAFF PRESENT:	PRESENT
Chairman Lee Young	X	Wendy Howell, Planning Director	X
Commissioner Dana Hennis	X	Troy Behunin, Senior Planner	X
Commissioner Cathy Gealy	Absent	Jace Hellman, Planner II	Absent
Commissioner Stephen Damron	X	Sam Weiger, Planner I	X
Commissioner John Laraway	X		

6:00 pm – COMMISSION MEETING & PUBLIC HEARING

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

Call to Order and Roll Call

1. CONSENT AGENDA

- a. Meeting Minutes for October 23, 2018.

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

2. PUBLIC HEARING

18-12-SUP (Special Use Permit Modification), 18-03-ZC (Rezone) & 18-31-DR (Design Review) – Kuna CTE High School; Wayne Thowless with LKV Architects, (on behalf of Kuna School District No. 3), requests a rezone approval for a approx. 60 acres, from AG (Agriculture) to P (Public) and a Special Use Permit (SUP) for the same property, in order to place a new (approx.) 260,000 square foot CTE High School for Kuna School District No. 3 (KSD). Applicant proposes to phase the project and begin with 500-600 students and a 72,000 SF building on the north portion of the property, and ultimately, expand the building, other site improvements and student count (up to 1,600) as the need arises. Applicant also seeks Design Review approval for the New School, parking lot, landscaping and street lights. This site is located at the northeast corner (NEC) of Linder and Columbia Roads.

Wayne Thowless: I am with LKV Architects, I am the project architect for the proposed CTE High School. I am representing Kuna School District No. 3. Jim Obert is also here from the school district to answer any questions. The school district passed a forty-million-dollar bond, and approximately 24 million dollars of that bond will be used to construct phase one. CTE High School will not be the permanent name for the school. The unique thing about the school is that it will have a career, technical education focus. Students in the district will likely be attending both schools. There will be programs such as athletics, music, art, etc. Depending on a student's academic priorities, they may or may not take the majority of their classes at the CTE High School. The long-range plan is to expand the facility into a full-fledged high school. The school will retain more of a career and technical education focus. The site is approximately 60 acres and is located at the northeast corner of Columbia and Linder. This high school will have basically all amenities that Kuna High School has. There will be two accesses from Linder and one from Columbia. Ultimately the campus will have 900 off-street parking spaces or space for that many as the district chooses to develop them. The Special Use Permit before you tonight is for approval of the high school to be built over time with an enrollment of up to 1,600 students and a maximum size of 260,000 square feet. How long it will take to realize that facility will largely depend on the will of the people. Phase one will be constructed starting early next year and will involve 17 in the northwest corner of the site. Phase one will be bounded by Linder, Mason Creek, and the remainder of the site may continue to be farmed. If the site is not farmed, the

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school district will maintain it by tilling it. The two driveway accesses have been worked out in conjunction with the city and ACHD to align with the proposed subdivision streets on the west side of Linder as you can see there. For phase one, we're proposing about 450 off-street parking spaces. There is additional parking along Linder, and the driveway by Mason Creek will be open for students and faculty. When the school is up and running, bus traffic will be segregated from parent and student traffic. The fencing for the outdoor area is going to be a solid metal fence for privacy. The sawtooth fencing is going to be a decorative fencing. The decorative portion will involve some perforated metal. The gates associated with the construction yard and auto compound area will be coated chain-link. The rectangular area in the corner is part of phase one, and tennis courts will go there. Most of the main building will be split-face concrete masonry. There will be three different colors of masonry being proposed. The primary color is a walnut, the accent banding will be a cream color, and the vertical panels on the building are called granite gold in mixture of split-face and smooth colors. The gravel area in the foreground within that compound will remain gravel for the foreseeable future. That area could expand the automotive research area. The sloped roof portions of the CTE wings will be a pre-engineered metal building system with a standing seam metal roof and textured metal insulated wall panel system. There is masonry above the metal siding panels. Everything developed in the image will be enclosed by a six-foot chain-link fence. The only openings in the fence are a proposed bridge to Springhill Subdivision, and there will be an access gate or two on the phase one portion of the campus. There are two generous pedestrian pathways from Linder. I will stand for any questions.

C/Laraway: This phase one covers the 24 million-dollar bond and that's it, correct? **Wayne Thowless:** Correct. The phase one portion of the building is 72,000 square feet. The 72,000 square feet is designed to accommodate 500-600 students. **C/Young:** Have you read the staff report and all of the conditions within it? **Wayne Thowless:** Yes, and I might add that for condition number one, we did ask for some rewording within that to make it clear as to Special Use Permit (SUP) modification. We want to make sure that the school district isn't in a position to have to come back with that SUP for a modification. **Troy Behunin:** Good evening Commissioners, Troy Behunin, Planner III. What's before you tonight is about one-third of the overall project. Staff would like to mention that there was a staff report, and staff would like to recognize that it is not a modification. Staff would like to note that this does comply with the comprehensive plan even though they're asking for a public designation. Staff believes that the rezone from agriculture to public appears to conform with the comprehensive plan map. There will be competitions, tournaments, games, noises, traffic, etc. Staff supports that the applicant is applying for everything up front. As Wayne acknowledged, the land owner or other having interest in the subject property, shall seek an amendment to the approvals of this SUP through the public hearing process. After careful consideration and the applicant's request in the letter of intent, I think they covered all of the proposed uses that they intend to do. Staff also had a discussion with the applicant about the roads. The school district will be responsible for widening Linder Road and Columbia Road. The applicant is proposing an eight-foot sidewalk on Linder and Columbia, but we're expanding that requirement that all frontage from center line to the sidewalk. Columbia road-way improvements and street-lights should not be required in phase one, because they're not even touching Columbia. I will stand for any questions you may have. **C/Young:** With Troy's commentary, does that satisfy the needs for the school district? **Wayne Thowless:** I think that all of us here tonight understand the long-range intent of the school district with regard to development of the property. Our concern is 10-15 years down the road, if none of us are here any longer, we read this condition number one and take it at face value when it describes making an amendment to the Special Use Permit. We talked to Troy about adding additional language about enlarging the land beyond the scope of the SUP as was originally approved. **Troy Behunin:** Staff would support adding language that says something about 1,600 students and 260,000 square feet to make it more definitive. **C/Laraway:** Troy, you talked about the futuristic approval of what we're trying to do to make things more streamlined. Is there a timestamp that you're looking at as for how long this waiver is good for? If hypothetically they don't get this bond passed for the next 10 years, where is the Special Use Permit for this back section going to go? **C/Hennis:** Correct me if I'm wrong, Troy, but isn't that the purpose of this? The SUP would be in effect if they were to change or alter the use of that site to use it as the high school has described it here. They basically have an indefinite period of time. **C/Laraway:** If hypothetically 10 years down the road, if we don't get the bond

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passed in this section, do we have to do this same thing if it reverts back to agriculture? **Troy Behunin:** If they build the initial first phase and they have classes going on and they use the SUP as intended, there wouldn't be a need for the zone to go back to agriculture. **C/Laraway:** If phase two does not kick in for 10 to 15 years, what happens to the land? **Troy Behunin:** I believe that Wayne stated they hope to use it agriculturally until it's needed for a school site. They would till it. They can use the current land use now, so for the other 43 acres, that's a pretty good chunk of land. After this agreement, they're going to start holding school and acting upon what's being used. **C/Laraway:** For the second part of my question for clarification, we're talking about the sidewalks on both Linder and Columbia. Is that the extreme portion of it, or are we talking minus the Durrant property? **Troy Behunin:** It would be only for their frontage. **Troy Behunin:** The city, nor ACHD, is accustomed to those kind of improvements for non-involved properties. **C/Young:** I'll open the public testimony at 6:45 and close the public testimony at 6:46. Now is our discussion. **C/Hennis:** It's needed. I like the phasing on it. **C/Laraway:** The concern I have is the traffic generated. That road is going to be busy. **C/Hennis:** ACHD is requiring signalization. **Troy Behunin:** This project entered as an interim. There's another development nearby participating in Linder and Lake Hazel. **C/Damron:** I'm a little concerned with the end phase, we've got Springhill Subdivision right next to all the ball fields. That'll be built out before phase two goes in. **Troy Behunin:** Touching back on traffic, the traffic impact study that the school paid a lot of money for was reviewed by ACHD. The study mitigates a lot of the traffic concerns. In terms of where the ball fields are, two of the practice soccer fields do touch Springhill Subdivision. The developer has been in constant contact with the school district, the whole point being to notify people that they're next to a school and regional pathway system. To the southeast of what will become a football field, that is in for application right now for a rezoning. There are no defined uses, but that will be brought up in the future public hearing. This applicant is showing Springhill adjacent to them. They will have to show that there is a school going next to them. They won't show adjacent uses.

Commissioner Hennis motions to recommend approval of Case No. 18-03-ZC with the conditions as outlined in the staff report; Commissioner Damron Seconds, all aye and motion carried 3-0. Commissioner Hennis motions to approve Case No. 18-12-SUP and 18-31-DR with the conditions as outlined in the staff report, with a condition for the Special Use Permit that we amend Condition No. 1 for staff to come to an agreement on the wording for the document with regards to the future use. Commissioner Damron Seconds, all aye and motion carried 3-0.

NEW BUSINESS

18-33-DR (Design Review) & 18-17-SN (Sign) – Winfield Springs Pool House and Sign; Bill Stanton, with Toll Brothers, seeks Design Review approval from the Planning and Zoning Commission (acting as Design Review Committee) to construct one pool house, one pool and one playground with an accompanying parking lot. Additionally, the applicant seeks Design Review approval to construct two illuminated monument signs. The project is for Winfield Springs Subdivision on E Deer Flat Road, Kuna, Idaho 83634 (APN# S1313428000).

Bill Stanton: I'm with Toll Brothers at 3103 West Sheryl Drive in Meridian. We are seeking approval for our residential community's clubhouse and pool and entry monument signage off Deer Flat. The pool house is a very typical design that has bathrooms on one side, storage on the other and breezeways as you walk through. We like to put a different skin on all club houses. We want the pool house to be a showpiece. We're hoping to get the pool house open around Memorial Day. The pool deck is a little bit larger than past ones. There is a shade structure by the fenced area. The roof line will coordinate directly with the pool house building. There is stone coating and a dark metal roof with accent trim on the siding. The monument sign is made of the same exact material with back-lit wording. **C/Young:** On the site plan that was provided, is there any parking along the pool house? **Bill Stanton:** There is on-street parking along the side of the pool, and ACHD approved it and it is already built. I believe there are nine parking spaces there. **Sam Weiger:** Chairman, commissioners for the record Sam Weiger, Planner I for the City of Kuna 751 W 4th ST. The applicant is seeking Design Review approval for a pool, pool house, and playground with an accompanying parking lot. The pool area will be the future Lot 1 Block 5 of Winfield Springs #1. The property as it sits now is vacant, within

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city limits, and currently zoned R-6. Vehicle ingress and egress to the site is currently available from East Deer Flat Road. Additionally, the applicant is also seeking Design Review Approval for two illuminated monument signs for the Winfield Springs #1 Subdivision entrance. The two monument signs conform with Kuna City Code, Title 5 Chapter 10. The applicant has provided a material sample board for the pool house and monument sign for the Commission. Staff has determined that this application complies with Title 5 of Kuna City Code; Idaho Code; the Kuna Comprehensive Plan; and the Future Land Use Map. Staff forwards a recommendation of approval for Case No. 18-33-DR (Design Review) & 18-17-SN (Sign) to the Planning and Zoning Commission, subject to the recommended conditions of approval. Staff forwards a recommendation of approval. I will now stand for any questions you may have. **C/Young:** This brings up our discussion. The back lighting is nice and appealing to the eye. **C/Hennis:** Same for the pool house, they've provided a lot of amenities.

Commissioner Hennis motions to approve Case No. 18-33-DR and 18-17-SN with the conditions as outlined in the staff report; Commissioner Laraway Seconds; Motion carried 3-0.

18-32-DR (Design Review) & 18-16-SN (Sign) – MRS Properties Multi-Tenant Sign; The applicant, Michael Smith, requests Design Review approval to install a multi-tenant sign located at the site address 679 S Best Business Ave.

Andy McClelland: Good evening Commissioners, Andy McClelland, Planning Technician, 751 W 4th St. The application currently before you this evening is seeking approval for a multi-tenant sign located at 679 South Best Business Avenue. The applicant proposes the sign be placed to the south of the main entrance to the building complex at the corner curve of South Best Business Avenue and East Access Street. The sign will include three columns and four rows of panels. The top row would be 16"x44" panels, the remaining panels would be 12"x44". A total of 12 panels. The proposed sign complies with all City Codes and staff therefore recommends approval. With that I stand for any questions you may have. **C/Hennis:** Do we have colors associated with this? **Andy McClelland:** They stated in the letter of intent that they would be using earth tones. **C/Young:** The overall layout looks good for that industrial area. **C/Hennis:** We need to condition the colors a little bit. **C/Young:** I think it's really needed for his property too.

Commissioner Hennis motions to approve Case No. 18-32-DR and 18-16-SN with the conditions as outlined in the staff report, with an additional condition that the applicant verify with staff that the colors coordinate with the building. Commissioner Damron seconds; Motion carried 3-0.

18-31-DR (Design Review) – Dynamite Subdivision; The applicant, Biltmore Company, requests Design Review approval to construct 13 fourplexes (52 total units), accompanying open space and landscaping, lighting and parking on approximately 4.716 acres. The site is located at 500 W Deer Flat Rd, Kuna, ID 83634.

Andy Cabianca: I'm representing Biltmore Company at 1548 W Cayuse Creek Drive in Meridian. This is our first multi-family project in Kuna. We're requesting Design Review approval for 13 four-plex buildings for a total of 52 units on a total of 4.7 acres. About halfway between Ten Mile and Linder is the location. We've begun site work and we're about three quarters done at this point. Over 55 percent of the property will be dedicated to landscape, so there will be a lot of open space there. We've accounted for 107 parking spaces. We also have four different color schemes. We will alternate them to create a diversified look. The kitchens will have a hard-wood floor. We will have a stone veneer. There was one comment in the staff report that states that the applicant proposes a color called Sherwin Williams Wool Skin for the soffits. I don't remember requesting that after listening to previous meetings, maybe something got mixed up. **Andy McClelland:** That is probably from previous approvals for the project when it was TNT Subdivision. **C/Hennis:** I see the variation of grays, and you said there were four different color schemes and three types, approximately. **Andy Cabianca:** The interior is up top, and we bury the body and the trim colors. **C/Young:** Do you have on site anything that can be designated as an amenity for the outdoor

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spots. **Andy Cabianca:** We have just designated open space but no amenities. **C/Laraway:** The problem is that if you don't supply a place for the kids to attend, they go elsewhere. **C/Young:** Is that something you'd be interested in looking into? **Andy Cabianca:** We would definitely consider looking into amenities. **C/Damron:** Where is the trash enclosure? **Andy Cabianca:** If you're looking at the property facing north. On the northeast corner and the southwest corner. **Andy McClelland:** Chairman and Commissioners, Andy McClelland, Planning Technician. The application currently before you this evening is seeking approval for 13 four plex buildings, a total of 52 units, accompanied with landscaping, lighting, and parking within the new Dynamite Subdivision. Staff would like to note that in the Staff Report in front of you, section E-2, lists the parcel number, parcel size, and current zoning of R-12. The applicant proposes one access driveway from West Deer Flat Road and a total of 107 parking stalls, including six handicap parking stalls. This exceeds the minimum standard of 1.5 stalls per unit. Staff finds the proposed landscape plan complies with Title 5, Chapter 17, Landscaping Requirements, and Chad Gordon, with J&M Sanitation, has suggested the need for three trash enclosures. Staff would recommend a condition of approval that the applicant work with Kuna Rural Fire District on the location of fire hydrants, per Kuna City Code Title 6, Chapter 4, Section 2-F. Staff also recommends a condition of approval that the location of the fire hydrants and street lights be shown in the preliminary plat, per Kuna City Code Title 6, Chapter 4, Section 2-T. For the trash enclosures, staff recommends a condition of approval that the applicant work with J&M Sanitation on the trash enclosures and the construction of a CMU to match the colors of the buildings. Staff recommends approval for Dynamite Subdivision. With that I stand for any questions you may have. **C/Laraway:** The turning radius in the center of that property, is that enough for a fire truck to get around? **C/Young:** I believe the fire department looked at that on the preliminary plat and they found it to be acceptable. **Andy McClelland:** That has not changed since the approval of the preliminary plat. **C/Young:** This brings up our discussion. I appreciate the amount of open space. **C/Hennis:** The color schemes look good and the quality of materials looks good.

Commissioner Hennis motions to approve Case No. 18-31-DR with the conditions as outlined in the staff report, with an additional condition that the applicant show the locations of the fire hydrants and street lights on the preliminary plat, an additional condition that the applicant work with the fire department on the location of the fire hydrants, and an additional condition that the applicant work with J&M Sanitation to evaluate the possible need for three trash enclosures and to construct those out of a matching CMU, and to work with staff to look at adding some additional amenities such as a gathering place or a playground; Commissioner Damron Seconds; Motion carried 3-0.

3. COMMISSION REPORTS

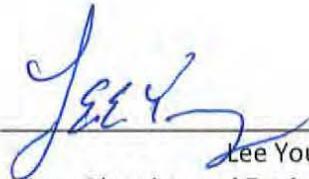
Wendy Howell: You asked for a meeting with City Council. I talked to the mayor about it, because we are getting down to the nitty gritty on the first contract with the Comprehensive Plan. The second contract of the Comprehensive Plan will include a user-friendly guide to the Comp Plan, a checklist for staff, developers and citizens. The hope is to aid the assistant plan interpretation and implementation. I talked to the mayor about coming together as Commission, Council and staff about this at that point in time so that we align with the Comprehensive Plan.

4. ADJOURNMENT

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

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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

City Council – Staff Memo

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

To: **City Council**

Case No's: **18-03-AN** (Annexation)
18-01-CPM (Comp Map Change)
18-04-ZC (rezone)
18-02-PUD (Planned Unit Develop)
18-04-S (Preliminary Plat) and
And (Development Agreement)

Location: Northeast Corner of Cloverdale and Kuna Roads, Kuna, ID

Planner: Troy Behunin, Planner III

Hearing date: January 2, 2019

Owner: **M3 Companies - Mark Tate**
1087 W. River Street, Ste. 310
Boise, ID 83702
208.939.6263
MTate@m3companiesllc.com

Engineer: **J-U-B Engineers – Kristi Watkins**
250 S. Beechwood Ave. S. 201
Boise, ID 83709
208.323.9336
kwatkins@jub.com

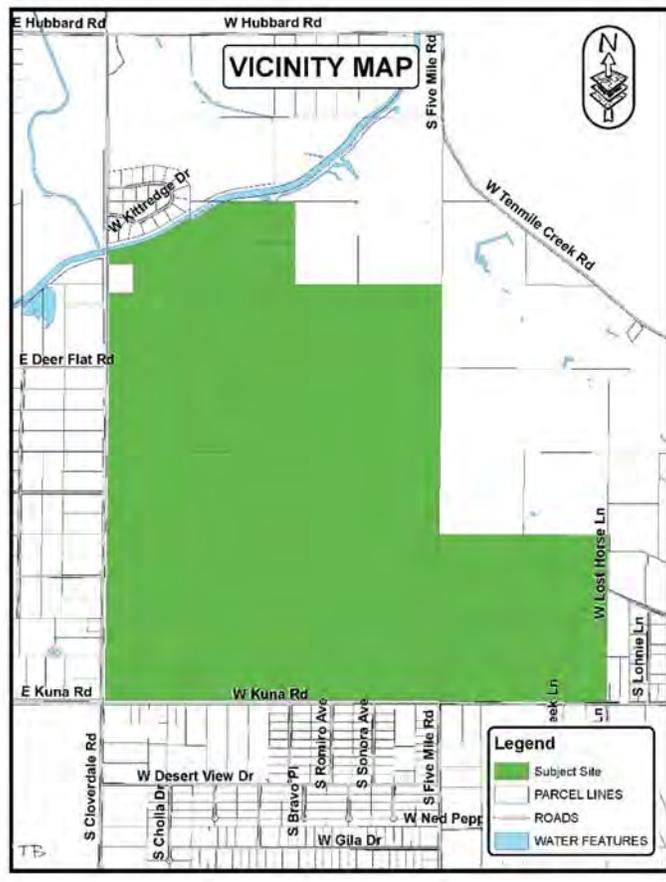


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- J. Proposed Comprehensive Plan Analysis
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A. Process and Noticing:

1. Kuna City Code 1-14-3 (KCC), Title 1, Chapter 14, Section 3, states that Annexation, Comprehensive Plan Map Changes, P.U.D.'s, Rezones and Preliminary Plats are designated as public hearings, with the Commission as the recommending body, and City Council as the decision making body. These land use applications were given proper public notice and followed the requirements set forth in Idaho Code, Chapter 65 Local Planning Act.

a. Notifications

- | | |
|----------------------------|--|
| i. Neighborhood Meeting | May 9, 2018 (fifty four (54) persons attended) |
| ii. Agency Comment Request | July 13, 2018 |
| iii. 450' Property Owners | December 21, 2018 (plus Emails) |
| iv. Kuna, Melba Newspaper | December 12, 2018 and December 19, 2018 |
| v. Site Posted | December 22, 2018 |

B. Applicants Request:**1. Request:**

Applicant, J-U-B Engineers, on behalf of Mark Tate, with M3 Companies (Owner), requests approval to Annex approximately 990 acres into Kuna City limits, Change the Comprehensive Plan Map (CPM) from Agriculture to Mixed-Use for approximately 163 acres, for a Planned Unit Development (PUD) for approx. 1,028 acres (net), to rezone approx. 20 acres and subdivide approx. 132 acres into 409 residential lots, 51 common lots, four common driveway lots, two well lots and private roads. This site is located at the NEC of Cloverdale and Kuna Roads, Kuna, Idaho. Please see the application for a list of parcel numbers affected by this application.

C. Aerial Map:

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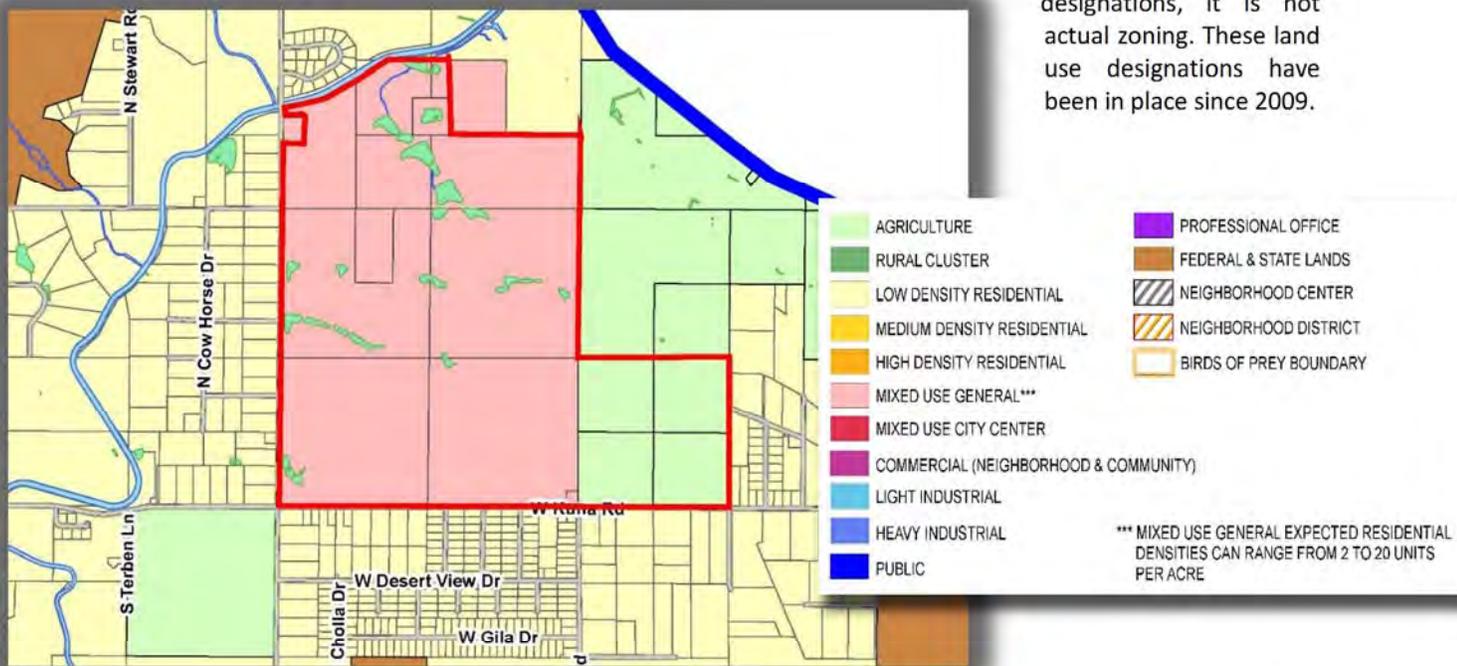
D. Site History:

These lands historically have been used for golf course and agricultural purposes for many years. Approximately 40 acres on the northeast corner of Cloverdale and Kuna Roads were annexed into Kuna, on November 4, 2015, (Case No. 15-01-AN), providing the pathway for annexation for the rest of the golf course as previously planned for future development.

E. General Projects Facts:

1. **Comprehensive Plan Map:** The Comp Plan Map designation for this site is Mixed-Use for most of the site (approximately 865 acres). The remaining 160 acres on the east side are designated as agriculture. The Future Land Use Map (Comprehensive Plan Map) is intended to serve as a guide for the decision making body. This

map indicates land use designations, it is not actual zoning. These land use designations have been in place since 2009.



2. **Recreation and Pathways Map:**

The Rec. & Path Master Plan Map indicates a future trail along the north side of the New York Canal, which is off-site. With this application, staff recommends that the applicant incorporate green and open spaces throughout the project.

3. **Surrounding Land Uses:**

North	R-1, RR	1 acre Residential & Rural Residential - Ada County
South	Ag, RR	Agriculture – Kuna City and Rural Residential – Ada County
East	RR	Rural Residential – Ada County
West	RR	Rural Residential – Ada County

4. **Lot Sizes, Current Zoning, Parcel No's, and L & B No's:**

Lot Size (Approximately)	Current Zone:	Parcel Number(s)
5 acres	RR - Rural Residential	S1415424915
10 acres	RR - Rural Residential	S1415315300
32.97 acres	RR - Rural Residential	S1415314810
56.46 acres	RR - Rural Residential	S1415336000
40 acres	RR - Rural Residential	S1415341100
80 acres	RR - Rural Residential	S1415430000
160 acres	RR - Rural Residential	S1422110050
138.16 acres	RR - Rural Residential	S1422212400
20 acres	RR - Rural Residential	S1422212000
40 acres	RR - Rural Residential	S1423314800
40 acres	RR - Rural Residential	S1423325400
40 acres	RR - Rural Residential	S1423346600
40 acres	RR - Rural Residential	S1423336000
1.31 acres	RR - Rural Residential	S1422449820
158.65 acres	RR - Rural Residential	S1422417300
119.90 acres	RR - Rural Residential	S1422314810
1.13 acres	RR - Rural Residential	R3297260265
39.01 acres	Agriculture - Kuna City	S1422336000

5. **Services (at time of development):**

Sanitary Sewer– City of Kuna
 Potable Water – City of Kuna
 Pressurized Irrigation – Developer Built and Owned/Maintained
 Fire Protection – Kuna Rural Fire District
 Police Protection – Ada County Sheriff's office; Kuna Police
 Sanitation Services – J & M Sanitation

6. **Existing Structures, Vegetation and Natural Features:**

The site has multiple structures that typically are associated with a golf course and maintenance facilities and vegetation that is generally associated with a golf course and other Agricultural uses.

7. **Transportation / Connectivity:**

The site has significant Cloverdale and Kuna Road frontages. The applicant proposes one point of ingress/egress on Cloverdale Road for phase one, approximately 2,000 feet north of Kuna Road to line up with Reining Horse Drive. It is anticipated that the commercial projects proposed for the NEC of Cloverdale and Kuna Road will also seek entrances with future preliminary plat applications. All points of access must follow City & ACHD standards.

8. **Environmental Issues:**

Staff is not aware of any environmental issues, health or safety conflicts. Most of the sites' topography is generally flat with less than 3 percent slope. However, in the north part of the site, there are rolling hills and some grades greater than 3 percent, which provide for bluffs, and overlooks, these are areas within the existing golf course. This site is not within the Nitrate Priority Area (NPA), however, the project will be required to connect to Kuna City sanitary sewer, potable water and provide for a pressure irrigation water system to the project as a whole.

9. **Agency Responses:**

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

- City Engineer *Exhibit B 1*
- Ada County Highway District (ACHD) *Exhibit B 2*
- Ada County Highway District (ACHD Pre Plat) *Exhibit B 2 a*
- Boise Project Board of Control *Exhibit B 3*
- COMPASS *Exhibit B 4*
- Dept. of Environmental Quality (DEQ) *Exhibit B 5*
- ID Transportation Dept. (ITD) *Exhibit B 6*

F. **Staff Analysis:**

The subject site is at the northeast corner (NEC) of Cloverdale and Kuna Roads. The applicant requests a Comprehensive Plan Map (CPM) change from Agriculture to Mixed-Use for approximately 163 acres on the east side of the subject site. This request will match the current designation of the golf course parcels and will provide continuity for the entire project as a multi-phased, Planned Unit Development (PUD), consisting of approximately 1,028 acres.

The applicant requests annexation into Kuna City limits applying the Category "A" process. The lands in this application touch City limits in the southwest corner of the site and are therefore eligible for annexation, due to a previous annexation approval (15-01-AN). Applicant has submitted an application for annexation of the remaining 990 acres (approximately) and is seeking for two different zones for these proposed annexing parcels. The applicant is seeking the following jurisdiction and zone changes if the annexation is approved:

- Approximately 807 acres are proposed to be annexed with a zone change from Rural Residential (RR) TO R-6 Medium Density Residential (MDR),
- Approximately 184 acres from RR, TO R-12, High Density Residential (HDR).

The applicant seeks to rezone approximately 20.89 acres of the 39 acres already annexed into Kuna and zoned Agriculture, TO C-2 (Area Commercial District), and the remaining 19.60 acres to be zoned R-6 Medium Density Residential (MDR). While the Commercial lot is included in the Preliminary plat, development of the commercial corner will take place separately in the future; a time line for the commercial development is unknown at this time.

Applying the PUD process, the applicant proposes a mix of various uses throughout the project to include; commercial, recreational activities, medium and high density residential uses, to include single family lots, active adult communities, age targeted living, a community center, updated club house (with full food and beverage service and dinner and event space), several private parks, a City park, a considerable open space and pathway network (*13.41 acres in the first preliminary plat alone, or 10.2% of that area*), and the golf courses. The applicant proposes a master-planned active resort-style community for all ages. The applicant is proposing private streets for certain areas that will be built to Kuna and ACHD standards (curb, gutters & sidewalks) and meet Kuna Fire Department requirements. All private roads will be built and maintained by the Home Owners Association (HOA), and anticipates providing a golf cart community (in part), which, when combined with a large network of biking and walking pathways, will help reduce vehicle trips for basic needs, recreation and even food services. Using the PUD process and exceeding the required 10% usable open space, the applicant is eligible to request relief from certain development standards to accommodate mixed-uses and design criteria to create a unique and different development not seen in Kuna before. The applicant has provided a list of standards and requirements they seek relief from and those requested changes are listed in the exhibits of the Development Agreement included for Council's review. The requested changes are presented side-by-side to show current code, compared with the *requested* changes.

Staff notes that proposed phase one requests four shared driveways, provides for two potable well sites (PP note #3) and just two cul-de-sacs. This plat is planned to be an age restricted community and as long as the

CC&R's provide for permanent maintenance, care and responsibility of the shared driveways, staff supports their use for this preliminary plat. Staff also notes that just one permanent entrance off Cloverdale is shown for phase one. The Kuna Rural Fire District (KRFD) has requirements for providing a secondary emergency access (either temporary or permanent) as does the City. Applicant has proposed a temporary secondary access within Block 1, near lot 347. Staff will support a secondary access that is approved by the KRFD. Staff also notes that the applicant is proposing swales with no curb/gutter along Cloverdale, or Kuna Roads. This is contrary to KCC. Along arterial roads, KCC calls for full roadway improvements, including curb/gutter, road widening, and sidewalks at eight feet (either separated or attached). Staff recommends that the applicant be conditioned to demonstrate shared driveway responsibility as explained, secondary emergency access as explained and to follow City standards for full arterial roadway improvements as explained. Otherwise, the proposed preliminary plat appears to be in substantial compliance with KCC.

Staff has determined this application generally complies, or as conditioned, will follow Idaho Statutes §50-222 (Annex) and §65-67 (LLUPA-Subs); Title 5 and title 6 of the Kuna City Code; and the Kuna Comprehensive Plan; and forwards a recommendation of approval for Case No's stated above, subject to the recommended conditions of approval listed within this report and in Section 'N' of this report.

G. Applicable Standards:

1. City of Kuna Zoning Ordinance Title 5,
2. City of Kuna Subdivision Ordinance Title 6,
3. City of Kuna Comprehensive Plan and Map, adopted September 1, 2009,
4. Idaho Code, Title 67, Chapter 65- the Local Land Use Planning Act.

H. Proposed Procedural Background:

On January 2, 2019, the Council will consider the Falcon Crest project; Case No's: 18-03-AN, 18-01-CPM, 18-04-S, 18-02-PUD, 18-02-ZC, and proposed Development Agreement, including the applications, agency comments, staff's report, application exhibits and public testimony presented or given.

I. Proposed Factual Summary:

This project approximately 1,028 acre site, is adjacent to Kuna City limits and is located at the northeast corner (NEC) of Cloverdale and Kuna Roads and part is zoned Agriculture (Ag.) in the City and the remaining part as RR in the County. 40 acres of the approximate 1,028 acres (net) is in Kuna City and zoned Ag.. The site has varying historical uses, including a golf course, club house, cart barn, agriculture uses and other ancillary subordinate uses. Applicant proposes a Comprehensive Plan Map Change from Ag. to Mixed-Use for part of the site, annexation for approx. 988 acres, a rezone for approx. 40 acres from Ag. to R-6 and C-2 zones, a PUD, a Preliminary Plat for approx. 132 acres, to subdivide said property into 409 buildable lots and 51 common lots and four shared driveways (over common lots), and a subdivision design review for the landscaping of the common lots. This project is adjacent to Cloverdale Road and Kuna Road, both are principle arterial roads.

J. Proposed Comprehensive Plan Analysis:

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

The designations of Mixed-Use shown on the Planning Map (See Map above) for these lots were approved by Council. The proposed change from Agriculture to Mixed-Use is supported by way of the application and supporting materials and plans provided and staff views this request to be consistent with the following Comprehensive Plan components:

Community Vision Statement:

Residents hoped for the creation of business and light commercial use centers within neighborhoods. These centers would include restaurants, gas stations, churches, *multi-family* use facilities, and other mixed-use developments. (Page 21).

Housing:

Residents envisioned higher densities in the City's core to include opportunities for mixed residential and light commercial activity. *They expressed interest in a mix of residential type dwellings applications; including single-family, multi-family, apartments and condominiums. They were receptive to a greater mix of lot sizes and house prices to appeal to a variety of people.* A goal expressed by many was the preservation of large lots and rural cluster development in appropriate balance with a complement of other types of residential development (Page 21).

Comment: *The proposed rezone follows the community vision and provides a way to achieve the housing goals as stated and adopted, by supplementing other existing large lot subdivisions nearby.*

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

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

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

Economic Development Goals and Objectives - Section 5 - Summary:

Ensure an adequate supply of housing for all income levels and facilitate pedestrian connections, both visually and physically, to enhance pedestrian movement (Pg. 42 – 1.5 and Pg. 43 – 3.1).

Comment: *The proposed application complies with these elements of the comprehensive plan by providing an opportunity to supply varied housing types and provide pedestrian connections, thereby meeting this goal.*

Land Use Goals and Objectives - Section 6 - Summary:

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

Medium Density Residential:

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

Comment: *The proposed rezone requests an R-6 and R-12 zone, for residential uses, conforming to the Comprehensive Plan and Planning Map approved by Council in August of 2015.*

Mixed-Uses:

The mixed use general land use designation pertains to a land parcel or combination of parcels that are planned and developed together. This comprehensive land use category may contain residential, commercial, office and technical uses, a variety of building types and densities, common open space variations, clustered development and recreational facilities (Page 105).

Comment: *The proposed application requests a PUD to include mixed-uses including C-2, R-6 and R-12 zones, for commercial and residential uses, conforming to the Comprehensive Plan and Planning Map approved by Council in August of 2015.*

Housing Goals and Objectives - Section 12 - Summary:

Encourage developers to provide high-quality development with a variety of lot sizes, dwelling types, densities and price points to meet the needs of current and future population while creating safe and aesthetically-pleasing neighborhoods. Ensure housing is available throughout the community for all income levels and those with special needs. *Encourage logical and orderly residential development while discouraging developers from developing land divisions greater than one half acre because large lot subdivisions increase municipal costs, require public subsidy and create sprawl (Pg. 155 – 1.2, Pg. 163 12.4 and Pg. 165 – 2.1).*

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

Comment: *Applicant proposes a resort style community to include commercial uses, varied housing densities/types including medium and high density residential elements that will contribute to availability of varied types and home sizes in a logical and orderly manner (Master Planned Community) with an opportunity to provide a quality development.*

Community Design Goals and Objectives - Section 13 - Summary:

Strengthen Kuna's Image through good community and urban design principles that create self-sufficient neighborhoods. Foster good community design concepts that incorporate landscape features to serve as buffers between incompatible uses while reducing scale and creates a sense of place.

Comment: *Applicant proposes a master planned resort-style community that will include a considerable network of green spaces, trails, golf course, and other amenities that will include some public and some private facilities, this is a community designed to be an all-ages development.*

Neighborhoods:

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

Comment: *With this development, the applicant will provide an extension of the sidewalk and roadway system which must comply with the Master Street Plan adopted by Kuna. Applicant has proposed extensive pathways and sidewalks for pedestrian and non-motorized transportation, daily services, and adding connecting stub streets. Applicant appears prepared to propose a variety of housing densities thereby complying with approved land use designation outlined within the Comp Plan and Planning Map.*

K. Proposed Kuna City Code Analysis:

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

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

2. The site is physically suitable for the proposed new subdivision and site development.

Comment: *The 1,028 acre (approximate) project includes a request for subdividing a portion of the lands into 409 buildable lots and 51 common lots. The site appears to be compatible with the proposal.*

3. The Applications **are / are not** likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.

Comment: *The land to be annexed, rezoned and subdivided is not used as wildlife habitat. Future roads, dwelling units and open spaces must be designed and planned for construction according the City and ACHD requirements and best practices and will therefore not cause environmental damage or loss of habitat.*

4. The development proposal **is / is not** likely to cause adverse public health problems.

Comment: *The proposed subdivision of the property appears to follows Kuna City Codes. All development requires connection to public sewer and potable water systems, therefore eliminating the occurrence of adverse public health problems.*

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

Comment: *The Council did consider the location of the property and adjacent uses. The subject property (if approved for annexation) will be in Kuna City and will be required to connect to the Kuna City central sewer and potable water systems, and create their own Pressure Irrigation System. The current adjacent uses are large lots in the County, and agricultural in nature and the site it adjacent to two Principle arterial roads.*

6. Based on the evidence contained in Case No's 18-03-AN, 18-01-CPM, 18-02-ZC, 18-04-S, 18-02-PUD, and Development Agreement (DA), **do/do not** adequately comply with Kuna City Code.
7. Based on the evidence contained in Case No's 18-03-AN, 18-01-CPM, 18-02-ZC, 18-04-S, 18-02-PUD, and Development Agreement (D.A.), generally **do/do not** comply with Kuna's Zoning Code.

L. Commission's Recommendation to Council:

On November 27, 2018, the Commission voted to recommend approval for Case No's 18-03-AN, 18-01-CPM, 18-02-ZC, 18-04-S, 18-02-PUD, and D.A., based on the facts outlined in staff's memo, the Comp Plan, City Code, the record before the Council, the applicant's presentation, public testimony and discussion during the public hearing by the Commission of Kuna, Idaho, the Commission hereby recommends approval for Case No's 18-03-AN, 18-01-CPM, 18-02-ZC, 18-04-S, 18-02-PUD, and D.A., an Annexation, CPM, PUD, Rezone, Preliminary Plat and D.A. request by J-U-B- Engineers on behalf of M3 Companies, with the following conditions of approval:

- Applicant shall follow conditions as outlined within the staff report,
- Applicant shall work with staff to refine and finalize the development agreement and include potable water, the default clause, and to submit a clean development agreement to the City Council,
- Applicant shall work with staff to include recommendations from ACHD's report to mitigate the traffic of the first preliminary plat,
- Applicant shall include the irrigation text from the City Engineer's letter, as appropriate,
- Applicant shall include curb, gutter and sidewalks on Cloverdale and Kuna Road if they're not included in the ACHD five-year work plan,
- Applicant shall work with staff and ACHD on the alignment of Five Mile Road.

M. Proposed Order of Decision by the Council:

18-03-AN (Annexation), 18-01-CPM (Comp Plan Map), 18-02-ZC (Rezone), 18-04-S (Preliminary Plat), 18-02-PUD (PUD), and a D.A., Note: This proposed motion is for approval, conditional approval, or denial for this request. If the Council wishes to approve or deny specific parts of the requests as detailed in this report, those changes must be specified.

Based on the facts outlined in staff's memo, the Comp Plan, City Code, the record before the Council, the applicant's presentation, public testimony and discussion during the public hearing by the City Council of Kuna, Idaho, the Council hereby **approves / conditionally approves / denies** Case No's 18-03-AN, 18-01-CPM, 18-02-ZC, 18-04-S, 18-02-PUD, an Annexation, CPM, PUD, Rezone, Preliminary Plat and D.A. request by J-U-B- Engineers on behalf of M3 Companies, with the following conditions of approval *at time of development*:

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

11. The land owner/applicant/developer, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through public hearing processes.
12. The applicant's proposed landscape plan (dated 10.30.2018) shall be considered binding site plans, or as modified and approved through the proper process.
13. The applicant's proposed preliminary plat (dated 5.18.2018) shall be considered binding site plans, or as modified and approved through the public hearing process
14. Applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
15. Developer/owner/applicant shall comply with all local, state and federal laws.



City of Kuna
City Council

Proposed Findings of Fact and Conclusions of Law

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

Based upon the record contained in Case No's 18-03-AN, 18-01-CPM, 18-02-ZC, 18-04-S, 18-02-PUD, a D.A., and 18-20-DR, 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/conditionally approve/denies** the Findings of Fact and Conclusions of Law, and conditions of approval for Case No's 18-03-AN, 18-01-CPM, 18-02-ZC, 18-04-S, 18-02-PUD, a DA, and 18-20-DR, a request for annexation, Comp plan map change, rezone, preliminary plat, PUD, and D.A. approval by J-U-B Engineers, on behalf of M3 Companies, LLC:

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

Comment: The Kuna City Council held a public hearing on the subject applications on January 2, 2019, 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 18-03-AN, 18-01-CPM, 18-02-ZC, 18-04-S, 18-02-PUD, and D.A., this proposal **does/does not** generally comply with the Comprehensive Plan and City Code.

Comment: The Comp Plan has listed numerous goals for promoting and supporting a diverse and sustainable economy that will allow more Kuna residents to work in their community and encouraging a balance of land uses to ensure that Kuna remains desirable, stable and a self-sufficient community.

- 3. Based on the evidence contained in Case No's 18-03-AN, 18-01-CPM, 18-02-ZC, 18-04-S, 18-02-PUD, and D.A., this proposal **does/does not** generally comply with the City Code.

Comment: The applicant has submitted a complete application, and following staff review the application appears to be in general compliance with the design requirements, public improvement requirements, objectives and considerations listed in Kuna City Code Title 5 and Title 6.

- 4. Kuna's City Council has the authority to approve or deny Case No's 18-03-AN, 18-01-CPM, 18-02-ZC, 18-04-S, 18-02-PUD, and a DA.

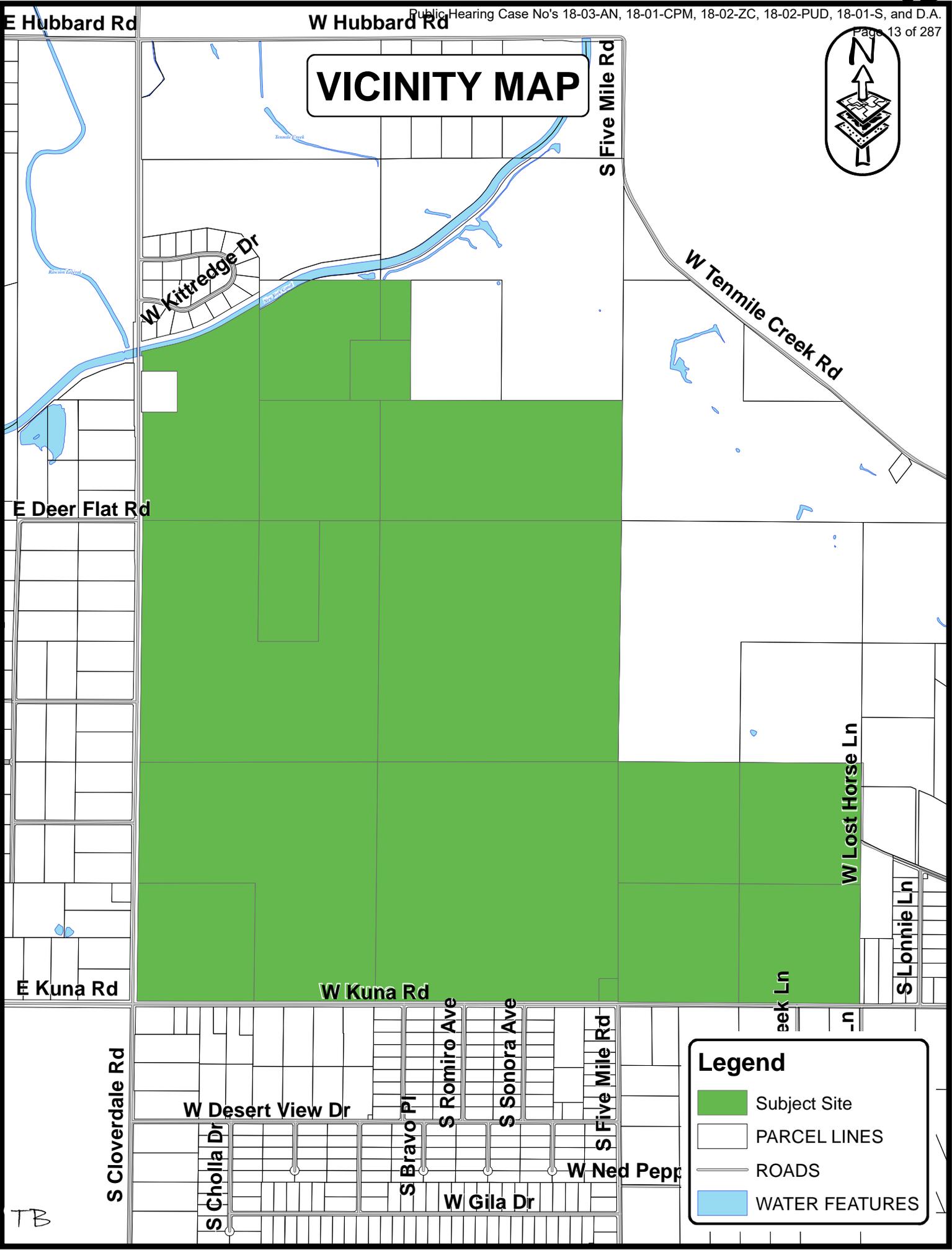
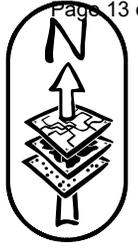
Comment: On January 2, 2019, Council voted to **approve/conditionally approve/deny** Case No's 18-03-AN, 18-01-CPM, 18-02-ZC, 18-04-S, 18-02-PUD, and a DA

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

Comment: Neighborhood Notices were mailed out to residents within 450 FT of the proposed project site on December 21, 2018, and a legal notice was published in the Kuna Melba Newspaper on December 12th and 19th, 2018. The applicant placed a sign on the property on December 22, 2018.

DATED this ____, day of ____, 2019

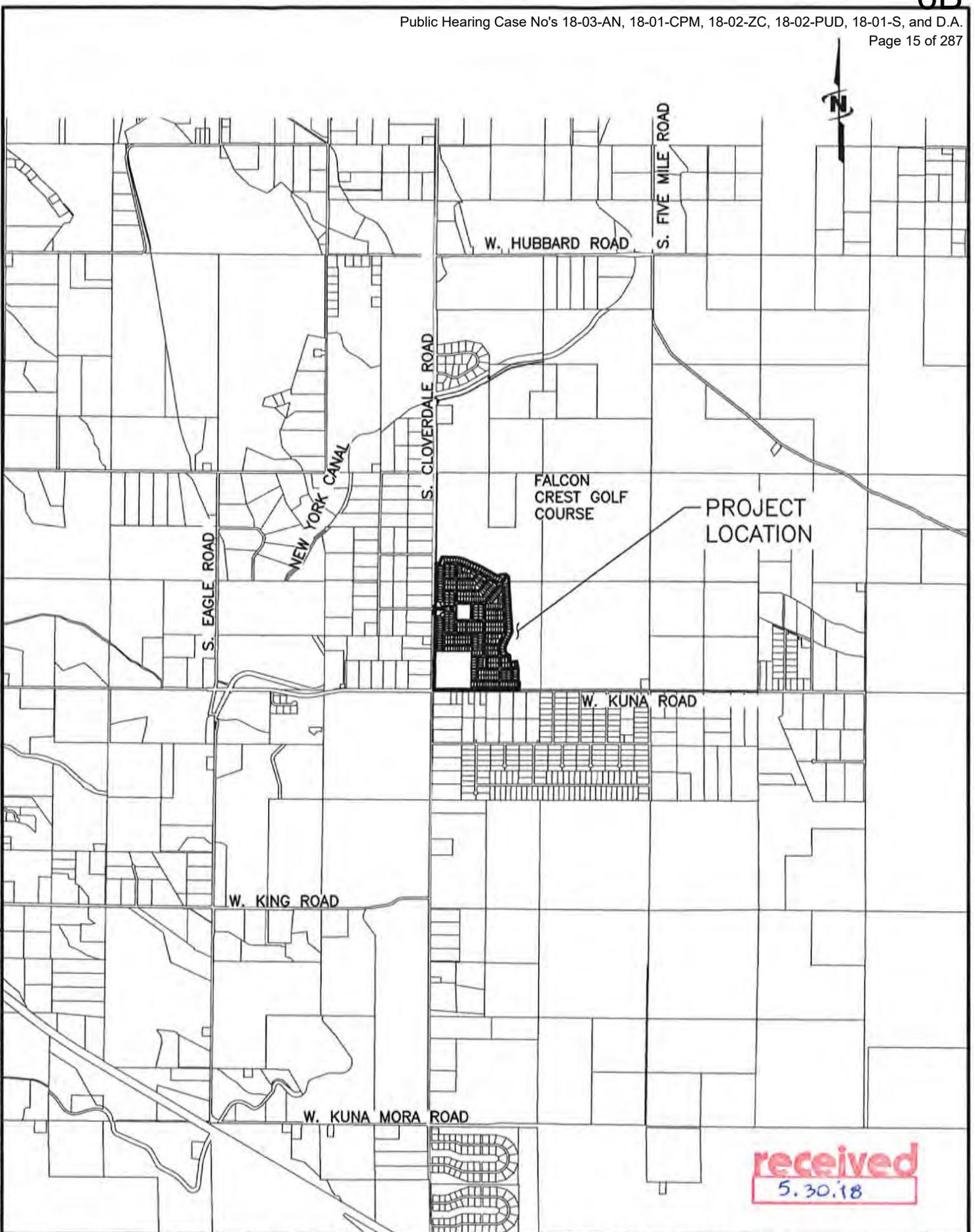
VICINITY MAP



Legend

- Subject Site
- PARCEL LINES
- ROADS
- WATER FEATURES

TB



received
5.30.18

Plot Date: 5/17/2018 2:34 PM Plotted By: Everett Eames
Date Created: 5/14/2018 10:51:41 AM Project: S:\SUB\18-01-141 FALCON CREST DEVELOPMENT\PRE-FLATCAD\SHEET15-17-141.PRE-VICINITY.DWG

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FILE: 18-17-341_PRE-VICINITY
JOB PROJ #: 18-17-141
DRAWN BY: 0000
DESIGN BY: 0000
CHECKED BY: 0000



FALCON CREST SUBDIVISION
KUNA, IDAHO
2 MILE VICINITY MAP

SHEET
1

NO	REVISION DESCRIPTION	BY	APP	DATE	LAST UPDATED: 5/17/2018

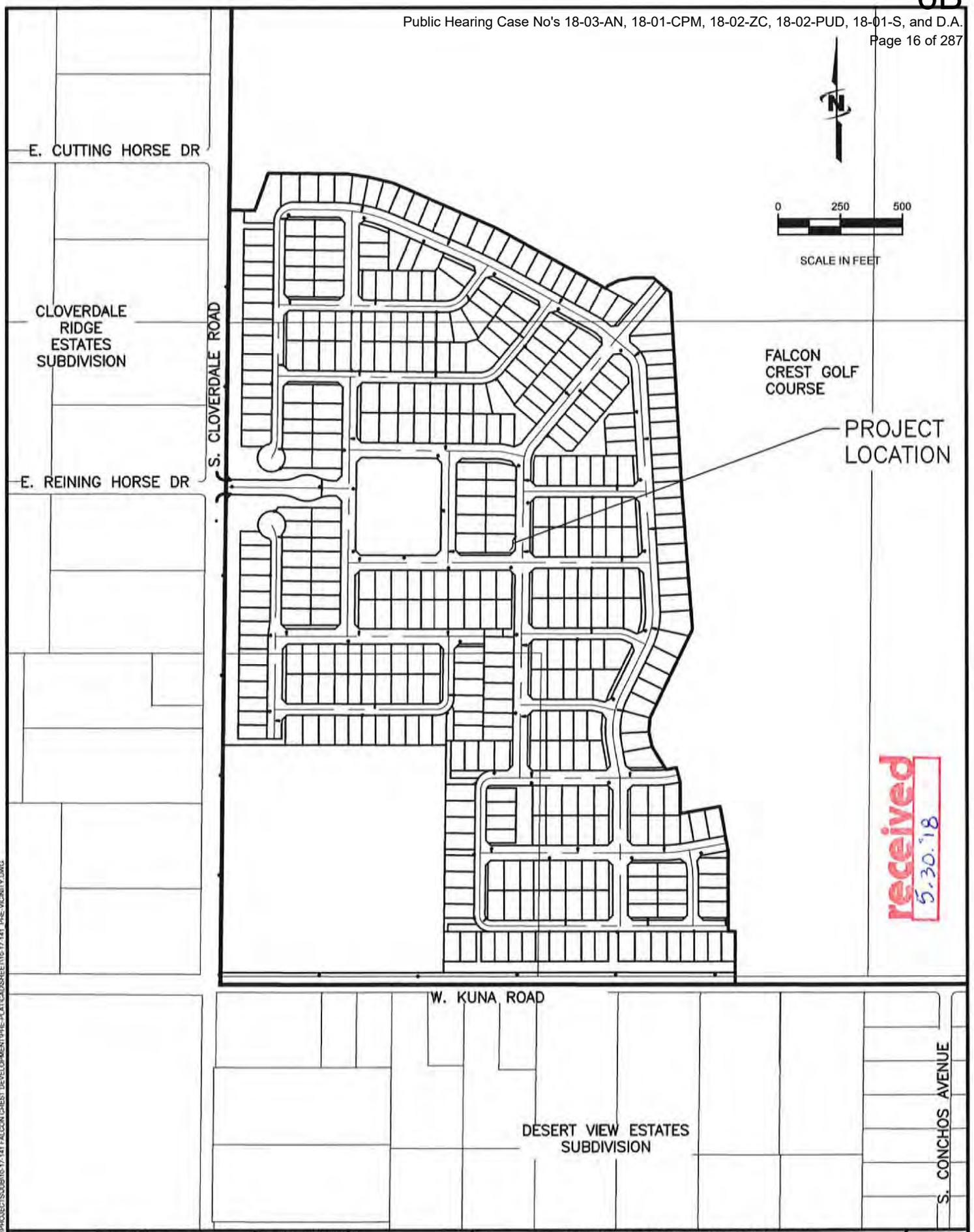


SCALE IN FEET

FALCON CREST GOLF COURSE

PROJECT LOCATION

received
5.30.18



Plot Date: 5/17/2018 3:28 PM Plotted By: Eward Emmert
Data Created: 5/14/2018 P:\PROJECTS\JUB\18-17-141 FALCON CREST DEVELOPMENT\PRE-PLAT\CAD\SSHEETS\17-141 PRE-VICINITY.DWG

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FILE: 18-17-141_PRE-VICINITY
JUB PROJ #: 18-17-141
DRAWN BY: *psp*
DESIGN BY: *psp*
CHECKED BY: *psp*



J-U-B ENGINEERS, INC.

FALCON CREST SUBDIVISION
KUNA, IDAHO

300 FOOT VICINITY MAP

SHEET

1

NO	REVISION DESCRIPTION	BY	APR	DATE	LAST UPDATED: 5/17/2018



J-U-B ENGINEERS, INC.

J-U-B COMPANIES



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

May 30, 2018

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

RE: FALCON CREST SUBDIVISION – COMPREHENSIVE PLAN AMENDMENT, ANNEXATION, REZONE, DEVELOPMENT AGREEMENT, PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAT

To Whom It May Concern:

On behalf of our client, M3 ID Falcon Crest, LLC, please accept this request for Comprehensive Plan Amendment, Annexation, Rezone, Development Agreement, Planned Unit Development and Preliminary Plat for the Falcon Crest Subdivision located on the northeast corner of S Cloverdale Rd and Kuna Road, in Kuna, Idaho. The address for the subject property is 11102 S Cloverdale Rd, Kuna, Idaho. The overall development includes 1,028.15 acres.

Comprehensive Plan Amendment

A comprehensive plan amendment is requested to change the future land use designation from Agriculture to Mixed Use General for parcel #'s S1423325400, S1423314800, S1423336000 and S1423346600 located at 9805 W Kuna Rd (162.4 acres total of the total 1,028 acres).

The land immediately adjacent to and including the Falcon Crest Golf Course is designated as Mixed Use General in the City of Kuna Comprehensive Plan. The eastern most 162.4 acres of this development request, made up of the parcels listed previously, is designated as Agriculture. The entire 1,028.15 acres is owned by Falcon Crest, LLC and will be combined into one planned unit development. Therefore, changing the future land use designation for the easterly 162.4 acres, to match the adjacent property, will help facilitate the overall development plan.

Including this additional 162.4 acres into the Mixed Use General designation will move this development along and provide for continuous frontage and utility improvements along Kuna Rd, Five Mile Rd and throughout the proposed development. It will also ensure that utilities are provided to and through the property to reach more of the Kuna community to the east and north.

Annexation

The current city limits of Kuna encompass a 39 acre parcel on the northwest corner of S Cloverdale Rd and Kuna Rd that is part of this overall development plan. This parcel creates a contiguous annexation path for the remainder of the proposed project.

received
5.30.18

This portion of the request is to annex the remaining 995.01 acres into the incorporated city limits of Kuna, Idaho and to zone 806.92 acres from RR (Ada County Zone, Rural Residential) to R-6 (Medium Density Residential) and 188.09 acres from RR (Ada County Zone, Rural Residential) to R-12 (High Density Residential). The annexation application will incorporate all the property in and around the Falcon Crest Golf Course area and provide entitlements for a multi-phase residential and mixed-use development.

The developer will extend sewer services from its current location along Kuna Road to the proposed site. The City of Kuna has budgeted for two new wells to be drilled within the proposed development to provide water service to this project and for expansion of services to surrounding properties. Developer will be required to install all other water infrastructure throughout the community. Emergency services will be available through the Kuna Police Department and Kuna Fire District. A pressurized irrigation system will be provided by onsite irrigation wells currently being used for agricultural use and golf course irrigation and would irrigate common areas and continue to irrigate golf courses throughout the community. Because there is limited surface water available, residential pressurized irrigation service will be provided by the City of Kuna domestic water system. Storm water will be retained on site and designed by a civil engineer in accordance with City of Kuna and ACHD requirements.

Rezone

The rezone request is for parcel #S1422336000 which is currently located within the city limits of Kuna and zoned A (Agriculture District). We are requesting that 20.89 acres be rezoned to C-2 (Area Commercial District) and 19.58 acres be rezoned to R-6 (Medium Density Residential).

The area to be rezoned to R-6 will be included within the proposed single-family preliminary plat boundary and the proposed C-2 area will be held for future commercial development.

Development Agreement

A draft development agreement has been submitted with this application in accordance with Title 5, Chapter 14 of the Kuna City Code. Upon approval of these applications, this development agreement will be updated with the conditions of development determined by Kuna City Council and ACHD and will include an updated concept plan that reflects those requirements. It will also include a statement by the developer that "upon failure to comply with the commitments in the development agreement shall be deemed consent to rezone the use to the preexisting zone or in the case of initial zone at annexation, a zone deemed appropriate by council."

Attachments in the development agreement include the overall master plan, annexation request, offsite sewer alignment, parks & pathways master plan, dimensional requirements and specific allowable uses.

Planned Unit Development

The planned unit development proposes a mix of uses including commercial, residential and recreational uses.

The design of the project is intended to complement the existing golf course and ancillary uses including limited food service. The overall 1,028.15 acres will be divided into various development areas and phases as defined by the enclosed master plan. These different areas will include active adult, age targeted living, single-family residential, recreation, a community center, an upgraded clubhouse with full food and beverage service, private parks, a public city park, pathways and vast open space, including the golf course. The open space is designed to exceed the minimum requirements set forth in the Kuna City Code 5-7-11 and the landscaping will be in compliance with the provisions listed in Kuna City Code 5-17 and will be subject to Design Review. The parks and pathways will include combinations of active and passive amenities. The designated club section in the active adult area will include a clubhouse and swimming pool along with both indoor and outdoor active amenities. There is a proposed city park that will be dedicated to the City of Kuna, and pathways that will be open to the public even though the active adult portion of the community is private. The existing golf course is part of the overall development, and a new golf clubhouse with dining and event space will be built in the future.

The overall development plan categorizes the areas as follows:

Area Description	Gross Acres	Buildable Acres	Density	Lot Count
Commercial	18.84	18.84		1
Golf Village	475	182	3.2 (1.23 w golf)	584
Active Adult	333	259	4.4 (3.47 w golf)	1,148
Family Village	198	175	3.4 (3.00 w golf)	591
Totals	1024.84	634.84	3.8 (2.26 w golf)	2,324

Access to the development will be provided at various points along Kuna Rd and S Cloverdale Rd with a residential collector road running east-west through the center to provide connectivity within the project and to filter traffic throughout, rather than guide all traffic out to the main roads. Many of the trips for food service, recreation, and basic commercial services will be within walking, biking, or a golf cart ride from the residences in the community.

The proposed development is designed to meet all requirements outlined in Kuna City Code Title 5, Chapter 7 in regards to Planned Unit Developments. Amenities to be provided are; a clubhouse with a pool and walking paths throughout, all of which will be constructed to accommodate all age groups and will meet ADA accessibility standards. The project will contain open space totaling a minimum of 10% of the gross project acreage. In addition, each plat will contain a minimum of 5% of its total gross acres as open space. Private streets within the Active Adult sections will be designed on a single common lot to provide access to all lots they are intended to serve, will be constructed with curb, gutter and sidewalk per city and ACHD standards and will also meet fire department requirements. Amenities, open space and private streets will all be owned and maintained by the Homeowner's Association as outlined in the Development Agreement and Covenants, Conditions and Restrictions that will be recorded with this development and each phase as it progresses.

A traffic impact study by Kittelson & Associates has been submitted to ACHD for review. Upon completion of their review ACHD will provide a final staff report to the city to be considered during the application review and hearing process.

PUD – Code Change Request

The developer is also requesting certain code changes to Kuna City Code Title 5, Chapter 7, Chapter 10 and Chapter 17 and Title 6, Chapter 2, Chapter 3, and Chapter 4. The code changes are outlined in Exhibit F of the Development Agreement. The changes requested refer to private streets and alleyways, structure separation, performance bonding, subdivision signage, landscaping, allowable uses, and various subdivision requirements. These changes will accommodate the proposed mixed-use layout.

Preliminary Plat

The first preliminary plat proposed within this Planned Unit Development consists of 131.32 acres, includes the C-2 and R-6 zoning designations and will be divided into 468 lots. This will include 1 commercial lot, 409 residential lots, 51 Common lots, 4 common driveway lots, 2 well lots, and 1 private road lot. The common area will incorporate 13.41 acres, which is 10.2% of the platted area. The average lot size is 7,443 square feet for a density of 3.64 dwelling units per acre.

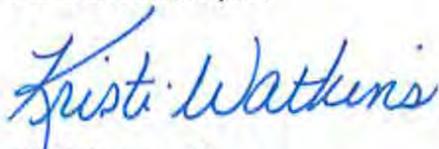
Private Streets will be gated and provide access through the subdivision. This preliminary plat will occur in approximately 9 phases and will begin with phase 1 taking access from S Cloverdale Rd, construct the park space and install the gated entrance. This preliminary plat area is intended for active adult living that will be marketed to the 55 and older population that desires a smaller floor plan, smaller yard and more recreation geared towards healthy and social living.

Overall Development Schedule

Development is planned to proceed immediately following project and engineering approvals. Development of the first plat will occur in phases over the course of 5-10 years depending on market conditions. We anticipate developing 1-2 phases per year in the first preliminary plat and continuing to develop various portions of the property over the course of 20+ years at a pace that is determined by the market.

The enclosed applications have been submitted in accordance with the requirements of the City of Kuna and will comply with all applicable local, state and federal requirements. The development has been designed in accordance with the City of Kuna's Code and Comprehensive Plan. Please contact me at 376-7330 if you have any questions regarding this application.

Sincerely,
J-U-B ENGINEERS, Inc.



Kristi Watkins, Planner
Land Development Group



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)	18-03-AN 18-01-CPM 18-02-PUD-18-20 DRC-18-02-ZC 18-04-S
Project name	FALCON CREST SUB
Date Received	5.30.18
Date Accepted/Complete	7.13.18
Cross Reference Files	
Commission Hearing Date	OCT. 9, 2018
City Council Hearing Date	

Contact/Applicant Information

Owners of Record: <u>Falcon Crest, LLC</u>	Phone Number: _____
Address: <u>2528 N Cloverdale Rd</u>	E-Mail: _____
City, State, Zip: <u>Boise, ID 83713</u>	Fax #: _____
Applicant (Developer): <u>M3 Companies</u>	Phone Number: <u>939-6263</u>
Address: <u>1087 W River Street, Suite 310</u>	E-Mail: <u>mtate@m3companiesllc.com</u>
City, State, Zip: <u>Boise, ID 83702</u>	Fax #: _____
Engineer/Representative: <u>JUB Engineers, Scott Wonders</u>	Phone Number: <u>376-7330</u>
Address: <u>250 S Beechwood Ave, Suite 201</u>	E-Mail: <u>swonders@jub.com</u>
City, State, Zip: <u>Boise, ID 83709</u>	Fax #: <u>323-9336</u>

Subject Property Information

Site Address: <u>11102 S Cloverdale Rd, Kuna, ID</u>
Site Location (Cross Streets): <u>Kuna Rd and Five Mile Rd</u>
Parcel Number (s): <u>See Attached List (18 parcels)</u>
Section, Township, Range: <u>Section 22, T2N, R1E, BM</u>
Property size : <u>1028.15 Acres</u>
Current land use: <u>Golf Course and Vacant Properties</u> Proposed land use: <u>Residential</u>
Current zoning district: <u>A, RR (Ada County)</u> Proposed zoning district: <u>C-2, R-6 & R-12</u>

received
5.30.18

Project Description

Project / subdivision name: Falcon Crest Subdivision (PUD)

General description of proposed project / request: Single-Family Residential Subdivision

Type of use proposed (check all that apply):

Residential Single-Family

Commercial _____

Office _____

Industrial _____

Other _____

Amenities provided with this development (if applicable): Clubhouse, Pool, Playground, gazebo, pathways

Residential Project Summary (if applicable)

Are there existing buildings? Yes No

Please describe the existing buildings: _____

Any existing buildings to remain? Yes No

Number of residential units: 409 Number of building lots: 410

Number of common and/or other lots: 58

Type of dwellings proposed:

Single-Family _____

Townhouses _____

Duplexes _____

Multi-Family _____

Other _____

Minimum Square footage of structure (s): Unknown at this time

Gross density (DU/acre-total property): 3.64 Net density (DU/acre-excluding roads): 5.11

Percentage of open space provided: 10.2% Acreage of open space: 13.41 acres

Type of open space provided (i.e. landscaping, public, common, etc.): Landscaping buffers along collector and arterial streets, public pathway, common areas with landscaping and amenities.

Non-Residential Project Summary (if applicable)

Number of building lots: N/A Other lots: N/A

Gross floor area square footage: N/A Existing (if applicable): N/A

Hours of operation (days & hours): N/A Building height: N/A

Total number of employees: N/A Max. number of employees at one time: N/A

Number and ages of students/children: N/A Seating capacity: N/A

Fencing type, size & location (proposed or existing to remain): N/A

Proposed Parking: N/A

a. Handicapped spaces: _____ Dimensions: _____

b. Total Parking spaces: _____ Dimensions: _____

c. Width of driveway aisle: _____

Proposed Lighting: N/A

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

Applicant's Signature: Kristi Watkins Date: May 29, 2018



City of Kuna

Planned Unit Development (PUD) Application

P.O. Box 13
Kuna, Id 83634
(208) 922-5274

Fax: (208) 922-5989

Website: www.kunacity.id.gov

File No. :	_____
Cross Ref. :	_____
File Name:	_____

The City of Kuna has adopted a Planned Unit Development (PUD) process whose purpose is to make Kuna a pleasant and comfortable place to live and work. This PUD process is based on standards and guidelines found in PUD Ordinance No. 2008-15. This document can be found online (www.cityofkuna.com) or can be picked up in the City's Planning and Zoning department is located at 763 W Avalon, Kuna ID. Staff is glad to assist you with your application form.

The Planned Unit Development application applies to the following land use actions:

- ▶ Multi- family dwellings (3 or more)
- ▶ Commercial
- ▶ Technical Uses
- ▶ Office
- ▶ Common Area
- ▶ Subdivision
- ▶ Variety of Building Types and Densities
- ▶ Common Open Space Variations
- ▶ Clustered Development and Recreational Facilities

Application Submittal Requirements

Applicant Use		Staff Use
<input checked="" type="checkbox"/>	Date of pre-application meeting: <u>October 11, 2017 & May 30, 2018</u> <i>Note: Pre-Applications are valid for a period of three (3) months.</i>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	A complete Planned Unit Development Application form <i>Note: It is the applicant's responsibility to use a current application.</i>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Detailed letter of explanation or justification for the application, describing the project and design elements, and how the project complies with the Planned Unit Development.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	One (1) Vicinity Map (8 1/2" x 11") at 1" = 300' scale (or similar), label the location of the property and adjacent streets. Show all relevant current conditions (no older than one (1) year)	<input type="checkbox"/>
<input checked="" type="checkbox"/>	One 8 1/2" x 11" colored aerial photo depicting proposed site, street names, and surrounding area within five-hundred feet (500'). The purpose of this photo is to view the site for existing features and adjacent sites.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Copy of Deed; and an original notarized Affidavit of Legal Interest for all parties involved	<input type="checkbox"/>



Preliminary Development Plan; which shall include drawings and supplementary written narrative materials to include:

- Sketches or illustrations portraying the proposed character of the development; and sketches or illustrations of items subject to design review
- Description of how the PUD relates to surrounding land uses
- Vicinity map identifying neighborhood features within 1/2 mile of the location
- The nature of other land use actions requested
- If the PUD involves a preliminary plat, **include the number of phases and a description of each one**
- A narrative identifying and addressing the following:
 - Land use allocation by type _____
 - Percentage _____
 - Density _____
 - Open Space _____
 - Roads _____
 - N/A Parking _____
 - Housing _____
 - N/A Commercial _____
 - Services provided and public or private ownership and other information that may be pertinent and or material.
 - _____

Preliminary Drawings; at a minimum scale of 1" = 100' displaying the following:

- The name of the proposed PUD
- Date, north point and scale of drawing and identity of the person(s) preparing the drawing
- A boundary survey legal description of the PUD
- Names, addresses and telephone numbers of the controller and any of the following involved in the project: architect, landscape architect, designer, engineer, planner and nurseryman
- Date of survey and name of surveyor
- Appropriate identification of the drawing(s) as a preliminary plan

Natural Features Map; showing an inventory of existing site features including:

- Ground elevation shown by contour lines at two foot (2') intervals or less – five foot (5') intervals may be accepted for slopes greater than ten percent (10%)
- General soil types as documented by a soils engineer or engineering geologist
- Hydrology;** Analysis of natural drainage patterns and water resources including an analysis of streams, natural drainage swales, wetlands, floodplain areas or other areas subject to flooding, poorly drained areas, permanent high ground water areas and seasonally high ground water areas as they may be located on site or be affected by on-site activity:
 - Proposed and existing storm water facilities _____
 - Water conveyance facilities _____
 - Water features, such as ponds, wetlands and
 - permanent or intermittent watercourses _____
 - Areas subject to flooding _____
- Natural features, such as trees, vegetation and ground cover, historic sites, major rock outcroppings, and similar type amenities.
- Sanitary sewer, storm drainage and water supply facilities. **If such facilities are not on or abutting the site, indicate the direction and distance to the nearest such facilities.**
- Width, location and purpose of all existing easements of record on/and abutting the site.
- A map describing land areas contiguous within three hundred feet (300') and adjacent to the proposed PUD, including zoning classifications, land uses, densities, circulation systems, public facilities, unique natural features, and approximate locations of nearby structures.

Site Plan; which shall include:

- North arrow
- To scale drawing (minimum 1" = 100')
- All drawings need to be signed and stamped by a licensed engineer; and dated with contact information. *With the exception of concept drawings and residential structures that do not require a licensed engineer's review.*
- Name of project
- The locations of all existing and proposed dwelling units and/or individual lots
- Location of major streets
- The proposed yard requirements or locations of single family homes for individual lots
- The existing and proposed traffic circulation system serving the PUD including:
 - N/A Off-street parking and maneuvering _____
 - Points of access to existing public rights-of-way _____
 - A plan notation or description narrative outlining ownership of streets _____
 - N/A Parking areas _____
- The existing and proposed pedestrian and bicycle circulation system
- Conceptual plans for all services including their location and whether the services will be publicly or privately owned and maintained including location of utility connections. *Note: Any services intended to be privately owned (sewer, water, street, etc.) requires the City Engineer's prior review and approval*
- Proposed location and treatment of any public or private common areas or structures including open spaces, park or recreation areas, and school sites
- The general landscape treatment proposed along the site's periphery and in accordance with provisions of the City's landscape ordinance
- The approximate amount, location and type of buffering and/or landscaping
- Proposed architectural styles
- The subdivider may be required to submit proposed restrictive covenants, in outline form

Environmental assessment, traffic study, grading plan or other studies as may be appropriate for the proposed site as determined by the Commission or Director.

If the applicant is requesting preliminary subdivision plat approval concurrent with the preliminary PUD approval, a **Preliminary Subdivision Plat** shall be submitted along with the PUD conceptual site plan.

Development Schedule: A development schedule indicating the approximate date on which construction of all phases of the entire project can be expected to begin. If the schedule is approved by the Commission it shall become a part of the final development plan.

Additional Information as may be required by City staff or deciding bodies.

Planned Unit Development Application

Applicant: M3 Companies, LLC Phone: 208-939-6263

Owner Purchaser Lessee

Fax/Email: mtate@m3companiesllc.com

Applicant's Address: 1087 W River Street, Suite 310

Boise, Idaho Zip: 83702

Owner: Falcon Crest, LLC (Hansgeorg Borbonus) Phone: _____

Owner's Address: 2528 N Cloverdale Rd Email: _____

Boise, Idaho Zip: 83713

Represented By: *(if different from above)* JUB Engineers, Inc. (Scott Wonders) Phone: 208-376-7330

Address: 250 S Beechwood Ave, Suite 201 Email: swonders@jub.com

Boise, Idaho Zip: 83709

Address of Property: E Kuna Rd, 18 parcels (see list of parcel numbers)

Distance from Major Cross Street: adjacent to S Cloverdale & Kuna Roads Street Name(s): S Cloverdale & Kuna Roads

Please Check the box that reflects the amenities used :

Active recreational amenities such as playgrounds; basketball or tennis courts; baseball, soccer or rugby fields; swimming pools; natatoriums; walking/running paths; clubhouse; school sites; etc.

Pedestrian and bicycle pathway systems within and through the project (exclusive of required sidewalks adjacent to public right-of-way) and designed to connect into existing or planned pedestrian or bicycle routes outside the PUD.

Other amenities appropriate to the size and uses intended in the PUD

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

This will be a mixed use development that incorporates commercial and various levels of single family residences. There is also a few requested code changes in reference to private streets, structure separation, bonding, signage, landscaping and some subdivision requirements.

- 1. Dimension of Property: 1028.15 acres total
- 2. Current Land Use(s): Agriculture zoning - Golf Course
- 3. What are the land uses of the adjoining properties?
 - North: Residential, Ag
 - South: Residential
 - East: Residential, Ag
 - West: Residential

- 4. Is the project intended to be phased, if so what is the phasing time period? Yes
Please explain: Overall 25 - 30 years. First Preliminary Plat, Phase 1-11 - 2019-2023

- 5. Are there any irrigation ditches/canals on or adjacent to the property? Yes
If yes, do you know the name of the irrigation or drainage provider? Boise Project Board of Controls, Kuna Irrig.

- 6. Fencing: *(Please provide information about new fencing material as well as any existing fencing material)*
Mixture of wrought iron and solid privacy fencing.
Type: Open wrought iron and solid privacy
Size: 4'- 5' and 6'
Location: Wrought iron around common areas and golf course and solid privacy between residences and along streets
(Please note that the City has height limitations for fencing material and requires a fence permit to be obtained prior to installation)

- 7. Storm Drainage:
Proposed Method of On-site Drainage Retention/Detention:
On-site drainage will be in seepage beds and ponds

- 8. Percentage of Site Devoted to Building Coverage: N/A - Overall Master Plan extends beyond current plat request
% of Site Devoted to Landscaping: Greater than 10% Square Footage: TBD
% of Site that is hard Surfaces
(paving, driveways, walkways, etc.): TBD Square Footage: TBD
% of Site Devoted to Other Uses: TBD
Describe: 19 acres of commercial, Golf Course & Clubhouse, Community Clubhouse & Parks
% of landscaping within the parking lot (landscaped islands, etc.): *(Please see Kuna City Ordinance 2006-100)*
TBD

- 9. For details, please provide dimensions of landscaped areas within public right-of-way:
N/A

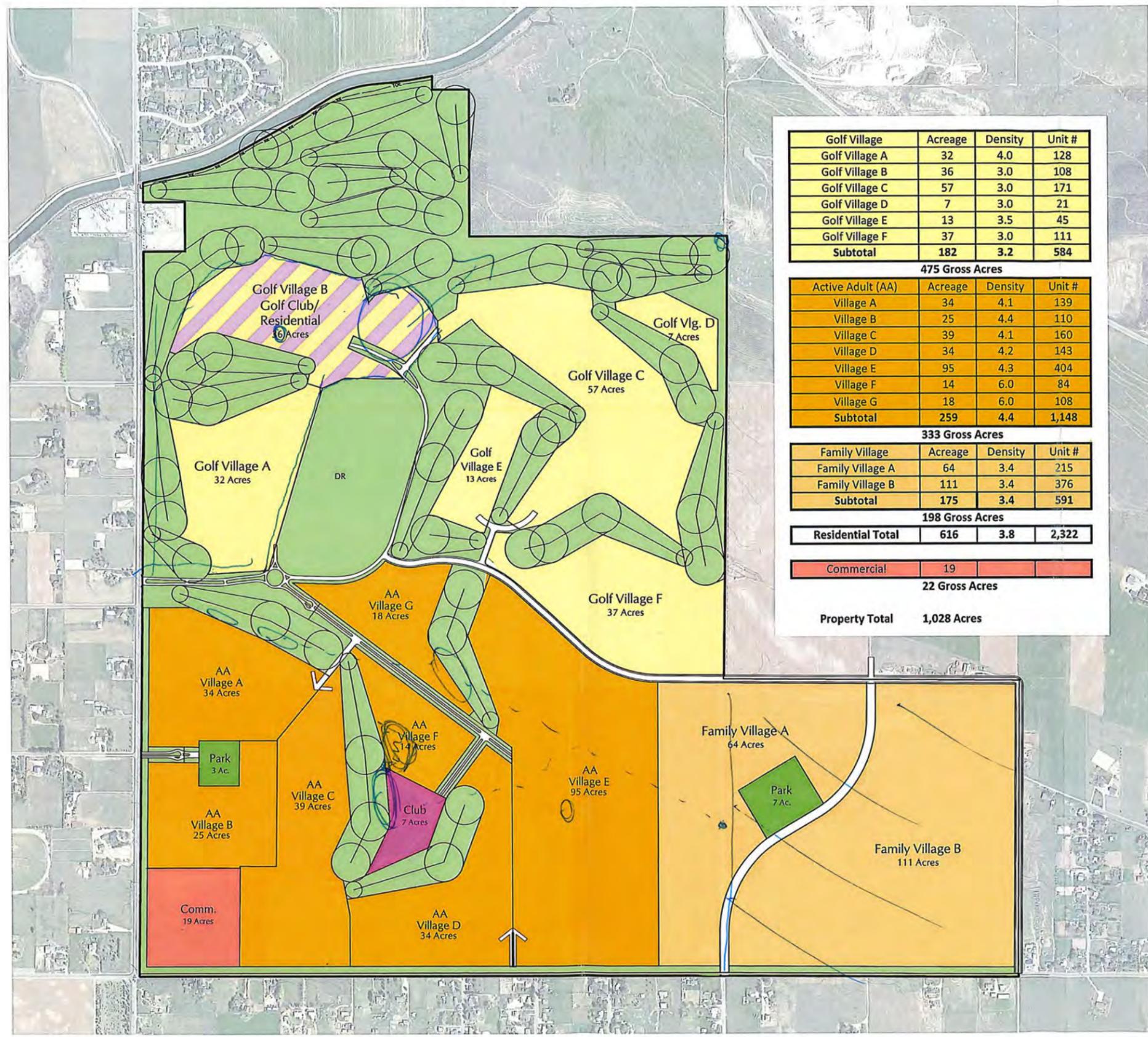
- 10. Are there any existing trees of 4" or greater in caliper on the property? *(Please provide the information on the site plans.)*
If yes, what type, size and the general location? *(The City's goal is to preserve existing trees with greater than a four inch (4") caliper whenever possible):*
Yes, the property includes multiple golf courses and thousands of existing trees. Tree species vary and include both deciduous and evergreen trees. The project plans to make some modifications to the golf course, but retain the vast majority of existing trees. Existing trees also exist lining the existing access road to the current clubhouse. Those trees will also remain in place.

