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, November 6, 2019

Note: *The regular City Council Meeting is moved to Wednesday to accommodate the election held on the first Tuesday of this November, the regular meeting date for Council.*

6:00 P.M. REGULAR CITY COUNCIL

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

2. ***Invocation:*** *Gail Graves, Anchor Baptist Church*

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

1. Regular City Council Minutes, October 15, 2019

B. Accounts Payable Dated October 31, 2019 in the Amount $423,080.01

C. Resolutions

1. Consideration to approve Resolution No. R80-2019

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING THE GOVERNMENT PRODUCT LEASE AGREEMENT WITH METER RENTAL AGREEMENT WITH MAILFINANCE, A NEOPOST USA COMPANY, TO CONTINUE LEASING A POSTAL METER, AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

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2. Consideration to approve Resolution No. R81-2019

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING A PERFORMANCE BOND BY TOLL ID I, LLC, FOR THE WINFIELD SPRINGS SUBDIVISION NO. 5 FOR UNCOMPLETED WORK INCLUDING LANDSCAPING, STREET LIGHTING AND FENCING PURSUANT TO THE TERMS OF THIS RESOLUTION.

3. Consideration to approve Resolution No. R82-2019

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING A PERFORMANCE BOND BY HDP GREYHAWK, LLC, FOR THE GREYHAWK SUBDIVISION NO. 9 FOR UNCOMPLETED WORK INCLUDING LANDSCAPING, STREET LIGHTING AND FENCING PURSUANT TO THE TERMS OF THIS RESOLUTION.

4. Public Works Reimbursement Policies

a. Consideration to approve Resolution No. R83-2019

CITY PRESSURIZED IRRIGATION REIMBURSEMENT POLICY.

b. Consideration to approve Resolution No. R84-2019

CITY CAPITAL IMPROVEMENT AND LATECOMER REIMBURSEMENT POLICY – 2019

c. Consideration to approve Resolution No. R85-2019

CITY SEWER REIMBURSEMENT POLICY.

d. Consideration to approve Resolution No. R86-2019

CITY POTABLE WATER REIMBURSEMENT POLICY.

5. Consideration to approve Resolution No. R87-2019

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING THE COST OF LIVING INCREASE OF TWO AND 90/100 PERCENT (2.90%) FOR ALL FULL-TIME CITY EMPLOYEES; ADOPTING THE 2019-2020 STEP AND GRADE CHART FOR ALL FULL-TIME NON-DIRECTOR EMPLOYEES AS ATTACHED HERETO AS EXHIBIT A; AND DECLARING THE EFFECTIVE DATE.

D. Final Plats

1. Consideration to approve Case No. 19-15-FP (Final Plat) for Lete Commercial Subdivision No. 2.

5. Community Reports or Requests:

None

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

A. *The applicant requests to table the Public Hearing for 19-08-AN (Annexation) and 19-04-S (Preliminary Plat) for Indian Creek at Crimson Point Subdivision to the City Council Meeting to be held on November 19th, 2019.*

Public Hearing and Consideration to approve 19-08-AN (Annexation) and 19-04-S (Preliminary Plat) for Indian Creek at Crimson Point Subdivision – Troy Behunin, Planner III ACTION ITEM

ACME, LLC, requests to annex approximately 8.68 acres located west of Ten Mile Road and south of Hubbard Road with an R-8 (Medium Density Residential) zone; and to subdivide approximately 8.68 acres into 39 total lots, (33 buildable single-family lots, and six common lots). The subject site is located at 3001 West Ardell Road, Kuna, ID 83634, within Section 15, Township 2 North, Range 1 West; (APN# S1315325550).

B. Public Hearing continued from October 15, 2019 for further comments from the School District on their ability to service the proposed subdivision and information from Economic Development Director Lisa Holland regarding commercial feasibility on a lot that size and Consideration to approve 19-03-ZC (Rezone) and 19-05-S (Subdivision) for Athleta Subdivision – Troy Behunin, Planner III ACTION ITEM

Applicant requests to rezone approximately 4.11 acres in Kuna City from C-1 (Neighborhood Commercial) to R-20, (High Density Residential [HDR]) zone; and to subdivide the approx. 4.11 acres into 63 total lots (Home lots & Common lots) and have reserved the name Athleta Subdivision. A Design Review application for the common areas & buffer landscaping proceeded this application (19-05-DR). The site is near the northwest Corner of Ten Mile Rd. and Crenshaw Street, Kuna, Idaho; In Section 15, T 2N, R 1W, APN #: S1315449223.

- *Re-Open Public Hearing*
- *Receive evidence*
- *Consideration to close evidence presentation and proceed to deliberation*

Potential Motions:

- *Consideration to either:*

<u>Option 1:</u> Approve or Deny 19-03-ZC (Rezone) and 19-05-S (Subdivision) and the Findings of Fact, Conclusions of Law and Order of Decision as presented in the packet and Close the Public Hearing.
<u>Option 2:</u> 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.

C. Public Hearing and Consideration to approve 19-09-AN (Annexation) – Doug Hanson, Planner I ACTION ITEM

The City of Kuna requests to annex two contiguous parcels owned by the Bureau of Land Management into Kuna City Limits with Public (P) zoning district classifications. The subject sites are located near the southwest corner of West Kuna Mora Road and South Cole Road (APNs: S2101212400 & S2102110000).

- *Open Public Hearing*
- *Receive evidence*
- *Consideration to close evidence presentation and proceed to deliberation*

<u>Potential Motions:</u>

- *Consideration to either:*
  <u>Option 1:</u> Approve or Deny 19-09-AN (Annexation)and the Findings of Fact, Conclusions of Law and Order of Decision as presented in the packet and Close the Public Hearing.
  <u>Option 2:</u> 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.

D. Public Hearing and Consideration to approve 19-02-ZC (Rezone) – Doug Hanson, Planner I ACTION ITEM

Sergey Stadnitsky (owner), is requesting to rezone approximately 5.00 acres from an "A" (Agriculture) to "C-2" (Area Commercial) zoning district classification. The subject site is located at 252 N Meridian Road, Kuna, ID 83634 (APN: S141933450).

- *Open Public Hearing*
- *Receive evidence*
- *Consideration to close evidence presentation and proceed to deliberation*

<u>Potential Motions:</u>

- *Consideration to either:*
  <u>Option 1:</u> Approve or Deny 19-02-ZC (Rezone)and the Findings of Fact, Conclusions of Law and Order of Decision as presented in the packet and Close the Public Hearing.
  <u>Option 2:</u> 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.

E. Public Hearing and Consideration to approve Resolution No. R79-2019 – Bobby Withrow, Parks Director ACTION ITEM

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AMENDING AND REFORMING FEES FOR CITY PARKS AND CITY PUBLIC PROPERTY FEES, ISSUED BY THE CITY OF KUNA, IDAHO AND SET IN RESOLUTION NO. R85-2018, TO ESTABLISH RENTAL FEES FOR EIGHT (8) FOOT FOLDING TABLES AND FOLDING CHAIRS FOR EVENTS THAT OCCUR ON CITY PROPERTY AND PROVIDE AN EFFECTIVE DATE.

- *Open Public Hearing*
- *Receive evidence*
- *Consideration to close evidence presentation and proceed to deliberation*

Potential Motions:

- *Consideration to either:*
  Option 1: Approve or Deny Resolution No. R79-2019 and Close the Public Hearing.
  Option 2: Continue the Public Hearing to a time and date certain.

7. *Business Items:*

A. Consideration to approve 19-01-LLA (Lot Line Adjustment) – Doug Hanson, Planner I ACTION ITEM

JJ Howard Engineering, on behalf of Rob Grigg requests a Lot Line Adjustment for three parcels located at 224 & 270 N. Ten Mile Road and 1583 W. Park Avenue. (APN: R5070003236, R5070003240, R5070003247).

8. *Ordinances:*

A. Consideration to approve Ordinance No. 2019-42 ACTION ITEM

A MUNICIPAL REZONE ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KUNA;

- MAKING CERTAIN FINDINGS; AND
- REZONING CERTAIN REAL PROPERTY, TO WIT: LANDS LEGALLY DESCRIBED IN EXHIBIT A, OWNED BY CLOVERDALE RANCH, SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF KUNA, ADA COUNTY, IDAHO; AND
- AMENDING THE ZONING MAP; AND
- DIRECTING THE CITY ENGINEER AND THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

Consideration to waive three readings
Consideration to approve ordinance

B. Consideration to approve Ordinance No. 2019-43 ACTION ITEM

AN ORDINANCE OF THE CITY COUNCIL OF KUNA, IDAHO AMENDING KUNA CITY CODE TITLE 2 – BOARDS AND COMMISSIONS:

- REPEALING KUNA CITY CODE CHAPTER 2 OF TITLE 2 – URBAN FORESTRY COMMITTEE; AND
- DIRECTING THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

Consideration to waive three readings
Consideration to approve ordinance
Consideration to approve summary publication

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, October 15, 2019

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:
Bob Bachman, Public Works Director
Jared Empey, City Treasurer
Chris Engels, City Clerk
Bill Gigray, City Attorney
Wendy Howell, Planning & Zoning Director
Nancy Stauffer, Human Resources Director
Bobby Withrow, Parks Director

2. ***Invocation:*** *Jim Bollin, Kuna Seventh Day Adventist*

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

4. ***Consent Agenda:*** ALL OF THE LISTED CONSENT AGENDA ITEMS ARE ACTION ITEMS

(Timestamp 00:01:42)

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A. City Council Meeting Minutes

1. Regular City Council Minutes, October 1, 2019

B. Accounts Payable Dated October 10, 2019 in the Amount $648,129.53

C. Resolutions

1. Consideration to approve Resolution No. R74-2019

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING THE "ANIMAL WELFARE AND ENFORCEMENT AGREEMENT" WITH THE IDAHO HUMANE SOCIETY TO PROVIDE ANIMAL CONTROL SERVICES WITHIN THE CITY OF KUNA, IDAHO FOR THE 2020 FISCAL YEAR, OCTOBER 1, 2019 TO SEPTEMBER 30, 2020, AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

2. Consideration to approve Resolution No. R75-2019

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AUTHORIZING THE DEED OF PUBLIC UTILITIES EASEMENTS, GRANT AND CONVEYANCE OF UTILITY PIPELINES, AND GRANTEE ACCEPTANCE FROM BILTMORE COMPANY, LLC.

3. Consideration to approve Resolution No. R76-2019

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING THE COOPERATIVE AGREEMENT BETWEEN VALLEY REGIONAL TRANSIT AND CITY OF KUNA FOR ANNUAL ASSESSMENT; AUTHORIZING THE CITY TREASURER TO PAY THE ANNUAL ASSESSMENT IN THE AMOUNT OF NINE THOUSAND EIGHT HUNDRED NINETEEN DOLLARS AND ZERO CENTS ($9,819.00); AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

4. Consideration to approve Resolution No. R77-2019

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING A PERFORMANCE BOND BY SELECT MANAGEMENT & CONTRACTING, LLC, FOR THE LUGARNO TERRA SUBDIVISION FOR UNCOMPLETED WORK INCLUDING LANDSCAPING, FENCING, AND STREET LIGHTS PURSUANT TO THE TERMS OF THIS RESOLUTION.

D. Final Plats

1. Consideration to approve Case No. 19-06-FP (Final Plat) for Lete Commercial Sub.

2. Consideration to approve Case No. 19-12-FP (Final Plat) for Ashton Estates No. 3.

3. Consideration to approve Case No. 19-13-FP (Final Plat) for Silver Trail No. 4

4. Consideration to approve Case No. 19-14-FP (Final Plat) for Winfield Springs No. 4

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

5. Community Reports or Requests:

None

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

A. Public Hearing and Consideration to approve 19-04-ZC (Rezone) for The Kuna Rural Fire District – Jace Hellman, Planner II ACTION ITEM
(Timestamp 00:02:18)

The Kuna Rural Fire District requests to rezone approximately 1.63 acres from an "A" (Agriculture) zoning district classification to a "P" (Public) zoning district classification. The subject site is located at the southwest corner (SWC) of S. Cloverdale Road and E. Kuna Road, Kuna, ID 83634 (APN: S1428111010).

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

Mayor Stear opened the public hearing.

Support: None

Against: None

Neutral: None

Rebuttal: None

Council President Buban-Vonder Haar moved to approve 19-04-ZC (Rezone) and the Findings of Fact, Conclusions of Law and Order of Decision as presented in the packet and Close the Public Hearing. Seconded by Council Member McPherson. Motion carried 4-0.

B. Public Hearing and Consideration to approve 19-03-ZC (Rezone) and 19-05-S (Subdivision) for Athleta Subdivision – Troy Behunin, Planner III ACTION ITEM *(Timestamp 00:06:02)*

Applicant requests to rezone approximately 4.11 acres in Kuna City from C-1 (Neighborhood Commercial) to R-20, (High Density Residential [HDR]) zone; and to subdivide the approx. 4.11 acres into 63 total lots (Home lots & Common lots) and have reserved the name Athleta Subdivision. A Design Review application for the common areas & buffer landscaping proceeded this application (19-05-DR). The site is near the northwest Corner of Ten Mile Rd. and Crenshaw Street, Kuna, Idaho; In Section 15, T 2N, R 1W, APN #: S1315449223.

Planner III Troy Behunin presented the staff report and briefly reviewed the project's history. He stood for questions.

Jane Suggs with WHPacific was representing the applicant. She felt Mr. Behunin provided a good summary. She gave a more in-depth presentation on the project and noted they agreed with all the conditions of approval, including those added by Planning & Zoning. She thanked staff for being so forward thinking. She was excited to bring a new product to Kuna. Ms. Suggs also noted this would not be low-income housing. It would be market rate housing. She asked Council to approve their rezone and their preliminary plat as conditioned by staff. She stood for questions.

Council Member Christensen asked if they would be putting sidewalk outside the development along Ten Mile Road.

Ms. Suggs replied they would be putting in two sidewalks; the sidewalk right in front of the units and the public sidewalk within the right-of-way of Ten Mile. They wouldn't be improving Ten Mile with curb, gutter, and sidewalk, which was a typical thing with arterials, but they would have a sidewalk running the length of the property. She added they did not have access to Crenshaw. When Crimson Point was put in, the developer and now the HOA, which might still be controlled by the developer, owned a strip of land that separated this project from the right-of-way of Crenshaw so they couldn't get access. In fact, there was a fence already up. They were hoping to work with the developer to adjust the fence since it was just a vinyl fence that ran along the property boundaries. That was something the school had asked about; putting a shelter where there was an amenities space but they couldn't get the kids to Crenshaw because of the fence.

Mayor Stear opened the public hearing.

Support: None

Against:

Stephen Harris, 2255 N Ten Mile Road, Kuna, Idaho 83634, quoted 1 Corinthians 14:40, "Let all things be done decently and in an orderly manner." When they pulled into the parking lot that night, he noticed a card on the board that said "Gateway to the Birds of Prey, City of Kuna". He asked if that was what Kuna was noted for now. He shared information on Manifest Destiny from the 1800s, a mission adopted by the United States to make the west in the image of the agrarians of America in the east. Kunites had fulfilled that destiny for 150 years. He stated now people from the west coast were looking to create a new Manifest Destiny; eliminating the Manifest Destiny of the agrarian cultural. They had the idea that the agricultural lifestyle needed to be taken over by the Manifest Destiny of over population. This west coast lifestyle would eliminate agriculture, wild life, and the reason they came to Idaho in the first place.

Mr. Harris was concerned to keep up with the growth people would have to pay more and more taxes and those on fixed incomes would be driven to the west Treasure Valley or even Oregon and schools were already overcrowded. He was concerned if they continued to build houses that shared common walls there would be no place for old buffalos like himself to roam. He concluded by singing the first verse and chorus of "Home on the Range".

Jonathan Durfee, 2255 N Ten Mile Road, Kuna, Idaho 83634, owned the property that bordered the north and west side of the proposed development. He stated the development would directly affect the current use of his property and create a large financial and stressful burden on his family. Already the proposed plan caused him multiple days of stress and work rebuilding his barn for more privacy for himself and his animals because of the proposed dwellings they wanted to build along his property line.

Mr. Durfee was concerned about his irrigation and flood style watering system. Major ditch piping redesign would need to take place to maintain the current watering abilities. He was also concerned about the risk of flooding neighboring houses if something unforeseen happened during his weekly irrigation. He did not have the means or ability to rebuild 6,000 feet of ditch line and requested that any developer coming in address this issue to protect their property.

Mr. Durfee was also worried for his livestock. With every dwelling built on the project site the liability factor greatly increased. More people brought the concern of injuries to his livestock and people due to their negligence or curiosity. Animals did not understand property lines or noise ordinances and he was constantly having to fix

fences. He suggested a 2-foot waterproof berm and a 6-foot livestock proof concrete wall be built to properly secure the safety of the property.

Mr. Durfee said he understood the restrictions of the property but he felt Kuna would benefit more from a commercial development at this location. There were no stores or facilities anywhere on Ten Mile Road for existing property owners to eat, fuel vehicles, or work. Traffic in that area was already difficult to deal with and adding 57 units in such a small space would not help. He thought having a second entrance onto this property from Crenshaw would open up more development options and help with traffic issues on Ten Mile Road. He did not think high density residential matched Kuna's identity at this time and felt they needed to create more opportunities for businesses to come in. He stood for questions.

Ivy Durfee, 2255 N Ten Mile Road, Kuna, Idaho 83634, was worried Kuna was losing its small-town feel. They bought their property 3 years ago and enjoyed the privacy of not having neighbors right up against their property being able to see into each other's homes. On the proposed plan, because of ACHD guidelines, the entrance would be close to their property line. That meant the 11 townhomes along that line would be facing their property looking down on them. She noticed in the Council Packet there was an updated plan that included a few conditions of approval from the Planning & Zoning meeting back in August. She appreciated them working with them by putting some trees along the north, south, and west property lines However, they wanted their privacy immediately; not in ten plus years when the trees would be mature enough to give them privacy from the second story of these homes. They were asking as a condition of approval they be required to plant 8 – 10-foot conifer trees and 3 – 4-inch diameter non-conifer trees. This would give them and the owners of the 11 homes on the north and 4 homes on the west their privacy.

Ms. Durfee was also concerned about traffic the proposed subdivision, along with the Cazador subdivision on the east side of Ten Mile, would bring to the already congested road. She stated there was also the possibility these townhomes could be purchased by local and out of state investors as rentals which would bring more crime to the area.

Ms. Durfee worried about where children of families possibly moving into this subdivision would go to school. Schools were overcrowded and under staffed. She believed Kuna needed to stop building and focus on catching up on building schools for all the children that would be moving to the Kuna area in the next year or two. She felt this type of subdivision did not belong in Kuna. It belonged in a more highly populated area like downtown Boise and a commercial or smaller subdivision of homes on larger lots would be best for that property and area.

Amy Harding, 1852 W Crenshaw Street, Kuna, Idaho 83605, was not supportive of putting this many homes in for many reasons that had already been stated. She felt resources for the city needed to be looked at to support the needs of the community prior to putting in more residential since they already knew there was more

residential coming. All four of her children had no academic problems prior to them moving to Kuna a year ago. Now she was working with principals and teachers in both the middle school and elementary school to improve the school system. There was definitely an overpopulated student to teacher ratio. She was teaching her kindergartener herself after school. She was a full-time manager of a health care clinic so she was very busy but she made sure her child was educated properly. That was a major concern for her. She also knew the fire department did not get approval to build another fire department in Kuna. Other resources, traffic, and roads could also be impacted.

Ms. Harding had a few concerns if this were to get approval. She was not a spokesman of the Crenshaw HOA but she would not propose any through put on that fence line at all. There were already too many people coming from the apartment complex, which was not part of their HOA, to utilize their services in Crenshaw. They allowed it and did not complain about it. There were many fence line issues meaning there were broken fences on their side of the property that were not getting fixed. They were very good at keeping Crenshaw's up so she was concerned this type of project with young kids would make maintaining the fence that would become mutual difficult. If this project were to go in, she thought it would be good to have something in place to assure the Crenshaw HOA they would not have to pay to fix the fence every time.

Ms. Harding shared another issue was the weeds on the property disrupting the line of site from Crenshaw onto Ten Mile. She reiterated the need to look at resources prior to opening more residential space. She also noted the tot lot on the plan had no equipment in it so she was concerned they would not have enough resources to support their own community in their own area.

Steve Nelson, 2082 N McClure Lane, Kuna, Idaho 83634, owned the property to the west of the Durfee's. These houses would look down directly across his property. He knew the code had changed to prevent four-plexes on commercial property but he did not understand the difference between a four-plex and four townhomes attached to each other. He was also concerned about the possibility of these townhomes becoming rental properties. He knew there was a need for rental houses but with 57 units he was concerned about traffic in the area. It was difficult to get onto Ten Mile in the mornings with all the subdivisions going in. He said the powers that be downtown needed to figure out what to do out here.

Mr. Nelson felt fencing was an issue as well. Neighbors from Crimson Point along his property had dogs that dug under the fences and came into his horse pasture and little kids would come into his field. He had two kids hiding in his field while he was cutting hay. It scared them and they wouldn't make that mistake again but he had said they needed to put a no climb fence behind that subdivision. He had some issues with holes being knocked into the fence and fighting with the HOA to fix it. He did not support this project and he agreed with the previous testimonies. He did not think this was the place or time for it. However, he would be okay with commercial.

Neutral: None

Rebuttal:

Jane Suggs with WHPacific, representing the applicant, explained she spoke with her engineer about the irrigation along the north side. They would be working with Mr. Durfee to make sure they didn't create any more problems for him. They came to an agreement with the developer for some sort of piping or something to keep that water moving so it didn't overflow like the ditch. She didn't know if they could agree to a big concrete wall but she thought they could do some sort of berming and a way to pipe in some of that open ditch line that would be more efficient. They would agree to working with the property owner to the north on irrigation as a condition of approval and thought they were very close to having construction drawings prepared that they could share with him. She would get his email address and send those to him for comments.

Ms. Suggs also believed they had added quite a few trees. She had just showed the neighbors the old landscape plan and the new landscape plan with the additional trees being added along the north and west side. She understood the neighbors wanted something now. They would do what they could. It was a condition of approval to plant trees that were reasonable. The problem with planting 4-inch deciduous trees was they wouldn't live. They had to be planted at certain sizes. They could work with staff on what size trees made sense to plant there. Some of those conifers did grow a foot or two a year. They were very fast growing; junipers especially.

Ms. Suggs appreciated the vision triangle Ms. Harding brought up. They could improve that. It was part of the requirements of putting in a development. They would make sure none of their landscaping would cause a problem with the vision triangle. They didn't own the property along Crenshaw so they couldn't do a whole lot with that radius but they would make sure their plantings didn't create an additional problem.

Ms. Suggs shared they were very happy to do some of the things Mr. Nelson discussed. They felt adding the fencing to keep the kids from coming in and out was a good opportunity to create a possibility or code for properties going in next to rural properties. There would be the regular vinyl fence with a metal fence behind it that would keep the panels from knocking out and animals couldn't get through the metal fence either. She also addressed the issue with the fence that was already there and the maintenance of it. She would love to see a lower fence or open fencing and maybe something that wouldn't get torn up or kicked down. She thought it would be nice to see the fronts of homes as opposed to fencing. They wanted to work with the HOA and property owners to see what they could work out with any fencing issues. They didn't want to create access. She believed there was a gate that allowed access to a sewer man hole but that was it.

Ms. Suggs was happy to answer any other questions brought up by the neighbors. They wanted to be good neighbors. They did think this was the right place for this. Ten Mile was an arterial street and it was where traffic went. The report from ACHD showed there was plenty of capacity for more traffic on Ten Mile. It was also popular because it was close to the highway. There would be lots of development along Ten Mile as people gravitated towards it. This was a great product that provided a nice mix of housing and would be a really attractive addition to Kuna. She requested approval.

Council Member Christensen asked about the tot lot and if there were any plans for equipment.

Ms. Suggs replied there would be playground equipment and a pavilion for parents to sit in the shade. A tot lot meant play equipment.

Public Works Director Bob Bachman asked for clarification on a no climb fence.

Ms. Suggs explained it was not a chain link or wrought iron fence behind the vinyl. It would be metal v-mesh fencing.

Mr. Bachman pointed out if they allowed that it would not meet the fence ordinance.

Ms. Suggs replied it would be vinyl with metal behind it. She knew vinyl met the code and metal did not but the metal fencing was at the request of the neighbors and would be something only they would see. It would not be visible to the subdivision or the public. She thought it was something they could make happen.

Mayor Stear clarified Council changed the C-1 designation to not include multifamily because they felt it was like a bate and switch. People would see C-1 and automatically think commercial and they didn't think that was appropriate. They realized it would be different if they had left that alone but that was why they made the change.

Mayor Stear didn't know what they could do regarding disclosure from realtors about agriculture next door. He was already getting a lot of calls about the people who built across from the dairy. Apparently, the realtor said the dairy was moving soon but he had not heard of that dairy moving at all. It all came down to the integrity of whoever was selling a property.

Mayor Stear shared one of his biggest problems with this type of project was the lack of services on Ten Mile. He knew Ten Mile was intended to be a corridor and would be widened and improved. As far as traffic went, it would increase on Ten Mile but also on Deer Flat because people would be traveling in to services. That was just a problem for now but he didn't know when those changes would be made. He really did have a concern about putting that many people in an area like that.

Council Member Christensen added a lot of times ACHD would say roads could accommodate a lot more traffic but when people came in to testify or sent in letters it was always a top concern. They were the ones that had to drive in that area. It understandably concerned a lot of citizens and they had to take it into consideration. It was a catch 22. Adding more homes to a street that was already congested in their eyes would just be more cause for concern regarding safety.

Council Member Cardoza agreed. They put a lot of work into the new comp plan and he wanted to see more commercial up and down Ten Mile. It was made to be commercial. He wanted to see it stay C-1 and did not think Ten Mile was ready for that much traffic yet. He spoke with the police chief about concerns with the four-plexes down the road and the amount of people there. He did not think it was a good area for a buy and sell development.

Council Member Christensen was also concerned about the overcrowding in Kuna schools. It was a situation that caused the school district to pass an emergency levy. Rezoning a commercial to a residential right then would put more strain on the district when they already had plenty of work ahead of them keeping up with things that were already approved. He struggled with that.

Council President Buban-Vonder Haar asked if he was asking that they no longer approve development at all.

Council Member Christensen replied he was not blanketing anything. It was just rezoning this from a C-1 to an R-20 did not make sense to him in that area.

Council President Buban-Vonder Haar thought if the reason for saying no to this project was the school district would not be able to accommodate more students, they would have to apply that rationale to every development; otherwise it wasn't the reason.

Council Member Christensen said that made sense but he looked at it differently. He looked at schools in the area, recent events, and all sorts of things. If he denied something for one reason, it did not impact every development that rolled through. Everything was at a different point in time with a different situation in a different location. If they started thinking every time they denied something the rationale used on that development had to be used on every development; it would just cause headaches.

Council President Buban-Vonder Haar and Council Member Christensen discussed their opposing opinions.

City Attorney Bill Gigray stated, in regards to their deliberations that evening, the rezone for their consideration had to do with whether or not the application was contrary to the comp plan or would impair the ability to provide services. The subdivision for their consideration had to do with whether or not it met Kuna's

standards and code. Those were the parameters to think about. If they had concerns about the ability to provide services or regarding traffic, they should look for comments from ACHD and the school district. That way they would have hard evidence with the record regarding how this would impact those things. They had legitimate concerns. If there was not a sufficient record before them to support whether it did or did not impose on the ability to provide services, they could continue the public hearing and ask for additional information and input on those issues.

Council Member Christensen clarified that meant they had to base their decisions solely on ACHD's and the school district's recommendations or was it, as he understood, community residents' testimony carried the same weight.

Mr. Gigray replied the weight of the evidence before them was their decision. They had a record from which they could make a determination. Testimonies from people were certainly something they could consider.

Mayor Stear said the comments from the school district were unclear.

Mr. Gigray replied they could ask the school district to be specific.

Mayor Stear wanted to get a little more clarification from the school district. His concern was the lack of services on that side of town meaning gas stations, stores, and that kind of thing. His hope was to save some space along that corridor for services. However, maybe a 4.11-acre parcel was not big enough for commercial. He wanted those questions answered before going deeper into this. He agreed with Council President Buban-Vonder Haar about being consistent.

Mr. Gigray stated in the statute services referred to government agency services not private services. However, from a comprehensive plan standpoint, if the plan identified in the verbiage or the map that the zone change was contrary to the plan, that could be used as a basis of denial.

Mayor Stear noted it was a good-looking project but he wanted to throw his concerns out there.

Planner III Troy Behunin informed Council an ACHD representative, Kristy Inselman, was present for the meeting.

Council Member Cardoza said there were two decisions before Council; whether or not the Council wanted to change this from a C-1 to an R-20 and then whether or not they wanted that large of a development there. They needed to make the zoning decision first but they were confusing the two instead of keeping them separate.

Council Member McPherson was torn. Multiple people had said they would rather see commercial. He was unsure what would generate more traffic; commercial or

this. The other apartment complexes in the area have had parking issues but the parking for this project looked to be way better than what was done in the past. He wasn't a fan of the style; seven houses or whatever connecting. The appearance was cool but it wasn't his cup of tea. If it met city code, it was what it was. It appeared the issues with the common ground regarding fencing and drainage had been somewhat addressed. In regards to Ms. Harding's comments on the vision triangle, he shared there was a way to submit issues to ACHD through their website or their app. ACHD would come out and look at it and address it pretty quickly.

Council President Buban-Vonder Haar stated, in regards to the rezone, the future land use map in the staff report showed this area as high density residential. It appeared they had been anticipating a higher density residential going in there. If they were looking at the corner of Deer Flat and Ten Mile and from Ardell to Hubbard as commercial areas, it made sense from a walkability standpoint.

Mayor Stear noted he had been trying to find ACHD's comments in the packet. It was listed as Exhibit B2 but he couldn't find it.

Mr. Behunin apologized. He had the report and passed it out to Council. He reminded Council ACHD had a representative at the meeting.

Mayor Stear asked ACHD representative Kristy Inselman about traffic for commercial versus residential. It was his understanding commercial generated more traffic than residential; it was just at different times of day.

Kristy Inselman, ACHD, stated she didn't have the ITD manual in front of her but typically a residential dwelling generated ten vehicle trips per day and a couple at PM peak hours. This particular development would generate, she believed, an additional 31 PM peak trips. There were an existing 496 trips on Ten Mile which was a level of service 8; the acceptable level for a minor arterial. In regards to commercial, it depended on the type of commercial. A gas station did generate more trips on average than residential but typically had a lot more pass by trips. She would have to look it up and get back to them but yes commercial typically generated more traffic than residential. Offices were lower than residential but c-stores were higher.

Council President Buban-Vonder Haar asked if Council was supportive of the rezone.

Council Member Christensen wanted to hear some specifics from the school district.

Mayor Stear stated this was within reason of what the comp plan showed.

Council President Buban-Vonder Haar stated it was the anticipated use of the land under the comp plan.

Council discussed voting on the rezone and the subdivision separately or as a whole and the possibility of tabling the public hearing.

Council President Buban-Vonder Haar moved to continue the Public Hearing for 19-03-ZC (Rezone) and 19-05-S (Subdivision) for the Athleta Subdivision to November 6, 2019 for further comments from the School District on their ability to service the proposed subdivision and information from Economic Development Director Lisa Holland regarding commercial feasibility on a lot that size. Seconded by Council Member McPherson. Motion carried 4-0.

7. *Business Items:*

A. Request for $30,000 from Contingency for Collaboration with the Kuna School District on Tennis/Pickle Ball Court Parking and Drinking Fountain – Bobby Withrow, Parks Director ACTION ITEM
(Timestamp 01:35:16)

Parks Director Bobby Withrow reviewed the history of this project. He presented the request and stood for questions.

Council President Buban-Vonder Haar asked, if KPAL wanted to expand into a pickleball league for youth, would they be able to do that.

Mr. Withrow replied they would.

Council President Buban-Vonder Haar moved to approve the expenditure of $30,000 from Contingency for a joint pickleball project with the Kuna School District. Seconded by Council Member McPherson. Motion carried 4-0.

B. Consideration to approve Resolution No. R78-2019 – Bob Bachman, Public Works Director ACTION ITEM
(Timestamp 01:39:31)

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO SETTING FORTH FEES, ASSESSMENTS AND POLICIES FOR THE KUNA MUNICIPAL IRRIGATION SYSTEM FOR THE 2020 IRRIGATION SEASON; RECEIVING AND ACCEPTING THE ASSESSMENT BOOK FOR THE 2020 IRRIGATION SEASON; RECEIVING AND ACCEPTING THE ESTIMATE OF EXPENSES FOR THE 2020 IRRIGATION SEASON; SETTING THE TIME AND PLACE FOR THE MEETING OF THE BOARD OF CORRECTION FOR 2020 ASSESSMENTS; SETTING FEES FOR CONNECTING TO SAID IRRIGATION SYSTEM; SETTING UNIFORM METHOD OF ALLOCATING ASSESSMENTS FOR THE 2020 IRRIGATION SEASON; ESTABLISHING BILLING POLICIES; SETTING CUSTOMER SERVICE CHARGES; SETTING SYSTEM POLICIES; REPEALING EXISTING FEES AND POLICIES AS PREVIOUSLY SET BY RESOLUTION, AND SETTING AN EFFECTIVE DATE.

Mayor Stear noted there were corrected copies of the resolution before Council. There were red lines where some numbers were changed.

Public Works Director Bob Bachman apologized for the mistake. He presented the annual irrigation assessment. The good news about the changes was the numbers went down; not up. They had a $30,000 bust on the high side. All of the highlighted red areas in the resolution before them were the corrections. The pressurized irrigation fees went down. He stood for questions.

Council President Buban-Vonder Haar moved to approve the amended Resolution No. R78-2019 presented to Council. Seconded by Council Member McPherson. Motion carried 4-0.

8. *Ordinances:*

A. Consideration to approve Ordinance No. 2019-29A ACTION ITEM
(Timestamp 01:42:17)

A MUNICIPAL ANNEXATION AND ZONING ORDINANCE OF THE CITY COUNCIL AND THE CITY OF KUNA:

- MAKING CERTAIN FINDINGS AND DECLARATION OF AUTHORITY; AND
- ANNEXING CERTAIN REAL PROPERTY, TO WIT: ADA COUNTY ASSESSOR'S PARCEL NO. S1303141900 OWNED BY JEFFERSON WASHBURN SITUATED WITHIN THE UNICORPORATED 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-8 ZONING DISTRICT CLASSIFICATION OF SAID REAL PROPERTY; 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
Consideration to approve ordinance

Council President Buban-Vonder Haar moved to waive three readings of Ordinance No. 2019-29A. Seconded by Council Member McPherson. Motion carried 4-0.

Council President Buban-Vonder Haar moved to approve Ordinance No. 2019-29A. 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.

B. Consideration to approve Ordinance No. 2019-38 ACTION ITEM
(Timestamp 01:44:15)

AN ORDINANCE OF THE CITY COUNCIL OF KUNA, IDAHO AMENDING KUNA CITY CODE TITLE 2 – BOARDS AND COMMISSIONS:

- ADDITION OF A NEW CHAPTER 4 TO TITLE 2 KUNA CITY CODE ESTABLISHING THE KUNA ARTS COMMISSION; AND
- DIRECTING THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

City Clerk Chris Engels explained the Arts Commission had been operating under a resolution. Things were going well so it was time to put it into an ordinance. She did not have a preference either way on waiving the three readings.

Consideration to waive three readings
Consideration to approve ordinance
Consideration to approve summary publication

Council President Buban-Vonder Haar moved to waive three readings of Ordinance No. 2019-38. Seconded by Council Member McPherson. Motion carried 4-0.

Council President Buban-Vonder Haar moved to approve Ordinance No. 2019-38. 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.

Council President Buban-Vonder Haar moved to approve summary publication of Ordinance No. 2019-38. Seconded by Council Member McPherson. Motion carried 4-0.

C. Consideration to approve Ordinance No. 2019-39 ACTION ITEM
(Timestamp 01:46:04)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KUNA:

- MAKING CERTAIN FINDINGS; AND

- ENLARGING THE BOUNDARIES OF THE KUNA MUNICIPAL IRRIGATION SYSTEM BY THE INCLUSION OF ADA COUNTY ASSESSOR'S CHALLENGER DEVELOPMENT INC.; AND
- DECLARING WATER RIGHTS APPURTENANT THERETO ARE POOLED FOR DELIVERY PURPOSES; AND
- DIRECTING THE CITY CLERK TO RECORD THIS ORDINANCE AS PROVIDED BY LAW; AND
- DIRECTING THE CITY ENGINEER TO PROVIDE NOTICE OF THIS ORDINANCE TO THE NAMPA & MERIDIAN IRRIGATION DISTRICT, THE OWNERS AND UPDATE THE IRRIGATION SYSTEM MAP; AND
- PROVIDING AN EFFECTIVE DATE.

Consideration to waive three readings
Consideration to approve ordinance

Council President Buban-Vonder Haar moved to waive three readings of Ordinance No. 2019-39. Seconded by Council Member McPherson. Motion carried 4-0.

Council President Buban-Vonder Haar moved to approve Ordinance No. 2019-39. 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.

D. Consideration to approve Ordinance No. 2019-40 ACTION ITEM
(Timestamp 01:47:23)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KUNA:

- MAKING CERTAIN FINDINGS; AND
- ENLARGING THE BOUNDARIES OF THE KUNA MUNICIPAL IRRIGATION SYSTEM BY THE INCLUSION OF ADA COUNTY ASSESSOR'S SELECT DEVELOPMENT & CONTRACTING LLC.; AND
- DECLARING WATER RIGHTS APPURTENANT THERETO ARE POOLED FOR DELIVERY PURPOSES; AND
- DIRECTING THE CITY CLERK TO RECORD THIS ORDINANCE AS PROVIDED BY LAW; AND
- DIRECTING THE CITY ENGINEER TO PROVIDE NOTICE OF THIS ORDINANCE TO THE BOISE~KUNA IRRIGATION DISTRICT, THE OWNERS AND UPDATE THE IRRIGATION SYSTEM MAP; AND
- PROVIDING AN EFFECTIVE DATE.

Consideration to waive three readings

Consideration to approve ordinance

Council President Buban-Vonder Haar moved to waive three readings of Ordinance No. 2019-40. Seconded by Council Member McPherson. Motion carried 4-0.

Council President Buban-Vonder Haar moved to approve Ordinance No. 2019-40. 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.

E. Consideration to approve Ordinance No. 2019-41 ACTION ITEM
(Timestamp 01:48:56)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KUNA:

- MAKING CERTAIN FINDINGS; AND
- ENLARGING THE BOUNDARIES OF THE KUNA MUNICIPAL IRRIGATION SYSTEM BY THE INCLUSION OF ADA COUNTY ASSESSOR'S KUNA EAST LLC.; AND
- DECLARING WATER RIGHTS APPURTENANT THERETO ARE POOLED FOR DELIVERY PURPOSES; AND
- DIRECTING THE CITY CLERK TO RECORD THIS ORDINANCE AS PROVIDED BY LAW; AND
- DIRECTING THE CITY ENGINEER TO PROVIDE NOTICE OF THIS ORDINANCE TO THE BOISE~KUNA IRRIGATION DISTRICT, THE OWNERS AND UPDATE THE IRRIGATION SYSTEM MAP; AND
- PROVIDING AN EFFECTIVE DATE.

Consideration to waive three readings
Consideration to approve ordinance

Council President Buban-Vonder Haar moved to waive three readings of Ordinance No. 2019-41. Seconded by Council Member McPherson. Motion carried 4-0.

Council President Buban-Vonder Haar moved to approve Ordinance No. 2019-41. 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.

9. *Mayor/Council Announcements:*
(Timestamp 01:50:07)

Mayor Stear stated they would not need to have an executive session that evening. Neither of the items came to fruition.

City Clerk Chris Engels reminded everyone the next Council meeting would be on Wednesday, November 6, 2019 after the election on Tuesday. There would also be on site voting on October 23 and 24, 2019 in the City Hall parking lot.

Council coordinated car pooling to the Ada County meeting scheduled for the next day.

Council President Buban-Vonder Haar noted there would be a candidate forum on Thursday, October 17, 2019 at 6:45 PM.

Mayor Stear shared he received a letter for the Ada County Sheriff's Department from a mother of a couple of children who had been less than respectful to Kuna's police officers. She thanked them for how the officers handled those situations and respected her children. He appreciated the officers having a heart for children.

10. *Executive Session:*

A. Convene to Executive Session pursuant to:

Idaho Code Section 74-206 (1)(e) and (f)

(e) To consider preliminary negotiations involving matters of trade or commerce in which the governing body is in competition with governing bodies in other states or nations

(f) To communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated.

Executive session did not occur. The items for discussion did not come to fruition.

11. *Adjournment:* 7:54 PM

_____
Joe L. Stear, Mayor

ATTEST:

_____
Chris Engels, City Clerk

Minutes prepared by Ariana Welker, Deputy City Clerk
Date Approved: CCM 11.06.2019

CITY OF KUNA
751 W. 4th Street • Kuna, Idaho • 83634 • Phone (208) 922-5274
Fax: (208) 922-5989 • www.Kunacity.Id.gov

SIGN-UP SHEET

October 15, 2019 – City Council Public Hearing

Case Name: 19-04-ZC (Annexation) – Kuna Rural Fire District.