- 11. Pedestrian Amenities: *(bike racks, receptacles, drinking fountains, benches, etc.)*
Walking paths will be included around the perimeter and throughout the community. Trash receptacles and benches, picnic areas and other amenities will be located in the community parks.

- 12. Parking requirements: N/A
Total Number of Parking Spaces: N/A Width and Length of Spaces: N/A
Total Number of Compact Spaces (8'x17'): N/A

- 13. Is any portion of the property subject to flooding conditions? Yes _____ No X
(If yes, you must submit a Floodplain Development Permit Application with this Design Review application.)

IF THE PLANNING DIRECTOR OR DESIGNEE, THE COMMISSION AND/OR THE CITY COUNCIL DETERMINE THAT ADDITIONAL AND/OR REVISED INFORMATION IS NEEDED, AND/OR IF OTHER UNFORESEEN CIRCUMSTANCES ARISE, ANY DATES OUTLINED FOR PROCESSING MAY BE RESCHEDULED BY THE CITY. APPLICANT/REPRESENTATIVE MUST ATTEND ALL SCHEDULED MEETINGS.



Golf Village	Acreage	Density	Unit #
Golf Village A	32	4.0	128
Golf Village B	36	3.0	108
Golf Village C	57	3.0	171
Golf Village D	7	3.0	21
Golf Village E	13	3.5	45
Golf Village F	37	3.0	111
Subtotal	182	3.2	584

475 Gross Acres

Active Adult (AA)	Acreage	Density	Unit #
Village A	34	4.1	139
Village B	25	4.4	110
Village C	39	4.1	160
Village D	34	4.2	143
Village E	95	4.3	404
Village F	14	6.0	84
Village G	18	6.0	108
Subtotal	259	4.4	1,148

333 Gross Acres

Family Village	Acreage	Density	Unit #
Family Village A	64	3.4	215
Family Village B	111	3.4	376
Subtotal	175	3.4	591

198 Gross Acres

Residential Total	Acreage	Density	Unit #
	616	3.8	2,322

Commercial	19		
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22 Gross Acres

Property Total 1,028 Acres

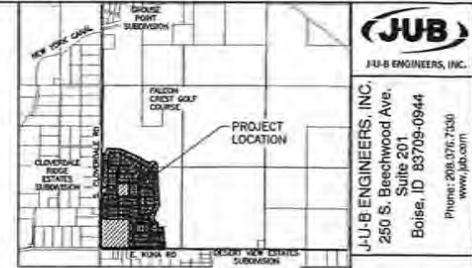
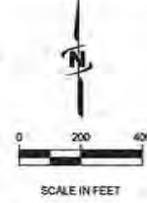
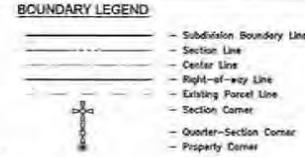
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5.30.18



PRELIMINARY DEVELOPMENT PLAN

May 15, 2018
 SCALE: 1" = 300'
 GREY|PICKETT

PRELIMINARY PLAT FOR FALCON CREST SUBDIVISION SITUATED IN THE SOUTH HALF OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE MERIDIAN, KUNA, IDAHO 2018



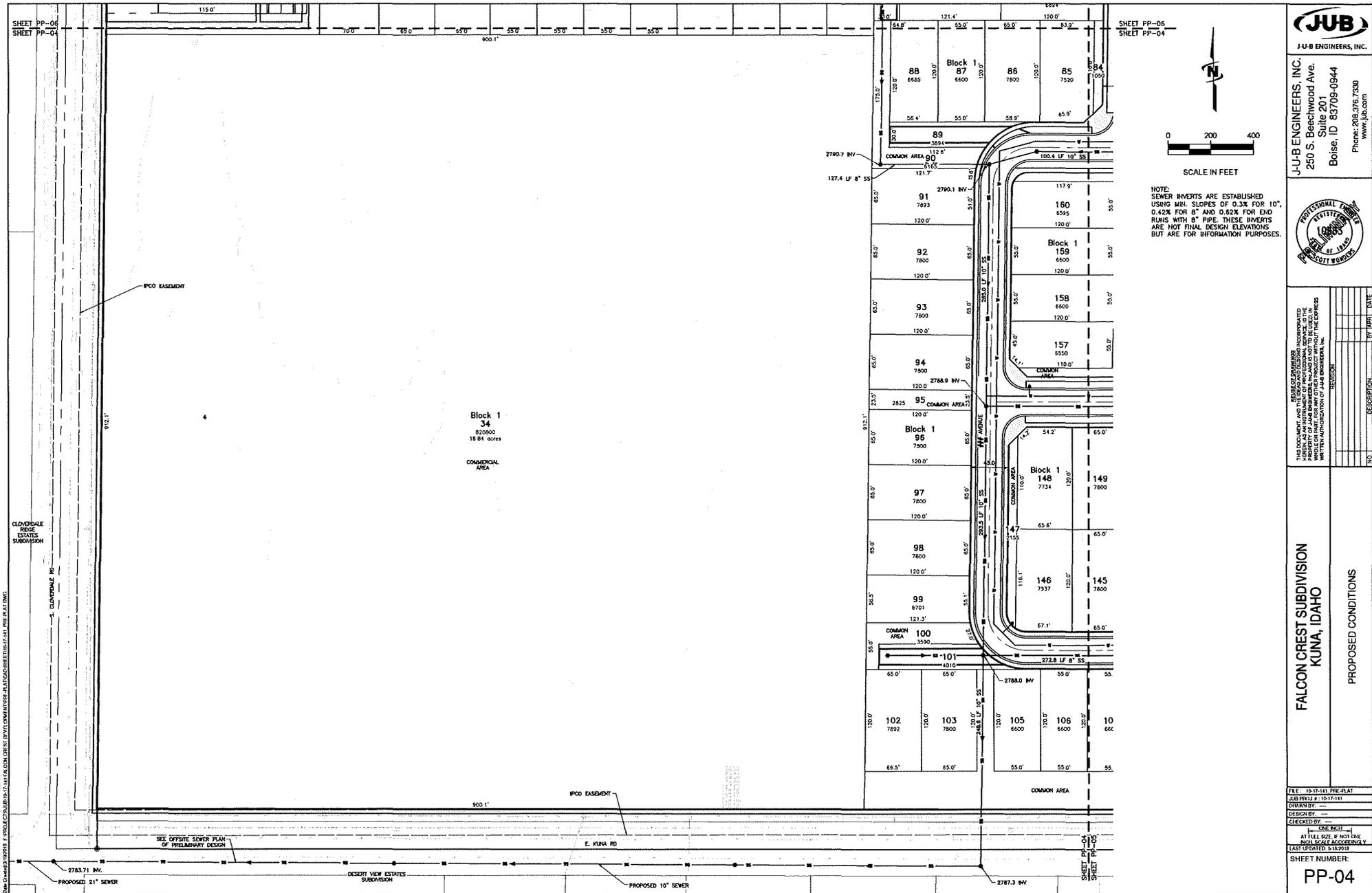
JUB ENGINEERS, INC. 412-B ENGINEERS, INC. J-U-B ENGINEERS, INC. 250 S. Beechwood Ave., Suite 201 Boise, ID 83709-0944 Phone: 208.376.7330 www.jub.com



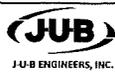
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NOTES:

- 1. CONTOUR AND SPOT ELEVATION DATA IS REFERENCED TO NAVD 83 DATUM.
2. THE STREETS WITHIN THIS DEVELOPMENT ARE A COMBINATION OF PUBLIC AND PRIVATE STREETS. THE PUBLIC STREET SHALL BE CONSTRUCTED IN ACCORDANCE WITH ADA COUNTY HIGHWAY DISTRICT (CHD) STANDARDS FOR PUBLIC STREETS WITH A MINIMUM GRADIENT OF 0.40%. THE PRIVATE STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF KUNA SPECIFICATIONS.
3. ALL LOTS ARE RESIDENTIAL BUILDING LOTS EXCEPT LOTS 2, 11, 53, 76, 77, 84, 80, 95, 100, 104, 122, 177, 128, 133, 138, 147, 156, 184, 172, 179, 182, 183, 204, 212, 225, 277, 233, 236, 240, 273, 274, 282, 290, 298, 300, 312, 321, 327, 333, 372, 374, 382, 383, 408, 411, 428, 441, 449, 452, 457, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 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NOTE:
SEWER INVERTS ARE ESTABLISHED
USING MIN. SLOPES OF 0.3% FOR 10",
0.42% FOR 8" AND 0.62% FOR END
RISERS WITH 8" PIPE. THESE INVERTS
ARE NOT FINAL DESIGN ELEVATIONS
BUT ARE FOR INFORMATION PURPOSES.



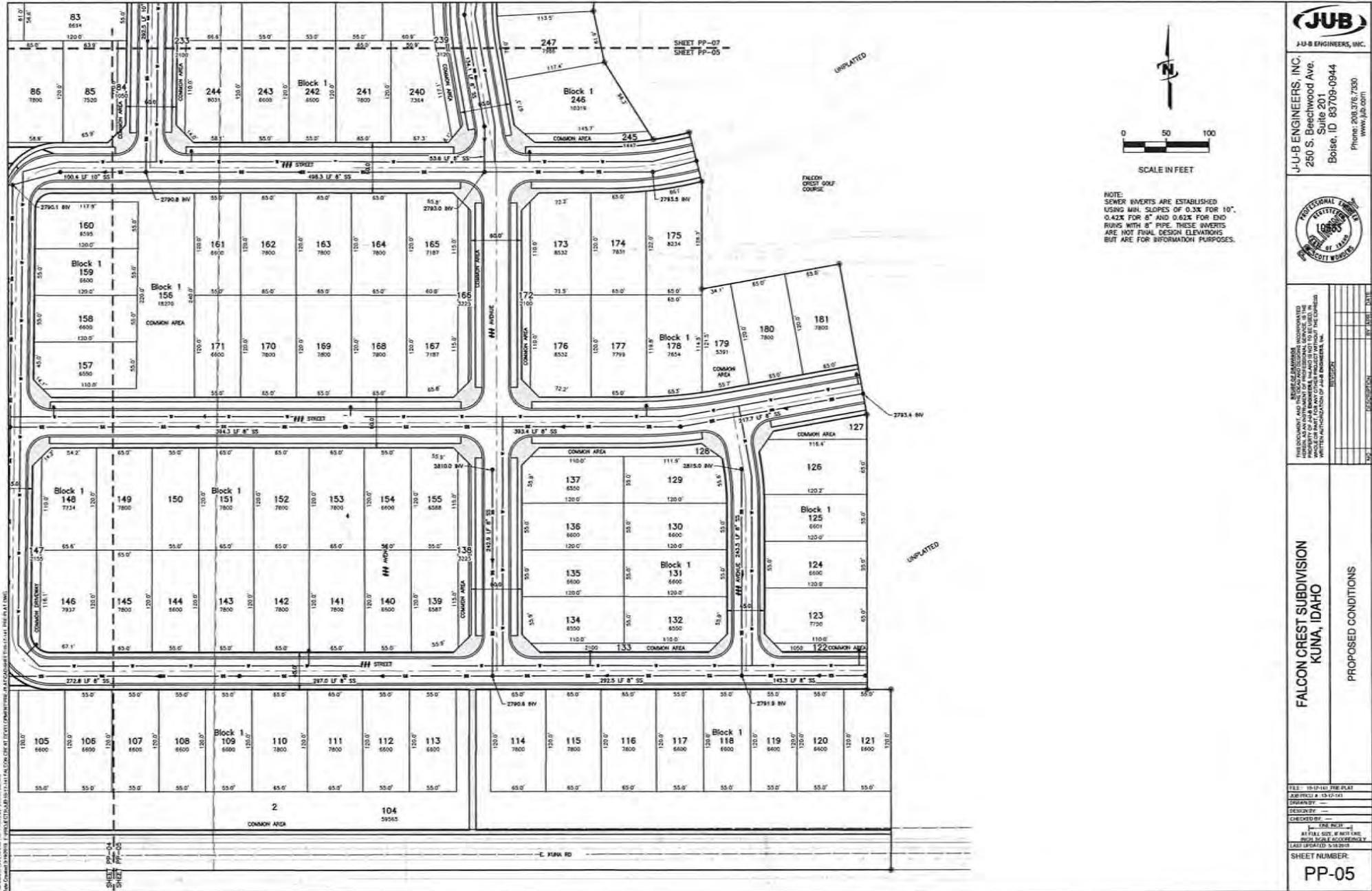
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NO.	DESCRIPTION	DATE

FALCON CREST SUBDIVISION
KUNA, IDAHO
PROPOSED CONDITIONS

FILE: 18-17-13 PRE-PLAN
DRAWN BY: [Name]
DESIGNED BY: [Name]
CHECKED BY: [Name]
AT FULL SIZE IF NOT EXIST NON SCALE ACCORDINGLY
LAST UPDATED: 5/18/2018
SHEET NUMBER: PP-04



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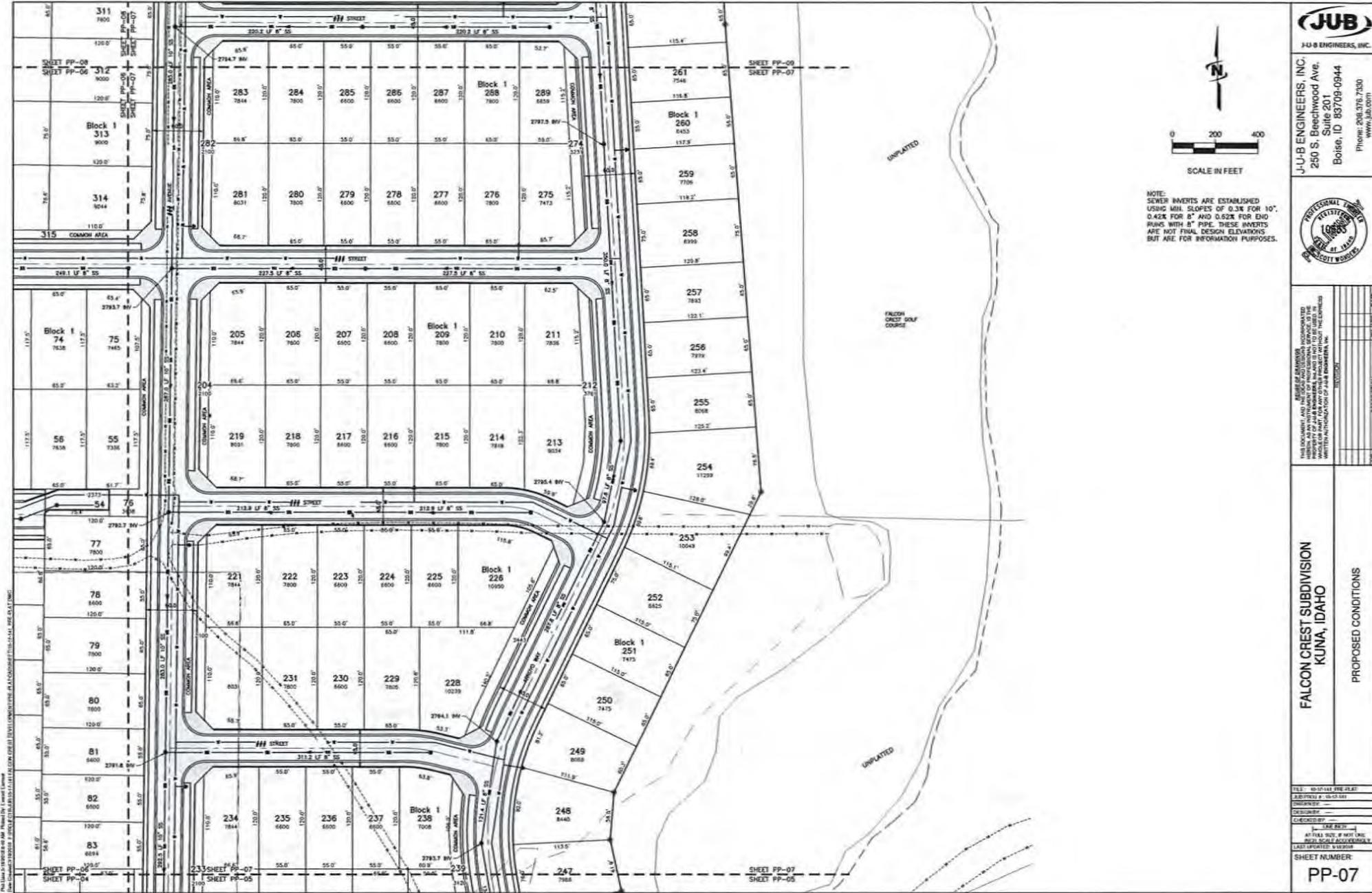


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FALCON CREST SUBDIVISION
KUNA, IDAHO
PROPOSED CONDITIONS

TITLE: 18-01-SUB-DIVISION
DRAWN BY: JUB
CHECKED BY: JUB
DATE: 05/30/18
SHEET NUMBER: PP-05

received
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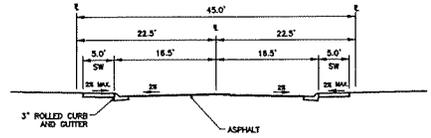
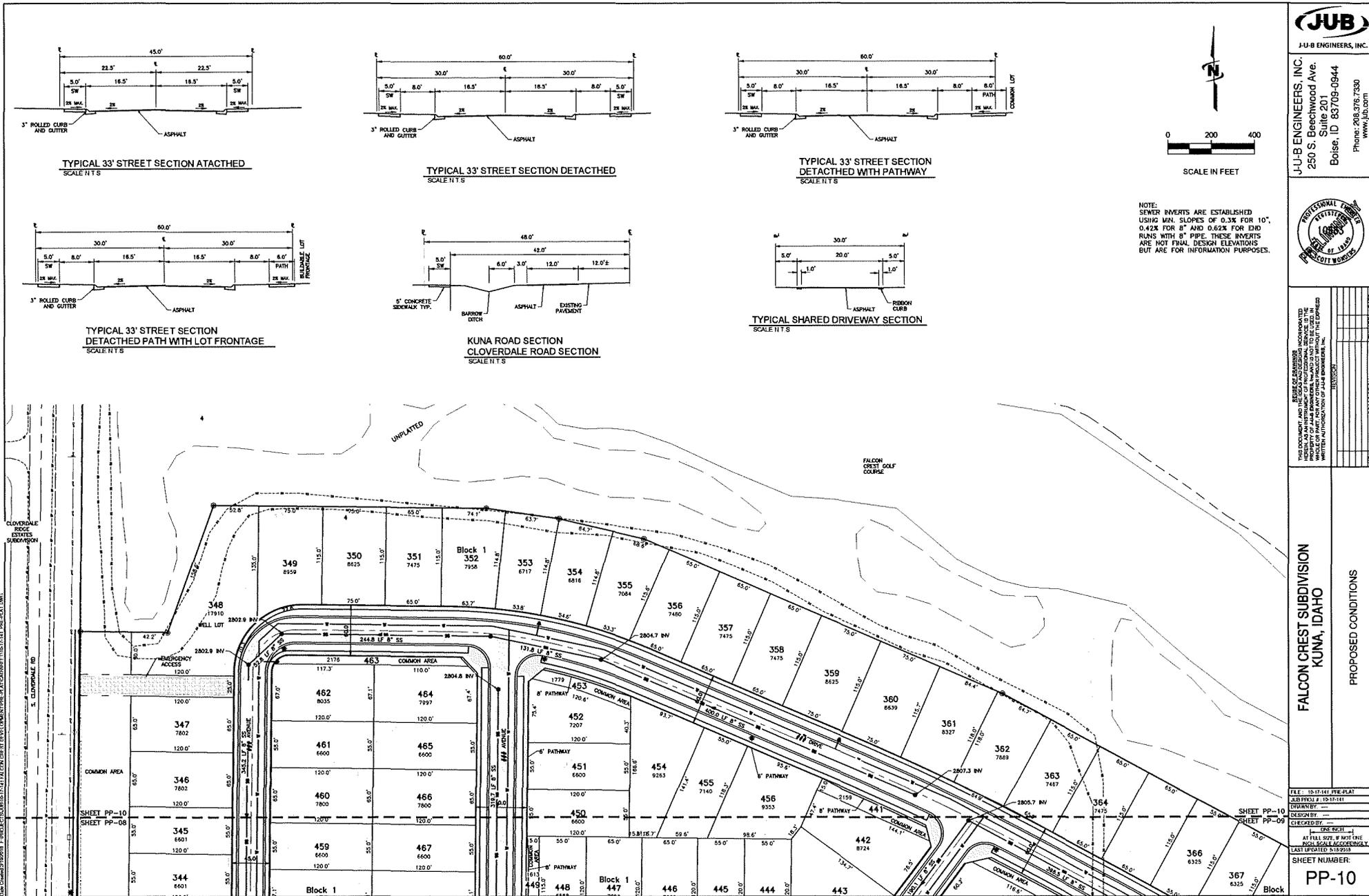


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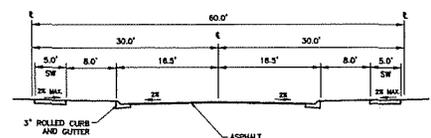
FALCON CREST SUBDIVISION
KUNA, IDAHO
PROPOSED CONDITIONS

FILE: 18-03-AN-PP-07
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ENGINEER: JUB
CHECKED BY: JUB
DATE: 10/18/18
LAST UPDATED: 10/18/18
SHEET NUMBER: PP-07

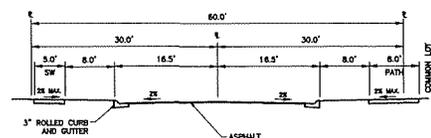
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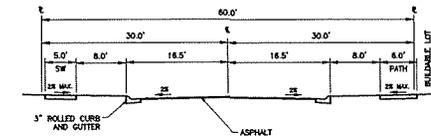
TYPICAL 33' STREET SECTION ATTACHED
SCALE 1/8" = 1'-0"



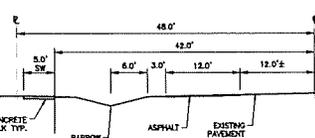
TYPICAL 33' STREET SECTION DETACHED
SCALE 1/8" = 1'-0"



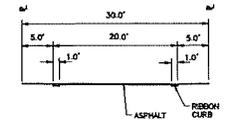
TYPICAL 33' STREET SECTION DETACHED WITH PATHWAY
SCALE 1/8" = 1'-0"



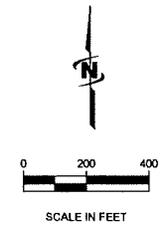
TYPICAL 33' STREET SECTION DETACHED PATH WITH LOT FRONTAGE
SCALE 1/8" = 1'-0"



KUNA ROAD SECTION CLOVERDALE ROAD SECTION
SCALE 1/8" = 1'-0"



TYPICAL SHARED DRIVEWAY SECTION
SCALE 1/8" = 1'-0"



NOTE: SEWER INVERTS ARE ESTABLISHED USING MIN. SLOPES OF 0.3% FOR 10", 0.42% FOR 8" AND 0.52% FOR 6" RUNS WITH 8" PIPE. THESE INVERTS ARE NOT FINAL DESIGN ELEVATIONS BUT ARE FOR INFORMATION PURPOSES.



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KUNA, IDAHO
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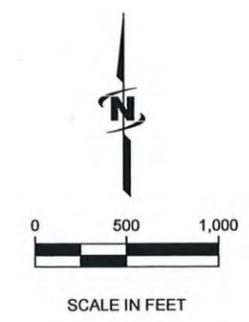
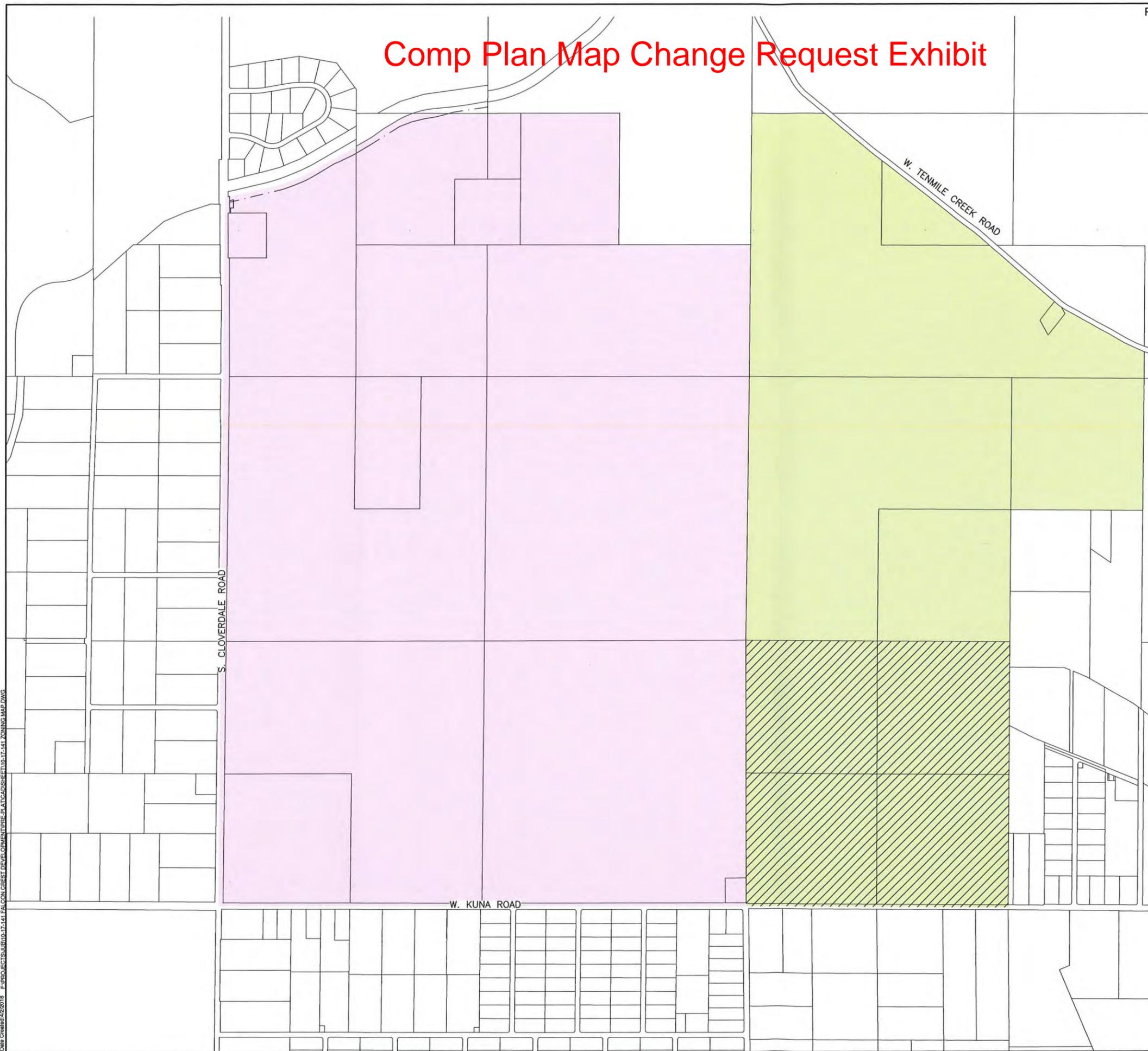
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LAST REVISED: 5/18/2018
DRAWN BY: JUB
DESIGNED BY: JUB
CHECKED BY: JUB
DATE: 5/18/2018
AT FULL SIZE IF NOT ONE
NON SCALE ACCURACY
LAST UPDATED: 5/18/2018
SHEET NUMBER:
PP-10



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Comp Plan Map Change Request Exhibit



LEGEND

	KUNA - COMP AGRICULTURE
	KUNA - COMP MIXED USE GENERAL
	KUNA - COMP AMENDMENT TO MU - 162.4 Ac.

REUSE OF DRAWINGS
J-U-B SHALL RETAIN ALL COMMON LAW, STATUTORY, COPYRIGHT AND OTHER RESERVED RIGHTS OF THESE DRAWINGS, AND THE SAME SHALL NOT BE REUSED WITHOUT J-U-B'S PRIOR WRITTEN CONSENT. BY USING THESE DRAWINGS, CLIENTS ACCEPT AND AGREE TO ASSUME ALL LIABILITY AND SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO J-U-B.

NO.	REVISION	DESCRIPTION	BY	DATE

FALCON CREST SUBDIVISION
KUNA, IDAHO
COMP PLAN AMENDMENT MAP

received
5.30.18

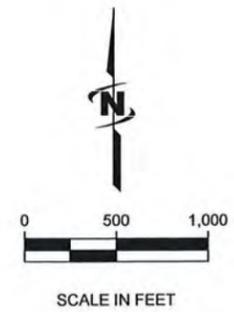
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LAST UPDATED: 5/17/2018
SHEET NUMBER:

Plot Date: 5/16/2018 7:10 AM Plotted By: Everett Emmert
Data Change: 4/2/2018 - EXPORTED SUBDIVISION TO 141.FALCON CREST DEVELOPMENT PLAT CAD SYSTEM 10-17-141 ZONING MAP.DWG



J-U-B ENGINEERS, INC.

J-U-B ENGINEERS, INC.
250 S. Beechwood Ave.
Suite 201
Boise, ID 83709-0944
Phone: 208.376.7330
www.jub.com



TOTAL ZONING BOUNDARY AREA	1033.47 Ac.
ZONE RR TO R-6	806.92 Ac.
ZONE A TO R-6	19.58 Ac.
ZONE RR TO R-12	188.09 Ac.
R-12-A	124.81 Ac.
R-12-B	63.48 Ac.
ZONE A TO C-2	20.89 Ac.
AREA TO BE ANNEXED	995.01 Ac.

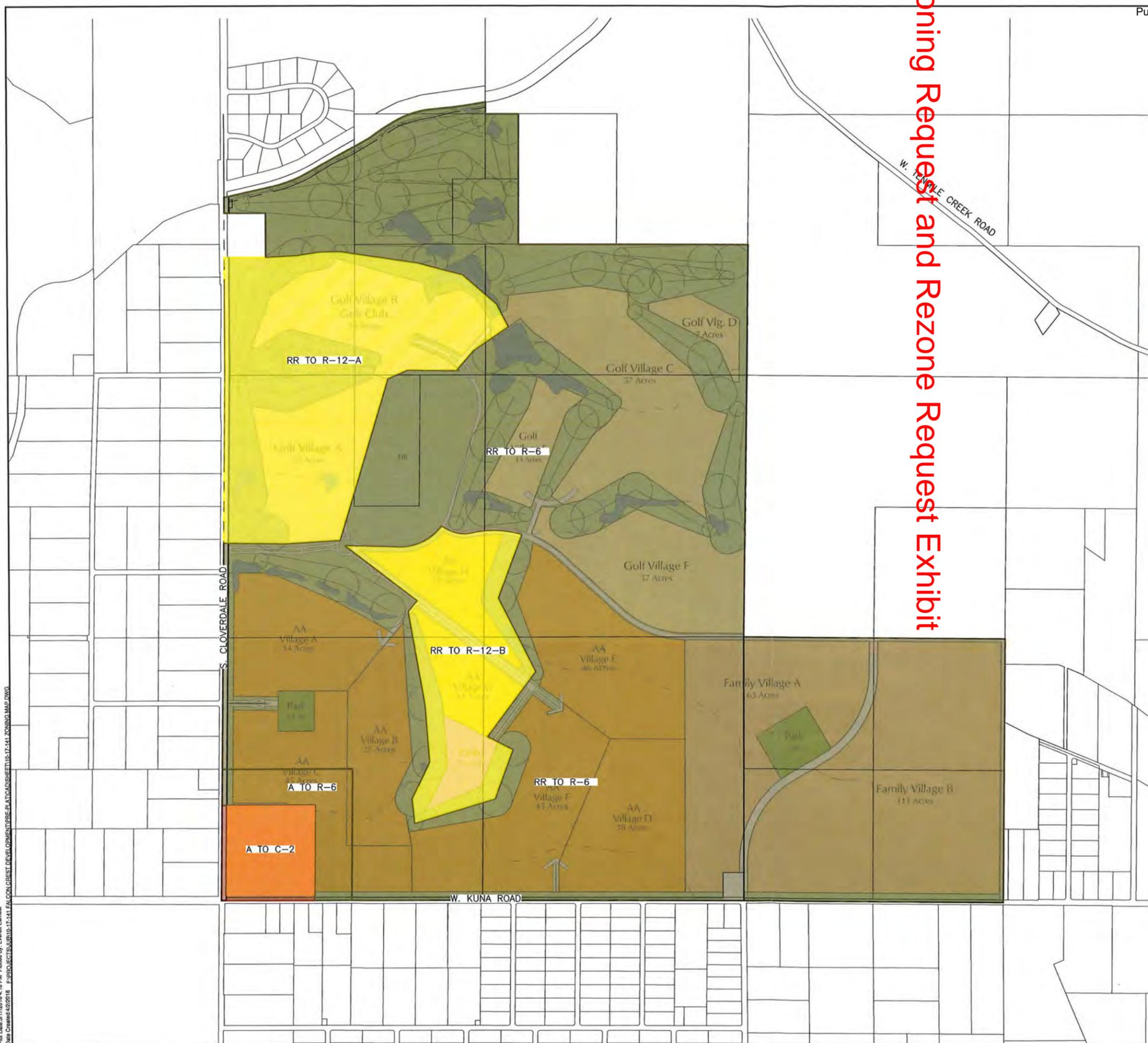
REVISION			
NO.	DESCRIPTION	BY	DATE

FALCON CREST SUBDIVISION
KUNA, IDAHO

ZONING MAP

FILE: 10-17-141 ZONING MAP
JUB PROJ. #: 10-17-141
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DESIGN BY: ##
CHECKED BY: ###
AT FULL SIZE, IF NOT ONE INCH SCALE ACCORDINGLY
LAST UPDATED: 5/17/2018
SHEET NUMBER:

Zoning Request and Rezone Request Exhibit

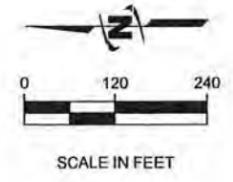


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Plot Date: 5/17/2018 4:10 PM Plotted By: Everett Emmert Date Created: 4/22/2018 File Path: C:\PROJECTS\MUR10-17-141\FALCON CREST DEVELOPMENT\PRE-PLAT\CAD\SHED-17-141.ZONING.MAP.DWG



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PHASING INFORMATION						
PHASE	PROPOSED CONSTRUCTION	PHASE AREA	TOTAL LOTS	RESIDENTIAL LOTS	COMMON LOTS	DENSITY
1	2019	18.30 Ac.	51 LOTS	39 LOTS	12 LOTS	2.13 DU/Ac
2	2019	11.81 Ac.	53 LOTS	46 LOTS	7 LOTS	3.89 DU/Ac
3	2020	8.85 Ac.	39 LOTS	36 LOTS	3 LOTS	4.07 DU/Ac
4	2020	13.73 Ac.	55 LOTS	36 LOTS	9 LOTS	2.62 DU/Ac
5	2021	8.36 Ac.	41 LOTS	35 LOTS	6 LOTS	4.18 DU/Ac
6	2021	5.93 Ac.	27 LOTS	25 LOTS	2 LOTS	4.22 DU/Ac
7	2021	12.16 Ac.	58 LOTS	49 LOTS	9 LOTS	4.03 DU/Ac
8	2022	11.66 Ac.	58 LOTS	44 LOTS	14 LOTS	3.77 DU/Ac
9	2022	7.92 Ac.	32 LOTS	28 LOTS	4 LOTS	3.54 DU/Ac
10	2023	6.31 Ac.	35 LOTS	27 LOTS	8 LOTS	4.28 DU/Ac
11	2023	10.70 Ac.	47 LOTS	44 LOTS	3 LOTS	4.11 DU/Ac

CONSTRUCT NORTH COLLECTOR ACCESS AND PHASE 1 OF THE CLUB WITH PHASES 3 & 4. CONSTRUCT BUILDING WITH PHASES 5, 6, & 7.

received
5.30.18

NO.	DESCRIPTION	BY	DATE

FALCON CREST SUBDIVISION
KUNA, IDAHO
PHASING PLAN

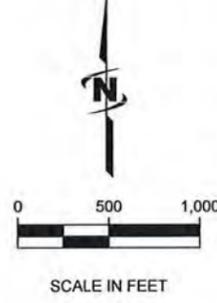
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DESIGN BY: ---
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INCH SCALE ACCORDINGLY
LAST UPDATED: 5/29/2018
SHEET NUMBER:
1

Plot Date: 5/29/2018 2:49 PM Plotted By: Everett Earnest
Date Created: 3/19/2018 File Path: C:\PROJECTS\18-01-CPM\18-01-CPM-17-141-FALCON CREST DEVELOPMENT\PRE-PLAT\CAD\18-01-CPM-17-141-PR-PLAT.DWG



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CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	360.17'	1250.00'	16°30'32"	N69°15'57"E	358.93'
C2	188.23'	930.00'	11°35'48"	N64°52'14"E	187.91'
C3	222.86'	930.00'	13°43'49"	N77°32'02"E	222.33'



LAND USE SUMMARY

TOTAL AREA: 1028.15 AC.
 GOLF COURSE AREA: 394.3± AC.
 COMMERCIAL AREA: 18.84 AC.
 RESIDENTIAL BREAKDOWN:

Golf Village	Acreage	Density	Unit #
Golf Village A	32	4.0	128
Golf Village B	36	3.0	108
Golf Village C	57	3.0	171
Golf Village D	7	3.0	21
Golf Village E	13	3.5	45
Golf Village F	37	3.0	111
Subtotal	182	3.2	584

475 Gross Acres			
Active Adult (AA)	Acreage	Density	Unit #
Village A	34	4.1	139
Village B	25	4.4	110
Village C	39	4.1	160
Village D	34	4.2	143
Village E	95	4.3	404
Village F	14	6.0	84
Village G	18	6.0	108
Subtotal	259	4.4	1,148

333 Gross Acres			
Family Village	Acreage	Density	Unit #
Family Village A	64	3.4	215
Family Village B	111	3.4	376
Subtotal	175	3.4	591

198 Gross Acres			
Residential Total	Acreage	Density	Unit #
Residential Total	616	3.8	2,322

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N89°58'05"E	377.00'
L2	N0°01'55"W	450.00'
L3	S89°58'05"W	377.00'
L4	N0°01'55"W	168.60'
L5	N77°31'13"E	451.48'
L6	N61°00'40"E	566.06'
L7	N60°35'00"E	181.60'
L8	N54°35'30"E	154.96'
L9	N59°04'20"E	141.06'
L10	S84°23'57"W	201.72'
L11	N82°25'03"E	132.20'
L12	N80°20'08"E	212.66'
L13	S0°07'31"W	120.88'
L14	S89°59'39"E	332.99'

NO.	REVISION	DESCRIPTION	BY	DATE

FALCON CREST SUBDIVISION
 KUNA, IDAHO
 PUD
 PRELIMINARY DEVELOPMENT PLAN

received
 5.30.18

FILE: 10-17-141-DEV-PLAN
 JUB PROJ. #: 10-17-141
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 DESIGN BY: ##
 CHECKED BY: ##
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 LAST UPDATED: 5/17/2018
 SHEET NUMBER:
PDP-01

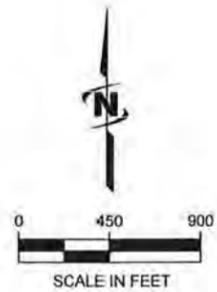
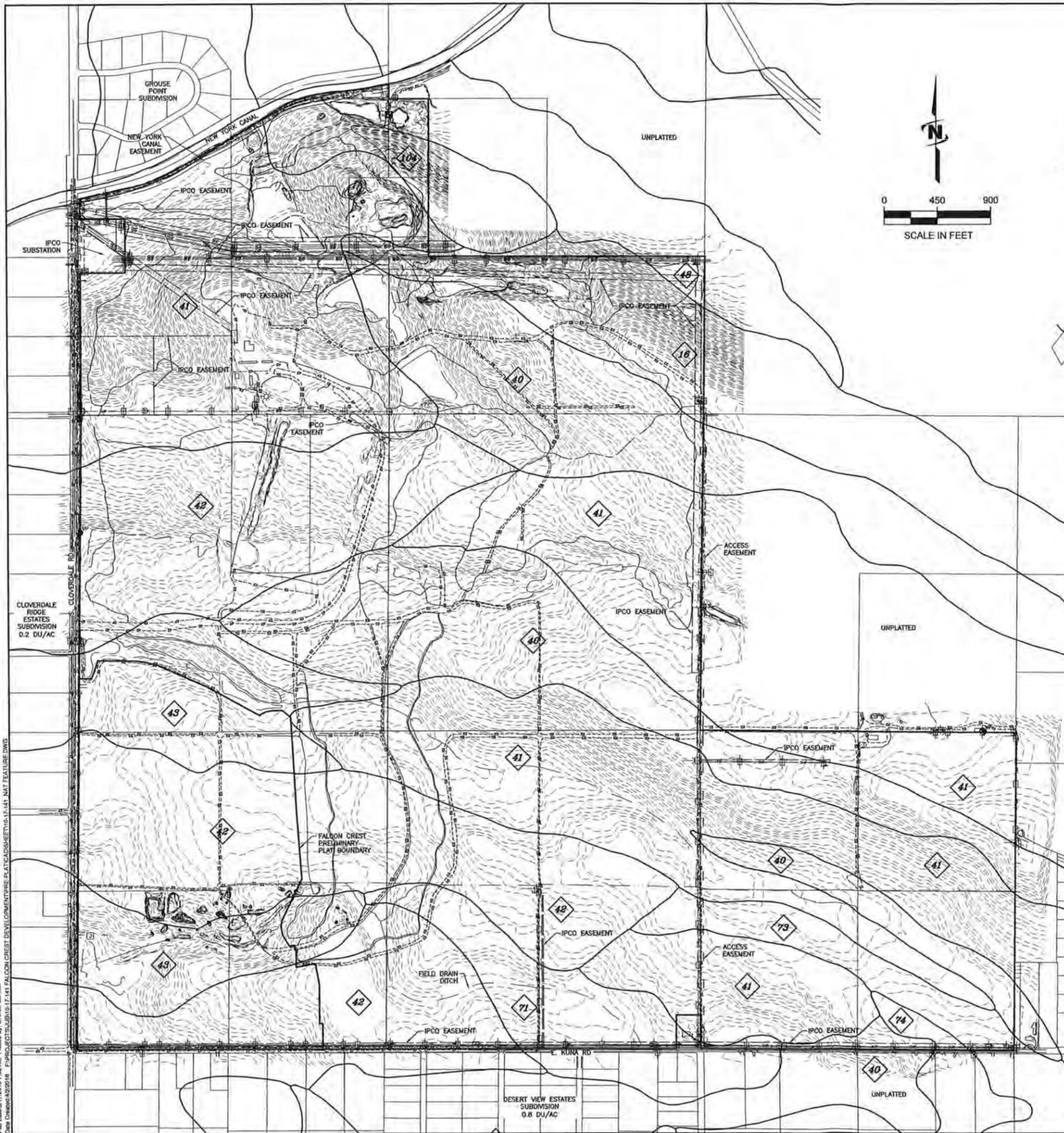


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SOILS LEGEND

- SOILS DELINEATION
- SOIL TYPE

SOILS DATA:

- 16 IIIe - BRENT LOAM, 8-12%
- 40 IV - COLTHORP SILT LOAM, 0%-2%
- 41 IVe - COLTHORP SILT LOAM, 2%-4%
- 42 IVs - COLTHORP COBBLY LOAM, 0%-2%
- 43 IVs - COLTHORP COBBLY LOAM, 2%-4%
- 48 IIa - ELIJAH SILT LOAM, 0%-2%
- 71 I - JENNESS FINE SANDY LOAM, 0%-2%
- 73 IVs - KUNATON SILTY CLAY LOAM, 0%-2%
- 74 IVs - KUNATON SILTY CLAY LOAM, 2%-4%
- 104 VIIa - McCAN EXTREMELY STONY SILT LOAM, 0%-2%

SOILS:

ADA COUNTY SOIL SURVEY:
SOIL TYPE 16 BRENT LOAM. THIS SOIL IS VERY DEEP AND IT IS WELL DRAINED. PERMEABILITY FOR AQUIFER RECHARGE IS VERY SLOW. RUNOFF IS RAPID, AND THE HAZARD OF EROSION IS MODERATE. THE USE OF THIS SOIL FOR RESIDENTIAL DEVELOPMENT IS LIMITED MAINLY BY THE LOW STRENGTH, SHRINK-SWELL POTENTIAL, VERY SLOW PERMEABILITY, AND SLOPE. SOIL TYPE 40 COLTHORP SILT LOAM. THIS SOIL IS SHALLOW TO A HARDPAN AND IT IS WELL DRAINED. PERMEABILITY FOR AQUIFER RECHARGE IS MODERATELY SLOW. RUNOFF IS VERY SLOW, AND THE HAZARD OF EROSION IS SLIGHT. THE SHALLOWNESS OF THE ROOT ZONE IS THE MAJOR LIMITATION TO AGRICULTURE. SOIL TYPE 41 COLTHORP SILT LOAM. THIS SOIL IS SHALLOW TO A HARDPAN AND IT IS WELL DRAINED. PERMEABILITY FOR AQUIFER RECHARGE IS MODERATELY SLOW. RUNOFF IS SLOW, AND THE HAZARD OF EROSION IS SLIGHT. THE SHALLOWNESS OF THE ROOT ZONE IS THE MAJOR LIMITATION TO AGRICULTURE. SOIL TYPE 42 COLTHORP COBBLY LOAM. THIS SOIL IS SHALLOW TO A HARDPAN AND IT IS WELL DRAINED. PERMEABILITY FOR AQUIFER RECHARGE IS MODERATELY SLOW. RUNOFF IS SLOW, AND THE HAZARD OF EROSION IS SLIGHT. THE SHALLOWNESS OF THE ROOT ZONE, THE LOW AVAILABLE WATER CAPACITY, AND THE COBBLES AND STONES ARE THE MAJOR LIMITATIONS TO CULTIVATION. SOIL TYPE 43 COLTHORP COBBLY LOAM. THIS SOIL IS SHALLOW TO A HARDPAN AND IT IS WELL DRAINED. PERMEABILITY FOR AQUIFER RECHARGE IS MODERATELY SLOW. RUNOFF IS SLOW, AND THE HAZARD OF EROSION IS SLIGHT. THE SHALLOWNESS OF THE ROOT ZONE, THE LOW AVAILABLE WATER CAPACITY, AND THE COBBLES AND STONES ARE THE MAJOR LIMITATIONS TO CULTIVATION. SOIL TYPE 48 ELIJAH SILT LOAM. THIS SOIL IS MODERATELY DEEP TO A HARDPAN AND IT IS WELL DRAINED. PERMEABILITY FOR AQUIFER RECHARGE IS MODERATELY SLOW ABOVE THE HARDPAN AND VERY SLOW THROUGH FRACTURES IN THE HARDPAN. RUNOFF IS SLOW, AND THE HAZARD OF EROSION IS SLIGHT. THE DEPTH OF THE ROOT IS THE MAJOR LIMITATION TO AGRICULTURE. SOIL TYPE 71 JENNESS FINE SANDY LOAM. THIS SOIL IS VERY DEEP AND WELL DRAINED. PERMEABILITY FOR AQUIFER RECHARGE IS MODERATE. RUNOFF IS SLOW, AND THE HAZARD OF EROSION IS SLIGHT. THIS SOIL IS WELL SUITED TO AGRICULTURE. SOIL TYPE 73 KUNATON SILTY CLAY LOAM. THIS SOIL IS SHALLOW TO A HARDPAN AND IT IS WELL DRAINED. PERMEABILITY FOR AQUIFER RECHARGE IS SLOW ABOVE THE HARDPAN AND VERY SLOW THROUGH FRACTURES IN THE HARDPAN. RUNOFF IS SLOW, AND THE HAZARD OF EROSION IS SLIGHT. THE SHALLOWNESS OF THE ROOT ZONE, THE LOW AVAILABLE WATER CAPACITY, AND THE SLOW INTAKE OF IRRIGATION WATER ARE THE MAJOR LIMITATIONS TO AGRICULTURE. SOIL TYPE 74 KUNATON SILTY CLAY LOAM. THIS SOIL IS MODERATELY DEEP AND WELL DRAINED. PERMEABILITY FOR AQUIFER RECHARGE IS MODERATELY SLOW. RUNOFF IS SLOW, AND THE HAZARD OF EROSION IS MODERATE. THE DEPTH OF THE ROOT ZONE AND THE HAZARD OF EROSION ARE THE MAJOR LIMITATIONS TO AGRICULTURE. RANGE FROM 0-12.0% SLOPES.

GEOLOGY:

THE SUBJECT SITE IS LOCATED WITHIN THE BOISE VALLEY THAT IS DIRECTLY UNDERLAIN BY THICK SEQUENCE OF ALLUVIAL SANDS AND GRAVELS. THESE SEDIMENTS ARE GENERALLY NAMED THE BOISE RIVER GRAVELS WHICH CONSIST OF UNCONSOLIDATED CLAY, SAND, GRAVEL, AND COBBLES. THE BOISE RIVER GRAVELS TEND TO BE POORLY SORTED, HAVE IMBRICATED, WELL ROUNDED CLASTS WITH CRUDE STRATIFICATION. THE DEPOSITS ARE MADE UP OF BEDS OF GRAVEL AND LENSES OF CROSS-BEDDED SAND SUGGESTING DEPOSITION IN GRADED RIVER CHANNELS. THE BOISE RIVER GRAVELS HAVE BEEN SUBDIVIDED INTO SMALLER UNITS BASED ON THEIR AGE AND ARE EXPOSED AS DISTINCT ALLUVIAL TERRACES. FIVE OF THE TERRACES ARE WELL EXPOSED IN THE BOISE AREA AND RANGE IN AGE FROM MIDDLE PLEISTOCENE TO RECENT (0-0.9 MILLION YEARS AGO). THESE GRAVELY TERRACES ARE USUALLY MANTLED WITH SILTY LOESS.

- PROPERTY BOUNDARY
- GRAVITY IRRIGATION PIPE
- PRESSURE IRRIGATION LINE
- DITCH FLOW LINE
- TREE DECIDUOUS
- TREE CONIFER
- OVERHEAD POWER LINE
- POWER POLE
- IRRIGATION WELL
- IRRIGATION PUMP
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- FENCE LINE
- POND LINE
- 5' CONTOUR LINE
- 1' CONTOUR LINE

received
5.3.18

HYDROLOGY:

THE SUBJECT PROPERTY HAS NATURAL DRAINAGE SWALES RUNNING FROM THE SOUTHEAST TO THE NORTHWEST CARRYING THE RUNOFF WATER TO THE WASTE WATER DITCHES. THE GOLF COURSE WAS DEVELOPED IN CONSIDERATION OF THE NATURAL DRAINAGE WITH SEVERAL PONDS AND WATER FEATURES USED FOR SITE DRAINAGE AND AS WATER FEATURES FOR THE GOLF COURSE. A DRAINAGE PLAN WAS APPROVED BY ADA COUNTY FOR THE DEVELOPMENT OF THE GOLF COURSE (SEE ADA COUNTY FILE NO. 97-33-CU & 97-81-CU). THE NATURAL DRAINAGE WILL BE MAINTAINED IN DEVELOPING THE FINAL HOLES. BASED ON A SITE VISIT CONDUCTED IN MARCH, 2018, THERE ARE NO KNOWN STREAMS OR WETLANDS LOCATED WITHIN THE PROJECT BOUNDARY. GROUNDWATER WITHIN THE SITE AREA IS AT AN AVERAGE DEPTH OF 6 FEET. THERE IS NO PERMANENT OR SEASONAL HIGH WATER ON THIS SITE. WE HAVE BEEN UNABLE TO OBSERVE OR IDENTIFY ANY ESTABLISHED WETLAND AREAS WITHIN THE PROJECT AREA. THIS PROPERTY FALLS OUTSIDE OF THE 100 YEAR FLOODPLAIN. SEE FLOOD INSURANCE RATE MAP (FIRM) ADA COUNTY, IDAHO PANEL 265 OF 875, COMMUNITY-PANEL NUMBER 16001C0265H, FEB. 19, 2003.

TOPOGRAPHY:

SLOPE OF PROJECT SITE IS 0%-6%.

VEGETATION:

THE FALCON CREST GOLF COURSE WAS CONSTRUCTED OVER AN AREA WITH NATIVE SAGEBRUSH AND DESERT PLANTS. IN ORDER TO ACCOMPLISH A FINISHED LANDSCAPED GOLF COURSE, HOWEVER, SEVERAL VARIETIES OF CONIFERS, DECIDUOUS TREES, SHRUBS, AND TURF GRASS WERE INTRODUCED TO THE SITE. CONIFER VARIETIES COMPRISE OF SCOTCH PINE, GIANT SEQUOIA, AUSTRIAN PINE, ARBORVITAE, COLORADO SPRUCE, AND NORWAY SPRUCE. DECIDUOUS TREES PLANTED WERE HONEYLOCUST, CANADA RED CHOKECHERRY, ASH (MARSHALL SEEDLESS, PATMORE, AND SUMMIT), CRABAPPLE (SPRING SNOW, CORAL BURST, SNOWDRIFT, PROFUSION, AND FLORIBUNDA), ASPEN, POPLARS, AND RUSSIAN OLIVE. THE DOMINANT SHRUB TYPE INCLUDES, BUT ARE NOT LIMITED TO, CARPET ROSE, SPIREA, RED THYME DOGWOOD, AND GISTENA PLUM. THERE ARE THREE VARIETIES OF TURF GRASS GROWING ON THE GOLF COURSE; KENTUCKY BLUE AND PERENNIAL RYE IN THE FAIRWAYS AND BENT GRASS ON THE GREENS.

SENSITIVE PLANT AND WILDLIFE SPECIES:

BASED ON A REVIEW OF INFORMATION MAINTAINED IN THE IDAHO CONSERVATION DATA CENTER THERE ARE NO KNOWN SENSITIVE PLANT AND WILDLIFE SPECIES WITHIN THE PROJECT AREA. THE PROJECT AREA IS SURROUNDED BY AN EXISTING GOLF COURSE PREVIOUSLY APPROVED BY ADA COUNTY. THE BALD EAGLE AND THE YELLO-BILLED CUCKOO ARE THE ONLY TWO SPECIES ON THE IDAHO'S FEDERALLY-LISTED THREATENED AND ENDANGERED SPECIES AND CANDIDATE SPECIES LIST WHICH ARE IDENTIFIED WITHIN ADA COUNTY. NEITHER OF THESE SPECIES IS KNOWN TO FREQUENT THE SITE OR BE DISPLACED BECAUSE OF THE PROPOSED FACILITY. THE DATA CENTER DOES NOT IDENTIFY ANY THREATENED OR ENDANGERED PLANT SPECIES OR CANDIDATE PLANT SPECIES WITHIN THE PROJECT AREA. THE PROPOSED STRUCTURES WILL BE LOCATED AWAY FROM ANY NATURAL WATERWAYS AND IRRIGATION FACILITIES AND WILL THEREFORE NOT HAVE AN IMPACT ON ANY KNOWN SENSITIVE PLANT AND WILDLIFE SPECIES ASSOCIATE WITH THESE WATERWAYS.

HISTORIC RESOURCES:

THE ADA COUNTY HISTORIC SITE INVENTORY INDICATES NO HISTORIC STRUCTURES ARE LOCATED ON THE PROJECT SITE.

HAZARDOUS AREAS:

BASED ON THE SURVEYOR'S ON-SITE OBSERVATION, THERE ARE NO NOTED AREAS OF GEOLOGICAL OR OTHER HAZARDS LOCATED WITHIN THE PROJECT AREA. THERE ARE STEEPER SLOPES PRESENT ALONG THE NORTHERN BOUNDARY OF THE PROPERTY AS DELINEATED WITH THE SLOPE ANALYSIS. NO ADDITIONAL DEVELOPMENT IS ANTICIPATED WHERE STEEP SLOPES MAY EXIST. THE SITE DOES NOT CONTAIN ANY FLOOD THREATS, POORLY DRAINED AREAS, HIGH GROUNDWATER, OR ROCK FORMATIONS THAT WOULD PRESENT A HAZARD TO DEVELOPMENT. THE PROPERTY WAS PREVIOUSLY APPROVED FOR A GOLF COURSE BY ADA COUNTY, WHICH WOULD HAVE ADDRESSED ANY CONCERNS WITH HAZARDOUS AREAS OF THE SITE. THE EXISTING AND PROPOSED STRUCTURES ARE LOCATED IN AREA THAT IS CONSIDERED TO BE DEVELOPMENT. THERE ARE NO BURIED PIPELINES WITHIN THE PROJECT AREA.

IMPACT ON NATURAL FEATURES:

THE LOCATION OF EXISTING AND PROPOSED FACILITIES WILL HAVE NO IMPACT ON NATURAL FEATURES OF THE SITE. THE PROPOSED FACILITIES ARE LOCATED ADJACENT TO AN EXISTING PARKING AREA AND EXISTING STRUCTURES ASSOCIATED WITH THE PREVIOUSLY APPROVED FALCON CREST GOLF COURSE. PROPOSED STRUCTURES WILL BE LOCATED AWAY FROM ANY KNOWN MANMADE WATERWAYS DEVELOPED IN ASSOCIATION WITH THE GOLF COURSE. THE LOCATION OF STRUCTURES WILL NOT REQUIRE DISTURBANCE OF ANY SIGNIFICANT TOPOGRAPHIC FEATURES OR REQUIRE THE ALTERATION OR RELOCATION OF ANY WATERWAYS WHETHER MANMADE OR NATURAL. LOCATING STRUCTURES ADJACENT TO THE EXISTING PARKING AREA AND OTHER FACILITIES WILL MINIMIZE THE NEED FOR EXTENSIVE SITE WORK TO PREPARE THE SITE FOR CONSTRUCTION. THERE IS AN EXISTING ACCESS ROAD TO THE SITE, AND NO ADDITIONAL WORK IS REQUIRED FOR ADDITIONAL PARKING OR ROADWAY ACCESS.

NO.	REVISION	DESCRIPTION	BY	DATE

FALCON CREST SUBDIVISION
KUNA, IDAHO
NATURAL FEATURES

FILE: 18-17-141 NAT FEATURE
JUB PROJ #: 18-17-141
DRAWN BY: _____
DESIGN BY: _____
CHECKED BY: _____
SCALE: ONE INCH = _____
AT FULL SIZE, IF NOT ONE INCH SCALE ACCORDINGLY
LAST UPDATED: 5/17/2018
SHEET NUMBER: NF-01

Plot Date: 5/17/2018 7:52 AM Plotted By: Everett Ekmann Date Created: 4/26/2018 File Path: C:\Users\evett\OneDrive\Documents\FALCON CREST DEVELOPMENT\NATURAL FEATURES\18-17-141 NAT FEATURE.DWG

Falcon Crest LLC.

	Parcel #	Acreage
#1	S1422336000	39
#2	S1422314810	119.9
#3	S1422417300	158.65
#4	S1422212400	138.16
#5	S1422110050	160
#6	S142221200	20
#7	S1415336000	56.46
#8	S1415341100	40
#9	S1415430000	80
#10	S1415314810	32.97
#11	S1415315300	10
#12	S1415424915	5
#13	R3297260265	1.13
#14	S1423325400	40
#15	S1423314800	40
#16	S1423336000	40
#17	S1423346600	40
#18	S1422449820	1.31

received
5.30.18



CITY OF KUNA

P.O. BOX 13

KUNA, ID 83634

www.kunacity.id.gov

Paul A. Stevens, P.E.

Kuna City Engineer

208-287-1727

ANNEXATION MEMORANDUM

Date: 7 September 2018

From: Paul A. Stevens, P.E.

To: Wendy Howell, Planning and Zoning Director

RE: Falcon Crest Annexation, Comprehensive Plan Map Change, Rezone, And Planned Unit Development

The City Engineer has reviewed the Falcon Crest annexation request, comprehensive plan map change, rezone, and planned unit development submittal dated 13 July 2018. It is noted that the application provides the applicant's general development intent with several specific details. Many of the variables are to be determined during the course of design and approval. The application contains C-2 Commercial, R-6 Medium Density Residential and R-12 High Density Residential zones. The application shows that city utilities are needed to complete the project. The following comments pertain to Public Works related utilities.

Recommendation: proceed with this annexation & rezone consistent with the enclosed comments but to keep in mind that these comments may be expanded or refined in connection with the future land-use actions. The following comments apply:

1. Sanitary Sewer

- a) The applicant's property to be annexed is presently used for a golf course and agriculture. The property is not connected to City services and would be subject to connection fees for the demand of the ultimate connected load as provided in the City's Standard Table. City Code (6-4-2) requires connection to the City sewer system for all sanitary sewer needs.
- b) For any connected load, it is recommended this application be conditioned to conform to the sewer master plan, particularly to the providing of sewer mains and trunk lines in the master plan.
- c) The nearest Sewer Main capable of serving this property lies approximately five (5) miles away in Orchard Street. Construction of this regional trunk sewer line is expected to be a cooperative effort between multiple developers. Negotiations are ongoing regarding construction of this sewer trunk line.
- d) At all reasonable locations where sewer service could be extended to adjoining properties, sewer mains should be stubbed to the property line or extended in right-of-way in or adjacent to the project – both at useable depths.

2. Water

- a) The applicant's property to be annexed is not connected to City water service and would be subject to connection fees for the demand of the ultimate connected load as provided in the City's Standard Table. City Code (6-4-2X) requires connection to the City water system for all potable water needs.
- b) The City anticipates construction of a new well to service this area.
- c) The development shall provide adequate fire protection as required by the Kuna Fire District.
- d) This application shall conform to the water master plan.
- e) 8-inch diameter water mains are the minimum size water main line. Water main lines shall be sized to meet or exceed the peak day demand with fire flow. Water main lines shall be extended and connected by the developer to water trunk lines and mains through to the connection points.

3. Pressure Irrigation

- a) Relying on drinking water for irrigation purposes is contrary to City Code (6-4-2). The application requests use of domestic water for limited irrigation. An irrigation water source is needed such that domestic, potable water is not utilized for drinking water.
- b) It is recommended that this project be conditioned to require connection and annexation to the City Pressure Irrigation System when the City Pressurized Irrigation System becomes available. It is further recommended that annexation into the municipal irrigation district and pooling of water rights is a requirement at the time of final platting.
- c) The development is subject to connection fees based on number of dwellings and lot size for the residential area as provided in City Resolutions.
- d) For any connected load, it is recommended this application be conditioned to conform to the Pressure Irrigation Master Plan.

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) 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) Runoff from public right-of-way is regulated by ACHD
- c) The Planned Unit Development (PUD) portion of the project must also comply with ACHD storm water runoff policy.
- d) 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 Stormwater Policy Manual to establish the requirements for design of any private disposal system.
- e) If impervious area is increased, provide a storm water disposal plan acceptable to the City Engineer which accounts for the increased storm water drainage. Provide detail drawings of drainage facilities for review. Drainage facilities shall be sized to adequately contain run off from the final, full, build out of the project.

5. General

- a) With the addition of this property into the corporate limits of Kuna and its potential connection to water 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

Exhibit B 1

connection (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 its west side by S. Cloverdale Road and on the south E. Kuna Road - ACHD. The following conditions are related to both roads:

- 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 & ACHD standards.
- b) Approaches onto classified streets shall comply with ACHD approach policies.
- c) Sidewalk, curb and gutter, street widening and any related storm drainage facilities, shall be constructed in compliance with city code and policies. The listed improvements shall be provided within property 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 preliminary plat and supporting documents as part of the application.



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

Development Services

September 26, 2018

TO: Mark Tate, M3 Companies

FROM: Mindy Wallace, AICP

SUBJECT: **Falcon Crest Master Plan Community**
Comprehensive plan amendment, annexation, zoning, and planned unit development

Application Information & Introduction

The applicant, M3 Companies, is requesting approval for an annexation, rezone and a comprehensive plan amendment to allow for the development of a Master Planned Community; the Falcon Crest development.

The Master Plan is for 989 acres and includes all the land that is anticipated to be incorporated into this project. The applicant has requested commercial, and medium and high-density zoning designations as part of their application. The site will be divided into various development areas. Those areas include active adult, age target living, single family residential, recreation, a community center, an updated clubhouse with full food and beverage service, private parks, a public city park, pathways and vast open space including the golf course. The site is located at the northeast corner of Cloverdale and Kuna Road and includes the existing Falcon Crest Golf Course. The applicant intends to submit preliminary plats for the individual phases of the 989 acres. As individual preliminary plats are submitted under this Plan, the Ada County Highway District (ACHD) will provide detailed analysis of impacts to the transportation system, mitigation, street layout, street design and construction, and will be a signatory on the plat.

For the current application, ACHD is a commenting agency to the City of Kuna. ACHD has no objections to the application and will review future preliminary plat applications and provide site specific conditions of approval with each future preliminary plat prior to any roadway construction, or scheduling of a final plat for signature.

Vicinity Map

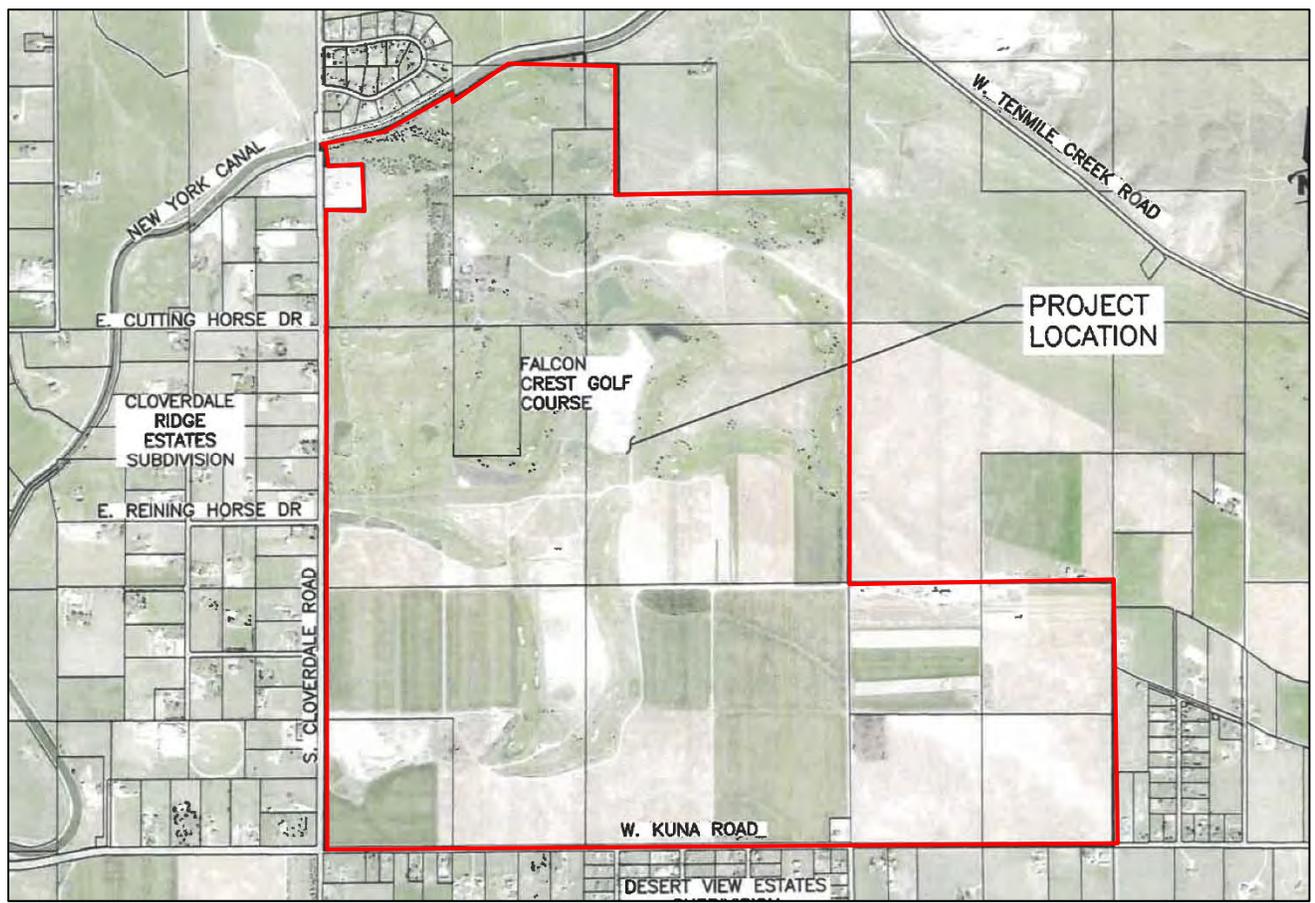
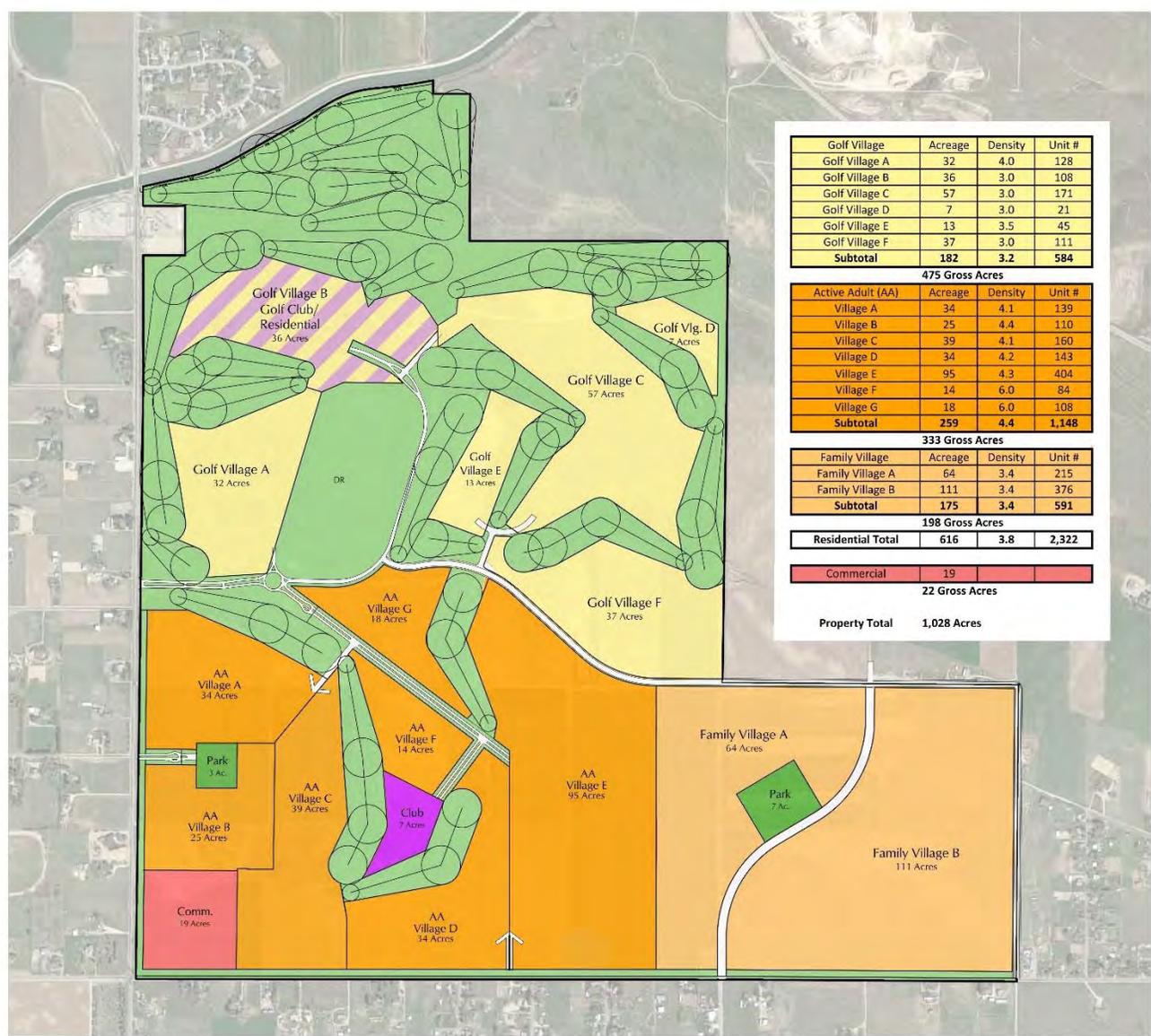


Exhibit B 2

Conceptual Site Plan



PRELIMINARY DEVELOPMENT PLAN



ACHD Comments to the City of Kuna

1. Capital Improvement Plan (CIP)/Integrated Five Year Work Plan (IFYWP)

The following improvements are scheduled in ACHD's IFYWP or listed in the CIP:

- Cloverdale from Lake Hazel Road to Amity Road is to be widened to 5 lanes and is listed in the IFYWP as an unfunded improvement (Project #21). *
- Cloverdale Road from Amity Road to Victory Road is to be widened to 5 lanes and is listed in the IFYWP as an unfunded improvement (Project #22). *
- Cloverdale Road from Victory Road to Overland Road is scheduled in the IFYWP to be widened to 5 lanes in 2023 (Project #23).
- The intersection of Cloverdale Road and Lake Hazel is in the IFYWP to be constructed with 5-lanes on the north leg, 5-lanes on the south, 6-lanes east, and 5-lanes on the west leg. Design for this project is scheduled for 2023. (Project #49).
- The intersection of Cloverdale Road is in to be constructed as 7-lanes on the north leg, 7-lanes on the south, 8-lanes east, and 8-lanes on the west leg, and signalized. between 2022 and 2026 (Project #66) and is listed in the IFWP as being in preliminary development.*
- Cloverdale Road is listed in the CIP to be widened to 3-lanes from Kuna Road to Deer Flat Road between 2031 and 2035 (Project #17).
- Cloverdale Road is listed in the CIP to be widened to 3-lanes from Deer Flat Road to Hubbard Road between 2031 and 2035 (Project #18).
- Cloverdale Road is listed in the CIP to be widened to 3-lanes from Hubbard Road to Columbia Road between 2031 and 2035 (Project #19).
- Cloverdale Road is listed in the CIP to be widened to 3-lanes from Columbia Road to Lake Hazel Road between 2026 and 2030 (Project #20).
- The intersection of Cloverdale Road and Kuna Road is listed in the CIP to be constructed as a single-lane roundabout, between 2031 and 2035 (Project #47).
- The intersection of Cloverdale and Columbia Road is listed in the CIP to be constructed as a single-lane roundabout between 2026-2030.
- The intersection of Amity Road and Cloverdale Road is listed in the CIP to be constructed as a multi-lane roundabout, between 2021 and 2025 (Project #2).

*Projects listed as preliminary development and unfunded are on the horizon to be moved into future IFYWP updates.

2. Traffic Impact Study

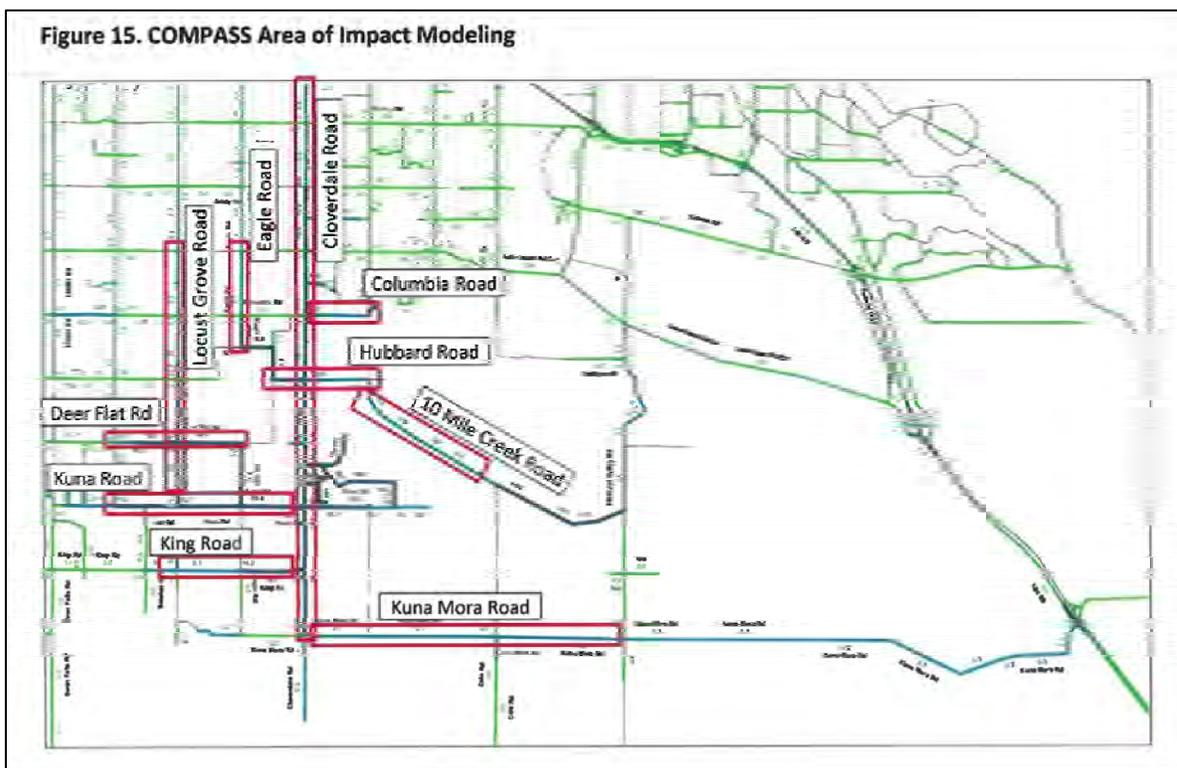
The purpose of the study was to provide a planning level roadway analysis for the full build out of the Falcon Crest Master Plan and to highlight roadway improvements due to site generated traffic at full build out of the site.

Traffic Impact Study Area

With the traffic impact study for the Falcon Crest Mater Plan the study area was extended to beyond the roadways within and adjacent to the development to allow for analysis of all the traffic impacts. The study area included the following roadway segments:

- Cloverdale Road - Kuna Mora Road to Overland Road
- Eagle Road – Hubbard to Lake Hazel Road
- Locust Grove Road – Deer Flat Road to Amity Road
- Kuna Mora Road – Cloverdale Road to Cole Road
- King Road – Locust Grove Rod to Cloverdale Road
- Kuna Road – Meridian Road to Cloverdale Road
- Deer Flat Road – Meridian Road to Eagle Road
- Hubbard Road – Eagle Road to east of Cloverdale Road
- Columbian Road – east of Cloverdale Road
- Ten Mile Creek Road – east of Hubbard Road

A planning level analysis for intersections was not recommended as part of planning level analysis for the Falcon Crest Master Plan. There are several intersections in the study area identified for improvements in ACHD's (Capital Improvement Plan) and intersections will be identified and studied as part of future traffic impact studies for individual preliminary plat phases.



The applicant's TIS analyzed the impacts of the subject development alone and identified the street improvements necessary to address the projected impacts. A complete executive summary of the study is included in attachment 3. Below is an identification of the scope:

- Trip Generation of the proposed developments
- Site traffic distribution and traffic assignment
- Planning level threshold roadway capacity analysis
- Recommended roadway sizes and improvements to serve the site in 2040

ACHD Comment: District Traffic Services and Planning Review staffs have reviewed the submitted traffic impact study for accuracy in results and assumptions as well as for completeness. ACHD comments and recommendations are noted below.

a. Build-Out Year and Off-Site Traffic Projections

The projected build-out year for the Falcon Crest Master Plan developments is 2040, and the year 2040 was used as a horizon year. The study provides an analysis of the 2040 traffic conditions with and without the Falcon Crest development and provides a comparison of the improvements necessary to mitigate the site generated traffic impacts to the improvement listed in ACHD's CIP.

b. Offsite Improvements

- i. The planning level roadway analysis includes 29 roadway segments in the study area. The current CIP has roadway improvements planned through 2035 and only has planned improvements for a 6 miles of Cloverdale Road between Deer Flat Road and Overland Road. No other study area roadways are currently planned for improvements.

The table below identifies the study roadway segments, the number of lanes the roadways are anticipated to have in 2040 based on the CIP and notes whether the roadways will be over capacity. This table is based on total traffic conditions in 2040 (background and site generated traffic).