Case Type: On behalf of Cloverdale Ranch (owner), the Kuna Rural Fire District is requesting to rezone approximately 1.63 acres from an "A" (Agriculture) zoning district classification to a "P" (Public) zoning district classification. The subject site is located at the southwest corner (SWC) of S. Cloverdale Road and E. Kuna Road, Kuna, ID 83634 (APN: S1428111010).

Please print your name below if you would like to present oral testimony or written exhibits about this item to the Commission or City Council.

IN FAVOR	NEUTRAL	IN OPPOSITION
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Fax: (208) 922-5989 • www.Kunacity.Id.gov

SIGN-UP SHEET

October 15, 2019 – City Council, Public Hearing

Case Name: *Athleta Subdivision,* Rezone & Preliminary Plat

1. Case Type: Request to rezone approximately 4.11 acres in Kuna City from C-1 (Neighborhood Commercial) to *R-20*, (High Density Residential **[HDR]**) zone; and to subdivide the approx. 4.11 acres into 63 total lots (Home lots & Common lots) and have reserved the name *Athleta Subdivision*. A Design Review application for the common areas & buffer landscaping proceeded this application (19-05-DR). The site is near the northwest Corner of Ten Mile Rd. and Crenshaw Street, Kuna, Idaho; In Section 15, T 2N, R 1W, APN #: S1315449223.

Case No.: **19-03-ZC (Rezone) and 19-05-S (Preliminary Plat).**

Please print your name below if you would like to present oral testimony or written exhibits about this item to the **Council**/~~Commission~~.

IN FAVOR	NEUTRAL	IN OPPOSITION
☒ Testify ☐ Not Testify	☐ Testify ☐ Not Testify	☒ Testify ☐ Not Testify
Jane Suggs		✓ Stephen Harris
Print Name	Print Name	Print Name
2141 Airport Way		✗ 2255 N. Ten Mile Rd
Print Address	Print Address	Print Address
		Kuna Idaho 83634
City State, Zip	City State, Zip	City State, Zip
☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify	☐ Testify ☒ Not Testify
		Rhoda Harris
Print Name	Print Name	Print Name
		2255 N. Ten Mile Rd.
Print Address	Print Address	Print Address
		KUNA ID 83634
City State, Zip	City State, Zip	City State, Zip
☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify	☒ Testify ☐ Not Testify
		✓ Jon Durfee
Print Name	Print Name	Print Name
		✗ 2255 N. Ten Mile Rd.
Print Address	Print Address	Print Address
		Kuna ID 83634
City State, Zip	City State, Zip	City State, Zip
☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify	☒ Testify ☐ Not Testify
		✓ Ivy Durfee
Print Name	Print Name	Print Name
		✗ 2255 N. Ten Mile Rd.
Print Address	Print Address	Print Address
		Kuna ID 83634
City State, Zip	City State, Zip	City State, Zip

IN FAVOR	NEUTRAL	IN OPPOSITION
☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify	☒ Testify ☐ Not Testify
Print Name	Print Name	Print Name: Amy Harding
Print Address	Print Address	Print Address: 1852 W Crenshaw St
City State, Zip	City State, Zip	City State, Zip: Kuna ID 83605
☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify	☒ Testify ☐ Not Testify
Print Name	Print Name	Print Name: Steven Nelson
Print Address	Print Address	Print Address: 2082 N McClure Ln
City State, Zip	City State, Zip	City State, Zip: Kuna ID 83634
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Development Services Department

ACHD
Committed to Service

Project/File: **Athleta/ KPP19-0007/ 19-03-ZC/ 19-05-S**
This is a rezone application from C-1 to R-20 and a preliminary plat consisting of 63 lots on 4.11-acres.

Lead Agency: City of Kuna

Site address: 2003 N Ten Mile Road

Staff Approval: August 23, 2019

Applicant: Epic Development Idaho, LLC
11785 Valley Sage Drive
Sparks, NV 89441

Representative: WHPacific
Jane Suggs
2141 W Airport Way, Ste. 104
Boise, ID 83705

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

A. Findings of Fact

1. **Description of Application:** The applicant is requesting approval of a rezone application from C-1 (Neighborhood Commercial) to R-20 (High density Multi-family Residential) and a preliminary plat consisting of 57 buildable lots and 6 common lots on 4.11-acres.

   The City of Kuna's Future Lane Use Map designates this area as Neighborhood & Community Commercial. The applicant's proposal is an allowed use within this designation.

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

Direction	Land Use	Zoning
North	Rural Urban Transition (Ada County)	RUT
South	Neighborhood Commercial	C-1
East	Medium density Residential	R-6
West	Neighborhood Commercial/ Rural Urban Transition	C-1, RUT

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:

C. Findings for Consideration

1. Ten Mile Road

a. **Existing Conditions:** Ten Mile Road is improved with 2/3-travel lanes, 24 to 40-feet of pavement, and no curb, gutter or sidewalk abutting the site. There is 98-feet of right-of-way for Ten Mile Road (48 to 51-feet from centerline).

b. **Policy:**

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

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

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

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

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

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

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

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

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

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

Minor Improvements Policy: District Policy 7203.3 states that minor improvements to existing streets adjacent to a proposed development may be required. These improvements are to correct deficiencies or replace deteriorated facilities. Included are sidewalk construction or replacement; curb and gutter construction or replacement; replacement of unused driveways

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 Location Local Street Policy: District policy 7207.4.1 requires driveways near intersections to be located a minimum of 75-feet (measured centerline-to-centerline) from the nearest local street intersection, and 150-feet from the nearest collector or arterial street intersection

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.

Private Road Policy: 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.

c. **Applicant's Proposal:** The applicant is proposing to construct a 24-foot wide driveway/private road onto Ten Mile Road located approximately 428-feet south of an existing residential driveway and 460-feet north of Crenshaw Street (measured centerline to centerline).

The applicant is proposing to construct a 24-foot wide emergency access only driveway onto Ten Mile Road located approximately 341-feet south of the proposed northern driveway and 120-feet north of Crenshaw Street (measured centerline to centerline).

d. **Staff Comments/Recommendations:** Typically, access should come from a lesser classified street abutting the site. In this case the site has frontage on Crenshaw, a local street. However, direct access to Crenshaw is not feasible due to a common lot owned by the Crimson Point Homeowners Association (CPHA) between the site and Crenshaw that was platted in 2010 as part of the Crimson Point Phase 5 Subdivision; and is not owned by the developer. Therefore, a waiver is not required as part of this application and the proposed driveway locations are approved.

ACHD would encourage the developer to work with the CPHA to obtain an access through the common lot, thereby providing additional ingress/egress to the site for residents and emergency services.

10. 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.

11. Payment of impact fees is due prior to issuance of a building permit.

12. 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.

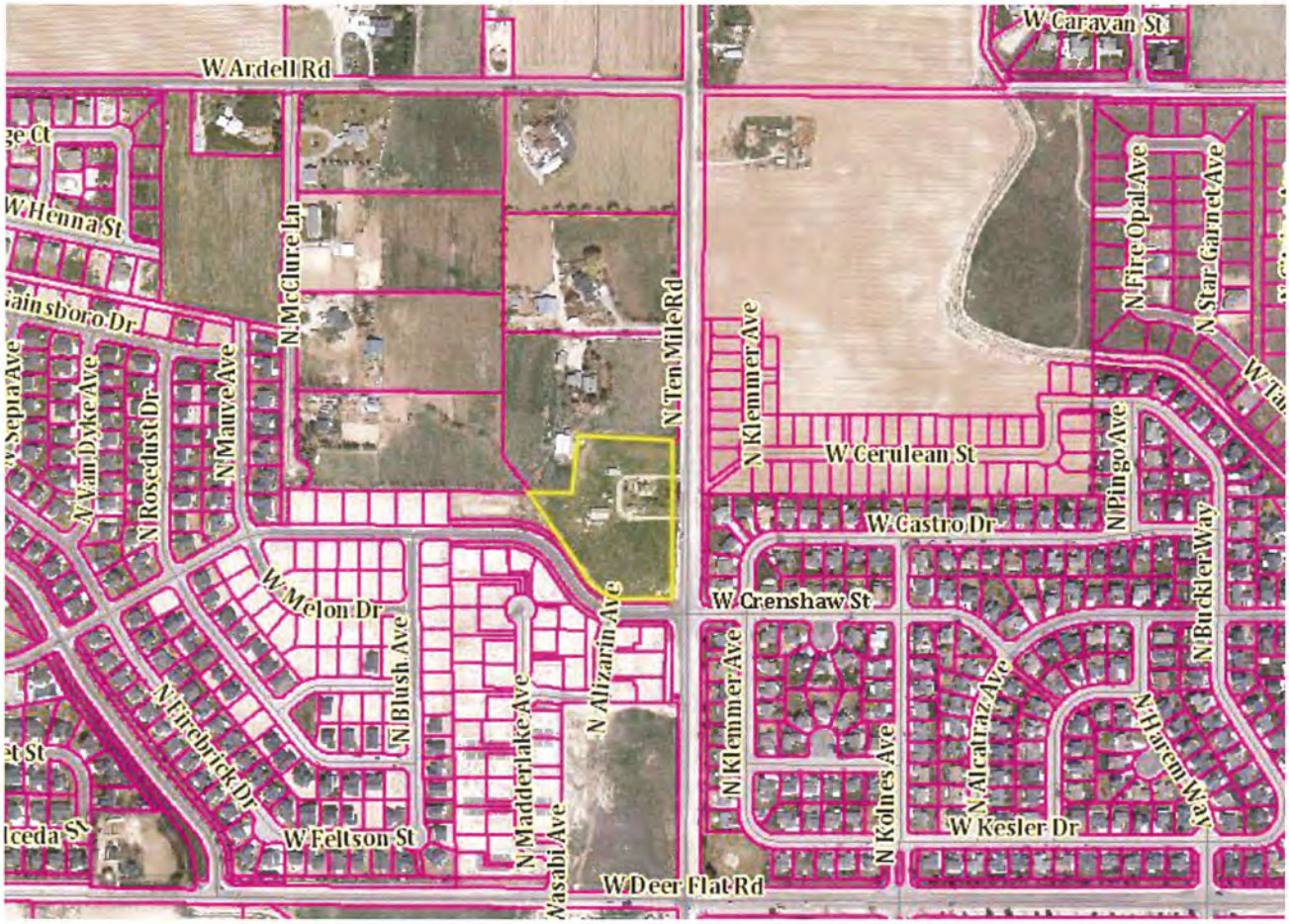
10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.

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

VICINITY MAP



Ada County Utility Coordinating Council

Developer/Local Improvement District
Right of Way Improvements Guideline Request

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

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

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

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

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

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

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.

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

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
A COMPANY, INC.												
1463	A COMPANY, INC.	114-9290030		STANDARD RESTROOM RENTAL, #T273, BI-WEEKLY SERVICE, CITY FARM, 09/16/2019-10/13/2019	10/15/2019	92.13	.00	01-6212 RENT-EQUIPMENT	1004	10/19		
Total 114-9290030:						92.13	.00					
1463	A COMPANY, INC.	114-9290032		ADA WHEELCHAIR ACCESSIBLE RESTROOM RENTAL, ADA493, STANDARD RESTROOM RENTAL, KK099, BOTH WEEKLY SERVICE, CITY HALL, 09/16/19-10/13/19	10/15/2019	303.05	.00	01-6212 RENT-EQUIPMENT	1004	10/19		
Total 114-9290032:						303.05	.00					
1463	A COMPANY, INC.	114-9290033		ADA WHEELCHAIR ACCESSIBLE RESTROOM RENTAL, ADANO#10, WEEKLY SERVICE, FARM PARK, 9/16/2019-10/13/2019	10/15/2019	198.12	.00	01-6212 RENT-EQUIPMENT	1004	10/19		
Total 114-9290033:						198.12	.00					
1463	A COMPANY, INC.	114-9290036		ADA WHEELCHAIR ACCESSIBLE RESTROOM RENTAL, ADA188, WEEKLY SERVICE, ARBOR RIDGE PARK, 09/16/19-10/13/19	10/15/2019	198.12	.00	01-6212 RENT-EQUIPMENT	1004	10/19		
Total 114-9290036:						198.12	.00					
1463	A COMPANY, INC.	114-9290038		ADA WHEELCHAIR ACCESSIBLE RESTROOM RENTAL, ADA392, BI-WEEKLY SERVICE, SADIE CREEK PARK,								

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
				09/16/19-10/13/19	10/15/2019	160.00	.00	01-6212 RENT-EQUIPMENT	1004	10/19		
Total 114-9290038:						160.00	.00					
1463	A COMPANY, INC.	114-9290040		ADA WHEELCHAIR ACCESSIBLE RESTROOM RENTAL, ADA412, WEEKLY SERVICE, SEGO PRAIRIE POND/NICHOLSON PARK, 09/16/19-10/13/19	10/15/2019	202.36	.00	01-6212 RENT-EQUIPMENT	1004	10/19		
Total 114-9290040:						202.36	.00					
1463	A COMPANY, INC.	114-9290042		STANDARD RESTROOM RENTAL, ADA397, BI-WEEKLY SERVICE,WINCHESTER PARK SUTTERS MILL, 09/16/19-10/13/19	10/15/2019	160.00	.00	01-6212 RENT-EQUIPMENT	1004	10/19		
Total 114-9290042:						160.00	.00					
1463	A COMPANY, INC.	114-9328236		ADA WHEELCHAIR ACCESSIBLE RESTROOM RENTAL, WEEKLY SERVICE, BUTLER PARK, 10/18/19-11/14/19	10/22/2019	195.92	.00	01-6212 RENT-EQUIPMENT	1004	10/19		
Total 114-9328236:						195.92	.00					
Total A COMPANY, INC.:						1,509.70	.00					
ADA COUNTY HIGHWAY DISTRICT (RENT)												
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	15646		SHOP RENT FOR NOVEMBER - P.I.	10/16/2019	54.00	.00	25-6211 RENT - BUILDINGS & LAND	0	10/19		
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	15646		SHOP RENT FOR NOVEMBER - PARKS	10/16/2019	148.50	.00	01-6211 RENT-BUILDINGS & LAND	1004	10/19		
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	15646		SHOP RENT FOR NOVEMBER - SEWER	10/16/2019	121.50	.00	21-6211 RENT - BUILDINGS & LAND	0	10/19		

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
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	15646		SHOP RENT FOR NOVEMBER - WATER	10/16/2019	126.00	.00	20-6211 RENT-BUILDINGS & LAND	0	10/19		
Total 15646:						450.00	.00					
Total ADA COUNTY HIGHWAY DISTRICT (RENT):						450.00	.00					
ADA COUNTY PROSECUTING ATTORNE												
176	ADA COUNTY PROSECUTING ATTORNE	10172019ACP		PROSECUTORIAL SERVICES FOR OCTOBER 2019	10/17/2019	4,500.00	.00	01-6203 PROSECUTORIAL SERVICES	0	10/19		
Total 10172019ACPA:						4,500.00	.00					
176	ADA COUNTY PROSECUTING ATTORNE	10182019ACP		PROSECUTORIAL SERVICES FOR NOVEMBER 2019	10/18/2019	4,500.00	.00	01-6203 PROSECUTORIAL SERVICES	0	10/19		
Total 10182019ACPA:						4,500.00	.00					
Total ADA COUNTY PROSECUTING ATTORNE:						9,000.00	.00					
ALLSTREAM BUSINESS US, INC												
1411	ALLSTREAM BUSINESS US, INC	16398319		TELEPHONE, DATA, AND NETWORK SERVICES, 10/1/19-10/31/19 - P.I.	10/01/2019	116.80	.00	25-6255 TELEPH0NE EXPENSE	0	10/19		
1411	ALLSTREAM BUSINESS US, INC	16398319		TELEPHONE, DATA, AND NETWORK SERVICES, 10/1/19-10/31/19 - ADMIN	10/01/2019	327.03	.00	01-6255 TELEPH0NE	0	10/19		
1411	ALLSTREAM BUSINESS US, INC	16398319		TELEPHONE, DATA, AND NETWORK SERVICES, 10/1/19-10/31/19 - SEWER	10/01/2019	303.67	.00	21-6255 TELEPH0NE EXPENSE	0	10/19		
1411	ALLSTREAM BUSINESS US, INC	16398319		TELEPHONE, DATA, AND NETWORK SERVICES, 10/1/19-10/31/19 - WATER	10/01/2019	303.67	.00	20-6255 TELEPH0NE EXPENSE	0	10/19		
1411	ALLSTREAM BUSINESS US, INC	16398319		TELEPHONE, DATA, AND NETWORK SERVICES, 10/1/19-10/31/19 - P&Z	10/01/2019	116.80	.00	01-6255 TELEPH0NE	1003	10/19		

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 16398319:						1,167.97	.00					
Total ALLSTREAM BUSINESS US, INC:						1,167.97	.00					
BOLEN'S CONTROL HOUSE, INC.												
617	BOLEN'S CONTROL HOUSE, INC.	S1299067.001	9137	3 EA CONTROLLERS FOR HEADWORKS GRIT SNAIL REPAIR, T.SHAFFER, OCT.'19	10/08/2019	83.70	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	10/19		
Total S1299067.001:						83.70	.00					
Total BOLEN'S CONTROL HOUSE, INC.:						83.70	.00					
BRIA BELL												
2006	BRIA BELL	08032019BBP-		PICTURES DURING THE DOWN N DIRTY ON 8/3/2019, AUG. '19 - ADMIN	08/03/2019	90.00	90.00	01-6155 MEETINGS/COMMITTEES	1032	10/19	10/11/2019	
2006	BRIA BELL	08032019BBP-		PICTURES DURING THE DOWN N DIRTY ON 8/3/2019, AUG. '19 - WATER	08/03/2019	4.00	4.00	20-6155 MEETINGS/COMMITTEES	1032	10/19	10/11/2019	
2006	BRIA BELL	08032019BBP-		PICTURES DURING THE DOWN N DIRTY ON 8/3/2019, AUG. '19 - SEWER	08/03/2019	4.00	4.00	21-6155 MEETINGS/COMMITTEES	1032	10/19	10/11/2019	
2006	BRIA BELL	08032019BBP-		PICTURES DURING THE DOWN N DIRTY ON 8/3/2019, AUG. '19 - P.I.	08/03/2019	2.00	2.00	25-6155 MEETING/COMMITTEES	1032	10/19	10/11/2019	
Total 08032019BBP-DND:						100.00	100.00					
Total BRIA BELL:						100.00	100.00					
BUYWYZ LLC												
1795	BUYWYZ LLC	144504	9161	THUMB TACKS, 2 DOZEN BOXES BINDER CLIPS, RECEIPT PAPER, WIRELESS MOUSE, FOR CITY HALL, OCT. '19 - SEWER	10/09/2019	14.96	.00	21-6165 OFFICE SUPPLIES	0	10/19		

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	144504	9161	THUMB TACKS, 2 DOZEN BOXES BINDER CLIPS, RECEIPT PAPER, WIRELESS MOUSE, FOR CITY HALL, OCT. '19 - ADMIN	10/09/2019	16.11	.00	01-6165 OFFICE SUPPLIES	0	10/19		
1795	BUYWYZ LLC	144504	9161	6 EA 1/2" BINDERS, PARKS, OCT. '19	10/09/2019	12.72	.00	01-6165 OFFICE SUPPLIES	1004	10/19		
1795	BUYWYZ LLC	144504	9161	THUMB TACKS, 2 DOZEN BOXES BINDER CLIPS, RECEIPT PAPER, WIRELESS MOUSE, FOR CITY HALL, OCT. '19 - P&Z	10/09/2019	5.75	.00	01-6165 OFFICE SUPPLIES	1003	10/19		
1795	BUYWYZ LLC	144504	9161	BLACK PENS FOR T. FLEMING, OCT. '19	10/09/2019	19.92	.00	21-6165 OFFICE SUPPLIES	0	10/19		
1795	BUYWYZ LLC	144504	9161	THUMB TACKS, 2 DOZEN BOXES BINDER CLIPS, RECEIPT PAPER, WIRELESS MOUSE, FOR CITY HALL, OCT. '19 - WATER	10/09/2019	14.96	.00	20-6165 0FFICE SUPPLIES	0	10/19		
1795	BUYWYZ LLC	144504	9161	THUMB TACKS, 2 DOZEN BOXES BINDER CLIPS, RECEIPT PAPER, WIRELESS MOUSE, FOR CITY HALL, OCT. '19 - P.I.	10/09/2019	5.75	.00	25-6165 OFFICE SUPPLIES	0	10/19		
Total 144504:						90.17	.00					
1795	BUYWYZ LLC	144802	9189	2 EA DESK CALENDARS FOR THE PLANT, OCT. '19 - P.I.	10/16/2019	2.75	.00	25-6165 OFFICE SUPPLIES	0	10/19		
1795	BUYWYZ LLC	144802	9189	3 CASES OF TOILET PAPER, 4 CASES OF PAPER TOWELS, HAND SOAP, TRASH CAN LINERS, CITY HALL, OCT. '19 - P.I.	10/16/2019	55.35	.00	25-6025 JANITORIAL	0	10/19		
1795	BUYWYZ LLC	144802	9189	2 EA DESK CALENDARS FOR THE PLANT, OCT. '19 - WATER	10/16/2019	7.22	.00	20-6165 0FFICE SUPPLIES	0	10/19		
1795	BUYWYZ LLC	144802	9189	3 CASES OF TOILET PAPER, 4 CASES OF PAPER TOWELS, HAND SOAP, TRASH CAN LINERS, CITY HALL, OCT. '19 -								

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
				SEWER	10/16/2019	143.90	.00	21-6025 JANITORIAL	0	10/19		
1795	BUYWYZ LLC	144802	9189	CANDY FOR CUSTOMER SERVICE COUNTERS, CITY HALL, OCT. '19	10/16/2019	12.99	.00	01-6165 OFFICE SUPPLIES	0	10/19		
1795	BUYWYZ LLC	144802	9189	2 EA DESK CALENDARS FOR THE PLANT, OCT. '19 - SEWER	10/16/2019	7.21	.00	21-6165 OFFICE SUPPLIES	0	10/19		
1795	BUYWYZ LLC	144802	9189	3 CASES OF TOILET PAPER, 4 CASES OF PAPER TOWELS, HAND SOAP, TRASH CAN LINERS, CITY HALL, OCT. '19 - ADMIN	10/16/2019	210.32	.00	01-6025 JANITORIAL	0	10/19		
1795	BUYWYZ LLC	144802	9189	3 CASES OF TOILET PAPER, 4 CASES OF PAPER TOWELS, HAND SOAP, TRASH CAN LINERS, CITY HALL, OCT. '19 - WATER	10/16/2019	143.90	.00	20-6025 JANITORIAL	0	10/19		
Total 144802:						583.64	.00					
1795	BUYWYZ LLC	145092	9205	2 CASES PAPER TOWELS, TREATMENT PLANT, OCT.'19 - SEWER	10/23/2019	47.15	.00	21-6025 JANITORIAL	0	10/19		
1795	BUYWYZ LLC	145092	9205	2 BOXES OF COPY PAPER, CITY HALL, OCT.'19 - ADMIN	10/23/2019	29.64	.00	01-6165 OFFICE SUPPLIES	0	10/19		
1795	BUYWYZ LLC	145092	9205	2 EA WALL CALENDARS, 3 EA DESK TOP CALENDARS, 1 PK BADG HOLDERS, CLERKS, OCT.'19 - SEWER	10/23/2019	2.03	.00	21-6165 OFFICE SUPPLIES	0	10/19		
1795	BUYWYZ LLC	145092	9205	2 PKS INDEX CARDS, 2 PKS POST-IT NOTES, 3 DOZ PENS, ECONOMIC DEVELOPMENT, OCT.'19	10/23/2019	34.01	.00	01-6165 OFFICE SUPPLIES	4000	10/19		
1795	BUYWYZ LLC	145092	9205	2 EA WALL CALENDARS, 3 EA DESK TOP CALENDARS, 1 PK BADG HOLDERS, CLERKS, OCT.'19 - P.I.	10/23/2019	1.01	.00	25-6165 OFFICE SUPPLIES	0	10/19		

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	145092	9205	2 EA WALL CALENDARS, 3 EA DESK TOP CALENDARS, 1 PK BADG HOLDERS, CLERKS, OCT.'19 - ADMIN	10/23/2019	79.33	.00	01-6165 OFFICE SUPPLIES	0	10/19		
1795	BUYWYZ LLC	145092	9205	2 BOXES OF COPY PAPER, CITY HALL, OCT.'19 - SEWER	10/23/2019	20.27	.00	21-6165 OFFICE SUPPLIES	0	10/19		
1795	BUYWYZ LLC	145092	9205	2 CASES PAPER TOWELS, TREATMENT PLANT, OCT.'19 - WATER	10/23/2019	47.15	.00	20-6025 JANITORIAL	0	10/19		
1795	BUYWYZ LLC	145092	9205	2 EA WALL CALENDARS, 3 EA DESK TOP CALENDARS, 1 PK BADG HOLDERS, CLERKS, OCT.'19 - WATER	10/23/2019	2.03	.00	20-6165 0FFICE SUPPLIES	0	10/19		
1795	BUYWYZ LLC	145092	9205	2 BOXES OF COPY PAPER, OCT.'19 - P & Z	10/23/2019	77.98	.00	01-6165 OFFICE SUPPLIES	1003	10/19		
1795	BUYWYZ LLC	145092	9205	2 BOXES OF COPY PAPER, CITY HALL, OCT.'19 - P.I.	10/23/2019	7.80	.00	25-6165 OFFICE SUPPLIES	0	10/19		
1795	BUYWYZ LLC	145092	9205	2 CASES PAPER TOWELS, TREATMENT PLANT, OCT.'19 - P.I.	10/23/2019	17.96	.00	25-6025 JANITORIAL	0	10/19		
1795	BUYWYZ LLC	145092	9205	2 BOXES OF COPY PAPER, CITY HALL, OCT.'19 - WATER	10/23/2019	20.27	.00	20-6165 0FFICE SUPPLIES	0	10/19		
1795	BUYWYZ LLC	145092	9205	METAL CLIPBOARD/STORAGE, D.CROSSLEY, OCT.'19	10/23/2019	39.11	.00	20-6165 0FFICE SUPPLIES	0	10/19		
Total 145092:						425.74	.00					
1795	BUYWYZ LLC	145092.1	9205	2 EA DESK TOP CALENDARS 1 PK BADGE CLIPS, CLERKS, OCT.'19 - P.I.	10/28/2019	.27	.00	25-6165 OFFICE SUPPLIES	0	10/19		
1795	BUYWYZ LLC	145092.1	9205	2 EA DESK TOP CALENDARS 1 PK BADGE CLIPS, CLERKS, OCT.'19 - ADMIN	10/28/2019	21.51	.00	01-6165 OFFICE SUPPLIES	0	10/19		
1795	BUYWYZ LLC	145092.1	9205	2 EA DESK TOP CALENDARS 1 PK BADGE CLIPS, CLERKS, OCT.'19 - SEWER	10/28/2019	.55	.00	21-6165 OFFICE SUPPLIES	0	10/19		

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	145092.1	9205	2 EA DESK TOP CALENDARS 1 PK BADGE CLIPS, CLERKS, OCT.'19 - WATER	10/28/2019	.55	.00	20-6165 0FFICE SUPPLIES	0	10/19		
Total 145092.1:						22.88	.00					
Total BUYWYZ LLC:						1,122.43	.00					
CASELLE INC												
1239	CASELLE INC	96195		CONTRACT SUPPORT AND MAINTENANCE FOR 8/1-31/19 - P.I	07/01/2019	164.00	.00	25-6052 C0NTRACT SERVICES	0	10/19		
1239	CASELLE INC	96195		CONTRACT SUPPORT AND MAINTENANCE FOR 8/1-31/19 - WATER	07/01/2019	434.60	.00	20-6052 CONTRACT SERVICES	0	10/19		
1239	CASELLE INC	96195		CONTRACT SUPPORT AND MAINTENANCE FOR 8/1-31/19 - P & Z	07/01/2019	147.60	.00	01-6052 CONTRACT SERVICES	1003	10/19		
1239	CASELLE INC	96195		CONTRACT SUPPORT AND MAINTENANCE FOR 8/1-31/19 - SEWER	07/01/2019	434.60	.00	21-6052 C0NTRACT SERVICES	0	10/19		
1239	CASELLE INC	96195		CONTRACT SUPPORT AND MAINTENANCE FOR 8/1-31/19 - ADMIN	07/01/2019	459.20	.00	01-6052 CONTRACT SERVICES	0	10/19		
Total 96195:						1,640.00	.00					
Total CASELLE INC:						1,640.00	.00					
CENTURYLINK												
62	CENTURYLINK	208922917954		DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 10/7/2019-11/6/2019 - ADMIN	10/07/2019	13.92	13.92	01-6255 TELEPH0NE	0	10/19	10/18/2019	
62	CENTURYLINK	208922917954		DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 10/7/2019-11/6/2019 - WATER	10/07/2019	12.92	12.92	20-6255 TELEPH0NE EXPENSE	0	10/19	10/18/2019	
62	CENTURYLINK	208922917954		DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 10/7/2019-11/6/2019 - SEWER	10/07/2019	12.92	12.92	21-6255 TELEPH0NE EXPENSE	0	10/19	10/18/2019	

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
62	CENTURYLINK	208922917954		DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 10/7/2019-11/6/2019 - P.I.	10/07/2019	4.97	4.97	25-6255 TELEPH0NE EXPENSE	0	10/19	10/18/2019	
62	CENTURYLINK	208922917954		DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 10/7/2019-11/6/2019 - P&Z	10/07/2019	4.97	4.97	01-6255 TELEPH0NE	1003	10/19	10/18/2019	
Total 2089229179548B:						49.70	49.70					
Total CENTURYLINK:						49.70	49.70					
CONSOLIDATED SUPPLY CO												
18	CONSOLIDATED SUPPLY CO	S009459781.0	9100	2 EA COMPOSITE PLASTIC SEWAGE AIR VAC VALVE, 2 EA BALL VALVES, 2 EA NYLON COATED SADDLE, 2 EA 2"X6" BRASS NIPPLES, STOCK, T. FLEMING, OCT. '19	10/09/2019	2,214.11	.00	21-6150 M & R - SYSTEM	0	10/19		
Total S009459781.001:						2,214.11	.00					
Total CONSOLIDATED SUPPLY CO:						2,214.11	.00					
CORE & MAIN LP												
63	CORE & MAIN LP	L198097	9182	4 EA HYDRANT WRENCHES, M.SMITH, OCT.'19	10/16/2019	273.48	.00	20-6175 SMALL TOOLS	0	10/19		
Total L198097:						273.48	.00					
63	CORE & MAIN LP	L293171	9115	100 EA 3/4" METERS , B. BURR, OCT. '19	10/03/2019	31,222.00	.00	20-6020 CAPITAL IMPR0VEMENTS	1089	10/19		
Total L293171:						31,222.00	.00					
63	CORE & MAIN LP	L370945	9182	20 EA METER REGISTERS, M.SMITH, OCT.'19	10/16/2019	4,448.80	.00	20-6020 CAPITAL IMPR0VEMENTS	1089	10/19		

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 L370945:						4,448.80	.00					
Total CORE & MAIN LP:						35,944.28	.00					
D & B SUPPLY												
75	D & B SUPPLY	6840	9203	2 EA 32 GAL TRASH CANS FOR STORING METER PARTS, B.BURR, OCT.'19	10/22/2019	53.98	.00	20-6150 M & R - SYSTEM	0	10/19		
Total 6840:						53.98	.00					
75	D & B SUPPLY	7415		DRILL PLUS ADDITIONAL BITS AND SOCKETS, SAWZALL PLUS SAW BLADES, BATTERIES, MEASURING WHEEL, WRENCHES, PARKS, OCT. '19	10/17/2019	636.30	.00	01-6175 SMALL TOOLS	1004	10/19		
Total 7415:						636.30	.00					
75	D & B SUPPLY	7417		RETURNED ITEMS FROM INV #: 7415 TO RE-RING WITH SALE PROMO, "FORGOT PROMO RERANG"(NOTE ON RECEIPT), OCT. '19	10/17/2019	-339.96	.00	01-6175 SMALL TOOLS	1004	10/19		
Total 7417:						-339.96	.00					
75	D & B SUPPLY	7418		RERANG RETURNED ITEMS FROM INV #: 7417 TO RECIEVE PROMO PRICE, RECIPROCATING SAW AND DRILL, M. MEADE, OCT. '19	10/17/2019	269.98	.00	01-6175 SMALL TOOLS	1004	10/19		
Total 7418:						269.98	.00					
75	D & B SUPPLY	7895	9207	1 PAIR COMPOSITE TOE WORK BOOTS, R.JONES, OCT.19 - WATER	10/23/2019	155.99	.00	20-6230 SAFETY TRAINING & EQUIPMENT	0	10/19		

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
75	D & B SUPPLY	7895	9207	1 PAIR COMPOSITE TOE WORK BOOTS, R.JONES, OCT.19 - P.I.	10/23/2019	39.00	.00	25-6230 SAFETY TRAINING & EQUIPMENT	0	10/19		
Total 7895:						194.99	.00					
75	D & B SUPPLY	8496	9222	WINTER GLOVES FOR R. HERRERA, M. NADEAU, OCT. '19	10/28/2019	31.99	.00	21-6230 SAFETY TRAINING & EQUIPMENT	0	10/19		
Total 8496:						31.99	.00					
75	D & B SUPPLY	8719	9215	PAIR OF SAFETY BOOTS FOR J. WEBB, M. DAVILLA, OCT. '19 - P.I.	10/25/2019	46.00	.00	25-6285 UNIF0RMS EXPENSE	0	10/19		
75	D & B SUPPLY	8719	9215	PAIR OF SAFETY BOOTS FOR J. WEBB, M. DAVILLA, OCT. '19 - WATER	10/25/2019	183.99	.00	20-6285 UNIF0RMS EXPENSE	0	10/19		
Total 8719:						229.99	.00					
75	D & B SUPPLY	9285	9219	2 EA MINI MILKHOUES HEATERS FOR PUMP BUILDINGS, M.MEADE, OCT.'19	10/28/2019	39.98	.00	01-6140 MAINT. & REPAIR BUILDING	1004	10/19		
Total 9285:						39.98	.00					
Total D & B SUPPLY:						1,117.25	.00					
DUBOIS CHEMICALS INC												
512	DUBOIS CHEMICALS INC	IN-1776921		2 TOTES OF CHLORINE FOR WELLS, NOV. '18	11/23/2018	1,495.74	1,495.74	20-6151 M & R - PROCESS CHEMICALS	0	10/19	10/11/2019	
Total IN-1776921:						1,495.74	1,495.74					
512	DUBOIS CHEMICALS INC	IN-1894018	9167	1 TOTE OF CHLORINE FOR WELLS, FUEL SURCHARGE, D. CROSSLEY, OCT. '19	10/14/2019	751.41	.00	20-6151 M & R - PROCESS CHEMICALS	0	10/19		

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 IN-1894018:						751.41	.00					
Total DUBOIS CHEMICALS INC:						2,247.15	1,495.74					
FERGUSON ENTERPRISES INC												
219	FERGUSON ENTERPRISES INC	0727687	9141	4X1 SADDLE, 1" BALL VALVE, 1X1/2 BUSHING, 1X3 NIPPLE, REBUILD REUSE PIPING, M. NADEAU, OCT. '19	10/08/2019	81.20	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	10/19		
Total 0727687:						81.20	.00					
219	FERGUSON ENTERPRISES INC	0727887	9159	4 EA GATE VALVES 2", T. FLEMING, OCT. '19	10/09/2019	223.22	.00	20-6142 MAINT. & REPAIRS-EQUIPMENT	0	10/19		
Total 0727887:						223.22	.00					
Total FERGUSON ENTERPRISES INC:						304.42	.00					
GLOBAL EQUIPMENT COMPANY INC												
1963	GLOBAL EQUIPMENT COMPANY INC	115011525	9155	2 EA SANITARY NAPKIN DISPOSAL RECEPTICALS, GREENBELT BATHROOMS, J. LORENTZ, OCT. '19	10/09/2019	66.52	.00	01-6140 MAINT. & REPAIR BUILDING	1004	10/19		
1963	GLOBAL EQUIPMENT COMPANY INC	115011525	9155	TRASH LINERS, GREENBELT BATHROOMS, J. LORENTZ, OCT. '19	10/09/2019	20.00	.00	01-6025 JANITORIAL	1004	10/19		
Total 115011525:						86.52	.00					
Total GLOBAL EQUIPMENT COMPANY INC:						86.52	.00					
IDAHO BUREAU OF OCCUPATIONAL LICENSES												
710	IDAHO BUREAU OF OCCUPATIONAL LICENSES	10252019TS		LICENSE RENEWAL, WWTLA-15725, WWL1-18314, WWT3-18995, WWC3-19594, T.SHAFFER, NOV.'19	10/25/2019	120.00	120.00	21-6265 TRAINING & SCH00LING EXPENSE	0	10/19	10/25/2019	

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 10252019TS:						120.00	120.00					
Total IDAHO BUREAU OF OCCUPATIONAL LICENSES:						120.00	120.00					
IDAHO HUMANE SOCIETY												
833	IDAHO HUMANE SOCIETY	10/2019		ANIMAL CONTROL CONTRACT SERVICES, OCT. '19	10/01/2019	9,281.75	.00	01-6005 ANIMAL CONTROL SERVICES	0	10/19		
Total 10/2019:						9,281.75	.00					
Total IDAHO HUMANE SOCIETY:						9,281.75	.00					
IDAHO POWER CO												
38	IDAHO POWER CO	10292019IP		ELECTRICAL SERVICE FOR OCT 2019 - SEWER	10/29/2019	18,175.51	.00	21-6290 UTILITIES EXPENSE	0	10/19		
38	IDAHO POWER CO	10292019IP		ELECTRICAL SERVICE FOR OCT 2019 - FARM	10/29/2019	2,426.12	.00	21-6090 FARM EXPENDITURES	0	10/19		
38	IDAHO POWER CO	10292019IP		ELECTRICAL SERVICE FOR OCT 2019 - P.I.	10/29/2019	11,225.72	.00	25-6290 UTILITIES EXPENSE	0	10/19		
38	IDAHO POWER CO	10292019IP		ELECTRICAL SERVICE FOR OCT 2019 - SENIOR CENTER	10/29/2019	251.46	.00	01-6290 UTILITIES	1001	10/19		
38	IDAHO POWER CO	10292019IP		ELECTRICAL SERVICE FOR OCT 2019 - WATER	10/29/2019	7,732.53	.00	20-6290 UTILITIES EXPENSE	0	10/19		
38	IDAHO POWER CO	10292019IP		ELECTRICAL SERVICE FOR OCT 2019 - PARKS	10/29/2019	683.72	.00	01-6290 UTILITIES	1004	10/19		
38	IDAHO POWER CO	10292019IP		ELECTRICAL SERVICE FOR OCT 2019 - ADMIN	10/29/2019	237.16	.00	01-6290 UTILITIES	0	10/19		
38	IDAHO POWER CO	10292019IP		ELECTRICAL SERVICE FOR OCT 2019 - STREET LIGHTS	10/29/2019	5,753.76	.00	01-6290 UTILITIES	1002	10/19		
Total 10292019IP:						46,485.98	.00					
Total IDAHO POWER CO:						46,485.98	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
IDAHO PRESS TRIBUNE, LLC												
1802	IDAHO PRESS TRIBUNE, LLC	1184886	9102	AD#: 1950787, LEGAL NOTICE, CASE #'S 19-03-S (PRELIMNARY PLAT) & 19-07-ZC (REZONE): ROBIN HOOD SUBDIVISION, T. BEHUNIN, OCT. '19	10/02/2019	56.06	.00	01-6125 LEGAL PUBLICATI0NS	1003	10/19		
Total 1184886:						56.06	.00					
1802	IDAHO PRESS TRIBUNE, LLC	1185251	9102	AD#: 1951390, LEGAL NOTICE, CASE #'S:19-08-AN, 19-04-S: INDIAN CREEK @ CRIMSON POINT (ANNEXATION, & PRE PLAT)., T. BEHUNIN, OCT. '19	10/09/2019	56.06	.00	01-6125 LEGAL PUBLICATI0NS	1003	10/19		
Total 1185251:						56.06	.00					
1802	IDAHO PRESS TRIBUNE, LLC	1185865	9151	AD#: 1954734, LEGAL NOTICE, FILE #'S 19-09-AN, BLM ANNEXATION, S. WEIGER, OCT. '19	10/16/2019	52.36	.00	01-6125 LEGAL PUBLICATI0NS	1003	10/19		
1802	IDAHO PRESS TRIBUNE, LLC	1185865	9168	AD#: 1954722, LEGAL NOTICE, CASE # 19-02-ZC (REZONE), STADNITSKY REZONE, 252 N MERIDIAN RD, D. HANSON, OCT. '19	10/16/2019	49.40	.00	01-6125 LEGAL PUBLICATI0NS	1003	10/19		
Total 1185865:						101.76	.00					
1802	IDAHO PRESS TRIBUNE, LLC	1186528	9192	AD#: 1957318, LEGAL NOTICE, KERN RIVER HEIGHTS SUBDIVISION FILE #'S 19-06-ZC (REZONE) & 19-07-S (PRELIMINARY PLAT), D. HANSON, OCT. '19	10/23/2019	56.80	.00	01-6125 LEGAL PUBLICATI0NS	1003	10/19		
1802	IDAHO PRESS TRIBUNE, LLC	1186528	9187	AD#: 1957321, LEGAL NOTICE, KUNA CITY ORDINANCE NO. 2019-38, CITY OF KUNA, A. WELKER, OCT. '19	10/23/2019	76.54	.00	01-6125 LEGAL PUBLICATI0NS	0	10/19		
1802	IDAHO PRESS TRIBUNE, LLC	1186528	9187	AD#: 1957320, LEGAL NOTICE, ORDINANCE NO. 2019-29A,								

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
				CITY OF KUNA, IDAHO, MUNICIPAL ANNEXATION AND ZONING ORDINANCE, JEFFERSON WASHBURN, A. WELKER, OCT. '19	10/23/2019	323.36	.00	01-6125 LEGAL PUBLICATI0NS	0	10/19		
1802	IDAHO PRESS TRIBUNE, LLC	1186528		AD#: 1957324, LEGAL NOTICE, ORDINANCE NO. 2019-39, CITY OF KUNA, IDAHO, ORDINANCE AMENDING THE EXTERIOR BOUNDARIES OF THE KUNA MUNICIPAL IRRIGATION SYSTEM, [CHALLENGER DEVELOPMENT INC. REAL PROPERTY], A. WELKER, OCT. '19	10/23/2019	309.55	.00	01-6125 LEGAL PUBLICATI0NS	0	10/19		
1802	IDAHO PRESS TRIBUNE, LLC	1186528	9174	AD#: 1955582, LEGAL NOTICE, CITY OF KUNA PUBLIC HEARING NOTICE A HEARING TO CONSIDER ADOPTING RESOLUTION NO. R79-2019, A. WELKER, OCT. '19	10/23/2019	119.54	.00	01-6125 LEGAL PUBLICATI0NS	0	10/19		
1802	IDAHO PRESS TRIBUNE, LLC	1186528	9187	AD#: 1957322, LEGAL NOTICE, ORDINANCE NO. 2019-40, CITY OF KUNA, IDAHO, ORDINANCE AMENDING THE EXTERIOR BOUNDARIES OF THE KUNA MUNICIPAL IRRIGATION SYSTEM,[SELECT DEVELOPMENT & CONTRACTING LLC. REAL PROPERTY] , A. WELKER, OCT. '19	10/23/2019	221.52	.00	01-6125 LEGAL PUBLICATI0NS	0	10/19		
1802	IDAHO PRESS TRIBUNE, LLC	1186528		AD#: 1957323, LEGAL NOTICE, ORDINANCE NO. 2019-41, CITY OF KUNA, IDAHO, ORDINANCE AMENDING THE EXTERIOR BOUNDARIES OF THE KUNA MUNICIPAL IRRIGATION SYSTEM, [KUNA EAST LLC. REAL PROPERTY], A. WELKER, OCT. '19	10/23/2019	205.99	.00	01-6125 LEGAL PUBLICATI0NS	0	10/19		
Total 1186528:						1,313.30	.00					
Total IDAHO PRESS TRIBUNE, LLC:						1,527.18	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
IDAHO SCUBA DIVING SALVAGE INC												
2007	IDAHO SCUBA DIVING SALVAGE INC	000009		PLUGGED INLET DUE TO GATE VALVE NEEDING REPAIR, SEGO PRAIRIE POND, OCT. '19	10/10/2019	650.00	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	10/19		
Total 000009:						650.00	.00					
Total IDAHO SCUBA DIVING SALVAGE INC:						650.00	.00					
IDAHO STATE POLICE												
1509	IDAHO STATE POLICE	10252019ISP		NEW EMPLOYEE FINGERPRINTING FOR KARL ABEL, S0037342, OCT. '19	10/25/2019	10.00	.00	01-6202 PR0FESSI0NAL SERVICES	1004	10/19		
1509	IDAHO STATE POLICE	10252019ISP		SOLICITOR LICENSE BACKGROUND CHECK ON TRAVIS HARDWOOD:S0030870, AND DANIEL SCHOFIELD:S0030871, OCT. '19	10/25/2019	66.50	.00	01-2075 UNEARNED REVENUE	0	10/19		
Total 10252019ISP:						76.50	.00					
Total IDAHO STATE POLICE:						76.50	.00					
INTEGRINET SOLUTIONS, INC.												
1595	INTEGRINET SOLUTIONS, INC.	116348		STANDARD WEEKLY SERVER CHECK UPS, UNINSTALLED DRAGON NATURALLY SPEAKING SOFTWARE ON A. WELKER'S COMPUTER, SET UP CLERK'S NEW PRINTER, HELPED STEUP SHORTCUTS AND TIMECLOCK PLUS ON C. MERRITT'S COMPUTER, 10/4/2019, OCT. '19 - SEWER	10/06/2019	15.84	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	10/19		
1595	INTEGRINET SOLUTIONS, INC.	116348		STANDARD WEEKLY SERVER CHECK UPS, UNINSTALLED DRAGON NATURALLY SPEAKING SOFTWARE ON A. WELKER'S COMPUTER, SET UP CLERK'S NEW PRINTER, HELPED STEUP SHORTCUTS AND TIMECLOCK PLUS ON C. MERRITT'S COMPUTER, 10/4/2019, OCT. '19 - P.I.	10/06/2019	4.32	.00	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	10/19		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1595	INTEGRINET SOLUTIONS, INC.	116348		STANDARD WEEKLY SERVER CHECK UPS, UNINSTALLED DRAGON NATURALLY SPEAKING SOFTWARE ON A. WELKER'S COMPUTER, SET UP CLERK'S NEW PRINTER, HELPED STEUP SHORTCUTS AND TIMECLOCK PLUS ON C. MERRITT'S COMPUTER, 10/4/2019, OCT. '19 - ADMIN	10/06/2019	12.00	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	0	10/19		
1595	INTEGRINET SOLUTIONS, INC.	116348		STANDARD WEEKLY SERVER CHECK UPS, UNINSTALLED DRAGON NATURALLY SPEAKING SOFTWARE ON A. WELKER'S COMPUTER, SET UP CLERK'S NEW PRINTER, HELPED STEUP SHORTCUTS AND TIMECLOCK PLUS ON C. MERRITT'S COMPUTER, 10/4/2019, OCT. '19 - WATER	10/06/2019	15.84	.00	20-6142 MAINT. & REPAIRS-EQUIPMENT	0	10/19		
Total 116348:						48.00	.00					
1595	INTEGRINET SOLUTIONS, INC.	116438		PRO-ACTION PROGRAM FOR SERVER AND NETWORK MAINTENANCE AND ADMINISTRATION AS WELL AS ONSITE SERVICES, 11/1/2019-11/30/2019 - WATER	10/15/2019	283.25	.00	20-6142 MAINT. & REPAIRS-EQUIPMENT	0	10/19		
1595	INTEGRINET SOLUTIONS, INC.	116438		PRO-ACTION PROGRAM FOR SERVER AND NETWORK MAINTENANCE AND ADMINISTRATION AS WELL AS ONSITE SERVICES, 11/1/2019-11/30/2019 - P&Z	10/15/2019	108.94	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1003	10/19		
1595	INTEGRINET SOLUTIONS, INC.	116438		PRO-ACTION PROGRAM FOR SERVER AND NETWORK MAINTENANCE AND ADMINISTRATION AS WELL AS ONSITE SERVICES, 11/1/2019-11/30/2019 - SEWER	10/15/2019	283.25	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	10/19		
1595	INTEGRINET SOLUTIONS, INC.	116438		PRO-ACTION PROGRAM FOR SERVER AND NETWORK MAINTENANCE AND ADMINISTRATION AS WELL AS								

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
				ONSITE SERVICES, 11/1/2019-11/30/2019 - P.I.	10/15/2019	108.94	.00	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	10/19		
1595	INTEGRINET SOLUTIONS, INC.	116438		PRO-ACTION PROGRAM FOR SERVER AND NETWORK MAINTENANCE AND ADMINISTRATION AS WELL AS ONSITE SERVICES, 11/1/2019-11/30/2019 - ADMIN	10/15/2019	305.04	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	0	10/19		
Total 116438:						1,089.42	.00					
Total INTEGRINET SOLUTIONS, INC.:						1,137.42	.00					
INTEGRITY INSPECTION SOLUTIONS INC												
1981	INTEGRITY INSPECTION SOLUTIONS INC	FY19M10-721	9181	HYDRO CLEANER, CLEANED DANSKIN LIFT STATION, T. FLEMING, OCT. '19	10/16/2019	1,425.00	.00	21-6150 M & R - SYSTEM	0	10/19		
Total FY19M10-721:						1,425.00	.00					
Total INTEGRITY INSPECTION SOLUTIONS INC:						1,425.00	.00					
INTERMOUNTAIN GAS CO												
37	INTERMOUNTAIN GAS CO	482195000827		NATURAL GAS CONSUMPTION AT TREATMENT PLANT, 8/27/2019-10/4/2019, SEP. '19 - WATER	10/07/2019	72.75	72.75	20-6290 UTILITIES EXPENSE	0	10/19	10/11/2019	
37	INTERMOUNTAIN GAS CO	482195000827		NATURAL GAS CONSUMPTION AT TREATMENT PLANT, 8/27/2019-10/4/2019, SEP. '19 - SEWER	10/07/2019	72.74	72.74	21-6290 UTILITIES EXPENSE	0	10/19	10/11/2019	
37	INTERMOUNTAIN GAS CO	482195000827		NATURAL GAS CONSUMPTION AT TREATMENT PLANT, 8/27/2019-10/4/2019, SEP. '19 - P.I.	10/07/2019	27.71	27.71	25-6290 UTILITIES EXPENSE	0	10/19	10/11/2019	
Total 4821950008271910419:						173.20	173.20					

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 INTERMOUNTAIN GAS CO:					173.20	173.20					
INTERNATIONAL CODE COUNCIL												
764	INTERNATIONAL CODE COUNCIL	1001104909	9107	2 EA 2018 INTERNATIONAL BUILDING CODE BOOKS, 2 EA 2018 INTERNATIONAL MECHANICAL CODE BOOKS, J.COULTER, OCT. '19	10/15/2019	366.00	.00	01-6165 OFFICE SUPPLIES	1005	10/19		
	Total 1001104909:					366.00	.00					
	Total INTERNATIONAL CODE COUNCIL:					366.00	.00					
J & M SANITATION, INC.												
230	J & M SANITATION, INC.	10042019-101		SANITATION RECEIPTY TRANSFER, 10/4/2019-10/10/2019	10/11/2019	61,259.58	61,259.58	26-7000 SOLID WASTE SERVICE FEES	0	10/19	10/11/2019	
230	J & M SANITATION, INC.	10042019-101		SANITATION RECEIPTY TRANSFER LESS FRANCHISE FEES, 10/4/2019-10/10/2019	10/11/2019	-6,052.45	-6,052.45	01-4170 FRANCHISE FEES	0	10/19	10/11/2019	
	Total 10042019-10102019:					55,207.13	55,207.13					
230	J & M SANITATION, INC.	10112019-101		SANITATION RECEIPT TRANSFER, 10/11-17/2019	10/18/2019	80,195.96	80,195.96	26-7000 SOLID WASTE SERVICE FEES	0	10/19	10/18/2019	
230	J & M SANITATION, INC.	10112019-101		SANITATION RECEIPT TRANSFER LESS FRANCHISE FEES, 10/11-17/2019	10/18/2019	-7,923.36	-7,923.36	01-4170 FRANCHISE FEES	0	10/19	10/18/2019	
	Total 10112019-10172019:					72,272.60	72,272.60					
230	J & M SANITATION, INC.	10182019-102		SANITATION RECEIPT TRANSFER, 10/18/2019-10/24/2019	10/25/2019	25,710.37	25,710.37	26-7000 SOLID WASTE SERVICE FEES	0	10/19	10/25/2019	
230	J & M SANITATION, INC.	10182019-102		SANITATION RECEIPT TRANSFER LESS FRANCHISE FEES, 10/18/2019-10/24/2019	10/25/2019	-2,540.18	-2,540.18	01-4170 FRANCHISE FEES	0	10/19	10/25/2019	

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 10182019-10242019:						23,170.19	23,170.19					
Total J & M SANITATION, INC.:						150,649.92	150,649.92					
JACK HENRY & ASSOCIATES, INC.												
1328	JACK HENRY & ASSOCIATES, INC.	3244994		BANK FEES, SEP. '19, - SEWER	10/01/2019	28.56	.00	21-6505 BANK FEES	0	10/19		
1328	JACK HENRY & ASSOCIATES, INC.	3244994		BANK FEES, SEP. '19, - WATER	10/01/2019	28.56	.00	20-6505 BANK FEES	0	10/19		
1328	JACK HENRY & ASSOCIATES, INC.	3244994		BANK FEES, SEP. '19, - P.I.	10/01/2019	10.99	.00	25-6505 BANK FEES	0	10/19		
1328	JACK HENRY & ASSOCIATES, INC.	3244994		BANK FEES, SEP. '19, - ADMIN	10/01/2019	41.75	.00	01-6505 BANK FEES	0	10/19		
Total 3244994:						109.86	.00					
Total JACK HENRY & ASSOCIATES, INC.:						109.86	.00					
JONATHAN STRICKLAND												
1976	JONATHAN STRICKLAND	216		JANITORIAL SERVICES AT THE TREATMENT PLANT, OCT. '19 - SEWER	10/08/2019	50.40	.00	21-6025 JANITORIAL	0	10/19		
1976	JONATHAN STRICKLAND	216		JANITORIAL SERVICES AT THE TREATMENT PLANT, OCT. '19 - P.I.	10/08/2019	19.20	.00	25-6025 JANITORIAL	0	10/19		
1976	JONATHAN STRICKLAND	216		JANITORIAL SERVICES AT THE TREATMENT PLANT, OCT. '19 - WATER	10/08/2019	50.40	.00	20-6025 JANITORIAL	0	10/19		
Total 216:						120.00	.00					
1976	JONATHAN STRICKLAND	217		JANITORIAL SERVICES FOR THE SENIOR CENTER, OCT. '19	10/08/2019	446.00	.00	01-6025 JANITORIAL	1001	10/19		
Total 217:						446.00	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1976	JONATHAN STRICKLAND	218		JANITORIAL SERVICES AT CITY HALL, OCT. '19 - WATER	10/08/2019	145.60	.00	20-6025 JANITORIAL	0	10/19		
1976	JONATHAN STRICKLAND	218		JANITORIAL SERVICES AT CITY HALL, OCT. '19 - P.I.	10/08/2019	56.00	.00	25-6025 JANITORIAL	0	10/19		
1976	JONATHAN STRICKLAND	218		JANITORIAL SERVICES AT CITY HALL, OCT. '19 - ADMIN	10/08/2019	212.80	.00	01-6025 JANITORIAL	0	10/19		
1976	JONATHAN STRICKLAND	218		JANITORIAL SERVICES AT CITY HALL, OCT. '19 - SEWER	10/08/2019	145.60	.00	21-6025 JANITORIAL	0	10/19		
Total 218:						560.00	.00					
Total JONATHAN STRICKLAND:						1,126.00	.00					
J-U-B ENGINEERS, INC.												
1236	J-U-B ENGINEERS, INC.	0128774		PROFESSIONAL SERVICES FROM 9/1/2019-9/30/2019, KUNA DT REVITALIZATION PHASE IIA & IIB, GEOTECH INVESTIGATION/FINAL DESIGN & PS, SEP. '19 - SEWER	09/30/2019	1,470.60	.00	21-6045 C0NTINGENCY	1119	10/19		
1236	J-U-B ENGINEERS, INC.	0128774		PROFESSIONAL SERVICES FROM 9/1/2019-9/30/2019, KUNA DT REVITALIZATION PHASE IIA & IIB, GEOTECH INVESTIGATION/FINAL DESIGN & PS, SEP. '19 - P.I.	09/30/2019	735.30	.00	25-6045 C0NTINGENCY FUND	1119	10/19		
1236	J-U-B ENGINEERS, INC.	0128774		PROFESSIONAL SERVICES FROM 9/1/2019-9/30/2019, KUNA DT REVITALIZATION PHASE IIA & IIB, GEOTECH INVESTIGATION/FINAL DESIGN & PS, SEP. '19 - ADMIN	09/30/2019	2,451.00	.00	01-6045 C0NTINGENCY	1119	10/19		
1236	J-U-B ENGINEERS, INC.	0128774		PROFESSIONAL SERVICES FROM 9/1/2019-9/30/2019, KUNA DT REVITALIZATION PHASE IIA & IIB, GEOTECH INVESTIGATION/FINAL DESIGN & PS, SEP. '19 - WATER	09/30/2019	1,470.60	.00	20-6045 C0NTINGENCY	1119	10/19		

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 0128774:						6,127.50	.00					
Total J-U-B ENGINEERS, INC.:						6,127.50	.00					
KENDALL FORD OF MERIDIAN LLC												
1616	KENDALL FORD OF MERIDIAN LLC	12005	9164	NEW VEHICLE PURCHASE FOR ECONOMIC DEVELOPMENT, FORD ESCAPE, B. BACHMAN, OCT. '19	10/04/2019	21,301.00	21,301.00	40-6166 PP&E PURCHASES OPERATIONS	1201	10/19	10/18/2019	
Total 12005:						21,301.00	21,301.00					
1616	KENDALL FORD OF MERIDIAN LLC	12006	9162	PARKS NEW VEHICLE PURCHASE FOR PARK RANGERS AND OTHER CITY BUSINESS, FORD ESCAPE, B. BACHMAN, OCT. '19	10/04/2019	22,301.00	22,301.00	40-6020 CAPITAL IMPROVEMENTS	1195	10/19	10/18/2019	
Total 12006:						22,301.00	22,301.00					
1616	KENDALL FORD OF MERIDIAN LLC	12007	9165	PUBLIC WORKS NEW VEHICLE PURCHASE FOR WATER METER TECH, METER VAN, B. BACHMAN, OCT. '19 - WATER	10/04/2019	20,192.96	20,192.96	20-6166 PP&E PURCHASES OPERATIONS	1202	10/19	10/18/2019	
1616	KENDALL FORD OF MERIDIAN LLC	12007	9165	PUBLIC WORKS NEW VEHICLE PURCHASE FOR WATER METER TECH, METER VAN, B. BACHMAN, OCT. '19 - P.I.	10/04/2019	5,048.24	5,048.24	25-6166 PP&E PURCHASES - OPERATIONS	1202	10/19	10/18/2019	
Total 12007:						25,241.20	25,241.20					
1616	KENDALL FORD OF MERIDIAN LLC	12009	9163	PARKS NEW VEHICLE PURCHASE FOR ADDITIONAL PARKS TRUCK, FORD TRUCK F -150, B. BACHMAN, OCT. '19	10/18/2019	29,621.44	29,621.44	40-6020 CAPITAL IMPROVEMENTS	1196	10/19	10/18/2019	
Total 12009:						29,621.44	29,621.44					

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 KENDALL FORD OF MERIDIAN LLC:						98,464.64	98,464.64					
KUNA JT. SCHOOL DISTRICT NO. 3												
199	KUNA JT. SCHOOL DISTRICT NO. 3	781		FIBER OPTIC LEASE FOR OCT 2019 - SEWER	10/25/2019	78.00	.00	21-6255 TELEPH0NE EXPENSE	0	10/19		
199	KUNA JT. SCHOOL DISTRICT NO. 3	781		FIBER OPTIC LEASE FOR OCT 2019 - WATER	10/25/2019	78.00	.00	20-6255 TELEPH0NE EXPENSE	0	10/19		
199	KUNA JT. SCHOOL DISTRICT NO. 3	781		FIBER OPTIC LEASE FOR OCT 2019 - P.I.	10/25/2019	30.00	.00	25-6255 TELEPH0NE EXPENSE	0	10/19		
199	KUNA JT. SCHOOL DISTRICT NO. 3	781		FIBER OPTIC LEASE FOR OCT 2019 - ADMIN	10/25/2019	114.00	.00	01-6255 TELEPH0NE	0	10/19		
Total 781:						300.00	.00					
Total KUNA JT. SCHOOL DISTRICT NO. 3:						300.00	.00					
KUNA LUMBER												
499	KUNA LUMBER	A110650	9157	20 FLAT WASHERS FOR REUSE SYSTEM IN PROCESS BUILDING, T. SHAFFER, OCT. '19	10/09/2019	8.28	.00	21-6150 M & R - SYSTEM	0	10/19		
Total A110650:						8.28	.00					
499	KUNA LUMBER	B131739	9154	5 BAGS OF ZIP TIES, RENAISSANCE FAIRE, D. ABBOTT, OCT. '19	10/09/2019	31.18	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	10/19		
Total B131739:						31.18	.00					
499	KUNA LUMBER	B131767	9160	4 EA 2" GALVANIZED CAPS FOR AIR BALLS(IRRIGATION), J. WEBB, OCT. '19	10/09/2019	28.76	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	10/19		

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 B131767:						28.76	.00					
499	KUNA LUMBER	B131798	9169	18 EA 12" SQUARE PAVERS, 2"X8"-8' PRESSURE TREATED BOARD FOR BENCH, SADIE CREEK/DOG PARK, S. JONES, OCT. '19	10/10/2019	99.02	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	10/19		
Total B131798:						99.02	.00					
499	KUNA LUMBER	B131928	9177	3 EA PIPE INSULATION, FOAM FAUCET COVER, ROLL OF INSULATION, 2 ROLLS OF GORILLA TAPE, 2 GAL OF ANTI-FREEZE, FOIL DUCT WRAP, 3/8" BALL VALVE, ITEMS FOR WINTERIZING, M.MEADE, OCT.'19	10/14/2019	60.01	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	10/19		
Total B131928:						60.01	.00					
499	KUNA LUMBER	B132151	9199	CHAINSAW WINTER BAR OIL, M. MEADE, OCT. '19	10/21/2019	11.24	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	10/19		
Total B132151:						11.24	.00					
499	KUNA LUMBER	B132289		2 ROLLS OF INSULATION, 3IN1 HOUSEHOLD OIL, 3" METAL SPRING CLAMP, 1/2" TITANIUM BIT, 5" C-CLAMP, FOR BERNIE FISHER BACKFLOW DRAIN WINTERIZATION, M. MEADE, OCT. '19	10/24/2019	84.16	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	10/19		
Total B132289:						84.16	.00					
Total KUNA LUMBER:						322.65	.00					

LES SCHWAB TIRES

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
221	LES SCHWAB TIRES	12800388926	9156	NEW TIRES INSTALLED FOR TRUCK 29, BUILDING DEPARTMENT, C. OSWALD, OCT. '19	09/24/2019	1,050.44	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	1005	10/19		
Total 12800388926:						1,050.44	.00					
221	LES SCHWAB TIRES	12800392330	9225	FLAT TIRE REPAIR PLUS TUBE ON 1999 JOHNDEERE BACKHOE, M.MEADE, OCT.'19	10/29/2019	90.99	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	10/19		
Total 12800392330:						90.99	.00					
Total LES SCHWAB TIRES:						1,141.43	.00					
LOCAHAN LLC												
1619	LOCAHAN LLC	AR786448		CONTRACT LEASE CHARGE, OCT. '19 - P&Z	10/16/2019	4.75	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1003	10/19		
1619	LOCAHAN LLC	AR786448		CONTRACT LEASE CHARGE, OCT. '19 - WATER	10/16/2019	12.35	.00	20-6142 MAINT. & REPAIRS- EQUIPMENT	0	10/19		
1619	LOCAHAN LLC	AR786448		CONTRACT LEASE CHARGE, OCT. '19 - P.I.	10/16/2019	4.75	.00	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	10/19		
1619	LOCAHAN LLC	AR786448		CONTRACT LEASE CHARGE, OCT. '19 - ADMIN	10/16/2019	13.29	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	0	10/19		
1619	LOCAHAN LLC	AR786448		CONTRACT LEASE CHARGE, OCT. '19 - SEWER	10/16/2019	12.35	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	10/19		
Total AR786448:						47.49	.00					
Total LOCAHAN LLC:						47.49	.00					
MERIDIAN FENCE COMPANY												
548	MERIDIAN FENCE COMPANY	469970	9193	REMOVED AND REPLACED THE BARB WIRE ON THE								

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
				FENCE SURROUNDING CRIMSON POINT LIFT STATION, T. FLEMING, OCT. '19	10/16/2019	2,164.10	.00	21-6150 M & R - SYSTEM	0	10/19		
Total 469970:						2,164.10	.00					
548	MERIDIAN FENCE COMPANY	469971	9194	PATAGONIA LIFT STATION, PROFESSIONAL INSTALLATION OF 6' GATE INTO EXISTING CHAING FENCE, T. FLEMING, OCT. '19	10/16/2019	2,258.69	.00	21-6150 M & R - SYSTEM	0	10/19		
Total 469971:						2,258.69	.00					
Total MERIDIAN FENCE COMPANY:						4,422.79	.00					
MISCELLANEOUS VENDORS 2												
1849	MISCELLANEOUS VENDORS 2	06072019TAD		2ND SATURDAY SUMMER CONCERT SERIES BAND/ THE ALMOST DANGEROUS BAND LLP, JUNE '19	06/07/2019	300.00	300.00	03-6379 EXPENDITURES - ART SHOWS	0	10/19	10/11/2019	
Total 06072019TADB:						300.00	300.00					
1849	MISCELLANEOUS VENDORS 2	10142019NS		REIMBURSEMENT OF MILEAGE AND INCIDENTALS/PER DIEM DURING CASELLE CONFERENCE, N.STAUFFER, OCT.'19 - ADMIN	10/14/2019	267.49	267.49	01-6270 TRAVEL	0	10/19	10/18/2019	
1849	MISCELLANEOUS VENDORS 2	10142019NS		REIMBURSEMENT OF MILEAGE AND INCIDENTALS/PER DIEM DURING CASELLE CONFERENCE, N.STAUFFER, OCT.'19 - WATER	10/14/2019	353.09	353.09	20-6270 TRAVEL EXPENSES	0	10/19	10/18/2019	
1849	MISCELLANEOUS VENDORS 2	10142019NS		REIMBURSEMENT OF MILEAGE AND INCIDENTALS/PER DIEM DURING CASELLE CONFERENCE, N.STAUFFER, OCT.'19 - SEWER	10/14/2019	353.09	353.09	21-6270 TRAVEL EXPENSES	0	10/19	10/18/2019	
1849	MISCELLANEOUS VENDORS 2	10142019NS		REIMBURSEMENT OF MILEAGE AND INCIDENTALS/PER DIEM DURING CASELLE								

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
				CONFERENCE, N.STAUFFER, OCT.'19 - P.I	10/14/2019	96.29	96.29	25-6270 TRAVEL EXPENSES	0	10/19	10/18/2019	
Total 10142019NS:						1,069.96	1,069.96					
1849	MISCELLANEOUS VENDORS 2	10242019LH		REIMBURSEMENT FOR MEALS AND INCIDENTALS, DENVER CONFERENCE, L.HOLLAND, OCT.'19	10/24/2019	1,054.57	.00	01-6265 TRAINING & SCH00LING	4000	10/19		
Total 10242019LH:						1,054.57	.00					
1849	MISCELLANEOUS VENDORS 2	10292019KCH	9120	COMMUNITY HALL RESERVATION, ECONOMIC DEVELOPMENT WORKSHOP, L.HOLLAND, OCT.'19	10/29/2019	100.00	100.00	01-6155 MEETINGS/COMMITTEES	4000	10/19	10/29/2019	
Total 10292019KCH:						100.00	100.00					
Total MISCELLANEOUS VENDORS 2:						2,524.53	1,469.96					
MUNICIPAL CODE CORPORATION												
1488	MUNICIPAL CODE CORPORATION	00334619	9003	20 COPIES OF SUPPLEMENT NO 54 TO THE CODE OF ORDINANCES, A.WELKER, OCT. '19	10/10/2019	1,851.98	.00	01-6075 DUES & MEMBERSHIPS	0	10/19		
Total 00334619:						1,851.98	.00					
Total MUNICIPAL CODE CORPORATION:						1,851.98	.00					
NEOPOST USA INC												
615	NEOPOST USA INC	N7951930		MAIL METERING LEASE PAYMENT, 11/5/2019-2/4/2020 - P&Z	10/05/2019	19.39	.00	01-6190 P0STAGE & BILLING	1003	10/19		
615	NEOPOST USA INC	N7951930		MAIL METERING LEASE PAYMENT, 11/5/2019-2/4/2020 - WATER	10/05/2019	206.81	.00	20-6190 P0STAGE & BILLING	0	10/19		

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
615	NEOPOST USA INC	N7951930		MAIL METERING LEASE PAYMENT, 11/5/2019-2/4/2020 - ADMIN	10/05/2019	135.72	.00	01-6190 P0STAGE & BILLING	0	10/19		
615	NEOPOST USA INC	N7951930		MAIL METERING LEASE PAYMENT, 11/5/2019-2/4/2020 - P.I.	10/05/2019	77.56	.00	25-6190 P0STAGE & BILLING	0	10/19		
615	NEOPOST USA INC	N7951930		MAIL METERING LEASE PAYMENT, 11/5/2019-2/4/2020 - SEWER	10/05/2019	206.81	.00	21-6190 P0STAGE & BILLING	0	10/19		
Total N7951930:						646.29	.00					
Total NEOPOST USA INC:						646.29	.00					
PARTS, INC.												
470	PARTS, INC.	199686	9136	BATTERY CABLE LUGS AND HEAT SHRINK TUBING, FOR AERATOR REPAIRS, OCT.'19	10/07/2019	12.58	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	10/19		
Total 199686:						12.58	.00					
470	PARTS, INC.	199754	9139	HOSE FITTING FOR SPRAY TRAILER, OCT.'19	10/08/2019	13.99	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	10/19		
Total 199754:						13.99	.00					
470	PARTS, INC.	200155	9176	DIESEL FUEL TREATMENT, M.MEADE, OCT.'19	10/14/2019	93.97	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	1004	10/19		
Total 200155:						93.97	.00					
470	PARTS, INC.	200167	9176	HOSE FITTINGS AND WEATHERSHIELD, FOR RV DUMP, OCT.'19	10/14/2019	53.63	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	10/19		

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 200167:						53.63	.00					
470	PARTS, INC.	200183	9176	HOSE FITTINGS FOR RV DUMP, OCT.'19	10/14/2019	8.99	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	10/19		
Total 200183:						8.99	.00					
470	PARTS, INC.	200753	9204	10 EA GREASE CARTRIDGES FOR EQUIPMENT, SNAP RING, M.MEADE, OCT.'19	10/23/2019	55.19	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	10/19		
Total 200753:						55.19	.00					
470	PARTS, INC.	201140	9224	PROPANE CYLINDER, OCT.'19	10/29/2019	9.99	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	10/19		
Total 201140:						9.99	.00					
Total PARTS, INC.:						248.34	.00					
PEAK ALARM COMPANY, INC												
1021	PEAK ALARM COMPANY, INC	985404		ALARM MONITORING FOR WELLS 2-6, DANSKIN, AND SNOWHAWK, 11/1/2019-11/30/2019 - WATER	11/01/2019	215.01	.00	20-6140 MAINT. & REPAIR BUILDING	0	10/19		
1021	PEAK ALARM COMPANY, INC	985404		ALARM MONITORING FOR WELLS 2-6, DANSKIN, AND SNOWHAWK, 11/1/2019-11/30/2019 - P.I.	11/01/2019	53.75	.00	25-6140 MAINT & REPAIR BUILDING	0	10/19		
Total 985404:						268.76	.00					
Total PEAK ALARM COMPANY, INC:						268.76	.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
RAIN FOR RENT												
144	RAIN FOR RENT	1411298	9179	5" X 20' SPRINKLER PIPE FOR FARM, J.PEREZ, OCT.'19	10/14/2019	220.00	.00	21-6090 FARM EXPENDITURES	0	10/19		
Total 1411298:						220.00	.00					
Total RAIN FOR RENT:						220.00	.00					
REXEL USA, INC.												
1613	REXEL USA, INC.	X307282	9147	9 EA REPLACEMENT FUSES FOR THE GRITSNAIL HEADWORKS, OCT.'19	10/09/2019	176.10	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	10/19		
Total X307282:						176.10	.00					
Total REXEL USA, INC.:						176.10	.00					
RIDLEY'S FOOD CORP												
1673	RIDLEY'S FOOD CORP	003000391239	8994	LAUNDRY DETERGENT FOR TREATMENT PLANT, M.NADEAU, SEPT.'19	09/04/2019	14.77	.00	21-6150 M & R - SYSTEM	0	10/19		
Total 003000391239-448:						14.77	.00					
1673	RIDLEY'S FOOD CORP	013000521344	9060	ACE HARDWARE, SHELVING FOR TREATMENT PLANT, D.CROSSLEY, SEPT.'19	09/18/2019	24.99	.00	21-6140 MAINT & REPAIR BUILDING	0	10/19		
Total 013000521344-448:						24.99	.00					
Total RIDLEY'S FOOD CORP:						39.76	.00					
SALUTE VENTURES INC												
1880	SALUTE VENTURES INC	0011577885	9180	LONG SLEEVED SHIRT, S.WEIGER, OCT.'19 - P & Z	10/14/2019	33.00	.00	01-6160 MISCELLANE0US EXPENSES	1003	10/19		
Total 0011577885:						33.00	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
	Total SALUTE VENTURES INC:					33.00	.00					
SHARP ELECTRONICS CORP -LEASE												
1734	SHARP ELECTRONICS CORP - LEASE	5007561073		COPIER LEASE, MODEL #MX2615N, TREATMENT PLANT, 10/1-31/19 - WATER	10/06/2019	40.43	.00	20-6142 MAINT. & REPAIRS-EQUIPMENT	0	10/19		
1734	SHARP ELECTRONICS CORP - LEASE	5007561073		COPIER LEASE, MODEL #MX2615N, TREATMENT PLANT, 10/1-31/19 - SEWER	10/06/2019	40.43	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	10/19		
1734	SHARP ELECTRONICS CORP - LEASE	5007561073		COPIER LEASE, MODEL #MX2615N, TREATMENT PLANT, 10/1-31/19 - P.I	10/06/2019	15.40	.00	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	10/19		
	Total 5007561073:					96.26	.00					
	Total SHARP ELECTRONICS CORP -LEASE:					96.26	.00					
SIMPLOT PARTNERS												
491	SIMPLOT PARTNERS	216044950		GYPSUM FOR GRASS IN PARKS, OCT.'19 - PARKS	10/07/2019	1,062.50	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	10/19		
	Total 216044950:					1,062.50	.00					
	Total SIMPLOT PARTNERS:					1,062.50	.00					
SPECIALTY PLASTICS & FABRICATI, INC.												
1477	SPECIALTY PLASTICS & FABRICATI, INC.	76100	9127	PVC, GASKETS, VALVE W/HANDLE, FLANGES, PARTS TO REPAIR REUSE SYSTEM, T.SHAFFER, OCT.'19	10/08/2019	392.42	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	10/19		
	Total 76100:					392.42	.00					
	Total SPECIALTY PLASTICS & FABRICATI, INC.:					392.42	.00					
ST. LUKE'S HEALTH SYSTEM												

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
1441	ST. LUKE'S HEALTH SYSTEM	434156105		NEW EMPLOYEE DRUG SCREEN, K.ABEL, OCT.'19	10/04/2019	40.00	.00	01-6202 PR0FESSI0NAL SERVICES	1004	10/19		
Total 434156105:						40.00	.00					
Total ST. LUKE'S HEALTH SYSTEM:						40.00	.00					
TECHNOLOGY SOLUTIONS LLC												
1823	TECHNOLOGY SOLUTIONS LLC	3837		LOADED RECORDING SOFTWARE ON NEW PC, OCT.'19 - PARKS	10/22/2019	225.00	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	10/19		
Total 3837:						225.00	.00					
Total TECHNOLOGY SOLUTIONS LLC:						225.00	.00					
TREASURE VALLEY COFFEE												
992	TREASURE VALLEY COFFEE	2160:06161025	9202	2 EA CANISTERS CREAMER AND 3 EA CANISTERS SUGAR, CITY HALL, OCT.'19	10/22/2019	10.97	.00	01-6165 OFFICE SUPPLIES	0	10/19		
Total 2160:06161025:						10.97	.00					
992	TREASURE VALLEY COFFEE	2160:06321159		WATER COOLER RENTAL, PARKS OFFICE, OCT.'19	10/11/2019	13.00	.00	01-6165 OFFICE SUPPLIES	1004	10/19		
Total 2160:06321159:						13.00	.00					
992	TREASURE VALLEY COFFEE	2160:06344718		1 EA 5-GALLON WATER BOTTLE, COOLER RENTAL, PARKS MAINTENANCE SHOP, OCT. '19	10/11/2019	16.70	.00	01-6165 OFFICE SUPPLIES	1004	10/19		
Total 2160:06344718:						16.70	.00					
992	TREASURE VALLEY COFFEE	2160:06344752	9172	7 EA 5 GALLON WATER BOTTLES, 2 SLEEVES OF CUPS, COOLER RENTAL, CITY HALL, OCT. '19 - ADMIN	10/11/2019	18.04	.00	01-6165 OFFICE SUPPLIES	0	10/19		

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
992	TREASURE VALLEY COFFEE	2160:06344752	9172	7 EA 5 GALLON WATER BOTTLES, 2 SLEEVES OF CUPS, COOLER RENTAL, CITY HALL, OCT. '19 - SEWER	10/11/2019	16.74	.00	21-6165 OFFICE SUPPLIES	0	10/19		
992	TREASURE VALLEY COFFEE	2160:06344752	9172	7 EA 5 GALLON WATER BOTTLES, 2 SLEEVES OF CUPS, COOLER RENTAL, CITY HALL, OCT. '19 - P&Z	10/11/2019	6.44	.00	01-6165 OFFICE SUPPLIES	1003	10/19		
992	TREASURE VALLEY COFFEE	2160:06344752	9172	7 EA 5 GALLON WATER BOTTLES, 2 SLEEVES OF CUPS, COOLER RENTAL, CITY HALL, OCT. '19 - WATER	10/11/2019	16.74	.00	20-6165 0FFICE SUPPLIES	0	10/19		
992	TREASURE VALLEY COFFEE	2160:06344752	9172	7 EA 5 GALLON WATER BOTTLES, 2 SLEEVES OF CUPS, COOLER RENTAL, CITY HALL, OCT. '19 - P.I.	10/11/2019	6.44	.00	25-6165 OFFICE SUPPLIES	0	10/19		
Total 2160:06344752:						64.40	.00					
992	TREASURE VALLEY COFFEE	2160:06366961	9216	5-GALLON WATER BOTTLE, PARKS SHOP, OCT. '19	10/25/2019	5.70	.00	01-6165 OFFICE SUPPLIES	1004	10/19		
Total 2160:06366961:						5.70	.00					
992	TREASURE VALLEY COFFEE	2160:06367015	9216	3 EA 5-GALLON WATER BOTTLES, CITY HALL, OCT. '19	10/25/2019	17.10	.00	01-6165 OFFICE SUPPLIES	0	10/19		
Total 2160:06367015:						17.10	.00					
992	TREASURE VALLEY COFFEE	2160:06367027	9216	4 EA 5-GALLON WATER BOTTLES, PARKS OFFICE, OCT. '19	10/25/2019	22.80	.00	01-6165 OFFICE SUPPLIES	1004	10/19		
Total 2160:06367027:						22.80	.00					
992	TREASURE VALLEY COFFEE	2160:06386111		1 BOTTLE BACK PAIN PILLS, 2 PAIRS OF TWEEZERS, 1 BOTTLE ANTIBIOTICS, 1 BOTTLE COUGH DROPS, 1								

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
				BOTTLE EYE WASH, CITY HALL, OCT.'19 - P.I	10/25/2019	3.80	.00	25-6165 OFFICE SUPPLIES	0	10/19		
992	TREASURE VALLEY COFFEE	2160:06386111		1 BOTTLE BACK PAIN PILLS, 2 PAIRS OF TWEEZERS, 1 BOTTLE ANTIBIOTICS, 1 BOTTLE COUGH DROPS, 1 BOTTLE EYE WASH, CITY HALL, OCT.'19 - P & Z	10/25/2019	3.79	.00	01-6165 OFFICE SUPPLIES	1003	10/19		
992	TREASURE VALLEY COFFEE	2160:06386111		5 PAIR TWEEZERS, 3 PKGS TOWELETTS, 1 BOTTLE BACK PAIN PILLS, 1 BOTTLE IBUPROPHEN, 1 BOX COUGH/COLD MEDS, TREATMENT PLANT, OCT.'19 - SEWER	10/25/2019	34.36	.00	21-6165 OFFICE SUPPLIES	0	10/19		
992	TREASURE VALLEY COFFEE	2160:06386111		1 BOTTLE BACK PAIN PILLS, 2 PAIRS OF TWEEZERS, 1 BOTTLE ANTIBIOTICS, 1 BOTTLE COUGH DROPS, 1 BOTTLE EYE WASH, CITY HALL, OCT.'19 - ADMIN	10/25/2019	10.61	.00	01-6165 OFFICE SUPPLIES	0	10/19		
992	TREASURE VALLEY COFFEE	2160:06386111		1 BOTTLE BACK PAIN PILLS, 2 PAIRS OF TWEEZERS, 1 BOTTLE ANTIBIOTICS, 1 BOTTLE COUGH DROPS, 1 BOTTLE EYE WASH, CITY HALL, OCT.'19 - SEWER	10/25/2019	9.85	.00	21-6165 OFFICE SUPPLIES	0	10/19		
992	TREASURE VALLEY COFFEE	2160:06386111		5 PAIR TWEEZERS, 3 PKGS TOWELETTS, 1 BOTTLE BACK PAIN PILLS, 1 BOTTLE IBUPROPHEN, 1 BOX COUGH/COLD MEDS, TREATMENT PLANT, OCT.'19 - P.I	10/25/2019	13.08	.00	25-6165 OFFICE SUPPLIES	0	10/19		
992	TREASURE VALLEY COFFEE	2160:06386111		1 BOTTLE BACK PAIN PILLS, 2 PAIRS OF TWEEZERS, 1 BOTTLE ANTIBIOTICS, 1 BOTTLE COUGH DROPS, 1 BOTTLE EYE WASH, CITY HALL, OCT.'19 - WATER	10/25/2019	9.85	.00	20-6165 0FFICE SUPPLIES	0	10/19		
992	TREASURE VALLEY COFFEE	2160:06386111		5 PAIR TWEEZERS, 3 PKGS TOWELETTS, 1 BOTTLE BACK PAIN PILLS, 1 BOTTLE IBUPROPHEN, 1 BOX								