Table 17. Year 2040 Build-Out Roadway Segment Operations - Weekday PM Peak Hour

Roadway Segment	CIP Travel Lanes ¹	ACHD Peak Hour Std. Volume (One-Way)	Weekday PM Peak Hour One-Way Volume/ Direction			
			2040 Background	Background Meets Std?	2040 with Falcon Crest	With Project Meets Std?
Cloverdale Road						
Cloverdale Road (Victory Road to Overland Road)	5	1,540	1,728 / SB	No	1,710 / SB	No
Cloverdale Road (Amity Road to Victory Road)	5	1,540	1,728 / SB	No	1,830 / SB	No
Cloverdale Road (Lake Hazel Road to Amity Road)	5	1,540	1,330 / SB	Yes	1,460 / SB	Yes
Cloverdale Road (Columbia Road to Lake Hazel Road)	5	1,540	1,480 / SB	Yes	1,650 / SB	No
Cloverdale Road (Hubbard Road to Columbia Road)	3	720	828 / SB	No	1,330 / SB	No
Cloverdale Road (Deer Flat Road to Hubbard Road)	3	720	690 / SB	Yes	1,070 / SB	No
Cloverdale Road (Kuna Road to Deer Flat Road)	3	720	660 / SB	Yes	970 / SB	No
Cloverdale Road (King Road to Kuna Road)	2	575	370 / NB	Yes	470 / NB	Yes
Cloverdale Road (Kuna Mora Road to King Road)	2	575	470 / NB	Yes	530 / NB	Yes
Eagle Road						
Eagle Road (Columbia Road to Lake Hazel Road)	2	690	540 / SB	Yes	650 / SB	Yes
Eagle Road (Hubbard Road to Columbia Road)	2	690	290 / SB	Yes	390 / SB	Yes
Eagle Road (Kuna Road to Hubbard Road)	2	690	250 / NB	Yes	300 / NB	Yes
Locust Grove Road						
Locust Grove Road (Lake Hazel Road to Amity Road)	2	575	628 / SB	No	650 / SB	No
Locust Grove Road (Columbia Road to Lake Hazel Road)	2	575	560 / SB	Yes	590 / SB	No
Locust Grove Road (Deer Flat Road to Columbia Road)	2	575	628 / SB	No	640 / SB	No
Locust Grove Road (Hubbard Road to Deer Flat Road)	2	575	330 / SB	Yes	360 / SB	Yes
Locust Grove Road (Kuna Road to Hubbard Road)	2	575	210 / SB	Yes	250 / SB	Yes
Kuna Mora Road						
Kuna Mora Road (Cloverdale Road to Cole Road)	2	690	380 / WB	No	730 / WB	No
King Road						
King Road (Locust Grove Road to Eagle Road)	2	575	630 / WB	No	660 / WB	No
King Road (Eagle Road to Cloverdale Road)	2	575	480 / WB	Yes	510 / WB	Yes
Kuna Road						
Kuna Road (Meridian Road to Locust Grove Road)	2	575	750 / WB	No	750 / WB	No
Kuna Road (Locust Grove Road to Eagle Road)	2	575	630 / WB	No	710 / WB	No
Kuna Road (Eagle Road to Cloverdale Road)	2	575	550 / WB	Yes	700 / WB	No
Deer Flat Road						
Deer Flat Road (Meridian Road to Locust Grove Road)	2	575	685 / WB	No	740 / WB	No
Deer Flat Road (Locust Grove Road to Eagle Road)	2	575	680 / WB	No	650 / WB	No
Hubbard Road						
Hubbard Road (Eagle Road to Cloverdale Road)	2	575	400 / WB	Yes	510 / WB	Yes
Hubbard Road (East of Cloverdale Road)	2	575	460 / WB	Yes	530 / WB	Yes
Columbia Road						
Columbia Road (East of Cloverdale Road)	2	690	270 / EB	Yes	290 / EB	Yes
Ten Mile Creek Road						
Ten Mile Creek Road (East of Hubbard Road)	2	690	460 / WB	Yes	530 / WB	Yes

¹ Travel lanes include the planned total number of lanes across the roadway's respective cross section in the year 2040. Highlighted cells represent roadway segments that are anticipated to exceed ACHD directional peak hour volume thresholds due to site-generated trips.

- ii. The following table lists roadway segments anticipated to need widening beyond the CIP under 2040 total traffic conditions.

Table 18. Estimated Roadway Segments Requiring Improvements in Year 2040

Roadway	Year 2040 Number of Lanes ¹	Future Number of Lanes Needed	2040 Background or 2040 Project Need ²
Cloverdale Road			
Victory Road to Overland Road	5 ²	7	Background
Amity Road to Victory Road	5 ²	7	Background
Columbia Road to Lake Hazel Road	5	5 with median	Project Need
Hubbard Road to Columbia Road	3	5	Background
Deer Flat Road to Hubbard Road	3	5	Project Need
Kuna Road to Deer Flat Road	3	5	Project Need
Locust Grove Road			
Lake Hazel Road to Amity Road	2	3	Background
Columbia Road to Lake Hazel Road	2	3	Project Need
Deer Flat Road to Columbia Road	2	3	Background
Kuna Mora Road			
Cloverdale Road to Cole Road	2	3 with median	Background
King Road			
Locust Grove Road to Eagle Road	2	3	Background
Kuna Road			
Meridian Road to Locust Grove Road	2	3	Background
Locust Grove Road to Eagle Road	2	3	Background
Eagle Road to Cloverdale Road	2	3	Project Need
Deer Flat Road			
Meridian Road to Locust Grove Road	2	3	Background
Locust Grove Road to Eagle Road	2	3	Background

Notes: ¹ Either ACHD's 2016 Capital Improvement Plan (Reference 5) or ACHD's Master Street Map (Reference 8); ² The CIP does not specify whether a median would be constructed as part of the widening from 2 to 5 lanes.

ACHD Comment: Due to the changes in land use assumptions in the City of Kuna and throughout Ada County changes to ACHD's CIP may be warranted as part of the next CIP update, planned for 2020. There are several planned improvements to Cloverdale Road within ACHD's Draft IFYWP (Integrated Five Year Work Plan). The following improvement projects are listed:

- Cloverdale from Lake Hazel Road to Amity Road is to be widened to 5 lanes and is listed as an unfunded improvement. *
- Cloverdale Road from Amity Road to Victory Road is to be widened to 5 lanes and is listed as an unfunded improvement. *
- Cloverdale Road from Victory Road to Overland Road is scheduled to be widened to 5 lanes in 2023.

*Projects listed as unfunded are on the horizon to be moved into future IFYWP updates.

The traffic impact study identifies the following roadway segments as needing improvements to accommodate the buildout of the Falcon Crest Master Plan development in 2040:

- Cloverdale Road between Kuna Road Overland Road (6 miles)

- Locust Grove Road between Deer Flat Road and Amity Road (3 miles)
- Kuna-Mora Road between Cloverdale Road and Cole Road (3 miles)
- King Road Between Locust Grove Road and Eagle Road (1 mile)
- Kuna Road between Cloverdale Road and Meridian Road/SH-69 (3miles)
- Deer Flat Road between Meridian Road/SH-69 and Eagle Road (2 miles)

If improvements are not made to impacted roadway segments and intersections the applicant may need to make improvements or wait for ACHD to make them.

All roadway improvements necessary to serve the site will be verified though traffic impact studies submitted with future preliminary plat applications.

In Table 18 above, the TIS states the future number of lanes needed on Cloverdale Road is 7. At this time ACHD has no plans to widen Cloverdale Road between Amity Road and Overland Road beyond the 5 lanes currently listed in ACHD's CIP and IFYWP.

3. Trip Generation and Trip Capture

a. Land Use Assumptions

- i. 2,323 dwellings units
 1. 591 single family dwelling units
 2. 1,732 senior adult housing detached
 3. All units are located within Falcon Crest
- ii. 96,000 square feet of commercial/office
 1. Includes 15,000 square feet of medial office uses
 2. Includes 11,0000 square feet of general office uses
 3. Includes 70,000 square feet of commercial uses

b. Total Trip Generation

- i. At the time of full build-out in 2040 the Falcon Crest Master Plan is anticipated to generate:
 1. 17,635 vehicle trips per day, and
 2. 1,488 vehicles per hour during the PM peak hour

c. Proposed Trip Capture Percentages

- i. The submitted traffic impact study estimates that approximately 15% of the site generated traffic will be retained within the development due to the proposed mix of uses.

ACHD Comment: District Traffic Services staff has reviewed the methodology utilized by Kittelson & Associates, Inc for the Falcon Crest trip capture, and is supportive of the methodology utilized, as the applicant's engineer used the procedure outlined in the ITE Trip Generation Handbook for calculating the trip capture as required by ACHD. The applicant's engineer estimated 15% of the daily trips would be captured within the site. ACHD agrees with the 15% trip capture rate presented by the applicant's engineer. The actual trip capture rate will need to be verified with each revised traffic impact study.

d. ACHD Recommendation for Trip Capture Rates

- i. Each preliminary plat must include actual traffic counts of all phases to date, plus the projected traffic for the proposed phase.
- ii. No assumed trip capture or reductions will be allowed at this time, only actual verified trip capture may be utilized for the existing phases at the time of the future studies. Estimated trip capture will only be allowed for the proposed future phase based on ITE standards. The future evaluation must utilize the trip capture methodology outlined in the ITE Trip Generation Handbook.
- iii. The traffic impacts will be evaluated with the updated traffic impact studies described above and the applicable street improvements will be required with each preliminary plat phase that necessitates the street improvement.

4. Trip Distribution

- a. The submitted traffic impact study estimates that 55% of the site generated traffic will travel north/south on Cloverdale Road north of Kuna Road, 30% will travel east/west on Kuna Road, and 15% will travel north/south on Cloverdale Road south of Kuna Road. From those points the traffic was distributed based on COMPASS's 2040 regional travel demand model.

5. Phasing Plan/Future Traffic Impact Studies

- a. A phasing plan was not provided as part of this application; however, the application materials indicate that the Falcon Crest Master Plan is proposed to be constructed in multiple phases over the next 20+ years depending on market conditions. The first preliminary plat within the development consists of 409 residential building lots and is anticipated to be built out over the next 5 to 10 years. A traffic impact study with specific findings and recommendations for the first final plat was submitted to ACHD for review and approval.

District policy 7106.7.2 states that for large scale developments, like planned communities or specific area plans, ACHD will require that a phasing analysis be submitted with the initial TIS or with the first preliminary plat submittal. This phasing analysis shall include the size and type of the proposed land uses within each phase and the anticipated mitigation measures necessary with each phase. Prior to the approval for each subsequent phase of the development, the applicant shall submit and updated TIS. The updated TIS shall include information from the built environment to date including actual traffic counts and actual trip capture; projected traffic for the current phase and anticipated trip capture based on development of applicable land uses, and necessary mitigation measures for the current phase. In addition, the updated TIS shall include updated traffic counts for the impacted roadway segments and intersections consistent with Section 7106.6.

- b. **Comments/Recommendations:** Consistent with District policy, the applicant should be required to provide an updated traffic impact study with each phase of the development. In addition, a TIS should be required with all development applications that include a change to the Planned Unit Development that may alter traffic impact projections at the sole discretion of ACHD. All TIS submittals, including updates to the TIS, must meet ACHD policy requirements at the time of submittal.

TIS Update Requirements: An update to the TIS should include the following items:

- Updated traffic counts for the impacted roadway segments and intersections listed in the previous TIS;
- Information from the built development to date including actual traffic counts and actual measured trip capture;
- Projected trip generation, trip distribution and assignment, and anticipated trip capture for the current phase under consideration (preliminary plat application), based on development of the applicable land uses;
- Necessary mitigation measures for the current phase;
- Updates to all analysis, conclusions and recommendations found to be out of date or in need of correction based on the updated information;
- Meet all ACHD policy requirements for a TIS at the time of submittal.

6. Arterial Roads – Cloverdale Road and Kuna Road

- a. **Policy: 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.

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-

Exhibit B 2

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.

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. The segments of Cloverdale Road and Kuna Road abutting the site are designated in the MSM as a Rural and Residential Arterials with 3-lanes and on-street bike lanes, a 46-foot street section within 74-feet of right-of-way.

- b. **Comments/Recommendations:** ACHD's MSM identifies both Cloverdale Road and Kuna Road as future 3-lane arterial roadways. However, the submitted traffic impact study indicates that 5-lane roadways will be needed to accommodate traffic at build out of the development in 2040.

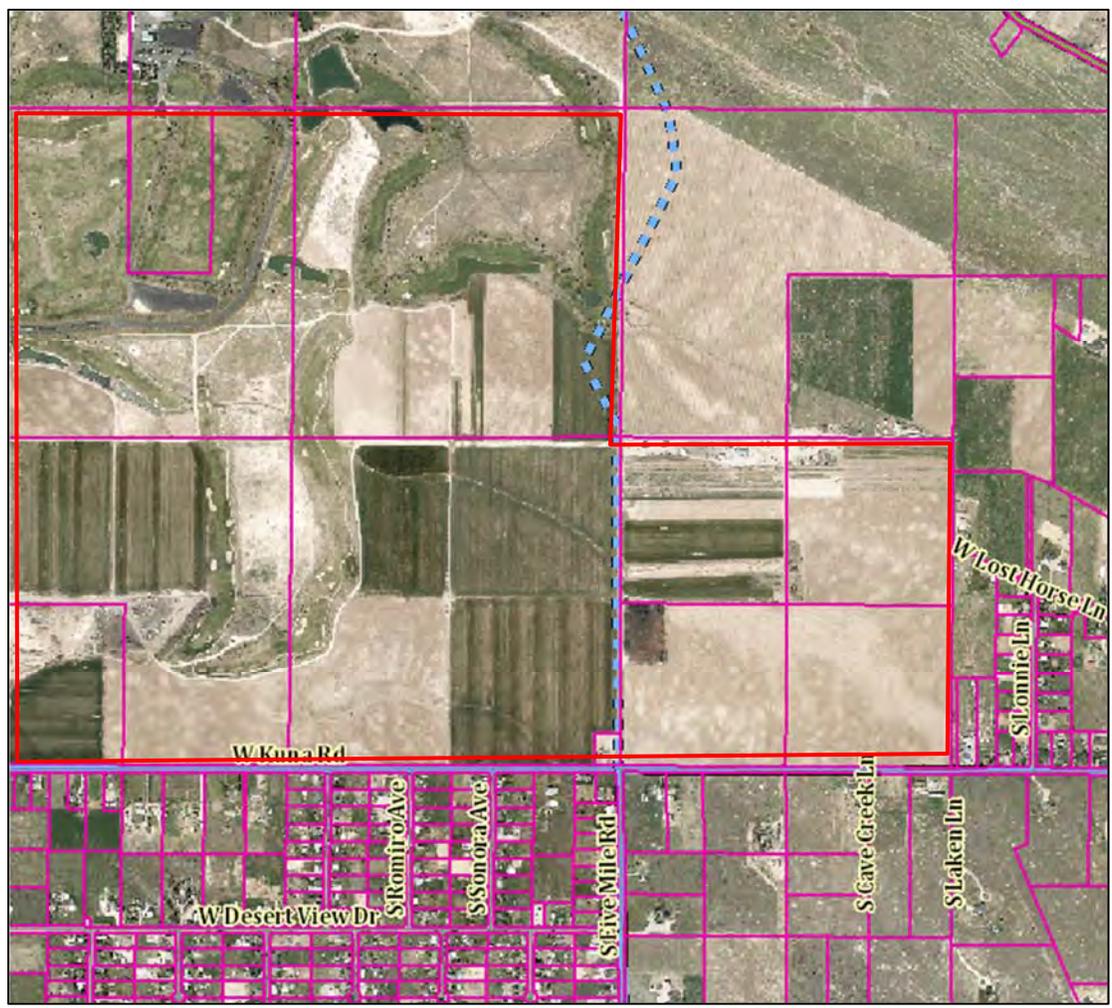
Based on information provided in the traffic impact study, if the City approves the rezone, the MSM will need to be modified with the preliminary plat to change Cloverdale Road to a future 5 lane roadway from Kuna Road north to Lake Hazel Road and change Kuna Road to a 5-lane roadway from Cloverdale Road to Five Mile Road.

To accommodate the construction of future 5 lane roadways the applicant will be required to dedicate 48-feet of right-of-way from centerline for both Cloverdale Road and Kuna Road abutting the site with the first preliminary plat. Preserving right-of-way for future roadways will ensure the roadways can will accommodate future traffic volumes and provide design options for the future roadways.

7. Five Mile Road Extension

- a. The MSM and the COMPASS 2040 Function Classification Map both identify the extension of Five Mile Road from Kuna Road through the site stubbing to the north and connecting to Ten Mile Creek Road. The MSM identifies this segment of Five Mile Road as a 3-lane residential arterial roadway, a 46-foot street section with 74-feet of right-of-way.

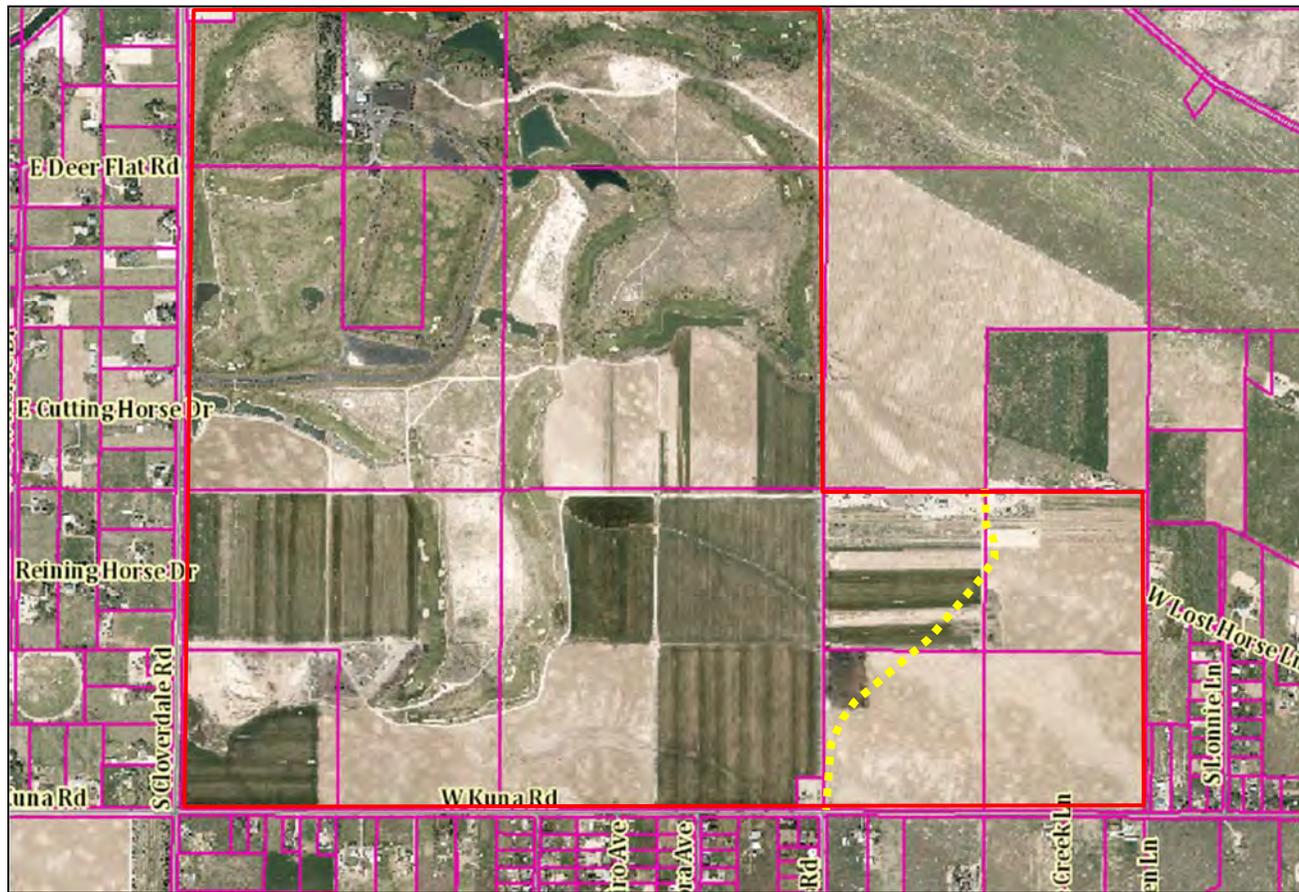
MSM Alignment



The applicant has proposed an alternative alignment for the extension of Five Mile Road noting the ability to reduce grading and roadway elevation changes, and to reduce speeds within the development.

Exhibit B 2

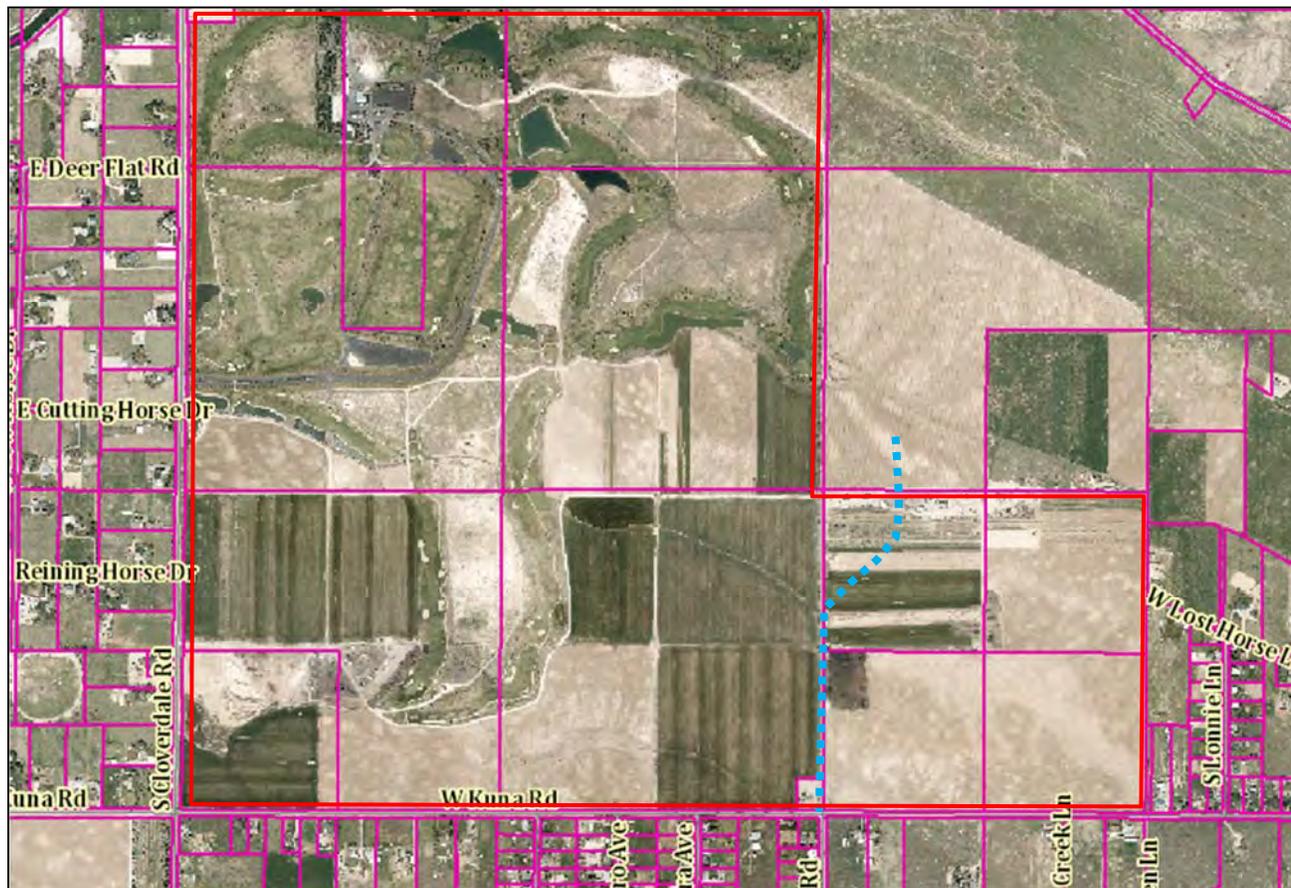
Proposed Alignment



*For illustrative purposes only.

After reviewing the proposed alignment of Five Mile Road and topography in the area there doesn't appear to be a significant benefit to changing the roadway alignment. At this time, it is recommended that Five Mile Road remain on its current alignment from Kuna Road north approximately 1,600-feet, as the roadway extends north of that point it should shift to the east approximately 660-feet to intersect the north property. This alignment reduces the impacts to the golf course and prevents a large jog in the roadway.

Recommended Alignment



*For illustrative purposes only.

When the portion of the master plan that includes the Five Mile Road extension is platted, at a minimum, ACHD will require the dedication of 74-feet of right-of-way, the construction of 5-foot wide detached concrete sidewalks, and that the roadway be improved with 30-feet of pavement with 3-foot wide gravel shoulders and barrow ditches abutting the site. The exact alignment and design of Five Mile Road will be determined with the future preliminary plat application.

8. Collector Roadways

- a. The MSM identifies 2 new mid-mile collector roadways within the Falcon Crest Master Plan site. The east-west collector is proposed to be located at the half mile between Kuna Road and Deer Flat Road, between Cloverdale Road and Five Mile Road. The north-south collector is proposed to be located at the half mile between Cloverdale Road and Five Mile Road, between Kuna Road and the new east/west collector.

Exhibit B 2

MSM Collectors



Consistent with the MSM, the applicant will be required to construct the new collector roadways through the site. The exact alignment and design of the collector roadways will be determined with future preliminary plat applications.

9. Internal Street Sections

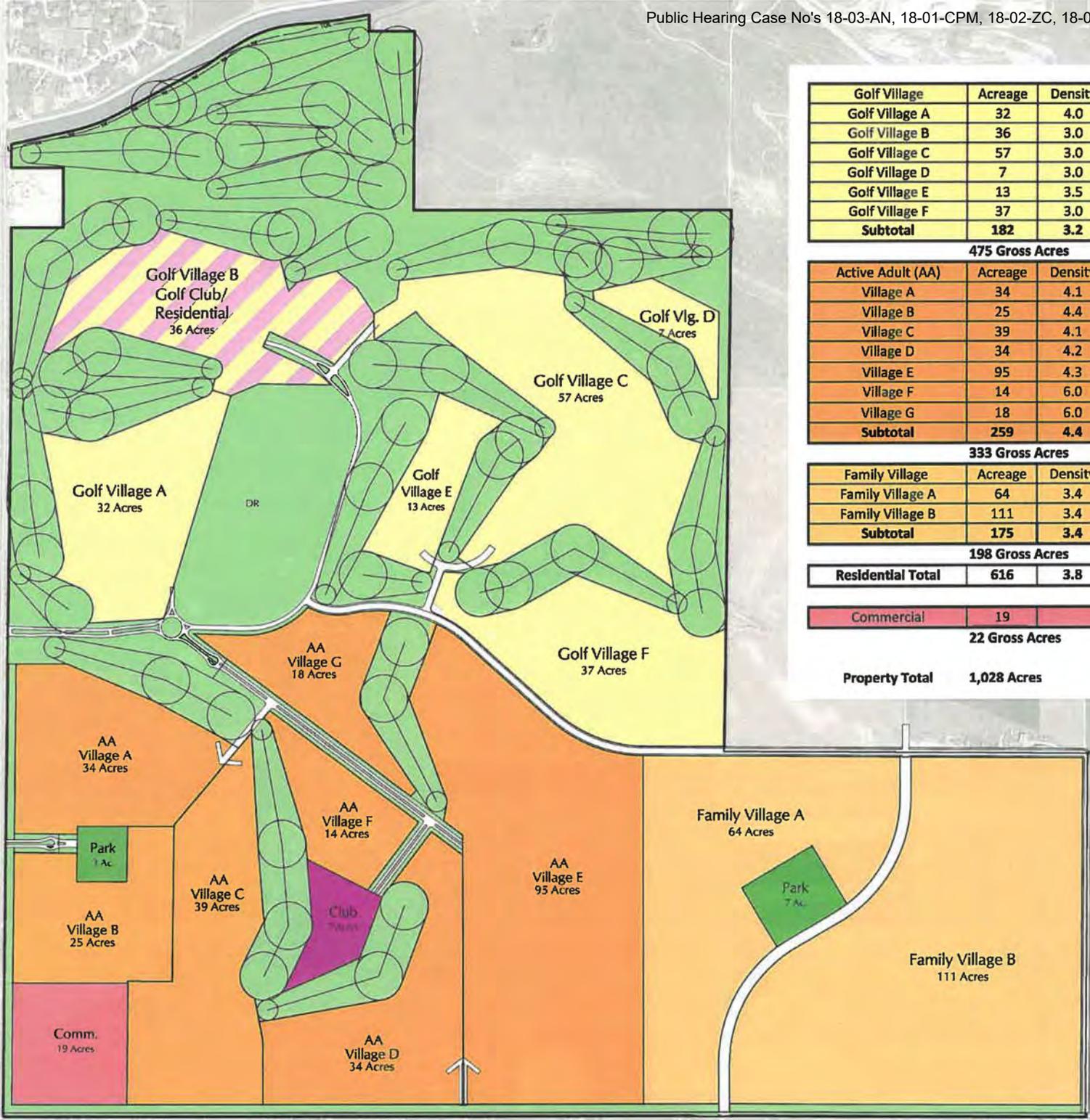
The applicant has not proposed any internal street sections as part of this application. Street sections will be reviewed with each preliminary plat to ensure compliance with District policy at that time.

10. Summary/Disclaimer

- a. Below is a summary of the primary issues that will be required to be addressed with future preliminary plats:
 - i. Traffic Impact Studies—Staff recommends updated traffic impact studies be required with each phase of the development to verify assumptions.
 - ii. Disclaimer: No waiver or modification of policy is approved or recommended unless specifically called out by policy section and specifically approved in this report. Additional requirements may be required at each preliminary plat phase.

Attachments

1. Vicinity Map
2. Concept Plan
3. Complete Traffic Study Summary



Golf Village	Acreage	Density	Unit #
Golf Village A	32	4.0	128
Golf Village B	36	3.0	108
Golf Village C	57	3.0	171
Golf Village D	7	3.0	21
Golf Village E	13	3.5	45
Golf Village F	37	3.0	111
Subtotal	182	3.2	584

475 Gross Acres

Active Adult (AA)	Acreage	Density	Unit #
Village A	34	4.1	139
Village B	25	4.4	110
Village C	39	4.1	160
Village D	34	4.2	143
Village E	95	4.3	404
Village F	14	6.0	84
Village G	18	6.0	108
Subtotal	259	4.4	1,148

333 Gross Acres

Family Village	Acreage	Density	Unit #
Family Village A	64	3.4	215
Family Village B	111	3.4	376
Subtotal	175	3.4	591

198 Gross Acres

Residential Total	616	3.8	2,322
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Commercial	19		
22 Gross Acres			

Property Total 1,028 Acres

2040 MASTER PLAN ANALYSIS

This section describes the results of the planning-level analysis completed for the full build-out of the master plan shown in Figure 2. The analysis identifies background roadway segment deficiencies in year 2040 and highlights any roadway segment impacts due to the full build-out. Based on scoping discussions with ACHD, it was determined that a TIS analysis is not required for the buildout of the master plan because ACHD will require a separate TIS for each future phase at the time it is developed. Therefore, this analysis addresses the potential impact of the master plan on future 2040 roadway network serving the area to identify potential needs not already addressed in the 2016 CIP that should be considered in future studies.

The scope of this study includes the following:

- Identification of the estimated study area for the year 2040 analysis.
- Comparison of the base 2040 weekday PM peak hour traffic projections (without the Falcon Crest development) to the ACHD segment level of service thresholds for the proposed 2016 CIP roadway size.
- Estimation of the trip generation for the master plan at buildout.
- Evaluation of the potential impact of site generated traffic on roadways within the study area.
- Identification of the primary roadway network required to serve the site.
- Preliminary recommendations on the roadway sizes and improvements required to serve the site.

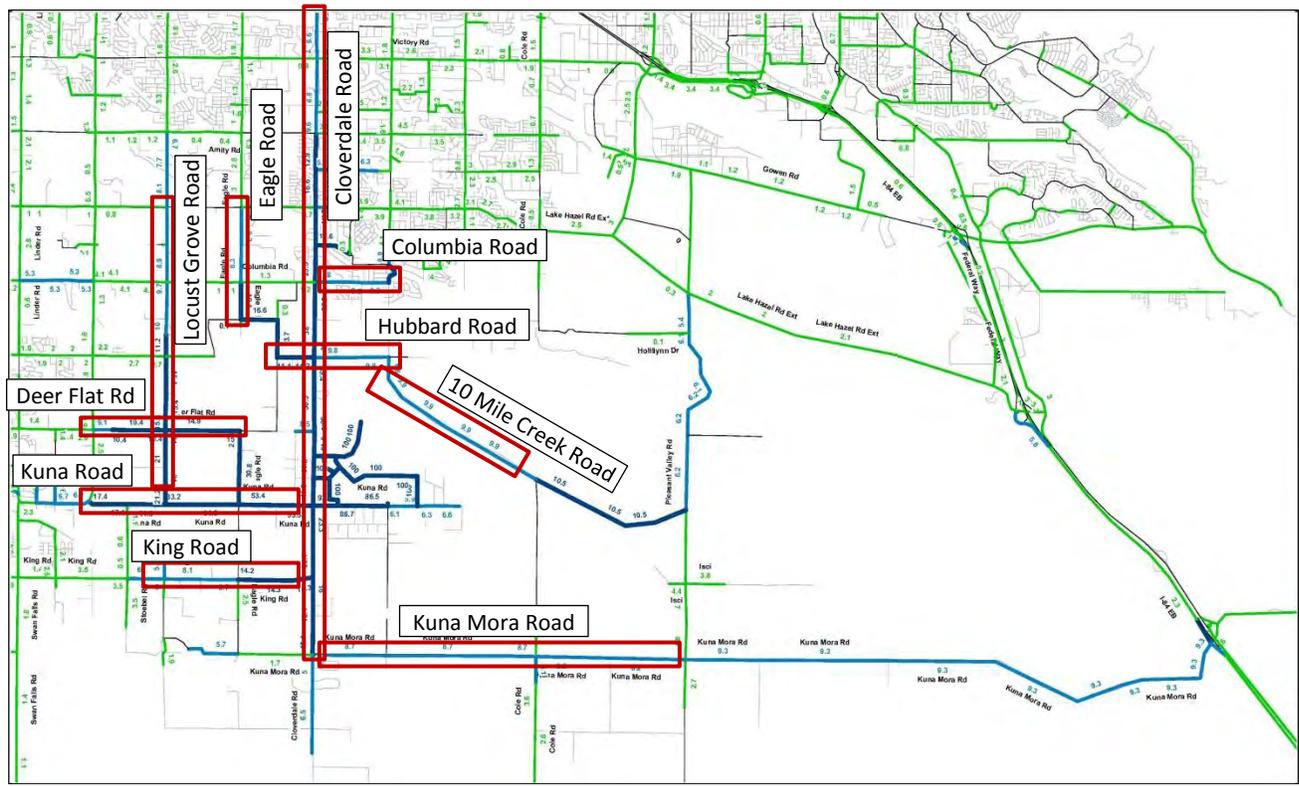
Arterial segments within the vicinity of the site were studied out to a point where the contribution of site-generated trips would be below approximately 10 percent of projected year 2040 roadway traffic.

Area of Impact Analysis

To identify the general impact of the development on existing roadways, the change in traffic volumes on the key roadways within the study area was evaluated using the regional travel demand model maintained by COMPASS. This process provides a general estimate of the changes to traffic patterns and future weekday PM peak hour traffic volumes as the result of the buildout of the master plan. The modeling was also used to identify the estimated distribution of site generated trips onto the roadway system for use in a more detailed evaluation of the traffic impacts.

Figure 15 shows the results of the COMPASS modeling. The dark blue lines represent roadway segments that are anticipated to experience traffic increases of over the threshold of 10 percent. The red boxes illustrate the key roadways evaluated for this analysis.

Figure 15. COMPASS Area of Impact Modeling



Based on the modeling shown in Figure 15 and discussions with ACHD staff, the study area roadway segments that were evaluated are outlined in red boxes.

2040 Background (Without Development) Roadway Segment Evaluation

This planning-level evaluation of the study roadways was conducted to confirm that the projected 2040 traffic volumes under the background conditions can be accommodated by the roadway sizes identified in the 2016 ACHD CIP.

Table 14 shows the 2040 background weekday PM peak directional hour traffic volumes, ACHD CIP roadway size, and ACHD segment capacity guideline for the study roadway segments without the site-generated trips of the Falcon Crest development master plan. Additionally, the table indicates whether the projected 2040 background volumes meet the applicable ACHD segment volume thresholds.

Table 14. Year 2040 Background Year Roadway Segment Operations – Weekday PM Peak Hour

Roadway Segment	CIP Travel Lanes ¹	ACHD Peak Hour Threshold Volume (One-Way)	Weekday PM Peak Hour One-Way Volume/ Direction	
			2040 Background	Meets Std.?
Cloverdale Road				
Cloverdale Road (Victory Road to Overland Road)	5	1,540	1,720 / SB	No
Cloverdale Road (Amity Road to Victory Road)	5	1,540	1,720 / SB	No
Cloverdale Road (Lake Hazel Road to Amity Road)	5	1,540	1,330 / SB	Yes
Cloverdale Road (Columbia Road to Lake Hazel Road)	5	1,540	1,480 / SB	Yes
Cloverdale Road (Hubbard Road to Columbia Road)	3	720	820 / SB	No
Cloverdale Road (Deer Flat Road to Hubbard Road)	3	720	690 / SB	Yes
Cloverdale Road (Kuna Road to Deer Flat Road)	3	720	660 / SB	Yes
Cloverdale Road (King Road to Kuna Road)	2	575	370 / NB	Yes
Cloverdale Road (Kuna Mora Road to King Road)	2	575	470 / NB	Yes
Eagle Road				
Eagle Road (Columbia Road to Lake Hazel Road)	2	690	540 / SB	Yes
Eagle Road (Hubbard Road to Columbia Road)	2	690	290 / SB	Yes
Eagle Road (Kuna Road to Hubbard Road)	2	690	250 / NB	Yes
Locust Grove Road				
Locust Grove Road (Lake Hazel Road to Amity Road)	2	575	620 / SB	No
Locust Grove Road (Columbia Road to Lake Hazel Road)	2	575	550 / SB	Yes
Locust Grove Road (Hubbard Road to Columbia Road)	2	575	610 / SB	No
Locust Grove Road (Deer Flat Road to Hubbard Road)	2	575	330 / SB	Yes
Locust Grove Road (Kuna Road to Deer Flat Road)	2	575	210 / SB	Yes
Kuna Mora Road				
Kuna Mora Road (Cloverdale Road to Cole Road)	2	690	700 / WB	No
King Road				
King Road (Locust Grove Road to Eagle Road)	2	575	630 / WB	No
King Road (Eagle Road to Cloverdale Road)	2	575	480 / WB	Yes
Kuna Road				
Kuna Road (Meridian Road to Locust Grove Road)	2	575	710 / WB	No
Kuna Road (Locust Grove Road to Eagle Road)	2	575	610 / WB	No
Kuna Road (Eagle Road to Cloverdale Road)	2	575	550 / WB	Yes
Deer Flat Road				
Deer Flat Road (Meridian Road to Locust Grove Road)	2	575	695 / WB	No
Deer Flat Road (Locust Grove Road to Eagle Road)	2	575	600 / WB	No
Hubbard Road				
Hubbard Road (Eagle Road to Cloverdale Road)	2	575	400 / WB	Yes
Hubbard Road (East of Cloverdale Road)	2	575	460 / WB	Yes
Columbia Road				
Columbia Road (East of Cloverdale Road)	2	575	270 / EB	Yes
Ten Mile Creek Road				
Ten Mile Creek Road (East of Hubbard Road)	2	575	460 / WB	Yes

¹ Travel lanes include the planned total number of lanes across the roadway's respective cross section in the year 2040.

As shown in Table 14, most of the study roadway segment have adequate planned capacity to accommodate the 2040 weekday PM peak hour directional volumes. The following segments were identified as needed additional widening beyond the 2016 CIP:

- **Cloverdale Road:**
 - **Amity Road to Victory Road** – Need for seven lanes instead of the planned five lanes.
 - **Victory Road to Overland Road** – Need for seven lanes instead of the planned five lanes.
 - **Hubbard Road to Columbia Road** – Need for five lanes instead of the planned three lanes.

- **Locust Grove Road:**
 - **Lake Hazel Road to Amity Road** – Additional of a center turn lane.
 - **Hubbard Road to Columbia Road** – Addition of a center turn lane.
- **Kuna Mora Road (Cloverdale Road to Cole Road)** - Addition of a center turn lane is required to meet the ACHD capacity guidelines. ACHD threshold would increase to 720 vph.
- **King Road (Locust Grove to Eagle Road)** – Addition of a center turn lane.
- **Kuna Road (Meridian Road to Eagle Road)** - Addition of a center turn lane is required to meet the ACHD capacity guidelines. ACHD threshold would increase to 720 vph.
- **Deer Flat Road (Meridian Road to Eagle Road)** - Addition of a center turn lane is required to meet the ACHD capacity guidelines. ACHD threshold would increase to 720 vph.

It should be noted that most of the study roadways are classified as “Minor Arterials” and therefore have lower volume thresholds than if classified as a “Principal Arterial.” By 2040, some study roadway classifications could be changed, and therefore higher volume thresholds may be acceptable.

PROJECT DESCRIPTION

The master plan for the development will encompass approximately 567 acres and is anticipated to include approximately 1,732 active adult homes, approximately 591 single-family houses, and some supporting commercial uses. Figure 1, illustrates the site’s vicinity in Ada County, Idaho.

TRIP GENERATION

The projected weekday daily, AM and PM peak hour vehicle trips for the proposed master plan development were estimated based on the *Trip Generation Manual, 10th Edition*. Internal trip and pass-by trips are applicable for this development, and they have been incorporated in the trip generation estimate below using the Online Traffic Impact Study Software (OTISS) which incorporates ITE procedures to estimate internal trips. Based on data provided for single-family detached housing, senior housing – detached, shopping center, medical office, and general office, the *Trip Generation Handbook, 3rd Edition* (Reference 7) recommends the use of the fitted curve equations to determine weekday daily, AM and PM peak hour vehicle trips.

Table 15. Year 2040 Master Plan Build-out Trip Generation

Land Use	ITE Code	Units	Daily	Weekday AM Peak Hour			Weekday PM Peak Hour		
				Total	In	Out	Total	In	Out
Single-Family Home	210	591 ¹	5,384	424	106	318	559	352	207
<i>Less Internal Capture Trips</i>			(262)	(6)	(2)	(4)	(43)	(28)	(15)
Senior Adult Housing – Detached	251	1,732 ¹	6,920	357	118	239	444	271	173
<i>Less Internal Capture Trips</i>			(215)	(5)	(2)	(3)	(44)	(29)	(15)
Shopping Center	820	70,000 ²	4,717	187	116	71	418	201	217
<i>Less Internal Capture Trips</i>			(585)	(15)	(9)	(6)	(90)	(30)	(60)
<i>Less Pass-by</i>			(1,405)	(58)	(29)	(29)	(111)	(56)	(55)
Medical Office	720	15,000 ²	489	41	32	9	53	15	38
<i>Less Internal Capture Trips</i>			(95)	(5)	(2)	(3)	(21)	(12)	(9)
General Office	710	11,000 ²	125	37	32	5	14	2	12
<i>Less Internal Capture Trips</i>			(25)	(3)	(2)	(1)	(4)	(2)	(2)
Subtotal Trips			17,635	1,046	404	642	1,488	841	647
<i>Less Internal Capture Trips</i>			(1,182)	(34)	(17)	(17)	(202)	(101)	(101)
<i>Less Pass-by Trips</i>			(1,405)	(58)	(29)	(29)	(111)	(56)	(55)
Total Net New Trips			15,048	954	358	596	1,175	684	491

Notes: ¹ Unit total includes Phase 1 development as described in the previous section. ² Estimated for planning purposes. Actual mixture of uses may vary.

As shown in Table 15, the buildout of the master plan is projected to generate a total of 15,048 daily trips, 954 weekday AM peak hour trips (358 inbound / 596 outbound), and 1,175 weekday PM peak hour trips (684 inbound / 491 outbound).

Based on the modeling shown in Figure 15, an estimated distribution of site-generated trips was developed. Figure 16 shows the estimated distribution of site-generated trips.

Year 2040 Total Roadway Segment Evaluation

The evaluation of the traffic impacts on roadways within the study area was conducted to identify potential improvements needed or possibly the *CIP* or *Master Street Map* modifications for buildout of the master plan. This planning-level evaluation of the study roadways estimates the changes in traffic demand on key roadways with the addition of build-out traffic from the master plan, compares the demand to the ACHD segment capacity guidelines for the CIP roadway sizes, and identifies roadway segments that would likely require improvements beyond the CIP by year 2040 to accommodate buildout of the master plan.

Table 16 shows the estimated percentage change in year background 2040 weekday PM peak hour traffic volumes on key roadway segments with the proposed build-out of the Falcon Crest development master plan.

As shown in Table 16, the key roadway segments in which traffic is projected to increase by over 10 percent in the peak direction during the weekday PM peak hour include:

- Cloverdale Road from north of Kuna Mora Road to north of Lake Hazel Road
- Eagle Road from north of Kuna Road to north of Columbia Road
- Locust Grove Road from north of Kuna Road to Deer Flat Road
- Kuna Mora Road between Cloverdale Road and Cole Road
- Kuna Road from east of Meridian Road to east of Eagle Road
- Hubbard Road from east of Eagle Road to east of Cloverdale Road
- Ten Mile Creek Road from east of Hubbard Road

Based the traffic projections, the sizes of the new roadways were determined and compared to the 2016 CIP roadway sizes under the year 2040 background conditions and with the buildout of the Falcon Crest master plan. Table 17 provides the year 2040 estimated background and total roadway segment volumes. The segments shown in blue indicate the segments requiring additional widening under 2040 background conditions. The segments shaded in red indicate the additional segments that are projected to require widening with the proposed buildout of the master plan in 2040.

Table 16. 2040 Change PM Peak Hour Traffic with Master Plan Buildout

Roadway	PM Peak Hour Peak Directional Traffic Volume (vph)		Percent Change
	2040 Background	2040 with Falcon Crest Development	
Cloverdale Road			
North of Victory Road	1,720 / SB	1,770 / SB	3%
North of Amity Road	1,720 / SB	1,820 / SB	6%
North of Lake Hazel Road	1,330 / SB	1,460 / SB	10%
North of Columbia Road	1,480 / SB	1,650 / SB	11%
North of Hubbard Road	820 / SB	1,030 / SB	26%
North of Deer Flat Road	690 / SB	1,070 / SB	55%
North of Kuna Road	660 / SB	970 / SB	47%
North of King Road	370 / NB	470 / NB	27%
North of Kuna Mora Road	470 / NB	530 / NB	13%
Eagle Road			
North of Columbia Road	540 / SB	650 / SB	20%
North of Hubbard Road	290 / SB	390 / SB	34%
North of Kuna Road	250 / NB	300 / NB	20%
Locust Grove Road			
North of Lake Hazel Road	620 / SB	650 / SB	5%
North of Columbia Road	550 / SB	580 / SB	5%
North of Hubbard Road	610 / SB	640 / SB	5%
North of Deer Flat Road	330 / SB	360 / SB	9%
North of Kuna Road	210 / SB	250 / SB	19%
Kuna Mora Road			
Between Cloverdale Road and Cole Road	700 / WB	770 / WB	10%
King Road			
East of Locust Grove Road	630 / WB	650 / WB	3%
East of Eagle Road	480 / WB	510 / WB	6%
Kuna Road			
East of Meridian Road	710 / WB	790 / WB	11%
East of Locust Grove Road	610 / WB	710 / WB	16%
East of Eagle Road	550 / WB	700 / WB	27%
Deer Flat Road			
East of Meridian Road	695 / WB	740 / WB	6%
East of Locust Grove Road	600 / WB	650 / WB	8%
Hubbard Road			
East of Eagle Road	400 / WB	510 / WB	28%
East of Cloverdale Road	460 / WB	530 / WB	15%
Columbia Road			
East of Cloverdale Road	270 / EB	290 / EB	7%
Ten Mile Creek Road			
East of Hubbard Road	460 / WB	530 / WB	15%

Table 17. Year 2040 Build-Out Roadway Segment Operations - Weekday PM Peak Hour

Roadway Segment	CIP Travel Lanes ¹	ACHD Peak Hour Std. Volume (One-Way)	Weekday PM Peak Hour One-Way Volume/ Direction			
			2040 Background	Background Meets Std?	2040 with Falcon Crest	With Project Meets Std.?
Cloverdale Road						
Cloverdale Road (Victory Road to Overland Road)	5	1,540	1,720 / SB	No	1,770 / SB	No
Cloverdale Road (Amity Road to Victory Road)	5	1,540	1,720 / SB	No	1,820 / SB	No
Cloverdale Road (Lake Hazel Road to Amity Road)	5	1,540	1,330 / SB	Yes	1,460 / SB	Yes
Cloverdale Road (Columbia Road to Lake Hazel Road)	5	1,540	1,480 / SB	Yes	1,650 / SB	No
Cloverdale Road (Hubbard Road to Columbia Road)	3	720	820 / SB	No	1,030 / SB	No
Cloverdale Road (Deer Flat Road to Hubbard Road)	3	720	690 / SB	Yes	1,070 / SB	No
Cloverdale Road (Kuna Road to Deer Flat Road)	3	720	660 / SB	Yes	970 / SB	No
Cloverdale Road (King Road to Kuna Road)	2	575	370 / NB	Yes	470 / NB	Yes
Cloverdale Road (Kuna Mora Road to King Road)	2	575	470 / NB	Yes	530 / NB	Yes
Eagle Road						
Eagle Road (Columbia Road to Lake Hazel Road)	2	690	540 / SB	Yes	650 / SB	Yes
Eagle Road (Hubbard Road to Columbia Road)	2	690	290 / SB	Yes	390 / SB	Yes
Eagle Road (Kuna Road to Hubbard Road)	2	690	250 / NB	Yes	300 / NB	Yes
Locust Grove Road						
Locust Grove Road (Lake Hazel Road to Amity Road)	2	575	620 / SB	No	650 / SB	No
Locust Grove Road (Columbia Road to Lake Hazel Road)	2	575	550 / SB	Yes	580 / SB	No
Locust Grove Road (Deer Flat Road to Columbia Road)	2	575	610 / SB	No	640 / SB	No
Locust Grove Road (Hubbard Road to Deer Flat Road)	2	575	330 / SB	Yes	360 / SB	Yes
Locust Grove Road (Kuna Road to Hubbard Road)	2	575	210 / SB	Yes	250 / SB	Yes
Kuna Mora Road						
Kuna Mora Road (Cloverdale Road to Cole Road)	2	690	700 / WB	No	770 / WB	No
King Road						
King Road (Locust Grove Road to Eagle Road)	2	575	630 / WB	No	650 / WB	No
King Road (Eagle Road to Cloverdale Road)	2	575	480 / WB	Yes	510 / WB	Yes
Kuna Road						
Kuna Road (Meridian Road to Locust Grove Road)	2	575	710 / WB	No	790 / WB	No
Kuna Road (Locust Grove Road to Eagle Road)	2	575	610 / WB	No	710 / WB	No
Kuna Road (Eagle Road to Cloverdale Road)	2	575	550 / WB	Yes	700 / WB	No
Deer Flat Road						
Deer Flat Road (Meridian Road to Locust Grove Road)	2	575	695 / WB	No	740 / WB	No
Deer Flat Road (Locust Grove Road to Eagle Road)	2	575	600 / WB	No	650 / WB	No
Hubbard Road						
Hubbard Road (Eagle Road to Cloverdale Road)	2	575	400 / WB	Yes	510 / WB	Yes
Hubbard Road (East of Cloverdale Road)	2	575	460 / WB	Yes	530 / WB	Yes
Columbia Road						
Columbia Road (East of Cloverdale Road)	2	690	270 / EB	Yes	290 / EB	Yes
Ten Mile Creek Road						
Ten Mile Creek Road (East of Hubbard Road)	2	690	460 / WB	Yes	530 / WB	Yes

¹ Travel lanes include the planned total number of lanes across the roadway's respective cross section in the year 2040. Highlighted cells represent roadway segments that are anticipated to exceed ACHD directional peak hour volume thresholds due to site-generated trips.

As shown in Table 17, five additional roadway segments are estimated to require widening due to site-generated trips under year 2040 total traffic conditions. The following additional roadway segments are projected to need widening with buildout of the master plan (beyond the 2016 CIP and the 2040 background conditions analysis):

- **Cloverdale Road between Columbia Road and Lake Hazel Road** – Need for a median in addition to the plan five lanes.
- **Cloverdale Road between Deer Flat Road and Hubbard Road** - Need for five lanes.
- **Cloverdale Road between Kuna Road and Deer Flat Road** - Need for five lanes.

Exhibit B 2

- **Locust Grove Road between Columbia Road and Lake Hazel Road** – Need for a center turn lane.
- **Kuna Road between Eagle Road and Cloverdale Road** – Need for three lanes

Table 18 provides a list of anticipated roadway segments that are projected to require widening beyond the 2016 CIP under background and total traffic conditions in year 2040. As mentioned previously, it should be noted that most of the study roadways are classified as “Minor Arterials” and therefore have lower volume thresholds than if classified as a “Principle Arterial.” By 2040, some study roadway classifications could be changed, and therefore higher volume thresholds may be acceptable.

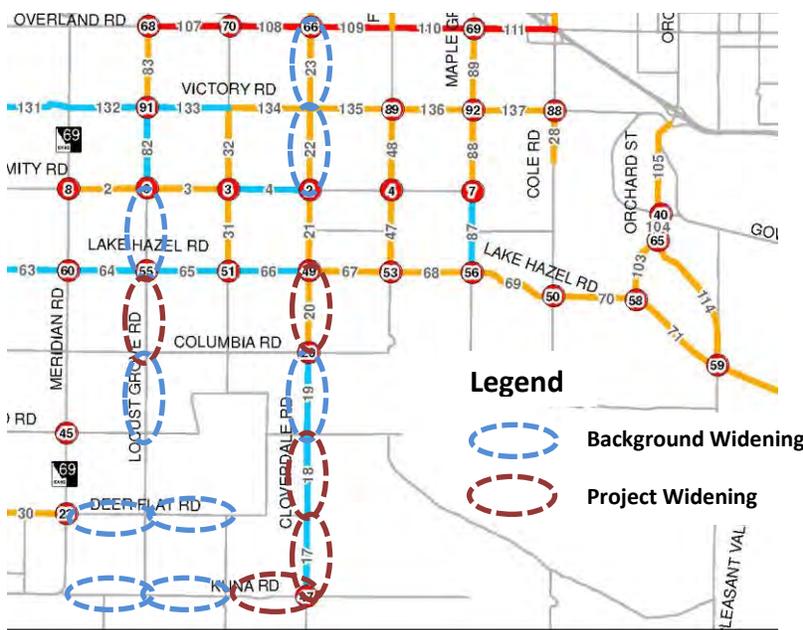
Table 18. Estimated Roadway Segments Requiring Improvements in Year 2040

Roadway	Year 2040 Number of Lanes ¹	Future Number of Lanes Needed	2040 Background or 2040 Project Need?
Cloverdale Road			
Victory Road to Overland Road	5 ²	7	Background
Amity Road to Victory Road	5 ²	7	Background
Columbia Road to Lake Hazel Road	5	5 with median	Project Need
Hubbard Road to Columbia Road	3	5	Background
Deer Flat Road to Hubbard Road	3	5	Project Need
Kuna Road to Deer Flat Road	3	5	Project Need
Locust Grove Road			
Lake Hazel Road to Amity Road	2	3	Background
Columbia Road to Lake Hazel Road	2	3	Project Need
Deer Flat Road to Columbia Road	2	3	Background
Kuna Mora Road			
Cloverdale Road to Cole Road	2	3 with median	Background
King Road			
Locust Grove Road to Eagle Road	2	3	Background
Kuna Road			
Meridian Road to Locust Grove Road	2	3	Background
Locust Grove Road to Eagle Road	2	3	Background
Eagle Road to Cloverdale Road	2	3	Project Need
Deer Flat Road			
Meridian Road to Locust Grove Road	2	3	Background
Locust Grove Road to Eagle Road	2	3	Background

Notes: ¹ Either ACHD's 2016 Capital Improvement Plan (Reference 5) or ACHD's Master Street Map (Reference 8); ²The CIP does not specify whether a median would be constructed as part of the widening from 2 to 5 lanes.

Figure 17 illustrates the segments shown in Table 18 that were found to need widening beyond the CIP to accommodate either background conditions and/or additional traffic from the proposed development.

The primary impact of the buildout of the master plan will be the need to extend the five-lane section on Cloverdale Road from the CIP terminus at Columbia Road to Kuna Road.



FIVE MILE ALIGNMENT

Figure 17. 2040 Additional Widening Beyond 2016 CIP

As part of the master plan a re-alignment of the future extension of Five Mile Road at the north property line is proposed. The re-alignment would be to the half mile and bisect the family village portion of the development. The roadway would be curved through the development to intersect at the existing Five Mile Road/Kuna Road intersection. Figure 18 illustrates the proposed alignment and the approximate alignment shown on the ACHD Master Street Map.

The re-alignment addresses some potential issues identified by the development team:

- Ability to reduce the grade and associated roadwork necessary to traverse the elevation change that occurs south of Ten Mile Creek Road.
- Reduced traffic speeds on the south end of the alignment which is beneficial to the livability of the future adjacent neighborhoods.
- Changing the character of the road to prepare vehicles to turn left or right at Kuna Road since Five Mile enters an existing neighborhood.

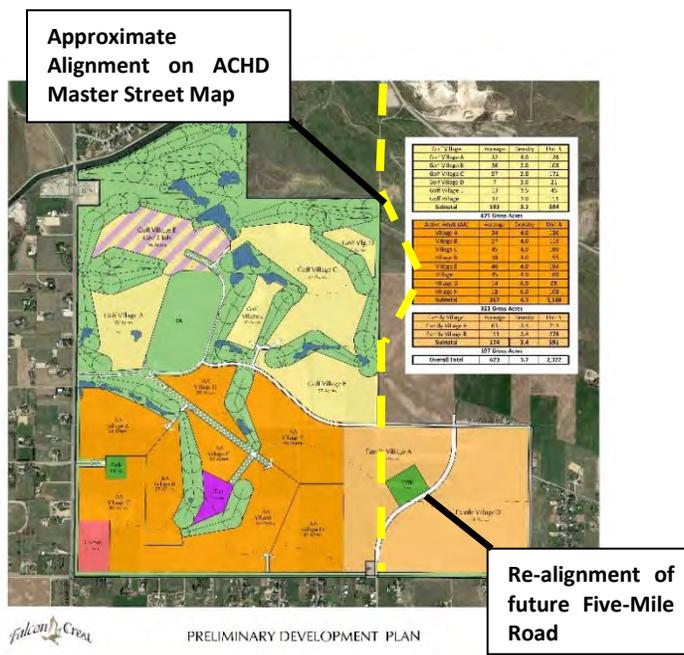
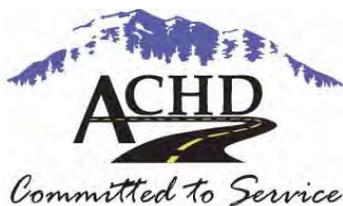


Figure 18. Long-term Future Five Mile Alignment

Exhibit B 2

While the re-alignment would require a change to the current ACHD master street map, it was determined not to impact traffic projections or the operation of the future roadway network, since the extension of Five Mile Road to Kuna Road is not included in the 2040 roadway network and the re-alignment would not significantly impact the use or function of Five Mile Road.



Project/File: **Falcon Crest Subdivision/ KPP18-0007/ 18-01-PUD**
This is a preliminary plat application to allow for the development of 409 single family building lots, 1 commercial lot, and 58 common lots on 131 acres. The site is located at the northeast corner of Cloverdale and Kuna Roads.

Lead Agency: City of Kuna

Site address: NEC Cloverdale and Kuna Roads

Staff

Approval: December 20, 2018

Applicant: Mark Tate
 M3 Companies
 1087 W. River Street, STE 310
 Boise, ID 83702

Representative: Scott Wonders
 JUB Engineers
 250 S. Beechwood Avenue, STE 201
 Boise, ID 83709

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

A. Findings of Fact

1. **Description of Application:** This is a preliminary plat application to allow for the development of 409 single family building lots (senior detached housing units), 1 commercial lot, and 58 common lots on 131 acres. The development is proposed to be gated and age-restricted. This is the first phase of a multi-phase development anticipated to be constructed over the next 20 + years.

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

Direction	Land Use	Zoning
North	Falcon Crest Golf Course	RR
South	Single family residential	RR
East	Falcon Crest Golf Course	RR
West	Single family residential	RR

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

4. **New Center Lane Miles:** The proposed development includes 0 centerline miles of new public road.
5. **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.
6. **Capital Improvements Plan (CIP)/ Integrated Five Year Work Plan (IFYWP):**
 - Cloverdale Road is scheduled in the CIP to be widened to 3-lanes from Kuna Road to Deer Flat Road in 2031-2035.
 - Cloverdale Road is scheduled in the CIP to be widened to 3-lanes from Deer Flat to Hubbard Road in 2031-2035.
 - Cloverdale Road is scheduled in the CIP to be widened to 3-lanes from Hubbard Road to Columbia Road in 2031-2035.
 - Cloverdale Road is scheduled in the CIP to be widened to 3-lanes from Columbia Road to Lake Hazel Road in 2026-2030.
 - Cloverdale Road is scheduled in the IFYWP to be widened to 5-lanes from Lake Hazel Road to Amity Road. This project is listed as unfunded.
 - Cloverdale Road is scheduled in the IFYWP to be widened to 5-lanes from Amity Road to Victory Road. This project is listed as unfunded.
 - The intersection of Cloverdale Road and Lake Hazel Road is scheduled in the IFYWP to be widened to 5-lanes on the north leg, 5-lanes on the south, 6-lanes east, and 5-lanes on the west leg, and signalized. Design is scheduled for 2023 with Construction in Preliminary Development.

B. Traffic Findings for Consideration

1. **Trip Generation:** This phase of the development is estimated to generate 1,943 vehicle trips per day; 144 additional vehicle trips per hour in the PM peak hour, based on the traffic impact study.
2. **Traffic Impact Study**

Kittelton & Associates prepared a traffic impact study for the proposed Falcon Crest Subdivision. An executive summary of the findings as presented by Kittelson & Associates can be found below. 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.

 - a. **Executive Summary:** Under existing conditions all study area intersections are anticipated to operate at an acceptable level of service planning threshold with the exception of the following:
 - Kuna Road/SH-69-Meridian Road - westbound left turn movement operates at LOS F during the AM and PM peak hours.
 - A planning level signal warrant analysis indicated that the intersection meets warrants.

Under existing conditions all study roadway segments operate at an acceptable level of service planning threshold with the exception of the following:

- Cloverdale Road between Lake Hazel Road and Amity Road.
 - The study notes that the intersections on either end of the roadway segment operate acceptably and that this roadway segment is listed in ACHD CIP for widening between 2021 to 2026.

Under 2022 background conditions all study area intersections are anticipated to operate at an acceptable level of service planning threshold with the exception of the following:

- Kuna Road/SH-69-Meridian Road - westbound left turn movement is anticipated to operate at LOS F during the AM and PM peak hours.
 - A planning level signal warrant analysis indicated that the intersection meets warrants.

Under 2022 background conditions all study roadway segments operate at an acceptable level of service planning threshold with the exception of the following:

- Cloverdale Road between Lake Hazel Road and Amity Road.
 - The study notes that the intersections on either end of the roadway segment operate acceptably and that this roadway segment is listed in ACHD's CIP for widening between 2021 to 2026.

Under 2022 total traffic conditions all study intersections are anticipated to operate at an acceptable level of service planning threshold with the exception of the following:

- Cloverdale Road/Lake Hazel Road – westbound through movement is anticipated to operate at LOS F during the AM peak hour.
 - Minor signal timing adjustments are recommended to mitigate the LOS at the intersection. The study also notes that the site traffic is approximately 3.2% of the total traffic entering this intersection during the peak hour, the site traffic does not contribute to the westbound through movement, and that this intersection is listed in ACHD's CIP for widening between 2021 to 2025.
- Kuna Road/SH-69-Meridian Road - westbound left turn movement is anticipated to operate at LOS F during the AM and PM peak hours.
 - A planning level signal warrant analysis indicated that the intersection meets warrants. However, signalization of the intersection isn't necessary as overall the intersection is anticipated to operate at LOS D and E during the peak hours and can accommodate the project traffic. The study also notes that the site traffic is approximately 0.5% of the total traffic entering the intersection.

Under 2022 total traffic conditions all study roadways are anticipated to operate at an acceptable level of service planning threshold with the exception of the following:

- Cloverdale Road between Lake Hazel Road and Amity Road.
 - The study recommends the widening of Cloverland Road to 5 lanes from Lake Hazel Road to Amity Road to mitigate the traffic impacts. This section of Cloverdale Road is scheduled in ACHD's CIP to be widened to 5 lanes between 2021 and 2026. The study also notes that the site traffic is approximately 2.9% of the total traffic on the roadway segment.

The construction of a center left turn lane is recommended on Cloverdale Road at site access/Reining Horse Drive intersection.

b. Policy:

Alternative Mitigation Measures: 7106.7.3 states that if traditional mitigation measures such as roadway widening and intersection improvements are infeasible as determined by ACHD, the TIS may recommend alternative mitigation measures. Alternative mitigation measures shall demonstrate that impacts from the project will be offset.

- If the impacted roadway segments and/or intersections are programmed as funded in the Integrated Five Year Work Plan (IFYWP) or the Capital Improvements Plan (CIP); no alternative mitigation is required.
- If the impacted roadway segments and/or intersections are not programmed in either the IFYWP or the CIP; the applicant may (i) analyze the shoulder hour and (ii) provide a safety analysis to determine alternative mitigation requirements.
 - If the impacted roadway segments and intersections meet the minimum acceptable level of service planning thresholds in the shoulder hour the applicant may suggest feasible alternative mitigation such as: sidewalks, bike facilities, connectivity, safety improvements, etc. within 1.5 miles of the proposed development.
 - If the shoulder hour planning thresholds are exceeded the applicant may request to enter into a Development Agreement and pay into the Priority Corridor Fund an amount determined by the ACHD to offset impacts from the project.
- Alternative Mitigation may also include:
 - Revision to the Phasing Plan to coincide with the District's future Capital Projects.
 - Reducing the scope and/or scale of the project

Level of Service Planning Thresholds: District Policy 7205.3.1 states that, Level of Service Planning Thresholds have been established for principal arterials and minor arterials within ACHD's Capital Improvement Plan and are also listed in section 7106. Unless otherwise required to provide a Traffic Impact Study under section 7106, a proposed development with site traffic less than 10% of the existing downstream roadway or intersection peak hour traffic shall not be required to provide mitigation for a roadway or intersection that currently exceeds the minimum acceptable level of service planning threshold or V/C ratio.

- c. Staff Comments/Recommendations:** The Cloverdale Road/Lake Hazel Road intersection and the roadway segment of Cloverdale Road between Lake Hazel Road and Amity Road are listed as PD (preliminary development) and UF (unfunded) in ACHD's IFYWP but are listed as funded projects in ACHD's CIP. Therefore, consistent with District policy 7106.7.3 Alternative Mitigation Measures, which states, if an impacted roadway segment or intersection are programmed as funded in the IFYWP, or the CIP; no mitigation is required; no improvements are required at the Cloverdale Road/Lake Hazel Road intersection and on segment of Cloverdale Road between Lake Hazel Road and Amity Road.

The traffic impact study notes that the site traffic is approximately 0.5% of the total traffic entering the Kuna Road/SH-69-Meridian Road intersection. Therefore, consistent with District policy 7205.3.1 Level of Service Planning Threshold, which states, a proposed development

with site traffic less than 10% of the existing downstream roadway or intersection peak hour traffic shall not be required to provide mitigation; no improvements are required at this intersection.

The applicant should be required to install the center left turn lane on Cloverdale Road at the site access/Reining Horse Drive intersection, as recommended in the TIS.

This is the first phase of a multi-phase development. An updated traffic impact study will be required with the next preliminary plat application within the Falcon Crest Master Plan planning area.

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
Cloverdale Road (Kuna to Hubbard)	3,025-feet	Minor Arterial	186	Better than "E"
Cloverdale Road (Hubbard to Columbia)	N/A	Minor Arterial	241	Better than "E"
Cloverdale Road (Columbia to Lake Hazel)	N/A	Minor Arterial	466	Better than "E"
Cloverdale Road (Lake Hazel to Amity)	N/A	Minor Arterial	789	"F"
Kuna Road (Cloverdale to Eagle)	N/A	Minor Arterial	205	Better than "E"
Kuna Road (Eagle to Locust Grove)	N/A	Minor Arterial	233	Better than "E"
Kuna Road (Locust Grove to Meridian)	N/A	Minor Arterial	245	Better than "E"

* 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 Cloverdale Road north of Kuna Road was 2,918 on 6/29/2016.
- The average daily traffic count for Cloverdale Road north of Hubbard Road was 4,915 on 6/29/16.
- The average daily traffic count for Cloverdale Road north of Columbia Road was 5,700 on 5/4/17.
- The average daily traffic count for Cloverdale Road north of Lake Hazel was 8,586 on 6/29/16.
- The average daily traffic count for Kuna Road west of Cloverdale Road was 2,788 on 8/17/16.
- The average daily traffic count for Kuna Road west of Eagle Road was 3,756 on 11/9/17.
- The average daily traffic count for Kuna Road west of Locust Grove was 4,400 on 5/10/17.

C. Findings for Consideration

1. Cloverdale Road

- a. **Existing Conditions:** Cloverdale Road is improved with 2-travel lanes, and no curb, gutter or sidewalk abutting the site. There is 83-feet of right-of-way for Cloverdale 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.

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 Cloverdale Road is designated in the MSM as a Rural Arterial with 3-lanes and on-street bike lanes, a 46-foot street section within 74-feet of right-of-way.

- d. **Applicant Proposal:** The applicant has proposed to construct a 5-foot wide detached concrete sidewalk located 42-feet from the centerline of the roadway within the existing 48-feet of right-of-way.
- e. **Staff Comments/Recommendations:** The existing right-of-way exceeds the recommended right-of-way dedication listed in the MSM, however staff recommends approval of the applicant's proposal to preserve 48-feet of right-of-way from the centerline of Cloverdale Road abutting the site based on information provided in the submitted traffic impact study.

The applicant's proposal to construct a 5-foot wide detached concrete sidewalk located 42-feet from the centerline of Cloverdale Road abutting the site should be approved, as proposed. The applicant should be required to provide a permanent right-of-way easement for detached sidewalks located outside of the dedicated right-of-way.

Additionally, the applicant should be required to widen the pavement on Cloverdale Road to 17-feet from centerline with a 3-foot wide gravel shoulder adjacent to the entire site.

Consistent with the findings and recommendations of the traffic impact study, the applicant should be required to construct a southbound center left turn lane on Cloverdale Road at the site access located approximately 1,990-feet north of Kuna Road.

2. Kuna Road

- a. **Existing Conditions:** Kuna Road is improved with 2-travel lanes, and no curb, gutter or sidewalk abutting the site. There is 64-feet of right-of-way for Kuna Road (32-feet from centerline).

- b. **Policy:**

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

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

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

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

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

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

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

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

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

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

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

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 Kuna Road is designated in the MSM as a Residential Arterial with 3-lanes and on-street bike lanes, a 46-foot street section within 74-feet of right-of-way.

- c. **Applicant Proposal:** The applicant has proposed to dedicate additional right-of-way to total 48-feet from the centerline of Kuna Road abutting the site and to construct a 5-foot wide detached concrete sidewalk located 42-feet from the centerline of the roadway.
- d. **Staff Comments/Recommendations:** The applicant's proposal exceeds the recommended right-of-way dedication listed in the MSM, however staff recommends approval of the applicant's proposal to dedicate 48-feet of right-of-way from the centerline of Kuna Road abutting the site based on information provided in the submitted traffic impact study. The applicant will not be compensated for this right-of-way dedication, as this segment of Kuna Road is not listed as impact fee eligible in the CIP.

The applicant's proposal to construct a 5-foot wide detached concrete sidewalk located 42-feet from the centerline of Kuna Road abutting the site should be approved, as proposed. The applicant should be required to provide a permanent right-of-way easement for detached sidewalks located outside of the dedicated right-of-way.

Additionally, the applicant should be required to widen the pavement on Kuna Road to 17-feet from centerline with a 3-foot wide gravel shoulder adjacent to the entire site.

EXHIBIT B 2 a

3. Cloverdale Road/Kuna Road Intersection

a. Policy:

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, collector street requirements, roundabout requirements, and specific roadway features required through development. A new roundabout was identified on the MSM. The new single lane roundabout is planned at the at the Cloverdale Road/Kuna Road intersection.

b. Staff Comments/Recommendations: As noted above, the intersection of Cloverdale Road and Kuna Road is shown as a single lane roundabout on the MSM. To allow for the future construction of a multi-lane roundabout at the intersection consistent with the requirements of the TIS, the applicant should be required to dedicate right-of-way at the Cloverdale Road/Kuna Road intersection consistent with the template shown on attachment 3.

4. Private Roads

a. Private Road Policy: District policy 7212.1 states that the lead land use agencies in Ada County establish the requirements for private streets. The District retains authority and will review the proposed intersection of a private and public street for compliance with District intersection policies and standards. The private road should have the following requirements:

- Designed to discourage through traffic between two public streets,
- Graded to drain away from the public street intersection, and
- If a private road is gated, the gate or keypad (if applicable) shall be located a minimum of 50-feet from the near edge of the intersection and a turnaround shall be provided.

Access Points Policy: District Policy 7205.4.1 states that all access points associated with development applications shall be determined in accordance with the policies in this section and Section 7202. Access points shall be reviewed only for a development application that is being considered by the lead land use agency. Approved access points may be relocated and/or restricted in the future if the land use intensifies, changes, or the property redevelops.

Access Policy: District policy 7205.4.6 states that direct access to minor arterials is typically prohibited. If a property has frontage on more than one street, access shall be taken from the street having the lesser functional classification. If it is necessary to take access to the higher classified street due to a lack of frontage, the minimum allowable spacing shall be based on Table 1a under District policy 7205.4.6, unless a waiver for the access point has been approved by the District Commission.

Driveway Location Policy: District policy 7205.4.5 requires driveways located on minor arterial roadways from a signalized intersection with a single left turn lane shall be located a minimum of 330-feet from the nearest intersection for a right-in/right-out only driveway and a minimum of 660-feet from the intersection for a full-movement driveway.

District policy 7205.4.5 requires driveways located on minor arterial roadways from a signalized intersection with a dual left turn lane shall be located a minimum of 330-feet from the nearest intersection for a right-in/right-out only driveway and a minimum of 710-feet from the intersection for a full-movement driveway.

Successive Driveways: District policy 7205.4.6 Table 1a, requires driveways located on minor arterial roadways with a speed limit of 35 MPH (Kuna Road) to align or offset a minimum of 330-feet (Cloverdale Road) and a speed limit of 50 MPH to align or offset a minimum of 330-feet from any existing or proposed driveway.

Driveway Width Policy: District policy 7205.4.8 restricts high-volume driveways (100 VTD or more) to a maximum width of 36-feet and low-volume driveways (less than 100 VTD) to a

maximum width of 30-feet. Curb return type driveways with 30-foot radii will be required for high-volume driveways with 100 VTD or more. Curb return type driveways with 15-foot radii will be required for low-volume driveways with less than 100 VTD.

Driveway Paving Policy: Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy, 7205.4.8, the applicant should be required to pave the driveway its full width and at least 30-feet into the site beyond the edge of pavement of the roadway and install pavement tapers in accordance with Table 2 under District Policy 7205.4.8.

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

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

- b. Applicant Proposal:** The applicant has proposed to construct 1 60-foot wide (2- travel lanes and a center landscape island) gated private road to intersect Cloverdale Road located approximately 1,990-feet north of Kuna Road. The private road is proposed to align with Reining Horse Drive on the west side of Cloverdale Road across from the site.

The applicant has proposed to construct private roads throughout the entire subdivision.

The applicant has proposed to construct 1 25-foot wide emergency access only driveway onto Cloverdale Road located approximately 1,040-feet north of Reining Horse Drive.

- c. Staff Comments/Recommendations:** The applicant's proposal to construct 1 gated private road to intersect Cloverdale Road meets District policy and should be approved as proposed. The gate or keypad for the private road should be located a minimum of 50-feet from the near edge of the intersection and a turnaround should be provided.

Any islands located within the right-of-way shall be restricted to a maximum width of 12-feet and shall be platted as right-of-way owned by ACHD. Islands outside of the right-of-way near the intersection with Cloverdale Road shall be restricted to a maximum width of 12-feet for a minimum distance of 150-feet from Cloverdale Road.

The applicant's proposal to construct a 25-foot wide emergency access only driveway onto Cloverdale Road located approximately 1,990-feet north of Kuna Road should be approved, as proposed. The driveway should be restricted to emergency access only with the gates or bollards as determined by the fire agency with jurisdiction over the site.

If the City of Kuna approves the private road, the applicant shall be required to pave the private roadway a minimum of 20 to 24-feet wide and at least 30-feet into the site beyond the edge of pavement of all public streets and install pavement tapers with 15-foot curb radii abutting the existing roadway edge. If private roads are not approved by the City of Kuna, the applicant will

be required to revise and resubmit the preliminary plat to provide public standard local streets in these locations.

Street name and stop signs are required for the private road. The signs may be ordered through the District. Verification of the correct, approved name of the road is required.

ACHD does not make any assurances that the private road, which is a part of this application, will be accepted as a public road if such a request is made in the future. Substantial redesign and reconstruction costs may be necessary in order to qualify this road for public ownership and maintenance.

The following requirements must be met if the applicant wishes to dedicate the roadway to ACHD:

- Dedicate a minimum of 50-feet of right-of-way for the road.
- Construct the roadway to the minimum ACHD requirements.
- Construct a stub street to the surrounding parcels.

5. Commercial Lot

Block 1 lot 34 is identified as a future commercial lot. There is 1 private road on the north and 2 driveways on the east side of the parcel that are not proposed to extend to the property line to provide access to the commercial lot. To reduce the number of trips onto the arterial roadway system and to provide direct access to the future commercial uses, staff recommends that the City of Kuna require vehicular access between the private road/driveways and the commercial lot.

Direct lot access to Cloverdale and Kuna Roads to the commercial lot will be determined as part of a future development application for that parcel and should be in conformance with ACHD policy in affect at the time of development.

6. 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.

7. 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.

8. Other Access

Cloverdale Road and Kuna Road are classified as minor arterial roadways. Direct lot access is prohibited to these roadways and should be noted on the final plat.

D. Site Specific Conditions of Approval

1. Construct a 5-foot wide detached concrete sidewalk located 42-feet from the centerline of Cloverdale Road abutting the site. Provide a permanent right-of-way easement for detached sidewalk located outside of the dedicated right-of-way.
2. Widen the pavement on Cloverdale Road to 17-feet from centerline with a 3-foot wide gravel shoulder adjacent to the entire site.
3. Construct a southbound center left turn lane on Cloverdale Road at the site access located 1,990-feet north of Kuna Road.
4. Dedicate additional right-of-way to total 48-feet from the centerline of Kuna Road abutting the site, as proposed. The applicant will not be compensated for this right-of-way dedication. Construct a 5-foot wide detached concrete sidewalk located 42-feet from the centerline of Kuna Road abutting the site. Provide a permanent right-of-way easement for detached sidewalk located outside of the dedicated right-of-way.
5. Widen the pavement on Kuna Road to 17-feet from centerline with a 3-foot wide gravel shoulder adjacent to the entire site.
6. Dedicated additional right-of-way to accommodate the future construction of a multi-lane roundabout at the Cloverdale Road/Kuna Road intersection consistent with the template shown on attachment 3.
7. Construct 1 60-foot wide (2- travel lanes and a center landscape island) gated private road to intersect Cloverdale Road located approximately 1,990-feet north of Kuna Road, aligned centerline to centerline with Reining Horse Drive on the west side of Cloverdale Road across from the site. The gate or keypad for the private road shall be located a minimum of 50-feet from the near edge of the intersection and a turnaround shall be provided.

Any islands located within the right-of-way shall be restricted to a maximum width of 12-feet and shall be platted as right-of-way owned by ACHD. Islands outside of the right-of-way near the intersection with Cloverdale Road shall be restricted to a maximum width of 12-feet for a minimum distance of 150-feet from Cloverdale Road.

8. Construct one 25-foot wide emergency access only driveway onto Cloverdale Road located approximately 1,990-feet north of Kuna Road, as proposed. The driveway shall be restricted to emergency access only with the gates or bollards as determined by the fire agency with jurisdiction over the site.
9. Direct lot access to Cloverdale Road and Kuna Road is prohibited and shall be noted on the final plat.
10. Direct lot access to Cloverdale and Kuna Roads to the commercial lot will be determined as part of a future development application for that parcel and should be in conformance with ACHD policy in affect at the time of development.
11. This is the first phase of a multi-phase development. An updated traffic impact study will be required with the next preliminary plat application.
12. Payment of impact fees is due prior to issuance of a building permit.
13. 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

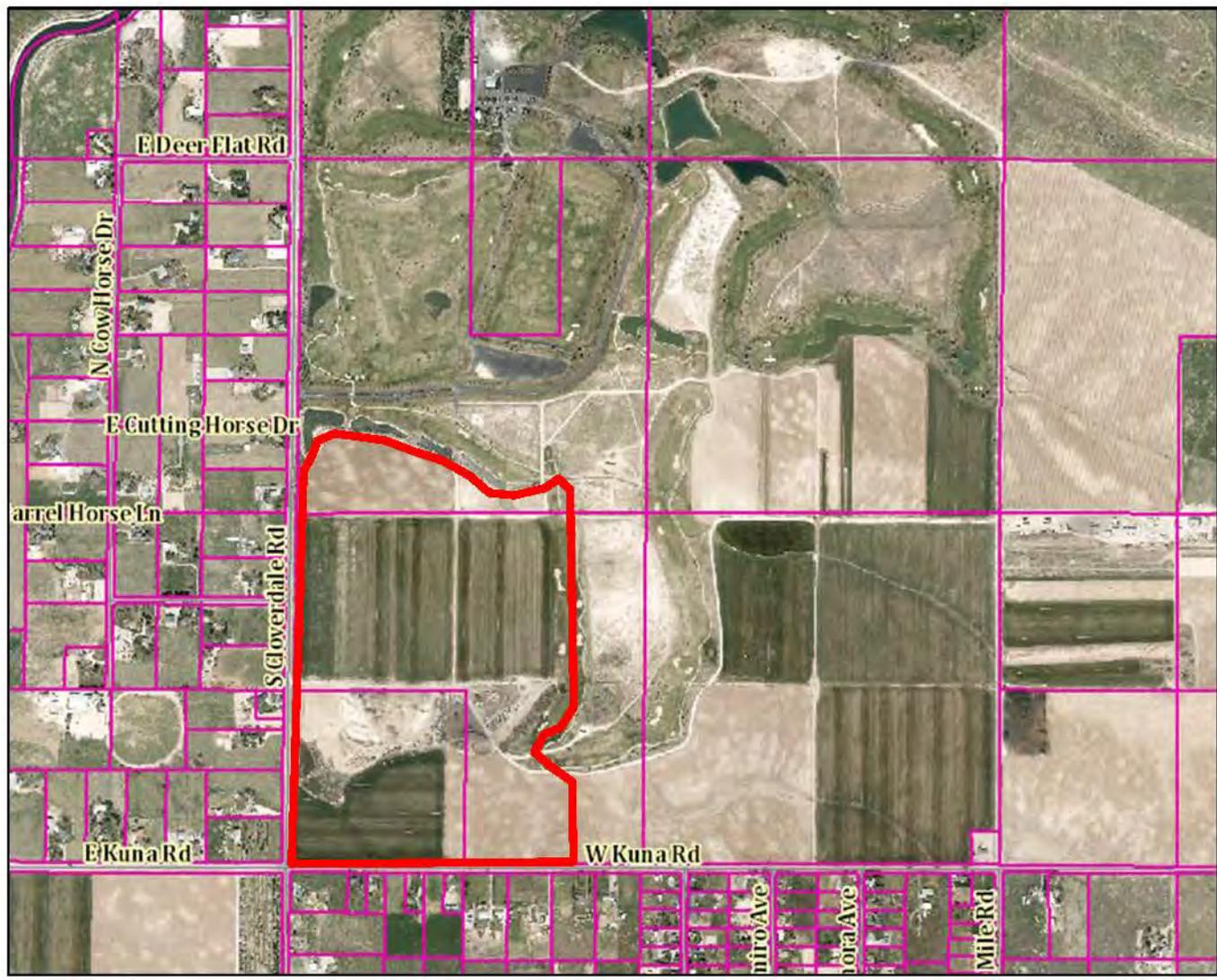
1. The proposed site plan is approved, if all of the Site Specific and Standard Conditions of Approval are satisfied.
2. ACHD requirements are intended to assure that the proposed use/development will not place an undue burden on the existing vehicular transportation system within the vicinity impacted by the proposed development.

G. Attachments

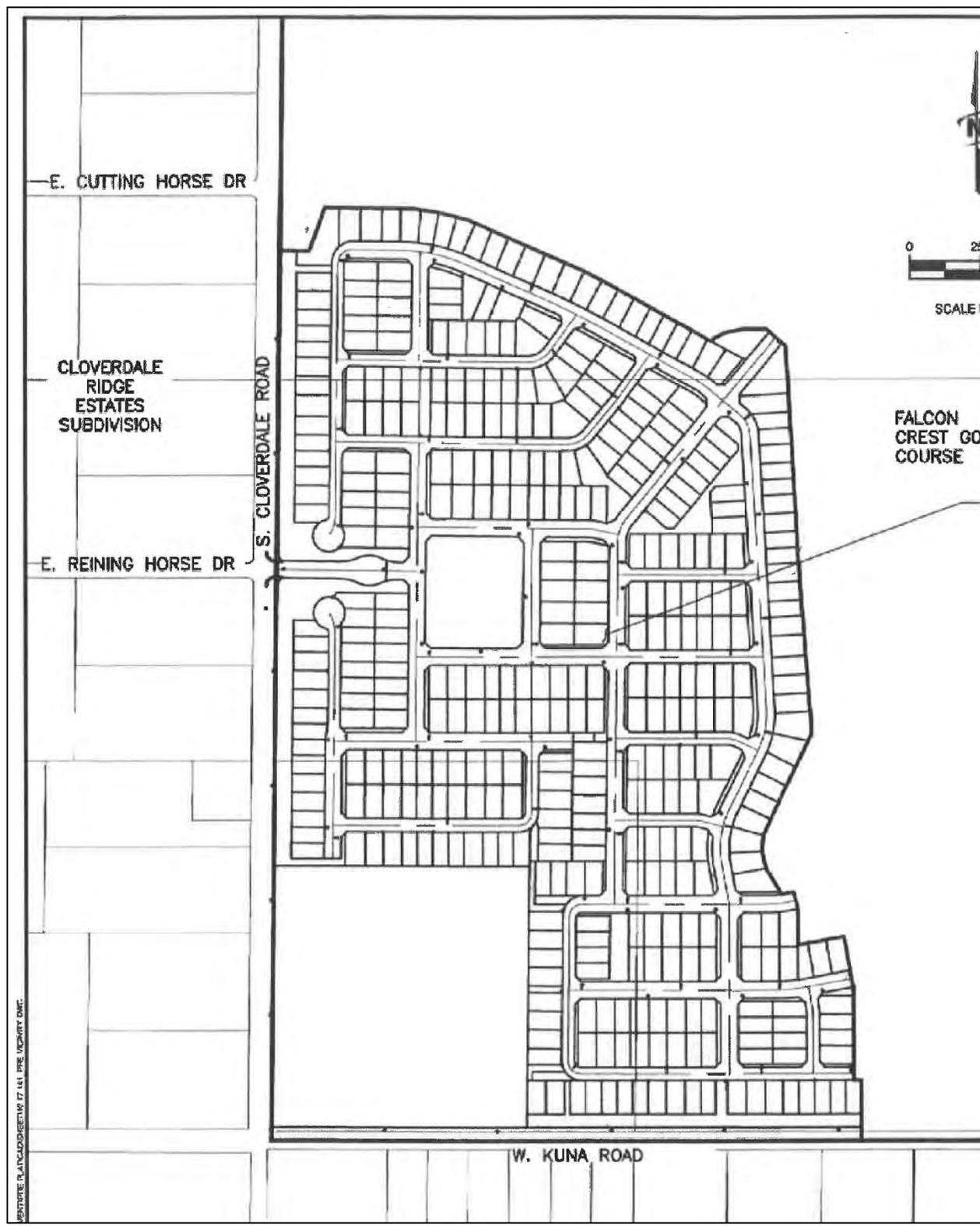
1. Vicinity Map
2. Site Plan
3. Roundabout Template
4. Utility Coordinating Council
5. Development Process Checklist
6. Request for Reconsideration Guidelines

EXHIBIT B 2 a

VICINITY MAP



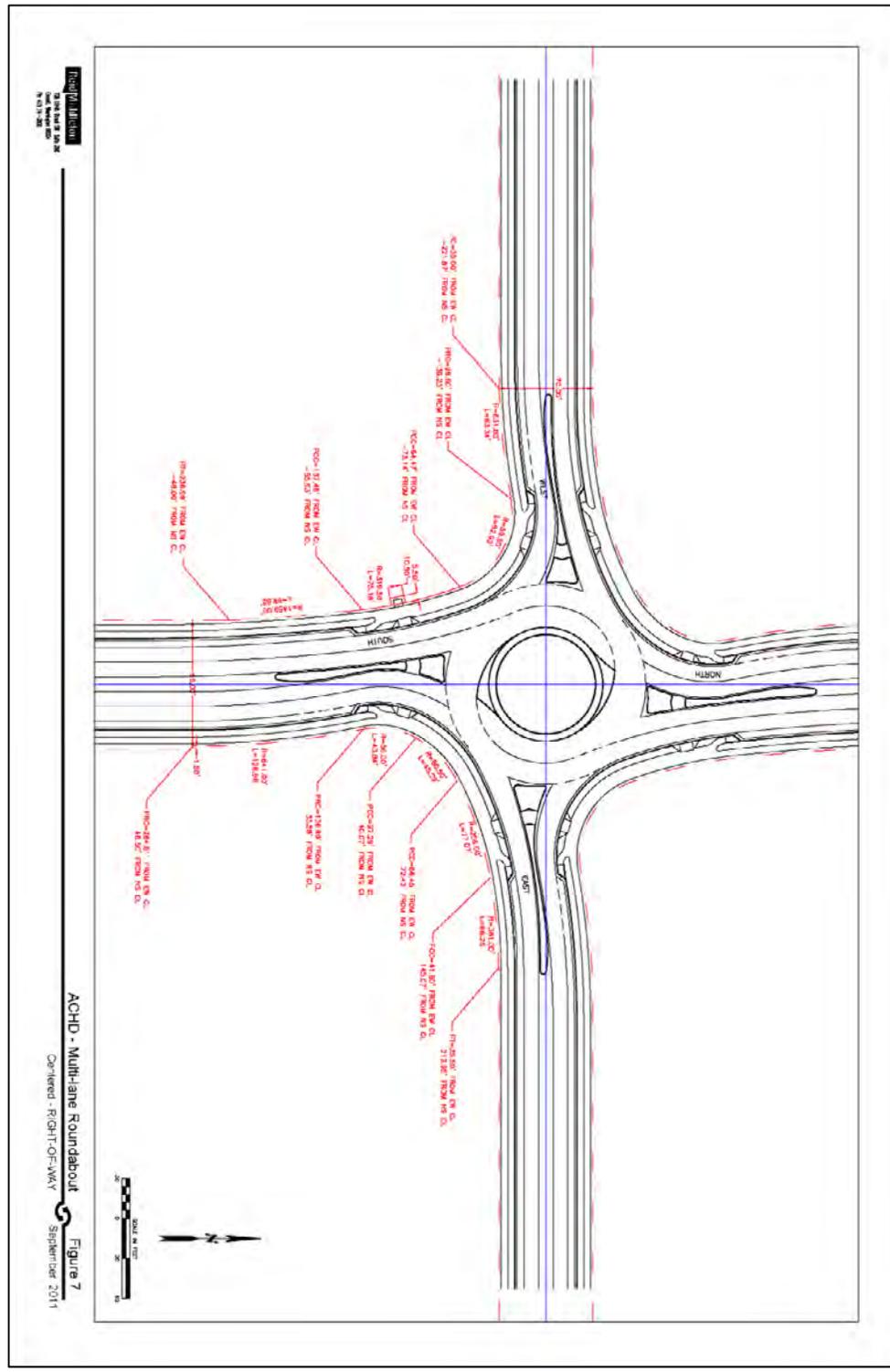
SITE PLAN



VENTURE PLANNING ARCHITECTURE 17 151 PFE VICTORY UNIT

EXHIBIT B 2 a

Roundabout Template



Ada County Utility Coordinating Council

Developer/Local Improvement District Right of Way Improvements Guideline Request

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

- 1) **Notification:** Within five (5) working days upon notification of required right of way improvements by Highway entities, developers shall provide written notification to the affected utility owners and the Ada County Utility Coordinating Council (UCC). Notification shall include but not be limited to, project limits, scope of roadway improvements/project, anticipated construction dates, and any portions critical to the right of way improvements and coordination of utilities.
- 2) **Plan Review:** The developer shall provide the highway entities and all utility owners with preliminary project plans and schedule a plan review conference. Depending on the scale of utility improvements, a plan review conference may not be necessary, as determined by the utility owners. Conference notification shall also be sent to the UCC. During the review meeting the developer shall notify utilities of the status of right of way/easement acquisition necessary for their project. At the plan review conference each company shall have the right to appeal, adjust and/or negotiate with the developer on its own behalf. Each utility shall provide the developer with a letter of review indicating the costs and time required for relocation of its facilities. Said letter of review is to be provided within thirty calendar days after the date of the plan review conference.
- 3) **Revisions:** The developer is responsible to provide utilities with any revisions to preliminary plans. Utilities may request an updated plan review meeting if revisions are made in the preliminary plans which affect the utility relocation requirements. Utilities shall have thirty days after receiving the revisions to review and comment thereon.
- 4) **Final Notification:** The developer will provide highway entities, utility owners and the UCC with final notification of its intent to proceed with right of way improvements and include the anticipated date work will commence. This notification shall indicate that the work to be performed shall be pursuant to final approved plans by the highway entity. The developer shall schedule a preconstruction meeting prior to right of way improvements. Utility relocation activity shall be completed within the times established during the preconstruction meeting, unless otherwise agreed upon.

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

EXHIBIT B 2 a

Development Process Checklist

Items Completed to Date:

- Submit a development application to a City or to Ada County
- The City or the County will transmit the development application to ACHD
- The ACHD **Planning Review Section** will receive the development application to review
- The **Planning Review Section** will do one of the following:
 - Send a “**No Review**” letter to the applicant stating that there are no site specific conditions of approval at this time.
 - Write a **Staff Level** report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.
 - Write a **Commission Level** report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.

Items to be completed by Applicant:

- For **ALL** development applications, including those receiving a “**No Review**” letter:
 - The applicant should submit one set of engineered plans directly to ACHD for review by the **Development Review Section** for plan review and assessment of impact fees. (Note: if there are no site improvements required by ACHD, then architectural plans may be submitted for purposes of impact fee assessment.)
 - The applicant is required to get a permit from Construction Services (ACHD) for ANY work in the right-of-way, including, but not limited to, driveway approaches, street improvements and utility cuts.
- Pay Impact Fees prior to issuance of building permit. Impact fees cannot be paid prior to plan review approval.

DID YOU REMEMBER:

Construction (Non-Subdivisions)

Driveway or Property Approach(s)

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

Working in the ACHD Right-of-Way

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

Construction (Subdivisions)

Sediment & Erosion Submittal

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

Idaho Power Company

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

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

Request for Appeal of Staff Decision

1. **Appeal of Staff Decision:** The Commission shall hear and decide appeals by an applicant of the final decision made by the Development Services Manager when it is alleged that the Development Services Manager did not properly apply this section 7101.6, did not consider all of the relevant facts presented, made an error of fact or law, abused discretion or acted arbitrarily and capriciously in the interpretation or enforcement of the ACHD Policy Manual.
 - a. **Filing Fee:** The Commission may, from time to time, set reasonable fees to be charged the applicant for the processing of appeals, to cover administrative costs.
 - b. **Initiation:** An appeal is initiated by the filing of a written notice of appeal with the Secretary and Clerk of the District, which must be filed within ten (10) working days from the date of the decision that is the subject of the appeal. The notice of appeal shall refer to the decision being appealed, identify the appellant by name, address and telephone number and state the grounds for the appeal. The grounds shall include a written summary of the provisions of the policy relevant to the appeal and/or the facts and law relied upon and shall include a written argument in support of the appeal. The Commission shall not consider a notice of appeal that does not comply with the provisions of this subsection.
 - c. **Time to Reply:** The Development Services Manager shall have ten (10) working days from the date of the filing of the notice of appeal to reply to the notice of the appeal, and may during such time meet with the appellant to discuss the matter, and may also consider and/or modify the decision that is being appealed. A copy of the reply and any modifications to the decision being appealed will be provided to the appellant prior to the Commission hearing on the appeal.
 - d. **Notice of Hearing:** Unless otherwise agreed to by the appellant, the hearing of the appeal will be noticed and scheduled on the Commission agenda at a regular meeting to be held within thirty (30) days following the delivery to the appellant of the Development Services Manager's reply to the notice of appeal. A copy of the decision being appealed, the notice of appeal and the reply shall be delivered to the Commission at least one (1) week prior to the hearing.
 - e. **Action by Commission:** Following the hearing, the Commission shall either affirm or reverse, in whole or part, or otherwise modify, amend or supplement the decision being appealed, as such action is adequately supported by the law and evidence presented at the hearing.

Exhibit B 3

Troy Behunin

From: Lauren Boehlke <laurenboehlke@yahoo.com>
Sent: Monday, July 16, 2018 7:50 AM
To: Troy Behunin
Subject: Re: Falcon Crest Annex, Pre Plat Etc.. - M3 ID Falcon Crest, LLC

Categories: Agency Comments

Good Morning Troy,

This is to let you know that this property has no surface water rights as it is outside of the Boise-Kuna Irrigation District boundaries as well as the Boise Project Board of Control delivery boundaries.

Respectfully,

Lauren S Boehlke
Sec.-Treasurer
Boise-Kuna Irrigation District
Phone# 922-5608
Fax# 922-5659

On Friday, 13 July 2018, 6:42:00 PM MDT, Troy Behunin <tbehunin@kunaid.gov> wrote:

Good Evening Everyone,

Please review the packet included with this email and return relevant comments about the services your agency provides to Kuna's Planning and Zoning office, to be used in the public hearings scheduled for this project. Please submit comments to our office on or before **August 24, 2018**. This project is very comprehensive and our office would appreciate your comments.

This project will be scheduled for public hearing with our Commission on **October 9, 2018**. If you need additional information or additional time to provide comments, please let our office know ASAP.

Thanks,
Troy

Troy Behunin
Planner III
City of Kuna
751 W. 4th Street
Kuna, ID 83634

TBehunin@KunaId.Gov

RICHARD DURRANT
CHAIRMAN OF THE BOARD

CLINTON PLINE
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

16 July 2018

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

JUL 23 2018

CITY OF KUNA

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

RE: Falconcrest Subdivision **18-03-AN, 18-01-CPM, 18-02-ZC, 18-01-PUD**
NEC Cloverdale and Kuna Roads
New York Irrigation District **NY-660-002-00 (50 acre water right for Falcon
Crest Golf Course)**

Main Canal 1069+00
Sec. 01, T2N, R1W, BM.

Troy Behunin, Planner III:

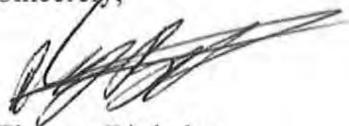
There are no Project facilities located on the above-mentioned property.

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

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

If you have any further questions or comments regarding this matter, please do not hesitate to contact me at (208) 344-1141.

Sincerely,



Thomas Ritthaler
Management/GIS

tbr/tr

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

Exhibit B 4

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: Falcon Crest (18-01-CPM)

Agency: Kuna

CIM Vision Category: Future Neighborhoods

New households: 206

New jobs: 280

Exceeds CIM forecast: YES

	<p>CIM Corridor: N/A Pedestrian level of stress: R--Cloverdale Bicycle level of stress: R-- Cloverdale</p>	<p>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.</p>
	<p>Housing within 1 mile: 103 Jobs within 1 mile: 99 Jobs/Housing Ratio: 1.0</p>	<p>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.</p>
	<p>Nearest police station: >4 miles Nearest fire station: >4 miles</p>	<p>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.</p>
	<p>Farmland consumed: No Farmland within 1 mile: 1,341 acres</p>	<p>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.</p>
	<p>Nearest bus stop: >4 miles Nearest public school: 3.0 miles Nearest public park: >4 miles Nearest grocery store: >4 miles</p>	<p>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.</p>

Recommendations

The first phase of 409 single-family and one commercial lot would not exceed the Communities in Motion 2040 forecast, however the full master plan would exceed growth forecasted for this area. Transportation infrastructure may not be able to support the new transportation demands. This location is still in a largely farmland area. Nearby services, such as schools, parks, emergency services, grocery, and other stores are likely accessed only by vehicle and there are no plans for public transportation to this location. However, the proposal is a mix of residential and retail, which can encourage non-motorized travel. The site plan shows pedestrian pathways and pocket parks within the subdivision. Consider providing an improved path along the New York Canal in future phases.

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

Web: www.compassidaho.org

Email info@compassidaho.org

More information about the development review process:

<http://www.compassidaho.org/dashboard/devreview.htm>



Exhibit B 5

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: July 20, 2018
 Agency Requesting Comments: City of Kuna
 Date Request Received: July 16, 2018
 Applicant/Description: Falcon Crest Subdivision 18-03AN, 18-01-CPM, 18-02-ZC, 18-01-PUD

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.

Per IDAPA 58.01.01.600-617, the open burning of any construction waste is prohibited. The property owner, developer, and their contractor(s) are responsible for ensuring no prohibited open burning occurs during construction.

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*

Exhibit B 5

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*

Page 4 of 4

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 2018AEK97

Exhibit B 6

**Your Safety • Your Mobility
Your Economic Opportunity**

IDAHO TRANSPORTATION DEPARTMENT

P.O. Box 8028 • Boise, ID 83707-2028

(208) 334-8300 • itd.idaho.gov

August 22, 2018

Troy Behuin, Planner III
City of Kuna
751 W. 4th Street
Kuna, ID 83634

VIA EMAIL

RE: Falcon Crest Subdivision – ITD Traffic Impact Study Comments

Dear Mr. Behuin,

The Idaho Transportation Department (ITD) has reviewed the Falcon Crest Subdivision (TIS) submitted on July 13, 2018. The development is located at the northeast corner of Cloverdale Road and Kuna Road. The development does not abut the state highway system.

ITD has the following comments related to the TIS that will require a revision to the document.

General Comment

- 1.) ITD has had several meetings in years prior with the city of Kuna and ACHD regarding the intersection of SH-69 (Meridian Road) and Kuna Road. Signalizing an intersection on a curve results in safety concerns and ITD does not find this to be an acceptable intersection recommendation. The analysis as presented in the current TIS shows that the Total 2022 PM Traffic results in westbound leg (WBL) turning movement of LOS E with an overall intersection LOS D. This is an acceptable LOS per ITD's criteria and would not require any improvements to mitigate impacts.

Page 43, Figure 10

- 1.) The estimated trip distribution pattern for intersection #10 (Kuna Road / SH-69) describes 15% of the site traffic entering this intersection. There is a total estimated 119 trips generated in the AM Peak. 15% of 119 is approximately 18 trips. Figure 10 only shows 6 trips passing through intersection #10. Please revise.

Page 44, Figure 11

- 1.) The estimated trip distribution pattern for intersection #10 (Kuna Road / Sh-69) describes 15% of the site traffic entering this intersection. There is a total estimated 144 trips generated in the PM Peak. 15% of 144 is approximately 22 trips. Figure 11 only shows 7 trips passing through intersection #10. Please revise.

Maintaining safety and mobility for Idaho's motorists is of the utmost importance to ITD. ITD would appreciate the City including ITD's comments to be addressed in the revision of the Falcon Ridge Subdivision TIS. ITD may have



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IDAHO TRANSPORTATION DEPARTMENT

P.O. Box 8028 • Boise, ID 83707-2028

(208) 334-8300 • itd.idaho.gov

additional comments upon review of the revised TIS. If you have any further questions or would like to discuss this more, please do not hesitate to contact me at erika.bowen@itd.idaho.gov or 208-265-4312 extension #7.

Sincerely,

A handwritten signature in blue ink that reads "Erika R. Bowen".

Erika R. Bowen, P.E.

ITD – District 3

Traffic Engineer

Cc:

Mindy Wallace – ACHD



J-U-B ENGINEERS, INC.

J-U-B COMPANIES



THE LANGDON GROUP



GATEWAY MAPPING INC.

FALCON CREST PROPERTY
AGRICULTURE TO MIXED USE GENERAL
LEGAL DESCRIPTION

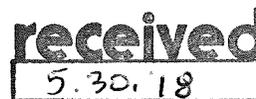
The Southwest Quarter of Section 23, Township 2 North, Range 1 East, Boise Meridian, Ada County Idaho, particularly described as follows:

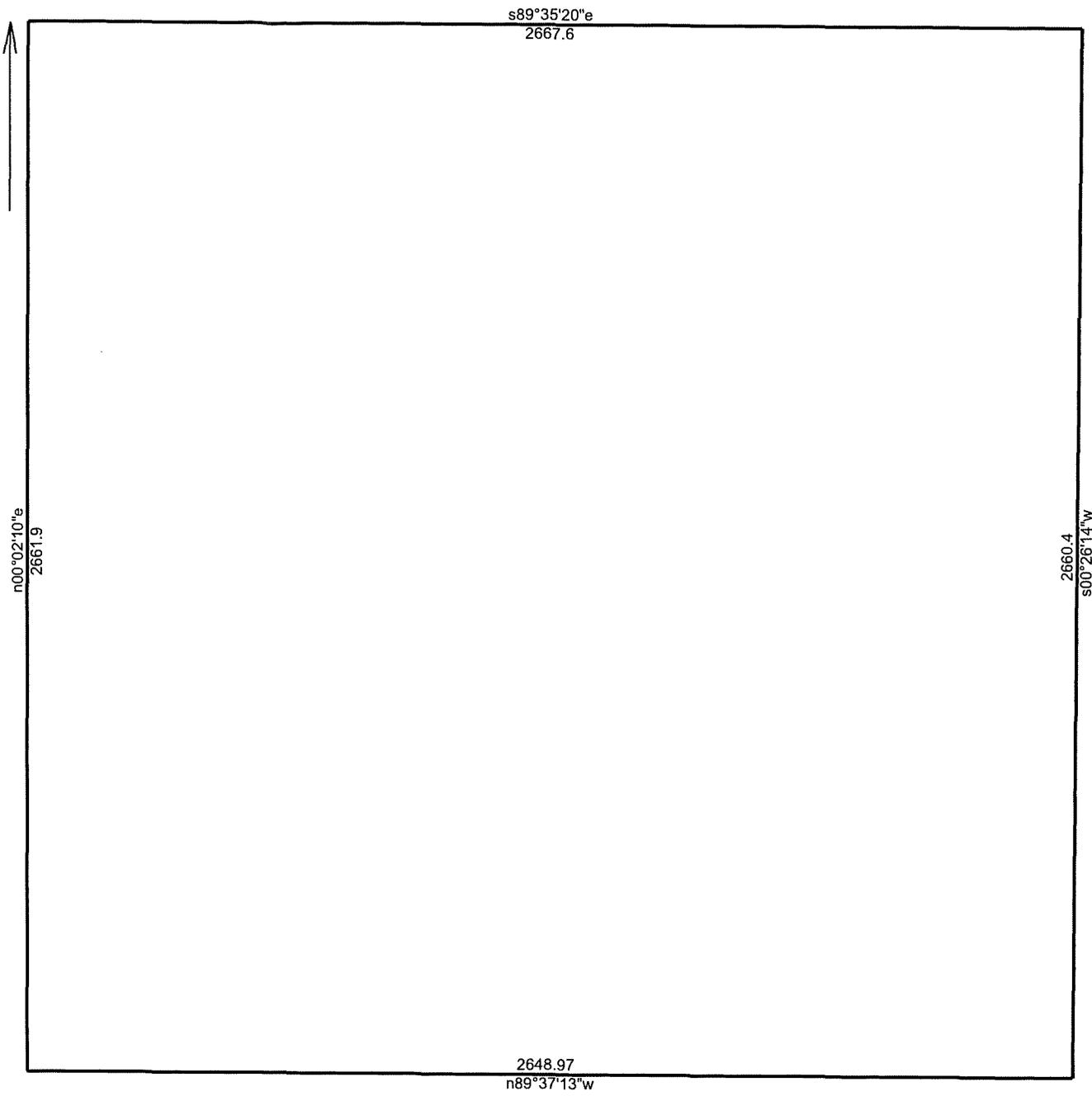
BEGINNING at the southwest corner of said Section 23, from which the south quarter corner of said Section 23 bears South 89°37'13" East, 2648.97 feet;
Thence, along the west line of said Section 23, North 00° 02' 10" East, 2661.90 feet to the northwest corner of said Southwest Quarter;
Thence, along the north line of said Southwest Quarter, South 89°35'20" East, 2667.60 feet to the northeast corner of said Southwest Quarter;
Thence, along the east line of said Southwest Quarter, South 00° 26' 14" West, 2660.40 feet to said south quarter corner;
Thence, along the south line of said Section 23, North 89° 37' 13" West, 2648.97 feet to the **POINT OF BEGINNING**, containing 162.40 acres, more or less.

Robert L. Kazarinoff, PLS



05/17/2018





5/17/2018

Scale: 1 inch= 400 feet

File: Falcon Crest FLUM CLOSURE.ndp

Tract 1: 162.3973 Acres, Closure: n27.0152e 0.01 ft. (1/999999), Perimeter=10639 ft.

- 01 n00.0210e 2661.9
- 02 s89.3520e 2667.6
- 03 s00.2614w 2660.4
- 04 n89.3713w 2648.97



J-U-B ENGINEERS, INC.

J-U-B COMPANIES



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

FALCON CREST PROPERTY
ANNEXATION TO THE CITY OF KUNA
LEGAL DESCRIPTION

The Southwest Quarter of Section 23 and those portions of Sections 22 and 15, Township 2 North, Range 1 East, Boise Meridian, Ada County Idaho, particularly described as follows:

Commencing at the southwest corner of said Section 22, from which the south quarter corner of said Section 22 bears South 89°57'42" East, 2660.56 feet; Thence, along the south line of said Section 22, South 89°57'42" East, 1330.28 feet to the southeast corner of the Southwest Quarter of the Southwest Quarter of said Section 22 and the **POINT OF BEGINNING**;

Thence, departing from said south line and along the east line of said SW1/4 SW1/4, North 00° 38' 13" East, 1326.89 feet to the northeast corner of said SW1/4 SW1/4;

Thence, along the north line of said SW1/4 SW1/4, South 89°58'36" West, 1328.54 feet to the west line of said Section 22;

Thence, along said west line, North 00° 42' 47" East, 1325.46 feet to the west quarter corner of said Section 22;

Thence, continuing along said west line, North 00° 42' 27" East, 2652.56 feet to the southwest corner of said Section 15;

Thence, along the west line of said Section 15, North 00°01'55" West, 1188.41 feet to the westerly prolongation of the south line of the lands of the Idaho Power Company as described in that Warranty Deed recorded under Instrument No. 522630, Ada County Records;

Thence, departing from said west line and along said westerly prolongation and said south line, North 89°58'05" East, 425.00 feet;

Thence, along the east line of said lands, North 00° 01' 55" West, 450.00 feet;

Thence, along the north line of said lands and its westerly prolongation, South 89°58'05" West, 425.00 feet to the west line of said Section 15;

Thence, along said west line, North 00° 01' 55" West, 211.25 feet to the centerline of the New York Canal;

Thence, departing from said west line and along said centerline the following three (3) courses:

North 77° 31' 13" East, 489.16 feet to the beginning of a curve;

Thence, along said curve to the left an arc length of 369.58 feet, having a radius of 1198.00 feet, a central angle of 17° 40' 31", a chord bearing of North 68° 40' 57" East and a chord length of 368.11 feet;

Thence, North 59° 50' 41" East, 584.99 feet to the west line of the Northeast Quarter of the Southwest Quarter of said Section 15;





J-U-B ENGINEERS, INC.

J-U-B COMPANIES



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

Thence, departing from said centerline and along said west line, South 00° 02' 48" West, 73.31 feet;
Thence, departing from said west line and along the northwesterly line of the lands of Falcon Crest, LLC as described in that Grant Deed recorded under Instrument No. 100049803, Ada County Records, the following four (4) courses:

North 60° 35' 00" East, 173.99 feet;
Thence, North 54° 35' 30" East, 154.96 feet;
Thence, North 59° 04' 20" East, 141.06 feet to the beginning of a curve;
Thence, along said curve to the right an arc length of 188.28 feet, having a radius of 930.00 feet, a central angle of 11° 35' 58", a chord bearing of North 64° 52' 19" East and a chord length of 187.96 feet to the north line of the Northeast Quarter of the Southwest Quarter of said Section 15;

Thence, departing from said north line and along the northwesterly line of the lands of Falcon Crest, LLC as described in that Grant Deed recorded under Instrument No. 100049801, Ada County Records, the following four (4) courses:

Along a curve to the right an arc length of 222.86 feet, having a radius of 930.00 feet, a central angle of 13° 43' 49", a chord bearing of North 77° 31' 55" East and a chord length of 222.33 feet;
Thence, North 84° 23' 50" East, 201.72 feet;
Thence, North 82° 24' 56" East, 132.20 feet;
Thence, North 80° 20' 01" East, 212.66 feet to the east line of the Northwest Quarter of said Section 15;

Thence, along said east line, South 00° 07' 26" West, 120.88 feet to the center quarter corner of said Section 15;

Thence, along the north line of the South Half of said Section 15, South 89° 59' 39" East, 332.96 feet to the northeast corner of the West Half of the West Half of the Northwest Quarter of the Southeast Quarter of said Section 15;

Thence, along the east line of said W1/2 W1/2 NW1/4 SE1/4, South 00° 10' 18" West, 1319.10 feet to the southeast corner of said W1/2 W1/2 NW1/4 SE1/4;

Thence, along the north line of the South Half of the Southeast Quarter of said Section 15, South 89° 59' 18" East, 2323.44 feet to the northeast corner of said S1/2 SE1/4;

Thence, along the east line of said S1/2 SE1/4, South 00° 29' 55" West, 1319.35 feet to the northeast corner of said Section 22;

Thence, along the east line of said Section 22, South 00° 47' 22" West, 2643.07 feet;

Thence, along the north line of the Southwest Quarter of said Section 23, South 89° 35' 20" East, 2667.60 feet to the northeast corner of said Southwest Quarter;

Thence, along the east line of said Southwest Quarter, South 00° 26' 14" West, 2660.40 feet to the south quarter corner of said Section 23;



J-U-B ENGINEERS, INC.

J-U-B COMPANIES



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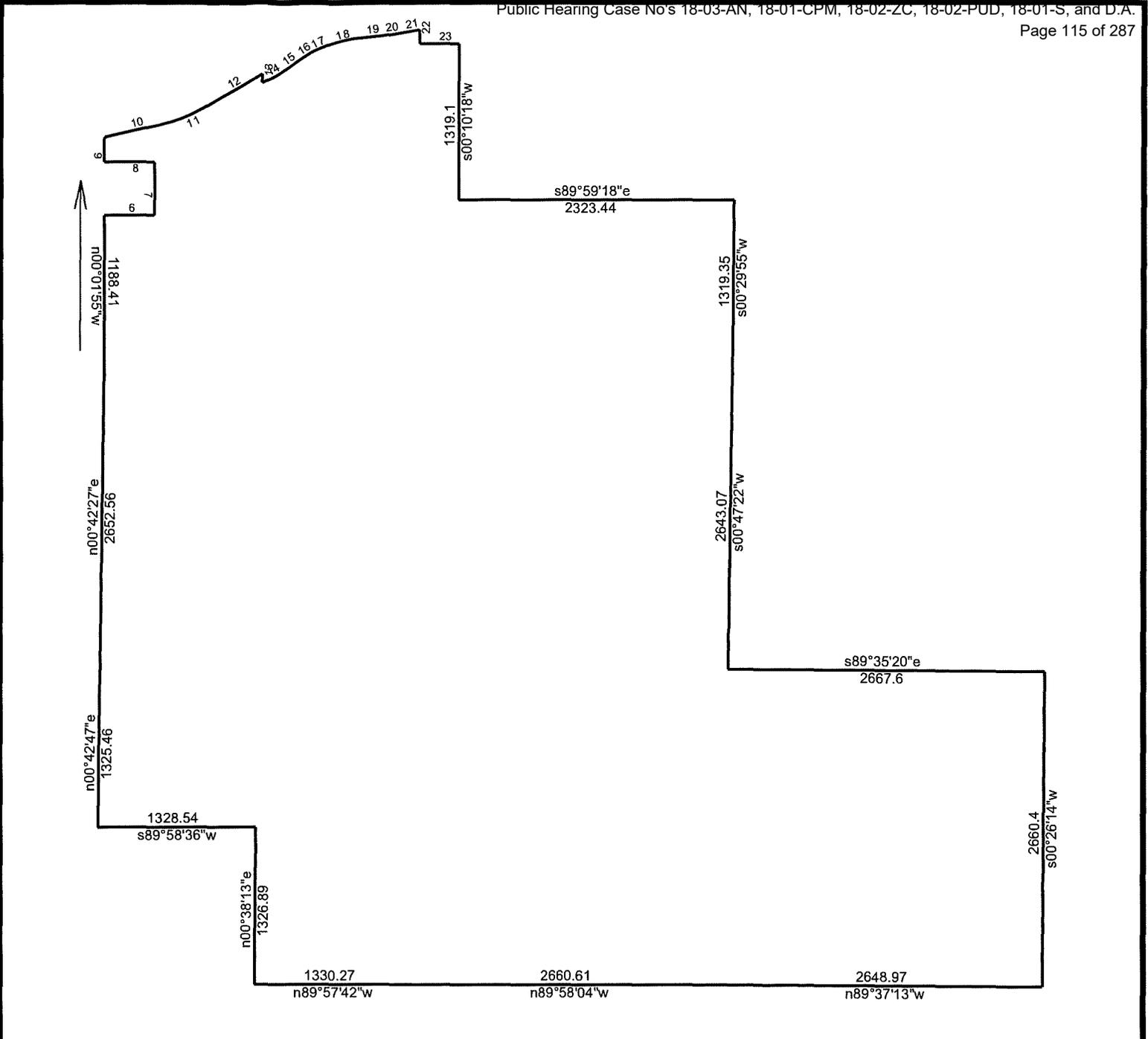
GATEWAY
MAPPING
INC.

Thence, along the south line of said Southwest Quarter, North 89° 37' 13" West, 2648.97 feet to the southeast corner of said Section 22;
Thence, along the south line of said Section 22, North 89° 58' 04" West, 2660.61 feet to the south quarter corner of said Section 22;
Thence, continuing along said south line, North 89° 57' 42" West, 1330.27 feet to the **POINT OF BEGINNING**, containing 995.01 acres, more or less.

Robert L. Kazarinoff, PLS



05/17/2018



5/16/2018

Scale: 1 inch= 1200 feet File: Falcon Crest ANNEX CLOSURE.ndp

Tract 1: 995.0123 Acres, Closure: s01.4342e 0.01 ft. (1/999999), Perimeter=32305 ft.

- 01 n00.3813e 1326.89
- 02 s89.5836w 1328.54
- 03 n00.4247e 1325.46
- 04 n00.4227e 2652.56
- 05 n00.0155w 1188.41
- 06 n89.5805e 425
- 07 n00.0155w 450
- 08 s89.5805w 425
- 09 n00.0155w 211.25
- 10 n77.3113e 489.16
- 11 Lt, r=1198.00, delta=017.4031, arc=369.58, chord=n68.4057e 368.11
- 12 n59.5041e 584.99
- 13 s00.0248w 73.31
- 14 n60.3500e 173.99
- 15 n54.3530e 154.96
- 16 n59.0420e 141.06
- 17 Rt, r=930.00, delta=011.3558, arc=188.28, chord=n64.5219e 187.96
- 18 Rt, r=930.00, delta=013.4349, arc=222.86, chord=n77.3155e 222.33
- 19 n84.2350e 201.72
- 20 n82.2456e 132.2
- 21 n80.2001e 212.66
- 22 s00.0726w 120.88
- 23 s89.5939e 332.96
- 24 s00.1018w 1319.1
- 25 s89.5918e 2323.44
- 26 s00.2955w 1319.35
- 27 s00.4722w 2643.07
- 28 s89.3520e 2667.6
- 29 s00.2614w 2660.4
- 30 n89.3713w 2648.97
- 31 n89.5804w 2660.61
- 32 n89.5742w 1330.27



J-U-B ENGINEERS, INC.

J-U-B COMPANIES



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FALCON CREST PROPERTY
PLANNED UNIT DEVELOPMENT BOUNDARY
LEGAL DESCRIPTION

The Southwest Quarter of Section 23 and those portions of Sections 22 and 15, Township 2 North, Range 1 East, Boise Meridian, in the City of Kuna, Ada County Idaho, particularly described as follows:

Commencing at the southwest corner of said Section 22, from which the south quarter corner of said Section 22 bears South 89°57'42" East, 2660.56 feet; Thence, along the south line of said Section 22, South 89°57'42" East, 48.00 feet to the **POINT OF BEGINNING**;

Thence, departing from said south line and along the easterly right-of-way line of South Cloverdale Road as described in that Warranty Deed to the Ada County Highway District recorded under Instrument No. 108003131, Ada County Records, North 00° 42' 47" East, 2651.04 feet to the south line of the Northwest Quarter of said Section 22;

Thence, continuing along said easterly right-of-way line, North 00° 42' 27" East, 2652.47 feet to the south line of said Section 15;

Thence, continuing along said easterly right-of-way line, North 00° 01' 55" West, 1188.45 feet to the south line of the lands of the Idaho Power Company as described in that Warranty Deed recorded under Instrument No. 522630, Ada County Records;

Thence, along the south line of said lands, North 89° 58' 05" East, 377.00 feet;

Thence, along the east line of said lands, North 00° 01' 55" West, 450.00 feet;

Thence, along the north line of said lands, South 89° 58' 05" West, 377.00 feet to said easterly right-of-way line;

Thence, departing from said north line and along said easterly right-of-way line, North 00° 01' 55" West, 168.61 feet;

Thence, along the northerly line of Parcel 1 as described in said Warranty Deed to ACHD, South 77° 30' 17" West, 49.16 feet to the west line of said Section 15;

Thence, along said west line, North 00° 01' 55" West, 53.25 feet to the centerline of the New York Canal;

Thence, departing from said west line and along said centerline the following three (3) courses:

North 77° 31' 13" East, 489.16 feet to the beginning of a curve;

Thence, along said curve to the left an arc length of 369.58 feet, having a radius of 1198.00 feet, a central angle of 17° 40' 31", a chord bearing of North 68° 40' 57" East and a chord length of 368.11 feet;

Thence, North 59° 50' 41" East, 584.99 feet to the west line of the Northeast Quarter of the Southwest Quarter of said Section 15;

Thence, departing from said centerline and along said west line, South 00° 02' 48" West, 73.31 feet;



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Thence, departing from said west line and along the northwesterly line of the lands of Falcon Crest, LLC as described in that Grant Deed recorded under Instrument No. 100049803, Ada County Records, the following four (4) courses:

North 60° 35' 00" East, 173.99 feet;
 Thence, North 54° 35' 30" East, 154.96 feet;
 Thence, North 59° 04' 20" East, 141.06 feet to the beginning of a curve;
 Thence, along said curve to the right an arc length of 188.28 feet, having a radius of 930.00 feet, a central angle of 11° 35' 58", a chord bearing of North 64° 52' 19" East and a chord length of 187.96 feet to the north line of the Northeast Quarter of the Southwest Quarter of said Section 15;

Thence, departing from said north line and along the northwesterly line of the lands of Falcon Crest, LLC as described in that Grant Deed recorded under Instrument No. 100049801, Ada County Records, the following four (4) courses:

Along a curve to the right an arc length of 222.86 feet, having a radius of 930.00 feet, a central angle of 13° 43' 49", a chord bearing of North 77° 31' 55" East and a chord length of 222.33 feet;
 Thence, North 84° 23' 50" East, 201.72 feet;
 Thence, North 82° 24' 56" East, 132.20 feet;
 Thence, North 80° 20' 01" East, 212.66 feet to the east line of the Northwest Quarter of said Section 15;

Thence, along said east line, South 00° 07' 26" West, 120.88 feet to the center quarter corner of said Section 15;

Thence, along the north line of the South Half of said Section 15, South 89° 59' 39" East, 332.96 feet to the northeast corner of the West Half of the West Half of the Northwest Quarter of the Southeast Quarter of said Section 15;

Thence, along the east line of said W1/2 W1/2 NW1/4 SE1/4, South 00° 10' 18" West, 1319.10 feet to the southeast corner of said W1/2 W1/2 NW1/4 SE1/4;

Thence, along the north line of the South Half of the Southeast Quarter of said Section 15, South 89° 59' 18" East, 2323.44 feet to the northeast corner of said S1/2 SE1/4;

Thence, along the east line of said S1/2 SE1/4, South 00° 29' 55" West, 1319.35 feet to the northeast corner of said Section 22;

Thence, along the east line of said Section 22, South 00° 47' 22" West, 2643.07 feet;

Thence, along the north line of the Southwest Quarter of said Section 23, South 89° 35' 20" East, 2667.60 feet to the northeast corner of said Southwest Quarter;

Thence, along the east line of said Southwest Quarter, South 00° 26' 14" West, 2660.40 feet to the south quarter corner of said Section 23;

Thence, along the south line of said Southwest Quarter, North 89° 37' 13" West, 2648.97 feet to the southeast corner of said Section 22;



J-U-B ENGINEERS, INC.

J-U-B COMPANIES



THE LANGDON GROUP



GATEWAY MAPPING INC.

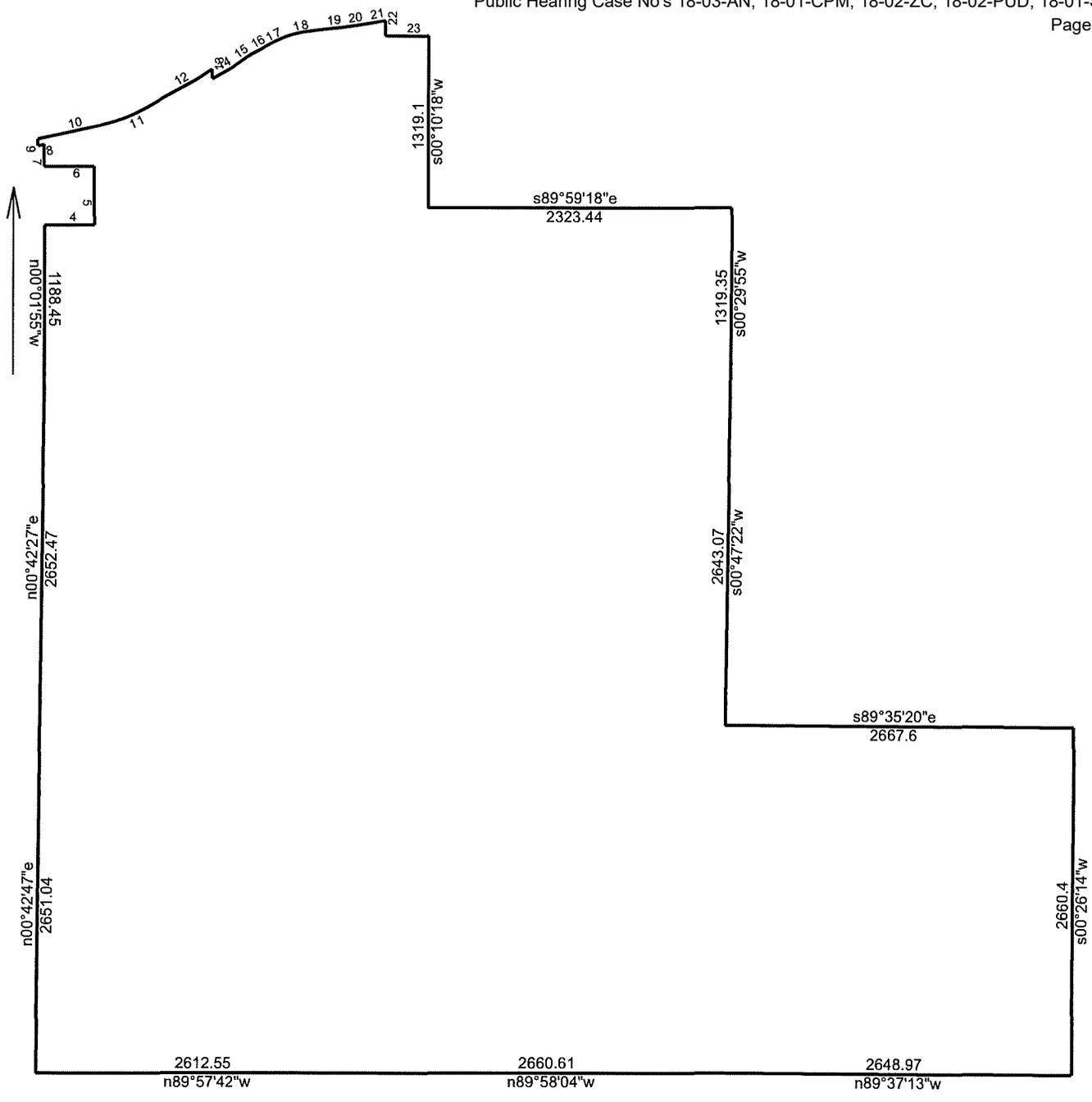
Thence, along the south line of said Section 22, North 89° 58' 04" West, 2660.61 feet to the south quarter corner of said Section 22;

Thence, continuing along said south line, North 89° 57' 42" West, 2612.55 feet to the **POINT OF BEGINNING**, containing 1,028.15 acres, more or less.

Robert L. Kazarinoff, PLS



05/17/2018



5/16/2018

Scale: 1 inch= 1200 feet | File: Falcon Crest PUD CLOSURE.ndp

Tract 1: 1028.1492 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=32221 ft.

- | | |
|--|----------------------|
| 01 n00.4247e 2651.04 | 20 n82.2456e 132.2 |
| 02 n00.4227e 2652.47 | 21 n80.2001e 212.66 |
| 03 n00.0155w 1188.45 | 22 s00.0726w 120.88 |
| 04 n89.5805e 377 | 23 s89.5939e 332.96 |
| 05 n00.0155w 450 | 24 s00.1018w 1319.1 |
| 06 s89.5805w 377 | 25 s89.5918e 2323.44 |
| 07 n00.0155w 168.61 | 26 s00.2955w 1319.35 |
| 08 s77.3017w 49.16 | 27 s00.4722w 2643.07 |
| 09 n00.0155w 53.25 | 28 s89.3520e 2667.6 |
| 10 n77.3113e 489.16 | 29 s00.2614w 2660.4 |
| 11 Lt, r=1198.00, delta=017.4031, arc=369.58, chord=n68.4057e 368.11 | 30 n89.3713w 2648.97 |
| 12 n59.5041e 584.99 | 31 n89.5804w 2660.61 |
| 13 s00.0248w 73.31 | 32 n89.5742w 2612.55 |
| 14 n60.3500e 173.99 | |
| 15 n54.3530e 154.96 | |
| 16 n59.0420e 141.06 | |
| 17 Rt, r=930.00, delta=011.3558, arc=188.28, chord=n64.5219e 187.96 | |
| 18 Rt, r=930.00, delta=013.4349, arc=222.86, chord=n77.3155e 222.33 | |
| 19 n84.2350e 201.72 | |



J-U-B ENGINEERS, INC.

J-U-B COMPANIES



THE LANGDON GROUP



GATEWAY MAPPING INC.

FALCON CREST PROPERTY
REZONE A TO C-2
LEGAL DESCRIPTION

That portion of the Southwest Quarter of the Southwest Quarter of Section 22, Township 2 North, Range 1 East, Boise Meridian, Ada County Idaho, particularly described as follows:

BEGINNING at the southwest corner of said Section 22, from which the south quarter corner of said Section 22 bears South 89°57'42" East, 2660.56 feet;

Thence, along the west line of said Section 22, North 00°42'47" East, 960.07 feet;

Thence, departing from said west line, South 89°57'42" East, 948.00 feet;

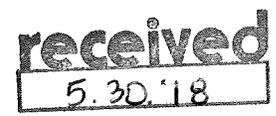
Thence, South 00°42'47" West, 960.07 feet to the south line of said Section 22;

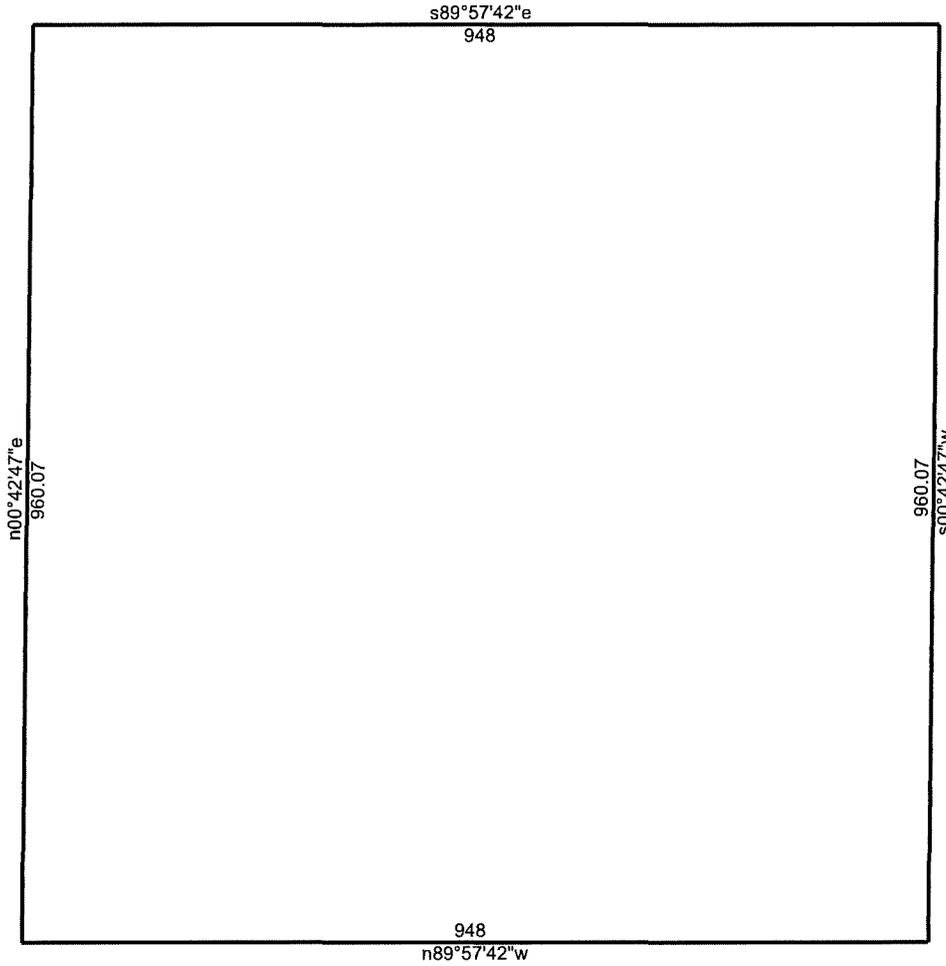
Thence, along said south line, North 89°57'42" West, 948.00 feet to the **POINT OF BEGINNING**, containing 20.89 acres, more or less.

Robert L. Kazarinoff, PLS



05/16/2018





5/17/2018

Scale: 1 inch= 200 feet

File: Falcon Crest REZONE A to C-2 CLOSURE.ndp

Tract 1: 20.8926 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=3816 ft.

- 01 n00.4247e 960.07
- 02 s89.5742e 948
- 03 s00.4247w 960.07
- 04 n89.5742w 948



J-U-B ENGINEERS, INC.

J-U-B COMPANIES



THE LANGDON GROUP



GATEWAY MAPPING INC.

FALCON CREST PROPERTY
REZONE A TO R-6
LEGAL DESCRIPTION

That portion of the Southwest Quarter of the Southwest Quarter of Section 22, Township 2 North, Range 1 East, Boise Meridian, Ada County Idaho, particularly described as follows:

COMMENCING at the southwest corner of said Section 22, from which the south quarter corner of said Section 22 bears South 89°57'42" East, 2660.56 feet; Thence, along the south line of said Section 22, South 89°57'42" East, 948.00 feet to the **POINT OF BEGINNING**;

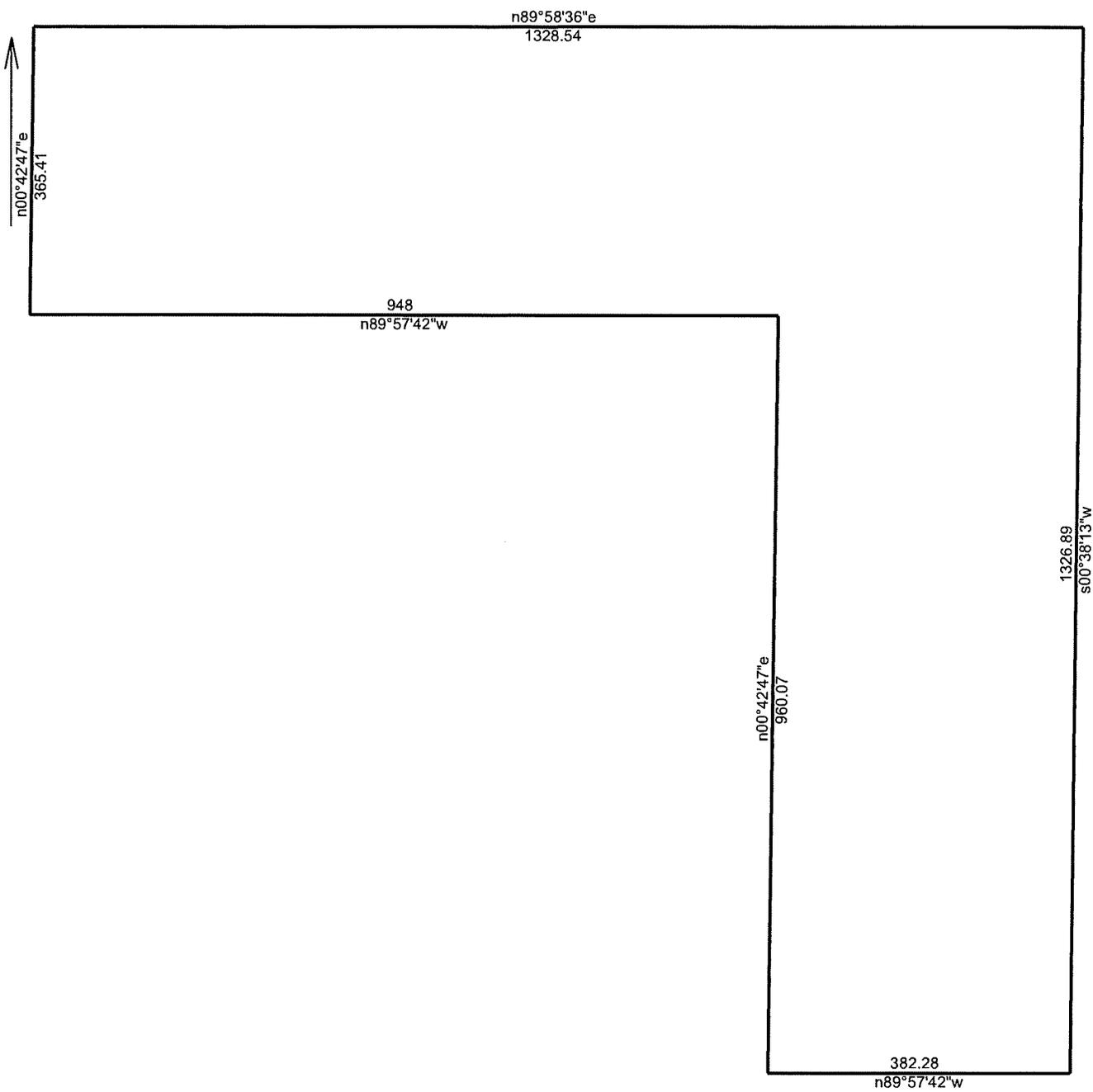
Thence, departing from said south line, North 00° 42' 47" East, 960.07 feet;
Thence, North 89° 57' 42" West, 948.00 feet to the west line of said Section 22;
Thence, along said west line, North 00° 42' 47" East, 365.41 feet;
Thence, departing from said west line, North 89° 58' 36" East, 1328.54 feet;
Thence, South 00° 38' 13" West, 1326.89 feet to said south line;
Thence, along said south line, North 89° 57' 42" West, 382.28 feet to the **POINT OF BEGINNING**,
containing 19.58 acres, more or less.

Robert L. Kazarinoff, PLS



05/17/2018





5/17/2018

Scale: 1 inch= 200 feet

File: Falcon Crest REZONE A to R-6 CLOSURE.ndp

Tract 1: 19.5785 Acres, Closure: s85.3444w 0.01 ft. (1/999999), Perimeter=5311 ft.

- 01 n00.4247e 960.07
- 02 n89.5742w 948
- 03 n00.4247e 365.41
- 04 n89.5836e 1328.54
- 05 s00.3813w 1326.89
- 06 n89.5742w 382.28



J-U-B ENGINEERS, INC.

J-U-B COMPANIES



THE
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GATEWAY
MAPPING
INC.

PRELIMINARY PLAT BOUNDARY
FALCON CREST SUBDIVISION
LEGAL DESCRIPTION

Those portions of the South Half of the Northwest Quarter and of the Southwest Quarter of Section 22, Township 2 North, Range 1 East, Boise Meridian, in the City of Kuna, Ada County Idaho, particularly described as follows:

Commencing at the southwest corner of said Section 22, from which the south quarter corner of said Section 22 bears South 89°57'42" East, 2660.56 feet; Thence, along the south line of said Section 22, South 89°57'42" East, 48.00 feet to the **POINT OF BEGINNING**;

Thence, departing from said south line and along the easterly right-of-way line of South Cloverdale Road as described in that Warranty Deed to the Ada County Highway District recorded under Instrument No. 108003131, Ada County Records, North 00° 42' 47" East, 2651.04 feet to the south line of the Northwest Quarter of said Section 22;

Thence, continuing along said easterly right-of-way line, North 00° 42' 27" East, 451.44 feet;

Thence, departing from said easterly right-of-way line and along the following twenty-four (24) courses:

Thence, South 89° 17' 33" East, 102.22 feet;

Thence, North 19° 46' 57" East, 158.63 feet;

Thence, South 89° 21' 39" East, 319.53 feet;

Thence, South 81° 41' 42" East, 86.24 feet;

Thence, South 76° 41' 20" East, 101.65 feet;

Thence, South 66° 31' 43" East, 456.58 feet;

Thence, South 61° 19' 10" East, 506.16 feet;

Thence, North 28° 40' 50" East, 11.20 feet;

Thence, North 63° 26' 06" East, 48.80 feet;

Thence, North 79° 22' 49" East, 59.02 feet;

Thence, North 90° 00' 00" East, 83.01 feet;

Thence, South 50° 05' 28" East, 91.35 feet;

Thence, South 03° 11' 47" East, 799.13 feet;

Thence, South 04° 22' 16" East, 552.44 feet;

Thence, South 26° 02' 07" West, 394.31 feet;

Thence, South 04° 41' 13" West, 56.05 feet;

Thence, South 12° 19' 26" East, 61.94 feet;

Thence, South 32° 02' 12" East, 107.30 feet to the beginning of a non-tangent curve;

Thence, along said curve to the left an arc length of 42.74 feet, having a radius of 370.00 feet, a central angle of 06° 37' 09", a chord bearing of North 79° 02' 12" East and a chord length of 42.72 feet;





J-U-B ENGINEERS, INC.

J-U-B COMPANIES



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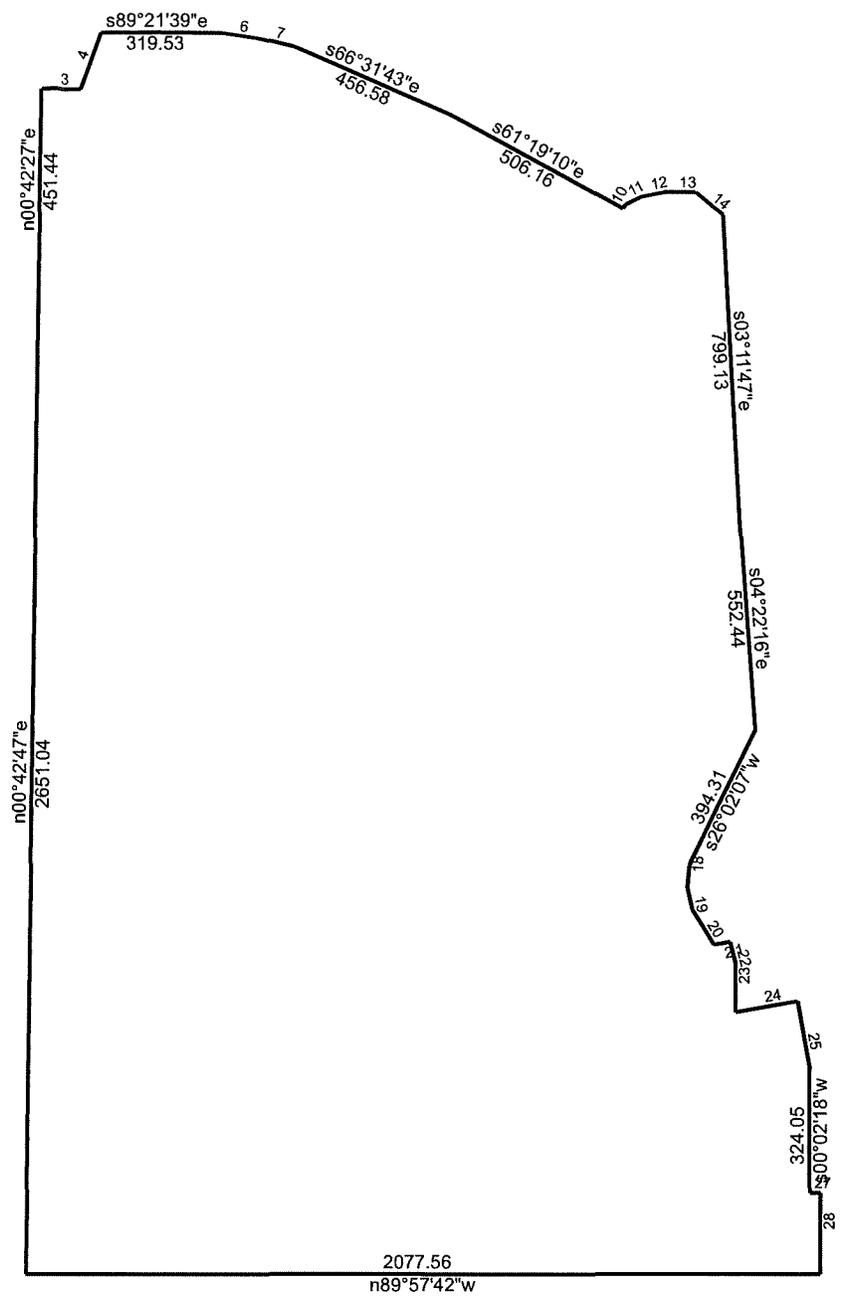
GATEWAY
MAPPING
INC.

Thence, South 14° 16' 23" East, 60.00 feet;
Thence, South 00° 02' 18" West, 126.30 feet;
Thence, North 79° 48' 39" East, 164.13 feet;
Thence, South 10° 11' 21" East, 180.00 feet;
Thence, South 00° 02' 18" West, 324.05 feet;
Thence, South 89° 57' 42" East, 27.54 feet;
Thence, South 00° 02' 18" West, 212.50 feet to the south line of said Section 22;
Thence, along said south line, North 89° 57' 42" West, 2077.56 feet to the **POINT OF BEGINNING**,
Containing 131.32 acres, more or less.

Robert L. Kazarinoff, PLS



05/16/2018



5/16/2018

Scale: 1 inch= 500 feet

File: Falcon Crest SUB Pre Plat Bndry CLOSURE.ndp

Tract 1: 131.3185 Acres, Closure: n46.2045w 0.01 ft. (1/723303), Perimeter=10313 ft.

- 01 n00.4247e 2651.04
- 02 n00.4227e 451.44
- 03 s89.1733e 102.22
- 04 n19.4657e 158.63
- 05 s89.2139e 319.53
- 06 s81.4142e 86.24
- 07 s76.4120e 101.65
- 08 s66.3143e 456.58
- 09 s61.1910e 506.16
- 10 n28.4050e 11.2
- 11 n63.2606e 48.8
- 12 n79.2249e 59.02
- 13 n90.0000e 83.01
- 14 s50.0528e 91.35
- 15 s03.1147e 799.13
- 16 s04.2216e 552.44
- 17 s26.0207w 394.31

- 18 s04.4113w 56.05
- 19 s12.1926e 61.94
- 20 s32.0212e 107.3
- 21 Lt, r=370.00, delta=006.3709, arc=42.74, chord=n79.0212e 42.72
- 22 s14.1623e 60
- 23 s00.0218w 126.3
- 24 n79.4839e 164.13
- 25 s10.1121e 180
- 26 s00.0218w 324.05
- 27 s89.5742e 27.54
- 28 s00.0218w 212.5
- 29 n89.5742w 2077.56



J-U-B ENGINEERS, INC.

J-U-B COMPANIES



THE
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GATEWAY
MAPPING
INC.

FALCON CREST PROPERTY
RR TO R6
LEGAL DESCRIPTION

The Southwest Quarter of Section 23 and those portions of Sections 22 and 15, Township 2 North, Range 1 East, Boise Meridian, Ada County Idaho, particularly described as follows:

Commencing at the southwest corner of said Section 22, from which the south quarter corner of said Section 22 bears South 89°57'42" East, 2660.56 feet; Thence, along the south line of said Section 22, South 89°57'42" East, 1330.28 feet to the southeast corner of the Southwest Quarter of the Southwest Quarter of said Section 22 and the **POINT OF BEGINNING**;

Thence, departing from said south line and along the east line of said SW1/4 SW1/4, North 00° 38' 13" East, 1326.89 feet to the northeast corner of said SW1/4 SW1/4;

Thence, along the north line of said SW1/4 SW1/4, South 89°58'36" West, 1328.54 feet to the west line of said Section 22;

Thence, along said west line, North 00° 42' 47" East, 1325.46 feet to the west quarter corner of said Section 22;

Thence, continuing along said west line, North 00° 42' 27" East, 2652.56 feet to the southwest corner of said Section 15;

Thence, along the west line of said Section 15, North 00°01'55" West, 1188.41 feet to the westerly prolongation of the south line of the lands of the Idaho Power Company as described in that Warranty Deed recorded under Instrument No. 522630, Ada County Records;

Thence, departing from said west line and along said westerly prolongation and said south line, North 89°58'05" East, 425.00 feet;

Thence, along the east line of said lands, North 00° 01' 55" West, 450.00 feet;

Thence, along the north line of said lands and its westerly prolongation, South 89°58'05" West, 425.00 feet to the west line of said Section 15;

Thence, along said west line, North 00° 01' 55" West, 211.25 feet to the centerline of the New York Canal;

Thence, departing from said west line and along said centerline the following three (3) courses:

North 77° 31' 13" East, 489.16 feet to the beginning of a curve;

Thence, along said curve to the left an arc length of 369.58 feet, having a radius of 1198.00 feet, a central angle of 17° 40' 31", a chord bearing of North 68° 40' 57" East and a chord length of 368.11 feet;

Thence, North 59° 50' 41" East, 584.99 feet to the west line of the Northeast Quarter of the Southwest Quarter of said Section 15;



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J-U-B COMPANIES



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GATEWAY
MAPPING
INC.

Thence, departing from said centerline and along said west line, South 00° 02' 48" West, 73.31 feet;
Thence, departing from said west line and along the northwesterly line of the lands of Falcon Crest, LLC as described in that Grant Deed recorded under Instrument No. 100049803, Ada County Records, the following four (4) courses:

North 60° 35' 00" East, 173.99 feet;
Thence, North 54° 35' 30" East, 154.96 feet;
Thence, North 59° 04' 20" East, 141.06 feet to the beginning of a curve;
Thence, along said curve to the right an arc length of 188.28 feet, having a radius of 930.00 feet, a central angle of 11° 35' 58", a chord bearing of North 64° 52' 19" East and a chord length of 187.96 feet to the north line of the Northeast Quarter of the Southwest Quarter of said Section 15;

Thence, departing from said north line and along the northwesterly line of the lands of Falcon Crest, LLC as described in that Grant Deed recorded under Instrument No. 100049801, Ada County Records, the following four (4) courses:

Along a curve to the right an arc length of 222.86 feet, having a radius of 930.00 feet, a central angle of 13° 43' 49", a chord bearing of North 77° 31' 55" East and a chord length of 222.33 feet;
Thence, North 84° 23' 50" East, 201.72 feet;
Thence, North 82° 24' 56" East, 132.20 feet;
Thence, North 80° 20' 01" East, 212.66 feet to the east line of the Northwest Quarter of said Section 15;

Thence, along said east line, South 00° 07' 26" West, 120.88 feet to the center quarter corner of said Section 15;

Thence, along the north line of the South Half of said Section 15, South 89° 59' 39" East, 332.96 feet to the northeast corner of the West Half of the West Half of the Northwest Quarter of the Southeast Quarter of said Section 15;

Thence, along the east line of said W1/2 W1/2 NW1/4 SE1/4, South 00° 10' 18" West, 1319.10 feet to the southeast corner of said W1/2 W1/2 NW1/4 SE1/4;

Thence, along the north line of the South Half of the Southeast Quarter of said Section 15, South 89° 59' 18" East, 2323.44 feet to the northeast corner of said S1/2 SE1/4;

Thence, along the east line of said S1/2 SE1/4, South 00° 29' 55" West, 1319.35 feet to the northeast corner of said Section 22;

Thence, along the east line of said Section 22, South 00° 47' 22" West, 2643.07 feet;

Thence, along the north line of the Southwest Quarter of said Section 23, South 89° 35' 20" East, 2667.60 feet to the northeast corner of said Southwest Quarter;

Thence, along the east line of said Southwest Quarter, South 00° 26' 14" West, 2660.40 feet to the south quarter corner of said Section 23;



J-U-B ENGINEERS, INC.

J-U-B COMPANIES



**THE
LANGDON
GROUP**



**GATEWAY
MAPPING
INC.**

Thence, along the south line of said Southwest Quarter, North 89° 37' 13" West, 2648.97 feet to the southeast corner of said Section 22;

Thence, along the south line of said Section 22, North 89° 58' 04" West, 2660.61 feet to the south quarter corner of said Section 22;

Thence, continuing along said south line, North 89° 57' 42" West, 1330.27 feet to the **POINT OF BEGINNING**.

EXCEPTING THEREFROM those portions of the South Half of the South Half of Section 15 and of the Northwest Quarter of Section 22, Township 2 North, Range 1 East, Boise Meridian, Ada County Idaho, particularly described as follows:

Commencing at the southwest corner of said Section 22, from which the south quarter corner of said Section 22 bears South 89°57'42" East, 2660.56 feet; Thence, along the west line of said Section 22, North 00°42'47" East, 2650.93 feet to the west quarter corner of said Section 22; Thence, continuing along said west line, North 00° 42' 27" East, 959.69 feet to the **POINT OF BEGINNING**;

Thence, continuing along said west line, North 00° 42' 27" East, 1692.87 feet to the northwest corner of said Section 22;

Thence, along the west line of said Section 15, North 00° 01' 55" West, 1188.41 feet to the westerly prolongation of the south line of the lands of the Idaho Power Company as described in that Warranty Deed recorded under Instrument No. 522630, Ada County Records;

Thence, departing from said west line and along said westerly prolongation and said south line, North 89°58'05" East, 425.00 feet to the southeast corner of said lands of the Idaho Power Company;

Thence, departing from said southeast corner and said lands the following fourteen (14) courses:

North 86° 56' 05" East, 311.49 feet;

Thence, North 81° 25' 52" East, 233.56 feet;

Thence, North 89° 06' 12" East, 212.43 feet;

Thence, South 81° 34' 52" East, 796.24 feet;

Thence, South 75° 03' 10" East, 465.58 feet;

Thence, South 49° 10' 31" East, 447.99 feet;

Thence, South 27° 39' 50" East, 256.64 feet;

Thence, South 55° 33' 12" West, 425.53 feet;

Thence, South 40° 44' 44" West, 267.25 feet;

Thence, North 89° 22' 03" West, 493.06 feet;

Thence, South 66° 39' 32" West, 219.27 feet;

Thence, South 16° 42' 00" West, 1702.10 feet;

Thence, South 86° 39' 34" West, 553.29 feet;

Thence, North 89° 17' 33" West, 634.16 feet to the **POINT OF BEGINNING**.



J-U-B ENGINEERS, INC.

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ALSO EXCEPTING THEREFROM that portion of Section 22, Township 2 North, Range 1 East, Boise Meridian, Ada County Idaho, particularly described as follows:

Commencing at the southwest corner of said Section 22, from which the south quarter corner of said Section 22 bears South 89°57'42" East, 2660.56 feet; Thence, along the west line of said Section 22, North 00°42'47" East, 2650.93 feet to the west quarter corner of said Section 22; Thence, continuing along said west line, North 00° 42' 27" East, 959.69 feet; Thence, departing from said west line, South 89°17'33" East, 634.16 feet; Thence, North 86°39'34" East, 553.29 feet; Thence, South 43°15'36" East, 78.87 feet to the **POINT OF BEGINNING**;

Thence, the following seventeen (17) courses:

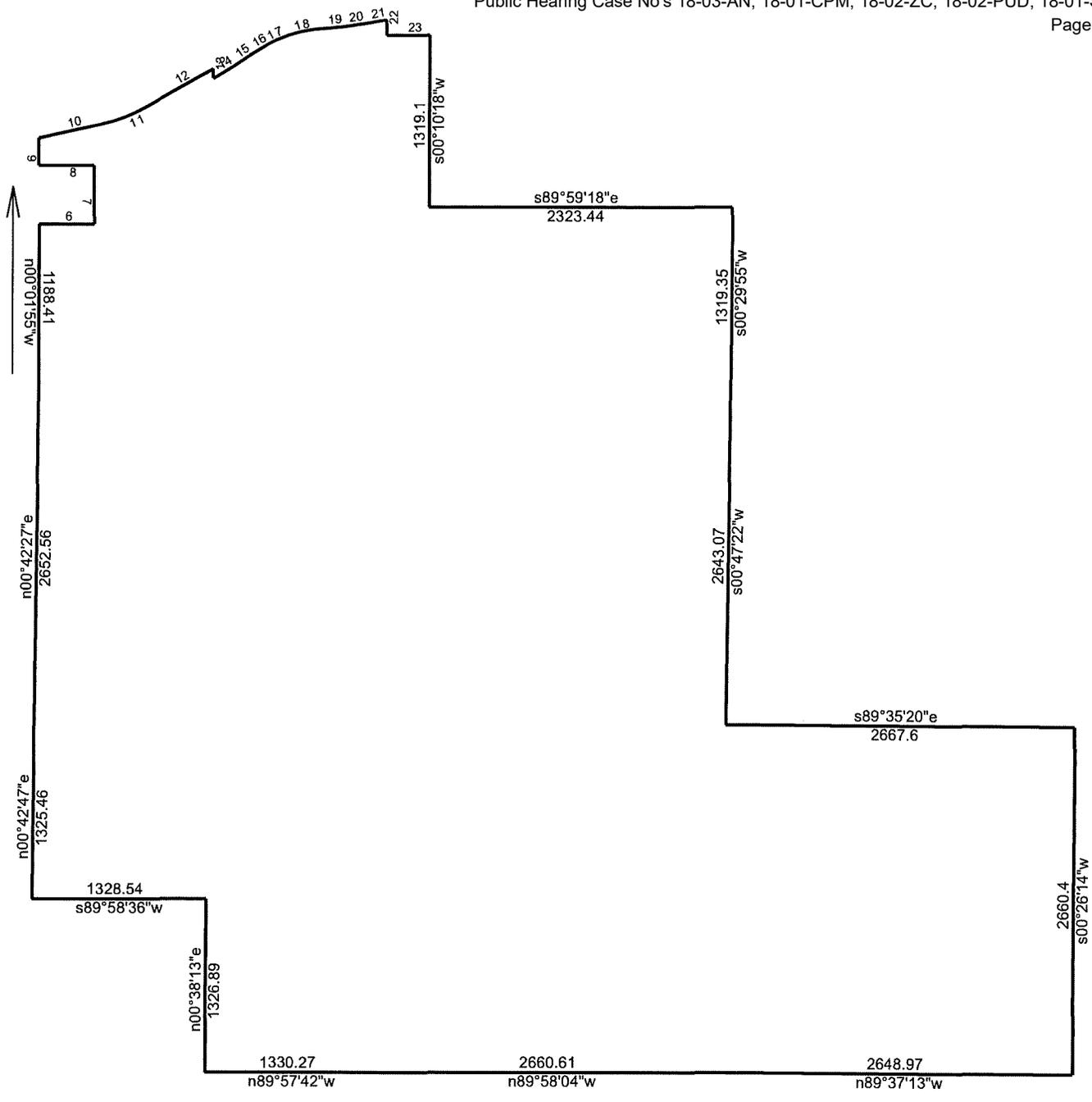
South 88° 30' 22" East, 542.55 feet to the beginning of a curve;
 Thence, along said curve to the left an arc length of 501.24 feet, having a radius of 530.00 feet, a central angle of 54° 11' 13", a chord bearing of North 64° 24' 02" East and a chord length of 482.77 feet;
 Thence, South 59° 43' 45" East, 58.15 feet to the beginning of a curve;
 Thence, along said curve to the left an arc length of 263.61 feet, having a radius of 350.00 feet, a central angle of 43° 09' 14", a chord bearing of South 81° 18' 22" East and a chord length of 257.43 feet to the beginning of a reverse curve;
 Thence, along said curve to the right an arc length of 508.73 feet, having a radius of 1000.00 feet, a central angle of 29° 08' 52", a chord bearing of South 88° 18' 33" East and a chord length of 503.26 feet;
 Thence, South 20° 34' 24" West, 683.77 feet;
 Thence, South 27° 00' 48" East, 831.35 feet;
 Thence, South 36° 54' 31" West, 824.19 feet;
 Thence, South 63° 08' 21" East, 291.18 feet;
 Thence, South 20° 10' 03" West, 525.54 feet;
 Thence, South 73° 06' 00" West, 849.25 feet;
 Thence, North 05° 53' 49" West, 244.57 feet;
 Thence, North 25° 55' 05" East, 412.39 feet;
 Thence, North 04° 23' 37" West, 577.04 feet;
 Thence, North 09° 59' 10" West, 961.29 feet;
 Thence, North 39° 41' 58" East, 143.75 feet;
 Thence, North 52° 49' 55" West, 915.93 feet to the **POINT OF BEGINNING**.

Containing 806.92 acres, more or less.

Robert L. Kazarinoff, PLS



05/18/2018



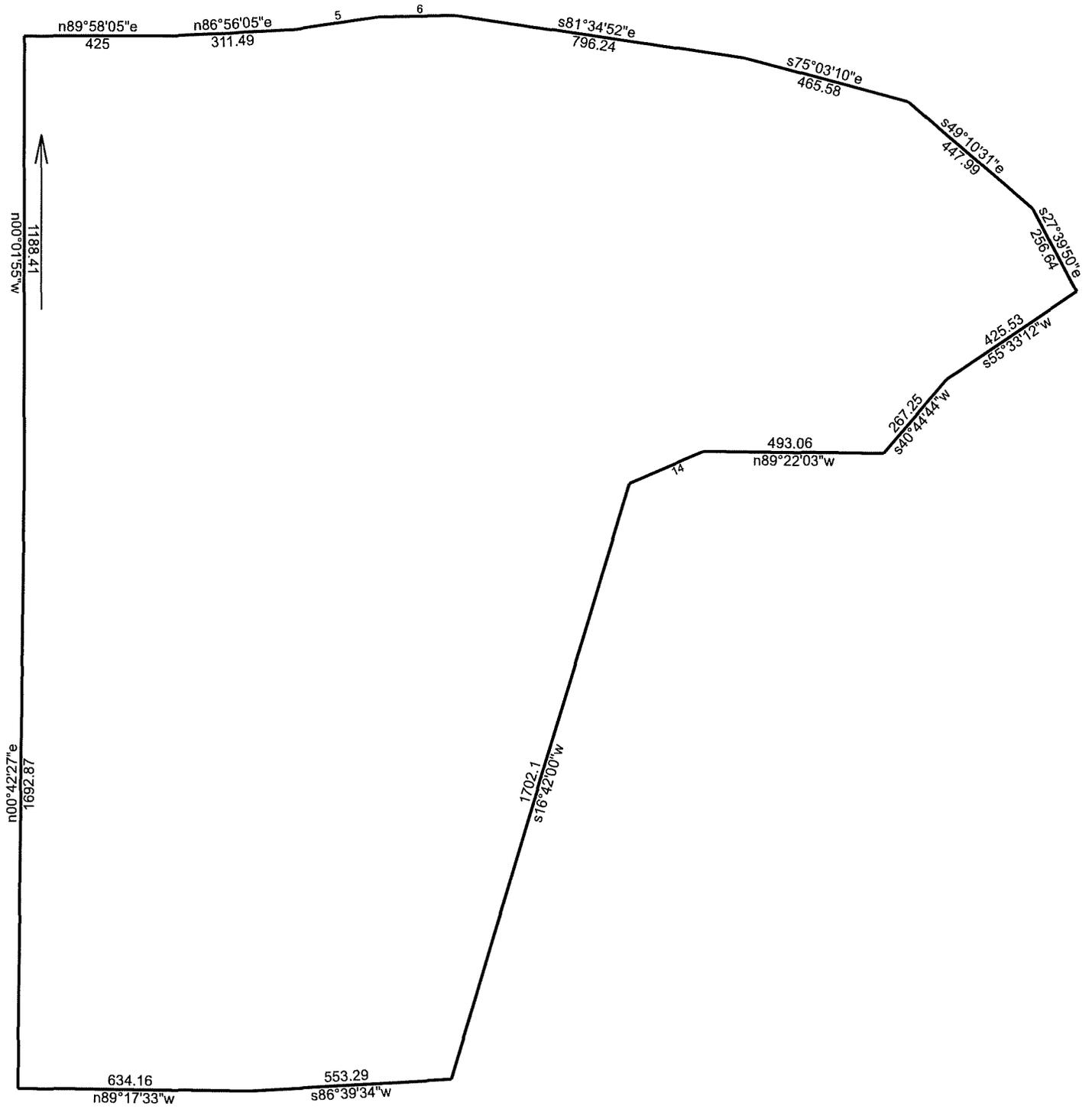
5/16/2018

Scale: 1 inch= 1200 feet

File: Falcon Crest ANNEX CLOSURE.ndp

Tract 1: 995.0123 Acres, Closure: s01.4342e 0.01 ft. (1/999999), Perimeter=32305 ft.