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
				COUGH/COLD MEDS, TREATMENT PLANT, OCT.'19 - WATER	10/25/2019	34.36	.00	20-6165 0FFICE SUPPLIES	0	10/19		
Total 2160:06386111:						119.70	.00					
Total TREASURE VALLEY COFFEE:						270.37	.00					
TURF EQUIPMENT & IRRIGATION INC												
1969	TURF EQUIPMENT & IRRIGATION INC	443855-00	9213	TORRENT COMMERCIAL BLOWER, J. LORENTZ, OCT. '19	10/28/2019	7,950.00	.00	40-6166 PP&E PURCHASES OPERATIONS	1200	10/19		
Total 443855-00:						7,950.00	.00					
Total TURF EQUIPMENT & IRRIGATION INC:						7,950.00	.00					
U.S. BANK NATIONAL ASSOC (EQUIP FINANCE)												
1891	U.S. BANK NATIONAL ASSOC (EQUIP FINANCE)	397869587		COPIER CONTRACT #500-0519539-000, MODEL #MPC4504EX, SERIAL #C737M540938 & C737M540155, CITY HALL, OCT.'19 - ADMIN	10/18/2019	412.85	.00	01-6212 RENT-EQUIPMENT	0	10/19		
Total 397869587:						412.85	.00					
Total U.S. BANK NATIONAL ASSOC (EQUIP FINANCE):						412.85	.00					
UNITED OIL												
316	UNITED OIL	532037	9133	1508 GALLONS OF UNLEADED GAS, T. SHAFFER, OCT. '19	10/04/2019	3,875.86	.00	21-6300 FUEL	0	10/19		
Total 532037:						3,875.86	.00					
Total UNITED OIL:						3,875.86	.00					
UNIVAR SOLUTIONS USA, INC.												
1410	UNIVAR SOLUTIONS USA, INC.	NA608093	9124	3 CONTAINERS SODIUM HYPO LIQUICHLOR PLUS TRANSPORTATION								

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
				SURCHARGE, T.SHAFFER, OCT.'19	10/04/2019	2,564.11	.00	21-6151 M & R - PROCESS CHEMICALS	0	10/19		
1410	UNIVAR SOLUTIONS USA, INC.	NA608093	9124	RETURNABLE CONTAINER DEPOSIT (X3 CONTAINERS), T.SHAFFER, OCT.'19	10/04/2019	2,100.00	.00	21-6097 DEPOSITS ON ACCOUNT	0	10/19		
Total NA608093:						4,664.11	.00					
1410	UNIVAR SOLUTIONS USA, INC.	NA608102	9124	2 CONTAINERS SODIUM BISULFATE, T.SHAFFER, OCT.'19	10/04/2019	330.60	.00	21-6151 M & R - PROCESS CHEMICALS	0	10/19		
Total NA608102:						330.60	.00					
Total UNIVAR SOLUTIONS USA, INC.:						4,994.71	.00					
UTILITY REFUND #5												
1923	UTILITY REFUND #5	240825.03A		CIERA S PARKER, 400 N SELVAGEM AVE, RE-ISSUING OF UTILITY REFUND FROM CK#: 115520 THAT WAS NEVER CASHED OR RECIEVED	10/25/2019	2.87	.00	20-2201 ESCHEAT PAYABLE	0	10/19		
Total 240825.03A:						2.87	.00					
Total UTILITY REFUND #5:						2.87	.00					
UTILITY REFUND #8												
1998	UTILITY REFUND #8	111700.02		RUSSELL B MASSIE, 493 N KATSURA AVE, UTILITY REFUND	10/29/2019	11.03	.00	25-4700 PRESS. IRRIGATI0N USER FEES	0	10/19		
1998	UTILITY REFUND #8	111700.02		RUSSELL B MASSIE, 493 N KATSURA AVE, UTILITY REFUND	10/29/2019	43.33	.00	20-4500 METERED WATER SALES	0	10/19		
1998	UTILITY REFUND #8	111700.02		RUSSELL B MASSIE, 493 N KATSURA AVE, UTILITY REFUND	10/29/2019	39.81	.00	21-4600 SEWER USER FEES	0	10/19		

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1998	UTILITY REFUND #8	111700.02		RUSSELL B MASSIE, 493 N KATSURA AVE, UTILITY REFUND	10/29/2019	34.32	.00	26-4975 SOLID WASTE USER FEES	0	10/19		
Total 111700.02:						128.49	.00					
1998	UTILITY REFUND #8	140020.01		DAVID KLASSEN, 140 N SUNBIRD AVE, UTILITY REFUND	10/18/2019	32.47	.00	20-4500 METERED WATER SALES	0	10/19		
1998	UTILITY REFUND #8	140020.01		DAVID KLASSEN, 140 N SUNBIRD AVE, UTILITY REFUND	10/18/2019	30.17	.00	21-4600 SEWER USER FEES	0	10/19		
1998	UTILITY REFUND #8	140020.01		DAVID KLASSEN, 140 N SUNBIRD AVE, UTILITY REFUND	10/18/2019	23.03	.00	26-4975 SOLID WASTE USER FEES	0	10/19		
Total 140020.01:						85.67	.00					
1998	UTILITY REFUND #8	160120.03		RICHARD C ELWOOD, 426 W HESSTON ST, UTILITY REFUND	10/23/2019	39.43	.00	21-4600 SEWER USER FEES	0	10/19		
1998	UTILITY REFUND #8	160120.03		RICHARD C ELWOOD, 426 W HESSTON ST, UTILITY REFUND	10/23/2019	30.02	.00	26-4975 SOLID WASTE USER FEES	0	10/19		
1998	UTILITY REFUND #8	160120.03		RICHARD C ELWOOD, 426 W HESSTON ST, UTILITY REFUND	10/23/2019	42.54	.00	20-4500 METERED WATER SALES	0	10/19		
Total 160120.03:						111.99	.00					
1998	UTILITY REFUND #8	161070.04		KRISTINA A METZGER, 367 W CASE ST, UTILITY REFUND	10/22/2019	4.23	.00	20-4500 METERED WATER SALES	0	10/19		
1998	UTILITY REFUND #8	161070.04		KRISTINA A METZGER, 367 W CASE ST, UTILITY REFUND	10/22/2019	3.49	.00	26-4975 SOLID WASTE USER FEES	0	10/19		
1998	UTILITY REFUND #8	161070.04		KRISTINA A METZGER, 367 W CASE ST, UTILITY REFUND	10/22/2019	4.09	.00	21-4600 SEWER USER FEES	0	10/19		

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 161070.04:						11.81	.00					
1998	UTILITY REFUND #8	182560.02		BENJAMIN J ALLEN, 1361 W CRENSHAW ST, UTILITY REFUND	10/22/2019	26.91	.00	21-4600 SEWER USER FEES	0	10/19		
1998	UTILITY REFUND #8	182560.02		BENJAMIN J ALLEN, 1361 W CRENSHAW ST, UTILITY REFUND	10/22/2019	31.61	.00	20-4500 METERED WATER SALES	0	10/19		
1998	UTILITY REFUND #8	182560.02		BENJAMIN J ALLEN, 1361 W CRENSHAW ST, UTILITY REFUND	10/22/2019	20.28	.00	26-4975 SOLID WASTE USER FEES	0	10/19		
Total 182560.02:						78.80	.00					
1998	UTILITY REFUND #8	200260.01		L P SHELL, 233 E SCREECH OWL DR, UTILITY REFUND	10/14/2019	23.27	.00	26-4975 SOLID WASTE USER FEES	0	10/19		
1998	UTILITY REFUND #8	200260.01		L P SHELL, 233 E SCREECH OWL DR, UTILITY REFUND	10/14/2019	39.58	.00	21-4600 SEWER USER FEES	0	10/19		
1998	UTILITY REFUND #8	200260.01		L P SHELL, 233 E SCREECH OWL DR, UTILITY REFUND	10/14/2019	32.61	.00	20-4500 METERED WATER SALES	0	10/19		
Total 200260.01:						95.46	.00					
1998	UTILITY REFUND #8	200705.01		RICHARD D PETERSON, 2070 N DUCK HAWK AVE, UTILITY REFUND	10/18/2019	19.66	.00	20-4500 METERED WATER SALES	0	10/19		
1998	UTILITY REFUND #8	200705.01		RICHARD D PETERSON, 2070 N DUCK HAWK AVE, UTILITY REFUND	10/18/2019	-4.53	.00	26-4975 SOLID WASTE USER FEES	0	10/19		
1998	UTILITY REFUND #8	200705.01		RICHARD D PETERSON, 2070 N DUCK HAWK AVE, UTILITY REFUND	10/18/2019	-4.26	.00	21-4600 SEWER USER FEES	0	10/19		
Total 200705.01:						10.87	.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
1998	UTILITY REFUND #8	201545.02		AUSTIN COFFMAN, 457 E NORTHRIDGE DR, UTILITY REFUND	10/22/2019	5.40	.00	20-4500 METERED WATER SALES	0	10/19		
1998	UTILITY REFUND #8	201545.02		AUSTIN COFFMAN, 457 E NORTHRIDGE DR, UTILITY REFUND	10/22/2019	3.83	.00	26-4975 SOLID WASTE USER FEES	0	10/19		
1998	UTILITY REFUND #8	201545.02		AUSTIN COFFMAN, 457 E NORTHRIDGE DR, UTILITY REFUND	10/22/2019	4.87	.00	21-4600 SEWER USER FEES	0	10/19		
Total 201545.02:						14.10	.00					
1998	UTILITY REFUND #8	201585.03		SAGE E MILLER, 307 E NORTHRIDGE DR, UTILITY REFUND	10/22/2019	38.84	.00	20-4500 METERED WATER SALES	0	10/19		
1998	UTILITY REFUND #8	201585.03		SAGE E MILLER, 307 E NORTHRIDGE DR, UTILITY REFUND	10/22/2019	26.60	.00	26-4975 SOLID WASTE USER FEES	0	10/19		
1998	UTILITY REFUND #8	201585.03		SAGE E MILLER, 307 E NORTHRIDGE DR, UTILITY REFUND	10/22/2019	34.37	.00	21-4600 SEWER USER FEES	0	10/19		
Total 201585.03:						99.81	.00					
1998	UTILITY REFUND #8	21000.01		MILTON CLOVER, 425 S SWAN FALLS RD, UTILITY REFUND	10/18/2019	3.10	.00	20-4500 METERED WATER SALES	0	10/19		
1998	UTILITY REFUND #8	21000.01		MILTON CLOVER, 425 S SWAN FALLS RD, UTILITY REFUND	10/18/2019	1.39	.00	26-4975 SOLID WASTE USER FEES	0	10/19		
Total 21000.01:						4.49	.00					
1998	UTILITY REFUND #8	220715.03		SHERYL N SANFORD, 486 E GREAT BEAR ST, UTILITY REFUND	10/14/2019	6.07	.00	26-4975 SOLID WASTE USER FEES	0	10/19		
1998	UTILITY REFUND #8	220715.03		SHERYL N SANFORD, 486 E GREAT BEAR ST, UTILITY REFUND	10/14/2019	8.82	.00	20-4500 METERED WATER SALES	0	10/19		

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1998	UTILITY REFUND #8	220715.03		SHERYL N SANFORD, 486 E GREAT BEAR ST, UTILITY REFUND	10/14/2019	8.00	.00	21-4600 SEWER USER FEES	0	10/19		
Total 220715.03:						22.89	.00					
1998	UTILITY REFUND #8	220885.03		SARAH E WITHERSPOON, 501 E EDENRIDGE DR, UTILITY REFUND	10/16/2019	20.93	.00	20-4500 METERED WATER SALES	0	10/19		
1998	UTILITY REFUND #8	220885.03		SARAH E WITHERSPOON, 501 E EDENRIDGE DR, UTILITY REFUND	10/16/2019	-3.93	.00	21-4600 SEWER USER FEES	0	10/19		
1998	UTILITY REFUND #8	220885.03		SARAH E WITHERSPOON, 501 E EDENRIDGE DR, UTILITY REFUND	10/16/2019	-3.17	.00	26-4975 SOLID WASTE USER FEES	0	10/19		
Total 220885.03:						13.83	.00					
1998	UTILITY REFUND #8	221670.03		LENNY MILLWARD, 958 S THREAVE AVE, UTILITY REFUND	10/23/2019	5.00	.00	21-4600 SEWER USER FEES	0	10/19		
1998	UTILITY REFUND #8	221670.03		LENNY MILLWARD, 958 S THREAVE AVE, UTILITY REFUND	10/23/2019	3.45	.00	26-4975 SOLID WASTE USER FEES	0	10/19		
1998	UTILITY REFUND #8	221670.03		LENNY MILLWARD, 958 S THREAVE AVE, UTILITY REFUND	10/23/2019	7.92	.00	20-4500 METERED WATER SALES	0	10/19		
Total 221670.03:						16.37	.00					
1998	UTILITY REFUND #8	256003.00		TREASURED HOMES, 774 W BACKPACK LN, UTILITY REFUND	10/22/2019	61.11	.00	21-4600 SEWER USER FEES	0	10/19		
1998	UTILITY REFUND #8	256003.00		TREASURED HOMES, 774 W BACKPACK LN, UTILITY REFUND	10/22/2019	64.77	.00	20-4500 METERED WATER SALES	0	10/19		

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 256003.00:						125.88	.00					
1998	UTILITY REFUND #8	256006.00		FROST HOMES LLC, 830 W BACKPACK LN, UTILITY REFUND	10/25/2019	107.11	.00	21-4600 SEWER USER FEES	0	10/19		
1998	UTILITY REFUND #8	256006.00		FROST HOMES LLC, 830 W BACKPACK LN, UTILITY REFUND	10/25/2019	102.33	.00	20-4500 METERED WATER SALES	0	10/19		
Total 256006.00:						209.44	.00					
1998	UTILITY REFUND #8	260225.01		GREG A GORDON, 1750 N PEWTER AVE, UTILITY REFUND	10/22/2019	42.21	.00	20-4500 METERED WATER SALES	0	10/19		
1998	UTILITY REFUND #8	260225.01		GREG A GORDON, 1750 N PEWTER AVE, UTILITY REFUND	10/22/2019	37.99	.00	21-4600 SEWER USER FEES	0	10/19		
1998	UTILITY REFUND #8	260225.01		GREG A GORDON, 1750 N PEWTER AVE, UTILITY REFUND	10/22/2019	17.58	.00	26-4975 SOLID WASTE USER FEES	0	10/19		
Total 260225.01:						97.78	.00					
1998	UTILITY REFUND #8	260780.02		JON HARTWAY, 2183 W CALIRET ST, UTILITY REFUND	10/22/2019	69.84	.00	20-4500 METERED WATER SALES	0	10/19		
1998	UTILITY REFUND #8	260780.02		JON HARTWAY, 2183 W CALIRET ST, UTILITY REFUND	10/22/2019	66.34	.00	21-4600 SEWER USER FEES	0	10/19		
1998	UTILITY REFUND #8	260780.02		JON HARTWAY, 2183 W CALIRET ST, UTILITY REFUND	10/22/2019	56.95	.00	26-4975 SOLID WASTE USER FEES	0	10/19		
Total 260780.02:						193.13	.00					
1998	UTILITY REFUND #8	264515.02		NICHOLAS BACCIOCCO, 1917 W CRENSHAW ST, UTILITY REFUND	10/18/2019	32.26	.00	20-4500 METERED WATER SALES	0	10/19		

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
1998	UTILITY REFUND #8	264515.02		NICHOLAS BACCIOCCO, 1917 W CRENSHAW ST, UTILITY REFUND	10/18/2019	28.51	.00	21-4600 SEWER USER FEES	0	10/19		
1998	UTILITY REFUND #8	264515.02		NICHOLAS BACCIOCCO, 1917 W CRENSHAW ST, UTILITY REFUND	10/18/2019	21.99	.00	26-4975 SOLID WASTE USER FEES	0	10/19		
Total 264515.02:						82.76	.00					
1998	UTILITY REFUND #8	264580.02		BONNIE LAW, 2114 N ROSEDUST DR, UTILITY REFUND	10/22/2019	52.04	.00	20-4500 METERED WATER SALES	0	10/19		
1998	UTILITY REFUND #8	264580.02		BONNIE LAW, 2114 N ROSEDUST DR, UTILITY REFUND	10/22/2019	46.64	.00	21-4600 SEWER USER FEES	0	10/19		
1998	UTILITY REFUND #8	264580.02		BONNIE LAW, 2114 N ROSEDUST DR, UTILITY REFUND	10/22/2019	36.31	.00	26-4975 SOLID WASTE USER FEES	0	10/19		
Total 264580.02:						134.99	.00					
1998	UTILITY REFUND #8	265000.02		LARRY R FURMAN, 2315 N OLD LACE AVE, UTILITY REFUND	10/22/2019	26.47	.00	20-4500 METERED WATER SALES	0	10/19		
1998	UTILITY REFUND #8	265000.02		LARRY R FURMAN, 2315 N OLD LACE AVE, UTILITY REFUND	10/22/2019	26.21	.00	21-4600 SEWER USER FEES	0	10/19		
1998	UTILITY REFUND #8	265000.02		LARRY R FURMAN, 2315 N OLD LACE AVE, UTILITY REFUND	10/22/2019	15.37	.00	26-4975 SOLID WASTE USER FEES	0	10/19		
Total 265000.02:						68.05	.00					
1998	UTILITY REFUND #8	267002.01		CBH HOMES, 1751 W MANGANESE ST, UTILITY REFUND	10/18/2019	70.31	.00	21-4600 SEWER USER FEES	0	10/19		
1998	UTILITY REFUND #8	267002.01		CBH HOMES, 1751 W MANGANESE ST, UTILITY REFUND	10/18/2019	20.99	.00	20-4500 METERED WATER SALES	0	10/19		

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
1998	UTILITY REFUND #8	267002.01		CBH HOMES, 1751 W MANGANESE ST, UTILITY REFUND	10/18/2019	155.68	.00	26-4975 SOLID WASTE USER FEES	0	10/19		
Total 267002.01:						246.98	.00					
1998	UTILITY REFUND #8	267004.01		CBH HOMES, 1663 N MADDERLAKE AVE , UTILITY REFUND	10/22/2019	81.37	.00	20-4500 METERED WATER SALES	0	10/19		
1998	UTILITY REFUND #8	267004.01		CBH HOMES, 1663 N MADDERLAKE AVE , UTILITY REFUND	10/22/2019	144.03	.00	21-4600 SEWER USER FEES	0	10/19		
Total 267004.01:						225.40	.00					
1998	UTILITY REFUND #8	267006.01		CBH HOMES, 1687 N MADDERLAKE AVE, UTILITY REFUND	10/18/2019	199.33	.00	26-4975 SOLID WASTE USER FEES	0	10/19		
1998	UTILITY REFUND #8	267006.01		CBH HOMES, 1687 N MADDERLAKE AVE, UTILITY REFUND	10/18/2019	88.12	.00	20-4500 METERED WATER SALES	0	10/19		
1998	UTILITY REFUND #8	267006.01		CBH HOMES, 1687 N MADDERLAKE AVE, UTILITY REFUND	10/18/2019	131.95	.00	21-4600 SEWER USER FEES	0	10/19		
Total 267006.01:						419.40	.00					
1998	UTILITY REFUND #8	267008.01		CBH HOMES, 1715 N MADDERLAKE AVE, UTILITY REFUND	10/18/2019	75.99	.00	20-4500 METERED WATER SALES	0	10/19		
1998	UTILITY REFUND #8	267008.01		CBH HOMES, 1715 N MADDERLAKE AVE, UTILITY REFUND	10/18/2019	149.41	.00	21-4600 SEWER USER FEES	0	10/19		
Total 267008.01:						225.40	.00					
1998	UTILITY REFUND #8	267010.01		CBH HOMES, 1747 N MADDERLAKE AVE, UTILITY REFUND	10/18/2019	150.29	.00	21-4600 SEWER USER FEES	0	10/19		

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
1998	UTILITY REFUND #8	267010.01		CBH HOMES, 1747 N MADDERLAKE AVE, UTILITY REFUND	10/18/2019	75.11	.00	20-4500 METERED WATER SALES	0	10/19		
Total 267010.01:						225.40	.00					
1998	UTILITY REFUND #8	267012.01		CBH HOMES, 1765 N MADDERLAKE AVE, UTILITY REFUND	10/18/2019	75.06	.00	20-4500 METERED WATER SALES	0	10/19		
1998	UTILITY REFUND #8	267012.01		CBH HOMES, 1765 N MADDERLAKE AVE, UTILITY REFUND	10/18/2019	150.58	.00	21-4600 SEWER USER FEES	0	10/19		
Total 267012.01:						225.64	.00					
1998	UTILITY REFUND #8	267014.01		CBH HOMES, 1803 N MADDERLAKE PL, UTILITY REFUND	10/18/2019	77.45	.00	20-4500 METERED WATER SALES	0	10/19		
1998	UTILITY REFUND #8	267014.01		CBH HOMES, 1803 N MADDERLAKE PL, UTILITY REFUND	10/18/2019	157.13	.00	21-4600 SEWER USER FEES	0	10/19		
1998	UTILITY REFUND #8	267014.01		CBH HOMES, 1803 N MADDERLAKE PL, UTILITY REFUND	10/18/2019	184.65	.00	26-4975 SOLID WASTE USER FEES	0	10/19		
Total 267014.01:						419.23	.00					
1998	UTILITY REFUND #8	267016.01		CBH HOMES, 1827 N MADDERLAKE PL, UTILITY REFUND	10/18/2019	65.19	.00	20-4500 METERED WATER SALES	0	10/19		
1998	UTILITY REFUND #8	267016.01		CBH HOMES, 1827 N MADDERLAKE PL, UTILITY REFUND	10/18/2019	149.32	.00	21-4600 SEWER USER FEES	0	10/19		
Total 267016.01:						214.51	.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
1998	UTILITY REFUND #8	267018.01		CBH HOMES, 1853 N MADDERLAKE PL, UTILITY REFUND	10/22/2019	79.40	.00	20-4500 METERED WATER SALES	0	10/19		
1998	UTILITY REFUND #8	267018.01		CBH HOMES, 1853 N MADDERLAKE PL, UTILITY REFUND	10/22/2019	354.25	.00	26-4975 SOLID WASTE USER FEES	0	10/19		
1998	UTILITY REFUND #8	267018.01		CBH HOMES, 1853 N MADDERLAKE PL, UTILITY REFUND	10/22/2019	178.90	.00	21-4600 SEWER USER FEES	0	10/19		
Total 267018.01:						612.55	.00					
1998	UTILITY REFUND #8	267020.01		CBH HOMES, 1887 N MADDERLAKE PL, UTILITY REFUND	10/18/2019	174.41	.00	26-4975 SOLID WASTE USER FEES	0	10/19		
1998	UTILITY REFUND #8	267020.01		CBH HOMES, 1887 N MADDERLAKE PL, UTILITY REFUND	10/18/2019	75.25	.00	20-4500 METERED WATER SALES	0	10/19		
1998	UTILITY REFUND #8	267020.01		CBH HOMES, 1887 N MADDERLAKE PL, UTILITY REFUND	10/18/2019	169.55	.00	21-4600 SEWER USER FEES	0	10/19		
Total 267020.01:						419.21	.00					
1998	UTILITY REFUND #8	267022.01		CBH HOMES, 1919 N MADDERLAKE PL, UTILITY REFUND	10/18/2019	72.60	.00	20-4500 METERED WATER SALES	0	10/19		
1998	UTILITY REFUND #8	267022.01		CBH HOMES, 1919 N MADDERLAKE PL, UTILITY REFUND	10/18/2019	153.07	.00	21-4600 SEWER USER FEES	0	10/19		
Total 267022.01:						225.67	.00					
1998	UTILITY REFUND #8	267024.01		CBH HOMES, 1937 N MADDERLAKE PL, UTILITY REFUND	10/18/2019	151.84	.00	21-4600 SEWER USER FEES	0	10/19		
1998	UTILITY REFUND #8	267024.01		CBH HOMES, 1937 N MADDERLAKE PL, UTILITY								

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
				REFUND	10/18/2019	73.83	.00	20-4500 METERED WATER SALES	0	10/19		
Total 267024.01:						225.67	.00					
1998	UTILITY REFUND #8	267026.01		CBH HOMES, 1945 N MADDERLAKE PL, UTILITY REFUND	10/18/2019	72.45	.00	20-4500 METERED WATER SALES	0	10/19		
1998	UTILITY REFUND #8	267026.01		CBH HOMES, 1945 N MADDERLAKE PL, UTILITY REFUND	10/18/2019	153.21	.00	21-4600 SEWER USER FEES	0	10/19		
Total 267026.01:						225.66	.00					
1998	UTILITY REFUND #8	267028.01		CBH HOMES, 1946 N MADDERLAKE PL, UTILITY REFUND	10/18/2019	81.60	.00	20-4500 METERED WATER SALES	0	10/19		
1998	UTILITY REFUND #8	267028.01		CBH HOMES, 1946 N MADDERLAKE PL, UTILITY REFUND	10/18/2019	170.39	.00	21-4600 SEWER USER FEES	0	10/19		
1998	UTILITY REFUND #8	267028.01		CBH HOMES, 1946 N MADDERLAKE PL, UTILITY REFUND	10/18/2019	167.20	.00	26-4975 SOLID WASTE USER FEES	0	10/19		
Total 267028.01:						419.19	.00					
1998	UTILITY REFUND #8	267030.01		CBH HOMES, 1908 N MADDERLAKE PL, UTILITY REFUND	10/22/2019	72.73	.00	20-4500 METERED WATER SALES	0	10/19		
1998	UTILITY REFUND #8	267030.01		CBH HOMES, 1908 N MADDERLAKE PL, UTILITY REFUND	10/22/2019	152.91	.00	21-4600 SEWER USER FEES	0	10/19		
Total 267030.01:						225.64	.00					
1998	UTILITY REFUND #8	267032.01		CBH HOMES, 1886 N MADDERLAKE PL, UTILITY REFUND	10/22/2019	94.74	.00	20-4500 METERED WATER SALES	0	10/19		

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
1998	UTILITY REFUND #8	267032.01		CBH HOMES, 1886 N MADDERLAKE PL, UTILITY REFUND	10/22/2019	183.17	.00	21-4600 SEWER USER FEES	0	10/19		
1998	UTILITY REFUND #8	267032.01		CBH HOMES, 1886 N MADDERLAKE PL, UTILITY REFUND	10/22/2019	334.64	.00	26-4975 SOLID WASTE USER FEES	0	10/19		
Total 267032.01:						612.55	.00					
1998	UTILITY REFUND #8	267034.01		CBH HOMES, 1846 N MADDERLAKE PL, UTILITY REFUND	10/22/2019	149.81	.00	21-4600 SEWER USER FEES	0	10/19		
1998	UTILITY REFUND #8	267034.01		CBH HOMES, 1846 N MADDERLAKE PL, UTILITY REFUND	10/22/2019	75.88	.00	20-4500 METERED WATER SALES	0	10/19		
Total 267034.01:						225.69	.00					
1998	UTILITY REFUND #8	267038.01		CBH HOMES, 1776 N MADDERLAKE AVE, UTILITY REFUND	10/18/2019	312.46	.00	21-4600 SEWER USER FEES	0	10/19		
1998	UTILITY REFUND #8	267038.01		CBH HOMES, 1776 N MADDERLAKE AVE, UTILITY REFUND	10/18/2019	167.81	.00	20-4500 METERED WATER SALES	0	10/19		
Total 267038.01:						480.27	.00					
1998	UTILITY REFUND #8	267040.01		CBH HOMES, 1742 N MADDERLAKE AVE, UTILITY REFUND	10/18/2019	86.96	.00	20-4500 METERED WATER SALES	0	10/19		
1998	UTILITY REFUND #8	267040.01		CBH HOMES, 1742 N MADDERLAKE AVE, UTILITY REFUND	10/18/2019	168.77	.00	21-4600 SEWER USER FEES	0	10/19		
1998	UTILITY REFUND #8	267040.01		CBH HOMES, 1742 N MADDERLAKE AVE, UTILITY REFUND	10/18/2019	163.02	.00	26-4975 SOLID WASTE USER FEES	0	10/19		

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 267040.01:						418.75	.00					
1998	UTILITY REFUND #8	267042.01		CBH HOMES, 1706 N MADDERLAKE AVE, UTILITY REFUND	10/18/2019	149.76	.00	21-4600 SEWER USER FEES	0	10/19		
1998	UTILITY REFUND #8	267042.01		CBH HOMES, 1706 N MADDERLAKE AVE, UTILITY REFUND	10/18/2019	75.64	.00	20-4500 METERED WATER SALES	0	10/19		
Total 267042.01:						225.40	.00					
1998	UTILITY REFUND #8	267044.01		CBH HOMES, 1682 N MADDERLAKE AVE, UTILITY REFUND	10/18/2019	68.37	.00	20-4500 METERED WATER SALES	0	10/19		
1998	UTILITY REFUND #8	267044.01		CBH HOMES, 1682 N MADDERLAKE AVE, UTILITY REFUND	10/18/2019	212.81	.00	26-4975 SOLID WASTE USER FEES	0	10/19		
1998	UTILITY REFUND #8	267044.01		CBH HOMES, 1682 N MADDERLAKE AVE, UTILITY REFUND	10/18/2019	137.77	.00	21-4600 SEWER USER FEES	0	10/19		
Total 267044.01:						418.95	.00					
1998	UTILITY REFUND #8	267046.01		CBH HOMES, 1894 N MADDERLAKE PL, UTILITY REFUND	10/18/2019	75.96	.00	20-4500 METERED WATER SALES	0	10/19		
1998	UTILITY REFUND #8	267046.01		CBH HOMES, 1937 N MADDERLAKE PL, UTILITY REFUND	10/18/2019	149.71	.00	21-4600 SEWER USER FEES	0	10/19		
Total 267046.01:						225.67	.00					
1998	UTILITY REFUND #8	267048.01		CBH HOMES, 1852 N MADDERLAKE PL, UTILITY REFUND	10/22/2019	79.64	.00	20-4500 METERED WATER SALES	0	10/19		
1998	UTILITY REFUND #8	267048.01		CBH HOMES, 1852 N MADDERLAKE PL, UTILITY REFUND	10/22/2019	156.26	.00	21-4600 SEWER USER FEES	0	10/19		

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 267048.01:						235.90	.00					
1998	UTILITY REFUND #8	267050.01		CBH HOMES, 1840 N MADDERLAKE PL, UTILITY REFUND	10/18/2019	137.28	.00	26-4975 SOLID WASTE USER FEES	0	10/19		
1998	UTILITY REFUND #8	267050.01		CBH HOMES, 1840 N MADDERLAKE PL, UTILITY REFUND	10/18/2019	184.96	.00	21-4600 SEWER USER FEES	0	10/19		
1998	UTILITY REFUND #8	267050.01		CBH HOMES, 1840 N MADDERLAKE PL, UTILITY REFUND	10/18/2019	96.99	.00	20-4500 METERED WATER SALES	0	10/19		
Total 267050.01:						419.23	.00					
1998	UTILITY REFUND #8	267052.01		CBH HOMES, 1901 N MADDERLAKE PL, UTILITY REFUND	10/18/2019	153.19	.00	21-4600 SEWER USER FEES	0	10/19		
1998	UTILITY REFUND #8	267052.01		CBH HOMES, 1901 N MADDERLAKE PL, UTILITY REFUND	10/18/2019	72.43	.00	20-4500 METERED WATER SALES	0	10/19		
Total 267052.01:						225.62	.00					
1998	UTILITY REFUND #8	267054.01		CBH HOMES,1871 N MADDERLAKE PL, UTILITY REFUND	10/18/2019	77.90	.00	20-4500 METERED WATER SALES	0	10/19		
1998	UTILITY REFUND #8	267054.01		CBH HOMES,1871 N MADDERLAKE PL, UTILITY REFUND	10/18/2019	174.79	.00	21-4600 SEWER USER FEES	0	10/19		
1998	UTILITY REFUND #8	267054.01		CBH HOMES,1871 N MADDERLAKE PL, UTILITY REFUND	10/18/2019	166.50	.00	26-4975 SOLID WASTE USER FEES	0	10/19		
Total 267054.01:						419.19	.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
1998	UTILITY REFUND #8	267056.01		CBH HOMES, 1849 N MADDERLAKE PL, UTILITY REFUND	10/22/2019	80.67	.00	20-4500 METERED WATER SALES	0	10/19		
1998	UTILITY REFUND #8	267056.01		CBH HOMES, 1849 N MADDERLAKE PL, UTILITY REFUND	10/22/2019	165.10	.00	26-4975 SOLID WASTE USER FEES	0	10/19		
1998	UTILITY REFUND #8	267056.01		CBH HOMES, 1849 N MADDERLAKE PL, UTILITY REFUND	10/22/2019	173.48	.00	21-4600 SEWER USER FEES	0	10/19		
Total 267056.01:						419.25	.00					
1998	UTILITY REFUND #8	267058.01		CBH HOMES, 1815 N MADDERLAKE PL, UTILITY REFUND	10/22/2019	74.03	.00	20-4500 METERED WATER SALES	0	10/19		
1998	UTILITY REFUND #8	267058.01		CBH HOMES, 1815 N MADDERLAKE PL, UTILITY REFUND	10/22/2019	151.64	.00	21-4600 SEWER USER FEES	0	10/19		
Total 267058.01:						225.67	.00					
1998	UTILITY REFUND #8	267060.01		CBH HOMES, 1787 N MADDERLAKE AVE, UTILITY REFUND	10/22/2019	152.42	.00	21-4600 SEWER USER FEES	0	10/19		
1998	UTILITY REFUND #8	267060.01		CBH HOMES, 1787 N MADDERLAKE AVE, UTILITY REFUND	10/22/2019	73.25	.00	20-4500 METERED WATER SALES	0	10/19		
Total 267060.01:						225.67	.00					
1998	UTILITY REFUND #8	267062.01		CBH HOMES, 1759 N MADDERLAKE AVE, UTILITY REFUND	10/22/2019	75.66	.00	20-4500 METERED WATER SALES	0	10/19		
1998	UTILITY REFUND #8	267062.01		CBH HOMES, 1759 N MADDERLAKE AVE, UTILITY REFUND	10/22/2019	150.02	.00	21-4600 SEWER USER FEES	0	10/19		

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 267062.01:						225.68	.00					
1998	UTILITY REFUND #8	267064.01		CBH HOMES, 1729 N MADDERLAKE AVE, UTILITY REFUND	10/18/2019	149.37	.00	21-4600 SEWER USER FEES	0	10/19		
1998	UTILITY REFUND #8	267064.01		CBH HOMES, 1729 N MADDERLAKE AVE, UTILITY REFUND	10/18/2019	76.03	.00	20-4500 METERED WATER SALES	0	10/19		
Total 267064.01:						225.40	.00					
1998	UTILITY REFUND #8	267066.01		CBH HOMES, 1699 N MADDERLAKE AVE, UTILITY REFUND	10/18/2019	75.56	.00	20-4500 METERED WATER SALES	0	10/19		
1998	UTILITY REFUND #8	267066.01		CBH HOMES, 1699 N MADDERLAKE AVE, UTILITY REFUND	10/18/2019	149.84	.00	21-4600 SEWER USER FEES	0	10/19		
Total 267066.01:						225.40	.00					
1998	UTILITY REFUND #8	267068.01		CBH HOMES, 1679 N MADDERLAKE AVE, UTILITY REFUND	10/22/2019	165.64	.00	26-4975 SOLID WASTE USER FEES	0	10/19		
1998	UTILITY REFUND #8	267068.01		CBH HOMES, 1679 N MADDERLAKE AVE, UTILITY REFUND	10/22/2019	103.28	.00	20-4500 METERED WATER SALES	0	10/19		
1998	UTILITY REFUND #8	267068.01		CBH HOMES, 1679 N MADDERLAKE AVE, UTILITY REFUND	10/22/2019	150.73	.00	21-4600 SEWER USER FEES	0	10/19		
Total 267068.01:						419.65	.00					
1998	UTILITY REFUND #8	267070.01		CBH HOMES, 1655 N MADDERLAKE AVE, UTILITY REFUND	10/18/2019	144.78	.00	21-4600 SEWER USER FEES	0	10/19		
1998	UTILITY REFUND #8	267070.01		CBH HOMES, 1655 N MADDERLAKE AVE, UTILITY REFUND	10/18/2019	88.92	.00	20-4500 METERED WATER SALES	0	10/19		

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 267070.01:						233.70	.00					
1998	UTILITY REFUND #8	267101.01		CBH HOMES, 1810 N ALIZARIN AVE, UTILITY REFUND	10/22/2019	118.78	.00	21-4600 SEWER USER FEES	0	10/19		
1998	UTILITY REFUND #8	267101.01		CBH HOMES, 1810 N ALIZARIN AVE, UTILITY REFUND	10/22/2019	128.28	.00	20-4500 METERED WATER SALES	0	10/19		
Total 267101.01:						247.06	.00					
1998	UTILITY REFUND #8	267102.01		CBH HOMES, 1826 N ALIZARIN AVE, UTILITY REFUND	10/18/2019	124.65	.00	26-4975 SOLID WASTE USER FEES	0	10/19		
1998	UTILITY REFUND #8	267102.01		CBH HOMES, 1826 N ALIZARIN AVE, UTILITY REFUND	10/18/2019	166.45	.00	20-4500 METERED WATER SALES	0	10/19		
1998	UTILITY REFUND #8	267102.01		CBH HOMES, 1826 N ALIZARIN AVE, UTILITY REFUND	10/18/2019	153.66	.00	21-4600 SEWER USER FEES	0	10/19		
Total 267102.01:						444.76	.00					
1998	UTILITY REFUND #8	267103.01		CBH HOMES, 1842 N ALIZARIN AVE, UTILITY REFUND	10/22/2019	117.88	.00	21-4600 SEWER USER FEES	0	10/19		
1998	UTILITY REFUND #8	267103.01		CBH HOMES, 1842 N ALIZARIN AVE, UTILITY REFUND	10/22/2019	129.55	.00	20-4500 METERED WATER SALES	0	10/19		
Total 267103.01:						247.43	.00					
1998	UTILITY REFUND #8	267104.01		CBH HOMES, 1858 N ALIZARIN AVE, UTILITY REFUND	10/22/2019	129.19	.00	20-4500 METERED WATER SALES	0	10/19		
1998	UTILITY REFUND #8	267104.01		CBH HOMES, 1858 N ALIZARIN AVE, UTILITY REFUND	10/22/2019	118.27	.00	21-4600 SEWER USER FEES	0	10/19		
Total 267104.01:						247.46	.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
1998	UTILITY REFUND #8	267105.01		CBH HOMES, 1874 N ALIZARIN AVE, UTILITY REFUND	10/18/2019	128.28	.00	20-4500 METERED WATER SALES	0	10/19		
1998	UTILITY REFUND #8	267105.01		CBH HOMES, 1874 N ALIZARIN AVE, UTILITY REFUND	10/18/2019	118.78	.00	21-4600 SEWER USER FEES	0	10/19		
Total 267105.01:						247.06	.00					
1998	UTILITY REFUND #8	268105.01		CBH HOMES, 2756 W MIDNIGHT DR, UTILITY REFUND	10/25/2019	36.08	.00	20-4500 METERED WATER SALES	0	10/19		
1998	UTILITY REFUND #8	268105.01		CBH HOMES, 2756 W MIDNIGHT DR, UTILITY REFUND	10/25/2019	18.84	.00	21-4600 SEWER USER FEES	0	10/19		
Total 268105.01:						54.92	.00					
1998	UTILITY REFUND #8	268138.01A		CBH HOMES, 1661 N PEWTER AVE, UTILITY REFUND	10/18/2019	48.32	.00	20-4500 METERED WATER SALES	0	10/19		
Total 268138.01A:						48.32	.00					
1998	UTILITY REFUND #8	268316.00A		CBH HOMES, 2521 W QUILCEDA ST, UTILITY REFUND	10/18/2019	48.32	.00	20-4500 METERED WATER SALES	0	10/19		
Total 268316.00A:						48.32	.00					
1998	UTILITY REFUND #8	272045.01		STEPHEN K BURTENSHAW, 9248 S FORAKER AVE, UTILITY REFUND	10/14/2019	2.38	.00	26-4975 SOLID WASTE USER FEES	0	10/19		
1998	UTILITY REFUND #8	272045.01		STEPHEN K BURTENSHAW, 9248 S FORAKER AVE, UTILITY REFUND	10/14/2019	42.71	.00	20-4500 METERED WATER SALES	0	10/19		
1998	UTILITY REFUND #8	272045.01		STEPHEN K BURTENSHAW, 9248 S FORAKER AVE, UTILITY REFUND	10/14/2019	41.27	.00	21-4600 SEWER USER FEES	0	10/19		

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 272045.01:						86.36	.00					
1998	UTILITY REFUND #8	277120.01		CBH HOMES, 2554 N KENNETH AVE, UTILITY REFUND	10/25/2019	9.00	.00	20-4500 METERED WATER SALES	0	10/19		
1998	UTILITY REFUND #8	277120.01		CBH HOMES, 2554 N KENNETH AVE, UTILITY REFUND	10/25/2019	-.91	.00	21-4600 SEWER USER FEES	0	10/19		
Total 277120.01:						8.09	.00					
1998	UTILITY REFUND #8	277403.01		CBH HOMES, 220 W STRIPED OWL ST, UTILITY REFUND	10/18/2019	15.35	.00	25-4700 PRESS. IRRIGATI0N USER FEES	0	10/19		
1998	UTILITY REFUND #8	277403.01		CBH HOMES, 220 W STRIPED OWL ST, UTILITY REFUND	10/18/2019	17.21	.00	20-4500 METERED WATER SALES	0	10/19		
1998	UTILITY REFUND #8	277403.01		CBH HOMES, 220 W STRIPED OWL ST, UTILITY REFUND	10/18/2019	22.35	.00	21-4600 SEWER USER FEES	0	10/19		
Total 277403.01:						54.91	.00					
1998	UTILITY REFUND #8	277405.01		CBH HOMES, 227 W SNOWY OWL ST, UTILITY REFUND	10/18/2019	10.32	.00	20-4500 METERED WATER SALES	0	10/19		
1998	UTILITY REFUND #8	277405.01		CBH HOMES, 227 W SNOWY OWL ST, UTILITY REFUND	10/18/2019	15.47	.00	25-4700 PRESS. IRRIGATI0N USER FEES	0	10/19		
1998	UTILITY REFUND #8	277405.01		CBH HOMES, 227 W SNOWY OWL ST, UTILITY REFUND	10/18/2019	22.28	.00	21-4600 SEWER USER FEES	0	10/19		
Total 277405.01:						48.07	.00					
1998	UTILITY REFUND #8	277431.01		CBH HOMES, 2245 N MOUNTAIN ASH AVE, UTILITY REFUND	10/18/2019	19.25	.00	20-4500 METERED WATER SALES	0	10/19		
1998	UTILITY REFUND #8	277431.01		CBH HOMES, 2245 N MOUNTAIN ASH AVE, UTILITY REFUND	10/18/2019	13.76	.00	25-4700 PRESS. IRRIGATI0N USER FEES	0	10/19		

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
1998	UTILITY REFUND #8	277431.01		CBH HOMES, 2245 N MOUNTAIN ASH AVE, UTILITY REFUND	10/18/2019	25.00	.00	21-4600 SEWER USER FEES	0	10/19		
Total 277431.01:						58.01	.00					
1998	UTILITY REFUND #8	291050.00A		CBH HOMES, 3387 W DEVOTION DR, UTILITY REFUND	10/18/2019	48.32	.00	20-4500 METERED WATER SALES	0	10/19		
Total 291050.00A:						48.32	.00					
1998	UTILITY REFUND #8	291063.00		CBH HOMES, 6738 S MEMORY WAY, UTILITY REFUND	10/25/2019	20.83	.00	21-4600 SEWER USER FEES	0	10/19		
1998	UTILITY REFUND #8	291063.00		CBH HOMES, 6738 S MEMORY WAY, UTILITY REFUND	10/25/2019	37.19	.00	20-4500 METERED WATER SALES	0	10/19		
Total 291063.00:						58.02	.00					
1998	UTILITY REFUND #8	291064.00A		CBH HOMES, 6776 S MEMORY WAY, UTILITY REFUND	10/18/2019	48.32	.00	20-4500 METERED WATER SALES	0	10/19		
Total 291064.00A:						48.32	.00					
1998	UTILITY REFUND #8	291066.00A		CBH HOMES, 6820 S MEMORY WAY, UTILITY REFUND	10/18/2019	48.32	.00	20-4500 METERED WATER SALES	0	10/19		
Total 291066.00A:						48.32	.00					
1998	UTILITY REFUND #8	291078.00		CBH HOMES, 6737 S ALLEGIANCE AVE, UTILITY REFUND	10/18/2019	17.20	.00	20-4500 METERED WATER SALES	0	10/19		
1998	UTILITY REFUND #8	291078.00		CBH HOMES, 6737 S ALLEGIANCE AVE, UTILITY REFUND	10/18/2019	22.34	.00	21-4600 SEWER USER FEES	0	10/19		
1998	UTILITY REFUND #8	291078.00		CBH HOMES, 6737 S ALLEGIANCE AVE, UTILITY REFUND	10/18/2019	18.47	.00	25-4700 PRESS. IRRIGATI0N USER FEES	0	10/19		

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 291078.00:						58.01	.00					
1998	UTILITY REFUND #8	291079.00A		CBH HOMES, 6701 S ALLEGIANCE AVE, UTILITY REFUND	10/18/2019	48.32	.00	20-4500 METERED WATER SALES	0	10/19		
Total 291079.00A:						48.32	.00					
1998	UTILITY REFUND #8	292003.00		CBH HOMES, 2757 W PEAR APPLE ST, UTILITY REFUND	10/29/2019	28.02	.00	20-4500 METERED WATER SALES	0	10/19		
1998	UTILITY REFUND #8	292003.00		CBH HOMES, 2757 W PEAR APPLE ST, UTILITY REFUND	10/29/2019	-5.81	.00	21-4600 SEWER USER FEES	0	10/19		
Total 292003.00:						22.21	.00					
1998	UTILITY REFUND #8	292004.00		CBH HOMES, 2735 W PEAR APPLE ST, UTILITY REFUND	10/25/2019	-.95	.00	21-4600 SEWER USER FEES	0	10/19		
1998	UTILITY REFUND #8	292004.00		CBH HOMES, 2735 W PEAR APPLE ST, UTILITY REFUND	10/25/2019	10.66	.00	20-4500 METERED WATER SALES	0	10/19		
Total 292004.00:						9.71	.00					
1998	UTILITY REFUND #8	292006.00		CBH HOMES, 2691 W PEAR APPLE ST, UTILITY REFUND	10/14/2019	.41	.00	21-4600 SEWER USER FEES	0	10/19		
1998	UTILITY REFUND #8	292006.00		CBH HOMES, 2691 W PEAR APPLE ST, UTILITY REFUND	10/14/2019	3.05	.00	20-4500 METERED WATER SALES	0	10/19		
Total 292006.00:						3.46	.00					
1998	UTILITY REFUND #8	292022.00		CBH HOMES, 2736 W PEAR APPLE ST, UTILITY REFUND	10/14/2019	-7.85	.00	21-4600 SEWER USER FEES	0	10/19		
1998	UTILITY REFUND #8	292022.00		CBH HOMES, 2736 W PEAR APPLE ST, UTILITY REFUND	10/14/2019	17.53	.00	20-4500 METERED WATER SALES	0	10/19		

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 292022.00:						9.68	.00					
1998	UTILITY REFUND #8	292023.00A		CBH HOMES, 8783 S BARATHEON AVE, UTILITY REFUND	10/18/2019	48.32	.00	20-4500 METERED WATER SALES	0	10/19		
Total 292023.00A:						48.32	.00					
1998	UTILITY REFUND #8	292053.00		CBH HOMES, 8655 S INARA AVE, UTILITY REFUND	10/14/2019	-9.60	.00	21-4600 SEWER USER FEES	0	10/19		
1998	UTILITY REFUND #8	292053.00		CBH HOMES, 8655 S INARA AVE, UTILITY REFUND	10/14/2019	16.18	.00	20-4500 METERED WATER SALES	0	10/19		
Total 292053.00:						6.58	.00					
1998	UTILITY REFUND #8	292055.00		CBH HOMES, 8699 S INARA AVE, UTILITY REFUND	10/14/2019	17.53	.00	20-4500 METERED WATER SALES	0	10/19		
1998	UTILITY REFUND #8	292055.00		CBH HOMES, 8699 S INARA AVE, UTILITY REFUND	10/14/2019	-7.85	.00	21-4600 SEWER USER FEES	0	10/19		
Total 292055.00:						9.68	.00					
1998	UTILITY REFUND #8	300065.03		KENNA MUCHOW, 2638 N HOSE GULCH AVE, UTILITY REFUND	10/22/2019	28.67	.00	21-4600 SEWER USER FEES	0	10/19		
1998	UTILITY REFUND #8	300065.03		KENNA MUCHOW, 2638 N HOSE GULCH AVE, UTILITY REFUND	10/22/2019	33.90	.00	20-4500 METERED WATER SALES	0	10/19		
1998	UTILITY REFUND #8	300065.03		KENNA MUCHOW, 2638 N HOSE GULCH AVE, UTILITY REFUND	10/22/2019	22.10	.00	26-4975 SOLID WASTE USER FEES	0	10/19		
Total 300065.03:						84.67	.00					
1998	UTILITY REFUND #8	302141.01A		STACY CONSTRUCTION, 982 E ANDES DR, UTILITY REFUND	10/18/2019	48.32	.00	20-4500 METERED WATER SALES	0	10/19		

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 302141.01A:						48.32	.00					
1998	UTILITY REFUND #8	302201.00A		STACY CONSTRUCTION, INC, 495 E FOX BAY ST, UTILITY REFUND	10/18/2019	48.32	.00	20-4500 METERED WATER SALES	0	10/19		
Total 302201.00A:						48.32	.00					
1998	UTILITY REFUND #8	302214.00		BALT LLC, 9247 S PALENA PL, UTILITY REFUND	10/29/2019	26.21	.00	20-4500 METERED WATER SALES	0	10/19		
1998	UTILITY REFUND #8	302214.00		BALT LLC, 9247 S PALENA PL, UTILITY REFUND	10/29/2019	-7.12	.00	21-4600 SEWER USER FEES	0	10/19		
Total 302214.00:						19.09	.00					
1998	UTILITY REFUND #8	302217.00		OLYMPIC HOMES, 9274 S PALENA PL, UTILITY REFUND	10/22/2019	9.70	.00	20-4500 METERED WATER SALES	0	10/19		
Total 302217.00:						9.70	.00					
1998	UTILITY REFUND #8	302220.00		KW HOMES, 9316 S PALENA PL, UTILITY REFUND	10/14/2019	67.67	.00	20-4500 METERED WATER SALES	0	10/19		
1998	UTILITY REFUND #8	302220.00		KW HOMES, 9316 S PALENA PL, UTILITY REFUND	10/14/2019	48.87	.00	21-4600 SEWER USER FEES	0	10/19		
Total 302220.00:						116.54	.00					
1998	UTILITY REFUND #8	302224.00		SCHROEDER ENTERPRISES, 575 E ANDES DR, UTILITY REFUND	10/29/2019	22.72	.00	20-4500 METERED WATER SALES	0	10/19		
1998	UTILITY REFUND #8	302224.00		SCHROEDER ENTERPRISES, 575 E ANDES DR, UTILITY REFUND	10/29/2019	-8.99	.00	21-4600 SEWER USER FEES	0	10/19		
Total 302224.00:						13.73	.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
1998	UTILITY REFUND #8	302235.00		EAGLEWOOD HOMES INC, 9073 S PALENA AVE, UTILITY REFUND	10/18/2019	22.29	.00	25-4700 PRESS. IRRIGATI0N USER FEES	0	10/19		
1998	UTILITY REFUND #8	302235.00		EAGLEWOOD HOMES INC, 9073 S PALENA AVE, UTILITY REFUND	10/18/2019	15.54	.00	20-4500 METERED WATER SALES	0	10/19		
1998	UTILITY REFUND #8	302235.00		EAGLEWOOD HOMES INC, 9073 S PALENA AVE, UTILITY REFUND	10/18/2019	20.18	.00	21-4600 SEWER USER FEES	0	10/19		
Total 302235.00:						58.01	.00					
1998	UTILITY REFUND #8	302237.00		FLAHERTY HOMES, 384 E PASCUA DR, UTILITY REFUND	10/16/2019	49.01	.00	20-4500 METERED WATER SALES	0	10/19		
1998	UTILITY REFUND #8	302237.00		FLAHERTY HOMES, 384 E PASCUA DR, UTILITY REFUND	10/16/2019	37.02	.00	21-4600 SEWER USER FEES	0	10/19		
Total 302237.00:						86.03	.00					
1998	UTILITY REFUND #8	303252.00		HUBBLE HOMES, 2438 N DESTINY AVE, UTILITY REFUND	10/14/2019	13.91	.00	20-4500 METERED WATER SALES	0	10/19		
1998	UTILITY REFUND #8	303252.00		HUBBLE HOMES, 2438 N DESTINY AVE, UTILITY REFUND	10/14/2019	9.12	.00	21-4600 SEWER USER FEES	0	10/19		
Total 303252.00:						23.03	.00					
1998	UTILITY REFUND #8	303265.00		HUBBLE HOMES, 2327 N DESTINY AVE, UTILITY REFUND	10/22/2019	.37	.00	21-4600 SEWER USER FEES	0	10/19		
1998	UTILITY REFUND #8	303265.00		HUBBLE HOMES, 2327 N DESTINY AVE, UTILITY REFUND	10/22/2019	9.28	.00	20-4500 METERED WATER SALES	0	10/19		
Total 303265.00:						9.65	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1998	UTILITY REFUND #8	303277.00		HUBBLE HOMES, 1144 E BRUSH CREEK ST, UTILITY REFUND	10/16/2019	19.89	.00	21-4600 SEWER USER FEES	0	10/19		
1998	UTILITY REFUND #8	303277.00		HUBBLE HOMES, 1144 E BRUSH CREEK ST, UTILITY REFUND	10/16/2019	35.01	.00	20-4500 METERED WATER SALES	0	10/19		
Total 303277.00:						54.90	.00					
1998	UTILITY REFUND #8	303278.00		HUBBLE HOMES, 2252 N HOSE GULCH AVE, UTILITY REFUND	10/14/2019	3.64	.00	21-4600 SEWER USER FEES	0	10/19		
1998	UTILITY REFUND #8	303278.00		HUBBLE HOMES, 2252 N HOSE GULCH AVE, UTILITY REFUND	10/14/2019	4.55	.00	20-4500 METERED WATER SALES	0	10/19		
Total 303278.00:						8.19	.00					
1998	UTILITY REFUND #8	303281.00		HUBBLE HOMES, 1163 E BRUSH CREEK ST, UTILITY REFUND	10/22/2019	55.35	.00	20-4500 METERED WATER SALES	0	10/19		
1998	UTILITY REFUND #8	303281.00		HUBBLE HOMES, 1163 E BRUSH CREEK ST, UTILITY REFUND	10/22/2019	18.37	.00	21-4600 SEWER USER FEES	0	10/19		
Total 303281.00:						73.72	.00					
1998	UTILITY REFUND #8	303282.00A		HUBBLE HOMES, 1145 E BRUSH CREEK ST, UTILITY REFUND	10/18/2019	48.32	.00	20-4500 METERED WATER SALES	0	10/19		
Total 303282.00A:						48.32	.00					
1998	UTILITY REFUND #8	303284.00		HUBBLE HOMES, 1109 E BRUSH CREEK ST, UTILITY REFUND	10/29/2019	2.27	.00	21-4600 SEWER USER FEES	0	10/19		
1998	UTILITY REFUND #8	303284.00		HUBBLE HOMES, 1109 E BRUSH CREEK ST, UTILITY REFUND	10/29/2019	41.74	.00	20-4500 METERED WATER SALES	0	10/19		

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 303284.00:						44.01	.00					
1998	UTILITY REFUND #8	303285.00		HUBBLE HOMES, 1091 E BRUSH CREEK ST, UTILITY REFUND	10/22/2019	18.64	.00	21-4600 SEWER USER FEES	0	10/19		
1998	UTILITY REFUND #8	303285.00		HUBBLE HOMES, 1091 E BRUSH CREEK ST, UTILITY REFUND	10/22/2019	36.28	.00	20-4500 METERED WATER SALES	0	10/19		
Total 303285.00:						54.92	.00					
1998	UTILITY REFUND #8	303298.00		HUBBLE HOMES, 2109 N GREENVILLE AVE, UTILITY REFUND	10/25/2019	46.14	.00	20-4500 METERED WATER SALES	0	10/19		
1998	UTILITY REFUND #8	303298.00		HUBBLE HOMES, 2109 N GREENVILLE AVE, UTILITY REFUND	10/25/2019	8.78	.00	21-4600 SEWER USER FEES	0	10/19		
Total 303298.00:						54.92	.00					
1998	UTILITY REFUND #8	320048.00		HAYDEN HOMES, 1910 E MESA FALLS ST, UTILITY REFUND	10/25/2019	19.25	.00	21-4600 SEWER USER FEES	0	10/19		
1998	UTILITY REFUND #8	320048.00		HAYDEN HOMES, 1910 E MESA FALLS ST, UTILITY REFUND	10/25/2019	38.79	.00	20-4500 METERED WATER SALES	0	10/19		
Total 320048.00:						58.04	.00					
1998	UTILITY REFUND #8	330012.00A		TOLL BROS INC, 1009 E BUCK DR, UTILITY REFUND	10/18/2019	48.32	.00	20-4500 METERED WATER SALES	0	10/19		
Total 330012.00A:						48.32	.00					
1998	UTILITY REFUND #8	330023.00A		TOLL BROS INC, 1008 E BUCK DR, UTILITY REFUND	10/18/2019	48.32	.00	20-4500 METERED WATER SALES	0	10/19		

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 330023.00A:						48.32	.00					
1998	UTILITY REFUND #8	330029.00		TOLL BROS INC, 927 E TROPHY ST, UTILITY REFUND	10/22/2019	20.35	.00	21-4600 SEWER USER FEES	0	10/19		
1998	UTILITY REFUND #8	330029.00		TOLL BROS INC, 927 E TROPHY ST, UTILITY REFUND	10/22/2019	36.13	.00	20-4500 METERED WATER SALES	0	10/19		
Total 330029.00:						56.48	.00					
1998	UTILITY REFUND #8	330030.00		TOLL BROS INC, 901 E TROPHY ST, UTILITY REFUND	10/29/2019	43.76	.00	20-4500 METERED WATER SALES	0	10/19		
1998	UTILITY REFUND #8	330030.00		TOLL BROS INC, 901 E TROPHY ST, UTILITY REFUND	10/29/2019	4.93	.00	21-4600 SEWER USER FEES	0	10/19		
Total 330030.00:						48.69	.00					
1998	UTILITY REFUND #8	330034.00		TOLL BROS INC, 1899 N MEADOWFIELD AVE, UTILITY REFUND	10/29/2019	7.06	.00	21-4600 SEWER USER FEES	0	10/19		
1998	UTILITY REFUND #8	330034.00		TOLL BROS INC, 1899 N MEADOWFIELD AVE, UTILITY REFUND	10/29/2019	49.44	.00	20-4500 METERED WATER SALES	0	10/19		
Total 330034.00:						56.50	.00					
1998	UTILITY REFUND #8	330066.00A		TOLL BROS INC, 1672 N SNOWFIELD PL, UTILITY REFUND	10/18/2019	48.32	.00	20-4500 METERED WATER SALES	0	10/19		
Total 330066.00A:						48.32	.00					
1998	UTILITY REFUND #8	330078.00		TOLL BROS INC, 1201 E TROPHY ST, UTILITY REFUND	10/29/2019	6.97	.00	21-4600 SEWER USER FEES	0	10/19		
1998	UTILITY REFUND #8	330078.00		TOLL BROS INC, 1201 E TROPHY ST, UTILITY REFUND	10/29/2019	47.97	.00	20-4500 METERED WATER SALES	0	10/19		

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 330078.00:						54.94	.00					
1998	UTILITY REFUND #8	330079.00		TOLL BROS INC, 1185 E TROPHY ST, UTILITY REFUND	10/16/2019	5.91	.00	20-4500 METERED WATER SALES	0	10/19		
1998	UTILITY REFUND #8	330079.00		TOLL BROS INC, 1185 E TROPHY ST, UTILITY REFUND	10/16/2019	.67	.00	21-4600 SEWER USER FEES	0	10/19		
Total 330079.00:						6.58	.00					
1998	UTILITY REFUND #8	340039.01		CBH HOMES, 6743 S BIRCH CREEK AVE, UTILITY REFUND	10/25/2019	17.48	.00	21-4600 SEWER USER FEES	0	10/19		
1998	UTILITY REFUND #8	340039.01		CBH HOMES, 6743 S BIRCH CREEK AVE, UTILITY REFUND	10/25/2019	34.32	.00	20-4500 METERED WATER SALES	0	10/19		
Total 340039.01:						51.80	.00					
1998	UTILITY REFUND #8	340046.01A		CBH HOMES, 6614 S BIRCH CREEK AVE, UTILITY REFUND	10/18/2019	48.32	.00	20-4500 METERED WATER SALES	0	10/19		
Total 340046.01A:						48.32	.00					
1998	UTILITY REFUND #8	340052.01		CBH HOMES, 6701 S CATFISH CREEK AVE, UTILITY REFUND	10/18/2019	17.45	.00	20-4500 METERED WATER SALES	0	10/19		
1998	UTILITY REFUND #8	340052.01		CBH HOMES, 6701 S CATFISH CREEK AVE, UTILITY REFUND	10/18/2019	22.67	.00	21-4600 SEWER USER FEES	0	10/19		
1998	UTILITY REFUND #8	340052.01		CBH HOMES, 6701 S CATFISH CREEK AVE, UTILITY REFUND	10/18/2019	22.57	.00	25-4700 PRESS. IRRIGATI0N USER FEES	0	10/19		
Total 340052.01:						62.69	.00					
1998	UTILITY REFUND #8	340064.01		CBH HOMES, 1539 W CROOKED RIVER DR, UTILITY REFUND	10/14/2019	.34	.00	20-4500 METERED WATER SALES	0	10/19		

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 340064.01:						.34	.00					
1998	UTILITY REFUND #8	92090.04		LOGAN MANGUM, 1387 N ANTIMONY PL, UTILITY REFUND	10/14/2019	31.04	.00	26-4975 SOLID WASTE USER FEES	0	10/19		
1998	UTILITY REFUND #8	92090.04		LOGAN MANGUM, 1387 N ANTIMONY PL, UTILITY REFUND	10/14/2019	35.89	.00	21-4600 SEWER USER FEES	0	10/19		
1998	UTILITY REFUND #8	92090.04		LOGAN MANGUM, 1387 N ANTIMONY PL, UTILITY REFUND	10/14/2019	40.60	.00	20-4500 METERED WATER SALES	0	10/19		
Total 92090.04:						107.53	.00					
Total UTILITY REFUND #8:						16,082.46	.00					
UTILITY TRAILER SALES OF IDAHO, INC.												
1641	UTILITY TRAILER SALES OF IDAHO, INC.	46429PB	9153	GREASE TUBS, B.GILLOGLY, OCT.'19 - SEWER	10/09/2019	25.77	.00	21-6150 M & R - SYSTEM	0	10/19		
1641	UTILITY TRAILER SALES OF IDAHO, INC.	46429PB	9153	GREASE TUBS, B.GILLOGLY, OCT.'19 - WATER	10/09/2019	25.77	.00	20-6150 M & R - SYSTEM	0	10/19		
1641	UTILITY TRAILER SALES OF IDAHO, INC.	46429PB	9153	GREASE TUBS, B.GILLOGLY, OCT.'19 - P.I	10/09/2019	12.89	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	10/19		
1641	UTILITY TRAILER SALES OF IDAHO, INC.	46429PB	9153	GREASE TUBS, B.GILLOGLY, OCT.'19	10/09/2019	64.44	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	0	10/19		
Total 46429PB:						128.87	.00					
Total UTILITY TRAILER SALES OF IDAHO, INC.:						128.87	.00					
VERIZON WIRELESS												
1575	VERIZON WIRELESS	9839177605		TABLET SERVICE, 9/2-10/1/19 - ADMIN	10/01/2019	3.68	.00	01-6255 TELEPH0NE	0	10/19		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1575	VERIZON WIRELESS	9839177605		TABLET SERVICE, 9/2-10/1/19 - WATER	10/01/2019	42.04	.00	20-6255 TELEPH0NE EXPENSE	0	10/19		
1575	VERIZON WIRELESS	9839177605		TABLET SERVICE, 9/2-10/1/19 - P.I	10/01/2019	11.46	.00	25-6255 TELEPH0NE EXPENSE	0	10/19		
1575	VERIZON WIRELESS	9839177605		TABLET SERVICE, 9/2-10/1/19 - BUILDING INSPECTION	10/01/2019	30.87	.00	01-6255 TELEPH0NE	1005	10/19		
1575	VERIZON WIRELESS	9839177605		TABLET SERVICE, 9/2-10/1/19 - PARKS	10/01/2019	8.09	.00	01-6255 TELEPH0NE	1004	10/19		
1575	VERIZON WIRELESS	9839177605		TABLET SERVICE, 9/2-10/1/19 - SEWER	10/01/2019	50.86	.00	21-6255 TELEPH0NE EXPENSE	0	10/19		
Total 9839177605:						147.00	.00					
1575	VERIZON WIRELESS	9839177606		IPAD SERVICE, 9/2-10/1/19 - WATER	10/01/2019	6.61	.00	20-6255 TELEPH0NE EXPENSE	0	10/19		
1575	VERIZON WIRELESS	9839177606		IPAD SERVICE, 9/2-10/1/19 - P.I	10/01/2019	1.79	.00	25-6255 TELEPH0NE EXPENSE	0	10/19		
1575	VERIZON WIRELESS	9839177606		IPAD SERVICE, 9/2-10/1/19 - PARKS	10/01/2019	20.02	.00	01-6255 TELEPH0NE	1004	10/19		
1575	VERIZON WIRELESS	9839177606		IPAD SERVICE, 9/2-10/1/19 - ADMIN	10/01/2019	5.01	.00	01-6255 TELEPH0NE	0	10/19		
1575	VERIZON WIRELESS	9839177606		IPAD SERVICE, 9/2-10/1/19 - SEWER	10/01/2019	6.61	.00	21-6255 TELEPH0NE EXPENSE	0	10/19		
Total 9839177606:						40.04	.00					
Total VERIZON WIRELESS:						187.04	.00					

WESTERN RECORDS DESTRUCTION, INC.

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
1633	WESTERN RECORDS DESTRUCTION, INC.	0457436		RECORDS DESTRUCTION, 29 BOXES, 09/01/2019-09/30/2019, SEP. '19 - P.I.	10/01/2019	9.50	.00	25-6052 C0NTRACT SERVICES	0	10/19		
1633	WESTERN RECORDS DESTRUCTION, INC.	0457436		RECORDS DESTRUCTION, 29 BOXES, 09/01/2019-09/30/2019, SEP. '19 - WATER	10/01/2019	24.70	.00	20-6052 CONTRACT SERVICES	0	10/19		
1633	WESTERN RECORDS DESTRUCTION, INC.	0457436		RECORDS DESTRUCTION, 29 BOXES, 09/01/2019-09/30/2019, SEP. '19 - ADMIN	10/01/2019	36.10	.00	01-6052 CONTRACT SERVICES	0	10/19		
1633	WESTERN RECORDS DESTRUCTION, INC.	0457436		RECORDS DESTRUCTION, 29 BOXES, 09/01/2019-09/30/2019, SEP. '19 - SEWER	10/01/2019	24.70	.00	21-6052 C0NTRACT SERVICES	0	10/19		
Total 0457436:						95.00	.00					
Total WESTERN RECORDS DESTRUCTION, INC.:						95.00	.00					
WESTERN STATES EQUIPMENT CO.												
98	WESTERN STATES EQUIPMENT CO.	IN001115982		TROUBLESHOOTING GENERATOR TRANSFER SWITCH AT S KAY AVE, OCT.'19	10/11/2019	262.50	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	10/19		
Total IN001115982:						262.50	.00					
Total WESTERN STATES EQUIPMENT CO.:						262.50	.00					
Grand Totals:						423,080.01	252,523.16					

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

Dated: _____

Mayor: _____

City Council: _____

_____

_____

_____

_____

_____

City Treasurer: _____

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

RESOLUTION NO. R80-2019
CITY OF KUNA, IDAHO

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING THE GOVERNMENT PRODUCT LEASE AGREEMENT WITH METER RENTAL AGREEMENT WITH MAILFINANCE, A NEOPOST USA COMPANY, TO CONTINUE LEASING A POSTAL METER, AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

WHEREAS, the City Council approved R60-2015 on September 15, 2015 approving the Postal Meter Lease Agreement with MailFinance, a Neopost USA Company; and

WHEREAS, the term of the Postal Meter Lease Agreement expires on November 4, 2019; and

WHEREAS, the City would like to continue leasing the postal meter.

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

Section 1. The Government Product Lease Agreement with Meter Rental Agreement with MailFinance, a Neopost USA Company, in substantially the format, as attached hereto as "**EXHIBIT A**" is hereby approved.

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

PASSED BY THE COUNCIL of Kuna, Idaho this 6th day of November, 2019.

APPROVED BY THE MAYOR of Kuna, Idaho this 6th day of November, 2019.

_____
Joe L. Stear, Mayor

ATTEST:

_____
Chris Engels, City Clerk

MailFinance
A Neopost USA Company

Government Product Lease Agreement
with Meter Rental Agreement

Section (A) Office Information

Office Number	Office Name	Phone #	Date
612	Neopost Central	(801) 746-4005	10/21/2019

Section (B) Billing Information

Company Name	City of Kuna		
DBA			
Billing Address	751 W 4th St		
City State Zip+4	Kuna	ID	83634
Contact Name	Jared Empey	Phone	(208) 895-8373
Contact Title	City Treasurer	Fax	
Email Address	jempey@kunaid.gov	PO #	

Section (C) Installation Information (if different from billing information)

Company Name	City of Kuna		
Installation Address	751 W 4th St		
City State Zip+4	Kuna	ID	83634
Contact Name	Jared Empey	Phone	(208) 895-8373
Contact Title	City Treasurer	Fax	
Email Address	jempey@kunaid.gov		
Main Post Office		PO 5-Digit Zip Code	

Section (D) Products

Qty	Model / Part Number	Description (include Serial Number, if applicable)
1	IN600AFSH	IN Series 600 Base w/ Autofeeder, Sealer & Catch Tray
1	INWP10	IN Series 10 lb Weighing Platform
1	INDW10	IN Series 6/7 Base 10lb. Differential Weighing
1	WP10STDN	Scale Stand for ISWP10 & INWP10

Section (E) Lease Payment Information & Schedule

Tax Status:
- ☐ Taxable
- ☑ Tax Exempt
  Certificate attached

Billing Frequency:
- ☐ Monthly
- ☑ Quarterly
- ☐ Annually

Billing Method:
- ☑ Standard
- ☐ Arrears

Number of Months		Monthly Payment (Plus applicable taxes)
First	48	$193.63

Current Lease Number: **N15103223**

☐ ACH (Customer to submit authorization form)

Section (F) Postage Meter & Postage Funding Information

Meter Model	IN600AFAI	Machine Model	IN600AFSH

Postage Funding Method:
- ☑ Bill Me ☐ Prepay by Check
- ☐ ACH Debit (Submit customer authorization form)
- ☐ OMAS ☐ CPU (include authorization form)

Agency Code _____ Sub Agency Code _____

Postage Funding Account:
- ☑ POC ☐ TMS
- ☐ New ☑ Existing

Existing Account Number: **97507877**

Service Products (Check all that apply)
- ☑ Online Postal Rates iMeter™ App (SP10)
- ☐ Online Postal Expense Manager iMeter™ App (SP20/NeoStats)
- ☐ Online E-Services iMeter™ App (SP30)
- ☑ NeoShip PLUS (EP70PLUS)
- ☑ NeoShip Install & User Guide (EP70GUIDES)
- ☐ RunMyMail ☐ 3G/4G Cell Service
- ☑ Maintenance - Standard
- ☑ Installation/Training
- ☐ Software Support for premise (non-cloud) solutions

Section (G) Approval

Existing customers who currently fund the Postage account by ACH Debit will not be converted to NeoFunds/TotalFunds unless initialed here _____.

This document consists of a Government Product Lease ("Lease") with MailFinance Inc.; and a Postage Meter Rental Agreement ("Rental Agreement"), Maintenance Agreement, and an Online Services and Software Agreement with Neopost USA Inc.; and a NeoFunds/TotalFunds Account Agreement with Mailroom Finance, Inc. Your signature constitutes an offer to enter into the Lease and, if applicable, the other agreements, and acknowledges that you have received, read, and agree to all applicable terms and conditions (version Government-Equipment-Lease-Terms-USPS-Direct-v4-16), which are also available at https://www.neopost.com/terms/government-equipment-lease-terms-usps-direct-v4-16.pdf, and that you are authorized to sign the agreements on behalf of the customer identified above. The applicable agreements will become binding on the companies identified above only after an authorized individual accepts your offer by signing below, or when the equipment is shipped to you.

******* SEE PURCHASE ORDER ******
Authorized Signature _____ Print Name and Title _____ Date Accepted

_____ _____
Accepted by Neopost USA and its Affiliates Date Accepted

Customer

Organization	City of Kuna		
DBA			
Address	751 W 4th St		
City State Zip	Kuna	ID	83634
Phone	(208) 895-8373	**Fax**	

Example Purchase Order - Lease

NASPO/ValuePoint Contract #: ADSPO 16-169901
and / or
State Participating Addendum (PA) #:
PADD18200408 (ID)

Vendor

Company Name	MailFinance, Inc.	FEDERAL ID# 94-2984524	
Attention	Government Sales	DUNS# 150836872	
Address	478 Wheelers Farms Rd		
City State Zip	Milford	CT	06461
Phone	(866) 448-0045	**Fax**	(203) 301-2600

Ship To

Organization	City of Kuna		
Attention	Jared Empey		
Address	751 W 4th St		
City State Zip	Kuna	ID	83634
Phone	(208) 895-8373	**Email**	jempey@kunaid.gov

P.O. Number	P.O. Date	Requisitioner	Shipped Via	F.O.B. Point	Terms
			Ground	Destination	Quarterly Invoicing

QTY	Unit	Description	Unit Price	Total
48	Months	Lease Payment	$193.63	$9,294.24

Lease payment specified above for products listed below includes, as applicable, reduced price equipment maintenance to reflect first year free, meter rental, meter resets, postal rate changes, software license/support/subscription fees, delivery, installation, and operator training.

Products

QTY	Product ID	Description
1	IN600AFSH	IN Series 600 Base w/ Autofeeder, Sealer & Catch Tray
1	INWP10	IN Series 10 lb Weighing Platform
1	INDW10	IN Series 6/7 Base 10lb. Differential Weighing
1	WP10STDN	Scale Stand for ISWP10 & INWP10

1) **Order is governed under the terms and conditions of the NASPO/ValuePoint Master Price Agreement Contract Number ADSPO16-169901. Enter this order in accordance with the prices, terms, delivery method, and specifications listed above.**

2) **Payments will be sent to:**
MailFinance Inc.
Dept 3682
PO Box 123682
Dallas TX 75312-3682

3) **Send all correspondence to;**
MailFinance Inc.
478 Wheelers Farms Rd
Milford CT 06461

Authorized by _____ Date _____

Print Name _____ Title _____

This is NOT an actual purchase order. This document is intended to serve as an example for requisitioners to reference when preparing purchase orders to lease Neopost solutions available on the current NASPO//ValuePoint contract.

RESOLUTION NO. R81-2019
CITY OF KUNA, IDAHO

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING A PERFORMANCE BOND BY TOLL ID I, LLC, FOR THE WINFIELD SPRINGS SUBDIVISION NO. 5 FOR UNCOMPLETED WORK INCLUDING LANDSCAPING, STREET LIGHTING AND FENCING PURSUANT TO THE TERMS OF THIS RESOLUTION.

WHEREAS, Winfield Springs Subdivision No. 5 exists as part of an approved preliminary plat; and

WHEREAS, construction plans for Winfield Springs Subdivision No. 5 were approved by the Kuna City Engineer on September 10, 2019; and

WHEREAS, construction was commenced but not completed for certain items, per the approved plans; and

WHEREAS, the landscaping, street lighting, and fencing have not been completed for Winfield Springs Subdivision No. 5 according to the approved construction plans and developer seeks to bond for the unfinished work; and

WHEREAS, the landscaping completion has been estimated at two hundred seventy-eight thousand four hundred fifty dollars and ninety-two cents ($278,450.92) adding 25% for a total of three hundred forty-eight thousand sixty-three dollars and sixty-five cents ($348,063.65); and

WHEREAS, the street lighting completion has been estimated at sixty-four thousand seventy dollars and zero cents ($64,070.00) adding 25% for a total of eighty thousand eighty-seven dollars and fifty cents ($80,087.50); and

WHERAS, the fencing completion has been estimated at one hundred fourteen thousand six hundred sixty-eight dollars and ninety cents ($114,668.90) adding 25% for a total of one hundred forty-three thousand three hundred thirty-six dollars and thirteen cents ($143,336.13); and

WHEREAS, developer desires to record the final plat for Winfield Springs Subdivision No. 5 prior to completion of construction; and

WHEREAS, Kuna City Code 6-2-4 and 6-4-3 allows for and sets the conditions for recording a final plat prior to the completion of construction.

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Kuna, Idaho, that the Kuna City Engineer is hereby authorized to accept an irrevocable standby Letter of Credit and/or bond check in lieu of construction for Winfield Springs Subdivision No. 5 under the following terms and conditions:

1. All bids amounts submitted for unfinished construction are valid for the life of the Letter of Credit;

2. The Letter of Credit is irrevocable, is drawn upon an FDIC or FSLIC insured institution, is an institution with an office where presentment can be made within 50 miles of Kuna City Hall, the Letter of Credit is claimable up to 30 days prior to expiry and expiry is not more than one year from the date of issuance;
3. The face amount of the Letter of Credit is at least five hundred seventy-one thousand four hundred eighty-seven dollars and twenty-eight cents ($571,487.28);
4. No more than 50% of available permits can be claimed during the life of the Letter of Credit and if improvements are not completed within 120 days of issuance of the Letter of Credit, no further building permits can be issued;

PASSED BY THE COUNCIL of Kuna, Idaho this 6th day of November, 2019.

APPROVED BY THE MAYOR of Kuna, Idaho this 6th day of November, 2019.

_____
Joe L. Stear, Mayor

ATTEST:

_____
Chris Engels, City Clerk

CITY OF KUNA IMPROVEMENT AGREEMENT (CASH BOND)

THIS AGREEMENT is made by and between TOLL ID I, LLC, (hereinafter "Developer"); whose address is 3301 W. Sheryl Dr., Suite 100, Meridian, ID 83642, and CITY OF KUNA, a municipal corporation of the State of Idaho, (hereinafter "City"); whose address is Post Office Box 13, Kuna, Idaho 83634.

WHEREAS, Developer desires to record its final plat for phase five of the development known as Winfield Springs Subdivision, ("Development") located in the City of Kuna; and

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

NOW, THEREFORE, THE PARTIES HEREBY AGREE AS FOLLOWS:

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

    a. Approved Landscape Plan for Winfield Springs Subdivision No. 5 and the associated Bid for Landscaping by Idaho Site Works, LLC, and;

    b. Approved Street Light Plan for Winfield Springs Subdivision No. 5 and the associated Bid for street lighting by Southern Idaho Electric Inc., and;

    c. Approved Fence Plan for Winfield Springs Subdivision No. 5 and the associated Bid for fencing by Butte Fence, Inc.

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

2. Cash Deposit. Developer has executed and delivered to City cash, cashier's check or wired funds (City to provide financial institution information upon execution of agreement) to the City's trust account in the aggregate amount of five hundred seventy-one thousand four hundred eighty-seven dollars and twenty-eight cents ($571,487.28), for deposit with City in its accounts (the "Cash Deposit"), which includes:

    a. The initial City Engineer or Public Works Director's estimated cost of the remaining work shall as determined, in part, from the detailed bids provided by the sub-divider's contractors in an amount, plus twenty-five (25) percent, for an amount of one hundred twenty-five (125) percent;

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

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

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

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

5. Refund or Withdrawal. City may withdraw funds from Cash Deposit if (1) Improvements are not completed as required by this Agreement within the time period specified in Paragraph 6, or if (2) Improvements are not installed strictly in accordance with Paragraph 1 and written notice of the deficiency has been given to Developer, who has failed to remedy the deficiency within ten (10) days after the notice is sent. In said event, City may withdraw funds from Cash Deposit both (1) those amounts necessary to either complete Improvements as required herein or alter or repair Improvements to conform to the requirements hereof, and (2) City's cost of administration incurred in obtaining Cash Deposit, including attorney's fees and court costs, which shall be deducted from any Cash Deposit. If the amount of Cash Deposit is inadequate to pay the cost of the completion of Improvements according to City's standards or specifications for whatever reason, including previous reductions, Developer shall be responsible for the deficiency and no further building permits shall be issued in the subdivision or development until Improvements are completed or, with City Council approval, a new, satisfactory security has been executed and delivered to City or other satisfactory arrangements have been made to insure completion of the remaining improvements.