- | | |
|--|----------------------|
| 01 n00.3813e 1326.89 | 20 n82.2456e 132.2 |
| 02 s89.5836w 1328.54 | 21 n80.2001e 212.66 |
| 03 n00.4247e 1325.46 | 22 s00.0726w 120.88 |
| 04 n00.4227e 2652.56 | 23 s89.5939e 332.96 |
| 05 n00.0155w 1188.41 | 24 s00.1018w 1319.1 |
| 06 n89.5805e 425 | 25 s89.5918e 2323.44 |
| 07 n00.0155w 450 | 26 s00.2955w 1319.35 |
| 08 s89.5805w 425 | 27 s00.4722w 2643.07 |
| 09 n00.0155w 211.25 | 28 s89.3520e 2667.6 |
| 10 n77.3113e 489.16 | 29 s00.2614w 2660.4 |
| 11 Lt, r=1198.00, delta=017.4031, arc=369.58, chord=n68.4057e 368.11 | 30 n89.3713w 2648.97 |
| 12 n59.5041e 584.99 | 31 n89.5804w 2660.61 |
| 13 s00.0248w 73.31 | 32 n89.5742w 1330.27 |
| 14 n60.3500e 173.99 | |
| 15 n54.3530e 154.96 | |
| 16 n59.0420e 141.06 | |
| 17 Rt, r=930.00, delta=011.3558, arc=188.28, chord=n64.5219e 187.96 | |
| 18 Rt, r=930.00, delta=013.4349, arc=222.86, chord=n77.3155e 222.33 | |
| 19 n84.2350e 201.72 | |



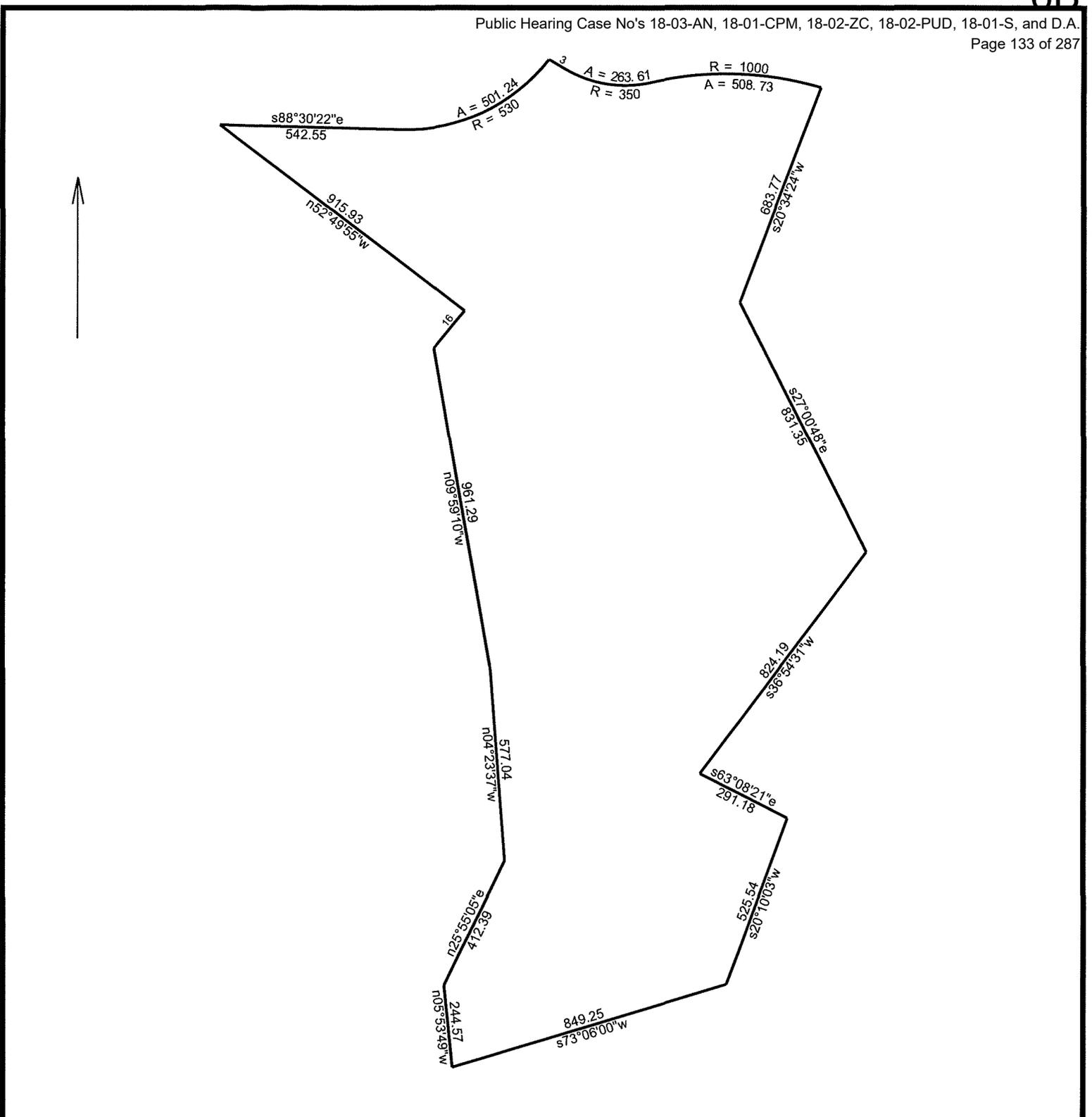
5/17/2018

Scale: 1 inch= 400 feet

File: Falcon Crest RR to R-12 A CLOSURE.ndp

Tract 1: 124.6100 Acres, Closure: s01.3036e 0.01 ft. (1/999999), Perimeter=10325 ft.

01 n00.4227e 1692.87	12 s40.4444w 267.25
02 n00.0155w 1188.41	13 n89.2203w 493.06
03 n89.5805e 425	14 s66.3932w 219.27
04 n86.5605e 311.49	15 s16.4200w 1702.1
05 n81.2552e 233.56	16 s86.3934w 553.29
06 n89.0612e 212.43	17 n89.1733w 634.16
07 s81.3452e 796.24	
08 s75.0310e 465.58	
09 s49.1031e 447.99	
10 s27.3950e 256.64	
11 s55.3312w 425.53	



5/17/2018

Scale: 1 inch= 400 feet

File: Falcon Crest RR to R-12 B CLOSURE.ndp

Tract 1: 63.4846 Acres, Closure: s11.0417e 0.01 ft. (1/821325), Perimeter=9135 ft.

- | | |
|--|---------------------|
| 01 s88.3022e 542.55 | 12 n05.5349w 244.57 |
| 02 Lt, r=530.00, delta=054.1113, arc=501.24, chord=n64.2402e 482.77 | 13 n25.5505e 412.39 |
| 03 s59.4345e 58.15 | 14 n04.2337w 577.04 |
| 04 Lt, r=350.00, delta=043.0914, arc=263.61, chord=s81.1822e 257.43 | 15 n09.5910w 961.29 |
| 05 Rt, r=1000.00, delta=029.0852, arc=508.73, chord=s88.1833e 503.26 | 16 n39.4158e 143.75 |
| 06 s20.3424w 683.77 | 17 n52.4955w 915.93 |
| 07 s27.0048e 831.35 | |
| 08 s36.5431w 824.19 | |
| 09 s63.0821e 291.18 | |
| 10 s20.1003w 525.54 | |
| 11 s73.0600w 849.25 | |



J-U-B ENGINEERS, INC.

J-U-B COMPANIES



THE
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GROUP



GATEWAY
MAPPING
INC.

FALCON CREST PROPERTY
RR TO R12 B
LEGAL DESCRIPTION

That portion of Section 22, Township 2 North, Range 1 East, Boise Meridian, Ada County Idaho, particularly described as follows:

Commencing at the southwest corner of said Section 22, from which the south quarter corner of said Section 22 bears South 89°57'42" East, 2660.56 feet; Thence, along the west line of said Section 22, North 00°42'47" East, 2650.93 feet to the west quarter corner of said Section 22; Thence, continuing along said west line, North 00° 42' 27" East, 959.69 feet; Thence, departing from said west line, South 89°17'33" East, 634.16 feet; Thence, North 86°39'34" East, 553.29 feet; Thence, South 43°15'36" East, 78.87 feet to the **POINT OF BEGINNING**;

Thence, the following seventeen (17) courses:

South 88° 30' 22" East, 542.55 feet to the beginning of a curve;
Thence, along said curve to the left an arc length of 501.24 feet, having a radius of 530.00 feet, a central angle of 54° 11' 13", a chord bearing of North 64° 24' 02" East and a chord length of 482.77 feet;
Thence, South 59° 43' 45" East, 58.15 feet to the beginning of a curve;
Thence, along said curve to the left an arc length of 263.61 feet, having a radius of 350.00 feet, a central angle of 43° 09' 14", a chord bearing of South 81° 18' 22" East and a chord length of 257.43 feet to the beginning of a reverse curve;
Thence, along said curve to the right an arc length of 508.73 feet, having a radius of 1000.00 feet, a central angle of 29° 08' 52", a chord bearing of South 88° 18' 33" East and a chord length of 503.26 feet;
Thence, South 20° 34' 24" West, 683.77 feet;
Thence, South 27° 00' 48" East, 831.35 feet;
Thence, South 36° 54' 31" West, 824.19 feet;
Thence, South 63° 08' 21" East, 291.18 feet;
Thence, South 20° 10' 03" West, 525.54 feet;
Thence, South 73° 06' 00" West, 849.25 feet;
Thence, North 05° 53' 49" West, 244.57 feet;
Thence, North 25° 55' 05" East, 412.39 feet;
Thence, North 04° 23' 37" West, 577.04 feet;
Thence, North 09° 59' 10" West, 961.29 feet;





J-U-B ENGINEERS, INC.

J-U-B COMPANIES



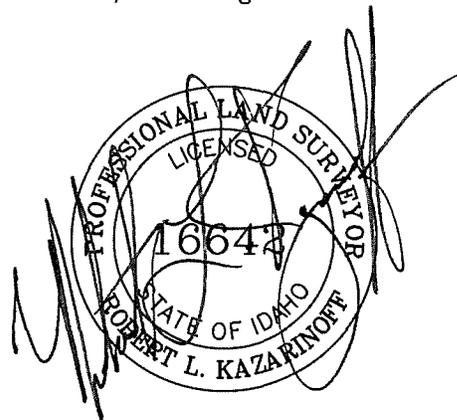
THE LANGDON GROUP



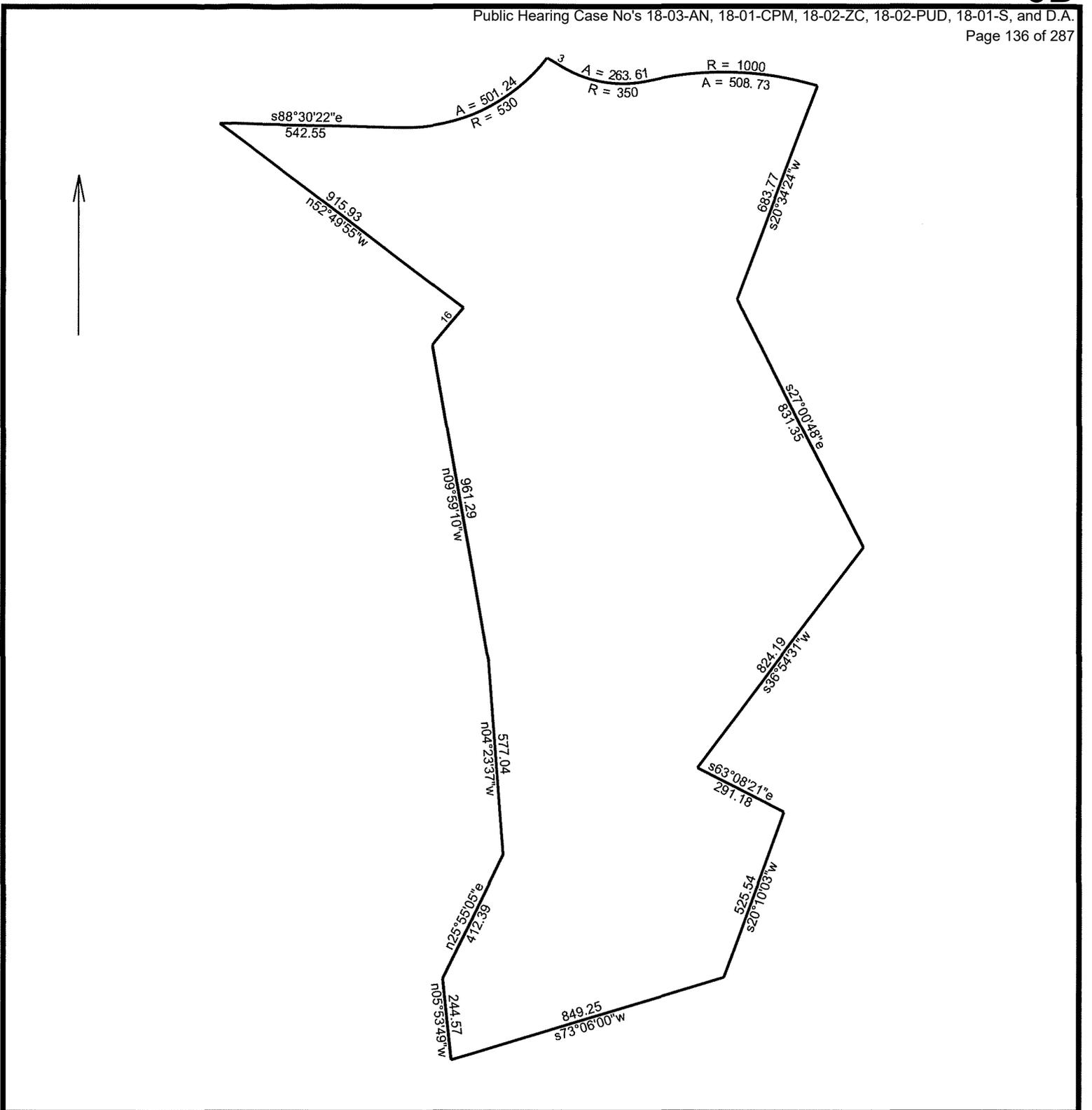
GATEWAY MAPPING INC.

Thence, North 39° 41' 58" East, 143.75 feet;
Thence, North 52° 49' 55" West, 915.93 feet to the **POINT OF BEGINNING**, containing 63.48 acres, more or less.

Robert L. Kazarinoff, PLS



05/17/2018



5/17/2018

Scale: 1 inch= 400 feet

File: Falcon Crest RR to R-12 B CLOSURE.ndp

Tract 1: 63.4846 Acres, Closure: s11.0417e 0.01 ft. (1/821325), Perimeter=9135 ft.

01 s88.3022e 542.55	12 n05.5349w 244.57
02 Lt, r=530.00, delta=054.1113, arc=501.24, chord=n64.2402e 482.77	13 n25.5505e 412.39
03 s59.4345e 58.15	14 n04.2337w 577.04
04 Lt, r=350.00, delta=043.0914, arc=263.61, chord=s81.1822e 257.43	15 n09.5910w 961.29
05 Rt, r=1000.00, delta=029.0852, arc=508.73, chord=s88.1833e 503.26	16 n39.4158e 143.75
06 s20.3424w 683.77	17 n52.4955w 915.93
07 s27.0048e 831.35	
08 s36.5431w 824.19	
09 s63.0821e 291.18	
10 s20.1003w 525.54	
11 s73.0600w 849.25	



J-U-B ENGINEERS, INC.

J-U-B COMPANIES



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

FALCON CREST PROPERTY
RR TO R12 A
LEGAL DESCRIPTION

Those portions of the South Half of the South Half of Section 15 and of the Northwest Quarter of Section 22, Township 2 North, Range 1 East, Boise Meridian, Ada County Idaho, particularly described as follows:

Commencing at the southwest corner of said Section 22, from which the south quarter corner of said Section 22 bears South 89°57'42" East, 2660.56 feet; Thence, along the west line of said Section 22, North 00°42'47" East, 2650.93 feet to the west quarter corner of said Section 22; Thence, continuing along said west line, North 00° 42' 27" East, 959.69 feet to the **POINT OF BEGINNING**;

Thence, continuing along said west line, North 00° 42' 27" East, 1692.87 feet to the northwest corner of said Section 22;

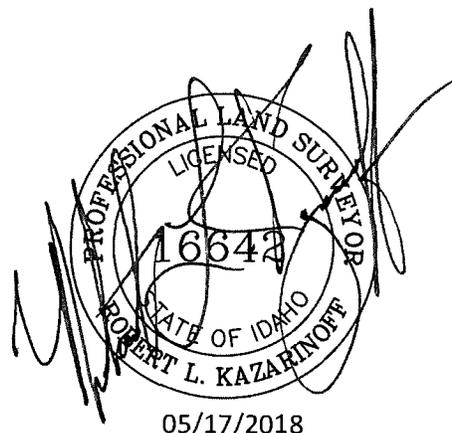
Thence, along the west line of said Section 15, North 00° 01' 55" West, 1188.41 feet to the westerly prolongation of the south line of the lands of the Idaho Power Company as described in that Warranty Deed recorded under Instrument No. 522630, Ada County Records;

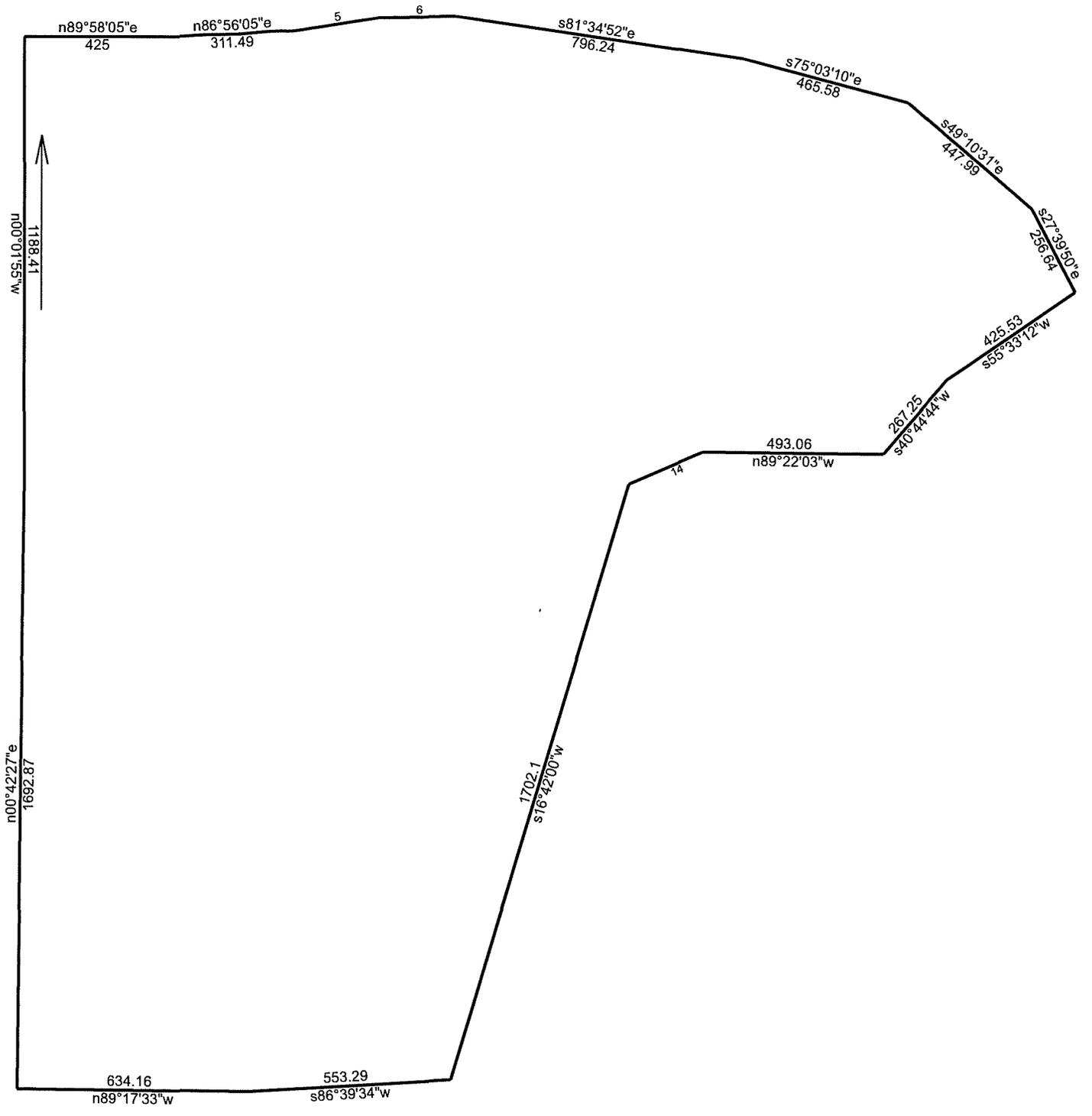
Thence, departing from said west line and along said westerly prolongation and said south line, North 89°58'05" East, 425.00 feet to the southeast corner of said lands of the Idaho Power Company;

Thence, departing from said southeast corner and said lands the following fourteen (14) courses:

North 86° 56' 05" East, 311.49 feet;
Thence, North 81° 25' 52" East, 233.56 feet;
Thence, North 89° 06' 12" East, 212.43 feet;
Thence, South 81° 34' 52" East, 796.24 feet;
Thence, South 75° 03' 10" East, 465.58 feet;
Thence, South 49° 10' 31" East, 447.99 feet;
Thence, South 27° 39' 50" East, 256.64 feet;
Thence, South 55° 33' 12" West, 425.53 feet;
Thence, South 40° 44' 44" West, 267.25 feet;
Thence, North 89° 22' 03" West, 493.06 feet;
Thence, South 66° 39' 32" West, 219.27 feet;
Thence, South 16° 42' 00" West, 1702.10 feet;
Thence, South 86° 39' 34" West, 553.29 feet;
Thence, North 89° 17' 33" West, 634.16 feet to the **POINT OF BEGINNING**, containing 124.61 acres, more or less.

Robert L. Kazarinoff, PLS





5/17/2018

Scale: 1 inch= 400 feet

File: Falcon Crest RR to R-12 A CLOSURE.ndp

Tract 1: 124.6100 Acres, Closure: s01.3036e 0.01 ft. (1/999999), Perimeter=10325 ft.

- | | |
|----------------------|---------------------|
| 01 n00.4227e 1692.87 | 12 s40.4444w 267.25 |
| 02 n00.0155w 1188.41 | 13 n89.2203w 493.06 |
| 03 n89.5805e 425 | 14 s66.3932w 219.27 |
| 04 n86.5605e 311.49 | 15 s16.4200w 1702.1 |
| 05 n81.2552e 233.56 | 16 s86.3934w 553.29 |
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| 07 s81.3452e 796.24 | |
| 08 s75.0310e 465.58 | |
| 09 s49.1031e 447.99 | |
| 10 s27.3950e 256.64 | |
| 11 s55.3312w 425.53 | |

Kristi Watkins

From: Sub Name Mail <subnamemail@adaweb.net>
Sent: Friday, January 12, 2018 4:46 PM
To: Kristi Watkins
Cc: Michael Byrns
Subject: Falcon Crest Subdivision Name Reservation

January 12, 2018

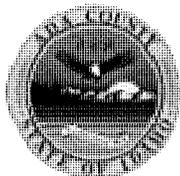
Kristy Watkins, J-U-B Engineers
 Michael Byrns, J-U-B Engineers

RE: Subdivision Name Reservation: **FALCON CREST SUBDIVISION**

At your request, I will reserve the name **Falcon Crest 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: Kristi Watkins [<mailto:kwatkins@jub.com>]
Sent: Friday, January 12, 2018 8:42 AM
To: Sub Name Mail
Subject: [EXTERNAL] Subdivision Name Reservation

We would like to request the name FALCON CREST SUBDIVISION for the following property(ies):

DEVELOPER: M3 Companies 1087 W River Street, Suite 310 Boise, ID 83702	Mark Tate 939-6263 mtate@m3companiesllc.com
---	---

OWNER: Falcon Crest LLC
 Hansgeorg Borbonus
 2528 N Cloverdale Rd
 Boise, ID 83713-4988

Section 22, T2N, R1E, E Kuna Road



	Parcel #	Acreage
#1	S1422336000	39
#2	S1422314810	119.9
#3	S1422417300	158.65
#4	S1422212400	138.16
#5	S1422110050	160
#6	S142221200	20
#7	S1415336000	56.46
#8	S1415341100	40
#9	S1415430000	80
#10	S1415314810	32.97
#11	S1415315300	10
#12	S1415424915	5
#13	R3297260265	1.13
#14	S1423325400	40
#15	S1423314800	40
#16	S1423336000	40
#17	S1423346600	40

Thank you,

HAVE A GREAT DAY!

Kristi Watkins

Planner

J-U-B ENGINEERS, Inc.

250 S. Beechwood Ave, Suite 201, Boise, ID 83709

p | 208 376 7330 c | 208 957 3295 e | kwatkins@jub.com

THE J-U-B FAMILY OF COMPANIES:

www.jub.com

www.gatewaymapping.com

www.langdongroupinc.com

This e-mail and any attachments involving J-U-B or a subsidiary business may contain information that is confidential and/or proprietary. Prior to use, you agree to the provisions found at edocs.jub.com. If you believe you received this email in error, please reply to that effect and then delete all copies.



J-U-B ENGINEERS, INC.

J-U-B ENGINEERS, INC.
250 S. Beechwood Ave.
Boise, ID 83709-0944
Phone: 208.376.7330
Fax: 208.323.9336
www.jub.com



THIS DOCUMENT AND THE DESIGNATIONS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF J-U-B ENGINEERS, INC. AND IS NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF J-U-B ENGINEERS, INC.

NO.	REVISION	DESCRIPTION	DATE

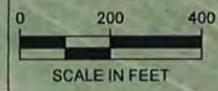
**KUNA SEWER EXTENSION
KUNA, IDAHO**

SEWER LINE LOCATION PLAN

FILE: 10-17-028 C-409
JUB PROJ #: 10-17-028
DRAWN BY: ---
DESIGN BY: ---
CHECKED BY: ---

ONE INCH
AT FULL SIZE, IF NOT ONE
INCH SCALE ACCORDINGLY
LAST UPDATED: 3/9/2017

SHEET NUMBER:
C-409



Plot Date: 3/9/2017 10:27 AM Plotted By: Everett Earmet
Data Created: 3/7/2017 File Path: C:\Users\jwagner\OneDrive\Documents\FALCON_CREST_SEWER_CAD\Sheet11-C-409.dwg



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: Annexation, Comp Plan, Rezone & Preliminary Plat for a PUD & Single Family Subdivision

Date and time of neighborhood meeting: Wednesday, May 9, 2018, 6pm

Location of neighborhood meeting: Falcon Crest Golf Club, Cloverdale Rd, Kuna ID

SITE INFORMATION:

Location: Quarter NW & SW Section: 22 Township: 2N Range: 1E Total Acres: 1028.15

Subdivision Name: _____ Lot: _____ Block: _____

Site Address: 11102 S Cloverdale Rd Tax Parcel Number(s): See List of 18 properties

Kuna, ID

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

CURRENT PROPERTY OWNER:

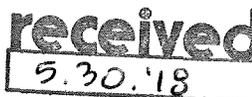
Name: Falcon Crest, LLC - Hansgeorg Borbonus

Address: 2528 N Cloverdale Rd City: Boise State: ID Zip: 83713

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

Name: Kristi Watkins - 208-376-7330 Business (if applicable): JUB Engineers, Inc. - 376-7330

Address: 250 S Beechwood, Suite 201 City: Boise State: ID Zip: 83709



PROPOSED USE:

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

Application Type

Brief Description

Annexation	<u>Annex into Kuna City Limits and request R-6 & R-12 zoning</u>
Re-zone	<u>Rezone 20.89 acres from A to C-2 and 19.28 acres from A to R-6</u>
Subdivision (Sketch Plat and/or Prelim. Plat)	<u>PUD for 1028.15 acres and Preliminary Plat 131.32 acres of the overall</u>
Special Use	_____
Variance	_____
Expansion of Extension of a Nonconforming Use	_____
Zoning Ordinance Map Amendment	<u>Comprehensive Plan Amendment for 160 acres to be designated as Mixed Use</u>

APPLICANT:

Name: JUB Engineers, Inc.

Address: 250 Beechwood Ave, Suite 201

City: Boise State: ID Zip: 83709

Telephone: 376-7330 Fax: 323-9336

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accord with Section 8-7A-3 of the Kuna City Code

Signature: (Applicant)  Date 9.4.18

SIGN IN SHEET

PROJECT NAME: Falcon Crest Subdivision

Date: 5/9/18

	Name	Address	Zip	Phone
1	Hole Clark	9443 Kattredge	83704	208-850-5736
2	Curt Clark			
3	Jan Grant	12165 Lonnie Lane	83634	208.919.1112
4	Katie Meyer	12165 Lonnie Lane	83634	208.919.1112
5	Dianne Anderson	1253 Cow Horse Dr	83634	208-362-0730
6	NORMAN ANDERSON	"	"	"
7	Bryan Magel	3100 Lakem Ln.	83634	//
8	Larry Roper	12783 S. Romero Ave	83634	208-362-6074
9	Don, Brenda Shawler	11991 W. K. Hredge Dr.	83635	208-861-4028
10	Dave + Vicki Jimhoff	9901 W. Kuna Rd	83634	208-954-9199
11	John Higel	6275 E Deer Flat	83634	208 762 0650
12	Orlino Gibbons	3230 S. Jenni Dr	83642	208 362 2395
13	Buck Gibbons	9588 Last Horse	83654	208 362 8962
14	LUCAS O'NEILL	11870 W TIDEWATER DR	83713	208-859-6854
15	Mike Rapp	326 S Terno Ln	83642	208-861-2755
16	Justin Northway	13341 S Cholla Dr	83634	208-922-9196
17	Tony CHADSWICK	12633 CONCHOS AVE	83634	208-362-8805
18	KAUF SAUWAL	13119 S FIVE MILE	83634	208-861-4086
19	Linda Falkner	11459 Kuna Rd	83634	208 921-6162
20	Emily Kersting	9732 Kuna Rd	83634	208 999 6286
21	BRENDA MITTLEIDER	400 Cow Horse Dr	83634	208-870-1856
22	Dave & Nancy Johnson	1400 Cow Horse Dr.	83634	208.412.3554
23	Mary Martinez	43199 Ocotillo Dr	"	208 470 8626
24	Nicole White	12625 S. Five Mile Rd	83634	208 995 0695
25	Gladys Clabtree	12220 S Hawk Haven	83634	208-866-2208
26	PATTY HAMM	12689 S O 5 Mile	83634	208-362-1907
27	Betsy Winkler	11621 Kuna Rd	83634	208-484-6084
28	Jason Kempf	9733 W. Last Horse Ln	83634	208 631 8851
29	Cheryl Gibbons			
30	DARREN PAIGE	11957 Kattredge	83634	208-573-9627

SIGN IN SHEET

PROJECT NAME: Falcon Crest Subdivision

Date: 5/9/18

	Name	Address	Zip	Phone
1	Rod & Christy Warfield	11733 Kuna Rd	83634	208-571-3996
2	Brent & Amber Higbee	12741 S. Romiro Ave	83634	208-861-5794
3	Kandi Karnath/Dave Maizon	13159 S. Decillo Dr	83634	208-283-8133
4	Steve Posey	13400 S. Five Mile	83634	
5	Elise Daniel	10781 S Cloverdale	83634	(208) 590-2600
6	DALLAS HULSEY	11985 S CLOVERDALE	83634	
7	Dominique Sebbek	12522 S Cloverdale	83634	
8	Therin & Jen Wilson	12313 Lonnie Ln	83634	
9	Michael Bone	12201 Lonnie Ln	83634	
10	Randy Wood	4545 E Hubbard	83634	
11	Kathy Mezin	11325 S CLOVERDALE	83634	
12	Randy Parker	12717 Sonora	83634	208 362-0983
13	Mary Jepsen	13010 Madera	83634	
14	Tom Atwood	12793 S. SONORA	83634	208-362-5754
15	RICH & KATHY ERICKSON	4545 E. Hubbard	83634	208-866-8209
16	Cherie Barton	11589 S Cloverdale	83634	208-890-0211
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PLANT MATERIALS LEGEND

Sym.	Plant Name	Size
Class I Trees		
	<i>Cercis canadensis</i> Eastern Redbud	3' B&B
	<i>Cornus florida</i> Flowering Dogwood	3' B&B
	<i>Malus 'Profusion'</i> Profusion Crabapple	3' B&B
	<i>Prunus cerasifera 'Newport'</i> Newport Purple Leaf Plum	3' B&B
	<i>Pyrus calleryana 'Chanticleer'</i> Callery Pear	3' B&B
Class II Trees		
	<i>Acer platanoides</i> Norway Maple	3' B&B
	<i>Acer platanoides 'Crimson King'</i> Crimson King Maple	3' B&B
	<i>Acer x freemanii 'October Glory'</i> October Glory Maple	3' B&B
	<i>Gliese hohba 'Autumn Gold'</i> Autumn Gold Ginkgo	3' B&B
	<i>Gleditsia triacanthos var. inermis 'Shademaster'</i> Shademaster Honey Locust	3' B&B
	<i>Prunus virginiana 'Canada Red'</i> Canada Red Select Cherry	3' B&B
	<i>Tilia americana 'Little Leaf'</i> Little Leaf Linden	3' B&B
Conifer Trees		
	<i>Picea abies 'Cupressita'</i> Cupressita Norway Spruce	8' Ht. B&B
	<i>Picea glauca v. 'Densata'</i> Densata Spruce	8' Ht. B&B
	<i>Picea flexilis 'Vanderwolf's'</i> Vanderwolf's Pine	8' Ht. B&B
	<i>Pinus nigra</i> Austrian Pine	8' Ht. B&B
Shrubs		
	<i>Berberis thunbergii v. atropurpurea 'Crimson Pygmy'</i>	5 gal.
	<i>Cercis canadensis 'Black Knight'</i>	5 gal.
	<i>Euonymus japonicus 'Microphyllus'</i>	5 gal.
	<i>Euonymus japonicus 'Sunny Delight'</i>	5 gal.
	<i>Euonymus japonicus 'Manhattan'</i>	5 gal.
	<i>Euonymus japonicus 'Marathon'</i>	5 gal.
	<i>Hydrangea arborescens 'Annabelle'</i>	5 gal.
	<i>Hydrangea paniculata 'Lime Light'</i>	5 gal.
	<i>Juniperus chinensis 'Kallay's Compact'</i>	5 gal.
	<i>Juniperus chinensis 'Mint Julep'</i>	5 gal.
	<i>Mahonia aquifolium 'Compacta'</i>	5 gal.
	<i>Penstemon atriplicifolia</i>	5 gal.
	<i>Phlox paniculata</i>	5 gal.
	<i>Physocarpus opulifolius 'Snowfall'</i>	5 gal.
	<i>Picea nigra</i>	5 gal.
	<i>Potentilla fruticosa 'Hilbertwood'</i>	5 gal.
	<i>Rosa x 'Noare'</i>	5 gal.
	<i>Syringa vulgaris</i>	5 gal.
Groundcovers		
	<i>Cerastium plumbago</i>	
	<i>Erica x darleyensis 'Kramer's Rose'</i>	
	<i>Juniperus horizontalis 'Youngstown'</i>	
Grasses		
	<i>Calamagrostis x acutiflora 'Overdam'</i>	
	<i>Helictotrichon sempervirens</i>	
	<i>Miscanthus sinensis</i>	
	<i>Pennisetum alpestricoides 'Little Bunny'</i>	
Perennials		
	<i>Coreopsis 'Zagreb'</i>	
	<i>Echinacea purpurea 'Magnus'</i>	
	<i>Geum 'Mango Lassi'</i>	
	<i>Geum 'Blazing Sunset'</i>	
	<i>Hemerocallis 'Happy Returns'</i>	
	<i>Rudbeckia fulgida var. sullivantii 'Goldsturm'</i>	
	<i>Sedum spectabile 'Autumn Fire'</i>	
	<i>Verbena stricta 'Red Fox'</i>	

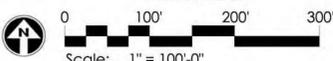
LAND USE SUMMARY:
 TOTAL AREA: 131.21 AC
 RESIDENTIAL COMMON AREA: 13.41 AC (10.2%)

LANDSCAPE ARCHITECT:
 GREY PICKETT
 7144 E. STETSON DR. STE. 205
 SCOTTSDALE, AZ 85251
 PH. (480)-609-0009



CONCEPTUAL LANDSCAPE PLAN

GREY PICKETT
 landscape architecture | community design
 Copyright © 2007 by
 Grey | Pickett Professional Corp.



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**Recording Requested By and
When Recorded Return to:**

**City of Kuna
Attn: City Clerk
751 W. 4th Street
Kuna, Idaho 83634**

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

City of Kuna / M3 ID Falcon Crest, LLC / Falcon Crest, LLC

DEVELOPMENT AGREEMENT

[Idaho Code § 67-6511A and Chapter 14 of Title 5 Kuna City Code]

Parties to the Agreement:

City of Kuna	“City”	City Hall 751 W. 4 th Street Kuna, Idaho 83634
M3 ID Falcon Crest, LLC	“Developer”	Attn: William I. Brownlee 4222 E Canelback Road Suite H 100 Phoenix AZ 85018
Falcon Crest, LLC	“Owner”	2528 N. Cloverdale Road Boise, ID 83713

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THIS DEVELOPMENT AGREEMENT (this “**Agreement**”) is entered into by and between the CITY OF KUNA, a municipal corporation organized and existing under the laws of the state of Idaho, by and through its Mayor (“**City**”) and Falcon Crest, LLC, an Idaho limited liability company (“**Owner**”) and M3 ID Falcon Crest, LLC, an Arizona limited liability company (“**Developer**”) and its successors and/or assigns.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and agreed, and in consideration of the Recitals and Definitions, and in consideration of the premises and the mutual representations, covenants and agreements hereinafter contained, City, Developer and the Owner represent, covenant and agree as follows:

SECTION 1 DEFINITIONS

For all purposes of this Agreement, the following words in bold print which appear in this Agreement have the definitions as herein provided in this Section unless the context of the term clearly requires otherwise and is not capitalized:

- 1.1 **ACHD:** Means and refers to the Ada County Highway District a countywide highway district organized and existing pursuant to Chapter 14 of Title 40 Idaho Code.
- 1.2 **Act:** Means and refers to the Local Land Use Planning Act as codified in Chapter 65 of Title 67 Idaho Code.
- 1.3 **Active Adult Community:** Means and refers to a designated area within the Subject Real Property which may include age ownership requirements.
- 1.4 **Ada County:** Means and refers to Ada County, Idaho.
- 1.5 **Additional Property:** Means and refers to real property, not within the Subject Real Property on the Effective Date, that lies to the north and/or to the east of Parcel No. 3 and Parcel No. 4, Parcel No. 6, Parcel No. 9, Parcel No. 12, and north of Parcel No. 13 and Parcel No. 15 and west of the eastern boundary of Parcel No. 15 inclusive of any existing parcel which includes real property on the west side of W Ten Mile Road and south of W Hubbard Road and east of the New York Canal.
- 1.6 **Agreement:** Means and refers to this “City of Kuna/M3 ID Falcon Crest, LLC Development Agreement,” which may be referred to and cited as the “Falcon Crest Development Agreement.”
- 1.7 **Annexation Application:** Means and refers to the Developers application to the City regarding the Subject Real Property requesting its annexation into the City.
- 1.8 **Annexation Ordinance:** Means and refers to the annexation ordinance of the City which annexes the Subject Real Property into the City a true and correct copy of which is attached marked Exhibit ____.

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- 1.9 Applications:** Means and refers collectively to all of the Developers applications to the City regarding the Subject Real Property inclusive of: Annexation Application, Zoning Application, Planned Unit Development Application, Subdivision Application, Special Use Permit and Design Review Application.
- 1.10 C-1 Subject Real Property:** Means and refers to that portion of the Subject Real Property City zoned C-1 and legally described in Exhibit _____ attached to this Agreement.
- 1.11 CC&Rs:** Means and refers to the written and recorded covenants, conditions and restrictions that shall encumber portions of the Subject Real Property through one or more Owners' Associations that establish quality control operation and maintenance both during development and during maturing of the Project.
- 1.12 City:** Means and refers to the City of Kuna an Idaho Municipal Corporation and Party to this Agreement.
- 1.13 City Council:** Means and refers to the City Council of the City.
- 1.14 City Fees:** Means and refers to the fees for services as established and charged by the City
- 1.15 Comprehensive Plan:** Means and refers to the City of Kuna Comprehensive Plan as it exists on the Effective Date a true and correct copy of which is attached to this Agreement marked Exhibit ____.
- 1.16 Date of Application:** Means and refers individually to the date each Developer application, governed under this Agreement, was completed together with the payment of the City Fees as accepted by the City.
- 1.17 Design Review Application:** Means and refers to any application by the Developer for any development of the Subject Real Property requiring Design Review by the City.
- 1.18 Design Review Ordinance:** Means and refers to the planning, design guidelines and regulations of the Design Review Overlay District of the City as set forth in Chapter 4 of the Zoning Ordinance.
- 1.19 Developed:** Means and refers to the completion of development of the Project or phases of the Project by the Developer including the establishment of the Owners' Association and the CC&Rs associated therewith and including the acceptance by the City or ACHD of any part thereof in accordance with the provisions of this Agreement.
- 1.20 Developer:** Means and refers to M3 ID Falcon Crest, LLC an Arizona Limited Liability authorized to do business in the state of Idaho as a foreign limited liability company who has an option to purchase the Subject Real Property and is developing the Project with the permission of and as an agent of the Owner and is a Party to this Agreement.
- 1.21 Developer's Representative:** Means and refers to the representative for Developer which is originally William I. Brownlee and is inclusive of any designee appointed by Developer with written prior notice to the City.

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- 1.22 Development Rights:** Means and refers to the land use and development rights provided to the Developer for the Subject Real Property as provided in this Agreement and as provided in the Permits issued by the City in the process of the Applications.
- 1.23 Drainage System:** Means and refers to a drainage and flood control system and facilities for collection, diversion, detention, retention, dispersal, use and discharge of drain water.
- 1.24 Effective Date:** Means and refers to the date upon which this Agreement takes effect which is the same date that City's Annexation Ordinance and the Rezone Ordinance take effect.
- 1.25 Existing Uses:** Means and refers to the existing uses of the Subject Real Property on the Effective Date which is as follows:
- Golf Course and ancillary related use: Parcel No. 1, Parcel No. 2, Parcel No. 3, Parcel No. 4; Parcel No. 5, Parcel No. 6, Parcel No. 7, Parcel No. 8,
 - Golf Course, agricultural and ancillary related use: Parcel No. 9, Parcel No. 10, Parcel No. 11, and Parcel No. 12.
 - Turf farm, nursery, agricultural and ancillary related use: Parcel No. 13, Parcel No. 14, Parcel No. 15 and Parcel No. 16.
- 1.26 Falcon Crest:** Means and refers to the name of the Project which is constructed and used pursuant to the Development Rights and which may subsequently include some or all of the Additional Property.
- 1.27 Fire District:** Means and refers to the Kuna Rural Fire District (formerly known as the Kuna Rural Fire Protection District).
- 1.28 Green Space:** Means and refers to real property Developed within the Project that is partly or completely covered with grass, trees, shrubs, or other vegetation and may include buildings, equipment, pathways and trails for recreational use and is only accessible to the residents, guests and property owners within a designated Village within the Project. This term may appear in this Agreement in the singular or the plural.
- 1.29 Impact Area:** Means and refers to the impact area of the City, as the Effective Date, which lies outside of the City limits and within the unincorporated area of Ada County, as established with Ada County pursuant to the Act and the Comprehensive Plan.
- 1.30 Infrastructure Master Plan:** Means and refers to any of the Infrastructure Master Plans as provided in Section 5 of this Agreement. This term may appear in this Agreement in the singular or the plural.

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- 1.31 Infrastructure Systems:** Means and refers collectively to the roads and streets system identified in the Developer Roads and Streets System Infrastructure Master Plan, the potable water system identified in the Potable Water System Infrastructure Master Plan, the irrigation system identified in the Developer Pressure Irrigation System Infrastructure Master Plan, the wastewater system identified in the Wastewater System Infrastructure Master Plan, the drainage system identified in the Drainage System Infrastructure Master Plan and the Open Space identified in the Project Park, Green Space and Public Green Space Infrastructure Master Plan as provided for in this Agreement.
- 1.32 Master Plan:** Means and refers to the master plan for the Project and the use of the Subject Real Property by the Developer and the Owner in accordance with the Applications entitled Falcon Crest Subdivision Kuna, Idaho PUD Preliminary Development Plan by J-U-B Engineers, Inc. JUB PROJ. # 10-17-141 attached hereto and marked Exhibit B.
- 1.33 Maximum Density:** Means and refers to the maximum number of residential units within designated areas of the Subject Real Property as stated in the Master Plan which Maximum Density is approximately 2.25 dwelling units/acre or a total of 2,322 dwelling units (excluding RV units, hotel units, nursing home units, or any other units associated with commercial/mixed use development, if applicable).
- 1.34 Maximum Parcel Density:** Means and refers to a maximum gross residential density for each Parcel subject to the limitation on the Maximum Density allowed within each Parcel as set forth in the Master Plan and subject to reallocation of density as allowed in this Agreement. The Maximum Parcel Density is the maximum gross residential density for each Parcel subject to the limitation on the Maximum Density allowed within each Parcel as set forth in the Master Plan.
- 1.35 Mortgage:** Means and refers to any lien placed upon the Subject Real Property, or any portion thereof, including the lien of any mortgage or deed of trust, as a pledge of real property to a creditor as security for performance of an obligation or repayment of a debt.
- 1.36 Offsite Sewerage:** Means and refers to any sewer improvements, including, without limitation, gravity lines, pressure lines, lift station, borings, manholes, and engineering, to connect the Subject Real Property to the existing terminus of City's sewer system the alignment of which is shown on Exhibit __.
- 1.37 Offsite Potable Water:** Means and refers to any potable water supply network, to connect the Project Potable Water System to the existing terminus of City's Potable Water System the alignment of which is shown on Exhibit __.
- 1.38 Open Space:** Means and refers to any portion of the Subject Real Property that is designated for recreation, agriculture, habitat, scenic or similar uses and inclusive of developed or natural areas and without limitation:
- Green Space, Public Green Space and Parks;
 - sports fields, and trails;

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- golf course(s);
 - landscape easements or common areas inside or outside of public rights-of-way;
 - floodplains and floodways;
 - wetlands, wildlife habitat, stream corridors, and
 - conservation easements or permanent open space on private lands or lots. Open Space may be publicly or privately owned and may be accessible or inaccessible to the public and as identified on the final plat.
- 1.39 Ordinances:** Means and refers to an ordinance passed by the City Council in accordance with the provisions of this Agreement. This term may appear in this Agreement in the singular or the plural.
- 1.40 Owner:** Means and refers to Falcon Crest, LLC, an Idaho limited liability company who is the owner of the Subject Real Property on the Effective Date and Party to this Agreement and after the Effective Date of this Agreement shall refer to the owner or owners of the Subject Real Property.
- 1.41 Owners' Association:** Means and refers to any non-profit entity created or to be created by Developer, to be responsible for the perpetual maintenance and operation and management of Roads, Green Space, Public Green Space, and Pressure Irrigation System, as such are set forth in the CC&Rs.
- 1.42 Parcel:** Means and refers to tract or parcel of distinctly legally described Real Property. This term may appear in this Agreement in the singular or the plural.
- 1.43 Parcel No. 1:** Means and refers to a parcel real property owned by the Owner which is 56.7 acres more or less and legally described on Exhibit ____ to this Agreement.
- 1.44 Parcel No. 2:** Means and refers to a parcel of real property owned by the Owner which is 33.1 acres more or less and legally described on Exhibit ____ to this Agreement.
- 1.45 Parcel No. 3:** Means and refers to a parcel of real property owned by the Owner which is 5 acres more or less and legally described on Exhibit ____ to this Agreement.
- 1.46 Parcel No. 4:** Means and refers to a parcel of real property owned by the Owner which is 10.1 acres more or less and legally described on Exhibit ____ to this Agreement.
- 1.47 Parcel No. 5:** Means and refers to a parcel of real property owned by the Owner which is 40.1 acres more or less and legally described on Exhibit ____ to this Agreement.
- 1.48 Parcel No. 6:** Means and refers to a parcel of real property owned by the Owner which is 80.3 acres more or less and legally described on Exhibit ____ to this Agreement.

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- 1.49 Parcel No. 7:** Means and refers to a parcel of real property owned by the Owner which is 138.2 acres more or less and legally described on Exhibit ____ to this Agreement.
- 1.50 Parcel No. 8:** Means and refers to a parcel of real property owned by the Owner which is 20.1 acres more or less and legally described on Exhibit ____ to this Agreement.
- 1.51 Parcel No. 9:** Means and refers to a parcel of real property owned by the Owner which is 160.4 acres more or less and legally described on Exhibit ____ to this Agreement.
- 1.52 Parcel No. 10:** Means and refers to a parcel of real property owned by the Owner which is 119.0 acres more or less and legally described on Exhibit ____ to this Agreement.
- 1.53 Parcel No. 11:** Means and refers to a parcel of real property owned by the Owner which is 38.1 acres more or less and legally described on Exhibit ____ to this Agreement.
- 1.54 Parcel No. 12:** Means and refers to a parcel of real property owned by the Owner which is 158.5 acres more or less and legally described on Exhibit ____ to this Agreement.
- 1.55 Parcel No. 13:** Means and refers to a parcel of real property owned by the Owner which is 40.6 acres more or less and legally described on Exhibit ____ to this Agreement.
- 1.56 Parcel No. 14:** Means and refers to a parcel of real property owned by the Owner which is 39.8 acres more or less and legally described on Exhibit ____ to this Agreement.
- 1.57 Parcel No. 15:** Means and refers to a parcel of real property owned by the Owner which is 40.7 acres more or less and legally described on Exhibit ____ to this Agreement.
- 1.58 Parcel No. 16:** Means and refers to a parcel of real property owned by the Owner which is 39.7 acres more or less and legally described on Exhibit ____ to this Agreement.
- 1.59 Park:** Means and refers to real property that is partly or completely covered with grass, trees, shrubs, or other vegetation, and may include buildings, equipment pathways and trails used for recreation and accessible to the public and owned and maintained by the City. This term may appear in this Agreement in the singular or the plural.
- 1.60 Party or Parties:** Means and refers to the City, Owner and/or the Developer, as the Parties to this Agreement, depending upon the context of the term as used in this Agreement.
- 1.61 Planned Unit Development Application:** Means and refers to the Developers application to the City regarding Developed phases of the Project requesting a Planned Unit Development Permit.

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- 1.62 **Planning & Zoning Commission:** Means and refers to the City Planning & Zoning Commission.
- 1.63 **Potable Water Provider:** Means and refers to the City providing potable water through the Potable Water System.
- 1.64 **Potable Water System:** Means and refers to City's domestic potable water system which includes all wells, storage tanks, distribution mains and pump stations necessary to provide Potable Water to users of the City's Potable Water System.
- 1.65 **Pressure Irrigation System:** Means and refers to the pressure irrigation system designed and built, by Developer, and owned and maintained by the Owners' Association as set forth in the CC&Rs'
- 1.66 **Project:** Means and refers to the intended development of the Subject Real Property in accordance with the Master Plan and approved Infrastructure Master Plans as governed by this Agreement.
- 1.67 **Project Potable Water System:** Means and refers to the wells, storage tanks and distribution lines and pumps planned, [not including Offsite Potable Water] designed and constructed by the Developer to serve the Project with potable water.
- 1.68 **Project Sewerage System:** Means and refers to Sewerage System [not including Offsite Sewerage] designed and constructed by the Developer to serve the Project.
- 1.69 **Public Infrastructure:** Means and refers to the infrastructure facilities and services improvements, including, without limitation, underlying lands and improvements that are owned or to be conveyed to and owned by City or a third-party public service provider.
- 1.70 **PUD:** Means and refers to a planned unit development as defined and by the PUD Ordinance.
- 1.71 **PUD Ordinance:** Means and refers to the planned unit development regulations of the City as a part of the Zoning Ordinance codified in Chapter 7 of Title 5 Kuna City Code as it exists on the Effective Date a true and correct copy of which is attached to this Agreement marked Exhibit ____.
- 1.72 **PUD Standards:** Means and refers to the standards in the PUD Ordinance as of the Effective Date.
- 1.73 **Public Green Space:** Means and refers to Green Space that is accessible to the public. This term may appear in this Agreement in the singular or the plural.
- 1.74 **R-8 Subject Real Property:** Means and refers to that portion of the Subject Real Property City zoned R-8 and legally described in Exhibit _____ attached to this Agreement.
- 1.75 **Rezone Ordinance:** Means and refers to a zoning ordinance which rezones the Subject Real Property as C-1 Subject Real Property and R-8 City zones in accordance with the provisions of this Agreement.

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- 1.76 Road:** Means and refers to any road or street to be Developed as a part of the Project that will remain private and not be dedicated to ACHD and is intended for perpetual maintenance by the Developer or an Owner's Association. This term may appear in this Agreement in the singular or the plural.
- 1.77 Sewer Provider:** Means and refers to the City providing sewerage service through the Wastewater System.
- 1.78 Sewerage System:** Means and refers to any or all or any combination of the following depending upon the context of this term in the Agreement to wit: intercepting sewers, outfall sewers, force mains, collecting sewers, pumping stations, ejector stations, structures, buildings, machinery, equipment connections and all other appurtenances used for the collection, and transportation to the City's Wastewater Treatment Facilities for the treatment and disposal of sewage
- 1.79 Special Use Permit:** Means and refers to a permit granting a special or conditional use by the City pursuant to the Special Uses Ordinance.
- 1.80 Special Uses Ordinance:** Means and refers to Chapter 6 of the Zoning Ordinance which provides for the processing of application for special or conditional use permits.
- 1.81 Street:** Means and refers to any street to be developed as a part of the Project that will be dedicated to and intended for acceptance for perpetual maintenance by ACHD. This term may appear in this Agreement in the singular or the plural.
- 1.82 Subdivision Application:** Means and refers to the Developers application to the City regarding the subdivision of the Subject Real Property.
- 1.83 Subdivision Ordinance:** Means and refers to the subdivision regulations of the City codified in Title 6 Kuna City Code as it exists on the Effective Date a true and correct copy of which is attached to this Agreement marked Exhibit ____.
- 1.84 Subject Real Property:** Means and refers to all the parcels of real property owned by the Developer inclusive of Parcel Nos. 1 through Parcel No. 16 which is a total of 1020.4 acres more or less as identified Ada County Assessor's Office.
- 1.85 Term:** Means and refers to the duration of this Agreement as set forth herein unless the word is not capitalized.
- 1.86 Village:** Means and refers to a Parcel, or combination of Parcels, within the Subject Real Property, as so identified and designated on the Master Plan as a "Village." This term may appear in this Agreement in the singular or the plural.
- 1.87 Wastewater System:** Means and refers to the City's Sewerage System including all collection lines, lift stations, treatment plants and all appurtenances thereto necessary to provide sewerage service to users of the City's Sewerage System.
- 1.88 Zoning Administrator:** Means and refers to the planning & zoning director of the City.
- 1.89 Zoning Application:** Means and refers to the Developer's application to the City regarding the Rezoning of Subject Real Property upon its annexation into the City.

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- 1.90 Zoning Ordinance:** Means and refers to the zoning regulations of the City codified in Title 5 Kuna City Code as it exists on the Effective Date a true and correct copy of which is attached to this Agreement marked Exhibit ____.

SECTION 2 RECITALS

The Parties recite and declare:

- 2.1 The City is a municipal corporation established in accordance with Article XII of the Constitution of the State of Idaho and Title 50 Idaho Code; and
- 2.2 The City is authorized, under the Act [I.C. § 67-6503], to exercise the powers conferred by the Act; and
- 2.3 The City has power and duty under the Act [I.C. § 67-6508] to conduct a comprehensive planning process, and to prepare, implement, review and update a comprehensive plan and is exercising its power and duties under the Act and has established a Comprehensive Plan; and
- 2.4 The City has enacted its Zoning Ordinance, pursuant to its power and duty under the Act [I.C. § 67-6511]; and has established within its boundaries one (1) or more zones or zoning districts with established standards of land use regulation in conformance with its Comprehensive Plan; and
- 2.5 The City, pursuant to its authority under the Act [I.C. § 67-6515], has enacted as a part of its Zoning Ordinance the PUD Ordinance provided for the regulation and processing of applications for planned unit development permits for an area of land under a single ownership or control which a variety of residential, commercial, industrial, and other land uses may be provided with requirements for minimum area, permitted uses, ownership, common open space, utilities, density, arrangements of land uses on a site; and
- 2.6 The City has the power under the Act [I.C. § 67-6511A], by ordinance, to require or permit as a condition of rezoning of real property that the owner or developer make written commitment concerning the use or development of the Subject Real Property; and
- 2.7 The City has power and duty under the Act [I.C. § 67-6513] and has enacted the Subdivision Ordinance which provides for standards and processing of the subdivision of real property under I.C. §§ 50-1301-50-1329; and
- 2.8 The City, has and is exercising its power to construct reconstruct, improve, better and extend within and partially without the City and operate pursuant to I.C. §§ 50-1028- 50-1040 a domestic water system and Sewerage system; and
- 2.9 The Owner owns the Subject Real Property to which the Developer has an option to purchase and which the Developer seeks to develop in accordance with the Master Plan; and

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- 2.10 The Subject Real Property is within the Impact Area; and
- 2.11 The Owner seeks to develop and annex the subject of Real Property into the City in accordance with the Master Plan; and
- 2.12 The development of the Subject Property pursuant to this Agreement shall result in significant planning and economic benefits to City and Developer by, without limitation:
- encouraging investment in and commitment to comprehensive planning for efficient utilization of City and other public resources to secure quality planning, growth and protection of the environment;
 - requiring development of the Subject Real Property consistent with the Kuna Comprehensive Plan, the Master Plan, the Kuna City Code, as it may be amended from time to time through the public hearing process, and this Agreement;
 - providing for the planning, design, engineering, construction, acquisition, and/or installation of Public Infrastructure in order to support anticipated development of the Subject Real Property and Additional Property;
 - increasing tax and other revenues to City based on a strengthened tax base of improvements to be constructed on and in reasonable proximity to the Subject Real Property;
 - creating employment through development of the Subject Real Property consistent with this Agreement; and
 - creating quality housing, employment, recreation and other land uses on the Subject Real Property for the residents of the City; and
- 2.13 This Agreement promotes and encourages the development of the Subject Real Property by providing Developer and Developer's creditors with general permitting assurances of Developer's intentions to develop the Subject Real Property in accordance with the Master Plan; and
- 2.14 There will be substantial improvements made to the Subject Real Property as of the Effective Date which include without limitation, landscape, Roads, Streets, underground utilities, drainage, golf courses, golf club facilities, restaurant, cocktail lounge, cart barn, farming, nursery, offices and ancillary uses, which provide regional as well as local benefits and it is the mutual intention of the Parties that the Existing Uses and improvements as of the Effective Date are allowed continued uses subject to conformance with the Master Plan.
- 2.15 It is the intention of the Parties that the Developer develop the Subject Real Property in accordance with the Master Plan and the Infrastructure Master Plans; and
- 2.16 In order for the Developer to develop the Subject Real Property in accordance with the Master Plan the Subject Real Property must be annexed into the corporate limits of City;

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- 2.17 The Developer with the Owner's consent has filed the Annexation Application and the Applications for annexation and approval of its improvement, development and use of the Subject Real Property in accordance with the Master Plan; and
- 2.18 The City will process all of the Applications in accordance with its Zoning Ordinance, Subdivision Ordinance, PUD Ordinance, Special Uses Ordinance and the Act; and
- 2.19 The zoning designations contained in the Master Plan are the appropriate City zoning designations for the Subject Real Property and are consistent with the Comprehensive Plan, and the Master Plan and,
- 2.20 It is the intention and purpose of the Parties by entering into this Agreement to establish the requirements and conditions as a condition of the rezoning of the Subject Real Property that the Developer and Owner are making a written commitment to improve, develop and use the Subject Real Property in accordance with zoning designations of the Rezone Ordinance, the PUD permit, Special Use Permit and Final Plat Approvals by the City in accordance with the Master Plan all of which are intended to establish proper and beneficial land use designations and regulations, densities, provisions for Public Infrastructure, design regulations, procedures for administration and implementation and other matters related to the development of the Subject Real Property in accordance with the Master Plan; and
- 2.21 The Parties agree that the mutual benefits received pursuant to the terms of this Agreement and the rights granted by City and secured to and required of the Developer and the Owner hereunder constitute sufficient consideration to support the covenants and agreements of City, Developer and the Owner.

SECTION 3 ANNEXATION

- 3.1 Developer, with Owner's consent, has filed an application for the annexation of the Subject Real Property into the City which the City has processed.
- 3.2 The City Council together with approving this Agreement has approved the Annexation Ordinance of the Subject Real Property.
- 3.3 The Annexation Ordinance, approved by the City Council takes effect on the Effective Date.

SECTION 4 PROJECT ZONING AND LAND USE APPROVALS

- 4.1 Zoning: Developer, with the Owner's consent, has filed Applications R-8 and C-1 zoning of the Subject Real Property which the City has processed together with the Annexation Ordinance.
- 4.2 The City Council approved Rezone Ordinance.

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- 4.3 The Rezone Ordinance, approved by the City Council will take effect on the Effective Date.
- 4.4 The following terms and conditions apply to the use and development of the Subject Real Property in accordance with the designations on the Master Plan:
- 4.4.1 The Existing Uses are allowed and may continue unless there is a change in use by the Developer in accordance with this Agreement.
- 4.4.2 The Developer/ Owner shall not change any Existing Uses unless the Developer/ Owner files the appropriate Applications with the City in accordance with the Developer/ Owners ability to proceed with its phases of development of the Property in accordance with the Master Plan and in that regard:
- 4.4.2.1 File a Planned Unit Development Application for those areas within Subject Real Property which are identified on the Master Plan with the word "Village" which the City shall process in accordance with and under the provisions of the PUD Ordinance; and
- 4.4.2.2 File a Subdivision Application for plats which the City shall process in accordance with and under the provisions of the Subdivision Ordinance; and
- 4.4.2.3 File Applications for any needed Special Use Permits which the City shall process in accordance with and under the provisions of the Special Uses Ordinance; and
- 4.4.2.4 File a Design Review Application which the City shall process in accordance with and under the provisions of the Design Review Ordinance; and
- 4.5 Development Densities: Subject only to the Maximum Density, the following applies to the terms and conditions of any permitting to be issued by the City as those permits are required by Section 4.4.2 of this Agreement:
- 4.5.1 Developer shall have the right to allocate residential density, and the Development Rights associated with such residential density, from Parcels or Villages as shown on the Master Plan to other Parcels or Villages as shown on the Master Plan at any time, and Developer may reallocate any unused residential density originally allocated to a Parcel or Village in the event that the preliminary or final platting of a Parcel or Village results in unused residential density provided such allocation:
- 4.5.1.1 does not exceed the Maximum Density for the entire Subject Real Property; and
- 4.5.1.2 does not allow a use otherwise prohibited; or
- 4.5.1.3 does not cause a material change to this Agreement without prior amendment to this Agreement as required by the City Code and compliance with the notice and hearing requirements thereof.

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- 4.5.2 Any allocation of residential density between a Parcel or Village must be consistent with the planning efforts to encourage planning flexibility based on physical and market conditions while protecting private property rights and changing market conditions in accordance with the Master Plan.
- 4.5.3 Developer shall deliver notice to City that an allocation of residential density shall be made from one Parcel or Village to another Parcel or Village and shall provide City with a statement of the number of residential units per gross acre being allocated and to which Parcel or Village. Any allocation in compliance with this Section does not necessitate a formal amendment to this Agreement and shall be retained in City's official file for the Project.
- 4.5.4 The approval of any Parcel or Village that contains less density than is allocated to that area on the Master Plan shall not have the effect of reducing the Project's overall Maximum Density.
- 4.6 Any modifications of the requirements of the City's development density, lot size and setback standards, as set forth in the Zoning Ordinance and/or the Subdivision Ordinance, shall be set forth as the conditions of Planned Unit Development Permitting process.
- 4.7 Conveyances from the Developer/ Owner of any real property and or easement together with any improvements thereon shall be subject to the development of the same in accordance with this Agreement and which conveyance is subject to the acceptance of the same by the City which acceptance shall be included on the deed of conveyance.
- 4.8 The City shall cooperate with the Developer, as is reasonably necessary for the Developer to construct any improvements upon the Subject Real Property as permitted by the City, to provide temporary encroachment permits and or temporary construction easements for City real property or right-of-way so long as the same is not an unreasonable interference with the City's use thereof and only to the extent reasonably necessary
 - 4.8.1 Temporary encroachment permits and temporary construction easements shall identify the term, describe the use and provide that the Developer shall substantially restore such easements and rights-of-way to their condition prior to Developer's entry upon and completion of such construction, repair or maintenance.
- 4.9 To the extent permitted by law and subject to obtaining an encroachment permit from City (or other applicable governmental jurisdiction), the prior dedication of any easements or rights-of-way shall not affect or limit the Developer's right to construct, install, and/or provide Public Infrastructure thereon or there over.
- 4.10 The uses of the Subject Real Property shall be in accordance with the Existing Uses and/or uses permitted by the City pursuant to this Agreement and the following uses will be allowed as conditions of City Project Development permitting as is applicable to the Project to be governed by the Permit:

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4.10.1 Sales Offices. Sales offices, including marketing trailers, model home complexes and construction trailers shall be allowed during the marketing phase of any Project Development so long as the same are otherwise in accordance with the applicable provisions of the Kuna City Code.

4.10.2 Model Homes. Upon Developer's notice of approval from the Fire District, City Public Works and ACHD of the all-weather access and fire protection, City will issue building permits for the construction of model homes and community facilities in compliance with Kuna City Code. Developer and City agree that the model homes and community facilities cannot be operated as model homes and/or community facilities until Developer completes the Public Infrastructure and City issues a certificate of occupancy for the model homes and/or community facilities. During the construction of the model homes and/or community facilities, Developer shall provide to the Fire District, City, ACHD access in accordance with their standards.

SECTION 5

PROJECT INFRASTRUCTURE SYSTEMS AND SERVICES

5.1 Roads and Streets:

5.1.1 Developer Responsibility: The Developer shall:

5.1.1.1 Prepare and submit to the City, and ACHD for approval, a Developer Roads and Streets System Infrastructure Master Plan designating the location of the Roads and Streets that will serve the Project, as it is fully Developed including considerations that Additional Property may, in the future, be added to the Project (the "Developer Roads and Streets System Infrastructure Master Plan").

5.1.1.2 The location of Roads and Streets depicted on the Master Plan is conceptual, may be subject to change in the Developer Roads and Streets System Infrastructure Master Plan and in the Subdivision approval process by the City and ACHD, as the Project is developed.

5.1.1.3 The final designation of the Project's Streets and Roads will be determined in the Subdivision approval process by the City and ACHD, as phases of the Project are being proposed for development.

5.1.1.4 Roads and Streets shall be part of the Roads and Streets System Infrastructure Master Plan, to be submitted for approval by the City and ACHD, for the Project as planned for specific neighborhoods or master planned for areas within the Project.

5.1.1.4 Streets shall be designed and constructed to meet ACHD standards for acceptance and in accordance with the approved Roads and Streets Infrastructure Master Plan and as approved in the Subdivision permitting process.

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5.1.1.5 Roads shall be designed and constructed in accordance with the approved Roads and Streets System Infrastructure Master Plan and as approved in the Subdivision approval process subject to the following:

5.1.1.5.1 Constructed by Developer to City and ACHD applicable engineering and design standards except for _____; and

5.1.1.5.2 Maintained by Developer and/or an Owners' Association; and

5.1.1.5.3 Constructed with limited access, through access control structures, to the Active Adult Community portion of the Master Plan, and with gated accesses at Cloverdale Road, Kuna Road, and on the north side of the Active Adult Community portion of the Master Plan subject to review and approval of the City, ACHD, Fire District and Ada County Ambulance District; and

5.1.1.5.4 Owned by the Developer until Developed and may subsequently be conveyed to one or more Owners' Associations as designated in each Developed phase of the Project; and

5.1.1.5.5 Identified on the preliminary and final plats of the Subject Real Property; and

5.1.1.5.6 Accessible to public service agency providers inclusive, without limitation, police, fire, ambulance, garbage collection, electrical, cable and telephone line installation and repair, domestic and irrigation water or sewer line installation and repair, and other similar public purposes.

5.1.1.6 Parking/ Pedestrian/ Bicycle and Other transportation related facilities: Parking, pedestrian, bicycle, sidewalks and/or other facilities intended to be used for non-motorized vehicular traffic and/or for e-bicycles and scooters used for ingress and egress to and from or within the Project ("Travel Appurtenances"), not included in Roads or Streets, and Developed within a phase of the Project, shall include, as is relevant and as required by the City, the following:

5.1.1.6.1 Street and Road lighting shall be served with underground electric service distribution; all Road and Street striping, traffic signals, sign posts, name signs, stop signs, speed limit signs, and all other directional/warning/advisory traffic signage in accordance with the Manual on Uniform Traffic Control Devices.

5.2 Potable Water: In the permitting process of the development of the Project it is intended that Project, as permitted and developed, will be served by the Potable Water System by the Potable Water Provider in accordance with the provisions of this section.

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5.2.1 Developer Responsibility: The Developer shall:

5.2.1.1 prepare and submit to the City, for its approval, a Potable Water System Infrastructure Master Plan designating the location of wells, the number of wells, water storage tanks (if necessary as required by the City in its discretion), and the general location of the water transmission and distribution system, including any that are offsite, that will serve the Project, as it is fully Developed including considerations that Additional Property may, in the future, be added to the Project as required by the City in order for potable water to be provided by the Potable Water Provider to the Project and provide for its interconnectivity to the Potable Water System (the "Water Master Plan"). It is anticipated that the Potable Water Infrastructure Master Plan will include two (2) municipal wells to serve the Project and will identify the phases of Project development which will provide that one well will be constructed with the first phase of Project development ("Phase One Wells").

5.2.1.2 shall convey, at no cost to the City, all potable well sites as identified in the Potable Water System Infrastructure Master Plan and grant access easements to such sites prior to City commencing construction of the Phase One Wells (the "Well Sites").

5.2.1.3 shall be responsible to install all distribution lines, pressure reducing valves and booster stations and other aspects of the Potable Water Infrastructure Master Plan, at Developer's sole cost and expense (the "Developer Potable Water System Improvements").

5.2.2 City Responsibility: The City shall:

5.2.2.1 Upon the Developer's conveyance of the well sites, construct potable water wells necessary to serve the development of the Project Property as shown in Exhibit B.

5.2.2.1.1 It is anticipated that two (2) municipal wells will be needed to serve the Project, one will be constructed with the first phase of development ("Phase One Wells"). Upon approval of Developer's first set of improvement plans, City shall in a timely manner construct the Phase One Wells and well related improvements and allow the Developer to connect the Developer Potable Water System Improvements. This connection shall be facilitated, as is reasonable under the circumstances, within 12 to 18 months following City's approval of the phase one improvement plans.

5.2.2.2 Upon conveyance of the Developer Potable Water System Improvements to City, City shall be the Potable Water Provider to the Developed Project and shall continue to own and maintain the Water System Improvements and Wells as a part of the Potable Water System.

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- 5.2.2.3 Upon completion by the Developer of each Developed phase within the Project, the City shall then be the Potable Water Provider to that Developed phase of the Project.
- 5.2.2.4 Reimbursement. Developer shall be eligible for reimbursement of any portion of the cost of the Developer Potable Water System Improvements and Offsite Potable Water that are over-sized to provide potable water service to property outside of the Subject Real Property in accordance with the reimbursement policy of the City in effect when the Developer Potable Water System Improvements are connected to the Potable Water System.
- 5.2.2.4.1 Prior to construction of the Developer Water System Improvements and Offsite Potable Water and after Developer has received bids to construct the City and Developer shall document the final amount to be reimbursed in accordance with the City's reimbursement policy then in effect.
- 5.3 Irrigation: In the permitting process of the development of the Project, it is intended that each phase of the Project, as permitted and developed, will be served by a Developer Pressure Irrigation System in accordance with the provisions of this section.
- 5.3.1 Developer Responsibility: The Developer shall:
- 5.3.1.1 Prepare and submit to the City, for its approval, a Developer Pressure Irrigation System Infrastructure Master Plan designating the location of the Developer Pressure Irrigation System Improvements that will service the Project, as it is fully Developed including considerations that Additional Property may, in the future, be added to the Project (the "Developer Pressure Irrigation System Master Plan").
- 5.3.1.2 The Developer/Owner shall retain all irrigation water rights related to irrigation of the Subject Real Property and those water rights shall continue to be utilized for irrigation of Existing Uses and Green Spaces and Public Green Spaces and Parks.
- 5.3.1.3 The City shall pay the reasonable assessment rates, as set by the Developer or the Owner's Association, for irrigation water provided to any Park conveyed to and accepted by the City pursuant to this Agreement,
- 5.4 Wastewater Treatment: In the permitting process of the development of the Project it is intended that Project as permitted and developed will be served by the Wastewater System in accordance with the provisions of this section.
- 5.4.1 Developer Responsibility: The Developer shall:

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5.4.1.1 Prepare and submit to the City, for its approval, a Wastewater System Infrastructure Master Plan designating the location of the Sewerage System, including Offsite, that will service the Project, as required by the City in order for City to be the Sewer Provider to the Project as it is fully Developed including considerations that Additional Property may, in the future, be added to the Project (the "Sewer Master Plan").

5.4.1.2 Developer, at Developer's expense, shall construct the City approved ("Project Sewerage System") within the Project and shall construct Offsite Sewerage depicted on Exhibit D from the City-constructed gravity sewer line in Stroebel Road to the Property to serve the Property.

5.4.1.2.1 The Offsite Sewerage, provided by Developer, may follow the Kuna Road alignment or traverse private property, provided that easements, in a form satisfactory to City, are provided by the owners of any such private properties.

5.4.1.3 The design of the Developer-constructed Offsite sewerage must ensure that, upon completion of the Offsite Sewerage, the Subject Real Property will be served by the Sewer Provider with a capacity to serve the Maximum Density of the approved Project.

5.4.2 City Responsibility: The City shall:

5.4.2.1 Following the Developer's construction and installation of the Developer Sewerage System Improvements in accordance with the Sewer Master Plan [including easements] and acceptance by the City, the City will become the Sewer Provider for the Project as it is Developed.

5.4.2.2 City shall be the Sewer Provider as each phase of the Project is Developed in accordance with the following:

5.4.2.2.1 City will provide a "Will-Serve" letter for the Project phase as it is Developed.

5.4.2.2.2 Developer shall be eligible for reimbursement of the portion of the cost of the Offsite Sewerage in excess of the capacity needed to serve the Developed Project. Reimbursement amounts shall be calculated and paid in accordance with the applicable City reimbursement policy in effect when construction commences. The late-comer agreement will be a stand-alone document and/or agreement.

5.5 Drainage System: The Developer shall:

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- 5.5.1 Prepare and submit to the City and ACHD, for their approvals, a Drainage System Infrastructure Master Plan designating the location of the (“Developer Drainage System Improvements”) that will service the Project, as it is fully Developed including considerations that Additional Property may, in the future, be added to the Project (the “Drainage Master Plan”).
- 5.5.2 The Drainage System Infrastructure Master Plan shall designate Drainage System to be conveyed to and accepted by ACHD, and those to the City, if any, and those to remain private and owned and maintained by the Developer or a designated Owner’s Association.
- 5.5.3 Developer Drainage System Improvements shall be designed and constructed, as the Project phases are Developed, to meet ACHD, City and any applicable State standards as is relevant to the intended ownership and maintenance of the constructed Developer Drainage System Improvements.
- 5.6 Project Park, Green Space and Public Green Space Infrastructure Master Plan: The Project shall contain Green Space, Public Green Space, and Park areas totaling a minimum of 10% of the gross Project acreage in accordance with the following:
 - 5.6.1 Each plat within the Project shall contain a minimum of 5% of its total gross acres as either Green Space, Public Green Space or Park.
 - 5.6.2 The Project Park, Green Space and Public Green Space Infrastructure Master Plan for the Project, attached as Exhibit E, depicts the intent of Project development to link Villages to various common areas and recreational uses.
 - 5.6.3 The pathways and trails shall be located along Park, Green Space and Public Green Space corridors.
 - 5.6.4 The Developer shall specifically designate Parks, Green Spaces and Public Green Spaces upon submission of each preliminary and final plat in accordance with the Project Park, Green Space and Public Green Space Infrastructure Master Plan.
 - 5.6.5 The ownership of Parks, Green Spaces, and Public Green Spaces shall be owned and maintained as follows:
 - 5.6.5.1 Parks by the City
 - 5.6.5.2 Green Spaces and Public Green Spaces by Developer/ Owners’ Association
 - 5.6.6 Project Park, Green Space and Public Green Space Infrastructure Master Plan Exhibit E shows a pathway network to be constructed with the Project. The pathways and trails on this plan are all depicted within Green Space and or Public Green Space and shall be constructed in phases.
 - 5.6.7 Isolated Trails: In locations where pathways and trails are isolated and not connected to any other development trail or pathway (“Isolated Trails”), such Isolated Trails shall be constructed and approved by the City as each Project Development phase is permitted and completed.

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- 5.6.7.1 Isolated Trails shall be a minimum of 500 feet per each approved phase. In any circumstance where a pathway or trail is unable to be constructed due to safety, topography, or easement/ownership conflicts, then the Developer shall either re-route such pathways or trails or replace them with additional pathways or trails elsewhere or reach written agreement with the City to construct those pathways or trails in the reasonable foreseeable future when the circumstances are expected to resolve.
- 5.6.8 Project Parks. The Master Plan (Exhibit B) calls for a minimum of one Park to be a minimum of 10 acres in size and dedicated to the City.
- 5.6.8.1 The location of the Park may be modified from the location shown on Exhibit E, but shall be located adjacent in a central location to maximize public access and be compatible with the intent of the Project Park, Green Space and Public Green Space Infrastructure Master Plan.
- 5.6.8.2 Each Park shall include at least 3 active amenities such as by way of example:
- Playing fields, playground, basketball court, volleyball court, tennis court, pickle ball courts, a picnic shelter, etc.
- 5.6.8.3 Developer and the City will work together on the final design of any Park.
- 5.6.9 Park Impact Fee Credits and Reimbursement. If Developer, at no cost or expense to the City, develops and conveys any Park within the Subject Real Property to the City, upon approval from the City Administrator of the Park improvement costs ("Approved Park Costs"), the Developer or the owner of any real property within the Subject Real Property shall be entitled to the issuance of a credit against the City's park impact fee as will be negotiated with the City Administrator in accordance with the provisions of Kuna City Code Section 12-1-6 including any other applicable provisions of Chapter 1 of Title 12 Kuna City Code.
- 5.6.10 Green Space and Public Green Space Ownership: Developer shall identify, as phases of the Project are Developed, the Owners' Association or other entity who will own and maintain each Green Space and each Public Green Space and all improvements within the phase of the Project then being Developed.

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SECTION 6 INFRASTRUCTURE SYSTEMS DEVELOPMENT CONSTRUCTION STANDARDS

- 6.1 Infrastructure Systems Development Standards: The Developer/Owner will, in the course of their development of each phase of the Project, construct and install all Infrastructure Systems, including any portion thereof that is Offsite, in accordance with the then current relevant engineering and City, ACHD, Ada County, state of Idaho and Federal agency standards.

SECTION 7 INFRASTRUCTURE SYSTEMS CONSTRUCTION ACCESS AND OPERATIONS

- 7.1 Developer shall have the right, upon application and issuance of a permit from City (or other applicable governmental jurisdiction, subject to their approval), to enter and remain upon and cross over any City-held (or other applicable governmental jurisdiction, if they approve) easements or rights-of-way, to the extent reasonably necessary to facilitate Infrastructure Systems construction, or to perform necessary maintenance or repairs of such Systems subject to:
- 7.1.1 The Developer's use of such license or permit in a manner that will not impede or adversely affect City's (or other applicable governmental jurisdiction's) use and enjoyment thereof, and
- 7.1.2 The Developer shall substantially restore such easements and rights-of-way to their condition prior to Developer's entry upon and completion of such System construction, repair or maintenance.
- 7.2 The City, as is necessary for the Developer to construct and install Infrastructure Systems, shall cooperate as is reasonably necessary and as the City is legally able, in compliance with the City's approval of the applicable Systems plan, as follows:
- 7.2.1 Abandon any unnecessary City public rights-of-way or easements currently located on the Subject Real Property and not otherwise used or required by the City.
- 7.3 Operations During Infrastructure Construction. Developer's mineral and/or royalty rights on minerals located on or under the Subject Real Property are reserved and the Developer, may as reasonably needed, conduct mining (for purposes of on-site material usage), blasting and batch plant operations on site during each the construction of each Developed phase on of the Project in accordance with the procedures of City Code and this Agreement.