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

7. Non-Release of Developer's Obligations. It is understood and agreed between the parties that the establishment and availability to City of Cash Deposit as herein provided, and any withdrawals there from by City shall not constitute a waiver or estoppel against City and shall not release or relieve Developer from its obligation to install and fully pay for Improvements as required in Paragraph 1 above, and the right of City to withdraw from

Cash Deposit shall not affect any rights and remedies of City against Developer for breach of any covenant herein, including the covenants of Paragraph 1 of this Agreement. Further, Developer agrees that if City withdraws from Cash Deposit and performs or causes to be performed the installation or warranty work required of Developer hereunder, then any and all costs incurred by City in so doing which are not collected by City by withdrawing from Cash Deposit shall be paid by Developer, including administrative, engineering, legal, labor and materials and other procurement fees and costs.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

IN WITNESS WHEREOF, the parties have caused this Agreement to be duly executed this ____ day of November, 2019.

_____
Toll ID I, LLC

By Susan Stanley
Division President

_____
City of Kuna, Idaho

(seal)

By Joe Stear
Mayor

Attest:

_____
Chris Engels, *City Clerk*

STATE OF IDAHO)
: SS
County of Ada))

On this 30 day of October, 2019, before me Greta Skorupski, personally appeared SUSAN STANLEY known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he/she executed the same as Division President and on behalf of the TOLL ID I, LLC.

S
E
A
L

Greta Skorupski
Notary Public for Meridian, ID
My commission expires on 12.12.24

EXHIBIT A

Idaho Site Works, LLC
1123 12th Ave Rd #408
Nampa, ID 83686
Phone: 208-412-0173
Fax: 888-302-7705

PROJECT Proposal FOR: Winfield Springs Phase 5

Base

DESCRIPTION	QTY	UNITS		COST
Irrigation	1	LS	$	100,298.00
Trees			$	51,648.00
Plants			$	35,455.32
Rock, grading, sod, seed		**yds**	$	73,338.60
1st year maintenance		**sqft**	$	17,711.00
		TOTAL	**$**	**278,450.92**

Proposal expires 30 days from date listed above

Inclusions:
Landscape Irrigation –any mainline piping or valving, sleeving, sprinkler heads, controller - plants, trees, mulch, sod.

Exclusion: Any protection or repair or existing landscape, overtime, alternation or changes to existing irrigation system or PI system outside of construction limits, irrigation, excavation of water meter, power for pump station, power for sprinkler controller, any concrete work or curbing, repair or construction outside of limits as indicated on landscape plans, top soil import or placement, grading.
Landscape Planting

- All plant material is subject to availability and sizes (caliper and height) from Idaho Site Works choice of landscape nursery(s). If a specific plant or size is not available Architect/Owner to select from available substitutes.

Misc.

- Two (1) mobilization(s) for landscaping & one for sleeving has been included within the bid. Add $1500 for each additional mobilization necessary.
- Installations by Idaho Site Works must commence on the entire site a minimum of 70 sequential workable days (excluding weekends & holidays) prior to time of completion. If the site is not made available as noted above, Idaho Site Works cannot guarantee nor be liable for completion of the work by stated completion date.
- All contract provision references to "payment when paid" or "payment if paid" are deleted. It is further agreed that all past-due amounts (in excess of 45 days) are due from the signers of this agreement., and are subject to a 1.5% per month (18% per year) Service Charge plus all costs of collections including attorney's fees, if incurred.

Confidential Acknowledgement. By reception of this document, said recipient, recipient agent, employee guarantee to not redistribute, verbally or written, neither details, parts or any contents of this document to any other party, agent, owner, without express written permission of Idaho Site Works, LLC.

Idaho Site Works, LLC
1123 12th Ave Rd #408
Nampa, ID 83686
Phone: 208-412-0173
Fax: 888-302-7705

- Idaho Site Works reserves the right to void all warranties expressed in the specifications due to abuse and/or neglect by the owner including, but not limited to: improper maintenance, improper site use, vandalism, acts of nature, inclement weather, etc.
- If necessary, add performance/payment bonds at 5% of completed contract amount.

Thank you for allowing Idaho Site Works, LLC to bid this project. Please feel free to contact us with any questions in these regards.

Respectfully,

Jordan Koyle
President

I _____ do hereby authorize Idaho Site Works, LLC to perform the work as outlined herein. I do likewise verify that I am an owner/agent for/of the above said project and do enter into this contract with Idaho Site Works,LLC as outlined above.

Sign here and return: _____

Date: _____

Confidential Acknowledgement: By reception of this document, said recipient, recipient agent, employee guarantee to not redistribute, verbally or written, neither details, parts or any contents of this document to any other party, agent, owner, without express written permission of Idaho Site Works, LLC.

EXHIBIT A

PROPOSAL

SOUTHERN IDAHO ELECTRIC INC.
P.O. Box 182
Melba ID 83641
Ph- 208.495.2773
Fax-208.495.2780

Lee Van Schoiack
ID Electrical Contractor
Public Works Electrical Contractor

208.941.5750
27456
#15206-C-4(16000)

Proposal Submitted To:	COLEMAN HOMES	**Phone#**	**Date:** 10/16/2019
Street		**Job Name:**	WINFIELD SPRINGS #5
City **State** **Zip**		**Job Location:**	KUNA, ID
Architect		**Contact Phone:**	

We here by submit specification and estimates for :

ELECTRICAL FOR STREET LIGHTS PER STREET PLAN

ITEM	AMT	QTY	TOTAL
MOBILIZATION	$ 200.00	1	$ 200.00
SERVICE J-BOX	$ 290.00	9	$ 2,610.00
J-BOX (KUNA)	$ 210.00	6	$ 1,260.00
TRENCH	$ 3.50	2900	$ 10,150.00
CONDUIT & WIRE	$ 3.00	2900	$ 8,700.00
POLE BASE	$ 550.00	20	$ 11,000.00
POLE & FIXTURE (KUNA INTERIOR)	$ 1,400.00	9	$ 12,600.00
POLE & FIXTURE (KUNA EXTERIOR)	$ 1,500.00	11	$ 16,500.00
PEDESTAL (KUNA)	$ 1,050.00	1	$ 1,050.00

We propose hereby to furnish material and labor-complete in accordance with above specification, for:

$64,070.00 ($) dollars

Payments to be made as follows: DRAWS

All material is guaranteed to be specified. All work is to be completed in a workman like manner according to standard practices. Any alteration or deviation form above specifications will be executed only upon written orders, and will become an extra charge over and above the estimated. All agreements are contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance

Authorized Signature LEE VAN SCHOIACK

NOTE: This proposal may withdrawn by us if not accepted with in 30 days.

ACCEPTANCE OF PROPOSAL:
The above prices, specification and conditions are satisfactory are hereby accepted. You authorized to do the work as specified. Payments will be made as outlined.

Signature_____

Signature_____

EXHIBIT A

Butte Fence, Inc.

2049 E. Wilson Lane
Meridian, Idaho 83642
(p) 208-884-0203
(f) 208-884-8929

Quote

Order Number: 0081341
Order Date: 8/19/2019

Salesperson: 0001 Jared Bell
Customer Number: 10-COLEMAN

Sold To:
COLEMAN HOMES
A Toll Brothers Company
3103 W Sheryl Drive, Ste. 100
Meridian, ID 83642

Phone:(208) 424-0020

Ship To:
COLEMAN HOMES
A Toll Brothers Company
3103 W Sheryl Drive, Ste. 100
Meridian, ID 83642

Customer P.O.	Ship VIA	F.O.B.	Terms
Winfield 5			COLEMAN

Item Code		Unit	Ordered	Shipped	Price	Amount
PFVF6TGS	6' SAND T&G VINYL FENCE PER FOOT	EACH	3,596.00	0.00	14.95	53,760.20
VFC5S-SQ	5 SAND FLAT POST CAP	EA	611.32	0.00	COMPONENT	
VFK6S6-TG	6' SAND T/G PRIV 6'OC 7/8 X 6 T/G	EACH	539.40	0.00	COMPONENT	
VFK6S8-TG	6' SAND T/G 8'OC 7/8 X 6 T/G	EACH	71.92	0.00	COMPONENT	
VFP5.8S	5 X 5 X 8 SAND POST	EACH	611.32	0.00	COMPONENT	
PFIF5WEST-3RAIL	5' WESTERN 3-RAIL PER FOOT	EACH	1,914.00	0.00	14.55	27,848.70
IFA2B-BRKT-END-RG	2" ROYAL GUARD END BRACKET	EA	325.38	0.00	COMPONENT	
IFA2B-BRKT-LINE-RG	2" ROYAL GUARD LINE BRACKET	EA	727.32	0.00	COMPONENT	
IFA2B-CAP	2" BLACK FLAT POST CAP	EA	248.82	0.00	COMPONENT	
IFP2.7B	2 X 7 BLACK POST ORNAMENTAL IRON	EA	248.82	0.00	COMPONENT	
IFP5B8-WEST-3RL-RG	5' WESTERN 3 RAIL 8' OC RACKABLE PANEL	EA	248.82	0.00	COMPONENT	
/INSTALL	PROFESSIONAL INSTALLATION	FEET	5,510.00	0.00	6.00	33,060.00

Net Order:	114,668.90
Less Discount:	0.00
Freight:	0.00
Sales Tax:	0.00
Order Total:	114,668.90

RESOLUTION NO. R82-2019
CITY OF KUNA, IDAHO

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING A PERFORMANCE BOND BY HDP GREYHAWK, LLC, FOR THE GREYHAWK SUBDIVISION NO. 9 FOR UNCOMPLETED WORK INCLUDING LANDSCAPING, STREET LIGHTING AND FENCING PURSUANT TO THE TERMS OF THIS RESOLUTION.

WHEREAS, Greyhawk Subdivision No. 9 exists as part of an approved preliminary plat; and

WHEREAS, construction plans for Greyhawk Subdivision No. 9 were approved by the Kuna City Engineer on September 9, 2019; and

WHEREAS, construction was commenced but not completed for certain items, per the approved plans; and

WHEREAS, the landscaping, street lighting, and fencing have not been completed for Greyhawk Subdivision No. 9 according to the approved construction plans and developer seeks to bond for the unfinished work; and

WHEREAS, the landscaping completion has been estimated at ninety-three thousand eight hundred sixty-nine dollars and forty-two cents ($93,869.42) adding 25% for a total of one hundred seventeen thousand three hundred thirty-six dollars and seventy-eight cents ($117,336.78); and

WHEREAS, the street lighting completion has been estimated at fifty-one thousand five hundred fifty dollars and zero cents ($51,550.00) adding 25% for a total of sixty-four thousand four hundred thirty-seven dollars and fifty cents ($64,437.50); and

WHERAS, the fencing completion has been estimated at fifty-eight thousand seventy-nine dollars and twenty-one cents ($58,079.21) adding 25% for a total of seventy-two thousand five hundred ninety-nine dollars and one cent ($72,599.01); and

WHEREAS, developer desires to record the final plat for Greyhawk Subdivision No. 9 prior to completion of construction; and

WHEREAS, Kuna City Code 6-2-4 and 6-4-3 allows for and sets the conditions for recording a final plat prior to the completion of construction.

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Kuna, Idaho, that the Kuna City Engineer is hereby authorized to accept an irrevocable standby Letter of Credit and/or bond check in lieu of construction for Greyhawk Subdivision No. 9 under the following terms and conditions:

1. All bids amounts submitted for unfinished construction are valid for the life of the Letter of Credit;

2. The Letter of Credit is irrevocable, is drawn upon an FDIC or FSLIC insured institution, is an institution with an office where presentment can be made within 50 miles of Kuna City Hall, the Letter of Credit is claimable up to 30 days prior to expiry and expiry is not more than one year from the date of issuance;
3. The face amount of the Letter of Credit is at least two hundred fifty-four thousand three hundred seventy-three dollars and twenty-nine cents ($254,373.29);
4. No more than 50% of available permits can be claimed during the life of the Letter of Credit and if improvements are not completed within 120 days of issuance of the Letter of Credit, no further building permits can be issued.

PASSED BY THE COUNCIL of Kuna, Idaho this 6th day of November, 2019.

APPROVED BY THE MAYOR of Kuna, Idaho this 6th day of November, 2019.

_____
Joe L. Stear, Mayor

ATTEST:

_____
Chris Engels, City Clerk

CITY OF KUNA IMPROVEMENT AGREEMENT (CASH BOND)

THIS AGREEMENT is made by and between HDP GREYHAWK, LLC, (hereinafter "Developer"); whose address is 701 S. Allen St., Meridian, ID 83642, and CITY OF KUNA, a municipal corporation of the State of Idaho, (hereinafter "City"); whose address is Post Office Box 13, Kuna, Idaho 83634.

WHEREAS, Developer desires to record its final plat for phase nine of the development known as Greyhawk Subdivision, ("Development") located in the City of Kuna; and

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

NOW, THEREFORE, THE PARTIES HEREBY AGREE AS FOLLOWS:

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

    a. Approved Landscape Plan for Greyhawk Subdivision No. 9 and the associated Bid for Landscaping by Power Enterprises, and;

    b. Approved Street Light Plan for Greyhawk Subdivision No. 9 and the associated Bid for street lighting by Alloway Electric, and;

    c. Approved Fence Plan for Greyhawk Subdivision No. 9 and the associated Bid for fencing by Meridian Fence.

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

2. Cash Deposit. Developer has executed and delivered to City cash, cashier's check or wired funds (City to provide financial institution information upon execution of agreement) to the City's trust account in the aggregate amount of two hundred fifty-four thousand three hundred seventy-three dollars and twenty-nine cents ($254,373.29), for deposit with City in its accounts (the "Cash Deposit"), which includes:

    a. The initial City Engineer or Public Works Director's estimated cost of the remaining work shall as determined, in part, from the detailed bids provided by the sub-divider's contractors in an amount, plus twenty-five (25) percent, for an amount of one hundred twenty-five (125) percent;

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

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

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

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

5. Refund or Withdrawal. City may withdraw funds from Cash Deposit if (1) Improvements are not completed as required by this Agreement within the time period specified in Paragraph 6, or if (2) Improvements are not installed strictly in accordance with Paragraph 1 and written notice of the deficiency has been given to Developer, who has failed to remedy the deficiency within ten (10) days after the notice is sent. In said event, City may withdraw funds from Cash Deposit both (1) those amounts necessary to either complete Improvements as required herein or alter or repair Improvements to conform to the requirements hereof, and (2) City's cost of administration incurred in obtaining Cash Deposit, including attorney's fees and court costs, which shall be deducted from any Cash Deposit. If the amount of Cash Deposit is inadequate to pay the cost of the completion of Improvements according to City's standards or specifications for whatever reason, including previous reductions, Developer shall be responsible for the deficiency and no further building permits shall be issued in the subdivision or development until Improvements are completed or, with City Council approval, a new, satisfactory security has been executed and delivered to City or other satisfactory arrangements have been made to insure completion of the remaining improvements.

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

7. Non-Release of Developer's Obligations. It is understood and agreed between the parties that the establishment and availability to City of Cash Deposit as herein provided, and any withdrawals there from by City shall not constitute a waiver or estoppel against City and shall not release or relieve Developer from its obligation to install and fully pay for Improvements as required in Paragraph 1 above, and the right of City to withdraw from

Cash Deposit shall not affect any rights and remedies of City against Developer for breach of any covenant herein, including the covenants of Paragraph 1 of this Agreement. Further, Developer agrees that if City withdraws from Cash Deposit and performs or causes to be performed the installation or warranty work required of Developer hereunder, then any and all costs incurred by City in so doing which are not collected by City by withdrawing from Cash Deposit shall be paid by Developer, including administrative, engineering, legal, labor and materials and other procurement fees and costs.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

IN WITNESS WHEREOF, the parties have caused this Agreement to be duly executed this ____ day of November, 2019.

HDP Greyhawk, LLC

By Mitchell S. Armuth
Authorized Agent

City of Kuna, Idaho

(seal)

By Joe Stear
Mayor

Attest:

Chris Engels, *City Clerk*

STATE OF IDAHO)
: SS
County of Ada)

On this 30th day of October, 2019, before me Penny Smith, personally appeared MITCHELL S ARMUTH known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he/she executed the same as Authorized Agent and on behalf of the HDP GREYHAWK, LLC.

SEAL

PENNY SMITH
COMMISSION #23655
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 02/16/2025

Penny Smith
Notary Public for Idaho
My commission expires on 2-16-2025

Proposal

POWER ENTERPRISES

16131 Franklin Road
Nampa, ID 83687
Phone (208) 461-4670 Fax (208) 461-4354

PROPOSAL SUBMITTED TO: Hubble Homes	**PHONE:** Casey Merrell 208-919-5802 **DATE:** 10/8/2019
STREET:	**JOB NAME/LOCATION:** Greyhawk 9
CITY, STATE and ZIP CODE:	**DATE OF PLANS:** 9/23/2019 no revisions
	ID Bureau of Occupational License # RCE-616 State of ID Public Works License # 040689 - C - 4

Item	Description		Quantity	Unit	Unit Cost	Sub-Total
1	Sprinkler System		1	ls	$21,970.00	$21,970.00
2	Sleeving		1	ls	$0.00	$0.00
3	Machine/Crew Grading		1	ls	$2,486.00	$2,486.00
4	Sod		30,709	sf	$0.38	$11,669.42
5	Perma Bark with Fabric		79	cy	$120.00	$9,480.00
6	Trees: 2" Deciduous		30	ea	$355.00	$10,650.00
7	Trees: 1.5" Deciduous		20	ea	$225.00	$4,500.00
8	Trees: 6' Conifer		36	ea	$325.00	$11,700.00
9	Plants: 5 gallon Blue Shag Eastern White Pine		82	ea	$105.00	$8,610.00
10	Plants: 2 gallon		115	ea	$36.00	$4,140.00
11	Plants: 1 gallon		429	ea	$16.00	$6,864.00
12	Boulders		20,000	lb	$0.09	$1,800.00
13						
14	***Option: 1 year Maintenance = $8,646 (billed in 9 installments of 960.66/monthly)***					
15						
16						
17	**Exclusions:** **Soil amendments, topsoil import, root barrier, and concrete.**					
18	**Notes:** **1. Topsoil from onsite stockpiles shall be placed and rough graded to 2/10 by site contractor.** **2. 1 year maintenance option excludes Winter months.** **3. Cost increases will be added to the contract if landscape is installed after 2020.**					
19						
					Total	**$93,869.42**

QUALIFICATIONS

- If additional off-site topsoil is required, cost will be $42.00 / CY
- Rough Grade within 2/10
- Bond not included, but can be provided upon request at an additional cost to customer.
- Plant material warranted 1 year
- No Signage
- Adequate pressure and volume of water to be supplied by Developer/General Contractor/Owner

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Aaron Dressen
208-949-0870

Note: This proposal may be withdrawn by us if not accepted within 30 days.

Acceptance of Proposal--The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: _____

Signature _____

Signature _____

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

Date: September 24, 2019

To: Hubble Homes
701 S. Allen St. Suite 104
Meridian, Idaho 83642
Tel. (208) 871-0540
Attn: Mitch Armuth email marmuth@hubblehomes.com
Casey Merrell email cmerrell@hubblehomes.com

Bid for Hubble homes to provide street lighting for Greyhawk Subdivision #9 located in Kuna, ID. This work is per sheet C2.2 by CK Engineering last-dated 9/9/2019. Scope of work to include the following:

(1) Provide and install (5 ea.) 25 ft. black 4" straight square steel anchor base poles fitted with USSL A01 LED luminaires (3000K). Each street light will be mounted on a 24" diameter reinforced concrete base even with finish grade. (Subdivision interior)
(2) Provide and install (5 ea.) 30 ft black 5" straight square steel anchor base poles fitted with USSL A02 LED luminaires (3000K). Each street light will be mounted on a 24" diameter reinforced concrete base even with finish grade. (Subdivision frontage)
(3) Provide and install (1 ea.) 200-amp direct-bury meter pedestal. Includes approximately 120 lineal ft. of 2" pvc in 42" deep trench to extend the service entrance conduits from the Idaho Power junction box to the metered pedestal. Service entrance conductors to be supplied and installed by Idaho Power, not a part of this contract.
(4) Provide approximately 1,180 lineal ft. of trench, conduit, wire, and backfill to extend power to each of these poles, including non-metered ground service junction boxes for the interior poles.
(5) Provide continuation of conduit with single locator wire from south-most frontage street light to south end of project.
(6) Roadway crossing sleeves required at each entry off Kay Avenue. To be provided by others.
(7) This contract excludes excavation of rock or other excavation requiring specialized tools or equipment including but not limited to rock saws, jack hammers, boring equipment and drilling equipment.
(8) Provide City of Kuna electrical permit.

Labor and Materials-$51,550.00

Thank you for considering Alloway!

Joe Deaver

Casey Merrell 10/10/19
Signature: Please sign and return when accepted.
Quote is valid close of business on 10/08/2019.
Excludes: SWPPP, traffic control, IPCO connections/fees, rock excavation.

Meridian Fence LLC
PO Box 479
Star, ID 83669
(208) 888-6131

MERIDIAN FENCE 888-6131

Estimate

Date	Estimate #
10/29/2019	15122

Name / Address
Hubble Homes 701 S. Allen St Ste. 104 Meridian, Id 83642

Description	Qty	Rate	Total
5X5X96 Tan Blank Post	92	19.50054	1,794.05
5" Flat Cap Tan	92	0.94	86.48
Premixed concrete delivered and poured by concrete truck.	92	4.25	391.00
6' Wide 6' Tall 6" T&G Style Vinyl Fence Section Kit Lattice Top Tan	84	85.00048	7,140.04
Installation of fence	500	7.00	3,500.00
5 x 5 x 96 End Post Tan	6	17.96833	107.81
5 x 5 x 96 Line Post Tan	352	17.96761	6,324.60
5 x 5 x 96 Corner Post Tan	2	17.97	35.94
5" Tan Flat Cap	360	0.94	338.40
Premixed concrete delivered and poured by concrete truck.	360	4.25	1,530.00
6' Wide 6' Tall 6" T&G Style Vinyl Fence Section Kit at Contractor Pricing Tan	352	68.6673	24,170.89
Professional Installation of vinyl fencing	2,110	6.00	12,660.00

Total $58,079.21

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

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

MEMORANDUM

To: Mayor and Council

From: Bob Bachman - Public Works Director

RE: Reimbursement Policies

Date: October 31, 2019

Mayor and Council,

There are four resolutions regarding reimbursement policies I am submitting to repeal and replace their respective policies. This includes Potable Water, Sewer, Pressurized Irrigation and Capital Improvement Project/Latecomer Reimbursements. The updated resolutions are being submitted in an effort to make the agreements clearer and more concise.

I'm happy to answer any questions you may have.

Thank you,

Bob Bachman

RESOLUTION NO. R83-2019
CITY OF KUNA, IDAHO

CITY PRESSURIZED IRRIGATION REIMBURSEMENT POLICY

1. PURPOSE

1.1. A resolution of the City of Kuna (City) setting forth a reimbursement policy that repeals and replaces Resolution No. R78-2017 and provides a cost sharing mechanism between a Sponsoring Developer and the City of Kuna. Reimbursements are limited to the direct material cost of installing irrigation master plan trunk line pipe, irrigation pump stations and irrigation retaining ponds with nominal capacities greater than required by the Sponsoring Developer's project.

2. DEFINITIONS

2.1. Sponsoring Developer: a company or individual responsible for the development.
2.2. City: a municipal organization named City of Kuna, located in Kuna, Idaho.
2.3. To and Through: utilities shall be extended to the furthest part of the development and terminated to accommodate extension by subsequent developments.
2.4. Equivalent Dwelling Unit (EDU): the average day irrigation demand from an average residence. Currently estimated as 1,116 gpd/EDU
2.5. Average Day Demand (ADD): the average irrigation use or projected use, of the Sponsoring Developer's project.
2.6. Peak Day Demand (PDD): Peak Day Demand is the Average Day Demand multiplied by a peaking factor determined by the City Engineer. Currently listed as 2.1 in the City of Kuna Pressurized Irrigation Master Plan.
2.7. Nominal (pipe) Diameter Needed: the minimum standard pipe diameter with sufficient transmission capacity to carry the Sponsoring Developer's Peak Day Demand.
    2.7.1. The Nominal Pipeline Diameter shall be determined by an Idaho registered Professional Engineer utilizing a water modeling program compatible with the City of Kuna's pressurized irrigation model.
    2.7.2. Nominal capacity: the capacity of an irrigation pump station and or irrigation pond required to satisfactorily service the Peak Day Demand of the Sponsoring Developer's project.
2.8. Irrigation pump station: a pump station that adds pressure head to the irrigation distribution system.
2.9. Irrigation storage pond: a pond designed to contain irrigation water and provide capacity to satisfy Peak Day Demands and other demands exceeding irrigation supply capacity.
2.10. Master Plan Trunk Line: a pressurized irrigation main, 12 inches or larger, identified in the Master Plan to be part of the major distribution grid.
2.11. PIMLF (Pressurized Irrigation Main Line Fee): the fee collected when a connection is made to the City's pressurized irrigation system.

2.12. Property: The Property of the Sponsoring Developer that shall include the present project phase and future phases of the project identified in the comprehensive project preliminary plat.
2.13. Direct Construction Costs: the cost to construct pressurized irrigation mainline distribution system pipe, the cost to construct a pump station, the cost to construct a water reservoir. Limited to materials and labor only.

3. ELIGIBILITY REQUIREMENTS

3.1. Reimbursement requests must comply with this resolution.
3.2. Reimbursement requests must be submitted to the City at or before the preconstruction meeting.
  3.2.1. Reimbursement requests submitted after construction commences may be delayed or denied.
3.3. The reimbursement request shall:
  3.3.1. Provide at least three (3) verifiable quotes/bids.
  3.3.2. Unit costs
  3.3.3. Quantities
  3.3.4. Provide a comprehensive breakdown of the items included in lump sum items with unit prices
3.4. The nominal diameters and capacities must be established with an engineered model compatible with the City's pressurized irrigation model. Engineering work shall be completed by a competent Idaho registered Professional Engineer with verifiable irrigation modeling experience.

4. ELIGIBLE REIMBURSEMENT COSTS

4.1. Material (pipe) of greater capacity than required by the development's peak day demand.
4.2. Irrigation pump stations with more capacity than required by the development's Peak Day Demand.
4.3. Irrigation storage ponds with more capacity than required by the development's Peak Day Demand.
4.4. Pipe reimbursement shall be the direct cost of the pipe provided minus the direct cost of the development's nominal pipe size.
4.5. Pump station and irrigation storage pond capacities shall be evaluated by an Idaho registered Professional Engineer. The capacity shall be listed in Equivalent Dwelling Units (EDU). The reimbursement amount shall be the total number of EDUs available minus the development's required number of EDUs (but not less than zero). The City shall pay the direct construction costs of the surplus EDUs to the Sponsoring Developer.
4.6. Capacity evaluation calculations shall be provided to the City for verification.

5. INELIGIBLE COSTS

5.1. Engineering

5.2. Project management
5.3. Rock excavation
5.4. Connections to existing system
5.5. Temporary irrigation apparatus

6. REIMBURSEMENT

6.1. Reimbursements for irrigation components shall be the cost difference between the nominal pipe diameter, nominal pump station capacity, and/or nominal irrigation storage pond capacity and the diameters and capacities provided.
6.2. Payments shall be amortized over ten years with 4% simple interest.
6.3. Payments shall be made at the full annual payment amount each year, unless sufficient funds are not accrued as described in Sections 7 and 8 of this resolution.
6.4. If sufficient funds are not available, the available funds shall be distributed proportionally to all reimbursement recipients until available funds are exhausted.
6.5. No payments shall be made beyond the ten (10) year reimbursement time frame.
6.6. The City reserves the right to accelerate reimbursement payments.

7. FINANCING PRESSURIZED IRRIGATION FACILITIES

7.1. The City generates revenue for financing Pressurized Irrigation facilities by assessing each EDU a PIMLF, at time of connection or upon issuance of a building permit. The City will evaluate the PIMLF amount annually and adjust the fee as necessary to fund current and projected irrigation facilities reimbursement costs.

8. REIMBURSEMENT AGREEMENTS AND METHODS OF REIMBURSEMENT

8.1. Reimbursements shall be paid through a reimbursement agreement (RA).
  8.1.1. The RA shall be between the City of Kuna and the Sponsoring Developer.
  8.1.2. RA shall be completed within 180 days of project completion and acceptance of the development by the City of Kuna City Council.
  8.1.3. The RA shall be evaluated by the Public Works Director, City Engineer and/or qualified designee and presented to the Kuna City Council for approval.
  8.1.4. Decisions regarding reimbursement eligibility and the associated amount of reimbursement by the Public Works Director and/or City Engineer shall be final.
8.2. City sponsored extensions and expansions are presumed to exclusively benefit existing and future users and the public in general. As a Sponsoring Developer, the City is not required to enter into an agreement with itself, is not limited in number of annual payments and the costs of its projects are fully reimbursable.
8.3. No reimbursement agreement shall reimburse a Sponsoring Developer for construction costs that exceed the eligible reimbursement amounts.
8.4. The City retains 10% of PIMLF (as defined in paragraph 2.11.) to fund administration and developer support.
8.5. The Reimbursement Agreement will terminate when the sooner of either occurs: The Sponsoring Developer has been fully reimbursed for the agreed upon reimbursement amount at or prior to the end of the term of the agreement, or the City has tendered the

tenth (10th) annual payment whether or not the eligible reimbursement amount is paid in full. In no event shall the Reimbursement Agreement be extended beyond the initial ten (10) year term.

8.6. Reimbursements will be distributed for ten (10) annual payments after final acceptance of the project.

8.7. Depending on the PIMLF collected within the ten-year Agreement period, and the number of claimants to those Fees, the Eligible Reimbursement amount may or may not be fully reimbursed. If a funding shortfall occurs, available funds shall be distributed proportionally. Reimbursement amounts to each Sponsoring Developer shall not exceed the total eligible reimbursement amount.

8.8. Reimbursement Agreements or City sponsored projects completed on or before August 31st of one year will become eligible for the first payment of reimbursement funds on September 1st the following year.

Adopted by the City of Kuna this 6th day of November, 2019.

_____
Joe L. Stear, Mayor

ATTEST:

_____
Chris Engels, City Clerk

RESOLUTION NO. R84-2019
CITY OF KUNA, IDAHO

CITY CAPITAL IMPROVEMENT AND LATECOMER REIMBURSEMENT POLICY – 2019

1. PURPOSE

A resolution of the City of Kuna (City) setting forth a reimbursement policy repealing and replacing Resolution No. R13-2019 and provides real property owners, Sponsoring Developers, and/or the City of Kuna, hereinafter referred to as Sponsoring Developer, a mechanism to seek reimbursement for eligible infrastructure improvements that exceed the Sponsoring Developer's infrastructure improvement requirements. When a Sponsoring Developer, at the direction of the City, constructs an extension of the existing system or constructs oversized infrastructure improvements determined by the City to be larger than needed to serve the Sponsoring Developer's project, the Sponsoring Developer may be reimbursed to the extent allowed in this policy by entering into a reimbursement agreement with the City. Reimbursement will be for eligible costs of the infrastructure improvement.

This resolution also provides a mechanism for Sponsoring Developers to recover costs from other developments that benefit from the installation of infrastructure improvements. The cost recovery mechanism is called a "Latecomer Agreement" and is further explained in Section 6 of this resolution.

2. DEFINITIONS

2.1. Budgeted Capital Improvement Project (CIP): a public works infrastructure improvement or extension project to be constructed by a real property owner or Sponsoring Developer where the project is scheduled to start construction in the next fiscal year.

2.2. Non-Budgeted Capital Improvement Project (CIP): a public works infrastructure improvement or extension project to be constructed by a real property owner or Sponsoring Developer where the project is not scheduled to start construction in the current or following fiscal year.

2.3. Nominal Pipe Diameter Needed: the minimum standard pipe diameter with sufficient transmission capacity to carry the Sponsoring Developer's Peak Day Demand. Nominal Diameter must be equal to or greater than 8 inches in diameter.

2.4. Peak Day Demand (PDD): Peak Day Demand is the Average Day Demand multiplied by a peaking factor of potable water, sewer and/or pressurized irrigation determined by the City Engineer.

2.5. Average Day Demand (ADD): the average use or projected use of the Sponsoring Developer's project.

2.6. Latecomer: property owner and/or Sponsoring Developer who later develops property in the vicinity of a project and utilizes the improvements constructed to service the development.

2.7. Reasonable Duty: The minimum pipe size required by the development at twenty (20) linear feet of line per gross development acre.
2.8. Frontage: That portion of a development contiguous to a road, street, or a connecting project.
2.9. Property: Real estate either available for development or in the process of developing.
2.10. Connecting Property: Real estate contiguous to another property that has at least one common lot line or boundary line.
2.11. Property in the Vicinity: Real estate in the immediate, surrounding area of a development that may not be contiguous to the project.

3. REIMBURSEMENT CONDITIONS

A Development may be eligible or ineligible for reimbursement according to criteria outlined herein. For instance, a line constructed larger than needed at the Sponsoring Developer's discretion and not at the direction of the City is not eligible for reimbursement. Each project or development is presumed to benefit from the work of earlier Developments and to have, as a condition for receiving benefit from the existing city infrastructure system, a reasonable duty to add to, enhance, oversize or extend the existing system necessary for the Sponsoring Developer's project. This reasonable duty is not reimbursable. The construction of facilities beyond this reasonable duty at the direction of the City is presumed to be eligible for reimbursement to the extent allowed in this policy and as approved by the City.

To be eligible for reimbursement, the Sponsoring Developer must, unless otherwise approved by the City, do the following:

3.1. Sponsoring Developer's project must be annexed into the City; and
3.2. Design the infrastructure improvements in accordance with the City's master plan; and
3.3. Receive at least three bids for the construction and select the lowest responsive bid, unless otherwise approved by the City; and
3.4. Receive preliminary plat, special use permit or building permit approval or complete a municipal service agreement with the City for the development being served by the infrastructure improvements; and
3.5. Construct the infrastructure improvements in accordance with the City approved plans and specifications including all lines, diameters and depths directed by the City; and
3.6. Lawfully dedicate the system infrastructure improvements and any necessary easements to the City.

4. AMOUNT OF REIMBURSEMENT

4.1. All water, sewer and pressurized irrigation infrastructure improvements that were either budgeted or non-budged capital improvement projects are eligible up to 100% reimbursement as determined by the Public Works Director and/or City Engineer.
4.2. Interest: Interest shall accrue on the Sponsoring Developer's remaining Eligible Reimbursement principal amount, at the simple rate of four percent (4%) per annum for

a period of up to five (5) years. The agreement shall have the amortization chart attached as an exhibit.

5. FINANCING INFRASTRUCTURE IMPROVEMENTS FOR BUDGETED AND NON-BUDGETED CAPITAL IMPROVEMENT PROJECTS

The City will generate revenue for financing infrastructure improvement reimbursements for Capital Improvement Projects (CIPs) by collecting connection fees for each equivalent dwelling unit (EDU) at or before issuing a building permit. The City Council shall review the connection fee each year and may make annual adjustments as needed to fund budgeted CIPs.

5.1. A Reimbursement Agreement between the City and the Sponsoring Developer is required to receive a reimbursement. The Reimbursement Agreement shall be approved by the City Council and shall provide a mechanism for paying the reimbursement to the Sponsoring Developer. On an individual basis, the Sponsoring Developer and the City may agree to receive up to a maximum of five (5) consecutive annual reimbursement payments. The agreement shall provide a specific condition that payment under this reimbursement policy is limited to availability of funds in the specific Funded Capital Improvement Funds Account. If there are insufficient funds collected, the Sponsoring Developer shall agree to accept less than full payout. The Reimbursement Agreement shall be entered into within one hundred eighty (180) days after completion of and acceptance of the project by the City Council.

5.2. City sponsored extensions and expansions are presumed to benefit existing and future users and the public in general. As a Sponsoring Developer, the City is not required to enter into an agreement with itself, is not limited in number of annual payments and the costs of its projects are fully reimbursable and not subject to reductions in reimbursement by proportional usage or the reasonable duty. The City is subject, in its annual reimbursements, to the annual distribution percentages defined herein.

5.3. No Reimbursement Agreement shall reimburse Sponsoring Developers for construction costs that exceed the eligible reimbursement amount.

5.4. The Reimbursement Agreement will terminate when the sooner of either occurs: The Sponsoring Developer has been fully reimbursed the agreed upon reimbursement amount at or prior to the end of the term of the agreement, or the City has tendered the fifth (5^{th}) annual payment whether or not the eligible reimbursement amount is paid in full. In no event shall the Reimbursement Agreement be extended beyond the initial five (5) year term. Eligible Infrastructure Improvements completed on or before August 31st will first become eligible for reimbursement funds on or after September 1st the following year.

6. LATECOMER REIMBURSEMENT

Latecomer agreements allow a property owner who has installed infrastructure improvements to recover a portion of the costs of those improvements from other property owners who later develop property in the vicinity and use the improvements.

Latecomer agreement charges are a property owner's equitable share of the cost of the entire utility system. Latecomer assessments apply to infrastructure improvements that serve the property being developed and are triggered when a property owner submits an application for a development that will rely on the infrastructure improvements installed by a previous development.

6.1. If the development connects directly to an infrastructure improvement covered by this policy, that development shall be responsible for its proportional share of the cost of the infrastructure improvement.
6.2. At the conclusion of any project covered under this policy, the Sponsoring Developer shall provide documentation to the City of the total project cost and properties covered under this policy, and the City shall keep record of each project for Latecomer Reimbursement calculations.
6.3. If the infrastructure improvements lie fully within a connecting property, the connecting project shall be responsible for one hundred percent (100%) of the cost, minus the difference between the cost of the nominal pipe diameter needed by the development and the actual pipe diameter installed.
6.4. Each development connecting to the mainline shall pay the proportional share of the mainline cost. Proportional share shall be based on the number of EDUs used divided by the total mainline capacity multiplied by the length of the pipe.
6.5. A Latecomer Reimbursement Agreement shall be approved prior to construction and paid in full before recording final plat.
6.6. Latecomer Reimbursements shall only apply to the reimbursement of the infrastructure improvements benefiting Property and the payment shall be added to the respective account: Water Main Line Fee (WMLF), Sewer Interceptor Fee (SIF) and/or Pressurized Irrigation Main Line Fee (PIMLF) account. The Latecomer Reimbursement shall be distributed at the same time as the reimbursements described in this policy. In the event an eligible project has been fully reimbursed at the time of receiving a Latecomer Reimbursement, the Latecomer Reimbursement shall be distributed to the City's Capital Improvement Project (CIP) account.

Adopted by the City of Kuna this 6th day of November, 2019.

_____
Joe L. Stear, Mayor

ATTEST:

_____
Chris Engels, City Clerk

RESOLUTION NO. R85-2019
CITY OF KUNA, IDAHO

CITY SEWER REIMBURSEMENT POLICY

1. PURPOSE

1.1. A resolution of the City of Kuna (City) setting forth a reimbursement policy that repeals and replaces Resolution No. R79-2017 and provides a cost sharing mechanism between a Sponsoring Developer and the City of Kuna. Reimbursements are limited to the direct material cost of installing sewer master plan trunk line pipe and sewer lift stations with nominal capacities greater than required by the Sponsoring Developer's project.

2. DEFINITIONS

2.1. Sponsoring Developer: a company or individual responsible for the development.
2.2. City: a municipal organization named City of Kuna, located in Kuna, Idaho.
2.3. To and Through: utilities shall be extended to the furthest part of the development and terminated to accommodate extension by subsequent developments.
2.4. Equivalent Dwelling Unit (EDU): the average sewer demand from an average residence. Listed as 207 GPD in the 2017 Sewer Master Plan.
2.5. Average Day Demand (ADD): the average sewer use or projected use of the Sponsoring Developer's project.
2.6. Peak Day Demand (PDD): Peak Day Demand is the Average Day Demand multiplied by a peaking factor determined by the City Engineer. Current sewer peaking factor is 2.82, 2017 City of Kuna, Idaho Sewer Master Plan.
2.7. Nominal (pipe) Diameter Needed: the minimum standard pipe diameter with sufficient transmission capacity to carry the Sponsoring Developer's Peak Day Demand. Nominal Diameter must be equal to or greater than 8 inches in diameter.
    2.7.1. The Nominal Pipeline Diameter shall be determined by an Idaho registered Professional Engineer utilizing a sewer modeling program compatible with the City of Kuna's sewer model.
    2.7.2. Nominal capacity- sewer lift station: the capacity of a sewer lift station shall be determined by an Idaho registered Professional Engineer and shall include all capacities required to satisfactorily remove sewage from the Sponsoring Developer's project, through a force main and to the City of Kuna's wastewater treatment plant.
2.8. Sewer lift station: a sewage pumping station that adds pressure head to overcome elevation differences.
2.9. Master Plan Trunk Line: a sewer main, 12 inches or larger diameter, identified in the Master Plan to be part of the major distribution grid.
2.10. Force Main Line: also referred to as force main; a sewer main constructed of pressure class pipe that shall convey sewage from a lift station to the City's sewer collection grid.

2.11. Sewer Interceptor Fee (SIF): the fee collected when a connection is made to the City of Kuna sewer system.
2.12. Property: property of the Sponsoring Developer that shall include the present project phase and future phases of the project identified in the comprehensive project preliminary plat.
2.13. Direct Construction Costs: the cost to construct sewer main line distribution system pipe, force main line pipe and the cost to construct a sewer lift station. Limited to materials and labor only.