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- 7.3.1 The location of construction operations shall be subject to reasonable review and approval by the appropriate governmental agencies that have jurisdiction over such operations.

SECTION 8 ADDITIONAL PROPERTY

- 8.1 Additional Property. In the event Developer acquires any real property within the Additional Property (the "Acquired Additional Property") and desires to subject such Acquired Additional Property to the benefits and obligations of this Agreement, Developer may request that City annex the Acquired Additional Property into the corporate boundaries of City (if such Acquired Additional Property is not already within the City limits) and may seek amendment of this Agreement to include such Acquired Additional Property.
- 8.2 Upon such request, City shall process the annexation of the Acquired Additional Property, after payment by Developer City Fees for annexation, zoning, PUD and any other relevant fees, in accordance with the requirements of City and the state of Idaho. Any such request by the Developer must include a revision of the Master Plan and Infrastructure Master Plans which are consistent with and a continuation of the Master Plan and City approved Infrastructure Master Plans for the Subject Real Property.
- 8.3 In connection with annexation of any such Acquired Additional Property, the amendment to this Agreement shall reflect either the then-existing residential density and/or commercial uses and intensities of such Acquired Additional Property, or, if requested by Developer, additional residential density and/or commercial uses and intensities consistent with any zoning or plan approvals for the Acquired Additional Property.
- 8.4 The annexation of the Acquired Additional Property may increase the Maximum Density (including that of the Acquired Additional Property) and alter other development parameters in connection with the Subject Real Property by the number of dwelling units and commercial acreage allowed in connection with the Acquired Additional Property.
- 8.5 An amendment to this Agreement in connection with the annexation of Acquired Additional Property may include alternative plans and land use designations or other planning or entitlement documents. Developer shall have the right to allocate residential density and/or commercial acreage, and the Development Rights associated with such residential density and/or commercial acreage, from existing Parcels or Villages to the Acquired Additional Property in accordance with the revised proposed Master Plan.

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SECTION 9 TERM

9.1 Term. The Term of this Agreement shall commence on the Effective Date and shall automatically terminate on the 30th anniversary of the first day of the commencement of the Effective Date.

9.1.1 The inclusion of any Acquired Additional Property shall not extend the Term of this Agreement unless the Agreement is amended.

9.1.2 **Limited Termination Upon Completion of Developed Phases of the Project.**

The Developer may submit an application to the City Council for a limited termination of some of the provisions of this Agreement (“Application for Partial Termination”) to certain legally described real property within Developed phases of the Project and any relevant amendments of this Agreement.

9.1.2.1 The City Council shall grant an Application for a limited termination of some of the provisions of this Agreement only when a phase of the Project has been Developed and shall specifically identify what provisions of the Agreement are terminated but shall not include any termination of any provision of this Agreement that requires perpetual operation, maintenance of any Infrastructure required of a Party or an Owners’ Association.

9.1.2.2 An order of the City Council, granting an Application for limited termination, shall include the legal description of the real property and the specific provisions of this Agreement which are the subject of the order.

9.1.2.3 The City Clerk shall certify and acknowledge a copy of the order and provide the same to the Developer for purposes of recording the same with the Ada County Recorder’s Office.

SECTION 10 AGREEMENT MODIFICATIONS

10.1 Effect of New Laws. In the event State or federal laws or regulations are enacted and/or there is a decision issued by a court of competent jurisdiction which prevents or precludes a Party’s compliance with one or more provisions of this Agreement (individually or collectively, “New Law”), the provisions, in whole or in part, as applicable, of this Agreement shall be modified or suspended as may be necessary to comply with such New Law.

10.1.1 During the time that the Parties are conferring on such modification or suspension of this Agreement or challenge to the New Law, the Parties may take reasonable action to comply with such New Law.

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- 10.1.2 Should the Parties be unable to agree to a modification or suspension of this Agreement, either may petition a court of competent jurisdiction for an appropriate declaratory judgment for modification or suspension of this Agreement.
- 10.1.3 The Developer and the City each or together shall have the right to challenge the New Law which prevents their compliance with the terms of this Agreement. In the event that such challenge is successful, this Agreement shall remain unmodified and in full force and effect.
- 10.2 Technical Amendments. Technical amendments of this Agreement may be necessary or appropriate from time to time limited to and in accordance with the following:
- 10.2.1 Technical amendments are those which only involve minor alteration to the Master Plan such as circulation, Parcel or Village area boundaries, Green Space and Public Green Space boundaries, pathway or trail alignments, etc.; and/or reallocation of residential density between Parcels or Villages so long as the Maximum Density allowed per this Agreement is not exceeded.
- 10.2.2 Technical amendments must be in writing and may be approved by the City Council upon recommendation of the Zoning Administrator, Public Works Director and the Parks and Recreation Director without prior review by the Planning & Zoning Commission or public hearings unless such review and public hearings are required by law or by the provisions of any permit issued for the development of any phase of the Project.
- 10.2.3 At the election of Developer such technical amendments may be recorded through a memorandum so as to show of record on the Subject Real Property.
- 10.2.4 The Parties will diligently pursue efforts to process any proposed technical amendments to this Agreement.
- 10.3 Limited Termination Amendments: Any amendment to this Agreement involving a limited termination of the Agreement is governed under Section 9.1.2.

SECTION 11 ZONING AND PUD STANDARDS

- 11.1 The City's Zoning Ordinance standards which includes PUD Standards as they exist on the Effective Date shall apply to the Subject Real Property for the Term of this Agreement.
- 11.2 This Section does not apply to the Additional Property.

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SECTION 12 VESTED RIGHTS

- 12.1 Upon the Effective Date, the Developer/ Owner shall have vested rights to develop and use the Subject Real Property consistent with this Agreement.
- 12.2 The determinations of City memorialized in this Agreement, together with the assurances provided to Developer in this Agreement, including this Section, are bargained for and is a consideration for the undertakings of Developer as set forth herein and contemplated by this Agreement, and are intended to be and have been relied upon by Developer.

SECTION 13 SYSTEMS OWNERSHIP AND MAINTENANCE

- 13.1 The Systems, provided for in this Agreement, upon their construction, installation, approval and acceptance shall be owned and maintained as follows:
- 13.1.1 By ACHD:
- Streets; and
 - As designated in the Drainage Infrastructure Master Plan, Developer Drainage System Improvements
- 13.1.2 By City:
- Wells, and
 - Developer Water System Improvements; and
 - Developer Sewerage System Improvements; and
 - As designated in the Drainage Infrastructure Master Plan, Developer Drainage System Improvements [it is the intent of the City to not accept any Drainage System; and
 - Parks.
- 13.1.3 By Developer and/or Owners' Association:
- Roads
 - Developer Pressure Irrigations System Improvements; and
 - Green Spaces; and
 - Public Green Spaces; and
 - As designated in the Drainage Infrastructure Master Plan, Developer Drainage System Improvements

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- 13.2 The Developer, in the process of each Developed phase of the Project, shall create, establish, staff and register with the Secretary of State of the state of Idaho a legal entity under Idaho Law (“Owners’ Association”) and prepare and record with the Ada County Recorder’s office appropriate CC&Rs which are consistent with the approved Master Plans.
 - 13.2.1 The CC&Rs, for each Developed phase of the Project, shall bind all present and future owners of real property within each Developed phase of the Project in order to provide for the perpetual support and maintenance of the each of the Systems within the Developed phase as provided in this Agreement.
 - 13.2.2 Each Owners’ Association shall establish and perform quality control, maintenance and operation throughout their Developed phase of the Project during development and during maturing of the Developed phase of the Project and continuing after the last house is built.
 - 13.2.3 Developer shall have the sole and absolute discretion over the content, approval and enforcement rights of the Declarant or other governing agent or agency, formation and adoption of the CC&Rs so long as the same is consistent with the provisions of this Agreement.

**SECTION 14
DEFAULT**

- 14.1 The enforcement of the terms and conditions of this Agreement and any permits issued by the City pursuant to this Agreement are as follows:
 - 14.1.1 The failure of the Developer, Owner, Owners’ Association, or the owner of real property within the Subject Real Property or the failure of the City to comply or perform, in accordance with the terms and conditions of this Agreement or the terms and conditions of any permit issued by the City, pursuant to this Agreement, shall be a default of this Agreement and processed as follows:
 - 14.1.1.1 A claim of default may be made against the Developer, Owner, Owners’ Association or Property Owner by the City’s Director of Public Works, Zoning Administrator or Parks and Recreation Director, (“City Director”), depending upon the default.
 - 14.1.1.2 A claim of default may be made against the City by the Developer, Owner, Owners’ Association or Property Owner of any real property within the Subject Real Property, depending upon the default.
 - 14.1.1.3 For purposes of this Section of the Agreement a claim of default is made by a (“Claimant”) against an (“Accused”).

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14.1.2 Prior Written Notice of Intent: If the Claimant is the City, depending upon the default, it may seek to terminate and cancel, amend or amplify any permit or seek specific performance of this Agreement, and if the Claimant is a Developer, Owner, Owners' Association or Property Owner, it may seek specific performance by the City of this Agreement each in accordance with the following process:

14.1.2.1 The Claimant shall serve the Accused with a written notice of default and/or intent to terminate and/or to cancel, and/or to amend, and/or to amplify, or seek specific performance (as the case may be) of a permit and/or this Agreement ("Notice of Intent")

14.1.2.1.1 The written Notice of Intent shall include the matters and facts which form the basis for the notice and a stated reasonable time within which the Accused is to correct and remedy the default. Such reasonable time frame shall depend upon the exigencies surrounding the matters and facts set forth in said Notice.

14.1.2.1.2 Or in the case the City is the Claimant, the written Notice of Intent shall state the factual and legal reasons to cancel, amend or amplify permit issued pursuant to this Agreement or seek specific performance of this Agreement and request that the Accused respond in writing, within a reasonable stated time, as to whether or not the Accused consents to comply with the Notice of Intent or denies the claim of default.

14.1.2.2 The Notice of Intent shall be served as follows upon:

- Developer: by U.S. Mail to the address herein designated by the Developer; and
- Owners' Association: by U.S. Mail to the address of its registered agent; and
- Real Property Owner: By U.S. Mail at their address as listed by the Ada County Assessor's office.
- City: by U.S. Mail to the address herein designated by the City.

14.1.3 Notice to Show Cause: In the event the Accused fails to correct and remedy a default or noncompliance, within the reasonable time designated in the Notice of Intent, to the satisfaction of the Claimant, the Claimant shall then request the Planning & Zoning Commission [only in the event the Commission has original jurisdiction by reason of a permit which is at issue in the matter] or otherwise the City Council to proceed to set a hearing and provide written notice of the hearing to show cause to the Accused of the request to take action as identified in the Notice of Intent and to enforce the terms of this Agreement.

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- 14.1.3.1 The written notice of the hearing to show cause shall be served upon the Claimant and the Accused at least twenty-eight (28) days in advance of the hearing.
- 14.1.3.2 At the hearing to show cause, the Accused may present evidence as to why it or they are not in default.
- 14.1.3.3 Following any presentation of evidence by the Accused and any rebuttal by the Claimant and any other interested Persons the Planning & Zoning Commission and or the City Council, as the case may be, shall determine and issue Findings of Fact, Conclusions of Law and an Order of Decision in accordance with the evidence presented at the Show Cause hearing.
- 14.1.3.4 The Findings of Fact, Conclusions of Law and Order of Decision issued by the City Council shall be the final administrative remedy of any claim of default under this Agreement and the Parties may thereafter seek legal action in a court of competent jurisdiction for declaratory relief and or specific performance of this Agreement as the case may be, but the Parties shall not be entitled to consequential damages in any such action.

SECTION 15 MORTGAGES

- 15.1 This Agreement shall be superior and senior to any Mortgage of the interests of the Developer or property owner of any real property within the Subject Real Property of record recorded subsequent to this Agreement.
 - 15.1.1 No default of this Agreement by the Developer or property owner shall invalidate or impair a Mortgage or any Mortgage made in good faith and for value; and
 - 15.1.2 Any acquisition or acceptance of title or any right or interest in or with respect to the Subject Real Property, or any portion thereof, by a mortgagee (herein defined to include a beneficiary under a deed of trust), whether under or pursuant to a mortgage foreclosure, trustee's sale or deed in lieu of foreclosure or trustee's sale, or otherwise, except that the same shall be subject to all of the terms and conditions contained in this Agreement.
- 15.2 No mortgagee shall have an obligation or duty under this Agreement to perform Developer's obligations or other affirmative covenants of Developer hereunder, or to guarantee such performance; except that to the extent that any covenant to be performed by Developer is a condition to the performance of a covenant by City, the performance thereof shall continue to be a condition precedent to City's performance hereunder.

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SECTION 16 SHARED LEGAL DEFENSE OF THIS AGREEMENT

- 16.1 Shared Agreement Legal Defense Costs: In the event that any legal or equitable action or other proceeding is instituted by a third-party challenging the validity of any provision of this Agreement, the Parties will cooperate in defense of such action or proceeding. The City and the Developer may agree to select mutually agreeable legal counsel to defend such action or proceeding with the Parties sharing equally in the cost of such joint legal counsel, or each Party may select its own legal counsel at each Party's expense. All other costs of such defense(s) shall be shared equally by the Parties. Each Party retains the right to pursue its own independent legal defense.

SECTION 17 NOTICES AND FILINGS

- 17.1 Manner of Serving. All notices, filings, consents, approvals and other communications provided for herein or delivered in connection herewith shall be validly delivered, filed, made, or served if in writing and delivered personally or delivered by a nationally recognized overnight courier or sent by certified United States Mail, postage prepaid, return receipt requested, if to:

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

With a copy to:
William F. Gigray, III
5700 E. Franklin Rd.
Nampa, Idaho 83687

Developer:
M3 ID Falcon Crest, LLC
Attn: Developer Representative,
William I. Brownlee
4222 E Camelback Road Suite H100
Phoenix AZ 85018

With a copy to:
Spink Butler, LLP
Attn: JoAnn C. Butler
251 E Front Street, Suite 200
Boise, Idaho 83702
Owner:
Falcon Crest, LLC
2528 N. Cloverdale Road
Boise, ID 83713

With a copy to:
Eberle Berlin
William J. McKlveen
1111 W. Jefferson, Suite 530
Boise, ID 83702

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or to such other addresses as either Party hereto may from time to time designate in writing and delivery in a like manner.

- 17.2 Mailing Effective. Notices, filings, consents, approvals and communication given by mail shall be deemed delivered immediately if personally delivered, 24 hours following deposit with a nationally recognized courier, or 72 hours following deposit in the U.S. mail, postage prepaid and addressed as set forth above.

SECTION 18 MISCELLANEOUS

- 18.1 Waiver. No delay in exercising any right or remedy shall constitute a waiver by either Party thereof, and no waiver by City or Developer of the breach of any covenant or condition of this Agreement shall be construed as a waiver of any preceding or succeeding breach of the same or any other covenant or condition of this Agreement.
- 18.2 Counterparts. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together constitute one and the same instrument. The signature pages from one or more counterparts may be removed from such counterparts and such signature pages all attached to a single document so that the signatures of all Parties may be physically attached to a single document.
- 18.3 Headings. This Agreement shall be construed according to its fair meaning and as if prepared by both Parties hereto. Table of Contents, titles and captions are for convenience only and shall not constitute a portion of this Agreement. As used in this Agreement, masculine, feminine or neuter gender and the singular or plural number shall each be deemed to include the others wherever and whenever the context so dictates.
- 18.4 Exhibits and Recitals. Any exhibit attached hereto shall be deemed to have been incorporated herein with the same force and effect as if fully set forth in the body hereof. The Recitals set forth at the beginning of this Agreement are hereby acknowledged and incorporated herein and the Parties hereby confirm the accuracy thereof. The Definitions set forth prior to the Recitals are hereby acknowledged and incorporated herein.
- 18.5 Further Acts. Each of the Parties shall promptly execute and deliver all such documents and perform all such acts as reasonably necessary, from time to time, to carry out the matters contemplated by this Agreement.
- 18.6 Time of Essence. Time is of the essence in implementing the terms of this Agreement.
- 18.7 Successors and Assigns. The burdens of this Agreement are binding upon, and the benefits inure to, all successors in interest of the Parties to this Agreement and constitute covenants that run with the land.

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- 18.7.1 Developer's rights and obligations hereunder shall only be assigned upon written consent of the City Council which shall not be unreasonably withheld subject to the following conditions:
- 18.7.1.1 Prior written notice from the Developer to the City Council together with the identification of the proposed assignee and reliable information of the proposed assignee's intentions and ability to perform the conditions of this Agreement; and
 - 18.7.1.2 the Developer is not in default of this Agreement or the Assignee tenders to the City a guarantee of the Assignee's performance of the Developer's default upon assignment; and
 - 18.7.1.3 Any assignment by the Developer, approved by the City Council, shall be by a written instrument, including the City's consent and recorded in the official records of Ada County, Idaho, expressly assigning such rights and obligations.
 - 18.7.1.4 In the event of a complete or partial assignment of Developer's rights and obligations hereunder, except an assignment for collateral purposes only, Developer's liability under this Agreement shall terminate.
- 18.7.2 The ongoing ownership, operation and maintenance obligations in connection with this Agreement may be assigned to an Owners' Association. Developer shall provide City with written notice of any assignment of Developer's rights or obligations to such Owners' Association within a 30 day period of time following such assignment.
- 18.7.3 Notwithstanding any other provisions of this Agreement and subject to prior notice to the City, the Developer may assign all or part of Developer's rights and duties under this Agreement as collateral to any financial institution from which Developer has borrowed funds for use in developing the Property.
- 18.8 No Partnership; Third-Parties. It is hereby specifically understood, acknowledged and agreed that neither City nor Developer shall be deemed to be an agent of the other for any purpose whatsoever. It is not intended by this Agreement to, and nothing contained in this Agreement shall, create any partnership, joint venture or other arrangement between Developer and City. No term or provision of this Agreement is intended to, or shall, be for the benefit of any third-party, person, firm, organization or legal entity not a Party hereto, and no such other third-party, person, firm, organization or legal entity shall have any right to cause of action hereunder.

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- 18.9 Entire Agreement. This Agreement constitutes the entire agreement between the Parties pertaining to the subject matter hereof. All prior and contemporaneous agreements, representations and understandings of the Parties, oral or written, are hereby superseded and merged herein. No modification or amendment to this Agreement of any kind whatsoever shall be made or claimed by Developer or City shall have any force or effect whatsoever unless the same shall be endorsed in writing and signed by the Party against which the enforcement of such modification or amendment is sought, and then only to the extent set forth in such instrument. Such approved amendment shall be recorded in the Official Records of Ada County, Idaho.
- 18.10 Construction. All Parties hereto have either been represented by separate legal counsel or have had the opportunity to be so represented. Thus, in all cases, the language herein shall be constructed simply in accord with its fair meaning and not strictly for or against a Party, regardless of whether such Party prepared or caused the preparation of this Agreement.
- 18.11 Names and Plans. Developer shall be the sole owner of all names, titles, plans, drawings, specifications, ideas, programs, designs and work products of every nature at any time Developed, formulated or prepared by or at the request of Developer in connection with the Property and the Project; provided, however, that in connection with any conveyance of portions of the Subject Real Property to City, such rights pertaining to the portions of the Subject Real Property so conveyed shall be assigned to City to the extent that such rights are assignable.
- 18.12 Severability. If any provision of this Agreement is declared void or unenforceable, such provision shall be severed from this Agreement, which shall otherwise remain in full force and effect.
- 18.13 Parties' Intent. It is the Parties' express intention that the terms and conditions be construed and applied as provided herein, to the fullest extent possible. It is the Parties' further intention that, to the extent any such term or condition is found to constitute an impermissible restriction of the police power of City, such term or condition shall be construed and applied in such lesser fashion as may be necessary to not restrict the police power of City.
- 18.14 Choice of Law. This Agreement shall be construed in accordance with the laws of the state of Idaho in effect on the Effective Date. Any action brought in connection with this Agreement shall be brought in a court of competent jurisdiction located in Ada County, Idaho.
- 18.15 Recordation. After its execution, this Agreement shall be recorded in the real property records of Ada County, Idaho by the City.

WFG DRAFT DATED 11/20/18

- 18.16 Agreement Runs with the Land: Each commitment and restriction of this Agreement on the Subject Real Property shall be a burden on the Subject Real Property and shall be appurtenant to and for the benefit of the Subject Real Property and shall run with the land. This Agreement shall be binding on Developer and Owner, and their respective heirs, administrators, executors, agents, legal representatives, successors, and assigns; provided, however, that if all or any portion of the Project is sold, the sellers shall thereupon be released and discharged from any and all obligations arising under this Agreement in connection with the portion of the real property sold. The new owner of the real property or any portion thereof (including, without limitation, any owner who acquires its interest by foreclosure, trustee's sale or otherwise) shall be liable for all commitments and other obligations arising under this Agreement with respect to the real property or portion thereof.
- 18.17 No Developer Preliminary Representations. Nothing contained herein shall be deemed to initially obligate Developer to complete any part or all of the development of the Project within a specific time line, phasing schedule or other schedules, or any other plan, and this Agreement shall not be deemed a representation unless required as a condition of any permit issued pursuant to this Agreement or required by any Master Plan approved by the City pursuant to this Agreement
- 18.18 Good Standing; Authority. Each of the Parties represents to the other as follows:
- 18.18.1 The Developer represents that it is an Arizona limited liability company duly qualified to do business in Idaho; and
 - 18.18.2 The City represents that it is an Idaho municipal corporation in the state of Idaho; and
 - 18.18.3 Each Party represents to the other that the individual(s) executing this Agreement on behalf of the Parties are authorized and empowered to bind the Party on whose behalf each such individual is signing.

WFG DRAFT DATED 11/20/18

IN WITNESS WHEREOF, the Parties hereto, having been duly authorized, have executed this Development Agreement to be effective on the Effective Date.

CITY:

CITY OF KUNA, Idaho, a municipal corporation organized and existing under the laws of the State of Idaho

By: _____
Joe Stear, Mayor

Attest:

Chris Engels, City Clerk

CITY ATTORNEY APPROVAL AS TO FORM AND AUTHORITY

The foregoing Agreement has been received by the undersigned attorney, who has opined that it is in proper form and within the power and authority granted under the laws of the State of Idaho to the City of Kuna

Wm. F. Gigray, III, City Attorney

DEVELOPER:

M3 ID FALCON CREST, LLC, an Arizona limited liability company

By: M3 Builders, L.L.C., an Arizona limited liability company, its Manager

By: The M3 Companies, L.L.C., an Arizona limited liability company, its Member

By: _____
William I. Brownlee, Manager

OWNER:

FALCON CREST, LLC, an Idaho limited liability company

By: _____
Terry Cook, Manager

WFG DRAFT DATED 11/20/18

STATE OF IDAHO)
) ss.
COUNTY OF ADA)

On this ___ day of _____, 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared Joe Stear, known or identified to me to be the Mayor of the City of Kuna, the municipal corporation that executed the instrument or the person who executed the instrument on behalf of said municipal corporation, and acknowledged to me that such municipal corporation executed the same.

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

Notary Public for Idaho

Residing at _____

My commission expires _____

STATE OF _____)
) ss.
COUNTY OF _____)

On this ___ day of _____, 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared William I. Brownlee, Manager of The M3 Companies, L.L.C., an Arizona limited liability company, the Member of M3 Builders, L.L.C., an Arizona limited liability company, the Manager of M3 ID Falcon Crest, LLC, an Arizona limited liability company, the limited liability company that executed the instrument, or the person who executed the instrument on behalf of said limited liability company, and acknowledged to me that such limited liability company executed the same.

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

Notary Public for Arizona

Residing at _____

My commission expires _____

DEVELOPMENT AGREEMENT

WFG DRAFT DATED 11/20/18

STATE OF IDAHO)
) ss.
COUNTY OF ADA)

On this ___ day of _____, 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared Terry Cook, known or identified to me to be the Manager of Falcon Crest, LLC, the Idaho limited liability company that executed the instrument or the person who executed the instrument on behalf of said limited liability company, and acknowledged to me that such limited liability company executed the same.

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

Notary Public for Idaho

Residing at _____

My commission expires _____

W:\Work\K\Kuna, City of 25721\Planning and Zoning Matters\Development Agreements\Falcon Crest Development Agreementn 11-20-18 lh.docx

WFG DRAFT DATED 11/20/18

EXHIBIT A Legal Description of the Property

WFG DRAFT DATED 11/20/18

EXHIBIT B Master Plan

I made these smaller so the file was a size that could be emailed.

WFG DRAFT DATED 11/20/18

EXHIBIT C Annexation Application

WFG DRAFT DATED 11/20/18

EXHIBIT D Offsite Sewerage

WFG DRAFT DATED 11/20/18

EXHIBIT E Parks & Trails Plan



I made these smaller so the file was a size that could be emailed.

WFG DRAFT DATED 11/20/18

EXHIBIT F Exceptions – Kuna City Code Chapters 5 & 6

TITLE 5 – ZONING REGULATIONS
 CHAPTER 1 - GENERAL ZONING PROVISIONS
 SECTION:

...

5-3-2: - OFFICIAL SCHEDULE OF DISTRICT REGULATIONS:

...

LAND USE TABLE

Land Uses	Districts														
	A	R-2	R-4	R-6	R-8	R-12	R-20	O	C-1	C-2	C-3	CBD	M-1	M-2	P
Agriculture, General ¹⁻²⁶	P	P											S	S	P
Accessory Dwelling Unit (aka mother in-law quarters/Carriage House) ⁵²	P	P	P	P	S										
Accessory Use ⁷⁻²⁶	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Adult Bookstore ⁷⁻¹⁵⁻¹⁶											S				
Agri-tainment ¹⁵	P	P													P
Agritourism	S	S													S
Airport, Landing Strip ¹⁵⁻²⁶	S												S	S	S
Alcohol Consumption on-site/off-site ¹⁵⁻²⁷	P ₃₈	S	S	S	S	S	S		P ₃₈						
Amusement Center (indoor) ⁷⁻¹⁵									S	S	S	S			
Amusement Center (outdoor) ⁷⁻¹⁵									P	S	S		S		S
Animal Hospital ⁷⁻¹⁵⁻²⁶	S	S									P		P	P	S
Animal Shelter ⁷⁻¹⁵⁻²⁶	S												S		S
Appliance Repair ⁷⁻¹⁵		S	S	S	S	S	S	P	P	P	P	P	P		
Aquaculture	S												S	S	S
Aquarium ⁷⁻¹⁵								S	P	P	P	P	S		P
Arboretum ¹⁵	P	P	P	P	P	P	P	P	P	P	P	P			P
Archery Range ⁷⁻¹⁵⁻³⁷	P	S							P ₄₅	P ₄₅	P		P		
Art Gallery/Studio ⁷⁻¹⁵⁻³¹		S	S	S	S	S	S	P	P	P	P	P	P		
Asphalt Plant ⁷⁻¹⁵															S
Assisted Living ⁷⁻¹⁵⁻⁵³		S	S	S	S	S	S		P	P					
Auction Sales ⁷⁻¹⁵⁻⁴³	S ₄₁	S ₄₁							S	S	P		P		
Auditorium ⁷⁻¹⁵								S	P	P	P	P	S		P

¹ S:\Docs\M3 Acquisitions, L.L.C\Falcon Crest - Kuna\MISC\Kuna City Code - Revisions for City (5-16-18).docx S:\Docs\M3 Acquisitions, L.L.C\Falcon Crest - Kuna\MISC\Kuna City Code - Revisions for City (5-2-18).docx

DEVELOPMENT AGREEMENT

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Automobile Body, Paint Shop 7-15										S							P	P	
Automobile Detailing 7-15									S	P	P	P	S	P	P				
Automobile Rental/Sales 15										S	P	P	P	P					
Automobile Repair 7-15										S	P	P	S	P	P				
Bakery or Baked Goods Store 7-15	S	S	S	S	S	S	S	S	P	P	P	P	P	P					
Bank, Credit Union, Savings and Loan 7-15	S	S	S	S	S	S	S	P	P	P	P	P	P	P					
Banquet Facility 7-15-27	S	S	S	S	S	S	P	P	P	P	P								
Barber Shop/Beauty Salon 7-15	S	S	S	S	S	S	P	P	P	P	P	P							
Batch Plant 7-15-26																			S
Bed and Breakfast 15	S	S	S	S	S				S				S						
Beekeeping (Hives)	P	P																	
Beer and Wine Production 7-15-27	P	S	P ₁₁	P ₁₁									P					P	
Berry and Bush Crop/Vineyard	P	P																P	P
Beverage Bottling Plant 7-15-26-63											S	S					S	S	
Bicycle Shop 7-15	S	S	S	S	S	S	P	P	P	P	P	P	P						
Billboard Manufacturing 7-15-53																		P	P
Billboards 7-35	S																		S
Biomass	S																		P
Boarding/(Rooming) House 7-15-53	S			S	S	S		P ₆									P ₆		
Bookstore 7-15	S	S	S	S	S	S	P	P	P	P	P	P	P						
Botanical Garden 15	P	P	P	P	P	P	P	P	P	P	P	P	P	S					P
Bowling Alley 7-15									S	P	P	P	P						
Cabinet Shop—Manufacturing 7-15										S	S	S					P	P	
Call Center 7-15											S	P	P	P					
Car Wash 7-15									P	P	P	P	P	P					
Caretaker 13	P	P								P	P		S	S					
Carnival/Circus 15-23											P	P	P	P					P
Catering 7-15	S	S	S	S	S	S	P	P	P	P	P	P	P						
Cell Tower/Telecommunication 7-12-15	S	S									S	S	S	S	S	S			
Cement or Clay Products Manufacturing 7-15-26-53																			S
Cemetery or Mausoleum 15-30	P	S			S	S	S		S	S									S
Chemical Storage and Manufacturing 7-15-26-53																			S
Child Care, Center (13+ children) 7-15-49-51	S	S	S	S	S	S	S	S	S	S									
Child Care, Group (7—12 children) 49	S	S	S	S					S	S	S	S							

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Child Care, Home (1—6 children) 49-51	S	S	S	S															
Church or Place of Worship 7-15-36	S	P	P	P	P	S	S	S	S					S					
Community Center/Grange/Assembly Use 7-15	S	S	S	S	S	S	S	P	P	P					P				P
Community/Urban Garden 1-7-15	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Contractor's Storage Yard 7-26	S															S			P
Convenience Store (not including fuel sales) 7-15										P	P	P	P	P	P	P	P	P	
Dairy Product Processing 7-15-53	S															S			S
Digital/Electronic Verbiage Signage 7-15										S	S	S	S			S			S
Dispatch Center 7-15-34-47										P	P	P	P			S			
Distillery Production	P									S	S	S				S			P
Distributing Center 7-15-26-53																S			S
Dog Grooming 7-15	P	P	S	S	S					P	P	P	P	P	P				
Drive-in Restaurant 7-15-26-46										P	P	P	P	P	P				
Drive-in Theater 7-15	S	S								S	S	S							
Drive-through Business 7-15-34			S	S	S	S	S	S	S	P	P	S	S	S	S				
Driving School										P	P	P	P	P	P				P
Dry Cleaners 7-15										S	S	S	S	S	S				
Dry-Cleaning Plant 7-15-53																S			S
Dwelling, Condominium/Townhouse/Garden Apartment 5-7-15-53				SP 7	P 7	P 7	P 7	P 7	P 7					P 7					
Dwelling, duplex 5	S	P	P	P	P	P	P												
Dwelling, multifamily/Apartments (3 or more units under one roof) 5-15-53	S 7	S 7	SP 7	P 7	P 7	P 7	P 7	P 7	P 7										
Dwelling, single-family 5	P	P	P	P	P	P	P	P	P	P 6					P 6				
Emergency Care Facility/Clinic 7-15	S	S	S	S	S	S	S	P	P	P	P	P	P	P	P				
Energy System, production through renewable sources	S															S			S
Equipment Sales and Rental (Light Equipment) 7-15-21		S	S	S	S	S	S	S	P	P	P	P	S	P					
Equipment Sales (Large and Heavy Equipment) 7-15-26-43																S			S
Exhibition Hall 7-15										P	P	P	P	P	S				P
Explosive/Chemical Manufacturing and Storage																			S
Fairground 7-15	S	S														S			S
Farm Animals (Domestic) 2,4	P	P	S													S			P

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Farm Implement, Trailer and Manufactured Home Repair 7-15	S									P	P		P	P	
Farm Implement, Trailer, Manufactured Home and Sales Yard 7	S									P	P		P	P	
Farmer's Market 15-23	S									P	P		P		P
Feed Store 15-26	S									P	P	P	S	P	
Feedlot or Dairy 26	S														
Financial Services 7-15	S	S	S	S	S	S	S	P	P			P	P	P	
Fish Farm 15	S													S	S
Flea Market/Swap Meet 15-23										S	S	S	S	S	S
Florist 7-15	S	S	S	S	S	S	S	P	P	P	P	P	S		
Flower Gardening	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Food Processing Plant over 5,000 sq. ft. building 7-15-26-53										S			S	P	
Food Processing under 5,000 sq. ft. building 7-15-26										S	S	S	P	P	
Fraternity/Sorority/Dormitory/Residential Hall 5, 7	S	S								S	S	S	S		S
Freight Terminal 7-15-26-53														S	S
Fuel Sales										S	S		S	S	S
Fuel Yard (Explosive, Storage, Manufacturing) 7-15-26															S
Fuel Yard (Nonexplosive, Storage and Retail) 7-15-26															S
Funeral Home/Mortuary 7-15										S	S	S	S	S	S
Furniture Restoration/Refinishing 7-15										P	P	P	S	P	P
Furniture Shop Retail 7-15										P	P	P	P	S	
Gardening (for home consumption on-site) 1	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Gift Shop 7-15	S	S	S	S	S	S	S	P	P	P	P	P			
Golf Course and Country Club 7-15	P	P	P	P	P	P	P	P							P
Grain (Feed and Seed Processing and Sales) 7-15	P													S	S
Grain Storage—Bulk 7-15	P													S	S
Grazing/Raising Domestic Farm Animals 2	P	P													
Greenhouse/Nursery 7-15	P	P	P	P	P	P	P	P	P	P	P	P	S		
Grocery Store/Delicatessen 7-15	S	S	S	S	S	S	S	P	P	P	P	P	P		
Group Home 5-7-15-53	S	S	S	S	S	S	S	S							
Halfway House 5-7-15-53	S	S	S	S	S			S							S
Handicraft 7-15-31	S	P/S	P/S	P/S	S	S	S	P	P	P	P	P			

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Office (Medical, Professional) 7-15	S	S	S	S	S	S	P	P	P	P	P	P	S
Office (Temporary Real Estate Subdivision Sales) 15	S	S	SP	S	SP	S							
Orchards, Tree Crops	P	P	P	P								P	S
Parking Lot or Facility, Park and Ride 7-15-47	P	P	P	P	P	P	P	P	P	P	P	P	P
Pawnshop 7-15								S	P	P	P		
Payday Lending Operation/Non-chartered Institution 7-15												S	S
Pharmacy 7-15								P	P	P	P	P	
Planned Unit Development 5-15	S	S	S	S	S	S	S	S	S	S	S	S	S
Plant Nursery 15	P	P	S	S	S			S	S			P	P
Plant or Tree Farm	P	P	P	P				P		P		P	P
Post Office 7-15								P	P	P	P	P	P
Poultry, Fowl, Rabbits	P	P	P ₄	P ₄									P
Power Plant 5, 7												S	S
Preschool	S	S	S	S	S	S	S	S	S	S			
Printing, Blueprinting, Copy Center and Cartography 7-15								P	P	P	P	P	P
Prison, Jail, etc. 7-15-33								S	S				S
Public	P	P	P	P	P	P	P	P	P	P	P	P	P
Public Service Facility 7-15-18-19	S	S	S	S	S	S	S	S	S	S	S	S	S
Publishing 7-15	P	P	P	P	P	P	P	P	P	P	P	P	
Quasi-public	P							P	P	P	P	P	P
Radio and TV Stations 7-15-18-19								S	P	P	P	S	P
Railroad Buildings, Yard and Equipment 7-43-53	S											P	P
Recreational Vehicle, Trailer or Camping Park 5, 7			S	S	SP	S	S						P
Recycle/Collection Bins								P	P	P		P	P
Recycle Center/Recycle Staging Area 7-34-43								S	S			P	P
Recycling Plant 7-15-43												S	P
Regional Sewage and Waste Treatment Plant 7-24-33-43	S	S										S	S
Rendering Plant 7-25-26-53													S
Restaurant 7-15-20-26	S	S	S	S	SP	S	P	P	P	P	P	P	
Restaurant with Bar 7-15-27								S	S	S	S	S	
Retail Stores/Services 7-15-28	S	S	S	S	S	S	P	P	P	P	P	P	

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Terminal Yard Trucking 7-15-43-53																		S	S	
Theater 7-15									S	P	P	P								
Tire Recapping 7-15-53											S	S						S	S	
Tire Shop (not recapping) 7-15										P	P	P	S	S						
Training Facility																		S	S	
Travel Agency 7-15	S	S	S	S	S	S	S	P	P	P	P	P								
Truck and Tractor Repair 7-15-53	S												S					P	P	
Truck Maintenance 7-15																		S	S	
Truck Stop 7-15-53												S	S					S		
Truck Wash 7-53													S					P	P	
Upholstery Shop 7-15											P	P	P					P	P	
Utility-Owned Building (public/private) 7-15-18-19	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	S	
Vehicle Emission Testing Facility 7-15-34	S								P	P	P	P	P	P	P				P	
Veterinary Clinic 7-15-26	S	S							P	P	P	P						P		
Warehousing—Wholesale 7-15-53	S																	S	P	
Wedding Chapel 7-15	P	S					S	S	P	P	P	P	P							
Wind Turbines/Farms/Mills 15-40	S	S																S	S	S
Wood Processing Plant (including firewood) 7-15-26												S						S	S	
Zoo 7-15	S											S	S	S					P	

5-3-3: - OFFICIAL HEIGHT AND AREA STANDARDS:
MINIMUM YARD AND SQUARE FOOTAGE REQUIREMENTS

Zoning District	Maximum Height	Recommended Minimum Street Frontage*	Front Yard Setback On A Local Road (to garage)	Front Yard Setback on a Local Road to Residence or Side Load Garage	Front Yard Setback On An Arterial Or Collector Street	Rear Yard Setback	Interior Side Yard Setback	Street Side Yard Setback	Maximum Lot Coverage	Minimum Lot Size
A	45'	0**	20' from lot line	20' from lot line	30'	30'	10' from lot line	15'	90%	5 acres
R-2	35'	120'	20'	15'	30'****	15'	5'	20'	40%	20,000 sq ft
R-4	35'	66'	20'	10'	30'****	15'	5'	20'	40%	6,600 sq ft

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R-6	35'	45'0"	20'	<u>10'</u>	30'****	<u>150'</u>	5'*****	20'	40%N/A	4,500-sq ft N/A
R-8	35'	40'	20'	<u>10'</u>	30'****	15'	5'	20'	40%	3,300 sq ft
R-12	<u>405'</u>	40'0"	20'	<u>5'</u>	30'****	<u>150'</u>	5'*****	20'	60%N/A	2,200-sq ft N/A
R-20	40'	40'	20'	<u>20'</u>	30'****	15'	5'	20'	60%	1,300 sq ft
O	35'	0**	20'	<u>20'</u>	0	30'	5'	20'	80% DR	2,000 sq ft
C-1	35'	0**	15'	<u>15'</u>	0	5'	0	10'	100% DR	2,000 sq ft
C-2	60'	0**	0	<u>0</u>	0	0	0	0	100% DR	1,300 sq ft
C-3	60'	0**	0	<u>0</u>	0	0	0	0	100% DR	1,300 sq ft
CBD	80**	0**	0	<u>0</u>	0	0	0	0	100% DR	1,000 sq ft
M-1	100'	0**	0	<u>0</u>	0	0	0	0	100% DR	5,000 sq ft
M-2/M-3	100'	0**	0	<u>0</u>	0	0	0	0	100% DR	5,000 sq ft
P	60'	0**	0	<u>0</u>	0	0	0	0	100% DR	400 sq ft

Notes:

*****Side yard setbacks may be reduced to zero feet on the property line as long as the adjacent home is at least 10' from that shared property line. Side yard setbacks may be reduced to zero feet as long as there is a 10' distance between structures. Structures may also be attached and have zero setback with fire rated walls.

A. For all residential districts:

~~1. The developer shall provide an additional two (2) feet of distance separation from the designated interior yard setback for each additional story above the second level floor.~~

5. Certain structures and projections are permitted within the required yard setback area, unless their placement there would interfere with building code provisions. Items permitted there include: Cornices, canopies, eaves or other like projections, which do not increase the volume of space enclosed by the building as determined by the director, in consultation with the building official. None of these items shall project into a designated side yard more than two (2) feet or extend to within ~~three-two (32)~~ feet of a property line. It should be noted, that even though certain structures or projections are permitted within the yard setback, they are likely not permitted within an easement or right-of-way. The developer

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should be aware not to encroach upon these property demarcations when extending or projecting the building's footprint.

5-5-5: - REGULATIONS FOR FENCES, WALLS AND HEDGES:

F. Pathway/greenbelt fencing:

2. In order to design for crime prevention, the following design standards will be followed:

- b. All pathway fencing shall be constructed or a surety must be posted prior to the issuance of building permits for the subdivision.

5-7-3: - PLANNED UNIT DEVELOPMENT STANDARDS:

1. ~~Private streets and alleyways: The City of Kuna prohibits private streets and alleys unless there is a hardship circumstance that warrants this consideration and not of the controllers making. In the limited circumstances where they are approved,~~ Private streets and alleyways shall be owned and maintained by private individuals or entities and not by government agencies. The controller shall provide documentation of a binding contract or recorded CCR's that establishes who will be responsible for the repair and maintenance of the private street or alleyway, including revenue sources for their long-term sustainment. Private streets and alleyways shall be constructed on a perpetual ingress/egress easement and/or a separate and independent parcel(s) that provides access to applicable properties. The private street shall be constructed within fifty-foot easement and shall have a minimum travel lane width of twenty-seven (27) feet. The street shall feature curb, gutter and five-foot attached or detached sidewalks, unless the city or ACHD require wider sidewalks placed on both sides of the street. Private alleyways shall have a minimum travel lane width of sixteen (16) feet and be directionally signed one-way. Private alleys should connect to streets at both ends, but may terminate with a fire district approved turnaround, and provided the alley length does not to exceed five hundred (500) feet as measured from the closest connecting street edge.

Private street and alleyway construction shall be in accordance with ACHD structural standards for roadways, including base course, asphalt, concrete mat thickness, and utilizing the appropriate traffic index. The private street or alleyway design shall be prepared and certified by a registered professional engineer. The private street or alleyway shall be constructed in accordance with the roadway surface and storm drainage standards of ACHD, or as approved by the City of Kuna Engineer, based on plans submitted by a certified engineer. Private streets shall connect to a local (public) road with a minimum standard thirty-six-foot street section within a fifty-foot right-of-way. The private street should connect with other public or private streets to create a grid system where possible. A private street shall have a block length no longer than ~~five-eight~~ hundred (5800) feet unless necessary to ameliorate a topographical or infrastructure constraint(s). Block length may be extended if an open space connection is made and intersections are provided on one side of the street. Private streets should connect to other streets but may terminate with a fire district approved turnaround and provided the length does not exceed ~~five-eight~~ hundred (5900) feet as measured from the closest connecting street edge. The private street shall have street lighting in accordance with the regulations of KCC 6-4-2:N. The private streets shall provide sufficient maneuvering area for emergency vehicles as determined by the Kuna Fire Department. ~~Gated entryways are prohibited in Kuna because they interfere with the concept of a barrier-free community.~~

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M. *Structures:* Attached and detached dwelling units are permitted in PUD's in accordance with the city's adopted Uniform Building Code (UBC) requirements. The minimum separation distance between detached dwelling units shall be ten (10) feet, unless fire or building codes required greater separation distances. The minimum separation distance may be reduced by utilizing fire resistant walls. The separation distance of uninhabitable accessory buildings (from dwelling units, lot lines and easements) will be according to city and fire district requirements (see KCC 5-3-4-5:1).

...

5-7-24: - IMPROVEMENT GUARANTEES:

...

- D. The applicant shall file with the agreement one (1) of the following to assure their full and faithful performance:
- ...
3. Other surety, including a performance bond, acceptable to the city.

CHAPTER 10 - SIGNS⁽²⁾

SECTION:

...

5-10-4: - GENERAL REQUIREMENTS FOR ALL SIGNS AND DISTRICTS:

The regulations contained in this section shall apply to all signs and all use districts:

...

- O. *Subdivision signs:*
- ...
2. Subdivision signs shall not exceed six-eight (68) feet in height and the sign area shall not exceed forty-sixty (460) square feet per side unless approved by the planning department. Any denial from the planning department may be appealed to the city council.
 - ...
 4. Subdivision advertising: Any sign advertising a commercial enterprise, including real estate developers or subdividers, in a district zoned residential shall not exceed twelve-forty (1240) square feet in area and shall advertise only the names of the owners, trade names, products sold and/or the business or activity conducted on the premises where such sign is located. Signage installed along a residential subdivision's street frontage for advertizing purposes shall be limited to the installation of two-four (24) in ground signs per street frontage that do not exceed twelve-twenty-four (1224) square feet in area or ten (10) feet in height. The signs shall advertise only the names of the owners, trade names, products sold and/or the business or activity conducted on the premises where such sign is located. The signs shall be maintained in good condition and removed when ninety-five (95) percent of the subdivision's lots have been sold.

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CHAPTER 17 - LANDSCAPING REQUIREMENTS⁽¹³⁾

SECTION:

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5-17-12: - BUFFER AREAS; COMMON LOTS:

...

C. *Common area landscapes:* New residential subdivision common area landscapes shall be comprised of the following:

...

- 2. A minimum of one (1) deciduous shade tree per one thousand (1,000) square feet of site, except in park areas where there may be turf play fields and other activities that may not warrant densely planted trees.

...

5-17-13: - LANDSCAPE BUFFER WIDTH BASED ON ROADWAY CLASSIFICATION:

...

B. *The landscape buffer requirements for these noted road classifications and the accompanying land uses are as follows:*

...

- 3. *Mobility arterial, residential arterial, residential neighborhood arterial and section line road—Landscape buffer requirements:* The landscape buffer width shall be twenty (20) to thirty (30) feet from the property line for these type of roadways as determined by the director, design review committee, or planning and zoning commission based upon land use action, development intensity, visual impacts, surrounding conditions and topography. A person initiating development or redevelopment adjacent to these types of roadways shall install an eight-foot wide detached sidewalk along the accompanying property frontage. The sidewalk shall be located within the public right-of-way and separated by a four- to ~~eight~~twelve-foot wide irrigated and landscaped planter strip. The requirement for a planter strip is in addition to the installation of the landscape buffer.

...

- 6. *Residential collector and quarter section road—Landscape buffer requirements:* The landscape buffer width shall be fifteen (15) feet along the residential collector and quarter section road frontage. A person initiating development or redevelopment along these types of roadways shall install a minimum five-foot wide detached sidewalk along the accompanying property frontage. The sidewalk shall be located within the public right-of-way and separated from the public vertical curb (or its alignment) by a ~~four~~six- to ~~eight~~ten-foot wide irrigated and landscaped planter strip. The requirement for a planter strip is in addition to the installation of the landscape buffer.

...

C. *Related transportation considerations:*

- 2. *Stormwater considerations:* Vertical curb and gutter shall be installed on all functionally classified streets. Rolled curbing and gutter or an equivalent approved by the city shall be installed on all nonfunctionally classified streets. The use of drainage swales for stormwater conveyance purposes in lieu of curb and gutter is prohibited within the Kuna city limits, unless necessary to preserve a historical drainage right that would be impeded by the swale's removal as determined by the city engineer or in areas with private streets or on a case by case basis as determined by the city engineer- see KCC 6-4-2.C.

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5-17-14: - LANDSCAPED BUFFER WIDTHS FOR PATHWAYS, WALKWAYS, BUILDINGS AND PARKING LOTS:

- A. *Pathway or pedestrian walkway—Landscape buffer requirements:* Residential and commercial development pathways and pedestrian walkways shall be ~~centered~~ in a public easement, which is at least ~~ten-fifteen (150)~~ feet in width ~~or in a public or private right-of-way with a minimum of twenty (20) of landscaping on both sides combined~~. The pathway surface shall be a minimum ~~five-six (66)~~ feet in width and constructed of an impervious surface that is acceptable to the city engineer and in compliance with Americans with Disabilities Act (ADA) accessibility guidelines found in Section 504 of the Rehabilitation Act.
- B. *Greenbelt pathway—Landscape buffer requirements:* Greenbelt pathways shall be a minimum ~~ten eight (180)~~ feet wide and located within a thirty-foot wide public easement. The city council may accept a pathway that is ~~nine-six (96)~~ feet wide, upon making findings that this width is not a safety hazard, ~~topography may preclude a wider path~~, and it is in the interests of the city to allow the narrower width. These pathways shall be constructed of a material in keeping with the Americans with Disabilities Act (ADA) accessibility guidelines found in Section 504 of the Rehabilitation Act. Greenbelt pathways located along waterbodies shall be placed on one side or the other of the water feature in such a fashion as to provide an uninterrupted pathway alignment and be separated from the waterbody by the installation of fencing constructed consistent with the fencing standards found in KCC 6-4-2:E. Where possible, the greenbelt pathway shall connect with other pathways.

TITLE 6 - SUBDIVISION REGULATIONS

CHAPTER 1 - GENERAL SUBDIVISION PROVISIONS

SECTION:

CHAPTER 2 - SUBDIVISION APPROVAL PROCEDURE

SECTION:

...

6-2-3: - PRELIMINARY PLAT:

Note: Subdivider and developer are intended to be interchangeable terms.

...

J. *Approval period, phased development, time extension, and expiration:*

- 1. A preliminary plat approval shall be valid for ~~two-three (23)~~ years from the date of approval of the findings of facts and conclusions of law by city council, unless extended as provided for herein.
- 2. In the event that the preliminary plat is approved in construction phases (more than one (1) phase), the subdivider shall have two (2) years to complete the plat's first phase from the time the council approves the plat's findings of fact. When the preliminary plat includes phases, each successive phase is to be completed within ~~one-three (13)~~ years of the preceding phase's recording date.

...

6-2-5: - CONDITIONS FOR ISSUANCE OF BUILDING PERMIT:

No lots shall be sold, transferred or constructed upon until the plat has been recorded in the office of the county recorder and a certified copy thereof has been returned to the city.

In addition, no building permit will be issued until the following conditions are met:

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G. In the event the subdivider has posted financial assurances in the form of a letter of credit or bond acceptable to the city or other government agency for the improvements listed above, then the city will allow building permits to be issued for model homes in a subdivision, so long as there are all weather surfaces to drive on and water service and hydrants have been pressure tested and are active. Certificates of occupancy would not be granted until all of the improvements listed above are completed.

6-3-3: - LOCATION:

Street and road location shall conform to the following:

G. *Cul-de-sac streets*: Cul-de-sac streets shall not be more than ~~five~~seven hundred (5700) feet in length and shall terminate with an adequate turnaround having a minimum radius of fifty (50) feet for right-of-way;

6-3-4: - SPECIFICATIONS:

A. *Street right-of-way widths*: ~~Public S~~Street and road right-of-way widths shall conform to the adopted major street plan or comprehensive development plan and the rules of the state department of highways and the highway district or department having jurisdiction. Minimum right-of-way standards are as follows:

D. *Minimum road width*: The minimum road width within the Kuna city limits shall be thirty-~~three~~six (336) feet back of curb to back of curb in all zoning districts. Exceptions may be considered by the council on a case-by-case basis.

6-3-7: - PEDESTRIAN WALKWAYS:

Right-of-way for pedestrian walkways in the middle of long blocks may be required where necessary to obtain convenient pedestrian circulation to schools, parks or shopping areas; the pedestrian easement shall be at least ~~ten~~twenty (20) feet wide.

6-3-9: - BLOCKS:

Every block shall be so designed as to provide two (2) tiers of lots, except where lots back onto an arterial street, collector street, natural feature, open space, or subdivision boundary.

6-4-2: - REQUIRED PUBLIC IMPROVEMENTS:

C. *Curb and gutter*: Vertical curb and gutter shall be installed on functionally classified collector and arterial streets. The street's functionality shall be determined based on the city's adopted functionally classified roadmap. Other street classifications may feature rolled or vertical curbs, and supporting stormwater devices.

The use of drainage swales for stormwater conveyance in lieu of curb and gutter is prohibited unless ~~necessary to preserve a historical drainage right that would be impeded by the swale's removal as~~ determined by the city engineer. There shall be no mixing of irrigation drainage water and road runoff

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water. All construction shall be in accordance with Idaho Standards for Public Construction Work [ISPCW] or other standards established by the city engineer.

E. Fencing: Fencing shall be installed according to the approved fencing plan. The subdivision shall feature permanent fencing along its outer perimeter with the exception of those portions of its perimeter that feature common open space or park area accessible from the street. The fencing that is placed next to an arterial or collector road shall be punctuated with a minimum three (3) feet of parallel fencing offset, every ~~two-five~~ two-hundred-fifty (2500) linear feet [maximum] to minimize the monotony of the fence's facade. Fences shall be a maximum six (6) feet in height (measured from the crest of the road), permanent in nature and maintenance free. Fencing shall be constructed of metal, rock or vinyl materials with an approved post hole footing. Wood and chainlink fencing is not permitted in a subdivision, except for school related purposes. The school authority may rely upon a powder coated or vinyl coated chainlink type fencing for security related purposes. Ditch or irrigation fencing shall be determined with input from the irrigation purveyor. Fencing placed along a subdivision's internal pathways shall be of a see-through type construction to minimize tunneling effects and provide for pedestrian safety. If fencing is used in combination with a landscaped berm, the fence shall be placed behind the berm, and under no circumstances, placed on the berm.

G. Flag lot: Residential subdivision flag lots shall be developed via a common private driveway access that connects with a public street. The driveway shall not extend more than one hundred fifty (150) feet from the public street right-of-way. A common [or shared] driveway shall be relied upon to access the lots contained within the flag lot configuration, with a maximum of ~~three-six~~ three (3) contiguous lots contained within a flag lot. A cross-access driveway agreement qualifying the methods of common driveway care and maintenance responsibility shall be recorded with each lot of the flag lot. The pole portion of the flag lot shall front on the street a minimum thirty (30) feet. The driveway access shall be centered on the pole portion of the flag lot and designed and constructed with a minimum twenty-foot-wide curb cut to include a concrete apron. The common driveway shall be constructed of a material approved by the city engineer. The flag lot is subject to street frontage improvements. The area of the flag lot pole is exclusive of each lot's minimum square footage. Each flag lot shall meet the zoning conditions of the underlying zone. Structure(s) placed on the flag lot shall face the public street and be setback a minimum of twenty (20) feet from edge of driveway. Commercial flag lots shall be evaluated on a case by case basis.

H. Greenbelt pathways: Greenbelts pathways are required to be installed at developer's expense within the subdivision to: mitigate land incompatibilities that arise between the subdivision property and the adjoining highways, waterbodies, railroad rights-of-way, transmission lines and other like features; or as shown on the recreation and pathways master plan, as adopted by the city council. Greenbelt pathways are subject to design review. Subdivision plats shall show the location of greenbelt pathways. These pathways shall be a minimum ~~ten-eight~~ ten (10) feet wide and located within a thirty-foot wide public easement. The city council may accept a pathway that is ~~nine-six~~ nine (9) feet wide, upon making findings that this width is not a safety hazard, topography may preclude a wider path, and it is in the interests of the city to allow the narrower pathway width. The greenbelt pathway ~~shall may~~ feature lighting bollards at appropriate distances, and shall feature directional signage and landscape consisting of trees, bushes and other organic materials to include an irrigation source. The greenbelt pathway shall feature park benches, vistas at appropriate locations and be marked with mileage indicators for sport and safety purposes. These pathways shall be constructed of a material in keeping with the Americans with Disabilities Act (ADA) accessibility guidelines. Greenbelt pathways located along waterbodies shall be placed on one (1) side or the other of the water feature in such a fashion as to provide an uninterrupted pathway alignment and be separated from the waterbody by the installation of fencing constructed consistent with the fencing standards found in Kuna City Code subsection 6-4-2:E. If there are trees located along the waterbody, these shall be

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reviewed by the city forester for preservation purpose. Where possible, the greenbelt pathway shall connect with other pathways.

I. *Irrigation system:* The city engineer is authorized to establish rules, regulations and standards for pressurized irrigation systems and these systems shall comply with those standards, rules and regulations. Pressure irrigation systems shall be constructed in accordance with the specifications of the city's adopted pressure irrigation plan. The subdivider ~~is obligated to may~~ annex the subdivision's lands into the Kuna Municipal Irrigation District [KMID] ~~at subdivider's discretion. In the event of annexation, P~~pressure irrigation facilities shall be constructed and dedicated to the city, in compliance with KMID standards and requirements. The irrigation system's design and functionality shall follow the requirements of the irrigation entity that will own, operate and maintain the system. Subdivisions common areas shall rely upon a nonpotable water source for all irrigation and watering purposes. ~~The subdivider shall provide an underground conduit to provide pressurized irrigation water to every lot within the subdivision.~~ Potable municipal water may ~~not~~ be used for subdivision irrigation purposes.

J. *Irrigation ditches:* The subdivision's irrigation ditches and laterals shall be tiled with the exception of major canals and natural waterways. The city engineer, in consultation with the irrigation water provider, shall determine if an irrigation ditch or lateral needs to be tiled. Irrigation conveyances shall be placed in a public or private easement. Major canals and natural waterways located within or adjacent to the development boundaries that are not tiled shall be appropriately fenced. Improvements involving the irrigation distribution system shall have the affected irrigation water provider's approval.

N. *Pathways:* A pathway is intended to connect people to and through a subdivision as opposed to a sidewalk that is intended to protect people from the adjoining roadway. Pathways shall be centered in a public easement and be at least ~~ten-fifteen (150)~~ ten (10) feet in width or in a public or private right-of-way with a minimum of twenty (20) of landscaping on both sides combined. The pathway surface shall be a minimum ~~five-six (66)~~ five (5) feet in width and constructed of an impervious surface that is acceptable to the city engineer and in compliance with Americans with Disabilities Act [ADA] accessibility guidelines.

Q. *Sidewalk:* Attached or detached sidewalks shall be constructed on both sides of the subdivision's streets except where its average street lot frontage is more than one hundred (100) feet in width. In this circumstance, a sidewalk is only required on one (1) side of the street, unless there is an overriding health or safety concern that would dictate sidewalk placement on both sides of the street. Additionally, ACHD has a minor local street section whose usage affords the placement of a sidewalk on one (1) side of the street, unless there is an overriding consideration requiring sidewalk placement on both sides of the street. Sidewalks shall be designed and built to Americans with Disabilities Act [ADA] accessibility guidelines, and in accordance with ACHD and city engineer standards and specifications. The minimum width of any city sidewalk shall be five (5) feet. Arterial or collector streets shall feature eight-foot detached sidewalks on both sides of the street frontage or five (5) feet on one side and ten (10) feet on the other side regardless of subdivision lot widths. The accompanying parking strip shall also be eight (8) feet wide and landscaped with an irrigation system. A public easement shall accompany any sidewalk placed outside a public right-of-way. The placement of a sidewalk outside the right-of-way requires city approval. Sidewalks constructed as part of a curb cut installation shall be designed to accommodate the additional loading requirements placed upon it.

S. *Street and alleys:* All public streets and alleys shall be constructed in accordance with the standards and specifications adopted by the City of Kuna [city], Ada County Highway District [ACHD] and Idaho Transportation Department [ITD]. Street functionality shall be determined according to the city's adopted "2030 Functional Classified Road Map". The public street right-

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of-way widths shall be according to the street typologies identified in Kuna City Code section 6-3-4. The distance separation from the edge of the street pavement to the developer's right-of-way requires a landscape treatment. For distance separation distances of less than ten (10) feet, provide a city approved landscape treatment to include a nonpotable underground irrigation source. For distance separations of greater than ten (10) feet, provide the remainder of the area separation with a rock application treatment acceptable to the city and the transportation authority. The developer shall enter into a license agreement with the transportation authority for landscape maintenance within the public right-of-way. Highway treatment applications will be determined on a case by case basis. A subdivider shall provide a nonconnecting [dead end] subdivision street, whose length is longer than ~~five-seven~~ **five-seven** hundred (5700) feet ~~(not including any private drives)~~, with a secondary access. If the nonconnecting street terminates in a turn around, the maximum ~~five-seven~~ **five-seven** hundred-foot street length is to be measured from the center point of the turn around to the point where it intersects with an intersecting street. Should the fire district approve a longer roadway length, the city may defer to their judgment. ~~The city prohibits private streets and alleys unless there is a hardship circumstance that warrants this consideration and not of the controller's making. In the limited circumstances where they are approved, p~~ Private streets and alleyways shall be owned and maintained by private individuals or entities and not by government agencies.

T. *Street lighting:* Street lights shall be installed within the subdivision at intersections, fire hydrants, cul-de-sacs and other types of turn around, pedestrian shelters and bus stops and according to the approved lighting plan. The subdivider shall place lighting facilities a maximum spacing of ~~two-hundred-fiftyfour hundred~~ **(260400)** feet ~~along local streets~~ and proportionately dispersed throughout the interior and exterior of the subdivision. The street lighting shall alternate along the course of the subdivision roadways from one (1) side of the road to the other at maximum two hundred fifty foot intervals. The subdivider shall conform to street lighting standards, as adopted by resolution of the city council. Lighting facilities shall be designed and installed according to "Dark Skies" standards. Lighting facilities will be reviewed by city staff to assure they are energy efficient, and if not, the subdivider shall provide an alternative lighting product acceptable to the city. The street lighting facilities shall be of a design standard that makes them easily exchangeable with minimal replacement cost outlay.

X. *Water supply system:* The city engineer is authorized to establish rules, regulations and standards for water supply systems and these systems shall comply with those standards rules and regulations. Each public water supply systems shall be constructed in accordance with the specifications of the city's adopted water plan. Subdivision water supply systems shall be installed as an extension of the city's public system. Buildable subdivision lots shall have a water service capable of supplying the site with potable water in sufficient volume and pressure for domestic use, and fire protection in accordance with City Code and Kuna Fire District requirements. Water supply shall meet the International Fire Code's minimum fire flow requirements. ~~The water rights appurtenant to a tract of land, subject to subdivision, shall be dedicated to the city in sufficient water quantities to offset the subdivision's potential water demands as determined by the city engineer. The subdivision's water rights shall not be sold, abandoned, or transferred outside the city or its area of city impact.~~ Condominium units shall have individual water meters. Planned unit development [PUD] and master planned communities require a master utility plan that addresses potable water issues. IC § 50-1326 requires all water plans to be submitted to the Idaho State Department of Environmental and Community Services or its authorized agent for approval. The city engineer, or their designate, shall serve as the Idaho State's qualified licensed professional engineer [QLPE] for purposes of reviewing the city's water plan submittals.

6-4-3: - FINANCIAL GUARANTEE RELATING TO COMPLETION OF SUBDIVISION IMPROVEMENTS:

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Kuna, Idaho
May 2018

TRAFFIC IMPACT STUDY

Transportation Impact Study **FALCON CREST SUBDIVISION**



Prepared For:
M3 Companies
1087 W. River Street, Suite 310
Boise, Idaho 83702



Prepared By:
Kittelson & Associates, Inc.
101 South Capitol Boulevard, Suite 301
Boise, Idaho 83702
(208) 338-2683

Project Principal: Andy Daleiden, PE
Project Manager: John Ringert, PE
Project No. 21966

received
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Section 1
Executive Summary

EXECUTIVE SUMMARY

M3 Companies is proposing to develop the Falcon Crest Subdivision, located on the east side of Cloverdale Road and on the north side of Kuna Road, in Kuna, Idaho. The initial development will begin with a 409-unit active-adult residential development situated on the northeast quadrant of Cloverdale Road/Kuna Road intersection. The development is proposed to be gated and age-restricted. In the long-term, the master plan for the development will encompass approximately 567 acres and is anticipated to include approximately 1,732 active adult homes, approximately 591 single-family houses, and some supporting commercial uses. Figure 1, illustrates the site's vicinity in Ada County, Idaho. The initial development of 409 units will include Village A, Village B, and Village C as shown the dark shading in Figure 1.

Access to the first development phase is proposed on Cloverdale Road via a new private street. The primary collector access is proposed to be opposite Reining Horse Drive, approximately 1,560 feet south of the existing Falcon Crest Golf Course access and approximately 1,990 feet north of Kuna Road. The private street will have an automatic gate, located approximately 350 feet west of Cloverdale Road. Additionally, two emergency vehicle accesses are proposed, which would include bollards and serve as a multi-use path for pedestrians and bicyclists. The emergency vehicle accesses are proposed to be located on Cloverdale Road approximately 1,040 feet north and 970 feet south of the primary access. The use of the emergency vehicle accesses would cease when future site development adds additional connections to the Falcon Crest Golf Course access road and to Kuna Road.

Currently the site is undeveloped. The initial development is planned to be completed in approximately 2022, but could extend out to 2024 or 2025 depending on market conditions. The overall development is planned to be completed in future phases, with a projected full build-out in approximately year 2040. The preliminary site plan is shown in Figure 2. The TIS will address the development's impacts in the initial buildout year 2022. In addition, the TIS includes a planning-level analysis of the potential roadway impacts for the full buildout in the year 2040 to identify potential changes to future roadway sizes that may be necessary beyond the 2016 ACHD Capital Improvement Plan (CIP). Separate TIS's will be prepared in the future that will address the impacts of individual development impacts of each phase/application.

FINDINGS

Existing Conditions

- The study evaluated twelve off-site intersections during the AM and PM peak hour of a typical weekday (Tuesday – Thursday).
- All study intersections were found to operate at acceptable operating standards during the existing weekday AM and PM peak hours with the exception of:
 - **Cloverdale Road & Overland Road (PM Peak Hour)** – During the weekday PM peak hour, the intersection volume-to-capacity ratio is 0.93, which is above the ACHD threshold of 0.90. Additionally, the southbound approach (or the north leg)

operates with a volume-to-capacity ratio of 1.08, resulting in LOS “F”, which does not meet ACHD’s minimum standard of a lane group volume-to-capacity ratio of ≤ 1.00 at this intersection.

- An evaluation of mitigations identified that a minor adjustment to signal timing would mitigate the volume-to-capacity ratio.
- The westbound left-turn movement at the intersection of Kuna Road & Meridian Road meets the ACHD LOS and volume-to-capacity criteria, but is projected to operate at LOS “D” during the weekday AM and PM peak hours. Therefore, signal warrants were evaluated per ACHD policy for unsignalized intersections with LOS D or worse.
 - A planning-level signal warrant analysis based on ACHD and ITD 24-hr counts indicated that the intersection meets volume warrants #1, #2, and #3.
- All ACHD study roadway segments operate at acceptable levels of service with the exception of:
 - **Cloverdale Road between Lake Hazel Road and Amity Road (AM & PM Peak Hours)** - This widening is included in the 2016 CIP (CIP# RD2016-21) for 2021-2026. A more detailed analysis at each study intersection found that the intersections operate acceptably and therefore, widening could be delayed until intersection operations are found to require additional through lanes on Cloverdale Road.
 - **Cloverdale Road between Amity Road and Victory Road (AM & PM Peak Hours)** - This widening is included in the 2016 CIP (RD2016-22) for 2021-2026. A more detailed analysis at each study intersection found that the intersections operate acceptably and therefore, widening could be delayed until intersection operations are found to require additional through lanes on Cloverdale Road.
 - **Cloverdale Road between Victory Road and Overland Road (AM & PM Peak Hours)** - This widening is included in the 2016 CIP (RD2016-23) for 2021-2026. A more detailed analysis at each study intersection found that the intersections can operate acceptably with minor mitigation and therefore, widening could be delayed until intersection operations are found to require additional through lanes on Cloverdale Road. Due to the intersection of Cloverdale Road and Overland Road operating at the ACHD volume-to-capacity threshold of 0.90 during the weekday p.m. peak hour, this segment should be the highest priority for widening.
- 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:
 - Rear-end and angle crashes were the most common reported crash type, each accounting for approximately 31 percent of all crashes.
 - The signalized intersection of Cloverdale Road & Overland Road reported an average of eight crashes per year since 2011, of which 38 percent were angle

crashes. That intersection has a substantially higher traffic volume than the other intersections and therefore, a higher number of crashes would be expected.

- During the five-year study, no fatal crashes occurred at the study intersections, and approximately 42 percent of crashes resulted in an injury.

Year 2022 Background Traffic Conditions

- Year 2022 background traffic volumes were forecasted using a 2.5 percent annual growth rate.
- Year 2022 background traffic analysis (without inclusion of site-generated traffic) found that all the study intersections are forecast to operate at acceptable levels of service and volume-to-capacity ratios with the exception of:
 - **Cloverdale Road & Overland Road (AM & PM Peak Hour)** – The overall intersection is projected to operate with a volume-to-capacity ratio of 1.06 during the weekday PM peak hour, which does not meet ACHD’s minimum threshold standard of ≤ 0.90 . Additionally, the southbound through movement operates over capacity with volume-to-capacity ratio of 1.22 during the weekday PM peak hour and the northbound through operates with a volume-to-capacity ratio of 1.02 during the weekday AM peak hour. These ratios exceed the ACHD threshold of ≤ 1.00 for the lane group volume-to-capacity ratio. The following mitigations were identified to be necessary to meet ACHD thresholds under background traffic conditions:
 - Addition of dual eastbound and westbound left-turn lanes;
 - Restriping of the northbound and southbound approaches to accommodate two through lanes using the existing right-turn lanes; and
 - Widening of Cloverdale Road to add an additional southbound travel between Overland Road and Victory Road to serve as a continuous receiving lane for the additional southbound lane through the intersection.

Note that this intersection is in ACHD’s 2016 *Capital Improvement Plan* (CIP# IN2016-66) for completion in the year 2026-2030 timeframe.

- **Cloverdale Road & Lake Hazel Road Overland Road (AM Peak Hour)** – During the weekday AM peak hour, the westbound through movement operates with a volume-to-capacity ratio of 1.02, resulting in LOS “F”, which does not meet ACHD’s minimum threshold for a lane group volume-to-capacity ratio of ≤ 1.00 at this intersection.
 - Minor signal timing adjustments were found to mitigate the volume-to-capacity ratio.

Additionally, ACHD's 2016 *Capital Improvement Plan* (Reference 5) identifies improvements (CIP# IN2016-49) for completion in the year 2021-2025 timeframe.

- The westbound left-turn movement at the intersection of Kuna Road & Meridian Road meets the ACHD LOS and volume-to-capacity criteria, but is projected to operate at LOS "D" and LOS "E" during the weekday AM and PM peak hours, respectively. Therefore, signal warrants were evaluated per ACHD policy for unsignalized intersections with LOS D or worse.
 - A planning-level signal warrant analysis indicates that the intersection would meet volume warrants #1, #2, and #3.
- All ACHD study roadway segments will operate at acceptable levels of service, except for the following:
 - **Cloverdale Road between Lake Hazel Road and Amity Road (AM & PM Peak Hours)** - This widening is included in the 2016 CIP (CIP# RD2016-21) for 2021-2026.
 - The more detailed analysis at each intersection found that the intersections will operate acceptably, and therefore widening could be delayed until intersection operations are found to require additional through lanes on Cloverdale Road.
 - **Cloverdale Road between Lake Hazel Road and Victory Road (AM & PM Peak Hours)** - This widening is included in the 2016 CIP (CIP# RD2016-21 and RD2016-22) for 2021-2026.
 - The more detailed analysis at each intersection found that the intersections can operate acceptably with minor mitigation, and therefore widening could be delayed until intersection operations are found to require additional through lanes on Cloverdale Road.
 - **Cloverdale Road between Victory Road and Overland Road (AM & PM Peak Hours)**- This widening is included in the 2016 CIP (RD2016-23) for 2021-2026.
 - This segment requires widening to five lanes to accommodate the recommended mitigation at the Cloverdale Road & Overland Road intersection. Therefore, widening is necessary under 2022 background traffic conditions.

Trip Generation and Distribution

- The *ITE Trip Generation Manual, 10th Edition* was used to estimate the trip generation for the proposed Falcon Crest Subdivision.
- The proposed development (Phase 1 of the proposed Falcon Crest Subdivision) will include approximately 409 active-adult (senior adult detached housing) units.

- In the buildout year of 2022, the development is estimated to generate a total of 1,943 daily new trips, 119 weekday AM peak hour new trips (39 inbound / 80 outbound), and 144 weekday PM peak hour new trips (88 inbound / 56 outbound).
- The distribution pattern for site-generated trips was based on a review of the roadway system, trip destinations, and the COMPASS 2040 regional travel demand model area of impact modeling results.

Year 2022 Total Traffic Conditions

- Year 2022 total traffic conditions found that the issues and mitigations identified in background conditions remained the same for total traffic conditions. All study intersections will continue to operate at acceptable levels of service, except for:
 - **Cloverdale Road & Overland Road (AM & PM Peak Hour)** – The overall intersection is projected to operate with a volume-to-capacity ratio of 1.07 (up from 1.06 under background traffic conditions) during the weekday PM peak hour, which will not meet ACHD's minimum standard of ≤ 0.90 . Additionally, the southbound through movement is projected to operate over capacity with volume-to-capacity ratios of 1.24 (up from 1.22 under background traffic conditions) and the northbound through movement with the volume-to-capacity ratio of 1.04 (up from 1.02 under background traffic conditions). These ratios exceed ACHD's minimum threshold for a lane group volume-to-capacity ratio of ≤ 1.00 . The intersection is projected to exceed the ACHD thresholds in 2018 under background and total traffic conditions. The same improvements as identified under 2022 background traffic conditions are necessary to mitigate the intersection operations. These include:
 - Addition of dual eastbound and westbound left-turn lanes;
 - Restriping of the southbound approach to accommodate two southbound through lanes; and
 - Widening of Cloverdale Road to add an additional southbound travel and between Overland Road and Victory Road to serve as a continuous receiving lane for the additional southbound lane through the intersection.

The percentage of site traffic is approximately 0.6 percent of the intersection peak hour entering volume. Additionally, this intersection is in ACHD's 2016 *Capital Improvement Plan* (CIP# IN2016-66) for completion in the year 2026-2030 timeframe.

- **Cloverdale Road & Lake Hazel Road (AM Peak Hour)** – During the weekday AM peak hour, the westbound through movement operates with a volume-to-capacity

ratio of 1.05, resulting in LOS “F”, which does not meet ACHD’s minimum standard of a lane group volume-to-capacity ratio of ≤ 1.00 at this intersection.

- Minor signal timing adjustments were found to mitigate the volume-to-capacity ratio.

The percentage of site traffic is approximately 3.2 percent of the intersection peak hour entering volume. Additionally, ACHD’s 2016 Capital Improvement Plan (Reference 5) identifies improvements (CIP# IN2016-49) for completion in the year 2021-2025 timeframe.

- **Kuna Road & Meridian Road** - The westbound left-turn movement at the intersection of Kuna Road & Meridian Road meets the ACHD LOS and volume-to-capacity criteria, but is projected to operate at LOS “D” and LOS “E” during the weekday AM and PM peak hours, respectively. Therefore, signal warrants were evaluated per ACHD policy for unsignalized intersections with LOS D or worse.
 - A planning-level signal warrant analysis indicates that the intersection would meet volume warrants #1, #2, and #3. Due to the intersection operating acceptably based on ACHD criteria, signalization is not necessary to accommodate the projected traffic.
 - The percentage of site traffic is 0.5 percent of the intersection entering volume.
- All ACHD study roadway segments are projected to operate at acceptable levels of service except for:
 - **Cloverdale Road between Lake Hazel Road and Amity Road (AM & PM Peak Hours)** - This widening is included in the 2016 CIP (CIP# RD2016-21) for 2021-2026.
 - The more detailed analysis at each intersection found that the intersections can operate acceptably with minor mitigation. Therefore, widening could be delayed until intersection operations are found to require additional through lanes on Cloverdale Road.
 - The percentage of site traffic during the peak hour is estimated to be approximately 2.9 percent.
 - **Cloverdale Road between Lake Hazel Road and Victory Road (AM & PM Peak Hours)** - This widening is included in the 2016 CIP (CIP# RD2016-21 and RD2016-22) for 2021-2026.
 - The more detailed analysis at each intersection found that the intersections would operate acceptably with minor signal timing adjustments at the Cloverdale Road/Victory Road intersection. Therefore, widening could be delayed until intersection operations are found to require additional through lanes on Cloverdale Road.

- The percentage of site traffic during the peak hour is estimated to be approximately 2.4 percent.
- **Cloverdale Road between Victory Road and Overland Road (AM & PM Peak Hours)** - This widening is included in the 2016 CIP (RD2016-23) for 2021-2026.
 - This segment requires widening to five lanes to accommodate the recommended mitigation at the Cloverdale Road & Overland Road intersection per the background traffic conditions analysis. Therefore, widening is necessary under 2022 background and total traffic conditions.
 - The percentage of site traffic during the peak hour is estimated to be approximately 1.6 percent.
- Based on the ACHD turn lane warrant procedures, a southbound left-turn lane will be warranted at the proposed site access.
- The results from the queuing analysis found that the 95th percentile queue lengths can be accommodated at the proposed site access, including the proposed queue at the entry gate.
- The intersection sight distance evaluation identified that intersection sight distance can be achieved at the proposed site access assuming the access road approach elevation is at, or above, the edge of the existing roadway edge of travel way.
- The proposed site access on Cloverdale Road will meet the site access requirements based on ACHD criteria, except for two existing private driveways that currently don't meet ACHD criteria.

Year 2040 Master Plan Analysis

- A review of the 2040 background traffic projections identified Cloverdale Road, Locust Grove Road, Kuna Mora Road, Kuna Road, and Deer Flat Road as roadways that are projected to need widening beyond what is programmed in *ACHD's 2016 CIP*.
- The projected roadway improvement needed for build-out of the Master Plan is the widening extension of Cloverdale Road to a five lane cross section to Kuna Road by 2040.

RECOMMENDATIONS

Based on the evaluation findings and conclusions, recommendations were developed which include the following:

Existing Conditions:

- Cloverdale Road & Overland Road

- Modify the signal timing to Increase the signal phase split for the southbound through movement.
- Cloverdale Road (Lake Hazel Road to Overland Road)
 - Based on ACHD segment capacity thresholds, widening to five lanes is needed. Note that the intersection analysis found the intersections can operate acceptably. This widening is included in the 2016 CIP (CIP# RD2016-21, RD2016-22, and RD2016-23 for 2021-2025).

Year 2022 Background Conditions

- Cloverdale Road & Overland Road
 - Option 1:
 - Add eastbound and westbound dual left-turn lanes;
 - Re-stripe the northbound outside lane from a right-turn lane to a through-right lane. This is possible due to the five-lane section on Cloverdale Road north of Overland Road which provides a continuous northbound receiving lane; and
 - Widen Cloverdale Road between Overland Road and Victory Road to accommodate a second southbound travel lane and re-stripe the southbound approach outside lane from a right-turn lane to a through-right lane.
 - Option 2:
 - Replace and modify the traffic signal and widen the approaches per CIP# IN2016-66 (2026-2030).
- Cloverdale Road & Lake Hazel Road
 - Modify the signal timing splits to Increase the signal phase split for the westbound through movement.
 - Note that ACHD's *2016 Capital Improvement Plan* (Reference 5) identifies improvements (CIP# IN2016-49) for completion in the year 2021-2025 timeframe.
- Cloverdale Road (Overland Road to Victory Road)
 - If not completed prior to the year 2022 per need identified in existing conditions, widen Cloverdale Road to five lanes between the Overland Road and Victory Road per ACHD CIP (RD2016-23) planned for the 2021-2025 timeframe. This is required for the Cloverdale Road & Overland Road intersection improvements.
- Cloverdale Road (Lake Hazel Road to Victory Road)

- Based on ACHD segment capacity thresholds, widening to five lanes is needed. Note, the intersection analysis found the intersections to operate acceptably, so widening could be delayed. This widening is included in the 2016 CIP (CIP# RD2016-21, and RD2016-22) for 2021-2026).

Year 2022 Total Conditions

- If not completed for year 2022 background conditions, the total traffic improvements at the off-site intersections are the same as the recommended background improvements described in the background conditions section. These recommended improvements are:
 - Cloverdale Road & Overland Road:
 - If not completed under year 2022 background conditions, improve the intersection per Option 1 or Option 2 as described in the 2022 background conditions. This improvement is also required under background conditions, without the proposed development.
 - The percentage of site traffic is approximately 0.6 percent of the intersection peak hour entering volume.
 - Cloverdale Road & Lake Hazel Road
 - Modify the signal timing splits to increase the signal phase split for the westbound through movement. Note that no site traffic is added to this movement. This is projected to occur in 2021 when the site has approximately 280 units completed.
 - Note that ACHD's 2016 *Capital Improvement Plan* (Reference 5) identifies improvements (CIP# IN2016-49) for completion in the year 2021-2025 timeframe.
 - The percentage of site traffic is approximately 3.2 percent of the intersection peak hour entering volume.
 - Cloverdale Road (Overland Road to Victory Road)
 - If not completed prior to the year 2022 per the 2022 background conditions, widen Cloverdale Road to five lanes between the Overland Road and Victory Road per ACHD CIP (RD2016-23) planned for the 2021-2025 timeframe.
 - The percentage of site traffic during the peak hour is estimated to be approximately 1.6 percent.
 - Cloverdale Road (Lake Hazel Road to Amity Road and Amity Road to Victory Road)
 - If not completed under background conditions, widen Cloverdale Road to five lanes based on ACHD segment capacity thresholds. Note, the

intersection analysis found the intersections will operate acceptably with the recommended improvements and therefore widening could be delayed. The widening is included in the 2016 CIP (CIP# RD2016-21, and RD2016-22) for 2021-2026)

- The percentage of site traffic during the peak hour is estimated to be approximately 2.9 percent and 2.4 percent for the Lake Hazel Road to Amity Road and the Amity Road to Victory Road segments, respectively.
- Cloverdale Road & Reining Horse Drive/Site Access
 - Install a southbound left-turn lane with 100 feet of vehicle storage.
 - Ensure intersection sight distance is accommodated at the site access with the following actions:
 - Remove miscellaneous vegetation and potential obstructions along Cloverdale Road as necessary to obtain and maintain adequate intersection sight distance.
 - Design the proposed site access to match, or be higher than, the existing elevation of the edge of the travel way on Cloverdale Road to ensure the best possible sight distance.
 - Shrubbery and landscaping near the internal intersections and the site access point should be maintained to ensure adequate sight distance.



December 18, 2018

City of Kuna
751 W. 4th St
Kuna, ID 83634

To Whom It May Concern:

This letter is to address the concerns that were raised at the planning and zoning meeting on November 27, 2018. One of the concerns from those who testified was that the development would threaten the aquifer that supplies water to the area. This concern was based on their belief that there would be a significant increase in water use from the current agricultural use. It is our experience that the water table has remained at nearly the same depth for the 42 years that we have been irrigating on this farm while there have been increases in pumping from the development and numerous residential wells that have been drilled around the property that we own in the area.

In 1976, we purchased 500 acres and started our sod production on a twenty acre parcel. With this farm, we acquired water right #63-7107B. This well is 400' deep and pumps from about 280'. It produced 3,000 gallons/minute when first drilled, and has maintained that flow still today. In the early 80's we purchased 300 more acres and acquired another water right #63-7107A. This well is also 400' deep and pumps from around 260', 2,000 gallons/minute, and still maintains that flow.

Over 42 years we have maintained sod production on between 600-800 acres, the balance of the land we have rotated to agriculture crop production. The wells have remained strong with more than adequate water.

In 2017, we drilled a replacement well for a well that was originally drilled in 1963 located at the south west corner of Cloverdale and Kuna Roads. This smaller well produces 1,350 gallons per minute. It is 380' deep, and the pump is set at 260'. The static water level is 200', which is very close to the static water level when the well was originally drilled over 50 years ago.

We have many years of experience with water usage in this area, and have seen through the years of usage that the water level has remained fairly consistent. We will continue to grow turf and maintain the Golf Course and as development occurs we will discontinue farm irrigation and begin to irrigate lawns and open space. We appreciated one neighbor's acknowledgement at planning and zoning that agricultural irrigation uses more water than residential irrigation demand. We will continue to monitor and conserving water where we can because water is as important to us as anyone in the area.



Please let me know if you would like any additional information.

Sincerely,
Terry Cook
Terry Cook
Cloverdale Nursery and Turf Farm, Inc.

received
12.20.2018 TB.

TO: City of Kuna
Planning & Zoning Department

Comments addressing issues that I believe need to be addressed at the November 27, 2018, scheduled public hearing regarding: An Annexation, Preliminary Plat Comprehensive Plan Map Change, Rezone, Pre Annex-Development Agreement, and Planned Unit Development request by Scott Wonders with JUB Engineers, to annex approximately 990 acres into Kuna City limits with a variety of zones throughout the project, including R-6 (medium Density Resident), C-2 (Commercial) and R-12 (High Density Resident) zones. I am against the proposed annexation and rezoning of this project site of Sections 15, 22, & 23 T2N, R1E on the hard northeast corner of Cloverdale and Kuna Roads.

These are a few of my specific concerns and some of the reasons I am adamantly opposed to this annexation/rezoning:

- 1- The Project Site addressed in the Courtesy Notice will directly affect persons already living in acreages around this Site, yet you are proposing medium to high density resident zoning. Your rezoning is a direct affront to those current residences in the area; existing residential zoning in the area is one-acre parcels to 10+ acre parcels. This area may not be densely populated, but it is indeed country living for those of us who have chosen to live away from the hustle and bustle and the overcrowding city life. Unfortunately, that same overcrowding that is offensive to us, is what your proposal will create in our rural area.
- 2- The population that will be most directly affected will be those individuals that currently live south of Kuna Road. Creating this Medium to High density zoning will increase traffic in this area where Kuna Road and Cloverdale Road are both one lane roads. These roads will not be able to sustain the preliminary proposal of 409 single family lots on 132 acres (of the 990 acres identified). Increased traffic is often followed by increased accidents and violations.
- 3- Another question that has arisen, of course, is the Water that will be required to service the 409 single family lots; this R-6 zoning would be 6 lots per acre; where is this water going to come from? How will these lots receive water? They are not located anywhere that there is city hook-up for water; is the city of Kuna going to address this issue? Our water table is already low, existing residential acreages in this area currently access water via the aquifer. This is another avenue where the current residents of these acreages in this southeast area will suffer from this proposed zoning.
- 4- After addressing Water, we would like you to address Sewer. Will the sewer system be brought out to this proposed development? Zoning laws require distance between well water access and septic systems – a minimum of an acre is needed. One reason for increased acreage is when one or more of these systems is going to be on the property. To get your proposed 6 or 12 houses to an acre will definitely not be able to address the needs of well water and septic systems. If you propose bringing city water and city sewer to this area, who is going to pay for that?

received
11.14.18

- 5- Schooling is another huge issue that must be addressed. The proposal does not address this issue at all; parents need to know how this proposal will affect their children. Will this proposed site be considered in the Kuna School District or the Meridian/West Ada School District? The need for schools must be addressed prior to the approval of this projected housing development. Many times we've been told that schools open their doors already overcrowded; is this going to be the case for this development and the existing acreages in the area?
- 6- The people in the existing acreages will be more affected by the decisions of this Council regarding this proposal than you want to admit. You may say that the development will have all these fees built in; however, we aren't stupid and know that our taxes and fees will be levied upon us in the County as well as the City of Kuna. At least the City of Kuna has some recourse; they receive benefits from these revenues and they have the ability to vote in new members of the Council if needed. On the other hand, the residents of the County do not get any benefits from your proposed changes. We do not see increased traffic and noise and overcrowding of our schools to be of benefit to us.
- 7- I have also been told that the proposed housing development will not affect roads or accesses in any way. How can you honestly say that 409 single family housing plots will be developed – each have at least 2 vehicles, will not in any way cause more wear on the roads immediately adjacent to the proposed area. The people already living in this area will be most affected by the decisions of this Council. The Council meeting is the only place that these issues will be addressed, if they are addressed at all. I would venture to say that most of the people in the surrounding areas have no idea of the proposal or what it will mean to them and their families. Unfortunately, being residents of Ada County we don't get to vote on these types of proposals and the City Council can and does make decisions that adversely affect the many – just for the capital that it can bring to the City of Kuna or themselves.

Bruce Collier

9545 Kuna rd.

Kuna, Id. 83639

received
11-14-18

October 25 2018

City of Kuna
Planning and Zoning

To whom it may concern:

I'm writing about the proposed Falcon Crest Subdivision. I am extremely concerned about the proposal that the City of Kuna Planning and Zoning is considering. The impact it will have on our peaceful ambience in our community will be extreme.

If the City of Kuna looks at this development logically the answer to the added subdivision would be NO for the following reasons:

- The biggest concerns being traffic and our water table.
- What will happen with our private wells and our irrigation?
- Where are you planning on getting water for all those homes and yards?
- What are the specifics for the septic of each of those homes?
- Where will the traffic outlets be and what is the specific plan for that?
- And what specifically will be annexed by Kuna City?

I would appreciate a **specific** response to my concerns, including pros and cons of this proposed subdivision and why I and others should support it.

Sincerely,

Helyn Haase

Helyn Haase
6144 East Deer Flat Rd.
Kuna Idaho

208-631-9979
haashw@gmail.com

received
10.26.18

11/13/18

City Hall

PO Box 13

Kuna, ID 83634

Regarding: Annexation of land for Falcon Crest development

RECEIVED

NOV 16 2018

CITY OF KUNA

At this time the Falcon Crest proposed sub division should not be annexed into the City of Kuna. According to the attached City of Kuna - City limits map the proposed area on the corner of Cloverdale Rd & Kuna Rd do not meet the requirement of the Planning and Zoning Commission Case number 15-01-AN page 3 paragraph F "stating that the parcel must touch existing City Limits". The enclosed map was printed on 11/13/18 from the Kuna Idaho Planning & Zoning Map website.

There is a new article from KTVB date July 7 2017 that 8 housing developments are currently underway. How many of those are completed? Kuna currently doesn't have the infrastructure to support more people moving in? I hear from neighbors the schools are crowded. Do we have enough police and fire equipment and staff to support the current developments let alone Falcon Crest?

How will first responders be increased and who is paying for that increase in staff and equipment? How much financial responsibility will Falcon Crest take on?

Will Falcon Crest develop and staff the small fire station currently not in use on the corner of Kuna Rd & Five Mile Rd?

Cloverdale road is already congested with commuter traffic heading back into Meridian and Boise. Falcon Crest original proposal was to build a total of 1200 homes between single family & apartments. The existing roads of Cloverdale Rd and Kuna Rd can't support another 1200-2200 cars (1-2 cars per family) coming into the subdivision. Which roads will the Falcon Crest Development exit onto, Kuna Rd or Cloverdale? Will there be turn lanes and traffic lights? Who is paying for the road improvements?

Is Kuna Rd going to be extended over Federal and State land to extend Kuna Rd to Cole Rd to help with road congestion?

Are existing houses around the proposed annexation going to be annexed into the City limits?

My husband and I moved to Kuna because it's a small town with a lot of charm. We wanted to be out of the city and not have houses and neighbors stacked on top of use. From my house I can look west at the beautiful sunset and enjoy the peace and quiet. On Falcon Crest's original proposal they want to build a section of apartments buildings. If allowed to build apartment buildings I will no longer get my view of the setting sun on the horizon. I consider the proposed site a rural community and apartments have no business being out there obstructing the sky line. The original proposal from Falcon Crest was to put six single family homes per acre, People move out into this area for larger parcels and more space.

I urge the Planning & Zoning Commission to slow down on housing developments. Develop the cities infrastructure (roads, schools, restaurant that are not fast-food) and finish the housing developments that currently have approval before moving forward with Falcon Crest or any other proposed development.

Thank you
Natalie Henderson
Natalie Henderson



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

COURTESY NOTICE

Dear Property Owner:

NOTICE IS HEREBY GIVEN: That the City of Kuna Planning & Zoning Commission was scheduled to hold a public hearing on October 23 2018. However, staff is requesting that this be tabled (delayed) again, until November 27, 2018, beginning at 6:00 pm concerning the following case(s):

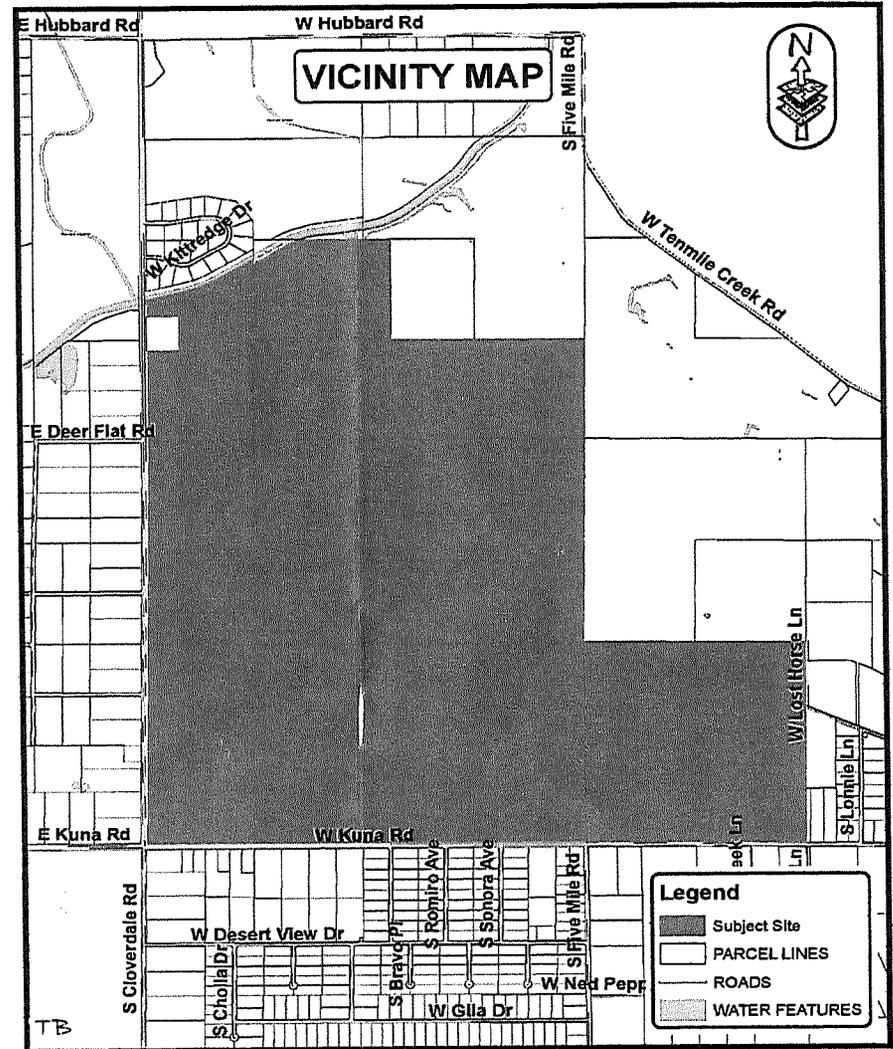
An Annexation, Preliminary Plat Comprehensive Plan Map Change, Rezone, Pre Annex-Development Agreement, and Planned Unit Development request by Scott Wonders with JUB Engineers, to annex approximately 990 acres into Kuna City limits with a variety of zones throughout the project, including, R-6 (Medium Density Resident), C-2 (Commercial), and R-12 (High Density Resident) zones. This application proposes to change the Comp Plan Map for a portion of these lands from "Agricultural" use to "Mixed Use". This is a proposed multi-phased Master-Planned Development. Applicant requests Preliminary Plat approval in order to subdivide approximately 132 acres into 409 single family lots, 58 common lots, and one commercial lot (total of 468 lots). The un-platted lands (approximately 858 ac.) will be developed in the future using the public hearing process. The project site is in Sections 15, 22, & 23 T2N, R1E, on the hard northeast corner of Cloverdale and Kuna Roads. Contact the P&Z Dept. for the parcel numbers involved with this application.

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

You are invited to provide oral or written comments at the hearing. Written testimony will be presented to the governing body at time of the hearing. Please note, oral comments made during the public hearing will be restricted to three (3) minutes per person. Mail written comments to PO Box 13, Kuna, ID 83634 or drop them off at City Hall, 751 West 4th Street, Kuna, ID.

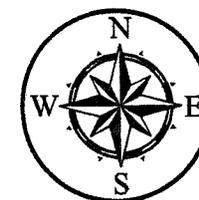
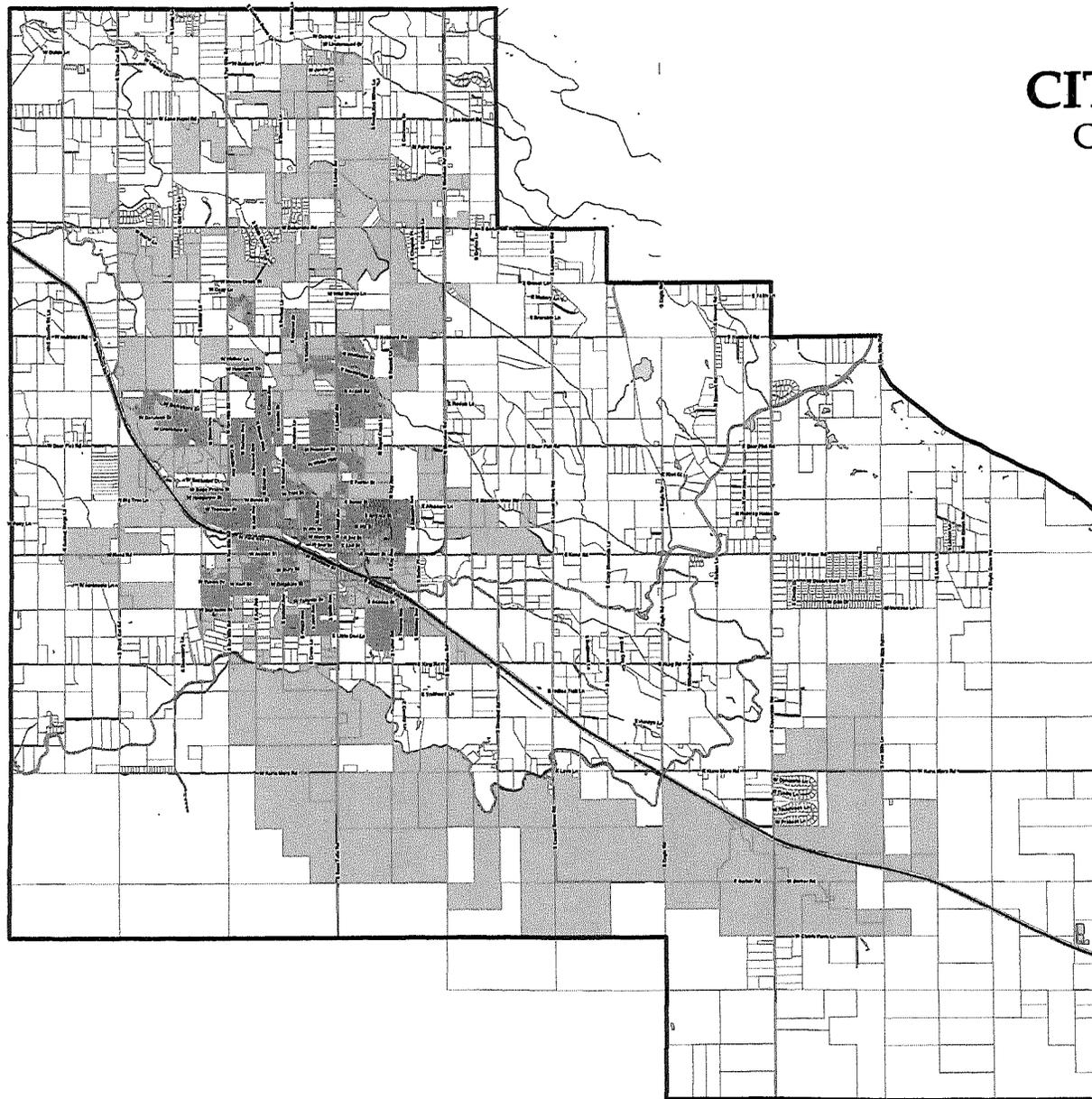
If you have questions or need special assistance, please contact the Planning and Zoning Department at (208) 922-5274.

In all correspondence concerning this case, please refer to the case name: 18-03-AN (Annex), 18-01-CPM (Comp. Plan MAP Change), 18-02-ZC (Rezone), 18-01-PUD (Planned Unit Develop), 18-04-S (Pre Plat) and a Pre Annex/Development Agreement: Falcon Crest Subdivision.



CITY OF KUNA

CITY LIMITS MAP



LEGEND

- CITY LIMITS
- ROADS
- RAILROAD
- WATERBODIES



Marisa Keith
3279 S Cloverdale Rd.
Boise, ID 83709
208-871-8224
mkeithboise@gmail.com

November 23, 2018

Kuna Planning and Zoning Commission
751 W. 4th St
Kuna, ID 83634

Dear Commissioners,

The Southwest Ada County Alliance is a registered neighborhood association with Boise and Ada County. I am writing about the Falcon Crest Subdivision proposed for Kuna Rd. and Cloverdale. Though not within our boundaries, they stop at Columbia Rd, the possible new residents will be driving across our area as they go about their daily lives which will have a significant impact to our neighborhoods.

Our main concerns are with traffic. This development at build out is estimated to produce nearly 18,000 trips per day. Since a majority of employment, shopping and leisure opportunities are located in Boise, Meridian and Eagle we can anticipate that most of these people will be driving Five Mile and Cloverdale to get to where they need to go. The best way to reduce congestion is for people to work, shop and recreate near where they live. These residents will have no choice but to drive several miles to grocery shop, attend appointments, work, and do any other day to day task. Though commercial is included in the plans we would like to see a firm commitment from the developer to provide specific commercial developments that are different from the already existing golf services such as small markets, convenience stores, gas stations, coffee shops, salons, etc. If rooftops are needed before commercial development can be built, we would like phasing tied to those commercial lots developing. We do not want to see another Charter Pointe situation where after 15 years little commercial development has happened despite the initial intentions of the developer. Along that line, will the people who work in the commercial part of this community be able to afford to live in this community or will they be commuting and thus increasing congestion?

We would also like the Commission to take into consideration that this community will be adding 18,000 trips to two lane roads, most lacking sidewalks and center lanes. Several mile-long segments are already at a Level of Service F at peak hours according to ACHD. They are scheduled to be widened but are unfunded and no matter what ACHD's IFYWP says, in the past they have not been able to meet their project timelines. In fact, Cloverdale Rd, between

Victory and Overland, has had the widening dates pushed back three times in five years. ACHD has stated over and over that they will never recommend a denial based upon level of service because they only see this as a comfort level, they will leave that decision to land use agencies such as yourselves. However, when planning large communities, miles from services, on roads that are overly congested there are some safety issues that should be taken into account.

*This location is some distance from the Kuna city center, will it be a safety concern to the rest of Kuna should several fire units be required at this location?

*Does the Ada County Sheriff's Office have the capacity to be available for this community and still adequately cover the rest of Kuna and SW Ada Co.?

*Will EMS be able to maintain an appropriate response time to and from the community, even during times when the road is at LOS F? This community is to have a large number of homes dedicated to people over the age of 55, an aging population increases the incidents of emergency calls.

We would also like to see phasing coincide with road improvements to a majority of the road segments that this development will affect. Should this matter go before the ACHD Commissioners we will be asking that they condition their approval on that, but land use agencies are able to make conditions of their own, even about the roads.

Overall this appears to be a well thought out community. We are only asking that the impacts to our 'downstream' community be mitigated as much as possible.

Thank you for your time.

Sincerely,

Marisa Keith
SWACA President

Statement Concerning the Annexation of the Planned Unit Development of the Falcon Crest Subdivision, Kuna
Idaho

November 27, 2018

My name is John Lawson, I am a resident and land owner in Ada County in an area within less than a quarter mile from the SW boundary of the planned subdivision. I am also a board member of the Cloverdale Ridge Water Corporation an independent irrigation district that provides irrigation water to my small farm.

Concern: There are over 50 homes and farms within a half mile of the proposed site. All the homes have independent wells and the irrigation district provides water through two wells. These wells pump enough water to supply over 250 acres of irrigated pastureland during a period of seven months of the year. We as homeowners and shareholders in this irrigation district would like to address:

- 1) There has not a comprehensive environmental analysis to determine the impacts from the planned subdivision.
- 2) There are 50+ household drinking water wells that may be affected by this planned expansion.
- 3) The Cloverdale Ridge subdivision landowners have water rights that are senior to those of the Falcon Crest Subdivision or Golf Course; however, we as landowners do not feel that our water rights have been appropriately evaluated by the Idaho Department of Water Resources.
- 4) There is not an apparent evaluation of the impact of this proposed subdivision on regional groundwater quality or quantity. Especially if the quality of the groundwater is impacted by a changing water table level or the introduction of contaminants to the groundwater that are so common to concentrated impact areas (sewage, hazardous materials spills, salts and minerals from a changing water table).
- 5) We feel that a complete study of the wells in our subdivision is necessary to predict changing levels of water, especially if we consider diminishing water levels anticipated from climate change. While it is clear that we have senior rights we understand that once a well has dried up it will be an expensive litigation to resolve water replacement strategies. This type of a study will be part and parcel to a complete environmental analysis of the proposed impacts.
- 6) The residents have also expressed that we are quite concerned about changes in the water quality in our wells and the wells for the Cloverdale Ridge Water Corporation.
- 7) The Cloverdale Ridge Water Corporation has 2 large bore wells that have a replacement value of nearly \$200,000 provided adequate water could be developed. We in the subdivision are very concerned that the City of Kuna has not taken the appropriate steps to assure the irrigation corporation that the volume of water needed to maintain the 250+ acres of irrigated land will be maintained in perpetuity for our land in which we have senior water rights.
- 8) The Water Corporation has a well that is about 700 ft deep and within 400 ft from the proposed subdivision. We have experience that the well is on the edge of a geothermal zone which means the water is warm (over 70 degrees F) and is heavily impacted by salts such as variable pH, sulfates and sulfides, sodium and bicarbonates such that the water must be treated extensively to be suited for drinking. It is clear that a well to provide water to a large subdivision will require a deep well with a lot of production. We know that the City of Kuna has not investigated these issues in the planning of this subdivision.

It for these reasons and more that I must insist that the City of Kuna perform a responsible water quality and quality analysis along with an environmental impact assessment of this planned subdivision. Barring these studies and an objective analysis of the data I can only vehemently oppose this poorly thought out plan.

John Lawson
1357 Cow Horse Drive
Kuna, Idaho 83634

Exh. G.5

Submitted at Commission

Troy Behunin

From: Elise Daniel <poppydaniel@gmail.com>
Sent: Tuesday, December 18, 2018 6:38 AM
To: Troy Behunin
Subject: Falcon Crest Development

Dear Mr. Behunin,

I understand that as city planner you have quite a bit of power over the decision involving the large new subdivision that is planned around the Falcon Crest Golf Course. I live at 10781 S Cloverdale Rd, Kuna, ID 83634 just across from the golf course. As a matter of fact, I pick up misfired golf balls from my field on a weekly basis.

I am writing to you to encourage you to fully consider the impact that this subdivision will have on the ground water that supports my home and the homes all around me. We all depend on our wells to supply water to our homes. We also depend on large wells to irrigate our fields and pastures. If you allow the new subdivision to dig deep wells to try to support a large number of homes (800 or 1200??) it will undoubtedly put our water supply at great risk.

This is a grave concern for myself and for all of my neighbors. As you must know, access to water is a huge issue in this part of the world. By risking our access to water you adversely affect our lives, the value of our properties, and the ability to live in the area supporting our families and livestock.

I also have grave concerns about the traffic that this development will create. As it stands, traffic has dramatically worsened in the nearly 14 years that I have lived here. There is no way for Cloverdale Road to absorb the amount of traffic that this subdivision will add.

I beg of you to fully research and consider what this development will do to this side of Kuna. While I understand that the money this will bring to the town is enticing, I believe that the strength to turn it down will ultimately make Kuna a stronger and better town.

Thank you for your consideration and best wishes for a Happy Holiday Season to you and your family.

Best Always,

Elise Ann Daniel

Please leave me a 5-star review on [Google](#) and [Facebook](#)! If you appreciate the service that I provide please share my name and contact information with your friends and family!

Elise Ann Daniel, AFC ®

MFCS - Family Financial Planning
Daniel Insurance, LLC
200 N. 4th Street
Suite 101B
Boise, Idaho 83702

www.elisedaniel.com

poppydaniel@gmail.com

tel: (208)590-2606

fax:(208)297-7890

The best compliments that I receive are your referrals!

Know that I take the security of your information very seriously. Please do not email me your personal information. Fax or a secure email are the safest ways to transfer personal information.

Troy Behunin

To: Elise Daniel
Subject: Dear Mayor

From: Elise Daniel [mailto:poppydaniel@gmail.com]
Sent: Tuesday, December 18, 2018 7:25 AM
To: Mayor Stear <mayorstear@kunaid.gov>
Cc: Troy Behunin <tbehunin@kunaid.gov>; Wendy Howell <whowell@kunaid.gov>
Subject: Re: Dear Mayor

Thank you for your response. Have a wonderful Holiday Season with your family and friends.

Blessings,
 Elise

***"Almost everything will work again if you unplug it for a few minutes, including you."
 - Anne Lamott***

Please leave me a 5-star review on [Google](#) and [Facebook](#)! If you appreciate the service that I provide please share my name and contact information with your friends and family!

Elise Ann Daniel, AFC ®
 Daniel Insurance, LLC

On Tue, Dec 18, 2018 at 7:02 AM Mayor Stear <mayorstear@kunaid.gov> wrote:

Elise; Discussions such as this before a public hearing are considered exparte'. That said I will have to include it into the record for the hearing. (Troy would you please see that it is?) The city is strictly regulated on any wells that are drilled or accessed. If there is not adequate water table they can not be used. We will certainly refer to the traffic experts at ACHD on that area. As far as the revenue for the city we are in good shape and I would not base any decision on that. Property rights are the main issue with things like this. Thank You and I would assume that you will be at the public hearing for this. I am not sure of the date but you can call into P&Z for that. Have a blessed Christmas!

Sent from my iPhone

On Dec 18, 2018, at 6:45 AM, Elise Daniel <poppydaniel@gmail.com> wrote:

Dear Joe,

I voted for you as Mayor because I believed that you would look after the best interests of the town of Kuna and it's residents. I live at 10781 S Cloverdale Rd, Kuna, ID 83634 just across from the golf course. As a matter of fact, I pick up misfired golf balls from my field on a weekly basis.

I am writing to you to encourage you to fully consider the impact that the proposed subdivision at Falcon Crest will have on the ground water that supports my home and the homes all around me. We all depend on our wells to supply water to our homes. We also depend on large wells to irrigate our fields and pastures. If you allow the new subdivision to dig deep wells to try to support a large number of homes (800 or 1200??) it will

undoubtedly put our water supply at great risk. IF you do approve this subdivision, which I pray you do not, you must plan to provide city water to the subdivision to protect our ground water.

Damage to our ground water is a grave concern for myself and for all of my neighbors. As you must know, access to water is a huge issue in this part of the world. By risking our access to water you adversely affect our lives, the value of our properties, and the ability to live in the area supporting our families and livestock.

I also have real concerns about the traffic that this development will create. As it stands, traffic has dramatically worsened in the nearly 14 years that I have lived here. There is no way for Cloverdale Road to absorb the amount of traffic that this subdivision will add.

I beg of you to fully research and consider what this development will do to this side of Kuna. While I understand that the money this will bring to the town is enticing, I believe that the strength to turn it down will ultimately make Kuna a stronger and better town.

Thank you for your consideration and best wishes for a Happy Holiday Season to you and your family.

Best Always,
Elise Ann Daniel

***"Almost everything will work again if you unplug it for a few minutes, including you."
- Anne Lamott***

Please leave me a 5-star review on [Google](#) and [Facebook](#)! If you appreciate the service that I provide please share my name and contact information with your friends and family!

Elise Ann Daniel, AFC ®
MFCS - Family Financial Planning
Daniel Insurance, LLC
200 N. 4th Street
Suite 101B
Boise, Idaho 83702
www.elisedaniel.com
poppydaniel@gmail.com
tel: (208)590-2606
fax:(208)297-7890

The best compliments that I receive are your referrals!

Know that I take the security of your information very seriously. Please do not email me your personal information. Fax or a secure email are the safest ways to transfer personal information.

Troy Behunin

From: Rebecca Goodner <rgoodner@cableone.net>
Sent: Tuesday, December 18, 2018 8:52 AM
To: Troy Behunin
Subject: Falcon Crest perposed 1000 new homes/water rights

Mr. Behunin,

My name is Rebecca Goodner, I live across the street from the purposed Falcon Crest home project. I am extremely concerned about this project and how it will not only impact the traffic on Cloverdale Rd.

but the WATER they will need to feed the purpose 1000 homes.

City Council needs to consider our water use in their plans, we need a full and objective evaluation of the impact on our wells. Many years ago the Idaho Dept of Water Resources over appropriated water for our area and that could cause us issues in the future. Our Water Corporation has Senior water rights but the City may use politics to take our water rights out of the equation.

I am asking you to please keep this in mind when voting on this, and please keep us informed moving forward.

Respectfully,

Rebecca L Goodner

12555 S. Cloverdale RD.
Kuna, Idaho 83634

Troy Behunin

From: Casey Hiatt <rchvandal@gmail.com>
Sent: Thursday, December 20, 2018 11:55 AM
To: Troy Behunin
Subject: Falcon Crest Development

Mr Behunin,

I own a home and acreage on Cloverdale road across from Falcon Ridge golf course.

As I am sure you are aware, a large bore well is being proposed for potentially 1000's of new homes for the Falcon Ridge Project. The surrounding homes and land owners have already lost wells over the past few years. I am very concerned that the proper studies of this new mega wells impact on existing wells and the water tables are being overlooked by the developer, and or the governing body responsible for approving such a development.

If the proposed mega-well is drilled, by the time it is realized it was a mistake it will be too late, and more wells could undoubtedly dry up. Many of the water rights potentially affected date back to the 1960's and 70's, and in an era of water being such a valued commodity I think it is evident how important it is to protect what already exists ahead of what might be. Land that once had a value because it was irrigated becomes burnt and dry, making it next to worthless.

I am an Idaho native, knowing that growth is a great thing for this community, as long as the existing population and their basic needs and lives are not ignored to make room for progress.

I respectfully request that before our community swallows this pill, that a more recent and accurate assessment of the water table is done, as well as a traffic impact analysis. This will certainly provide the information needed to make all impacted sleep at night. The additional several thousand cars down this two lane road could prove to be a nasty and dangerous venture to pull out on if a plan is not implemented.

So that I may continue to keep myself abreast of any new information available, I would like to enter my request to please be kept up to date on all communications and meetings that arise regarding this project. I assume a list of emails are kept for such communications.

Thank you for your help Troy,
Rex Hiatt

Troy Behunin

From: Scott Erickson <swerickson7@gmail.com>
Sent: Thursday, December 20, 2018 1:14 PM
To: Troy Behunin
Subject: evaluating proposed development cloverdale and kuna road

Mr. Behunin,

Please add me to your distribution list regarding current and future information related to the proposed development of the land around Falcon Crest golf course. I am a home owner directly west of the proposed development and have some concerns about traffic implications, water rights, and other considerations such as schools, police and fire,

thank you,

Scott Erickson
6350 Reining Horse Dr
Kuna, ID
83634
208-949-9722
swerickson7@gmail.com

Troy Behunin

From: Personal Gmail <sphaase1@gmail.com>
Sent: Wednesday, December 19, 2018 5:12 PM
To: Troy Behunin
Subject: Cloverdale/ Falcon crest development

I would like to request information and added to the list of people that you will notify when there is new information and when there are public meetings.

It appears the city council has already favored the proposal by the developer but as I am sure know those of us that live near by are or can be affected by the councils decisions. Please add me to the list of concerned land owners.

My name is Steven Haase and I live at 6144 E. Deer Flat rd. I have water rights to irrigate my 5 acres and I have a domestic well.

Thank you.

Regards

Steven Haase



City of Kuna

P&Z Findings of Fact & Conclusions of Law

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

To: **P & Z Commission**

Case No's: **18-03-AN** (Annexation)
18-01-CPM (Comp Map Change)
18-04-ZC (rezone)
18-02-PUD (Planned Unit Develop)
18-04-S (Preliminary Plat) and
18-20-DR (Sub Design Review)
And (Development Agreement)

Location: Northeast Corner of Cloverdale and Kuna Roads, Kuna, ID

Planner: Troy Behunin, Planner III

Hearing date: October 9, 2018
Tabled Until: November 27, 2018
Findings of Fact: December 11, 2018

Owner: **M3 Companies - Mark Tate**
1087 W. River Street, Ste. 310
Boise, ID 83702
208.939.6263
MTate@m3companiesllc.com

Engineer: **JUB Engineers – Kristi Watkins**
250 S. Beechwood Ave. S. 201
Boise, ID 83709
208.323.9336
kwatkins@jub.com



Table of Contents:

- A. Process and Noticing
- B. Applicants Request
- C. Aerial map
- D. Site History
- E. General Project Facts
- F. Staff Analysis
- G. Applicable Standards
- H. Procedural Background
- I. Factual Summary
- J. Comprehensive Plan Analysis
- K. Kuna City Code Analysis
- L. Recommendation of the Commission to City Council.

A. Process and Noticing:

1. Kuna City Code 1-14-3 (KCC), Title 1, Chapter 14, Section 3, states that Annexation, Comprehensive Plan Map Changes, P.U.D.'s, Rezones and Preliminary Plats are designated as public hearings, with the Commission as the recommending body, and City Council as the decision making body, and the Commission as the decision making body for the Design Review. These land use applications were given

proper public notice and followed the requirements set forth in Idaho Code, Chapter 65 Local Planning Act.

a. Notifications

- | | |
|----------------------------|--|
| i. Neighborhood Meeting | May 9, 2018 (fifty four (54) persons attended) |
| ii. Agency Comment Request | July 13, 2018 |
| iii. 450' Property Owners | October 1, 2018 and October 19, 2018 |
| iv. Kuna, Melba Newspaper | September 12, 2018 and September 19, 2018 |
| v. Site Posted | September 29, 2018 |

B. Applicants Request:

1. Request:

Applicant, Kristi Watkins with JUB Engineers, on behalf of M3 Companies- Mark Tate (Owner), requests approval to Annex approximately 990 acres into Kuna City limits, Change the Comprehensive Plan Map (CPM) from Agriculture to Mixed-Use for approximately 163 acres, for a Planned Unit Development (PUD) for approx. 1,028 acres, to rezone approx. 20 acres and subdivide approx. 132 acres into 409 residential lots, 51 common lots, four common driveway lots, two well lots and private roads. This site is located at the NEC of Cloverdale and Kuna Roads, Kuna, Idaho. Please see the application for a list of parcel numbers affected by this application.

C. Aerial Map:



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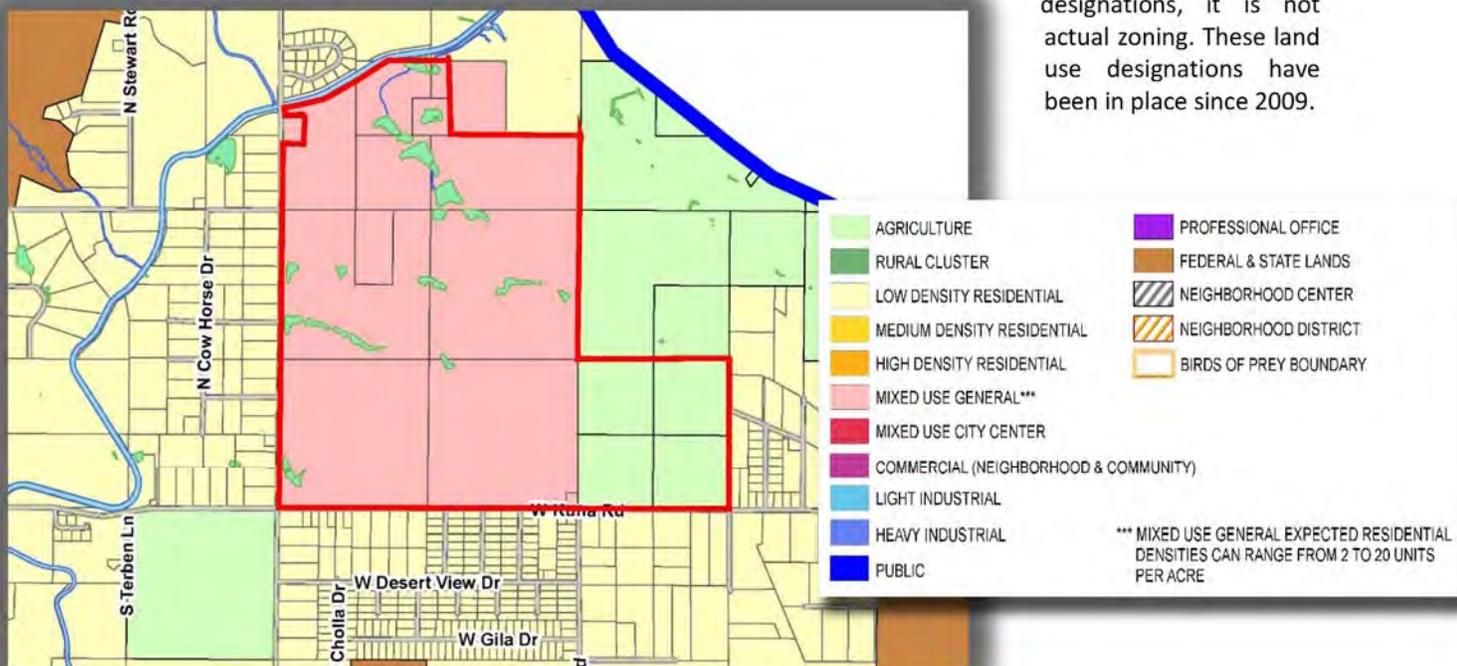
D. Site History:

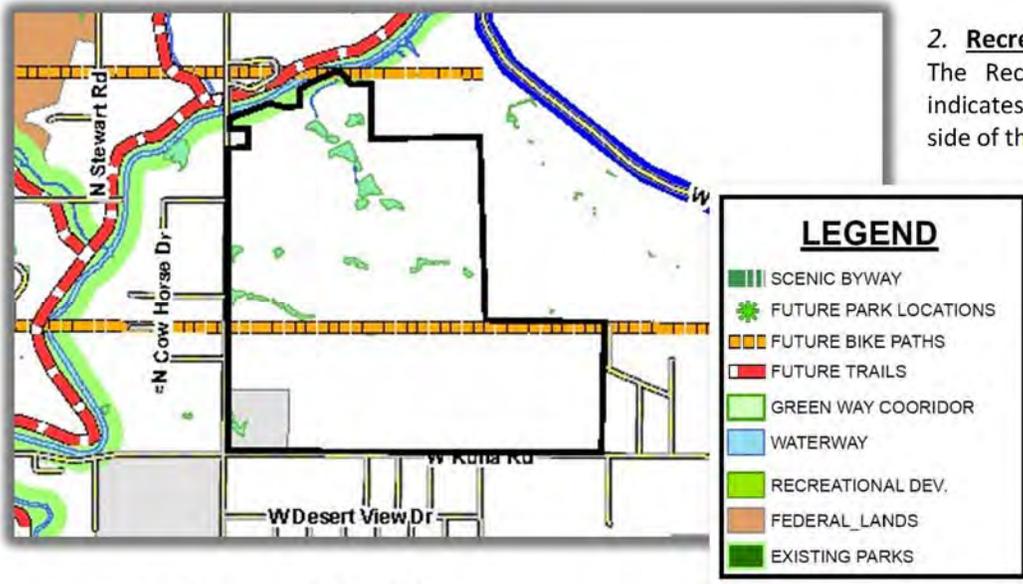
These lands historically have been used for golf course and agricultural purposes for many years. Approximately 40 acres on the northeast corner of Cloverdale and Kuna Roads were annexed into Kuna, on November 4, 2015, (Case No. 15-01-AN), providing the pathway for annexation of the rest of the golf course as previously planned for future development.

E. General Projects Facts:

1. **Comprehensive Plan Map:** The Comp Plan Map designation for this site is Mixed-Use for most of the site approximately 865 acres. The remaining 163 acres on the east side are designated as agriculture. The Future Land Use Map (Comprehensive Plan Map) is intended to serve as a guide for the decision making body. This

map indicates land use designations, it is not actual zoning. These land use designations have been in place since 2009.





2. Recreation and Pathways Map:

The Rec. & Path Master Plan Map indicates a future trail along the north side of the New York Canal, which is off-site. With this application, staff recommends that the applicant incorporate green and open spaces throughout the project.

3. Surrounding Land Uses:

North	R-1, RR	1 acre Residential & Rural Residential - Ada County
South	Ag, RR	Agriculture – Kuna City and Rural Residential – Ada County
East	RR	Rural Residential – Ada County
West	RR	Rural Residential – Ada County

4. Lot Sizes, Current Zoning, Parcel No's, and L & B No's:

Lot Size (Approximately)	Current Zone:	Parcel Number(s)
5 acres	RR - Rural Residential	S1415424915
10 acres	RR - Rural Residential	S1415315300
32.97 acres	RR - Rural Residential	S1415314810
56.46 acres	RR - Rural Residential	S1415336000
40 acres	RR - Rural Residential	S1415341100
80 acres	RR - Rural Residential	S1415430000
160 acres	RR - Rural Residential	S1422110050
138.16 acres	RR - Rural Residential	S1422212400
20 acres	RR - Rural Residential	S1422212000
40 acres	RR - Rural Residential	S1423314800
40 acres	RR - Rural Residential	S1423325400
40 acres	RR - Rural Residential	S1423346600
40 acres	RR - Rural Residential	S1423336000
1.31 acres	RR - Rural Residential	S1422449820
158.65 acres	RR - Rural Residential	S1422417300
119.90 acres	RR - Rural Residential	S1422314810
1.13 acres	RR - Rural Residential	R3297260265
39.01 acres	Agriculture - Kuna City	S1422336000

5. Services (at time of development):

- Sanitary Sewer– City of Kuna
- Potable Water – City of Kuna

Pressurized Irrigation – Developer Built and Owned/Maintained

Fire Protection – Kuna Rural Fire District

Police Protection – Ada County Sheriff's office; Kuna Police

Sanitation Services – J & M Sanitation

6. Existing Structures, Vegetation and Natural Features:

The site has multiple structures that typically are associated with a golf course and maintenance facilities and vegetation that is generally associated with a golf course and other Agricultural uses.

7. Transportation / Connectivity:

The site has significant Cloverdale and Kuna Road frontages. The applicant proposes one point of ingress/egress on Cloverdale Road for phase one, approximately 2,000 feet north of Kuna Road to line up with Reining Horse Drive. It is anticipated that the commercial projects proposed for the NEC of Cloverdale and Kuna Road will also seek entrances with future applications. All points of access must follow City & ACHD standards.

8. Environmental Issues:

Staff is not aware of any environmental issues, health or safety conflicts. Most of the sites' topography is generally flat with less than 3 percent slope. However, in the north part of the site, there are rolling hills and some grades greater than 3 percent, which provide for bluffs, and overlooks, these are areas within the existing golf course. This site is not within the Nitrate Priority Area (NPA), however, the project will be required to connect to Kuna City sanitary sewer, potable water and provide for a pressure irrigation water system to the project as a whole.

9. Agency Responses:

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

- | | |
|--|--------------------|
| - City Engineer | <i>Exhibit B 1</i> |
| - Ada County Highway District (ACHD) | <i>Exhibit B 2</i> |
| - Boise Project Board of Control | <i>Exhibit B 3</i> |
| - COMPASS | <i>Exhibit B 4</i> |
| - Dept. of Environmental Quality (DEQ) | <i>Exhibit B 5</i> |
| - ID Transportation Dept. (ITD) | <i>Exhibit B 6</i> |

F. Staff Analysis:

The subject site is at the northeast corner (NEC) of Cloverdale and Kuna Roads. The applicant requests a Comprehensive Plan Map (CPM) change from agriculture to Mixed-Use for approximately 163 acres on the east side of the subject site. This request will match the current designation of the golf course parcels and will provide continuity for the entire project as a multi-phased, Planned Unit Development (PUD), consisting of approximately 1,028 acres.

The applicant requests annexation into Kuna City limits applying the Category "A" process. The lands in this application touch City limits in the southwest corner of the site and are therefore eligible for annexation, due to a previous annexation approval (15-01-AN). Applicant has submitted an application for annexation of the remaining 990 acres (approximately) and is seeking for two different zones for these proposed annexing parcels. The applicant is seeking the following jurisdiction and zone changes if the annexation is approved:

- Approximately 807 acres are proposed to be annexed and zoned from Rural Residential (RR) TO R-6 Medium Density Residential (MDR),
- Approximately 189 acres from RR, TO R-12, High Density Residential (HDR).

The applicant seeks to rezone approximately 20.89 acres of the 39 acres already annexed into Kuna and zoned Agriculture TOC-2 (Area Commercial District), and the remaining 19.60 acres to be zoned R-6 Medium Density Residential (MDR). While the Commercial lot is included in the Preliminary plat, development of the commercial corner will take place separately and in the future; a time line for the commercial development is unknown at this time.

Applying the PUD process, the applicant proposes a mix of various uses throughout the project to include; commercial, recreational activities, medium and high density residential uses, to include single family lots, active adult communities, age targeted living, a community center, updated club house (with full food and beverage service and dinner and event space), several private parks, a City park, a considerable open space and pathway network (*13.41 acres in the first preliminary plat alone, or 10.2% of that area*), and the golf courses. The applicant proposes a master-planned active resort-style community for all ages. The applicant is proposing private streets in certain areas that will be built to Kuna and ACHD standards (curb, gutters & sidewalks) and meet Kuna Fire Department requirements. All private roads will be built and maintained by the Home Owners Association (HOA), and anticipates providing a golf cart community (in part), which when combined with a large network of biking and walking pathways, will help reduce vehicle trips for basic needs, recreation and even food services. Using the PUD process and exceeding the required 10% usable open space, the applicant is eligible to request relief from certain development standards to accommodate mixed-uses and design criteria to create a unique and different development not seen in Kuna before. The applicant has provided a list of standards and requirements they seek relief from and those requested changes are listed in the exhibits of the Development Agreement included for Commissions' review. The requested changes are presented side-by-side to show current code, compared with the *requested* changes.

Staff notes that proposed phase one requests four shared driveways, provides for two potable well sites (PP note #3) and two cul-de-sacs. This plat is planned to be an age restricted community and as long as the CC&R's provide for permanent maintenance, care and responsibility of the shared driveways, staff supports their use for this preliminary plat. Staff also notes that just one entrance off Cloverdale is shown for phase one. The Kuna Rural Fire District (KFD) has requirements for providing a secondary emergency access (either temporary or permanent) as does the City. Staff will support a secondary access that is first approved by the KFD. Staff also notes that the applicant is proposing swales with no curb/gutter along Cloverdale, or Kuna Roads. This is contrary to KCC. Along arterial roads, KCC calls for full roadway improvements, including curb/gutter, road widening, and sidewalks at eight feet (either separated or attached). Staff recommends that the applicant be conditioned to demonstrate shared driveway responsibility as explained, secondary emergency access as explained and to follow City standards for full arterial roadway improvements as explained. Otherwise, the proposed preliminary plat appears to be in substantial compliance with KCC.

This application includes a request for subdivision landscape design review. Staff finds the proposed landscaping for common areas appears to be in substantial conformance with KCC Title 5 chapter 17, Kuna's Landscaping Ordinance (KCC 5-17). Staff recommends that the applicant be conditioned to provide sod in areas labeled as 'Lawn'. Staff notes that if approved, this landscape plan will be considered a binding plan, and shall be followed as presented and not changed or substitutions made without *prior* approval, except to bring it into conformance (in the event that a part of the plan is deficient). Design Review for a subdivision monument(s) was not applied for, with this project, however, if monument signs are desired, Design Review with the Committee is required.

Staff has determined this application generally complies, or as conditioned, will follow Idaho Statutes §50-222 (Annex) and §65-67 (LLUPA-Subs); Title 5 and title 6 of the Kuna City Code; and the Kuna Comprehensive Plan; and forwards a recommendation of approval for Case No's stated above, subject to the recommended conditions of approval listed within this report and in Section 'N' of this report.

G. Applicable Standards:

1. City of Kuna Zoning Ordinance Title 5,

2. City of Kuna Subdivision Ordinance Title 6,
3. City of Kuna Comprehensive Plan and Map, adopted September 1, 2009,
4. Idaho Code, Title 67, Chapter 65- the Local Land Use Planning Act.

H. Procedural Background:

On November 27, 2018, the Commission considered the Falcon Crest project; Case No's: 18-03-AN, 18-01-CPM, 18-04-S, 18-02-PUD, 18-02-ZC, a Development Agreement, and 18-20-DR, including the applications, agency comments, staff's report, application exhibits and public testimony presented or given.

I. Factual Summary:

This project approximately 1,028 acre site, is adjacent to Kuna City limits and is located at the northeast corner (NEC) of Cloverdale and Kuna Roads and part is zoned Agriculture (Ag.) in the City and the remaining part as RR in the County. 40 acres of the approximate 1,028 acres is in Kuna City and zoned Ag.. The site has varying historical uses, including a golf course, club house, cart barn, agriculture uses and other ancillary subordinate uses. Applicant proposes a Comprehensive Plan Map Change from Ag. to Mixed-Use for part of the site, annexation for approx. 988 acres, a rezone for approx. 40 acres from Ag. to R-6 and C-2 zones, a PUD, a Preliminary Plat for approx. 132 acres, to subdivide said property into 409 buildable lots and 51 common lots and four shared driveways (over common lots), and a subdivision design review for the landscaping of the common lots. This project is adjacent to Cloverdale Road and Kuna Road, both are principle arterial roads.

J. Comprehensive Plan Analysis:

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

The designations of Mixed-Use shown on the Planning Map (See Map above) for these lots were approved by Council. The proposed change from Agriculture to Mixed-Use is supported by way of the application and supporting materials and plans provided and staff views this request to be consistent with the following Comprehensive Plan components:

Community Vision Statement:

Residents hoped for the creation of business and light commercial use centers within neighborhoods. These centers would include restaurants, gas stations, churches, *multi-family* use facilities, and other mixed-use developments. (Page 21).

Housing:

Residents envisioned higher densities in the City's core to include opportunities for mixed residential and light commercial activity. *They expressed interest in a mix of residential type dwellings applications; including single-family, multi-family, apartments and condominiums. They were receptive to a greater mix of lot sizes and house prices to appeal to a variety of people.* A goal expressed by many was the preservation of large lots and rural cluster development in appropriate balance with a complement of other types of residential development (Page 21).

Comment: *The proposed Preliminary Plat and rezone follows the community vision and provides a way to achieve the housing goals as stated and adopted, by supplementing other existing large lot subdivisions nearby.*

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

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

Comment: Utilizing the Idaho Attorney Generals criteria, and a review by the City Attorney, the proposed project does not constitute a "takings" and the economic value is intact.

Economic Development Goals and Objectives - Section 5 - Summary:

Ensure an adequate supply of housing for all income levels and facilitate pedestrian connections, both visually and physically, to enhance pedestrian movement (Pg. 42 – 1.5 and Pg. 43 – 3.1).

Comment: The proposed application complies with these elements of the comprehensive plan by providing an opportunity to supply varied housing types and provide pedestrian connections, thereby meeting this goal.

Land Use Goals and Objectives - Section 6 - Summary:

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

Medium Density Residential:

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

Comment: The proposed annexation requests an R-6 and R-12 zone, for residential uses, conforming to the Comprehensive Plan and Planning Map approved by Council in August of 2015.

Mixed-Uses:

The Mixed-Use General land use designation pertains to a land parcel or combination of parcels that are planned and developed together. This comprehensive land use category may contain residential, commercial, office and technical uses, a variety of building types and densities, common open space variations, clustered development and recreational facilities (Page 105).

Comment: The proposed application requests a PUD to include Mixed-Uses including C-2, R-6 and R-12 zones, for commercial and residential uses, conform to the Comprehensive Plan and Planning Map approved by Council in August of 2015.

Housing Goals and Objectives - Section 12 - Summary:

Encourage developers to provide high-quality development with a variety of lot sizes, dwelling types, densities and price points to meet the needs of current and future population while creating safe and aesthetically-pleasing neighborhoods. Ensure housing is available throughout the community for all income levels and those with special needs. Encourage logical and orderly residential development while discouraging developers from developing land divisions greater than one half acre because large lot subdivisions increase municipal costs, require public subsidy and create sprawl (Pg. 155 – 1.2, Pg. 163 12.4 and Pg. 165 – 2.1).

Encourage Mixed-Use development that includes town centers, single-family, multi-family, accessory units, and other types of residential development. – Policy 1.1.2, Section 12, Housing (Page 155).

Comment: Applicant proposes a resort style community to include commercial uses, varied housing densities/types including medium and high density residential elements that will contribute to availability of varied types and home sizes in a logical and orderly manner (Master Planned Community) with an opportunity to provide a quality development.

Community Design Goals and Objectives - Section 13 - Summary:

Strengthen Kuna's Image through good community and urban design principles that create self-sufficient neighborhoods. Foster good community design concepts that incorporate landscape features to serve as buffers between incompatible uses while reducing scale and creates a sense of place.

Comment: Applicant proposes a master planned resort-style community (PUD) that will include a considerable network of green spaces, trails, golf course, and other amenities that will include some public and some private facilities, this is a community designed to be an all-ages development.

Neighborhoods:

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

Comment: With this development, the applicant will provide an extension of the sidewalk and roadway system which must comply with the Master Street Plan adopted by Kuna. Applicant has proposed extensive pathways and sidewalks for pedestrian and non-motorized transportation, and adding connecting stub streets. Applicant appears prepared to propose a variety of housing densities thereby complying with approved land use designation outlined within the Comp Plan and Planning Map.

K. Kuna City Code Analysis:

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

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

2. The site is physically suitable for the proposed new subdivision and site development.

Comment: The 1,028 acre (approximate) project includes a request for subdividing a portion of the lands into 409 buildable lots and 51 common lots. The site appears to be compatible with the proposal.

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

Comment: The land to be annexed, rezoned and subdivided is not used as wildlife habitat. Future roads, dwelling units and open spaces must be designed and planned for construction according the City and ACHD requirements and best practices and will therefore not cause environmental damage or loss of habitat.

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

Comment: The proposed subdivision of the property appears to follows Kuna City Codes. All development requires connection to public sewer and potable water systems, therefore eliminating the occurrence of adverse public health problems.

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

Comment: The Commission did consider the location of the property and adjacent uses. The subject property (if approved for annexation) will be in Kuna City and will be required to connect to the Kuna City central sewer

and potable water systems, and create their own Pressure Irrigation System. The current adjacent uses are large lots in the County, and agricultural in nature and the site it adjacent to two Principle arterial roads.

6. Based on the evidence contained in Case No's 18-03-AN, 18-01-CPM, 18-02-ZC, 18-04-S, 18-02-PUD, a Development Agreement (DA), and 18-20-DR, *do* adequately comply with Kuna City Code.
7. Based on the evidence contained in Case No's 18-03-AN, 18-01-CPM, 18-02-ZC, 18-04-S, 18-02-PUD, a Development Agreement (D.A.), and 18-20-DR, generally *do* comply with Kuna's Zoning Code.

L. Recommendation of the Commission to City Council:

18-03-AN (Annexation), 18-01-CPM (Comp Plan Map), 18-02-ZC (Rezone), 18-04-S (Preliminary Plat), 18-02-PUD (PUD), and a D.A., Based on the facts outlined in staff's memo, the Comp Plan, City Code, the record before the Commission, the applicant's presentation, public testimony and discussion during the public hearing by the Planning and Zoning Commission of Kuna, Idaho, the Commission hereby recommends approval to City Council for Case No. 18-03-AN, 18-01-CPM, 18-02-ZC, 18-04-S, 18-02-PUD, an Annexation, CPM, PUD, Rezone, Preliminary Plat and D.A., a request by JUB Engineers on behalf of M3 Companies, with the following site specific conditions of approval:

- *Applicant shall follow conditions as outlined in the staff report,*
- *Applicant shall work with staff to refine and finalize the development agreement and include potable water, the default clause, and to submit a clean development agreement to the City Council,*
- *Applicant work with staff to include recommendations from ACHD's report to mitigate the traffic of the first preliminary plat,*
- *Applicant shall include the irrigation text from the City Engineer's letter, as appropriate,*
- *Applicant shall include curb, gutter and sidewalks on Cloverdale and Kuna Road if they're not included in the ACHD five-year plan,*
- *Applicant shall work with staff and ACHD on the alignment of Five Mile Road.*

18-20-DR (Design Review), Based on the facts outlined in staff's memo, the Comp Plan, City Code, the record before the Commission, the applicant's presentation, public testimony and discussion during the public hearing by the Planning and Zoning Commission of Kuna, Idaho, the Commission hereby *approves* Case No. 18-20-DR, Design Review, a request by JUB Engineers on behalf of M3 Companies, with the following conditions of approval:

- *Applicant shall follow the conditions as outlined in the staff report and the additional conditions for the preliminary plat, including modifications to include text from the Engineer's letter,*
- *curb, gutter and sidewalks on Cloverdale and Kuna Road, to include that the applicant work with staff and ACHD to draw the Five Mile alignment, and that the applicant work with staff to provide sod for the driving range.*

1. The applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
 - a. The City Engineer shall approve the sewer hook-ups.
 - b. The City Engineer shall approve the drainage and grading plans. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties". No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
 - c. The Kuna Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District is required.

- d. The *Boise-Kuna* Irrigation District shall approval any modifications to the existing irrigation system.
 - e. Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to *issuance* of any building permit(s).
2. All public rights-of-way shall be dedicated and constructed to standards of the City, Ada County Highway District and Idaho Transportation Department. No public street construction may commence without the approval and permit from Ada County Highway District and/or Idaho Transportation Department.
 - 2.1– At time of development and as necessary, dedicate right-of-way in sufficient amounts to follow City and ACHD standards and widths, *except as otherwise approved through the PUD process.*
 3. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see **KCC 6-4-2-W**.
 4. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
 5. When required, submit a petition to the City (as necessary, confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and requesting to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation system of the City (KMID).
 6. All street lighting within and for the site shall be LED lighting and must comply with Kuna City Code, *except as otherwise approved through the PUD process.*
 7. Parking within the site shall comply with Kuna City Code, *except as otherwise approved through the PUD process.*
 8. Fencing within and around the site shall comply with Kuna City Code (Unless specifically approved otherwise and permitted). Perimeter fencing (and permit) is required prior to requesting final plat signatures from Kuna City Clerk and Engineer.
 9. All signage within/for the project shall comply with Kuna City Code and go through Design Review for those approvals.
 10. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting within public rights-of-way shall be with approval from the public entities owning the property.
 11. The land owner/applicant/developer, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through public hearing processes.
 12. Applicant is conditioned to follow the these planting notes for all trees on site:
 - 12.1 – *Landscape contractor shall remove all twine/ropes and burlap from root balls.*
 - 12.2 – *Landscape contractor shall remove the wire basket from the top 1/2 of the root ball.*
 13. The applicant's proposed landscape plan (dated 10.30.2018) shall be considered binding site plans, or as modified and approved through the proper process.
 14. The applicant's proposed preliminary plat (dated 5.18.2018) shall be considered binding site plans, or as modified and approved through the public hearing process
 15. Applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
 16. Developer/owner/applicant shall comply with all local, state and federal laws.



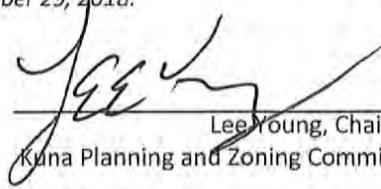
City of Kuna
Planning and Zoning Commission
Proposed Findings of Fact and Conclusions of Law

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

Based upon the record contained in Case No's 18-03-AN, 18-01-CPM, 18-02-ZC, 18-04-S, 18-02-PUD, a D.A., and 18-20-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 *approval* of the Findings of Fact and Conclusions of Law, and conditions of approval for Case No's 18-03-AN, 18-01-CPM, 18-02-ZC, 18-04-S, 18-02-PUD, a DA, a request for annexation, Comp plan map change, rezone, preliminary plat, PUD, DA, and hereby approves 18-20-DR, a request for Design Review by JUB Engineers, on behalf of M3 Companies, LLC:

1. *The Kuna Planning and Zoning Commission approves the facts as outlined in the staff report, the public testimony and the supporting evidence list presented.*
Comment: *The Kuna Planning and Zoning Commission held a public hearing on the subject applications on November 27, 2018, 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 18-03-AN, 18-01-CPM, 18-02-ZC, 18-04-S, 18-02-PUD, a DA, and 18-20-DR, this proposal generally complies with the Comprehensive Plan and City Code.*
Comment: *The Comp Plan has listed numerous goals for promoting and supporting a diverse and sustainable economy that will allow more Kuna residents to work in their community and encouraging a balance of land uses to ensure that Kuna remains desirable, stable and a self-sufficient community.*
3. *Based on the evidence contained in Case No's 18-03-AN, 18-01-CPM, 18-02-ZC, 18-04-S, 18-02-PUD, a DA, and 18-20-DR, this proposal generally complies with the Kuna City Code.*
Comment: *The applicant has submitted a complete application, and following staff review the application appears to be in general compliance with the design requirements, public improvement requirements, objectives and considerations listed in Kuna City Code Title 5 and Title 6.*
4. *The Kuna Planning and Zoning Commission has the authority to approve Case No. 18-20-DR and to recommend approval to Council for Case No's 18-03-AN, 18-01-CPM, 18-02-ZC, 18-04-S, 18-02-PUD, and a DA.*
Comment: *On November 27, 2018, the Commission voted to recommend approval for Case No's 18-03-AN, 18-01-CPM, 18-02-ZC, 18-04-S, 18-02-PUD, and a DA, and voted to approve Case No. 18-20-DR.*
5. *The public notice requirements have been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.*
Comment: *Neighborhood Notices were mailed out to residents within 450-FT of the proposed project site on October 1st and 19th, 2018 and a legal notice was run in the Kuna Melba Newspaper on September 12th and 19th, 2018. The applicant placed a sign on the property on September 29, 2018.*

DATED: this 11th day of December, 2018.



Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:


Troy Behunin, Planner III
Kuna Planning and Zoning Department

**CITY OF KUNA
PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, November 27, 2018**

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	Jace Hellman, Planner II	X
Commissioner Stephen Damron	X	Sam Weiger, Planner I	X
Commissioner John Laraway	X	Bill Gigray, City Attorney	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 October 23, 2018.

Commissioner Hennis Motions to approve the consent agenda; Commissioner Damron Seconds, all aye and motion carried 4-0.

2. NEW BUSINESS

18-37-DR (Design Review) – Freedom Fitness; Richard Wilmot, with ALC Architecture, seeks Design Review approval from the Planning and Zoning Commission (acting as Design Review Committee) to construct a *Freedom Fitness* gymnasium with accompanying landscaping, lighting and a parking lot. The project is within Ensign Commercial Subdivision No. 2 at 821 North Meridian Road, Kuna, Idaho 83634 (APN# S1324142215).

C/Gealy: Mr. Chairman, I will recuse myself from this item. **Richard Wilmot:** 1119 East State Street, Eagle, ID. We are proposing a fitness facility off of Meridian Road just south of the existing Dollar Tree building. There will be a workout area with locker rooms and child care available for patrons using the facility. The building is comprised of cement plaster, stucco, metal panel, and standing seam metal roofing. It is our plan to share our parking lot with other future buildings that are developed on the property. We don't have objections with anything in the staff report. The only condition is that we address the location of the trash enclosure. We'll finalize that in the coming week or so. **Sam Weiger:** Chairman, commissioners for the record Sam Weiger, Planner I for the City of Kuna 751 W 4th ST. The applicant is seeking Design Review approval for a new *Freedom Fitness* gymnasium accompanying landscaping, lighting and a parking lot. The new commercial building site is located within Ensign Commercial Subdivision No. 2, at the northwest corner of Meridian Road and East Meadow View Road. The property as it sits now is vacant, within city limits, and currently zoned C-1. The applicant proposes two driveway access points from North Meridian Road. The applicant proposes 78 total parking spaces and 4 accessible parking spaces. Staff finds that the proposed parking lot and parking lot lighting comply with Kuna City Code. All landscaping complies with Kuna City Code, Title 5, Chapter 17, Landscaping Requirements. Comments received from J&M Sanitation indicate that the proposed enclosure meets their standards. Staff would note the applicant was required to submit a new site plan illustrating the new location, dimensions and material types. Staff has determined that this application complies with Title 5 of Kuna City Code; Idaho Code Title 67; and the Kuna Comprehensive Plan. Staff forwards a recommendation of approval for Case No. 18-37-DR to the Planning and Zoning Commission. I will now stand for any questions you may have. **C/Young:** Did you have any feedback from fire as far as any path of travel or anything? **Sam Weiger:** There were no comments from the fire department on the Design Review application. **C/Young:** As far as

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the side layout, the parking lots are there and the circulation seems to work well. As far as landscape, there is not much to landscape. They have the planters in the area. **C/Young:** Architecturally it looks good, with a change in roofline materials. **C/Hennis:** I think they've done a nice job with layout and conformance.

Commissioner Hennis motions to approve Case No. 18-37-DR with the conditions as outlined in the staff report; With an additional condition that the applicant continue to work with J&M Sanitation to arrive at the correct location for the trash enclosure and materials. Commissioner Laraway seconds, all aye and motion carried 3-0.

PUBLIC HEARING

18-05-S (Preliminary Plat) & 18-26-DR (Design Review) – Lete Commercial Subdivision; The applicant, Inaki Lete, requests to subdivide approximately 12.19-acres into 19 total lots, consisting of 10 commercial buildable lots, and 9 Common lots and has reserved the name Lete Commercial Subdivision. A Design Review application for site landscaping, and an addition to an existing on-site mini storage facility, which features eight (8) additional storage buildings on approximately 4.93-acres, accompanies this application. The subject site is located at 1795 West Deer Flat Road, Kuna, ID 83634, within Section 22, Township 2 North, Range 1 West; (APN# S132211056).

William Mason: I'm with Mason and Associates, on behalf of Lete Commercial. This is on the southeast corner of Deer Flat and Ten Mile. This will be constructed out the same materials and colors as the existing facility. This will actually come with landscaping along Deer Flat. One of the questions in the staff analysis was about something that we needed to do in the landscape areas. There are 19 lots, nine of those are common lots. Those nine lots are in different phases in the project. We've split those common lots up, it's all going to be one facility and one ownership. There will be 10 commercial, buildable lots in these phases when it's built out. We made sure with staff that we would come forward with that preliminary plat, so we made sure we would meet that within one year. **C/Young:** The house that sits currently, is the intent of that house to stay until that parcel develops? **William Mason:** It would stay until that parcel develops if there was a use for that house somewhere else. There's a possibility that it can be relocated sometime in the future. Right now, there's no intention of moving it. **Jace Hellman:** Good Evening Chairman and Members of the Commission. For the Record, Jace Hellman, Planner II, Kuna Planning and Zoning Staff, 751 W 4th St, Kuna, ID. The application before you this evening is for subdivision consideration and design review approval. The applicant is proposing to subdivide approximately 12.19 acres into 19 total lots, consisting of 10 commercial buildable lots, and 9 common lots. The subject site is located on the Southwest corner of Deer Flat and Ten Mile at 1795 W. Deer Flat Road, and has reserved the name, Lete Commercial Subdivision. Staff would note, this preliminary plat comes to the Commission as step towards completing the conditions of approval of a special use permit that was granted by this body in February, 2018, which required the applicant to begin the preliminary plat process for the overall site within one year of the Commission's Order of Decision. The applicant has proposed shared accesses onto Ten Mile Road between proposed lots 18 and 16, 14 and 13, while the remaining lots are to be accessed via an existing access on Deer Flat Road. Following Correspondence with Ada County Highway District (ACHD) access to the proposed buildable lots will only be granted via approved existing access points on Ten Mile and Deer Flat Roads. Furthermore, conversation with staff members at ACHD an additional right-in/right-out entry point along Ten Mile no further than 550-Ft from the Deer Flat Road and Ten Mile Road Intersection will be permitted. Staff would recommend the applicant be conditioned to work with ACHD and City in order to provide access to the site that meets Kuna City Code and ACHD Policy. Additionally, Staff will require the applicant to allow cross access across all newly created parcels. Per comments received by ACHD, the existing driveways that service the above-mentioned household should be approved as temporary full access that may be restricted to a right-out/right-in only in the future as long as the house retains its current function as single-family residence. According to the applicant, the existing house will remain in place until the proposed phase that contains the residence is developed. Staff would note, at such time that the property is redeveloped Ada County Highway District and the City of Kuna will require the applicant to close the existing driveways. The installation of streetlights is a required public improvement listed under Kuna City Code 6-4-2. The applicant has not identified streetlight locations on the

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preliminary plat. Applicant will be required to work with staff in order to comply with Kuna City code and install street lights a maximum spacing of two hundred fifty (250) feet along the site's frontage. An updated preliminary plat and site plan will be required to be provided to staff showing the improvements. Staff would note that these street lights must be designed and installed according to "Dark skies" standards. Applicant proposes to install an eight (8) foot sidewalk. Following Staff's review of the preliminary plat, it appears that the proposed location is within the designated landscape buffer for the site. The road sections of Ten Mile Road and Deer Flat Road that abut the site are designated as minor arterials. Kuna City Code 5-17 requires the construction of detached eight (8) foot sidewalks along the accompany property frontage. This sidewalk needs to be located within the public right-of-way and separated from public vertical curb by a four to eight-foot-wide irrigated and landscaped planter strip, which is in addition to the required 20-foot landscape buffer. Staff will require the applicant conform to Kuna City Code and install the proposed sidewalk within the right-of-way separated from the public vertical curb by a four to eight-foot-wide irrigated and landscaped planter strip. A design review application for common area landscaping was included as a part of the overall application. Applicant proposes several dedicated landscaping and buffer areas throughout the project. Much of what the applicant proposed will mirror what was installed when Kuna Caves Storage was built. Staff finds the proposed landscaping complies with the landscaping requirements set by City code. Staff would note the applicant does not identify the type of groundcover that will be used for all landscape buffers. Staff would prefer sod, and Kuna City Code requires organic material for groundcover. Staff would recommend the applicant be conditioned to provide a landscape plan to staff with a Kuna City Code approved groundcover identified. Additionally, the applicant has proposed to create a second phase of Kuna Caves Storage on some of the lots to be platted. Special Use Permit approval was granted in February of 2018, with the condition that the applicant get design review approval prior to beginning construction. The applicant proposes eight additional storage related buildings on 4.93-acres (as granted by the recently approved special use permit). Extensive landscaping has been proposed along the site's frontage on Deer Flat Road. Colors, fencing and building materials are proposed to be similar those used in the existing Kuna Caves Storage facility. Staff has determined the preliminary plat and design review complies with the goals and policies for Kuna City, Title 5 and Title 6 of the Kuna City Code; Idaho Statute § 67-6511; and the Kuna Comprehensive Plan; and forwards a recommendation for a recommendation of approval for Case No. 18-05-S (Preliminary Plat) and a recommendation of approval for 18-26-DR (Design Review), subject to any conditions of approval outlined by Kuna's Planning and Zoning Commission and City Council. **C/Gealy:** I heard you mention several conditions that you would recommend, and I would like to clarify those conditions. **Jace Hellman:** The cross-access agreement across all parcels, that is included in the staff report. The closing of the driveway is when the property is redeveloped, and that is also in the report. The conforming to Kuna City Code is covered in No. 5. I did not include that staff would work with ACHD for their access points. That would be one that we need to include as a condition. I also would request that the commission recommend that they work with staff to provide a landscape plan showing an approved ground cover for their planter strips and buffers. Is street lighting included in there as well? **Jace Hellman:** That's tackled with No. 6 and No. 7 of the conditions of approval. **C/Gealy:** What about submitting a preliminary plat and site plan? **Jace Hellman:** That could be added to condition No. 6 as a recommendation to provide staff with an additional preliminary plat showing improvements. **C/Gealy:** We basically have three conditions to consider? **Jace Hellman:** Correct. **C/Hennis:** We'll have additional design review for the commercial lots. **C/Young:** They've done an exceptional job with the landscaping. On the preliminary plat side, I like the idea of the second entrance off of Ten Mile. We just need to verify those distances with ACHD. We're looking forward to seeing additional material in that corner. Any additional thoughts on the preliminary plat piece.

Commissioner Gealy motions to recommend approval of Case No. 18-05-S with the conditions as outlined in the staff report; With an additional condition to update the preliminary plat and site plan. And an additional condition to work with staff regarding the landscape plan with the allowable ground cover; And an additional condition to work with ACHD to work with staff on access points. Commissioner Hennis seconds; Motion carried 4-0. Commissioner Gealy motions to approve Case No. 18-26-DR with the conditions as outlined in the staff report; With an additional condition to update the preliminary plat and site plan; And an additional condition to work with staff to include allowable

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ground cover and to work with ACHD and staff on the access points. Commissioner Hennis seconds, all aye and motion carried 4-0.

18-03-AN (Annexation), 18-01-CPM (Comprehensive Map Change), 18-04-ZC (Rezone), 18-02-PUD (Planned Unit Development), 18-04-S (Preliminary Plat) & 18-20-DR (Design Review) – Falcon Crest Subdivision; Scott Wonders with JUB Engineers, on behalf of M3 Companies- Mark Tate (Owner), requests approval to Annex approximately 996 acres into Kuna City limits, Change the Comprehensive Plan Map (CPM) from Agriculture to Mixed-Use for approximately 163 acres, for a Planned Unit Development (PUD) for approx. 1,028 acres, to rezone approx. 20 acres and subdivide approx. 132 acres into 409 residential lots, 51 common lots, four common driveway lots, two well lots and one private road. This site is located at the NEC of Cloverdale and Kuna Roads, Kuna, Idaho. Please see the application for a list of parcel numbers affected by this application.