3. ELIGIBILITY REQUIREMENTS

3.1. Reimbursement requests must comply with this resolution.
3.2. Reimbursement requests must be submitted to the City at or before the preconstruction meeting.
  3.2.1. Reimbursement requests submitted after construction commences may be delayed or denied.
3.3. The reimbursement request shall:
  3.3.1. Provide at least three (3) verifiable quotes/bids.
  3.3.2. Unit costs
  3.3.3. Quantities
  3.3.4. Provide a comprehensive breakdown of the items included in lump sum items with unit prices
3.4. The nominal diameters and capacities must be established with an engineered model compatible with the City's sewer model. Engineering work shall be completed by a competent Idaho registered Professional Engineer with verifiable sewer modeling experience.

4. ELIGIBLE REIMBURSEMENT COSTS

4.1. Material (pipe) of greater capacity than required by the development's Peak Day Demand.
4.2. Sewer lift stations with more capacity than required by the development's Peak Day Demand.
4.3. Pipe reimbursement shall be the direct cost of the pipe provided minus the direct cost of the development's nominal pipe size.
4.4. Lift station capacity shall be evaluated by an Idaho registered Professional Engineer. The capacity shall be listed in Equivalent Dwelling Units (EDU). The reimbursement amount shall be the total number of EDUs available minus the development's required number of EDUs (but not less than zero). The City shall pay the direct construction costs of the surplus EDUs to the Sponsoring Developer.
4.5. Capacity evaluation calculations shall be provided to the City for verification.
4.6. Rock removal at depths exceeding ten (10) feet.
  4.6.1. Ten (10) foot depth must be required by the City.
  4.6.2. Rock removal must be pre-approved during the project approval process.

4.6.3. A disinterested third party must be on site to evaluate rock excavation and verify quantities.

5. INELIGIBLE COSTS

5.1. Engineering
5.2. Project management
5.3. Rock excavation minus the exception explained in Section 4.6
5.4. Connections to existing system
5.5. Temporary sewer lift stations, force mains and other temporary apparatus
5.6. Mechanical testing
5.7. Startup Costs

6. REIMBURSEMENT

6.1. Reimbursements for sewer components shall be the cost difference between the nominal pipe diameter and/or the nominal lift station capacity, and the diameters and capacities provided.
6.2. Payments shall be amortized over ten years with 4% simple interest.
6.3. Payments shall be made at the full annual payment amount each year, unless sufficient funds are not accrued as described in Sections 7 and 8 of this resolution.
6.4. If sufficient funds are not available, the available funds shall be distributed proportionally to all reimbursement recipients until available funds are exhausted.
6.5. No payments shall be made beyond the ten (10) year reimbursement time frame.
6.6. The City reserves the right to accelerate reimbursement payments.

7. FINANCING SEWER FACILITIES

7.1. The City generates revenue for financing sewer facilities by assessing each EDU a Sewer Interceptor Fee (SIF) at time of connection or upon issuance of a building permit. The City will evaluate the SIF amount annually and adjust the fee as necessary to fund current and projected sewer facilities reimbursement costs.
7.2. The City retains 10% of SIF to fund administration and developer support.

8. REIMBURSEMENT AGREEMENTS AND METHODS OF REIMBURSEMENT

8.1. Reimbursements shall be paid through a reimbursement agreement (RA).
8.1.1. The RA shall be between the City of Kuna and the Sponsoring Developer.
8.1.2. RA shall be completed within 180 days of project completion and acceptance of the development by the City of Kuna City Council.
8.1.3. The RA shall be evaluated by the Public Works Director, City Engineer and/or qualified designee and presented to the Kuna City Council for approval.
8.1.4. Decisions regarding reimbursement eligibility and the associated amount of reimbursement by the Public Works Director and/or City Engineer shall be final.
8.2. City sponsored extensions and expansions are presumed to exclusively benefit existing and future users and the public in general. As a Sponsoring Developer, the City is not

required to enter into an agreement with itself, is not limited in number of annual payments and the costs of its projects are fully reimbursable.

8.3. No reimbursement agreement shall reimburse a Sponsoring Developer for construction costs that exceed the eligible reimbursement amounts.

8.4. The City retains 10% of SIF (as defined in paragraph 2.11.) to fund administration and developer support.

8.5. The Reimbursement Agreement will terminate when the sooner of either occurs: The Sponsoring Developer has been fully reimbursed for the agreed upon reimbursement amount at or prior to the end of the term of the agreement, or the City has tendered the tenth (10th) annual payment whether or not the eligible reimbursement amount is paid in full. In no event shall the Reimbursement Agreement be extended beyond the initial ten (10) year term.

8.6. Reimbursements will be distributed for ten (10) annual payments after final acceptance of the project.

8.7. Depending on the SIF collected within the ten-year Agreement period, and the number of claimants to those Fees, the Eligible Reimbursement amount may or may not be fully reimbursed. If a funding shortfall occurs, available funds shall be distributed proportionally. Reimbursement amounts to each Sponsoring Developer shall not exceed the total eligible reimbursement amount.

8.8. Reimbursement Agreements or City sponsored projects completed on or before August 31st of one year will become eligible for the first payment of reimbursement funds on September 1st the following year.

Adopted by the City of Kuna this 6th day of November, 2019.

_____
Joe L. Stear, Mayor

ATTEST:

_____
Chris Engels, City Clerk

RESOLUTION NO. R86-2019
CITY OF KUNA, IDAHO

CITY POTABLE WATER REIMBURSEMENT POLICY

1. PURPOSE

1.1. A resolution of the City of Kuna (City) setting forth a reimbursement policy that repeals and replaces Resolution No. R80-2017 and provides a cost sharing mechanism between a Sponsoring Developer and the City of Kuna. Reimbursements are limited to the direct material cost of installing potable water master plan trunk line pipe, potable water pump (booster) stations and potable water reservoirs with nominal capacities greater than required by the Sponsoring Developer's project.

2. DEFINITIONS

2.1. Sponsoring Developer: a company or individual responsible for the development.
2.2. City: a municipal organization named City of Kuna, located in Kuna, Idaho.
2.3. To and Through: utilities shall be extended to the furthest part of the development and terminated to accommodate extension by subsequent developments.
2.4. Equivalent Dwelling Unit (EDU): the average day potable water demand from an average residence. Listed as 207 GPD in the 2017 Water Master Plan.
2.5. Average Day Demand (ADD): the average potable water use or projected use, of the Sponsoring Developer's project.
2.6. Peak Day Demand (PDD): Peak Day Demand is the Average Day Demand multiplied by a peaking factor determined by the City Engineer. Current potable water peaking factor is 2.82, 2017 City of Kuna, Idaho Water Master Plan.
2.7. Nominal (pipe) Diameter Needed: the minimum standard pipe diameter with sufficient transmission capacity to carry the Sponsoring Developer's Peak Day Demand and fire flow.
    2.7.1. The Nominal Pipeline Diameter shall be determined by an Idaho registered Professional Engineer utilizing a water modeling program compatible with the City of Kuna's potable water model.
    2.7.2. Nominal capacity- pump (booster) station: the capacity of a potable water pump (booster) station required to satisfactorily supply pressure and volume to the sponsoring developers project as determined by an Idaho registered Professional Engineer in accordance with the Idaho Department of Environmental Quality (IDEQ) requirements.
    2.7.3. Nominal Capacity - water storage reservoir: The capacity of a water storage reservoir to satisfy the IDEQ water storage volumes as listed in IDAPA 58.01.08 and calculated by an Idaho registered Professional Engineer for the Sponsoring Developer's project.
2.8. Potable water pump station: a pump station that adds pressure head to the potable water distribution system.

2.9. Potable water storage tank/reservoir: a mechanical impoundment designed to contain potable water and provide capacity to satisfy peak day demands and fire flow demands that exceed the potable water distribution system supply capacity.
2.10. Master Plan Trunk Line: a potable water main, 12 inches or larger diameter, identified in the Master Plan to be part of the major distribution grid.
2.11. Water (potable) Main Line Fee (WMLF): the fee collected when a connection is made to the City of Kuna potable water system.
2.12. Property: property of the Sponsoring Developer that shall include the present project phase and future phases of the project identified in the comprehensive project preliminary plat.
2.13. Direct Construction Costs: the cost to construct potable water mainline distribution system pipe, the cost to construct a pump station, the cost to construct a water reservoir. Limited to materials and labor only.

3. ELIGIBILITY REQUIREMENTS

3.1. Reimbursement requests must comply with this resolution.
3.2. Reimbursement requests must be submitted to the City at or before the preconstruction meeting.
3.2.1. Reimbursement requests submitted after construction commences may be delayed or denied.
3.3. The reimbursement request shall:
3.3.1. Provide at least three (3) verifiable quotes/bids.
3.3.2. Unit costs
3.3.3. Quantities
3.3.4. Provide a comprehensive breakdown of the items included in lump sum items with unit prices
3.4. The nominal diameter must be established with an engineered model compatible with the City's potable water model. Engineering work shall be completed by a competent Idaho registered Professional Engineer with verifiable potable water modeling experience.

4. ELIGIBLE REIMBURSEMENT COSTS

4.1. Material (pipe) of greater capacity than required by the development's Peak Day Demand and fire flow.
4.2. Potable water pump stations with more capacity than required by the development's Peak Day Demand and IDEQ required capacities.
4.3. Potable water storage reservoirs with more capacity than required by the development's Peak Day Demand and IDEQ required capacities.
4.4. Pipe reimbursement shall be the direct cost of the pipe provided minus the direct cost of the development's nominal pipe size.
4.5. Pump station and potable water storage reservoir capacities shall be evaluated by an Idaho registered Professional Engineer. The capacity shall be listed in Equivalent Dwelling Units (EDU). The reimbursement amount shall be the total number of EDUs

available minus the development's required number of EDUs (but not less than zero). The City shall pay the direct construction costs of the surplus EDUs to the Sponsoring Developer.

4.6. Capacity evaluation calculations shall be provided to the City for verification.

5. INELIGIBLE COSTS

5.1. Engineering
5.2. Project management
5.3. Rock excavation
5.4. Connections to existing system
5.5. Temporary potable water apparatus
5.6. Mechanical and biological testing

6. REIMBURSEMENT

6.1. Reimbursements for potable water components shall be the cost difference between the nominal pipe diameter, nominal pump station capacity and/or nominal potable water storage reservoir capacity and the diameters and capacities provided.
6.2. Payments shall be amortized over ten years with 4% simple interest.
6.3. Payments shall be made at the full annual payment amount each year, unless sufficient funds are not accrued as described in Sections 7 and 8 of this resolution.
6.4. If sufficient funds are not available, the available funds shall be distributed proportionally to all reimbursement recipients until available funds are exhausted.
6.5. No payments shall be made beyond the ten (10) year reimbursement time frame.
6.6. The City reserves the right to accelerate reimbursement payments.

7. FINANCING POTABLE WATER FACILITIES

7.1. The City generates revenue for financing potable water facilities by assessing each EDU a (potable) Water Main Line Fee (WMLF) at time of connection or upon issuance of a building permit. The City will evaluate the WMLF amount annually and adjust the fee as necessary to fund current and projected potable water facilities reimbursement costs.
7.2. The City retains 10% of WMLF to fund administration and developer support.

8. REIMBURSEMENT AGREEMENTS AND METHODS OF REIMBURSEMENT

8.1. Reimbursements shall be paid through a reimbursement agreement (RA).
  8.1.1. The RA shall be between the City of Kuna and the Sponsoring Developer.
  8.1.2. RA shall be completed within 180 days of project completion and acceptance of the development by the City of Kuna City Council.
  8.1.3. The RA shall be evaluated by the Public Works Director, City Engineer and/or qualified designee and presented to the Kuna City Council for approval.
  8.1.4. Decisions regarding reimbursement eligibility and the associated amount of reimbursement by the Public Works Director and/or City Engineer shall be final.
8.2. City sponsored extensions and expansions are presumed to exclusively benefit existing and future users and the public in general. As a Sponsoring Developer, the City is not

required to enter into an agreement with itself, is not limited in number of annual payments and the costs of its projects are fully reimbursable.

8.3. No reimbursement agreement shall reimburse a Sponsoring Developer for construction costs that exceed the eligible reimbursement amounts.

8.4. The City retains 10% of WMLF (as defined in paragraph 2.11.) to fund administration and developer support.

8.5. The Reimbursement Agreement will terminate when the sooner of either occurs: The Sponsoring Developer has been fully reimbursed for the agreed upon reimbursement amount at or prior to the end of the term of the agreement, or the City has tendered the tenth (10th) annual payment whether or not the eligible reimbursement amount is paid in full. In no event shall the Reimbursement Agreement be extended beyond the initial ten (10) year term.

8.6. Reimbursements will be distributed for ten (10) annual payments after final acceptance of the project.

8.7. Depending on the WMLF collected within the ten-year Agreement period, and the number of claimants to those Fees, the Eligible Reimbursement amount may or may not be fully reimbursed. If a funding shortfall occurs, available funds shall be distributed proportionally. Reimbursement amounts to each Sponsoring Developer shall not exceed the total eligible reimbursement amount.

8.8. Reimbursement Agreements or City sponsored projects completed on or before August 31st of one year will become eligible for the first payment of reimbursement funds on September 1st the following year.

Adopted by the City of Kuna this 6th day of November, 2019.

_____
Joe L. Stear, Mayor

ATTEST:

_____
Chris Engels, City Clerk

RESOLUTION NO. R87-2019
CITY OF KUNA, IDAHO

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING THE COST OF LIVING INCREASE OF TWO AND 90/100 PERCENT (2.90%) FOR ALL FULL-TIME CITY EMPLOYEES; ADOPTING THE 2019-2020 STEP AND GRADE CHART FOR ALL FULL-TIME NON-DIRECTOR EMPLOYEES AS ATTACHED HERETO AS EXHIBIT A; AND DECLARING THE EFFECTIVE DATE.

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Kuna, Idaho that the cost of living increase of two and 90/100 percent (2.90%) for all full-time city employees is approved.

BE IT FURTHER RESOLVED that the 2019-2020 Step and Grade Chart for the non-director employees is hereby adopted.

BE IT FURTHER RESOLVED that all prior Step and Grade Charts are hereby repealed.

BE IT FURTHER RESOLVED that the cost of living increase shall be effective commencing with the first pay period after October 1, 2019.

PASSED BY THE COUNCIL of Kuna, Idaho this 6th day of November, 2019.

APPROVED BY THE MAYOR of Kuna, Idaho this 6th day of November 2019.

_____
Joe L. Stear, Mayor

ATTEST:

_____
Chris Engels, City Clerk

STEPS / GRADES	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	BB	CC	DD	EE	FF	GG	HH
13	$47.28	$47.76	$48.23	$48.70	$49.19	$49.67	$50.16	$50.67	$51.17	$51.66	$52.19	$52.71	$53.22	$53.76	$54.29	$54.81	$55.36	$55.92	$56.46	$57.02	$57.59	$58.15	$58.74	$59.33	$59.90	$60.50	$61.10	$61.70	$62.32	$62.93	$63.55	$64.11	$64.83	$65.48
12	$41.12	$41.53	$41.94	$42.35	$42.78	$43.20	$43.62	$44.05	$44.48	$44.94	$45.39	$45.83	$46.28	$46.75	$47.21	$47.66	$48.14	$48.62	$49.09	$49.58	$50.07	$50.58	$51.17	$51.59	$52.10	$52.61	$53.14	$53.66	$54.19	$54.73	$55.26	$55.81	$56.37	$56.93
11	$35.76	$36.12	$36.47	$36.83	$37.20	$37.57	$37.94	$38.31	$38.69	$39.07	$39.46	$39.84	$40.24	$40.65	$41.05	$41.45	$41.86	$42.27	$42.69	$43.12	$43.55	$43.98	$44.42	$44.85	$45.30	$45.71	$46.57	$46.66	$47.12	$47.59	$48.06	$48.54	$49.02	$49.52
10	$31.09	$31.41	$31.71	$32.02	$32.34	$32.66	$32.99	$33.32	$33.65	$33.98	$34.32	$34.66	$35.00	$35.35	$35.70	$36.05	$36.41	$36.77	$37.13	$37.50	$37.87	$38.25	$38.63	$39.00	$39.40	$39.78	$40.19	$40.58	$40.96	$41.38	$41.79	$42.21	$42.66	$43.04
9	$27.03	$27.30	$27.57	$27.84	$28.12	$28.40	$28.68	$28.97	$29.25	$29.54	$29.84	$30.13	$30.43	$30.74	$31.03	$31.33	$31.65	$31.97	$32.28	$32.59	$32.93	$33.25	$33.58	$33.91	$34.25	$34.58	$34.93	$35.27	$35.27	$35.98	$36.32	$36.69	$37.06	$37.41
8	$23.51	$23.75	$23.99	$24.22	$24.45	$24.70	$24.94	$25.19	$25.44	$25.69	$25.95	$26.21	$26.46	$26.72	$26.99	$27.26	$27.53	$27.80	$28.07	$28.35	$28.63	$28.91	$29.20	$29.49	$29.78	$30.08	$30.38	$30.67	$30.67	$31.29	$31.60	$31.91	$32.23	$32.55
7	$21.37	$21.59	$21.79	$22.01	$22.23	$22.44	$22.67	$22.91	$23.13	$23.36	$23.63	$23.82	$24.06	$24.29	$24.54	$24.78	$25.03	$25.72	$25.52	$25.78	$26.03	$26.28	$26.55	$26.82	$27.07	$27.34	$27.62	$27.88	$27.89	$28.44	$28.72	$29.00	$29.30	$29.58
6	$19.44	$19.62	$19.82	$20.02	$20.21	$20.41	$20.62	$20.82	$21.02	$21.24	$21.44	$21.65	$21.88	$22.08	$22.30	$22.54	$22.75	$22.98	$23.20	$23.43	$23.67	$23.90	$24.13	$24.37	$24.61	$24.86	$25.11	$25.35	$25.35	$25.87	$26.12	$26.37	$26.64	$26.90
5	$17.67	$17.84	$18.02	$18.20	$18.38	$18.56	$18.75	$18.92	$19.11	$19.30	$19.50	$19.68	$19.88	$20.08	$20.28	$20.48	$20.68	$20.89	$21.09	$21.30	$21.52	$21.73	$21.94	$22.15	$22.38	$22.60	$22.82	$23.05	$23.05	$23.51	$23.75	$23.98	$24.21	$24.46
4	$16.06	$16.23	$16.38	$16.54	$16.70	$16.87	$17.04	$17.20	$17.37	$17.55	$17.72	$17.78	$18.08	$18.24	$18.43	$18.62	$18.80	$18.99	$19.18	$19.38	$19.57	$19.76	$19.94	$20.14	$20.35	$20.55	$20.75	$20.96	$20.96	$21.37	$21.59	$21.79	$22.01	$22.24
3	$14.60	$14.75	$14.89	$15.04	$15.19	$15.34	$15.49	$15.64	$15.80	$15.96	$16.10	$16.27	$16.43	$16.60	$16.76	$16.93	$17.09	$17.27	$17.44	$17.61	$17.79	$17.96	$18.13	$18.32	$18.50	$18.68	$18.86	$19.05	$19.05	$19.43	$19.62	$19.92	$20.12	$20.31
2	$13.27	$13.41	$13.53	$13.67	$13.80	$13.93	$14.08	$14.22	$14.36	$14.51	$14.64	$14.79	$14.94	$15.09	$15.24	$15.39	$15.54	$15.69	$15.85	$16.01	$16.17	$16.33	$16.48	$16.65	$16.82	$16.98	$17.14	$17.32	$17.49	$17.67	$17.84	$18.00	$18.18	$18.38
1	$12.06	$12.17	$12.27	$12.42	$12.54	$12.67	$12.79	$12.92	$13.05	$13.18	$13.32	$13.44	$13.57	$13.72	$13.85	$13.98	$14.13	$14.26	$14.40	$14.55	$14.69	$14.83	$14.98	$15.14	$15.28	$15.44	$15.59	$15.73	$15.89	$16.06	$16.21	$16.38	$16.54	$16.69

COST OF LIVING ADJUSTMENT(COLA) FACTOR

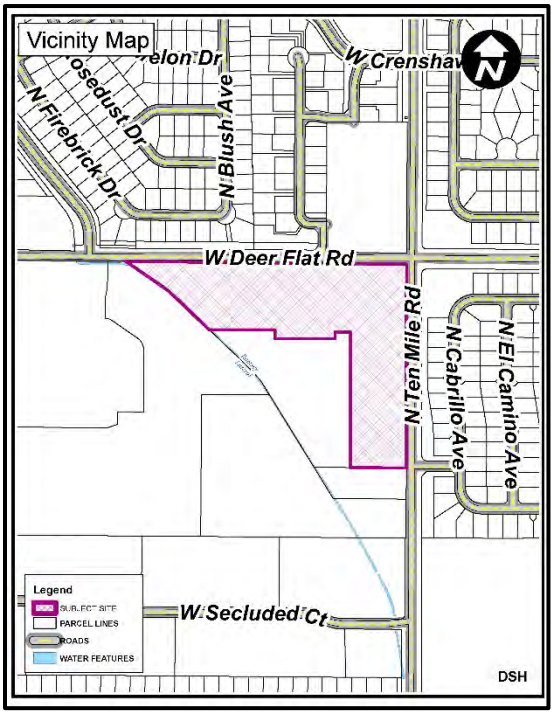
2.90%

City of Kuna

City Council
Staff Memo

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

To:	**Kuna City Council**
Case Number:	19-15-FP (Final Plat) – Lete Commercial Subdivision No. 2
Location:	Southeast Corner of W. Deer Flat Rd. & N. Ten Mile Rd., Kuna Idaho 83634
Planner:	Doug Hanson, Planner I
Meeting Date:	November 6, 2019
Applicant/ Owner:	Lete Family Revocable Trust 117 N. Kings Rd Nampa, ID 83687 208.465.6141 inaki@kingsgateid.com
Representative:	Mason and Associates 924 3rd St. South Ste. B Nampa, ID 83651 208.454.0256 wmason@masonandassociates.us



A. General Project Facts:

1. Lete Family Revocable Trust is requesting final plat approval for Lete Commercial Subdivision No. 2 which has two (2) buildable lots and one (1) common lot on a total of approximately 2.07 acres (Ada County Assessor Parcel No. S1322111056).

B. Staff Analysis:

1. In accordance with Kuna City Code (KCC) Title 6 Subdivision Regulations, this application seeks final plat approval for Lete Commercial Subdivision No. 2.
2. Staff has determined that the proposed final plat for Lete Commercial Subdivision No. 2 is in conformance with the approved preliminary plat.

C. Applicable Standards:

1. Kuna City Code Title 6 Subdivision Regulations.
2. City of Kuna Comprehensive Plan and Future Land Use Map.
3. Idaho Code, Title 50, Chapter 13, Plats and Vacations.

D. Conditions of Approval:

1. Applicant shall correct any technical items and make any requested changes to bring the final plat into conformance as recommended by Kuna Public Works Staff.
2. Upon City Council Council's approval, no revisions shall be made to the final plat. If revisions are desired, the applicant shall bring a copy of the changes to Planning and Zoning Staff to determine if a new approval is required via City Council or Planning and Zoning Staff.
3. Applicant shall secure all signatures on the final plat check-off list prior to requesting Kuna City Engineer's signature on the final plat Mylar.

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

Final Plat Checklist

A final plat application does not require a public hearing. It will be placed on the City Council agenda as a regular agenda item.

Project name: Lete Commercial phase #2 **Applicant:** Lete Commercial

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

Applicant (√)	Description	Staff (√)
✓	Completed and signed Commission & Council Review Application.	✓
✓	All pages of the proposed Final Plat.	✓
✓	Approved final engineering construction drawings for streets, water, sewer, sidewalks, pressure irrigation and other public improvements.	
✓	Approved Findings of Fact, Conclusions of Law for Preliminary Plat	✓
✓	Proof of current ownership of the real property included in the proposed final plat and written consent of the record owners of the final plat (Affidavit of Legal Interest) for all interested parties involved.	✓
NA	Such other information as deemed necessary to establish whether or not all proper parties have signed and/or approved said final plat.	N/A
✓	A statement of conformance with the following information: ◊ The approved preliminary plat and meeting all requirements or conditions. ◊ The acceptable engineering practices and local standards.	✓
NA	Any proposed restrictive covenants and/or deed restrictions, and homeowners' association documents.	N/A
✓	The final plat shall include and be in compliance with all items required under title 50, chapter 13 of the Idaho Code.	

Note: Only one copy of the above items need to be submitted when applying for multiple applications.

This application shall not be considered complete (nor will a meeting date be set) until staff has received all required information. Once the application is deemed complete, staff will notify the applicant of the scheduled hearing date, fees due, additional copies needed, etc.

received
9.3.19

CityofKuna
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)	19-15-FP
Project name	Lete Commercial PL #2
Date Received	9.3.19
Date Accepted/ Complete	
Cross Reference Files	
Commission Hearing Date	
City Council Hearing Date	

Contact/Applicant Information

Owners of Record: Lete Family Revocable Trust
Address: 117 N. Kings Rd
City, State, Zip: Nampa, ID 83687
Phone Number: (208) 465-6141
E-Mail: inaki@kingsgateid.com
Fax #: (208) 465-5013

Applicant (Developer): Lete Family Revocable Trust
Address: 117. N. Kings Rd
City, State, Zip: Nampa, ID 83687
Phone Number: (208) 465-6141
E-Mail: inaki@kingsgateid.com
Fax #: (208) 465-5013

Engineer/Representative: Mason and Associates inc
Address: 924 3rd street South Ste B
City, State, Zip: Nampa, ID 83651
Phone Number: (208) 454-0256
E-Mail: wmason@masonandassociates.us
Fax #: (208) 467-4130

Subject Property Information

Site Address: 0 Deer Flat
Site Location (Cross Streets): W. Deer Flat and N. Ten Mile Rd.
Parcel Number (s): S1322111056
Section, Township, Range: Section 22, T2N, R1W
Property size : 12
Current land use: Vacant
Proposed land use: Commercial
Current zoning district: C-1
Proposed zoning district: NA

Exhibit A1

Project Description

Project / subdivision name: Lete Commercial Subdivision - Phase 2
General description of proposed project / request: Two commercial lots

Type of use proposed (check all that apply):

- ☐ Residential
- ☒ Commercial To be determined (TBD)
- ☐ Office
- ☐ Industrial
- ☐ Other

Amenities provided with this development (if applicable):

Residential Project Summary (if applicable) NA

Are there existing buildings? ☐ Yes ☒ No
Please describe the existing buildings:
Any existing buildings to remain? ☐ Yes ☐ No
Number of residential units: Number of building lots:
Number of common and/or other lots:
Type of dwellings proposed:

- ☐ Single-Family
- ☐ Townhouses
- ☐ Duplexes
- ☐ Multi-Family
- ☐ Other

Minimum Square footage of structure (s):
Gross density (DU/acre-total property): Net density (DU/acre-excluding roads):
Percentage of open space provided: Acreage of open space:
Type of open space provided (i.e. landscaping, public, common, etc.):

Non-Residential Project Summary (if applicable)

Number of building lots: 2 Other lots: 1 common
Gross floor area square footage: TBD Existing (if applicable): TBD
Hours of operation (days & hours): TBD Building height: TBD
Total number of employees: TBD Max. number of employees at one time:
Number and ages of students/children: Seating capacity:
Fencing type, size & location (proposed or existing to remain):

Proposed Parking: TBD
a. Handicapped spaces: Dimensions:
b. Total Parking spaces: Dimensions:
c. Width of driveway aisle:
Proposed Lighting: TBD
Proposed Landscaping (berms, buffers, entrances, parking areas, common areas, etc.):

Applicant's Signature: Date: 7/11/2019

Mason & Associates Inc.

Professional Engineers, Land Surveyors and Planners

924 3rd St. So. Ste B, Nampa, ID 83651
Ph (208) 454-0256 Fax (208) 467-4130

STATEMENT OF CONFORMANCE
LETE COMMERCIAL
FINAL PLAT PHASE 2

In accordance to the conditions of the approved preliminary plat the final plat for phase 2 will meet the requirements or conditions.

Phase two will consist of two commercial lots.

Lete Commercial agrees to use acceptable engineering practices and local standards to meet the requirements of the City of Kuna.

Lete Commercial plans to provide will help meet the demands of the growing Kuna community.

ACCOMMODATION

ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pgs=3 CHE FOWLER
PIONEER TITLE CANYON - CALDWELL

2015-018881
03/10/2015 12:58 PM
$16.00

QUITCLAIM DEED

FOR VALUE RECEIVED, The Lete Family Revocable Trust does hereby convey, release, remise and forever quit claim unto The Lete Family Revocable Trust whose current address is: 146 North Middleton Road, Private Mail Box 106, Nampa, Idaho 83651

the following described premises:

The Parcel of land described on the Exhibit attached hereto and made a part.

TO HAVE AND TO HOLD the said premises, unto the said grantees, heirs and assigns forever.

Date: March 10, 2015

Inaki E. Lete, Trustee

Celeste E. Lete, Trustee

State of Idaho)
County of Canyon)ss

On this 10th day of March, 2015 before me, the undersigned, a notary public in and for said state, personally appeared Inaki E. Lete and Celeste E. Lete known to me to be the Trustees of the Lete Family Revocable Trust and acknowledged to me that they executed the within instrument as such Trustees.

Notary Public
residing in: NAMPA
My Bond expires: 12-5-2017

C. DEAN SHAFER
NOTARY
PUBLIC
STATE OF IDAHO

City of Kuna
Planning and Zoning Department

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

February 8, 2019

Inaki Lete
117 N. Kings Road
Nampa, ID 83687

Kuna City Council Action Notification **– Lete Commercial Subdivision**

RE: 18-05-S (Preliminary Plat) – 1795 W. Deer Flat Road, Kuna, ID 83634 (APN: S1322111056)

Dear Mr. Lete

This letter is to notify you of the action taken by the City Council on the above referenced land use application.

The Council voted 4-0 at their January 15, 2019 public hearing to ***approve*** Case No. 18-05-S to subdivide approximately 12.19 acres into 19 total lots consisting of 10 commercial buildable lots, and 9 common lots under the reserved name of Lete Commercial Subdivision. Please note that the Council has made its findings on February 5, 2019, at their regularly scheduled Council meeting.

Pursuant to Idaho Code §67-6535, this letter is to further inform you that to the extent a decision has been made on a site-specific land use request, an applicant has the right to request a regulatory takings analysis under Idaho Code §67-8003.

Under Kuna City Code 6-2-3-J, a Preliminary plat, that has been approved in construction phases, 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 (1) year of the preceding phase's recording date.

Additionally, A subdivider shall, sixty (60) days prior to the expiration of the two-year approval period or any extension thereof, notify the planning and zoning department that they are requesting an extension of the preliminary plat approval by filing an application for preliminary plat time extension as provided for in subsection J.5, or the city's approvals for the preliminary plat shall automatically expire.

Should you have any questions, please feel free to contact me at (208) 639-5344 or email me at JHellman@kunaid.gov.

Respectfully,

Jace Hellman
Planner II
Kuna Planning and Zoning Department

Cc: File, Planning and Zoning Director

City of Kuna
AFFIDAVIT OF LEGAL INTEREST

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

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

State of Idaho)
) ss.
County of Ada)

I, Inaki Lete (Name), 117 N. Kings Rd (Address)

Nampa (City), Idaho (State) 83687 (Zip Code)

being first duly sworn upon oath, depose and say:

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

A. That I am the record owner of the property described on the attached, and I grant my permission to Mason and Associates (Name) 924 3rd Street South STE B Nampa, ID 83651 (Address) to submit the accompanying application pertaining to that property.

B. I agree to indemnify, defend and hold City of Kuna and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.

C. I hereby grant permission to the City of Kuna staff to enter the subject property for the purpose of site inspections related to processing said application(s),

Dated this July day of 12th, 2018

I. Lete
Signature

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

Jordan Hurd
Notary Public for Idaho

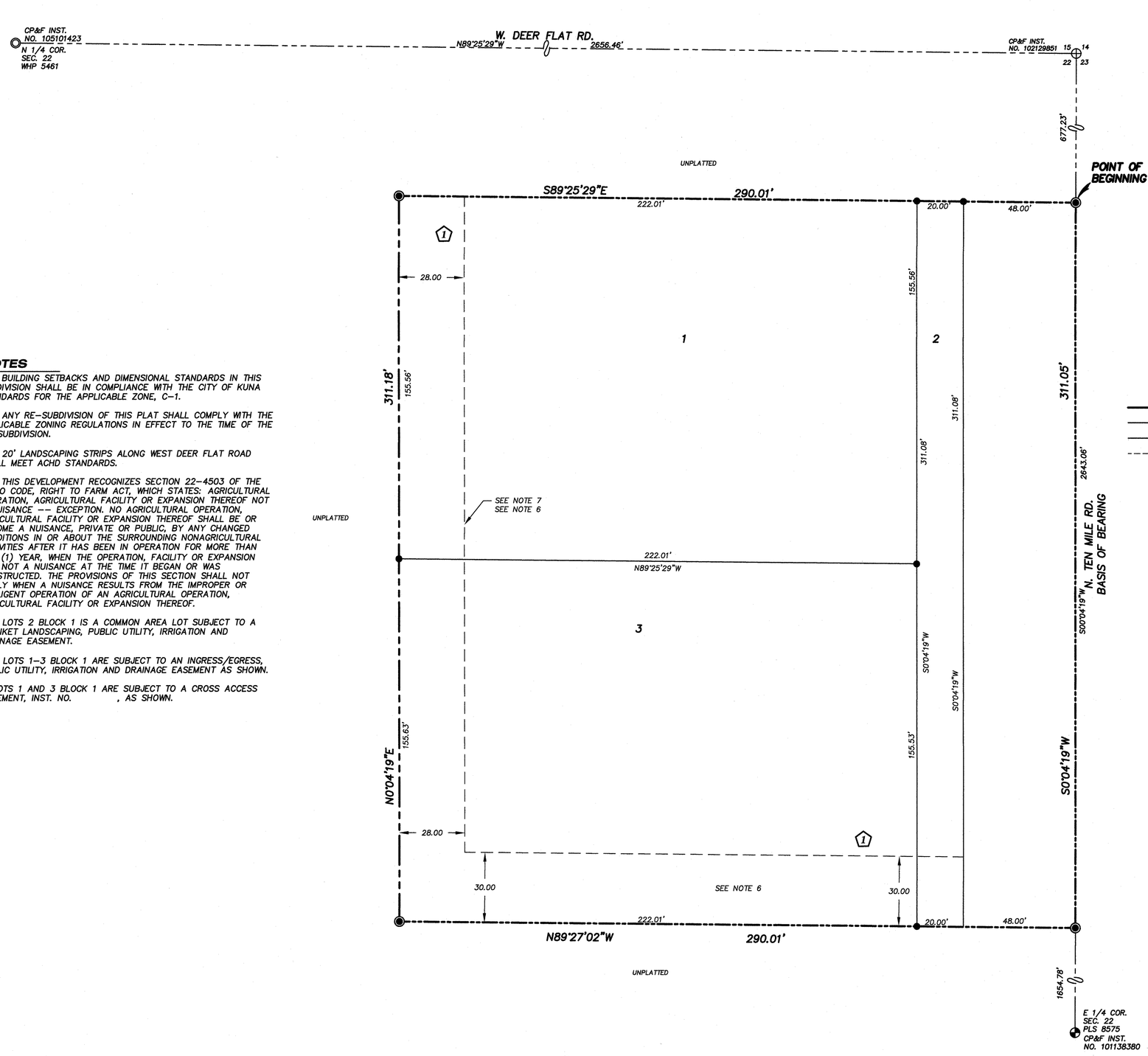
Residing at: Canyon County Idaho

My commission expires: Sept. 23, 2020

JORDON HURD NOTARY PUBLIC STATE OF IDAHO

LETE COMMERCIAL SUBDIVISION PHASE 2

A PART OF THE NE 1/4, NE 1/4, SECTION 22, T. 2 N., R. 1 W., B.M.
KUNA, ADA COUNTY, IDAHO
2019



NOTES

1. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE CITY OF KUNA STANDARDS FOR THE APPLICABLE ZONE, C-1.

2. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT TO THE TIME OF THE RE-SUBDIVISION.

3. 20' LANDSCAPING STRIPS ALONG WEST DEER FLAT ROAD SHALL MEET ACHD STANDARDS.

4. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF NOT A NUISANCE -- EXCEPTION. NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF.

5. LOTS 2 BLOCK 1 IS A COMMON AREA LOT SUBJECT TO A BLANKET LANDSCAPING, PUBLIC UTILITY, IRRIGATION AND DRAINAGE EASEMENT.

6. LOTS 1-3 BLOCK 1 ARE SUBJECT TO AN INGRESS/EGRESS, PUBLIC UTILITY, IRRIGATION AND DRAINAGE EASEMENT AS SHOWN.

7. LOTS 1 AND 3 BLOCK 1 ARE SUBJECT TO A CROSS ACCESS EASEMENT, INST. NO. , AS SHOWN.

LEGEND

- △ Calculated point
- ⊕ Found aluminum cap monument
- ◕ Found brass cap monument
- ◉ Set 5/8 inch dia. x 30 inch iron pin w/plastic cap PLS 9366
- ◎ Found 5/8 inch dia. iron pin
- ● Set 1/2 inch dia. x 24 inch iron pin w/plastic cap PLS 9366
- ⬠1 Block Number
- ——— Boundary line
- ——— Lot Line
- ——— Section line
- - - - - Easements ingress-egress, utility and irrigation easement as shown

Mason & Associates
Professional Engineers, Land Surveyors & Planners
924 3rd St. South, Nampa, ID 83651
(208) 454-0256 Fax (208) 467-4130

MR0219002 04/11/19
SHEET 1 of 3
BK._____, PG_____

LETE COMMERCIAL SUBDIVISION PHASE 2

CERTIFICATE OF OWNERS

WE, LETE FAMILY REVOCABLE TRUST, BEING FIRST DULY SWORN, DEPOSE AND SAY WE ARE THE OWNERS OF THE FOLLOWING DESCRIBED TRACT KNOWN AS LETE COMMERCIAL SUBDIVISION PHASE 2 MORE PARTICULARLY DESCRIBED IN THE LEGAL DESCRIPTION BELOW, STATE THAT IT IS OUR INTENTION TO INCLUDE SAID PROPERTY IN THIS SUBDIVISION PLAT, WE DO FOR OURSELVES, OUR HEIRS, TRANSFEREES, SUCCESSORS AND ASSIGNS, DO HEREBY DEDICATE, DONATE AND CONVEY TO THE PUBLIC FOREVER THE PUBLIC STREETS SHOWN ON THIS PLAT. THE EASEMENTS AS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC. HOWEVER, THE RIGHT TO USE SAID EASEMENTS IS HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES AS DESIGNATED WITHIN THIS PLAT AND NO PERMANENT STRUCTURES OTHER THAN THOSE FOR UTILITY, IRRIGATION, OR DRAINAGE PURPOSES IS TO BE ERECTED WITHIN THE LIMITS OF SAID EASEMENTS. THE OWNERS FURTHER CERTIFY THAT ALL LOTS IN THIS SUBDIVISION WILL RECEIVE DOMESTIC WATER FROM THE CITY OF KUNA WATER DEPARTMENT, AND THAT THE CITY HAS AGREED IN WRITING TO SERVE ALL OF THE LOTS IN THIS SUBDIVISION.

A PARCEL OF LAND BEING A PORTION OF THE NE1/4 NE1/4 OF SECTION 22 TOWNSHIP 2 NORTH, RANGE 1 WEST BOISE MERIDIAN, ADA COUNTY IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NE1/4 NE1/4;

THENCE S 00° 04' 19" W A DISTANCE OF 677.23 FEET ALONG THE EAST BOUNDARY OF THE NE1/4 NE1/4 TO THE POINT OF BEGINNING;

THENCE S 00° 04' 19" W A DISTANCE OF 311.05 FEET ALONG THE EAST BOUNDARY OF THE NE1/4 NE1/4;

THENCE N 89° 27' 02" W A DISTANCE OF 290.01 FEET;

THENCE N 00° 04' 19" E A DISTANCE OF 311.18 FEET PARALLEL WITH THE EAST BOUNDARY OF THE NE1/4 NE1/4;

THENCE S 89° 25' 29" E A DISTANCE OF 290.01 FEET PARALLEL WITH THE NORTH BOUNDARY OF THE NE1/4 NE1/4 TO THE POINT OF BEGINNING.

LETE COMMERCIAL SUBDIVISION PHASE 2 CONTAINS 2.07 ACRES MORE OR LESS.

INAKI LETE – TRUSTEE

ACKNOWLEDGMENT

STATE OF IDAHO } SS
COUNTY OF CANYON }

Be it remembered that on this 30th day of August, 2019, before me, the undersigned, a notary public in and for said state, personally appeared INAKI LETE, who is known or identified to me to be a Trustee for the Lete Family Revocable Trust, that executed the instrument or the person who executed the instrument on behalf of said trust, and acknowledged to me that such trust executed the same.

In witness whereof, I have hereunto set my hand and notarial seal the day last above written.

Notary Public for State of Idaho
Residing at Canyon County
Commission expires Sept. 23, 2020

JORDON HURD NOTARY PUBLIC COMMISSION NUMBER 53262 STATE OF IDAHO

CERTIFICATE OF SURVEYOR

I, Darin Holzhey do hereby certify that I am a Professional Land Surveyor licensed by the State of Idaho, and that this plat as described in the Owners Certificate and the attached plat, was drawn from an actual survey made on the ground under my direct supervision and accuratley represents the points platted theron in conformity with the state of Idaho codes relating to plats, surveys, and the corner perpetuation and filing act, Idaho code 55–1601 through 55–1612.