Mark Tate: I'm with M3 Companies, the address is 1087 W River Street, Boise, ID 83702. The Falcon Crest property is over 1,000 acres. There's an additional property that's 160 acres. They have maintenance buildings. There is a residence, a pro shop, and the courses were constructed in the 1990s. The property is also irrigated as a sod farm and has been operated as such for some time now. The bulk of the property was designated as mixed-use in the comprehensive plan. With Boise not really continuing to grow to the south, this would be a great opportunity for the City of Kuna. This will be restricted to people 55 and over. The area will have many amenities, including tennis, pickleball, swimming pools, horseshoe, any kind of activity that you can think of as far as popular recreation. On the corner of Kuna and Cloverdale, we have 19 acres of commercial. Regarding the east-west collector road, if it ultimately extended, there's a big ridge line right there. The road would never be able to be built on that section line. Because it drops off at such a steep angle, it would have to come back down that ridge line at an angle. It's important to note that the east-west collector road, knowing about the concerns of traffic there, for what our project would do regarding trips. Having the east-west collector road running through the middle of the property would really funnel our own traffic into the collector road and out to Cloverdale Road without having to push it down to the south. We also noticed that we have limited access at Kuna Road. Most of the traffic is really going to come into the middle and will have very little impact, relatively speaking. The most logical way will be to come into the project and out that way, we'll talk about the open space and trails. Another thing to point out is the overall gross density, which is only 2.25 units inside the community. It's not really a high-density development. One thing we're really excited about is the new golf club facilities and community amenities up where the existing club house is. There are three zones in our rezone we're requesting. One is C-2 in the corner at 19 acres. We made it large enough to include a restaurant, a grocery store, any uses that be ancillary to residential uses. This will ultimately reduce trips and make the location more walkable. The greyed-out areas are all zoned R-6. Each of those parcels has boundaries called villages. For the larger density, we have R-12. We've focused that kind of zone around our community. It would potentially be townhomes or things like that. It doesn't mean apartment complexes. It would be really for a smaller lot kind of property. There is an eight- to 10-foot wide greenbelt area. This is much more than any of the items required in city code. There is a seven-acre city park, which should go up to a 10-acre city park. We're proposing a roundabout as you come into the property. The main reason that we're doing the PUD is to focus on private streets, different types of lots. We're looking at concepts to build additional lakes. The first subdivision is in the southwest corner there. This would be a four-mile extension from the sewer line to the Orchard Lift Station. Water will be done on site through a well. We're currently in a process with the City of Kuna to decide exactly where that would be and get that located on the site. The city would be developing the well, and we'd be responsible for building all of the infrastructure for the community from the well. We've got one access proposed at Cloverdale Road directly into the subdivision, which would be gated. This project does not have a lot of surface water available. Most of the property is elevated above the New York Canal. Most of it is done through a couple of large irrigation wells to serve the golf course and sod farm. Our irrigation system would be private, the owning rights would stay with that community and the Homeowner's Association. The City of Kuna and the City Engineer seem comfortable with what we're proposing. There's a central community park off to Cloverdale that

CITY OF KUNA PLANNING & ZONING COMMISSION

MEETING MINUTES Tuesday, November 27, 2018

will serve the neighborhood. There's a pathway network where you see a lot of trees lining. It's eight feet long and loops the entire property. There's no access to Kuna Road with this phase. The lot sizes vary from 55 feet wide to about 75 feet wide. These are smaller than your standard subdivision lot size, because we are targeting a demographic that does not want to have to maintain large lots. I've reviewed the city's staff report, and I agree to the conditions. I will ask a request from you. For the development agreement that is part of the application, I will ask that you include in your motion direction to staff to continuously refine the development agreement exhibits, formatting, numbering. We want to make sure that we can revise the development agreement before we go to City Council. There were a couple of specific modifications that were included in the City Engineer's letter. There was some form language in there as it relates to irrigation. Typically, irrigation rights are returned to the city. Because we're not doing that, we request you include these changes in your motion. **C/Laraway:** You mentioned in here a gated community, and ACHD bought off on that? **Mark Tate:** Yes, the important thing to them is that the collector be maintained through the property. We should not be foreclosing anything beyond the property or adjacent to the property. They've seen the east-west collector that runs through the property and extending Five Mile Road to the north. These would all be public roads. **C/Laraway:** All snow and stuff like that would be at your hands? **Mark Tate:** Yes, snow removal, road maintenance, all that goes through the HOA. **C/Laraway:** The second house between Five Mile and Kuna, is that going to be renovated? Has that been discussed with the Fire District? **Mark Tate:** The owners of the Falcon Crest Golf Course take title to that property, and the Fire District has requested to have a location somewhere out along Cloverdale Road with the industrial stuff going on to the south. We don't any specific use for it right now, but I know that the nursery next to it is potentially looking into using it during the interim. **C/Laraway:** Part of my concern is, as big as this is going to be, there are not many first responders out there. **Mark Tate:** believe the fire district has had an opportunity to weigh in on the application. I know that they are working on acquiring a place on Cloverdale Road. I believe all the fire districts in the area are charging impact fees for land acquisition. **C/Young:** Has anybody done any test wells out there for water? **Mark Tate:** There are two large irrigation wells, and there is a domestic well on the property. The domestic well is associated with the clubhouse area to use for potable water or drinking water. The two irrigation wells do 1,800 gallons per minute, and the domestic well is about 2,500 gallons per minute. In terms of capacity, that would be on par with a very highly productive municipal well. The water quality out there is substantial. The wells out there are pretty old, they haven't seen any decline in water levels. We've also done a lot of water quality testing. Some wells in the region have had some water quality issues. We did test all three wells for irrigation, and that water does not need to be treated. As far as water rights go, there are water rights that have been used for irrigation out there. We would be maintaining those irrigation rights; sod water and golf is a very water-intensive use. **C/Young:** As far as product types in this first phase, if it's geared toward active adults, are they mainly one-story, two-story, or is there a mix? **Mark Tate:** We haven't written the design guidelines yet, I don't know if we would preclude two-story houses, but we probably won't see a lot of four-bedroom houses. Two bedrooms is about as large people would go. We would allow in some of the larger lots an RV garage. There will be all the travelers. I would anticipate single clubhouses. **C/Young:** Do you have for the first phase or the first preliminary plat, an average lot size? **Mark Tate:** I would estimate about a fifth of an acre. **C/Young:** As far as the higher density, I'm guessing that it's a townhome type community? **Mark Tate:** It could even be a detached type of product. Maybe two master suites with indoor and outdoor living, maybe with 6,200 square feet. This could be 6-7 square units per acre for a detached product. Some of our houses have featured a bigger side yard to the next house, and there are ways to maintain the outsides of it. We envision cluster-type projects out there. **C/Hennis:** One of the applications you're looking at out there is an R-12 area. All your densities so far are R-6, so why go to an R-12? **Mark Tate:** It really has a lot more to do with the lot standards. The R-12 gives us more flexibility with the design to try to get to 12 or more units per acre. We might have areas that get up to 8 units per acre. All of the open space in there comes in at a reasonable density. **C/Young:** We'll start off with the R-6, where we're looking at being able to work with an R-6, which has an average size of 4,500 square feet. **Mark Tate:** These are around 6,000 square feet. **C/Young:** That is well into an R-4. **C/Young:** As far as plats and that go and the grand scheme of things, the clubhouse portion for the active living section, what plat is that intended to come in? **Mark Tate:** It will actually come in the second plat and will

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definitely include the collector road with the community clubhouse. **C/Hennis:** That roundabout or that collector that comes in, you have an area designated as Design Review, what is the DR? **Mark Tate:** That is actually for the driving range. **C/Young:** With this preliminary plat, you've got one entryway into the subdivision for 400 plus units. Do you have plans for a temporary access until this builds out? **Mark Tate:** Along the Cloverdale Road portion of the boundary, there will be an emergency access going out to Cloverdale right there. That's a potential future well site as well. We would build a 20-foot access and put a well site as well. We would basically double the access and put emergency services in there. We also have one along Kuna Road for emergency access ingress. **C/Young:** Do you have an initial intent until there's a second entrance at the subdivision coming from another direction to use one of those as a full access until it builds out? **Mark Tate:** We're still looking at the exact phasing. I know that the plat we submitted included Cloverdale access, the first one that we're planning on doing. Potentially looking at the Falcon Crest entry as the first access and coming off of that. In this case, we'll need to get out to the secondary access very quickly. **C/Hennis:** You indicated that you would the extension on Five Mile and then reconnect down to Kuna. I noticed in ACHD's report, there was a recommendation to not have it wander. There was a recommendation to keep it a hybrid of the section line going all the way over to where we proposed. Part of their recommendation is that they will need to address it as future applications come in and as we get to platting in that area. **C/Young:** As far as ACHD's report goes, it was one of the biggest reports from ACHD I've ever seen. What are your anticipations for left turn lane, southbound direction, deceleration lanes and that sort of thing for these messages? **Mark Tate:** That would have to be done immediately, and we would anticipate that to be done at the outset. One of the big reasons that their traffic study is large is because they are all private streets on the interior, so there's not a lot to comment on. As we go through this project, there will be many preliminary plats that we will submit as we go. Each one will require its own ACHD approval. They will continue over the life of this project to a 20-year horizon. We will be looking at trip counts, traffic rates, where we are at in five years. They have a twenty-year work plan for much of Cloverdale Road. They will look at what gets built in that time. The retired buyers will do their commute in the middle of the day, which will reduce the 8-5 commute problems. **C/Young:** Can you describe the initial modifications of Cloverdale? There aren't any specific recommendations from ACHD for 400 units. **Mark Tate:** The traffic study determined that Kuna Road or Cloverdale Road is functioning well. They've got projects in the cue to remedy things much closer to Overland Road. When you look at 400 units, it sounds like a lot of units. From a percentage of trips as we get closer to Cloverdale Road, it is a very small percentage of those trips because Cloverdale Road is an arterial. It's covered by impact fees. Every house in this project is going to pay some impact fee for the road arterial system. We will build arterial roads in our project. We're also responsible to build the entire frontage of the project. All along Cloverdale road with the accesses and the turn lane, we'll be building that. **C/Young:** Cloverdale being an arterial road, you have no plans to put a middle turn lane in? **Mark Tate:** We would at our access. **C/Young:** I'm trying to get some specifics because it's not in the report. Where are you looking to put those? Where are the deceleration lanes? How long are those? What is that plan that you have? **Mark Tate:** There would be a deceleration lane and a center turn lane associated with the Cloverdale entry on this preliminary plat. ACHD has the real idea on the deceleration and turn lane. It has to do with travel speeds and that sort of thing. They are still going to improve all of our projects. **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 18-03-AN (Annexation), 18-01-CPM (Comprehensive Plan Map Change), 18-04-ZC (rezone), 18-02-PUD (Planned Unit Development), 18-04-S (Preliminary Plat) is presented for your vote to recommend approval, conditional approval or denial to Council. 18-20-DR (Sub Design Review) is before you for your decision tonight. The application materials have been assembled for your packets for your reading pleasure. All of the noticing procedures have been followed to hold the public hearing tonight. The applicant seeks approval for annexation of approximately 996 acres, approximately 807 acres at R-6 and 187 acres at R-12, a comp plan map change from Ag to Mixed Use for approximately 160 acres, a rezone of approximately 20 acres, and a pre-plat for approximately 131 acres to subdivide up to 409 lots and 58 common lots, 2 well lots, and up to 4 common driveways in a PUD in Kuna City limits. The applicant also proposes a DA to memorialize the requirements, obligations for both applicant and COK. This request (except for the request for CPM for approx. 160 ac) matches the Comp Plan map,

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designation of Mixed-Use General. This project is located at the NEC of Cloverdale and Kuna Roads, and 40 ac is already in the COK limits. This project has significant frontage on Cloverdale and Kuna Roads and proposes half mile collectors for E-W and N-S alignments. There are several topographic challenges and Staff is willing to work with the applicant on alignment. What is important is they are proposing to continue the MSM Kuna has approved. As a PUD, and the fact the applicant is willing to meet and exceed the 10% open space requirements and other amenities, these requests meet the criteria to request changes in dimensional and other code changes to add variety and flexibility to their communities. Staff (including our Attorney) has met with the applicant multiple times to discuss and negotiate the requested changes and even as late as yesterday, to bring a unified request to Commission and ultimately on to City Council. In the back of the DA is a side by side comparative to showcase what the applicant will be required and obligated and where flexibility has been extended. It is up to the Commission to decide if they recommend approval. Staff has vetted out this entire document with the applicant and we have reached an agreement that will provide a way for a resort style community that Kuna has never seen before. This will include age-targeted audiences as well as family subdivisions, or villages. The pre-plat appears to meet all COK standards and does include a request for private streets, which staff and ACHD have both met with applicant to discuss standards and we have reached agreeable terms. The Landscape plan appears to meet all COK standards. The same goes for the pressurized irrigation. There are limited surface water rights out there. They will be creating their own system to facilitate watering all of the common lots and nursery. If they connected to our system, as Mark indicated in his request, the water rights would have to be dedicated to the city in order for the city to continue servicing those customers. The applicant has been notified and is willing to bring the sewer to this site. Staff would support a condition that in the event that the pressurized irrigation system is dedicated to the city, then it would be held at that time. The Development Agreement indicated that there would be several city parks. Right now, the plan is to dedicate just one city park of 10 acres as a public park. Staff would ask the applicant work with the Kuna Fire District, based on how many houses can be built at one time. There has been an incomplete application submitted by the Kuna Rural Fire District for a new site, which is almost a half-mile south of Cloverdale Road. Staff has worked with the applicant to get it before you tonight, and they have submitted everything that staff has asked for. Staff finds this application to be complimentary to the comprehensive plan goals and the comprehensive plan map. I stand for questions. **C/Laraway:** You mentioned the sewage situation. Is there going to be a sewage system built on site, or will it be transferred all the way back here? **Troy Behunin:** It will come from the Falcon Crest Subdivision. It will travel down Kuna Road for a large part of that. It will empty into the Orchard Street Lift Station. There will not be a sewage site on Falcon Crest. It will all travel this way. **C/Laraway:** The Commercial lot on the corner of Kuna and Cloverdale Road, will that be commercial pads or will we see townhome applications? **Troy Behunin:** That will allow for townhome or any other kind of multi-family or single-family residence. It will be commercial uses. They will come back with a plat for that, because right now, it's being platted as one single lot. They'll come back at a later time when the commercial development does kick off. **C/Young:** Have there been any discussion with Kuna Police Dept for that jump in current control areas to this, and have they worked with staff to do all that? **Troy Behunin:** ACHD will not support or fund anything with roads until there's actually been something created. That also goes for police and fire, too. Their actually contracted through the city as Ada County Sheriff Office. They will add more control once this comes up. **Wendy Howell:** The fire and police departments attend the pre-ap meetings. As far as coverage, the budget season is when council and the sheriff's office determine if there's additional need for additional detectives. That would go for the next coming year. **C/Young:** For the code modifications addressed in the DA are just specific to the DA, not a city-wide request? **Troy Behunin:** Correct. It's not a city-wide zoning code request. It meets the criteria for a PUD. **C/Gealy:** With respect to these exhibits, the schedule of district regulations and official height and area standards, they are only applicable to this application, correct? **Troy Behunin:** Any code changes are specific to this project only. **C/Damron:** I didn't see anything on street sizes. Did they send anything in? **Troy Behunin:** They did not, they will have to meet those standards. Even for the private streets. They have met with the fire district. The fire district did not have any significant concerns. Fire hydrant spacing is not handled at this level. That is a technical question that is handled during construction plan review. The only standard that they are requesting a change for is the length of cul-de-

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sac. They are willing to and will provide emergency accesses for those over length cul-de-sacs. The two cul-de-sacs that they have proposed do meet code. **C/Damron:** The C-2 access, that's internal from within that subdivision?

Troy Behunin: They will have to go through the preliminary plat process for that. **C/Damron:** They've got the access points for the other phases. Do we know if that will be internal or external? **Troy Behunin:** It will be external. There are separation distance requirements, especially for an intersection. **C/Gealy:** There will be pressurized irrigation on the common lots, golf courses, and lots themselves? **Troy Behunin:** Yes, they have to come up with their own pressurized irrigation system for that. **C/Gealy:** The swales are on Cloverdale, but there is no curb, gutter and sidewalk? **Troy Behunin:** All arterials and collectors do require those to the proper widths. **C/Gealy:** Curb, gutter, and sidewalk? **Troy Behunin:** We're willing to work with ACHD. Sometimes we have these roadways in the five-year work plan. If they are not in the work plan or capital improvement plan (CIP), then they would require a swale. Staff would like to recommend that if it's not in their CIP then they widen and improve it to city standards. **C/Gealy:** Would that also include Kuna Road? **Troy Behunin:** Yes. **C/Laraway:** Is there any discussion about greenbelt walkway? **Troy Behunin:** Yes, there is. They have their own master plan for a regional walkway system. That's in addition to the internal walkways, which will be extensive. They plan to exceed our open space requirement by a significant margin. **C/Gealy:** I have a question regarding the development agreement. The red copy that you gave us, does that also include the red line copy that was in our packet? **Troy Behunin:** Actually, this supersedes the development agreement portion in your packet. That represents everything said since yesterday afternoon. **Troy Behunin:** Staff would also note that there were four letters sent in from the public. The fourth one was not, and it was anonymous. That does not meet the requirements for sending in a citizen's letter. **C/Gealy:** On page eight, item number 1.5.7 private road. I think it's confusing to have a public street a private road. **Bill Gigray:** With regards to the definitions, the reasons that they are definitions for private roads and public streets is so that we can find in the development agreement that this development will have both. When we're using the word streets, we're denoting that these are going to be public. ACHD indicated it would be in their jurisdiction. They would be the holders for the public streets. The private roads will be retained, and in accordance with the development agreement, the developer once they have been completed will then be transferring those to HOAs. Within the HOA CC&Rs, they'll be responsible to maintain them. **C/Gealy:** What I don't understand is why public street is included as a separate definition and it is also included in the definition of private road. **C/Gealy:** Can I request that we get a current copy of the agreement before we discuss it? **Wendy Howell:** We can go through your concerns to make sure they are addressed on this new development agreement. **Wendy Howell:** On our copy, it just says any road or street. **C/Gealy:** Next is 5.1.1.5.1. If they're going to modify curb drainage and other standards, then would they need to go through another approval process or will they modify it at will? **Troy Behunin:** This gives them the ability to modify that. The standards and what actually is transpiring will actually be construction plan review. **C/Gealy:** Would there still be staff review of those modifications? **Troy Behunin:** Yes. **Wendy Howell:** In addition, it will be looked at in the subdivision review process. **C/Gealy:** In the next section, it mentions an owner's association. Typically, we hear about homeowner's associations. In this case, it's referring to an owner's association. **Troy Behunin:** If you go back to the definitions, owner's association refers to any nonprofit organization or any responsible for the maintenance and operation of management, private roads, green space, public green space, pressure irrigation system and common lots as such are set forth in the CC&Rs. It is talking about a homeowner's association. **Bill Gigray:** The reason to include that it is a non-profit entity is because the developer intends to form either a non-profit corporation or it could be a non-profit association. There are different kinds of entities that can be created under the Idaho law to establish membership and the membership within those. These are usually the property owners in the designated boundaries of the homeowner's association. They're the ones who establish and pick the board of directors. They manage it just like you would manage a corporation. They are responsible for administering the CC&Rs in the designated areas, and it's my understanding that planning this development will be done in phases so they will create different HOAs for different phases of this development. **C/Gealy:** My concern is that when I read owners, I think I'm rightly so that it will include all owners of the property will be represented. If everybody with a 6,000-foot lot gets one vote, the people in the golf course get more votes than anybody. I have that the homeowners be well-represented in the presentation. **Bill**

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Gigray: You might want to ask Mr. Tate about that with regards to how they plan to deal with HOAs and the entities that they create. How I understand it is they will be able to review all of those, because we're going to be really concerned that those associations will be in a position and well able to maintain all the necessary infrastructure that they'll be responsible for. It's their intention that it will come back before it's ever finalized.

C/Gealy: My feeling is that we are representing the residents and future residents of this area. 5.2.2.7 reimbursement regards to potable water service. What does this mean? **Troy Behunin:** They are subject to the reimbursement agreement, and it's been decided in the reimbursement policies that the city has in place right now or that are reached through this process. **Bill Gigray:** We are prohibited by law to extend and enlarge our proprietary systems water and sewer. Developers can put extensions to them to at their expense if proposed. We require them to oversize the line so that it would be able to handle the load of adjacent properties as those are developed. When they do the oversizing, through the reimbursement process they can recapture some of the investment that comes from these hookups. This is a process used all over the valley by cities that are growing. It enables the city to maintain a controlled sewer and water system through this process. **C/Gealy:** My next one is 5.4.2.2.4. It says the developer shall be eligible for reimbursement of 100 percent of the cost. **Bill Gigray:** It would be the same idea that I mentioned for water. **Bob Bachman:** We have a section of the sewer line that's basically 7,700 lineal feet that the city had to put in. Instead of the city putting it in, we are actually having the developer put it in and basically treat it as a CIP. The benefit to the city for doing that is general contractors can do it much cheaper than we can. That percentage of the 7,700 feet is 100 percent eligible that will be eligible for reimbursement. The fee for future development tying in that line will go to pay that back quicker. They're putting in the line for us and getting reimbursed for that section of the line at 100 percent. Some of that basically gets done by the developments. **Troy Behunin:** They have to pull it like three and a half miles? **Bob Bachman:** From Cloverdale down Kuna Road to Strobel, the developers putting that section in are paying for their reasonable duty and we will reimburse them for anything over their reasonable duty. **C/Gealy:** For 5.5.7, in locations where pathways and trails are isolated and not connected to any development or trail, such isolated trails shall be constructed and approved by the city. **Troy Behunin:** The whole trail system is not being built all at one time. Portions of that will be built with each phase as it progresses. In a way to make it a better situation for the developer and public interest, a short trail doesn't just end. Really what we've negotiated with the developer is that small trails won't just be created and site for long periods of time. We're hoping to extend as much with each phase as we can. **C/Gealy:** Why would the city construct those trails rather than the developer? **Wendy Howell:** We will delete constructed. The system will be constructed by the developer and then dedicated to the city. **C/Gealy:** For 5.6.9, I just wanted to clarify the statement beginning with if the developer develops and conveys any public park within the subject property to the city upon approval from the city administrator of the public park improvement costs. This included the fair market value of the land. My question is with respect to all other developers that come before us and we ask them for amenities or additional amenities and they pay park impact fees. We have not offered to any other developer that I know of an offset of their park impact fees by putting in a park. **Troy Behunin:** It is offered to any developer that comes in. It may not make the public arena, but it is offered. There is a Kuna City ordinance that does allow for that. **C/Gealy:** I do understand that this is a different animal here. I want to make sure we recognize that we're opening this as an opportunity. **Troy Behunin:** Other developers have implemented that same structure involving parks and trails. **Bill Gigray:** This really follows the impact layout of the State of Idaho. There is a mandatory provision in your ordinance for impact fees, and it's driven by state law. A fee payer can request a credit if they are entitled to an offset that's in the CIP for the parks. The payment of those fees, for which the fees can be used to buy for an improve facilities. This is doing nothing in my mind but complying with the Idaho Law and what the city's own ordinances which follow the law for development impact fees. **C/Gealy:** The next one is 8.5, the top of page 25. Could you explain this section please? **Troy Behunin:** With respect to the residential densities, as was discussed earlier, the minimum lot size for an R-6 right now is 4,500 square feet. Their average lot size is 6,500. They will exceed that in terms of density. They may get into a situation where they can't reach R-6. They may shift things around so one village is 5.2 dwelling units per acre, but they cannot go over six. That will be reviewed by staff in the preliminary plat process. **C/Gealy:** The next one is at

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9.1.3.1, just further down on that same page. Where it says the City Council shall grant an application for a limited termination for some parts of this agreement, is the shall a directive? Should it say shall or may in this sentence? I would like to defer to a legal. **Bill Gigray:** The reason why this has this wording is that it would depend on the circumstances in which the applicant is going to want some of this terminated. It's going to depend on the completion of the complete phase of the project. The idea was that they would come back, and they would say all of it is completed and in place. We want to have a certain portion of the agreement terminated. I wanted to make sure that we included provisions for perpetual maintenance and operation of infrastructure is going to be maintained throughout by a homeowner's association. That's why that was left in there. If they were seeking terminations in portions of the agreement, it would likely only be parts of the agreement, rather than the whole agreement. **C/Gealy:** Does the City Council have flexibility to grant the limited termination. **Bill Gigray:** "May" is a better word for us, absolutely. **C/Gealy:** I prefer the word 'may' as well. My next one is 11.2. For this part, if there is additional property will there be another PUD? **Bill Gigray:** I requested that be added there, because the applicant wants to have the assurance as they move forward. The city's zoning ordinance is as it is now. They don't change as they add phases to this development. We were saying it's ok within the original property subject to development within this agreement. We're not going to agree that it can automatically apply to some additional property that they may want to add to this development years from now. If you change your zoning ordinance for whatever reason, then those new ordinances would apply. **C/Gealy:** Section 14 on default, it did seem that it was primarily one sided, but you'll continue working it. **Bill Gigray:** It is provided so that the developer can only seek specific performance in the agreement. There are provisions are there for which the city can seek modifications for the other. The way in which it's written, there will be more options for the city than there would be for the developer. It is a deliberate process of notice of intent, ability to cure, proceeding through the process that will end up in the City Council's lap. Much of it, if you have original jurisdiction, will start with you, and it would go directly to the city council. This process also assures that the City Council and you have a chance to look at the default and determine. If they claim that we're in default, then they must go through the same process. They can't just run to court and say that we're in default and try some sort of declaratory relief action in district court. They have to go through our process and we have a chance to address whether we are or are not. **C/Gealy:** In 14.1.3 under default, there had been a comment regarding mediation. I don't see it on the copy that I have here. The part that states that the claimant shall ask the Planning and Zoning Commission or City Council to proceed to set a hearing and provide written notice of the hearing to show cause of the accused. In the event of default, the Planning and Zoning Commission will potentially hear the default? **Bill Gigray:** Yes, if you have original jurisdiction and other factors, it may just fall to the City Council. It's hard to tell at the point. As you know, this is a very large development with all kinds of issues. Some may be public works alone, some may be a compilation of a PUD permit. You have original jurisdiction and it seem to me that if you have original jurisdiction on the granting and permitting process, then they're in violation of the development agreement as well. They'll need to come back to the original jurisdiction and that's why it's written that way. **C/Gealy:** The last question I have is on question 16, legal defense of this agreement. The city and the developer may mutually agree to hold a legal counsel. However, all other costs of such defense shall be shared equally by the parties. **Bill Gigray:** It's helpful to the city too, because if we get third party action claiming that the agreement was contrary law, we would probably be in a position for good faith and fair dealing under a contract to defend it as well as the developer. The idea is for the parties to share the cost of defending the agreement if they declare that it is unlawful. **C/Gealy:** In the packet I received, there was nothing about CC&Rs. There was a title page and nothing else there. Are they not available yet? **Troy Behunin:** That's not something that we actually review, they just have to show and provide for a homeowner's association the CC&Rs. It's just to show this body and the City Council that there are CC&Rs for the owner's association. **Wendy Howell:** We do review the maintenance portion to make sure all of that's covered, but not anything else because it's a civil issue. We don't comment on them. We'll get that with the final plat. **Troy Behunin:** We want to make sure that the proper mechanism is in place to take care of the trails, the roads, and the green spaces. **C/Gealy:** 5-3-3 and 5-3-2 will only apply to the modifications on this project, correct? **Troy Behunin:** Anything is specific to Falcon Crest Subdivision. **C/Young:** We'll open the public testimony at 8:23. We'll start with

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those in favor. **John Lawson:** I am a resident of Ada County and I live in the subdivision to the west. I am actually opposed. I am representing myself and my neighbors. I'm on the board of the Cloverdale Ridge Corporation just to the west. We provide irrigation water for about 50 homes, farms in over 250 acres of irrigated land, which has been there since the late 70s. All of the homes in this area have personal wells. There's not a unit that depends on more than the well. My biggest concern with this proposal is that I understand that you look at the surface. There has not been a Comprehensive analysis on this site. There are two wells that the golf course uses, and there is a drinking water well that the golf course drinks from. No sophisticated pump test has been provided. We are in no effort to document the water in the subdivision. We have two significant irrigation wells that could be affected by this. Those wells are a significant cost to us. One of those wells is fairly deep and is not drinking water. We have over 50 homes that could be affected. If we lose a well to our house, who do we talk to? We all have senior rights, but with bureaucracy, we would go through an incredible process to recoup our losses. **C/Young:** Next I have those who are neutral. **B.J. Henningfield:** I live at 11893 S Cloverdale Road, which is a house directly across from the new development. I'm concerned about the R-6, because that's in front of me. The other concern I had was the widening of the road. If it encroached on my property versus the development side. I want to know about the speed limit as well. I have two boys at home. Nobody really follows that speed limit. For the City of Kuna, what does the future look like for those five-to-10-acre lots? We have a lot of those in this new development. On the south side there, Kuna Road, this condensed look that we'll have out there will look kind of funky. I'm wondering what the future holds for that area as well as we move forward with this. **C/Young:** Next is opposition. **David Enhoff:** I live at 9901 W Kuna Road. We attended the initial meeting at Falcon Crest Clubhouse. Most are strongly against it based on our way of life. We have large animals, gardens, we have a 15-20 commute. We value small community and minimal traffic. Controlled growth is important for the current members. Infrastructure expansion would be enormous. An addition 4,000 plus trips from Cloverdale and Kuna Road, and a secondary road coming in east of Five Mile Road. Growth in other locations of Kuna has seen a change in the demographic. We're all on wells, and it will be affected. To handle the increase of populations and traffic, what properties will be taken to handle those needs? These people will lose 25 to 50 feet of their property lines and put homes closer to busy lifestyle. Developers are looking at this solely to maximize profits. Please respect the people who you are attempting to run over. Being a respectful neighbor is everything this community stands for. We would ask that everyone affected by the development have an opinion about it. We need their voice heard and carried equally. **Brad Rosenbaum:** 1091 Cutting Horse Drive. I'm on an individual well and the system, we're very concerned about water and traffic. I've been out here for 25 years and it's in jeopardy now. I heard Troy talk about the infrastructure of the water and the water lines. They will be built to Kuna standards. I'm concerned about where the water's actually coming from. Have there been studies on the aquifer? We have 2,300 homes coming up and a lot of it is on dry ground. I'm concerned about the horse trailers trying to get onto to the road. Can some more studies possibly be done? **Brent Higby:** 12741 S Romiro Avenue. This is just off Kuna Road next to the development. As this growth comes, we need to temper it. If it fits within the surrounding area and subdivisions that are close to there. To the north are typically one-acre lots. To the west are 5-10 plus acre lots. All this is agricultural in nature. In 2009 it got rezoned. I'd like to mention that the R-6 will not fit well in the surrounding area. Also, one person uses 80 to 100 gallons of water per day. When that comes out of the ground, it gets used in their system and goes into a sewer pipe on Cloverdale. With the amount of people, that becomes 600,000 gallons of water per day. It won't percolate back down into the water. **Richard Wharton:** 999 Cutting Horse Drive. I'm about 600 yards west of Cloverdale Road. We've lived in our property for 46 years where the golf course was developed. I put myself down as semi-neutral for this development. When the golf course was developed, it was planned to be a class act. What I find inadequate is the analysis of where the water is coming from. There is no record of where the water is coming from. Will we dry up and have to do new wells? Should there be a condition that the developer put money in for our wells? Nobody knows. The Bureau of Reclamation has done studies near the New York Canal. **Vicky Lane:** 3907 E Indian Trail. I am off the beaten path but Cloverdale is my path out. Cloverdale is my main concern. I look at the houses that are right on the street, are they going to be widened? How many streets will be added? What's our speed limit going to be on Cloverdale? It said in the statesman here

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last month that road construction will begin in 2023. The Cloverdale won't expand until between 2031 and 2035? We'll have 2,000 houses and the road won't be started for four years. All of these rural communities next to the subdivision I support. **Brian Wilson:** 6171 Cutting Horse Drive. My biggest concerns are water and traffic. I understand they pump a tremendous amount of water for the golf course. If you take what they're pumping and add another 2,300 homes, they're taking so much water but they're not doing it year-round. Can they only pump during the ag season? I'm not sure how those wells work. That and traffic will become more and more of a problem. We all know that, but you can widen the road but the traffic noise will be a problem. I used to live off of Victory Drive and they put that big wall on the other side of the freeway. **Richard Vick:** 11457 S Cloverdale. I raise hay and I'm right across the entrance to Falcon Crest. When we moved in 16 years ago, we were told they'd add 400 houses. The meeting's been hyped up. The area is 220 feet with no water left in it, that's all. If you allow this development to go in with these wells, you'll put our whole subdivision out of business. None of us will have any water. **Nicole White:** 12625 S Five Mile Road. Next to me is the sod farm field. Everyone in Desert View has farm animals. A lot of our homes were built in the mid-70s. Having that type of atmosphere next to an HOA type atmosphere doesn't fit. The school concerns are noticeable. Rural people are feeling forced or pushed out. When I heard of this my heart sank. Our whole style of life is being threatened. If this development happens, we won't stay around. We don't want an HOA type of community. I'd like to speak on behalf of those families that couldn't make it. I don't know how the demand is for all of this senior living. I would like to more affordable housing. Who will fund these HOA communities? **Tom Atwood:** 12793 N Sonora in Desert View. I've lived there for 42 years and I kind of expected this to happen. We have a pressurized irrigation system and a domestic system. We have a little over 200 residents. We pump one million gallons a day as a community. 10 million gallons a day would occur in the irrigation water in the summer months. **Ben Eichelberger:** I live at 4008 E King Road. I live 2-3 miles southwest of this development. My kids are the fifth generation to live on this property. I commute north on Cloverdale every day. It's six miles to Overland. The plans for widening are way out. I'll take exception to the 55 and over, but what is the average retirement age. There are many people working well into their 60s. I just ask that you take that into consideration. Thank you for your time. **Mark Tate:** Commissioner Gealy asked about the owner's association. We run HOAs typically in the course of all of our developments. As we are developing, a lot is declared by the HOA board. That master association will take over certain portions of the project. There will either be affiliated associations of that master that have private amenities that aren't available to the entire community. The community also won't have to pay for those amenities. There are basically neighborhoods within the homeowner's association that will have their own structure. For instance, if you have your own community with private streets. You will have access to all the master amenities. However, if you're not in that area, you won't be paying for their private streets, the parks within that area. There are benefits to each of them, if somebody wants to be in the gated portion. There will also be amenities that are for everybody in the community. There are community parks and entry monuments. It's a master system so there will be use of those wells that are currently out there. To get to your question about HOA representation, it is very developer oriented. You're probably wondering if the golf course is part of this association. Our owner's association would really just be for the golf course. We've done it 100 percent the opposite way where it's basically an HOA amenity. For the isolated trails, I do in my defense want to say that there's another way to refute that. The city will not build the items as mentioned earlier. In the termination section, we just ask that we have a little bit of flexibility as we continue to make that exactly what it needs to be. We'll do that through your motion. We want to continue to work on that agreement to clean those things up. I think that the structure is there, we have no problem with what the attorney described. As a response for what I've heard from the neighbors, there were three main themes that I heard. The first was water, which was obviously a concern. Development uses less water than agriculture, irrigation water is still used seasonally. The really isn't a more water-intensive unit than sod. If the whole thing was going from dry land to development. We'll be taking sod out of production for the most part. As part of a permit to drill a new well out, the submit a watering plan to the Idaho Department of Water Resources. They submit readings from that well to monitor aquifer levels. To their question about impacts, you need to monitor them. There are provisions in the state law to address impacts to wells. There are also provisions in state law that says if you have 200 feet of water in the aquifer, and

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you draw a well to the top foot, that doesn't necessary preclude people from certain wells. It needs to be a reasonable depth of wells, so this is certainly not the first place to deal with these sorts of things, and I certainly understand their concern. We will be very efficient with our water systems, it's smaller lots and lawns which should be a benefit. Cloverdale and traffic in general are the other issues. Development pays impact fees, unfortunately the roads must be built in phases. ACHD does have their five-year work plan. With this interchange being replaced, they're actually looking at speeding up a lot of those projects. This is because they thing that it will be a better connection. We'll at bike facilities and a lot of other stuff. I would say look in the near future at the iterations that accelerate some of those projects. We're paying impact fees, building the frontage, and ACHD will continue as we submit the preliminary plats to condition more improvements. We will continue to look at the offsite improvements. There was a question about right-of-way and the additional side. That shouldn't happen. There is enough right-of-way out there currently, and we certainly don't have condemnation of those improvements. We'll build half of the road with a five-lane section. That will be the extent of it. The speed limits are determined by ACHD. The last big overarching concern is just with the rural character in the area. The houses and the lots will be much smaller. They'll be a higher density development. It's developed at 2.25 units per acre. That is a low -density development. While there are clusters of higher density, overall there's a huge amount of open space. A typical suburban development might be three or four units per acre. Much of it is relative. We certainly want to be respectful and mindful of our neighbors and those folks around us. I'm proud of neighbors not saying that this development is shoddy. All of the developments we do are high quality and we're very proud of them. They will bring a lot of value to the area. There are also concerns about traffic and water. Having a really high-quality development next door. This will enhance property values and make properties more desirable. I think we do bring a lot of benefit to the area. We'll bring food service, new club facilities, and a walking pass. This project will still be built incrementally. This will be a 20-year project. The improvements will come as the rooftops come. Please include the requests I added in the presentation. **C/Young:** The family zone on the east end of the property, what are the lot sizes that you envision for something like that? **Mark Tate:** A third of an acre lot is typical for those. **C/Young:** There's a conflict between the DA and the landscape plan. The fencing called out as wood, but we'll modify that as we go. **C/Damron:** The gated community at 55 and over, is that planned for without children? **Mark Tate:** Correct. **C/Gealy:** You're not developing the commercial now. There will be access from here to the commercial property. That would not require driving back to Cloverdale and back in. **Mark Tate:** We didn't include any streets to go in naturally, but if you look at the landscape plan, there are connections on the north and east side. They would function as emergency accesses as well. **C/Young:** We'll close the public hearing section at 9:16. **Bob Bachman:** The City of Kuna is currently in the middle of a rate study, and we got detailed into water use, sewers, capacities, basically across the board. Currently, the average family in Kuna uses 206 gallons of water a day. This equals about 60 per person. We have roughly just under 7,000 houses and we use about 1.2 to 1.3 million gallons of water per day for 7,000 houses. Over the last several years, we've reduced our potable water usage on an annual basis by roughly 3 million gallons. One reason we've been able to do that is our pressurized irrigation system and not allowing residents to use potable water for pressurized irrigation. They must use the wells that are already in place. That will help eliminate some of the concerns or problems that could come with allowing them to use potable water. One thing that we saw in the rate study is that there are roughly 300 homes. The City of Kuna right now uses potable water for irrigation. Those users take 80,000 gallons of water and the average user on pressurized irrigation is roughly 7,700 gallons of water. It's a significant savings to create a pressurized irrigation system separate from the water. That's one reason why we're requiring that. Department of Environmental Quality (DEQ) has ultimate authority over usage of the wells. If the water isn't available, they won't let us drill the wells. As a City, we're held to a much higher standard than a domestic well. We'll also drill two wells and put both wells in one hole and pulling out two aquifers instead of one at the same location. Ultimately, this lessens the impact of the water table loss. We're taking every precaution that we can to make sure we get it right, we'll also be drilling test wells. At this point we can't do that, because this property is not in the City of Kuna. We have also hired one of the best hydrologists in the state to help us with this. We're confident in the information and plan he shared with us. **C/Hennis:** We hear the concerns of the public with the wells and the efforts you're making to

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mitigate it. What have you found out so far with the hydrologist? Is there enough water out there? **Bob Bachman:** All of the information that we've been given through our due diligence process of picking well sites shows that we have adequate water. Until we drill test wells, we will have to find the right water level and get to it. Like Mark said, we are required to do a monitoring plan and monitor those wells. **C/Hennis:** The concern I have is approving this and then getting to the point where there's not enough water. We're past the point of no return in that case. **Bob Bachman:** The first thing that we're doing is the wells. If we don't get DEQ approval, then we're not drilling wells anyway. As of right now, we're in the process of doing that. Hopefully this spring, we'll start doing test wells. In theory, our wells should be ahead of our development. **C/Hennis:** As a city, drilling wells out there, utilizing that water, does it take away from the present usage of those aquifers? If there is a way to show that it has the capacity, then it will alleviate that. I'm sure that it's the cart before the horse and the horse before the card. **Bob Bachman:** That is what I've heard more than anything else. The only way that it can be figured out is the test well process. The city has decided to drill a test well to see that we get a good aquifer. We need to make sure there's plenty of flow until we drill the test well. It's not until spring. **C/Damron:** I have a problem with that Bob, some of the people here have been here for generations. When they drilled wells in those days, somebody would add a well at 60 to 70 feet. To draw an aquifer down with that much usage of water, another gentleman said that he had static pressure at 60 feet. We will draw that down, because they're at the top of the aquifer. Knowing what the hydrologist knows today that we didn't know back then, I have a concern that they're going to draw their wells down and they'll be out of water. You'll be in the aquifer and they've got enough flow, because they know it's there. We'll do a well depth study on what these neighbors all drilled their wells at and where they are footage-wise. We could be drawing water to where they won't have anything and we're saying that you have to go deeper. \$25-30 per foot is a lot of money. **Bob Bachman:** A municipal well will be deeper than a domestic well anyway. **C/Damron:** We have aquifers at 150 to 250 feet deep. We're dropping it down to 160 feet. We're in the middle of the aquifer as a city, where these guys are at the top of the aquifer. They went down at say 65 feet. Say they go down to 75 feet or 80. They got a static pressure of 50 feet in the pipe. We're pumping water down at a rate to where their static pressure will drop below 65 feet. Their pump is down 10 feet below, we could get it down below that. They're still in the aquifer, but now they have to drop their pipes down another 60-70 feet. **Wendy Howell:** We're recording this hearing, we cannot have applause as it overrides what's being recorded and discussed up here. **Mark Tate:** What Mr. Bachman is saying is that until they go and drill, we're just guessing. The test well will tell us what is happening in the aquifers. Water is typically slower than others and has the ability to impact more or less. The best way to do all that stuff is to do a drill a test well and do a pump test on that. You go and monitor all the other wells around it. While you're doing that pump test, which is what they'll do. We have irrigation wells and additional wells in the area. You could measure the influence or not measure the influence. We want to ask how transmissive, how much water will be an impact and how much those impacts will be. There is a process for all of that. The well processes go through the state, much regulation for impacts on wells. People are concerned about it, I get it. The city's got to do their work. Plan B is to build a water line and there's provisions in the development agreement and there's some reimbursement policies for that, in which we would have to build the water line for it potentially. I'd extend it from Kuna instead of doing wells there. We're not going to know any of that until we get into it. We won't know most of that until the development moves forward. **C/Hennis:** Some of us in the industry like yourself and citizens don't understand what was being said there. What you're saying in the development agreement is that if we get to the point where this goes through and there's not enough water, then you guys will put a water line in to supply the subdivisions versus pulling from the well that will take from the people that already exist out there. Is that correct? **Mark Tate:** If we can't get the well approved, or the city can't, or the water quality is not good, then bad things could happen. The second option is that you're pulling the line from those wells. **C/Laraway:** While this process is happening, to keep these folks informed on what is going on, how do they keep in the loop during this process to keep them informed? **Mark Tate:** I think that they certainly could reach out to the city. **Bob Bachman:** We have an open-door policy, any information that we have is public record. The permits are only approved if DEQ thinks that it's adequate water. **C/Damron:** I think we need to do a well-depth study with the depth of the aquifer. I've watched our static water go to 58 feet. I've gone to 65 feet. We had to

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drill a new well, because he didn't do a well depth study. We know that the water is there, but will that affect the residents around there? For the irrigation wells and the potable water. I don't feel we're putting the cart before the horse. We need to pass it to know what's in it. What I feel that I will have to do tonight is to pass this, and then we'll find out about the water. If we have the water for this to do it, if not then we need to work on the city water system to get it out there. **C/Young:** Obviously, there's large traffic concerns too, not just the water. **Bill Gigray:** With your permission, members of the Commission, I just wanted to point out that in the development agreement, I think this is what Mr. Tate was discussing. It's section 5.2.1.2 on page 17. In the event that the city does not secure the water rights and well permits, to prepare and submit an offsite potable water plan that would connect the subject real property to the city's potable water system. The offsite water line would be the responsibility of the developer. That's how development agreement works. **C/Young:** Does the city have the capacity to suck from our wells by the four miles to supplement that, if that turns out to be the case? **Bob Bachman:** We do. As full buildout occurs, we have to expand our system to keep up. You guys approve these all the time. As we do a development, we just hook in and keep going. The reason we do that is so we don't have to tear it up and redo it. Every well we have in the city limits right now is a loop system. If we have 10 miles, those 10 miles all feed one another. If one well goes down, one well picks up the demand. It's very efficient to do it that way. Ultimately, if we drill wells out there, it will be looped. **C/Damron:** Say we go to full buildout and go to Kuna Road through Cloverdale, the well passed and says we have enough water. Say 30 years we get down that road, then they say we don't have enough water in the aquifer. Since the city took care of that, the city will have to pay for that development. This will incur huge costs to the city. Say we're five miles down the road with developments. Now we've got to build a road to where we're at now all the way out to where the aquifer will no longer support it. **Bob Bachman:** A developer is responsible for water or sewer to and through their property. Say we put in an eight-inch by 12-inch, they are responsible for that size difference. If we don't ultimately bring our line out there, he would most likely be eligible for some reimbursement now. We would make him oversize it. It wouldn't make any sense to just bring a line out there that only services his community. It would be more cost in the long run to do that, if your scenario were to play out. **C/Damron:** Would it be more cost effective to use the city to use that as say, a booster well, have them run the lines out there, use it as a booster well as it builds up? Then we're not sacrificing the water that's there. We can utilize it down the road. **Bob Bachman:** I wouldn't say more cost-effective. It's always more cost-effective to have your sources as close to the demand as possible. From a cost-effective standpoint, the most cost-effective thing to do would be to drill wells on the site. **C/Young:** To partly answer your question, I think that looking to do that before any test wells were done would be an undue burden on the developer if it turned out there was enough. This would be better than pulling out five miles of line. **C/Damron:** I'm thinking when we're gone 30 years down the road and that's built out, at what point does that aquifer drop off or the static level drop far enough that these people don't have water? We need water further down the line, and now say we're ten miles back from the city sewage out there. You've got to pay for that whole 10 to 15 miles of pipe and line. This is to where the other developer now hooks in to it. **C/Gealy:** But at what point do the people out there hook up to it the city water system? **C/Damron:** Do we put an undue burden on them that they have to? **C/Young:** They can't, because they're in the county. **C/Damron:** If we as a city take their water, they have to either incorporate into the city or something. **Bob Bachman:** The city has allocated water rights that we have to use up, or you lose them. Say Mr. Tate builds five different preliminary plats in the next five years. Before every one of those plats, we have to issue a will-serve ladder on behalf of DEQ. What that means is we are capable of serving the next project. If DEQ says we're not capable, there is no next project. DEQ regulates that from a sewer perspective and water sewage perspective. You're getting ready to do phase 11 and there's no water and sewer capacity, we can't issue them that will-serve letter. We stop until the problem resolves. **C/Young:** At that point, the developer would have to maybe bring the line out at that point. **C/Gealy:** I would go back to what I heard several times, which is that this uses less water than agriculture. Right now, they're watering sod out there out of wells. **C/Gealy:** Without a study we don't know. **C/Hennis:** A study would give us hard numbers and assure our citizens that if we're going to have water or not. **C/Gealy:** It sounds like the city is more than willing to do a study once the land is annexed into the city. The city feels it's imprudent to do a study on the land that isn't in the city. **Bob**

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Bachman: We're currently in the middle of a rate study. The rate study clearly shows the people that are using potable water for irrigation use 10 times more water. The study clearly shows that. It will probably go to the City Council next month for review, and the study shows that the 300 homes we having using potable water use quite a bit more extensive amount than are on pressurized irrigation systems. **C/Young:** My other concern is traffic. To me, reading the traffic impact study, it looks like what was done was the buildout in 2040. It tried to address everything looking at where we'll be at in 22 years. A fair portion of those that were being addressed in the five-year plan for ACHD (obviously not all of them), ACHD modifies those. North of the development, I think that it worked out as the impact for how the process works. My biggest concern is right here by the development. The only thing that was listed in the traffic impact study was for 2022 based on the current buildout. In 2022, they recommended putting in the left turn lane. Personally, I'd be in support of a specific traffic study for this plat. It's good to know when we're at 22 years from now. I want to know what they want us to do to mitigate the traffic right here at the proposed entrance. I want to know specifically what ACHD wants us to do. I think that's something that needs to be done on the plat approval. I don't know if there are some things that we need to approve. For me, a pre-plat approval may need to be tabled for these 400 homes. **C/Hennis:** This is the influential corner for all the neighborhood down Kuna Road, this will impact the most people. **C/Young:** The product they're proposing is good quality, I think that they wouldn't be proposing to build them if the market was bad. There are many people retiring early. For me, there are pieces of this that I could recommend approval for. **C/Hennis:** Providing the annexation and allowing the city to move forward with their pre-work would probably be good. How does the PUD figure into this? **C/Young:** The PUD would be the concept of the overall development and the functions of those pieces, adult, family, the way it's spread out. **C/Gealy:** Can we treat the items separately? **Wendy Howell:** Yes. Another thing that you could do is condition with the recommended condition that the TIS be completed for that before it goes to the City Council as well. **C/Gealy:** Would the traffic impact study before City Council address those concerns? **C/Laraway:** They would have to do speed studies of 15 days or so to complete it before it gets to council. **C/Young:** If it takes 3-4 months for a study then it takes 3-4 months for a study. **Wendy Howell:** I was notified by the developer that the TIS was completed. **Mark Tate:** It was completed 3-4 months ago. ACHD acted on the entire project, and that's what you have before you in the package. ACHD also did the phase one impacts. They were going through an ordinance change over the last couple of months. Their conditions were changing while it was all submitted. It includes everything that you wanted to submit in there. This was part of the approval to City Council. **C/Young:** Actually, if it's completed, I'd like to review it myself. If that's available, I would be happy to table the preliminary plat to have time to review that. **Mark Tate:** I wonder if there is a way that you can move us forward and add a condition to come back to you to meet what you want to see in there. **C/Young:** As a commission, we need to review it before we go forward to City Council. **Mark Tate:** That wasn't our doing, that was ACHDs. We've been tabled here for a month. Everything we're doing is time sensitive. If we can't move forward, we'll lose an entire year. I would implore you to move us forward conditioning what ACHD did. The staff report requires that we build all of our frontage to city standards. There isn't going to be anything different in that ACHD report. **Troy Behunin:** Staff would like to mention about the frontage requirements that City Code has marked points out. As stated in the staff report. Staff recommends that the build it to ACHD standards. If we're requiring full width, that will be far more stringent than what ACHD requires. We talk about all lanes, the whole gamut. ACHD doesn't care what happens outside the right-of-way. **C/Hennis:** We need to have the ACHD report to make sure that it meets your standard and everything around it. **Troy Behunin:** ACHD has a signature on the plat. Both agencies have to agree that it meets the requirements. We take their recommendations quite seriously over a number of projects. **Bill Gigray:** If you determine that you want to see that report, then I think you must continue at a later date when certain. You would say the purpose of continuing this study is to receive any comment on the part of the developer's staff or any property owners. With regards to that study, which would limit the continuance of the issue. I think you should announce what they are and set a date and time for the continuance if that's what you choose to do. **C/Hennis:** What would be our use to see this traffic study rather than do a condition. If he wants to move forward to continue to do this, then that needs to be addressed. **C/Hennis:** It seems like our water concerns have a Plan B. It looks like there will be many preliminary plats. We've got backup water for the

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people that live there. **C/Young:** I'm fine with conditioning that in the report. **C/Hennis:** Steven, some of the stuff in the report, the well studies, is that something that they typically do in the monitoring? **C/Damron:** If they look at the area geographically and then geologically, because aquifers don't run straight all over. The proper way to do it is a well-depth study, which determines how much and where they will be in the well. It should tell them through the status of the aquifer how that static level's going to drop due to water usage. That will give them over time an idea of how much water they have, how much they're drawn down. **C/Young:** If we can follow ACHDs plan for mitigating some of the homes here, and obviously there's plans for water. I think that this is viable. What the applicant's done in the past speaks for itself. They do try to play well with others. As far as the annexation, comp plan, PUD piece, I have no issues. As far as the preliminary plat, I think that the development is consistent with the comprehensive plan. The trails go above and beyond what we see with many developments. **C/Gealy:** It's well over 1,000 acres and it looks like a residential density of about 2.25. That's far lower than anything we've seen come before us in a long, long time. This is not the traffic you'll have for an R-6 or R-7, same for traffic. That low of a residential density is low for the project. The amenities are good. I would like to see more transition for the lots on the edge of the neighbors. With this preliminary plat is this gated community. There will be landscaping swales and sidewalks and landscaping. That corner will be commercial will be beneficial to all. **C/Gealy:** I remember a deceleration lane already at the entrance of Falcon Crest Golf Course. **C/Laraway:** I think the developments in these phases, it's not like it's going to drop 900 homes in the next year and a half. It's probably a 20-year project. I have to trust the process we have in place. **C/Hennis:** I like the Plan B in there. **C/Laraway:** As far as the traffic study, I think this will help that it's people 55 and older. I don't think the growth in the next five years will impact the traffic study too much. **C/Gealy:** Where does the development agreement go? **Bill Gigray:** Because the city has an application for annexation and zoning which is proper (the state statutes the zoning), it goes with the application and the zoning. If we are authorized to do development agreements, when we do zoning. It's those two that kind of fit together, then we'll take these at a pace where it would make most sense to take the application and zoning in the development agreement first. I believe those would all go together. You can deal with the more specific requests that would follow. **C/Gealy:** I would ask for a clarification from staff about several conversations and conditions that we would like to have included or added. I feel that from a cursory inspection that the conditions would not really apply to the annexation, rezone or development agreement. **C/Hennis:** I disagree, one of the notes that I have is for the development agreement. The potable water rights and the default agreement are all the ones that I see applying to those. **Troy Behunin:** For the development agreement, that's all that staff recommended the affordability to continue to work out any of the nuances with the developer between now and City Council. Then we come up with complete product at that time. Instead of adding to the City Engineer's Memo. We add that pressurized irrigation be conditioned to dedicate those water rights for the pressurized irrigation system. This would be part of the preliminary plat.

Commissioner Gealy motions to recommend approval of Case Nos. 18-03-AN and 18-04-ZC with the development agreement and the conditions as outlined in the staff report, with an additional condition that the applicant would work with staff to refine and finalize the development agreement and include potable water, the default clause, and to submit a clean development agreement to the City Council. Commissioner Hennis seconds; Motion carried 3-1. Commissioner Gealy motions to recommend approval Case No. 18-01-CPM to the City Council with the conditions as outlined in the staff report. Commissioner Hennis seconds, all aye and motion carried 4-0. Commissioner Gealy motions to approve Case No. 18-02-PUD with the conditions as outlined in the staff report. Commissioner Hennis seconds, all aye and motion carried 4-0. Commissioner Gealy motions to approve 18-04-S with the conditions as outlined in the staff report. With an additional condition that the applicant work with staff to include recommendations from ACHD's report to mitigate the traffic of the first preliminary plat ; With an additional condition that the applicant includes the irrigation text from the City Engineer's letter, as appropriate; with an addition condition that the applicant include curb, gutter and sidewalks on Cloverdale and Kuna Road if they're not included in the ACHD five-year plan; With an addition condition that staff work with ACHD on the alignment of Five Mile Road. Commissioner Hennis seconds, all aye and motion carried 4-0. Commissioner Gealy motions to approve

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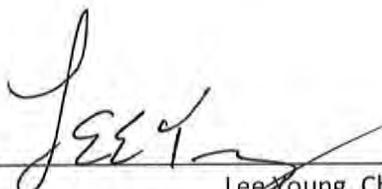
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18-20-DR with the conditions as outlined in the staff report and the additional conditions included in the preliminary plat, which would include modifications to include text from the Engineer's letter, curb, gutter and sidewalks on Cloverdale and Kuna Road, to include that the applicant work with staff and ACHD to draw the Five Mile alignment, and that the applicant work with staff to provide sod for the driving range. Commissioner Hennis seconds, all aye and motion carried 4-0.

3. COMMISSION REPORTS

4. ADJOURNMENT

Commissioner Hennis motions to adjourn; Commissioner Damron Seconds, all aye and motion carried 4-0.



Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST: 

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

From: [Anna Barrington](#)
To: [Troy Behunin](#)
Subject: Falcon Crest Subdivision
Date: Sunday, December 23, 2018 3:31:12 PM

I have several concerns about the Councils wait and see or wait till later then we'll act. I live in the Cloverdale estates across from Falcon Crest.

1. **Water** – without water none of us will survive so why does the Council take this resource for granted? Building the homes that have been proposed and after all the other smaller developments have been completed how much water will be left in the aquafers? I don't think you or the other Council members or the Mayor know the answer to this. To keep throwing up homes and hoping we have enough water is certainly NOT the way to go nor are you looking out for Kuna's current residents. I want to know what studies have been done on the current water situation and then what is the future water situation after each phase of Falcon Crest is completed. You must know there will be a limit to the available water, but will you stop before you exhaust it? Do you have a fund set up for all the farms, ranches and homes with private wells to either cover digging a deeper well for each or for bringing in public water into each of these properties? When I purchased my just under 5 acres with home, pastures and barn for my horses I did so with the understanding I had a well to supply my water at little to no cost and there would be plenty for at least my lifetime. Now I don't even know if there will be enough water for the next ten years. Do you have a water study and/or will there be one before any more homes are approved for construction?
2. **Roads and Traffic** – From what I've read we're taking a wait and see, then we'll widen and deal with the traffic. I wonder do you drive our roads currently? Do you wait in line on Meridian road trying to get on the freeway at rush hour or off the freeway at rush hour? Currently the Cloverdale bridge over 84 is being built but not addressing this issue so what you are doing is saying we have no control over that and more importantly we'll keep adding to the problem instead of addressing the issue. It is my understanding that Cloverdale road from Kuna road to the freeway can't be widened to completely to address the current overload of traffic not to mention the huge amount of traffic Falcon Crest will create. While Kuna road appears will be able to be widened but when and it only leads to one road Meridian Road which is already becoming a problem as stated above.
3. **Infrastructure – Police, Fire and schools.** Where on earth will you come up with enough of these NEEDED resources to cover what is coming? We don't have fire hydrants in most of Kuna that's a huge burden on the fire department. We are short on schools and currently there appears to be at least one that has huge problems. Personally I'm sick to death hearing about school issues that everyone swears the next levy will solve only to hear the following year we need another levy. How about we try something new, solve our current issues and prepare for the future BEFORE we build any more homes that surely will require the resources that we don't have enough of already.

I realize Kuna is looking for money when they approve these projects, but the builders need to contribute more to the community then just slapping up homes and leaving the community to clean up the mess. In other states builders are required to solve some of these issues before and during the construction period why don't we adopt that plan? Next you'll be telling me all the property

taxes will cover what we need, but if you look at Meridian you'll see property taxes did not cover enough resources like Fire, Police and Schools.

Let's make Kuna the example rather than going with the flow. Let's look out for Kuna and its CURRENT residents and make this an even great community.

Anna Barrington
Cloverdale Estates
(208)608-4534

From: [John Lawson](#)
To: [Troy Behunin](#)
Cc: [Briana Buban-Vonder Haar](#); [Richard Cardoza](#); [Warren Christensen](#); [Greg McPherson](#)
Subject: Falcon Crest public notice flyer - public comment
Date: Wednesday, December 26, 2018 9:53:14 PM

Mr. Behunin,

First and foremost I must object to the City of Kuna presenting the Falcon Crest Subdivision proposal at the first City Council meeting directly after the holidays. This notice allows citizens barely a week to prepare for the meeting and certainly appears to be an attempt by Planning and Zoning to diminish public input on this very controversial proposal. As a citizen of Ada County and a board member of the Cloverdale Ridge Water Corporation (which is a irrigation district of 40-50 year old multiple acre farms and home directly adjacent to this very extensive proposed subdivision); I am outraged that the City of Kuna would try to sneak this meeting through during the holidays. Consequently, Mr. Behunin, for the City to be upfront and open, I really must request that your department postpone the meeting until later in January or early February. I'm not sure how the City can plan to affect citizens of Ada County that have been a part of the Kuna community for multiple decades, without ample time to understand the full extent of impacts from this massive expansion. The City of Kuna plan for the Falcon Crest area has a potentially monumental affect on SW Ada County. As you know, the City of Kuna Engineer's office has not done any impact analysis on our area of Ada County, including and potentially and most importantly, our ground water resources. Citizen input during the Planning and Zoning meeting in November 2018, made it abundantly clear that the City has no idea of the proposed impact on ground water in the Falcon Crest area. The City has proposed to conduct a groundwater evaluation study in the area, coordinated with the State DEQ and IDWR. Before this study is complete, there is no way that the City of Kuna can plan this expansion before all the impacts have been analyzed. It was also quite clear that the traffic study does not fully address traffic impacts into the future, especially provided the limits of expansion of Cloverdale given Idaho Power's right of way on the east and the homeowners land boundaries adjacent to Cloverdale Road on the west. While you may decide to defer this to ACHD, we all know that ACHD is only a reactionary county agency, ill equipped to address excess impacts to areas that have no alternatives. In short, if this subdivision is allowed to proceed there will be extensive traffic issues into the future, with no method of alleviating the problems the subdivision has created. I am not clear as to how this can be considered as good planning.

Sir, if this plan is good enough to hear on January 2, 2019, it is clearly good enough to hear in February 2019. The City of Kuna has not done any critical impact analysis that will allow us to fully comprehend the extent of this development. Respectfully Mr. Behunin, please allow us to review this in total and don't try to push this through when people are away on holidays or are completing year end business transactions.

Lastly, I would like a to obtain a full copy of the traffic study performed for this planned subdivision. I would also like to see the water resources evaluation and the evaluation of the impacts to the City School system from the massive expansion. I will pay for a copy of the traffic study, if necessary. I am also willing to come to your office to obtain a copy or you can email a copy to me at this email address. However, I must request a copy BEFORE the scheduled meeting so that I can have adequate time to review it and provide information to other impacted citizens to understand how our life may change with this huge proposed development. Please contact me at this email or my phone number below to organize a time or method to obtain the traffic study.

Thank you

John Lawson
1357 Cow Horse Drive
Kuna, Idaho 83634
jmlcattle@gmail.com
208-651-4741

CC: Kuna City Council - Mayor Stear
Cloverdale Ridge Water Corp Board of Directors

On Dec 24, 2018, at 10:03 AM, Troy Behunin <tbehunin@kunaid.gov> wrote:

Good Morning,

Please review the attached PDF of the flyer sent out to notify land owners of the upcoming public hearing for the Falcon Crest annexation, rezone, PUD, CPM change, and pre plat.

Please let me know if you have questions, and please let me know you receive this email. The letter is also at the bottom of this email.

Thanks so much.

Merry Christmas to you and yours.

Troy

Troy Behunin

Planner III

City of Kuna

751 W. 4th Street

Kuna, ID 83634

TBehunin@Kunald.Gov

CONFIDENTIALITY NOTICE

This e-mail and any attachments may contain confidential or privileged information. If you are not the intended recipient, you are not authorized to use or distribute any information included in this e-mail or its attachments. If you receive this e-mail in error, please delete it from your system and contact the sender.

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

<image009.jpg>

Dear Property Owner:

NOTICE IS HEREBY GIVEN: That the City of Kuna, **City Council** is scheduled to hold a public hearing on **January 2, 2019**, beginning at 6:00 pm concerning the following case(s):

An **Annexation, Preliminary Plat Comprehensive Plan Map Change, Rezone, Pre Annex-Development Agreement, and Planned Unit Development** request by JUB Engineers, to annex approximately 990 acres into Kuna City limits with a variety of zones throughout the project, including, R-6 (Medium Density Resident), C-2 (Commercial), and R-12 (High Density Resident) zones. This application proposes to change the Comp Plan Map for a portion of these lands from "Agricultural" use to "Mixed Use". This is a proposed multi-phased

Master-Planned Development. Applicant requests Preliminary Plat approval in order to subdivide approximately 132 acres into 409 single family lots, 58 common lots, and one commercial lot (total of 468 lots). The un-platted lands (approximately 858 ac.) will be developed in the future using the public hearing process. The project site is in Sections 15, 22, & 23 T2N, R1E, on the hard northeast corner of Cloverdale and Kuna Roads. Contact the P & Z Dept. for the parcel numbers involved with this application.

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

You are invited to provide oral or written comments at the hearing. Written testimony will be presented to the governing body at time of the hearing. Please note, oral comments made during the public hearing will be restricted to three (3) minutes per person. Mail written comments to PO Box 13, Kuna, ID 83634 or drop them off at City Hall, 751 West 4th Street, Kuna, ID.

If you have questions or need special assistance, please contact the Planning and Zoning Department at (208) 922-5274.

In all correspondence concerning this case, please refer to the case name:

18-03-AN (Annex), 18-01-CPM (Comp. Plan MAP Change), 18-02-ZC (Rezone), 18-01-PUD (Planned Unit Develop), 18-04-S (Pre Plat) and a Development Agreement: For the Falcon Crest Subdivision.

<image010.jpg>

EMAILED 12/24/18

<image005.png>

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Suggestions For Testifying at the Public Hearing:

Be informed . . .

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

Be on time . . .

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

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

From: [John Lawson](#)
To: [Briana Buban-Vonder Haar](#); [Mayor Stear](#)
Cc: [Richard Cardoza](#); [Warren Christensen](#); [Greg McPherson](#); [Troy Behunin](#)
Subject: Comments on the Falcon Crest Proposal P&Z officer out of the office???
Date: Wednesday, December 26, 2018 10:31:30 PM

Dear Mayor Stear and Kuna City Council,

Tonight I sent a full set of comments on the Falcon Crest Proposal that is proposed to be heard on January 2, 2019. We (the public) received the date for the next meeting just 2 days ago, however, per his email response, your P&Z director who is asking for these comments is conveniently out of the office until January 2, 2019, the day of the meeting. Mr Mayor and Council Members, if this is true, I must object to Mr. Behunin's behavior. He as clearly eliminated any public trust we could have in the system by asking for a meeting during the holidays and then to not be available to receive public comments until the day of the meeting? I hope you can reinstall some integrity into this process and delay this meeting until the City can appropriately receive public comments.

Thank you,

John Lawson
1357 Cow Horse Drive
Kuna, Idaho 83634
jmlcattle@gmail.com
208-651-4741

Ariana Welker

From: Chris Engels
Sent: Friday, December 28, 2018 10:52 AM
To: Ariana Welker
Cc: Jessica Reid
Subject: FW: Falcon Crest public notice flyer - public comment

From: Greg McPherson <gmcpherson6835@gmail.com>
Sent: Friday, December 28, 2018 10:45 AM
To: Chris Engels <cengels@kunaid.gov>
Subject: Fwd: Falcon Crest public notice flyer - public comment

----- Forwarded message -----

From: John Lawson <jmlcattle@gmail.com>
Date: Wed, Dec 26, 2018 at 9:53 PM
Subject: Falcon Crest public notice flyer - public comment
To: Troy Behunin <tbehunin@kunaid.gov>
CC: BBuban@kunaid.gov <BBuban@kunaid.gov>, RCardoza@kunaid.gov <RCardoza@kunaid.gov>, WChristensen@kunaid.gov <WChristensen@kunaid.gov>, GMcPherson@kunaid.gov <GMcPherson@kunaid.gov>

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Thanks so much.

Merry Christmas to you and yours.

Troy

Troy Behunin
 Planner III
 City of Kuna
 751 W. 4th Street
 Kuna, ID 83634
TBehunin@Kunald.Gov

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<image009.jpg> CITY OF KUNA
PLANNING & ZONING DEPARTMENT
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(Space above reserved for recording)

**KUNA CITY ORDINANCE NO. 2019-01
SELECT DEVELOPMENT & CONTRACTING LLC
MUNICIPAL ANNEXATION AND ZONING ORDINANCE**

**A MUNICIPAL ANNEXATION AND ZONING ORDINANCE OF THE CITY COUNCIL
AND THE CITY OF KUNA, IDAHO;**

- **MAKING CERTAIN FINDINGS AND DECLARATION OF AUTHORITY; AND**
- **ANNEXING CERTAIN REAL PROPERTIES, TO WIT: ADA COUNTY ASSESSOR’S PARCEL NOS. S1419223000 AND S1418346600 OWNED BY SELECT DEVELOPMENT & CONTRACTING LLC SITUATED WITHIN THE UNINCORPORATED AREA OF ADA COUNTY, IDAHO AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF KUNA, INTO THE CITY OF KUNA, IDAHO; AND**
- **RESPECTIVELY ESTABLISHING R-6 AND R-4 ZONING DISTRICT CLASSIFICATION OF SAID REAL PROPERTIES; AND**
- **AMENDING THE OFFICIAL ZONING MAP; AND**
- **DIRECTING THE CITY ENGINEER AND THE CITY CLERK; AND**
- **PROVIDING AN EFFECTIVE DATE.**

THE CITY COUNCIL MAKES THE FOLLOWING FINDINGS AND DECLARATIONS OF ITS AUTHORITY, HISTORY AND PROCESS OF THIS IDAHO CODE SECTION 50-222 (3) (a) CATEGORY “A” ANNEXATION AND ZONING ORDINANCE as follows:

1. The City of Kuna, Idaho is a municipal corporation organized and existing under the laws of the state of Idaho (the “City”) 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
2. Select Development & Contracting LLC (the “Owner”) is the owner Ada County Assessor’s Parcel Nos S1419223000 [legally described in Exhibit A-1 attached hereto and by this reference herein incorporated] and S1418346600 [legally described in Exhibit A-2 attached hereto and by this reference herein incorporated] (the “Real Properties”)
3. The Real Properties are both situated in the unincorporated area of Ada County, and
4. The Owner has filed with the City the following written requests and applications:
 - Annexation of Parcel No S1419223000 with an R-6 zoning district classification; and

- Annexation of Parcel No. S1418346600 with an R-4 zoning district classification; and
5. The Planning and Zoning Commission of the City (the “Commission”), pursuant to public notice as required by law, held a public hearing on October 9, 2018 as required by Section 67-6525, Idaho Code, made findings (approved by the Commission on October 23, 2018 recommending to the Mayor and the City Council of the City (the ”Council”) that the Owner’s annexation and zoning applications for parcel no. S1419223000 be approved with a zoning district classification of R-6 and that the Owner’s annexation and zoning applications for parcel no. S1418346600 be approved with the zoning district classification of R-4; and
 6. The Council, pursuant to public notice as required by law, held a public hearing on November 20, 2018 on the Owner’s applications and requests for the Real Properties annexation and zoning, as required by Section 67-6525, Idaho Code, and made findings (approved on December 4, 2018) wherein the City Council determined that the Owner’s written request and applications for annexation of parcel no. S1419223000 should be granted with an R-6 zoning district classification, and the Owner’s written request and applications for annexation of parcel no. S1418346600 should be granted with an R-4 zoning district classification of R-4.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF KUNA, IDAHO, as follows:

Section 1: The Council hereby finds and declares that the Real Properties described below are contiguous to the City, that said Real Properties can reasonably be assumed to be a part of the orderly development of the City, and that the Owner of said Real Properties has requested and made an application, in writing, for the annexation thereof to the City.

Section 2: The Real Properties, are situated within Ada County, Idaho and are adjacent and contiguous to the City, are designated by the Ada County Assessor’s Office as Parcel Nos. S1419223000 and S1418346600; and are more particularly and legally described in “Exhibit A-1” and “Exhibit A-2” –and are depicted in “Exhibit B” – Location Map, attached hereto and incorporated herein by reference; and

Section 3: The Real Property, designated by Ada County Assessor’s Office as Parcel No. S1419223000 [more particularly and legally described in “Exhibit A-1”], is annexed to and incorporated within the incorporated territorial limits of the City of Kuna, Idaho.

Section 4: The Real Property, designated by Ada County Assessor’s Office as Parcel No. S1418346600 [more particularly and legally described in “Exhibit A-2”], is annexed to and incorporated within the incorporated territorial limits of the City of Kuna, Idaho.

Section 5: From and after the effective date of this Ordinance, all property and persons within the boundaries and territory of the Real Properties shall be subject to all ordinances, resolutions, police regulations, taxation and other powers of the City of Kuna.

Section 6: The zoning district classification of the real property, described in Section 3 above, is established as R-6 in accordance with the Zoning Ordinance of the City; and

Section 7: The zoning district classification of the real property described in Section 4 above is established as R-4, in accordance with the Zoning Ordinance of the City; and

Section 8: The Official Zoning Map of the City (the “Zoning Map”) is hereby amended and the City Engineer is directed to include on the Zoning Map the Real Property described in Sections 3 and designate said Real Properties with an R-6 zoning district classification; and

Section 9: The Official Zoning Map of the City (the “Zoning Map”) is hereby amended and the City Engineer is directed to include on the Zoning Map the Real Property described in Sections 3 and designate said Real Properties with an R-4 zoning district classification; and

Section 10: 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 11: 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 2nd day of January, 2019.

CITY OF KUNA

Joe Stear, Mayor

ATTEST:

Chris Engels, City Clerk

EXHIBIT A-1

SELECT DEVELOPMENT & CONTRACTING LLC
MUNICIPAL ANNEXATION

PARCEL NO. S1419223000 Legal Description

BASIS OF BEARINGS for this description is South 89°35'05" East, between an illegible aluminum cap marking the NW Corner of Section 19, and a brass cap PLS 8575, marking the North 1/4 Corner of said Section 19, both in T. 2 N., R. 1 E., B.M., Ada County, Idaho.

A parcel of land lying within Government Lot 1, Section 19, T. 2 N., R. 1 E., B.M., Ada County, Idaho, more particularly described as follows:

COMMENCING at an illegible aluminum cap marking the NW Corner of said Section 19;

Thence South 89°35'05" East, coincident with the north line of said Government Lot 1, Section 19, a distance of 882.73 feet to the **POINT OF BEGINNING**;

Thence continuing South 89°35'05" East, coincident with said north line of Government Lot 1, Section 19, a distance of 335.00 feet to the W1/16 of said Section 19;

Thence leaving said north line of Government Lot 1, Section 19, South 0°48'31" West, coincident with the east line of said Government Lot 1, Section 19, a distance of 534.53 feet;

Thence leaving said east line of Government Lot 1, Section 19, North 47°20'47" West, 60.21 feet to the east bank of the Kuna Canal;

Thence North 31°15'28" West, coincident with said east bank of the Kuna Canal, 580.50 feet to the **POINT OF BEGINNING**.

Less any rights of way and/or easements.

The above described parcel of land contains 2.28 acres, more or less.

EXHIBIT A-2

**SELECT DEVELOPMENT & CONTRACTING LLC
MUNICIPAL ANNEXATION**

PARCEL NO. S1418346600 Legal Description

BASIS OF BEARINGS for this description is South 89°35'05" East, between an illegible aluminum cap marking the SW Corner of Section 18, and a brass cap PLS 8575, marking the South 1/4 Corner of said Section 18, both in T. 2 N., R. 1 E., B.M., Ada County, Idaho.

A parcel of land lying within the SE1/4 of the SW1/4 of Section 18, T. 2 N., R. 1 E., B.M., Ada County, Idaho, more particularly described as follows:

COMMENCING at an illegible aluminum cap marking the SW Corner of said Section 18;

Thence South 89°35'05" East, coincident with the south line of the SW1/4 of said Section 18, a distance of 1235.78 feet to the W1/16 corner of said Section 18, the **POINT OF BEGINNING**;

Thence leaving said south line of said SW1/4 of Section 18, North 0°09'26" East, coincident with the west line of the SE1/4 of the SW1/4 of said Section 18, a distance of 1324.14 feet to the SW1/16 corner of said Section 18;

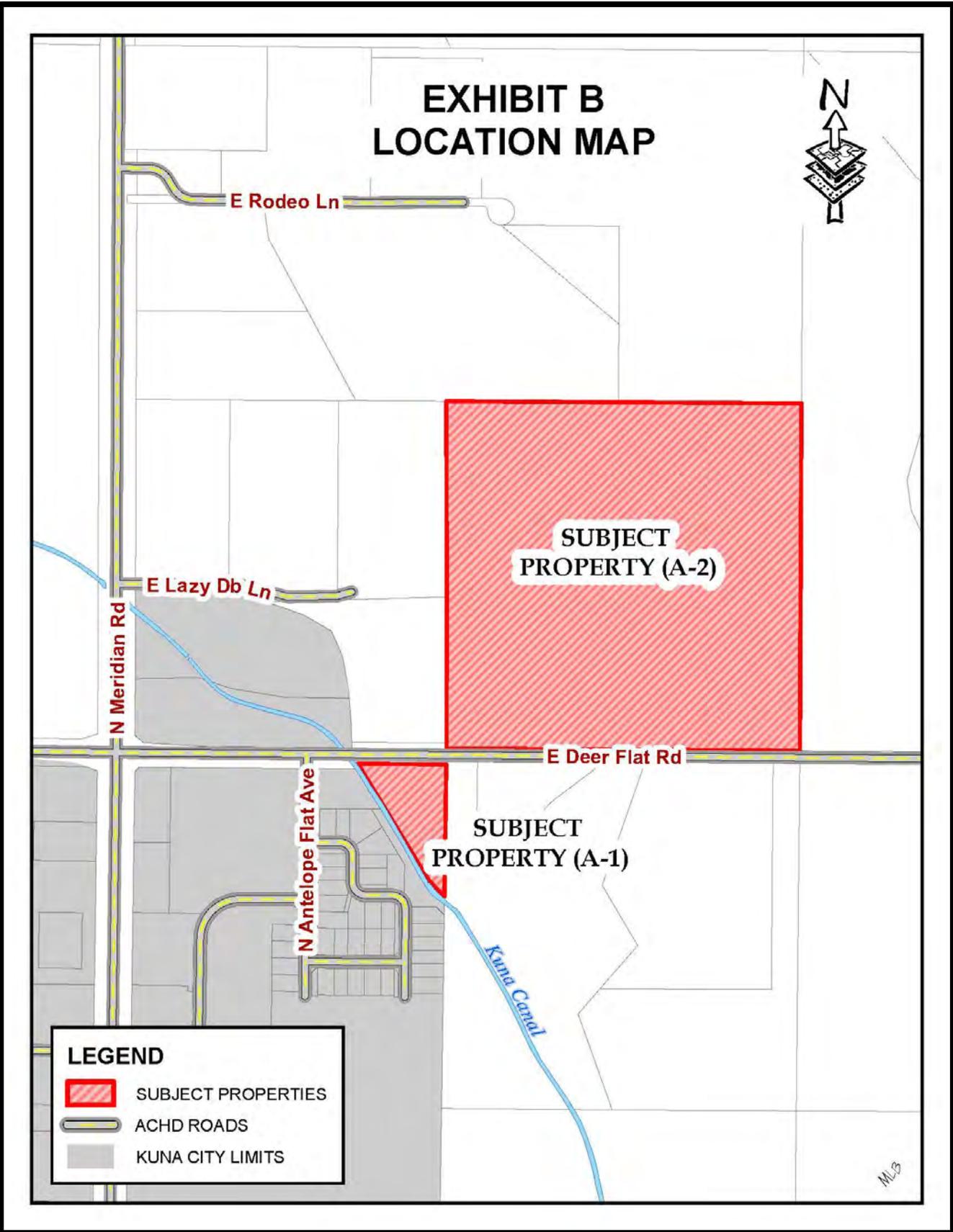
Thence leaving said west line of the SE1/4 of the SW1/4 of Section 18, South 89°32'05" East, coincident with the north line of said the SE1/4 of the SW1/4 of Section 18, a distance of 1325.47 feet to the CS1/16 corner of said Section 18;

Thence leaving said north line of the SE1/4 of the SW1/4 of Section 18, South 0°15'37" West, coincident with the east line of said the SE1/4 of the SW1/4 of Section 18, a distance of 1322.97 feet to the brass cap PLS 8575, marking the S1/4 corner of said Section 18;

Thence leaving said east line of the SE1/4 of the SW1/4 of Section 18, North 89°35'05" West, coincident with said south line of the SW1/4 of Section 18, a distance of 1323.09 feet to the **POINT OF BEGINNING**.

Less any rights of way and/or easements.

The above described parcel of land contains 40.24 acres, more or less.



(Space above reserved for recording)

**ORDINANCE NO. 2019-02
LESLEY PROPERTIES LLC.
MUNICIPAL IRRIGATION ANNEXATION**

AN ORDINANCE OF THE CITY OF KUNA, IDAHO, ANNEXING ALL OF PARCEL S1324142215 OWNED BY LESLEY PROPERTIES LLC., AND REFERRED TO AS ENSIGN SUBDIVISION NO. 2, INTO THE KUNA MUNICIPAL IRRIGATION DISTRICT FROM THE BOISE~KUNA IRRIGATION DISTRICT; THUS, CHANGING THE BOUNDARY OF THE KUNA MUNICIPAL IRRIGATION DISTRICT; DECLARING WATER RIGHTS APPURTENANT THERETO ARE POOLED FOR DELIVERY PURPOSES; DIRECTING THAT COPIES OF THIS ORDINANCE BE RECORDED AS PROVIDED BY LAW; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Kuna operates a municipal irrigation system, generally referred to as Kuna Municipal Irrigation District (KMID), as authorized by Title 50, Chapter 18, Idaho Code; and

WHEREAS, the above-mentioned parcel is connected to the Kuna Municipal Irrigation District system; and

WHEREAS, the Kuna City Council has deemed annexation of said properties into the Kuna Municipal Irrigation District to be in the best interest of the City of Kuna;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KUNA, Ada County, Idaho, as follows:

Section 1: That the following described real properties be and the same hereby is annexed into the Kuna Municipal Irrigation District of the City of Kuna, State of Idaho and the boundaries adjusted accordingly, said property being described as follows in Exhibit A.

Section 2: Declaring the water rights appurtenant thereto are hereby pooled for delivery purposes

Section 3: The City Clerk is hereby directed to record, in the office of the recorder for Ada County, a certified copy of this ordinance as required by Section 50-1832, Idaho Code.

Section 4: The City Engineer is hereby directed to give notice of this action by forwarding a certified copy of this Ordinance to Boise~Kuna Irrigation District.

Section 5: That this Ordinance, or a summary thereof in compliance with Section 50-901A, Idaho Code, shall be published once in the official newspaper of the City, and shall take effect immediately upon its passage, approval, and publication.

DATED this 2nd day of January, 2019.

CITY OF KUNA

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

**EXHIBIT A
LEGAL DESCRIPTION FOR WATER RIGHTS ON
ENSIGN SUBDIVISION NO. 2**

A portion of the Southeast 1/4 of the Northeast 1/4 of Section 24, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho being more particularly described as follows:

Commencing at the East 1/4 corner of said Section 24 from which the Northeast corner of said Section 24 bears North 00°22'43" East, 2,649.31 feet;

Thence along the East-West centerline of said Section 24 North 88°50'19" West, 65.01 feet to a point on the West right-of-way line of N. Meridian Road;

Thence along said West right-of-way line North 00°22'43" East, 40.01 feet to the **REAL POINT OF BEGINNING**;

Thence leaving said West right-of-way line North 88°50'19" West, 551.26 feet;

Thence 31.14 feet along the arc of a curve to the right having a radius of 20.00 feet, a central angle of 89°13'02" and a long chord which bears North 44°13'48" West, 28.09 feet;

Thence North 00°22'43" East, 70.22 feet;

Thence 59.67 feet along the arc of a curve to the left having a radius of 74.00 feet, a central angle of 46°11'54" and a long chord which bears North 22°43'14" West, 58.06 feet;

Thence North 63°47'00" East, 42.13 feet;

Thence North 32°04'50" East, 21.02 feet;

Thence North 00°22'43" East, 314.56 feet to the SW corner of Ensign Subdivision as filed in Book 111 of Plats at Pages 16,059-16,061, records of Ada County, Idaho;

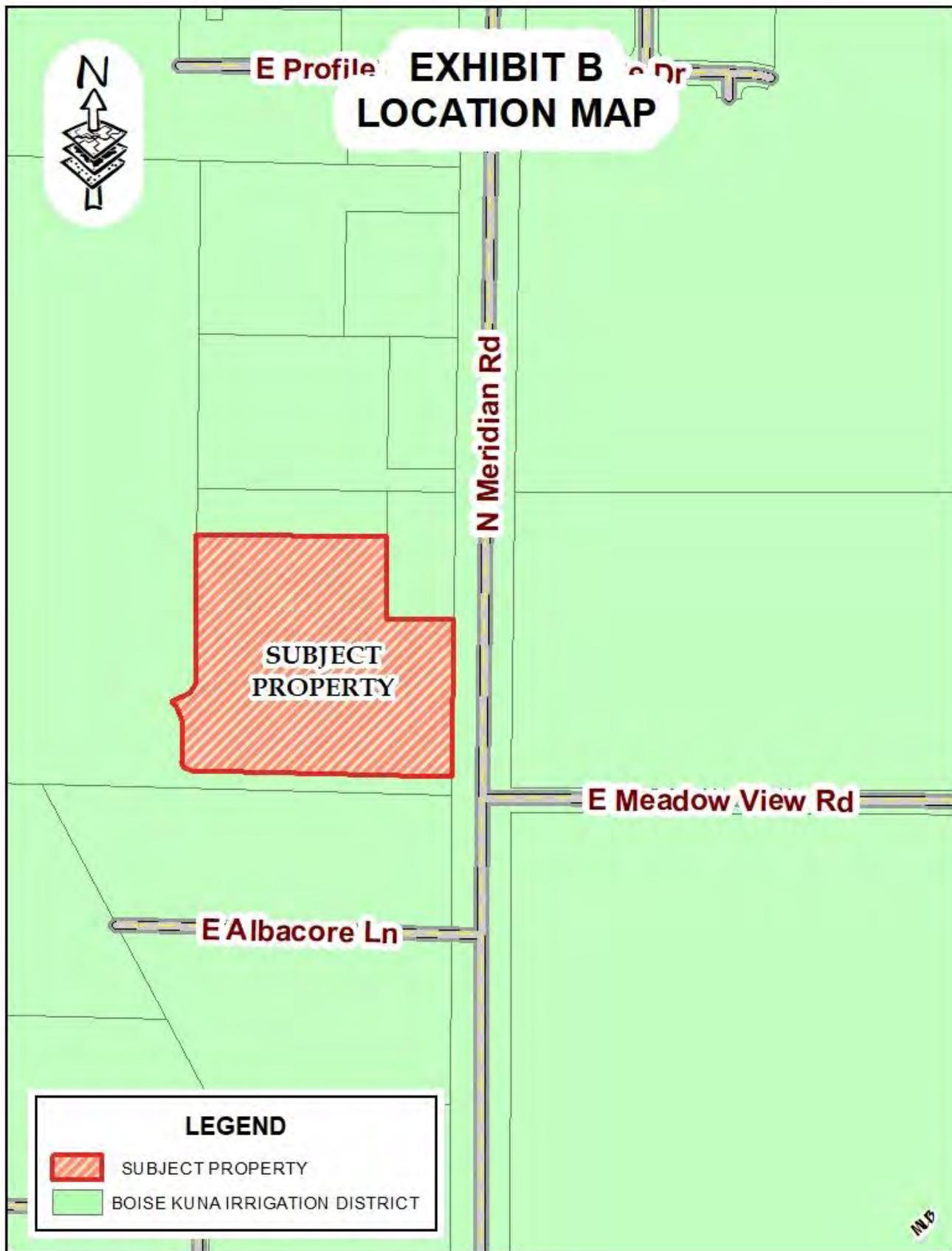
Thence along the southerly boundary line of said Ensign Subdivision the following 3 courses and distances:

Thence South 89°37'17" East, 401.88 feet;

Thence South 00°22'49" West, 170.45 feet;

Thence South 89°37'17" East, 143.12 feet to a point on the said West right-of-way line of N. Meridian Road;

Thence along said West right-of-way line South 00°22'43" West, 332.02 feet to the **REAL POINT OF BEGINNING**. Containing an area of 5.79 acres, more or less.



October 19, 2018

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

**SUBJECT: Request for to Annex Irrigation Rights to City
ENSIGN SUBDIVISION #2
Located 821 N. Meridian Rd, Kuna, Idaho**

Dear Troy:

The purpose of this letter is to request that the City annex the water rights for the Ensign Subdivision #2 and our undeveloped property to the south into the Kuna Municipal Irrigation District (KMID).

I have attached a legal description of the area requested for annexation into KMID.

Please call me at 541-944-0565 if you have questions or need any additional information.

Sincerely,



James S. Lesley
Lesley Properties, LLC
Manager

cc: Lance Warnick (Aspen Engineers)
Travis Stroud

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