Darin Holzhey — P.L.S. License No. 9366

PROFESSIONAL LAND SURVEYOR REGISTERED 9366 8/22/19 STATE OF IDAHO DARIN HOLZHEY

LETE COMMERCIAL SUBDIVISION PHASE 2

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

The foregoing Plat was accepted and approved by the BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS on the _____day of_____, 20___.

_____
President
Ada County Highway District

HEALTH CERTIFICATE

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied based on a review by a Qualified Licensed Professional Engineer (QLPE) representing the City of Meridian and the QLPE approval of the design plans and specifications and the conditions imposed on the developer for continued satisfaction of the sanitary restrictions. Buyer is cautioned that at the time of this approval, no drinking water extensions or sewer extensions were constructed. Building construction can be allowed with appropriate building permits if drinking water extensions or sewer extensions have since been constructed, or if the developer is simultaneously constructing those facilities. If the developer fails to construct facilities, then sanitary restrictions may be re-imposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval, and no construction of any building or shelter requiring drinking water or sewer/septic facilities shall be allowed.

_____ _____
District Health Department, REHS *Date*

APPROVAL OF CITY COUNCIL

I, the undersigned, City Clerk in and for the City of Kuna, Ada County, Idaho, do hereby certify that at a regular meeting of the City Council held on the _____day of_____,20___this plat was duly accepted and approved.

_____
City Clerk, City of Kuna, Idaho

APPROVAL OF CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER, in and for the City of Kuna, Ada County, Idaho, Hereby Approve this plat.

_____ _____
City Engineer *Date*

CERTIFICATE OF COUNTY SURVEYOR

I, the undersigned, county surveyor in and for Ada County, Idaho, do hereby certify that I have checked this plat and find that it complies with the State of Idaho Code relating to plats and surveys.

_____ _____
Ada County Surveyor *Date*

CERTIFICATE OF COUNTY TREASURER

I, the undersigned, County Treasurer in and for the County of Ada, State of Idaho, per the requirements of I.C.50-1308, do hereby certify that any and all current and/or delinquent County Property Taxes for the property included in this proposed subdivision have been paid in full.
This certificate is valid for the next thirty (30) days only.

_____ _____
County Treasurer *Date*

CERTIFICATE OF COUNTY RECORDER

INSTRUMENT NO._____

STATE OF IDAHO }
COUNTY OF ADA } SS

I Hereby certify that this instrument was filed at the request of_____ _____at_____minutes past_____O'clock_____ this_____day of_____, 20___, in my office and was duly recorded in Book_____of Plats at Pages_____thru_____

_____ _____
DEPUTY *EX-OFFICIO RECORDER*
FEE:_____

PROFESSIONAL LAND SURVEYOR
REGISTERED
9366
8/31/19
STATE OF IDAHO
DARIN HOLZHEY

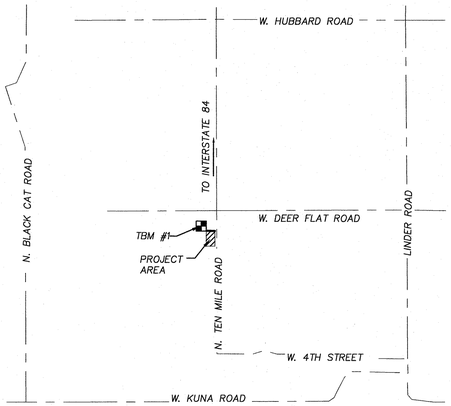
BK._____, PG_____

LETE COMMERCIAL SUBDIVISION PHASE 2

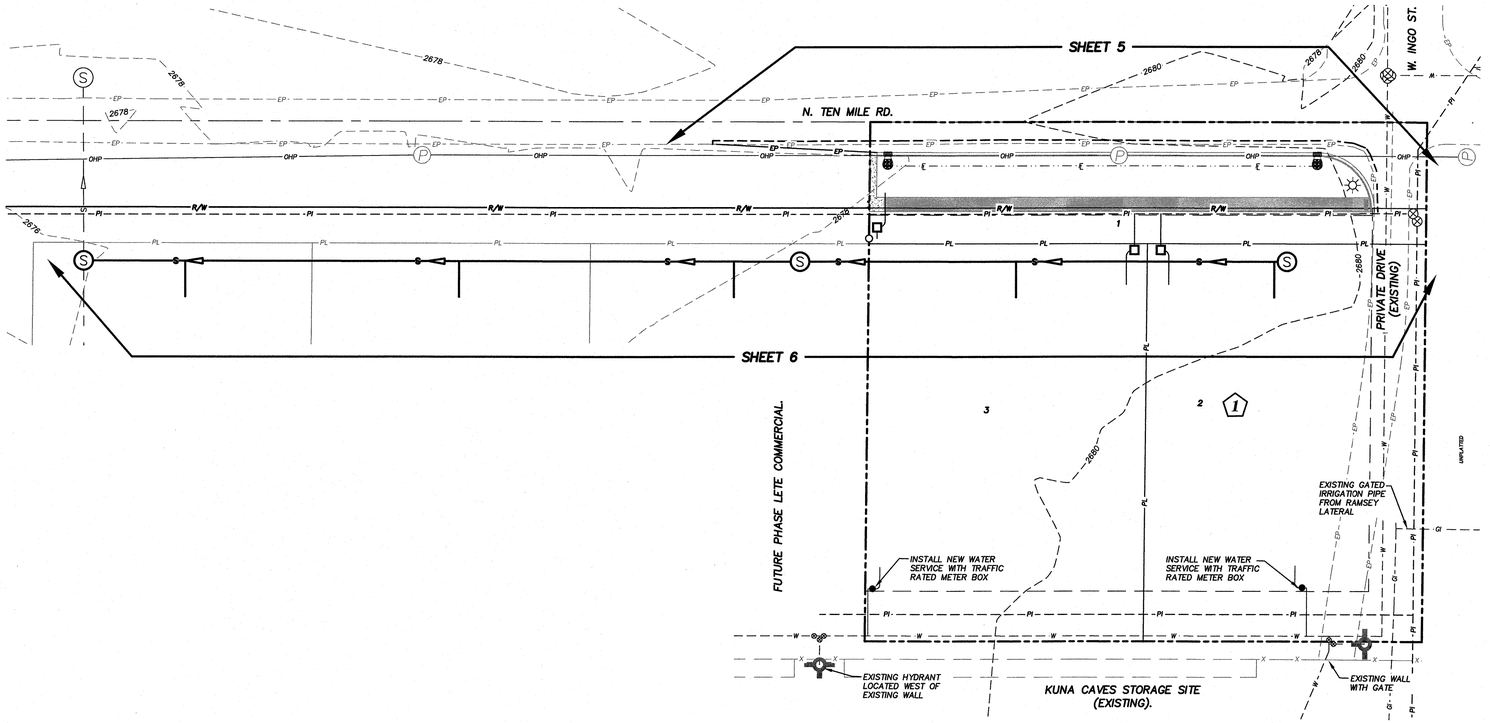
A PART OF THE NE 1/4 SE 1/4, SECTION 22, T. 2 N., R. 1 W., B.M.,
KUNA, ADA COUNTY, IDAHO
2019

This Document, and the Concepts, Ideas and Design Incorporated herein are an instrument of professional services and are the Property of Mason and Associates, Inc., therefore they are not to be used in whole or part for any other project without the express Written Authorization of Mason and Associates, Inc.©

All construction shall conform to the 2017 edition of the Idaho Standards for Public Works Construction, the City of Kuna, and ACHD Supplemental Specifications, and the Applicable Irrigation District Standards.



VICINITY MAP
1"=2000'



0 20 40 80
Scale: 1"=40'

LEGEND

- Benchmark
- Topographic Contour Line of Existing Ground
- SSMH — Sewer Manhole
- S.L. — Service Line
- IE — Invert Elevation of Pipe
- GB — Grade Break
- TBVC — Top Back of Vertical Curb
- Block Number
- Gate Valve
- Install Temporary Pump Out
- Power Pole
- Install Sanitary Sewer Manhole
- Install Streetlight
- Install New Shallow Inlet
- Direction of Sewer Drain Flow
- Direction of PI Drain Flow
- Boundary
- Easement
- Neat Sawcut
- Flowline
- 6" Vertical Curb and Gutter
- S — Install New Sewer Main
- EP — Edge of Pavement
- PI — Install New Pressure Irrigation Main
- Install New Domestic Water House Service
- Install New Pressure Irrigation Service
- OHP — Existing Overhead Power
- PL — Property Line
- R/W — Right-Of-Way
- PI — Existing Pressure Irrigation Main
- EP — Existing Edge of Pavement
- W — Existing Water Main
- S — Existing Sewer Main
- GI — Existing Gravity Irrigation
- X — Existing Wall
- Existing Gravity Irrigation Manhole
- Existing Sewer Manhole
- Existing Fire Hydrant
- Existing Power Pole

Sheet Index

Sheet 1 – Cover Sheet
Sheet 2 – Subdivision Layout
Sheet 3 – Notes
Sheet 4 – Standard Details
Sheet 5 – North Ten Mile Road
Sheet 6 – Sewer/Off-Site Sewer/Pressure Irrigation

BENCHMARKS

TBM #1
NORTHWEST CORNER OF SIDEWALK
AT THE NORTH SIDE OF THE OFFICE BUILDING
SEE VICINITY MAP FOR LOCATION
EL=2678.62'

William J. Mason
PROFESSIONAL ENGINEER LICENSED 9212 STATE OF IDAHO WILLIAM J. MASON
August 26, 2019

NO	BY	DATE	DESCRIPTION
REVISIONS			

DESIGNED BY: MPC 4/3/19
DRAWN BY: MPC 4/3/19
CHECKED BY:
APPVD BY:

Mason & Associates
Professional Engineers, Land Surveyors & Planners
912 3rd S. South, Nampa, ID 83651
(208) 454-0200 Fax (208) 467-4700

CLIENT: INAKI LETE
117 NORTH KINGS ROAD
NAMPA, ID. 83687
(208) 465-6141

JOB NO. MR0219
DWG NO. MR0219
SCALE: Vert: N/A Horz: 1"=40'
FIELD BOOK NO.

DRAWING TITLE: LETE COMMERCIAL SUBDIVISION PHASE 2
COVER SHEET
SHEET NO. 1 OF 6 SHEETS
Rev

LETE COMMERCIAL SUBDIVISION PHASE 2

A PART OF THE NE 1/4, NE 1/4, SECTION 22, T. 2 N., R. 1 W., B.M.
KUNA, ADA COUNTY, IDAHO
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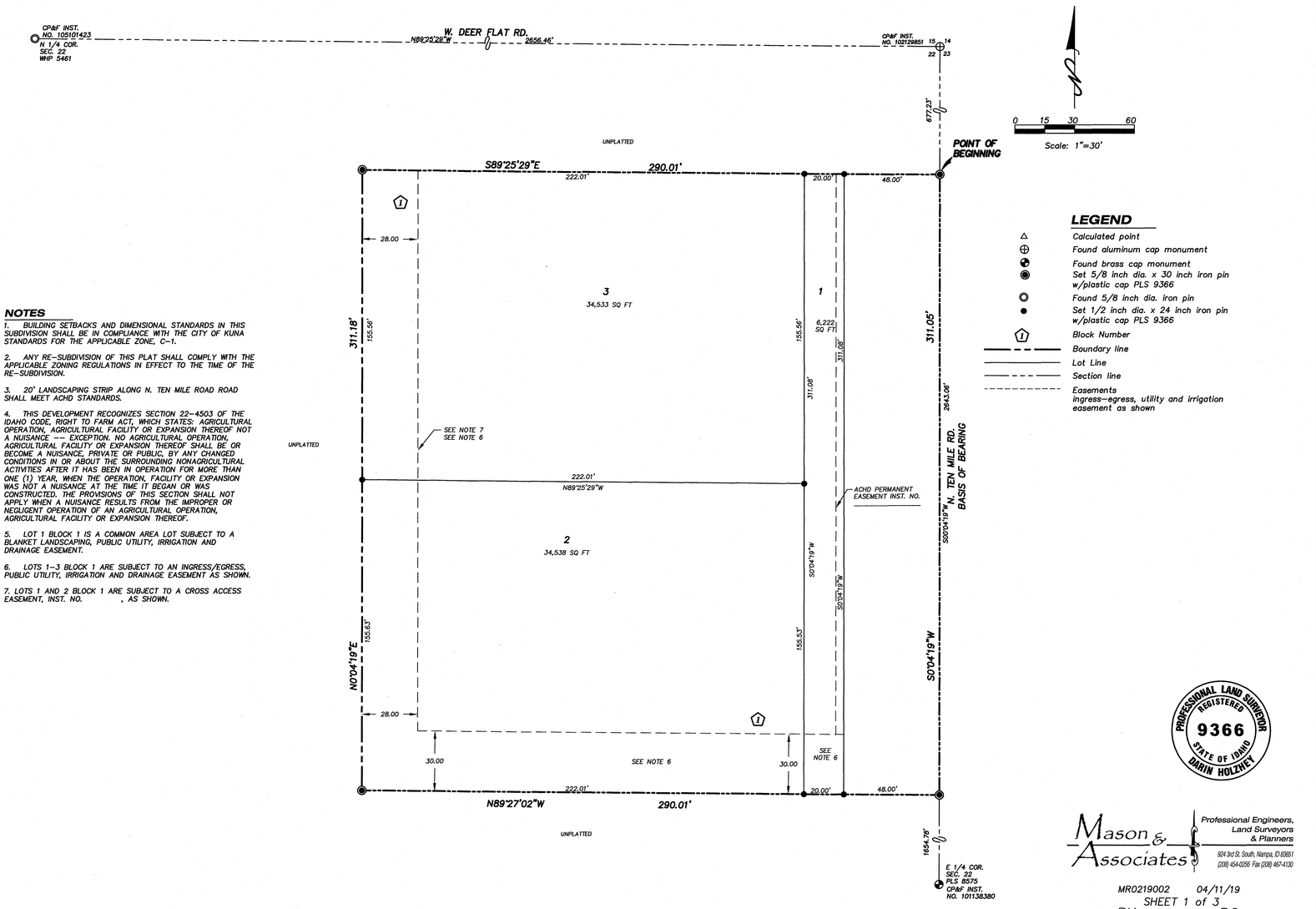

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- △ Calculated point
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- Found brass cap monument
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- Found 5/8 inch dia. iron pin
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- ⬠1 Block Number
- Boundary line
- Lot Line
- Section line
- Easements ingress-egress, utility and irrigation easement as shown

PROFESSIONAL LAND SURVEYOR REGISTERED 9366 STATE OF IDAHO DARIN HOLZHEY

Mason & Associates — Professional Engineers, Land Surveyors & Planners
924 3rd St. South, Nampa, ID 83651
(208) 454-0259 Fax (208) 467-4130

MR0219002 04/11/19
SHEET 1 of 3
BK._____, PG_____

NOTE:
LAYOUT SHOWN MAY NOT REFLECT THE ACTUAL RECORDED PLAT

PROFESSIONAL ENGINEER LICENSED 9212 STATE OF IDAHO WILLIAM J. MASON

William J. Mason

August 26, 2019

NO	BY	DATE	DESCRIPTION
REVISIONS			

DESIGNED BY:
DRAWN BY: JH 3/19
CHECKED BY:
APPVD BY:

Professional Engineers, Land Surveyors & Planners
924 3rd St. South, Nampa, ID 83651
(208) 454-0259 Fax (208) 467-4130
Mason & Associates

CLIENT: INAKI LETE
117 N. KINGS ROAD
NAMPA, ID 83687
(208) 465-6141

JOB NO. MR0219
DWG NO. MR0219002
SCALE: Vert: Horiz: 1"=30'
FIELD BOOK NO.

DRAWING TITLE: LETE COMMERCIAL SUBDIVISION PHASE 2
SUBDIVISION LAYOUT
SHEET NO. 2 OF 6 SHEETS
Rev

GENERAL

1. ALL WORK (INCLUDING BUT NOT LIMITED TO CONSTRUCTION OF PRESSURIZED IRRIGATION, SEWER, WATER, STREETS, CURB GUTTER SIDEWALK, AND STREETLIGHTS) SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE KUNA STANDARD CONSTRUCTION SPECIFICATIONS, ADA COUNTY HIGHWAY DISTRICT SPECIFICATIONS, IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION, IDAHO STATE PLUMBING CODE, IDAHO STATE ELECTRICAL CODE, FEDERAL AND STATE LAWS.

2. CONTRACTOR SHALL REQUEST CITY OF KUNA INSPECTION OF PRESSURIZED IRRIGATION, SEWER, WATER LINES AND APPURTENANCES AT LEAST TWENTY-FOUR (24) HOURS BEFORE BACKFILLING.

3. CONTRACTOR SHALL NOTIFY OWNER'S ENGINEER AND THE CITY OF KUNA FORTY-EIGHT (48) HOURS BEFORE INITIAL CONSTRUCTION BEGINS.

4. CONTRACTOR SHALL NOTIFY THE CITY OF KUNA WHEN SHUTTING DOWN A JOB FOR ANY REASON AND PROVIDE 48 HOURS NOTICE BEFORE RESTARTING WORK.

5. CONTRACTOR SHALL STAMP PI, S, OR W IN THE SIDEWALK OR CURB WHERE PRESSURIZED IRRIGATION, SEWER, OR WATER CROSS UNDER THE SIDEWALK OR CURB. WATER (W) STAMP SHALL BE IN LINE WITH THE WATER METER BOX.

6. ALL PIPE (PRESSURIZED IRRIGATION, SEWER & WATER) MAINS AND SERVICES, SHALL BE BEDDED WITH TYPE I OR TYPE III BEDDING. IN AREAS OF ROCK EXCAVATION, BEDDING BELOW THE BOTTOM OF PIPE SHALL BE SIX (6) INCHES THICK.

7. CONTRACTOR(S) SHALL REMOVE ALL OBSTRUCTIONS, ABOVE AND BELOW GROUND, AS REQUIRED FOR THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS. THIS SHALL INCLUDE CLEARING THE GROUND SURFACE OF ALL TREES, STUMPS, BRUSH, UNDERGROWTH, HEDGES, HEAVY GROWTH OF GRASS OR WEEDS, FENCE STRUCTURES, DEBRIS, RUBBISH AND MATERIALS WHICH, IN THE OPINION OF THE ENGINEER, ARE UNSUITABLE FOR THE FOUNDATION OF PAVEMENTS.

8. ALL MATERIAL(S) NOT SUITABLE FOR FUTURE USE ON SITE SHALL BE DISPOSED OF OFF SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS.

9. SURVEY CONTROL POINTS WHICH ARE CRITICAL TO THE CONSTRUCTION OF THE PROJECT ARE TO BE LOCATED WITHIN THE WORK LIMITS . THE CONTRACTOR SHALL PROTECT SURVEY CONTROL POINTS.

10. SURVEY CONTROL MONUMENTS SHALL BE PRESERVED, SET, AND/OR RESTORED IN ACCORDANCE WITH IDAHO CODE 50-1303.

11. CONTRACTOR SHALL MAINTAIN ALL EXISTING DRAINAGE FACILITIES WITHIN THE CONSTRUCTION AREA UNTIL REPLACEMENT DRAINAGE FACILITIES ARE IN PLACE, FUNCTIONING, AND ACCEPTED BY ACHD OR CITY.

12. ALL CONTRACTORS WORKING WITHIN THE PROJECT BOUNDARIES ARE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE SAFETY LAWS OF ANY JURISDICTIONAL BODY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, TRENCH SHORING, SAFETY DEVICES AND TRAFFIC CONTROL WITHIN AND AROUND THE CONSTRUCTION AREA.

13. EXISTING A.C. PAVEMENT SHALL BE SAW CUT TO A NEAT, STRAIGHT LINE PARALLEL OR PERPENDICULAR TO THE STREET CENTERLINE AND THE EXPOSED EDGE SHALL BE TACKED WITH EMULSION BEFORE PAVING.

14. ALL MATERIALS MUST MEET THE MINIMUM REQUIREMENTS OF THE APPROVING AGENCIES OR AS SET FORTH HEREIN, WHICHEVER IS MORE RESTRICTIVE. ALL MATERIALS AND EQUIPMENT SHALL BE NEW.

15. ALL CONTRACTORS WORKING WITHIN THE PUBLIC ROAD RIGHT-OF-WAY SHALL SECURE A RIGHT-OF-WAY PERMIT FROM ACHD AT LEAST 24 HOURS BEFORE ANY CONSTRUCTION.

16. ALL COSTS OF RETESTING FAILED TESTS SHALL BE BORNE BY THE CONTRACTOR.

17. ALL COSTS FOR CORRECTING DEFICIENT WORK SHALL BE BORNE BY THE CONTRACTOR. FAILURE TO CORRECT DEFECTIVE WORK WILL BE CAUSE FOR A STOP WORK ORDER.

18. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CURBS, GUTTERS, STORM DRAINS, CHANNEL CROSSINGS AND SEWER ELEVATIONS OR INVERTS BEFORE BEGINNING CONSTRUCTION AND SHALL NOTIFY THE OWNER'S ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PROJECT DRAWINGS.

19. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

20. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING REQUIRED NPDES PERMITS, SUBMITTING NOTICE OF INTENT (NOI) TO DISCHARGE STORM WATER, AND PREPARING A POLLUTION PREVENTION PLAN (PPP) IN ACCORDANCE WITH ENVIRONMENTAL PROTECTION AGENCY (EPA) REGULATIONS. CONTACT THE EPA AT (208) 378-5746 FOR REQUIRED INFORMATION. STORM WATER PERMIT SHALL BE PRESENTED TO THE ENGINEER AT LEAST 48 HOURS BEFORE BEGINNING CONSTRUCTION.

21. ALL UTILITIES, INCLUDING SERVICE LINES, WITHIN STREET TRAVEL WAYS SHALL BE IN PLACE, TESTED AND FULLY FUNCTIONAL, PRIOR TO CURB, GUTTER, SIDEWALK AND STREET CONSTRUCTION.

22. PAVEMENT AND CONCRETE REMOVED OR DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITHIN SEVEN (7) CALENDAR DAYS FROM THE TIME THE PAVEMENT AND/OR CONCRETE IS REMOVED PER ISPWC AND ACHD STANDARDS.

23. PAVING SHALL NOT PROCEED UNTIL THE CONTRACTOR OBTAINS WRITTEN APPROVAL OF ALL INSTALLED WATER, SEWER, AND PRESSURE IRRIGATION FACILITIES FROM THE CITY OF KUNA.

24. ALL ROCK BLASTING SHALL OCCUR BEFORE INSTALLING SEWER MAINS, WATER MAINS, PRESSURE IRRIGATION MAINS OR SERVICE LINE CROSSINGS. BLASTING IN THE PROXIMITY OF EXISTING UTILITIES MAY BE PERFORMED AS LONG AS THE HORIZONTAL DISTANCE FROM THE EXISTING UTILITY IS EQUAL TO OR GREATER THAN THE EXCAVATION DEPTH FROM THE EXISTING UTILITY OR FIFTEEN (15) FEET, WHICHEVER IS GREATER. THE BLASTING CONTRACTOR SHALL BE RESPONSIBLE FOR ANY/ALL DAMAGE TO ANY/ALL EXISTING UTILITIES.

25. THE DEVELOPER SHALL RETAIN AN IDAHO REGISTERED PROFESSIONAL ENGINEER TO PERFORM INSPECTION SERVICES DURING CONSTRUCTION. THE ENGINEER SHALL PROVIDE A WRITTEN CERTIFICATION LETTER TO THE CITY OF KUNA THAT THE PROJECT WAS COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS. COPIES OF ALL AIR TESTS, DEFLECTION TESTS, PRESSURE TESTS, AND BACTERIOLOGICAL TEST RESULTS SHALL BE FURNISHED WITH THE CERTIFICATION LETTER.

26. THE CITY OF KUNA WILL PROVIDE PERIODIC INSPECTION AND OBSERVE TESTING FOR AN EIGHT (8) HOUR DAY, FROM 8:00 A.M. TO 5:00 P.M., FOR A FORTY (40) HOUR WORK WEEK. CONTRACTOR SHALL REIMBURSE THE CITY AT RATES ESTABLISHED BY THE CITY FOR INSPECTIONS EXCEEDING THE NORMAL WORK WEEK, INCLUDING LEGAL HOLIDAYS. OVERTIME INSPECTION RATES AND A LIST OF LEGAL HOLIDAYS AND A REQUEST FOR INSPECTION OUTSIDE STANDARD CITY BUSINESS HOURS FORM CAN BE OBTAINED FROM THE CITY PUBLIC WORKS DEPARTMENT.

27. WHEN CONSTRUCTION IS SATISFACTORILY COMPLETED, CLEANED AND TESTED AND AFTER ALL OTHER UTILITIES ARE INSTALLED THE DEVELOPER SHALL REQUEST A CITY OF KUNA FINAL ACCEPTANCE INSPECTION. AT A MINIMUM, THE FINAL ACCEPTANCE INSPECTION SHALL INCLUDE: a. CLEAN ALL SEWER MAINLINES

b. DEFLECTION TEST SEWER MAINLINE
c. VISUALLY INSPECT EACH MANHOLE
d. WITNESS SEWER MAINLINE AIR PRESSURE TEST
e. WITNESS WATER MAINLINE PRESSURE TEST

f. WITNESS PRESSURE IRRIGATION PRESSURE TEST
g. CLEAN AND TELEVISE ALL SEWER MAIN LINES
h. VISUAL INSPECTION OF THE SEWER MAINS
i. PROVIDE A DVD OF ALL SEWER MAIN VISUAL INSPECTION
j. ALL TESTING SHALL BE PROVIDED AND PAID FOR BY THE DEVELOPER

28. CITY HAS THE RIGHT TO INSPECT THE WORK AT ANY TIME DURING CONSTRUCTION. ANY WORK NOT CONFORMING TO THE APPROVED PLANS AND SPECIFICATIONS SHALL BE REJECTED.

29. THE DEVELOPER SHALL GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR FOLLOWING ACCEPTANCE BY THE CITY. THIS GUARANTEE SHALL COVER ALL DAMAGE, MATERIALS, LABOR, AND WORKMANSHIP.

30. DEVELOPER SHALL NOTIFY ALL PURCHASERS OF LOTS, AND THEIR CONTRACTORS, THAT CITY UTILITY SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. ANY DAMAGE TO THESE SYSTEMS DURING HOME CONSTRUCTION SHALL BE BILLED DIRECTLY TO THE OWNER OF RECORD WHEN THE DAMAGE IS FOUND.

31. THE DEVELOPER SHALL PROVIDE RECORD DRAWINGS.: ONE (1) SET OF ELECTRONIC DRAWINGS ON CD IN PDF FORMAT, AND TWO (2) 24" X 36" SETS ON WHITE PAPER BEFORE FINAL PLAT OR WITHIN 30 DAYS OF FINAL ACCEPTANCE.

WATER

1. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER SERVICE TO ALL EXISTING WATER USERS AFFECTED BY CONSTRUCTION.

2. CONTRACTOR SHALL PREVENT THE ENTRY OF ANIMALS, DIRT AND OTHER FOREIGN MATTER INTO PIPES AND SHALL NOT LEAVE ANY OPEN PIPE END AT ANY TIME WHEN ABSENT FROM THE WORK SITE.

3. ALL WATER MAIN LINE PIPE SHALL BE PVC CONFORMING TO AWWA C-900 DR 18 (235 PSI) OR CLASS 152 CEMENT MORTAR LINED DUCTILE IRON CONFORMING TO AWWA C-152. ALL FITTINGS SHALL BE DUCTILE IRON CONFORMING TO AWWA C-110.

4. ALL WATER MAIN LINE PIPE, AND SERVICES SHALL BE BEDDED WITH TYPE I OR TYPE III BEDDING. IN AREAS OF ROCK EXCAVATION, BEDDING SHALL BE SIX (6) INCHES BELOW THE BOTTOM OF PIPE.

5. MINIMUM DEPTH FOR ALL WATER MAIN PIPE SHALL BE FOUR (4) FEET FROM FINISHED GRADE TO TOP OF PIPE.

6. COMPACT TRENCH BACKFILL TO 95% OF ASTM D 698 (MINIMUM).

7. TAPE NO. 12 DIRECT BURIAL TRACER WIRE TO THE CROWN OF WATER MAIN PIPE AND SERVICE LINES. LOOP THE TRACER WIRE FROM THE MAIN LINE TO EACH SERVICE VAULT ALONG THE SERVICE PIPE AND BACK TO THE MAIN LINE. THE TRACER WIRE SHALL BE ACCESSIBLE AT ALL VALVE BOXES AND SHALL BE EXTENDED ALONG THE OUTSIDE OF THE LOWER PORTION AND ALONG THE INSIDE OF THE UPPER PORTION OF THE VALVE BOX. WIRE SHALL BE TAPED TO GATE VALVES SO IT IS ACCESSIBLE FROM ABOVE WITHOUT INTERFERING WITH VALVE OPERATION. CONDUCT AN ELECTRICAL CONTINUITY VERIFICATION TEST BEFORE PAVING.

8. ALL MAIN LINE WATER VALVES SHALL BE RESILIENT WEDGE GATE VALVES CONFORMING TO ANSI/AWWA C-509. ACCEPTABLE VALVES ARE MUELLER MODEL A-2360 AND A-2361 OR CLOW MODEL 2639 AND 2640. OTHER WATER VALVES MUST BE APPROVED BY THE CITY ENGINEER.

9. FURNISH ALL WATER VALVES WITH A STANDARD CAST IRON 5-1/4 INCH DIAMETER 3-PIECE ADJUSTABLE VALVE BOX. THE CAST IRON COVER SHALL BE DESIGNED TO SLIP INSIDE THE TOP BELL, MARKED WITH THE WORD "WATER" AS AN INTEGRAL PART OF THE COVER. A CONCRETE COLLAR SHALL BE REQUIRED WHEN LOCATED IN PAVEMENT.

10. ALL TEES, PLUGS, BENDS, AND OTHER LOCATIONS WHERE UNBALANCED FORCES EXIST, SHALL BE SECURED AND ANCHORED BY SUITABLE THRUST BLOCKING AS SHOWN ON ISPWC SD-403.

11. SLEEVE WATER SERVICE LINES IN A FOUR (4) INCH DIAMETER SCHEDULE 80 WATER CLASS PIPE WHEREVER THE SERVICE LINE CROSSES A STREET DRAINAGE SEEPAGE BED.

12. OPEN EACH METER SETTER AND VERIFY THAT THE CORPORATION STOP IS OPEN AND THE SERVICE IS OPERABLE BEFORE PAVING.

13. OPERATE EACH VALVE AND FIRE HYDRANT TO ENSURE PROPER FUNCTION BEFORE PAVING. A CITY OF KUNA REPRESENTATIVE SHALL OBSERVE THE TESTING.

14. LEAK-TEST, FLUSH AND DISINFECT ALL WATER MAIN LINES AFTER INSTALLATION OF ALL UTILITIES, BEFORE CONNECTING TO THE WATER DISTRIBUTION SYSTEM, AND BEFORE PAVING. PRESSURE TEST THE DISTRIBUTION SYSTEM PER ISPWC SECTION 401.

15. THE CONTRACTOR MAY PRESSURE TEST ALL WATER LINES AFTER DISINFECTION AND FLUSHING BUT BEFORE INSTALLATION OF OTHER UTILITIES. AFTER ALL UTILITIES ARE INSTALLED AND PRIOR TO PAVING THE CONTRACTOR SHALL PERFORM A FINAL PRESSURE TEST WITH CITY PERSONNEL IN ATTENDANCE. THE CONTRACTOR SHALL FURNISH ALL PERSONNEL AND EQUIPMENT NECESSARY TO CONDUCT THE TEST.

16. DISINFECT AND FLUSH WATER MAINLINES ACCORDING TO ISPWC DIVISION 400. THE DISINFECTION AND FINAL FLUSHING SHALL BE TESTED TO DETERMINE IF THE APPROPRIATE MINIMUM CHLORINE RESIDUALS HAVE BEEN MET.

17. SAMPLE AND TEST ALL WATER LINES FOR BACTERIAL COLIFORMS. ALL WATER LINES SHALL PASS THE REQUIRED BACTERIOLOGICAL TEST BEFORE BEING PUT INTO SERVICE.

18. CONTRACTOR SHALL PROVIDE BACTERIAL TEST REPORTS FROM A CERTIFIED LABORATORY SHOWING THAT THE WATER LINES HAVE PASSED BACTERIA SAFETY REQUIREMENTS. A CITY OF KUNA REPRESENTATIVE SHALL OBSERVE THE SAMPLE EVENT.

19. LOCATE VALVES, FLANGED OR M.J., IN THE STREET UNLESS EXPLICITLY APPROVED BY THE CITY ENGINEER. SET ALL GATE VALVES AS CLOSE (FLANGE CONNECTED) AS POSSIBLE TO WATER MAIN LINE FITTINGS.

20. CONTRACTOR SHALL FIELD VERIFY ALL VALVE BOX LID ELEVATIONS TO ENSURE THAT LID ELEVATIONS MATCH FINAL STREET GRADE, AND ALL METER LID ELEVATIONS MATCH SIDEWALK ELEVATIONS.

21. LOCATE ALL WATER METERS AND FIRE HYDRANTS OUT OF THE ROAD RIGHT-OF-WAY. PROVIDE AT LEAST ONE (1) FOOT SEPARATION BETWEEN BACK OF SIDEWALK (OR CURB IF NO SIDEWALK) AND THE LEADING EDGE OF ANY FIRE HYDRANT.

22. THE CONTRACTOR SHALL LOCATE AND MARK ALL EXISTING SERVICE CONNECTIONS WITH AN 8 FOOT 2" X 4" BOARD OR METAL T POST PAINTED BLUE.

23. PAVING CONTRACTOR SHALL SET WATER VALVE RISERS IN CONCRETE COLLARS PER ISPWC STANDARD DRAWING SD-406.

24. ALL FIRE HYDRANTS SHALL BE DRY BARREL CONFORMING TO AWWA C-502, INSTALLED PER ISPWC SECTION 403 AND ISPWC DWG SD-404. FIRE HYDRANTS SHALL HAVE A FIVE (5) FOOT SETTING MINIMUM, 150 PSI WORKING PRESSURE, ONE 4-1/2 INCH DIAMETER NATIONAL STANDARD PUMPER NOZZLE EQUIPPED WITH STORZ FITTING, AND TWO 2-1/2 INCH DIAMETER NATIONAL STANDARD THREAD FIRE HOSE NOZZLES. THE VALVE OPERATOR SHALL OPEN COUNTER CLOCKWISE. THE HYDRANT SHALL BE EQUIPPED WITH A DRAIN THAT OPENS WHEN THE HYDRANT IS CLOSED; AND A SIX (6) INCH FLANGED BY MECHANICAL JOINT RESILIENT WEDGE GATE VALVE ATTACHED DIRECTLY TO THE WATER MAIN LINE TEE. ALPHA RESTRAINT ALLOWED.

25. FIRE HYDRANTS SHALL BE CLOW MEDALLION, WATEROUS PACER 100, OR MUELLER A423. NO OTHERS WILL BE ACCEPTED. MAXIMUM HYDRANT SPACING SHALL BE 500 FEET. HYDRANT LOCATIONS SHALL BE APPROVED IN WRITING BY THE KUNA RURAL FIRE DEPARTMENT AND SUBMITTED WITH THE CONSTRUCTION PLANS FOR FINAL REVIEW AND APPROVAL BY THE CITY ENGINEER.

26. INSTALL INDIVIDUAL ONE (1)-INCH WATER SERVICES FOR EACH CONNECTION FROM A SINGLE OR DUAL METER VAULT. EXTEND THE ONE (1)-INCH WATER SERVICE FOR EACH CONNECTION AT LEAST 10-FEET ON THE HOUSE SIDE OF THE METER, OR AS REQUIRED TO EXTEND PAST OTHER UTILITIES LOCATED WITHIN THE 10-FOOT UTILITY EASEMENT. DETAILS SHALL BE AS NOTED IN ISPWC DWG SD-401.

27. THE CITY OF KUNA SHALL FURNISH AND INSTALL WATER METERS.

28. CONTRACTOR SHALL PROVIDE EACH WATER SERVICE LEG WITH 18-INCH TALL 3/4-INCH COPPER METER SETTER, CURB STOP, LOCKABLE SHUTOFF VALVE AND CHECK VALVE, 20-INCH DIAMETER BY 36-INCH TALL INSULATED METER BOX AS MANUFACTURED BY "MID-STATES PLASTICS, INC." WITH 20" X 1" FOAM INSULATION PADS AND A CAST IRON FRAME AND COVER TAPPED WITH A 1-INCH DIAMETER RECESSED HOLE FOR THE CITY AUTOREAD METER SENSOR AS APPROVED BY THE CITY.

29. METER BOXES SHALL BE LOCATED ON THE NORTH OR EAST SIDE OF THE PROPERTY, OR IN CASE OF DUAL WATER SERVICE, ON THE NORTH OR EAST SIDE OF THE COMMON PROPERTY LOT LINE.

30. THE CENTERLINE OF THE METER SETTER SHALL BE LOCATED 18-INCHES BELOW FINISH GRADE. METERS SHALL BE PLACED 18-INCHES INSIDE THE PROPERTY LINE AND 18-INCHES AWAY FROM THE SIDE LOT LINE.

31. MULTIPLE TAPS IN THE SAME PIPE JOINT SHALL BE STAGGERED AND SHALL BE SEPARATED BY A MINIMUM OF ONE AND A HALF (1 ½) FEET OR AS LISTED IN THE PIPE MANUFACTURERS RECOMMENDATIONS, WHICHEVER IS GREATER

SEWER

1. THE HORIZONTAL SEPARATION OF POTABLE WATER AND SEWER MAINS SHALL BE A MINIMUM OF TEN (10) FEET FROM PIPE EDGE TO PIPE EDGE AS SHOWN IN ISPWC SD 407.

2. GROUNDWATER LEVELS SHALL BE MAINTAINED BELOW THE BOTTOM OF THE TRENCH DURING PIPE LAYING AND JOINING OPERATIONS.

3. TRENCH BACKFILL ABOVE THE PIPE ZONE SHALL BE INSPECTED BY ACHD OR BY THE OWNER'S ENGINEER IN ACCORDANCE WITH THE LATEST EDITION OF THE "CONSTRUCTION QUALITY ASSURANCE MANUAL". COMPACTION TESTS ARE REQUIRED IN THE BACKFILL ABOVE THE PIPE ZONE, WITHIN PUBLIC RIGHT-OF-WAY, ACCORDING TO ACHD REQUIREMENTS. SUBMIT DENSITY TEST RESULTS TO THE CITY OF KUNA AND ACHD BEFORE FINAL ACCEPTANCE.

4. CONTRACTOR SHALL LEAVE THE EXCAVATION FOR THE UPSTREAM END OF ALL SERVICE LINES OPEN TO ALLOW ON SITE VERIFICATION OF THE INVERT ELEVATIONS AND SLOPES BY THE CITY'S INSPECTOR. CONTRACTOR SHALL NOT BACKFILL THE ENDS OF SERVICE LINES UNTIL APPROVED BY THE CITY OF KUNA INSPECTOR OR OTHER ARRANGEMENTS HAVE BEEN MADE FOR THE VERIFICATION OF SERVICE LINE INVERT ELEVATIONS AND SLOPES.

5. CONTRACTOR SHALL INSTALL A REMOVABLE PLUG IN THE DOWN STREAM SIDE OF THE EXISTING MANHOLE WHERE THE NEW CONNECTION WILL BE MADE. THE PLUG SHALL REMAIN IN PLACE UNTIL FINAL ACCEPTANCE OF THE SEWER PROJECT.

6. ALL SEWER PIPE AND FITTINGS 4 INCH THROUGH 15 INCH DIAMETER SHALL BE POLYVINYL CHLORIDE (PVC) CONFORMING TO ASTM D-3034, SDR-35. SEWER PIPE AND FITTINGS SIZES 18 INCH THROUGH 36 INCH DIAMETER SHALL BE PVC CONFORMING TO ASTM F 679. PRESSURE SEWER PIPE SHALL CONFORM TO AWWA C900 PVC, DR 18 (235 PSI).

7. SEWER SERVICE LINES SHALL BE INSTALLED BEFORE STREET IMPROVEMENTS & SEWER SERVICE MARKERS SHALL BE IN PLACE BEFORE FINAL INSPECTION. CONTRACTOR SHALL NOTIFY THE CITY WHEN SEWER SERVICE STUB OUTS ARE INSTALLED, MARKED & READY FOR INSPECTION.

8. CONSTRUCT ALL MANHOLES WATER TIGHT. THE TOP OF MANHOLE CONE SHALL BE WITHIN TWELVE (12) INCHES OF FINISHED GRADE. CONTRACTOR SHALL SUPPLY ALL LID ASSEMBLIES AND GRADE RINGS.

9. SEWER CONSTRUCTION SHALL MEET THE SPECIFIC DETAILS AND REQUIREMENTS OF THE FOLLOWING STANDARD DRAWINGS AND ACCOMPANYING SPECIFICATIONS FOUND IN "IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION" AND ACHD STANDARD DRAWINGS:

1. STANDARD MANHOLE – TYPE A, DRAWING NO. SD-501 AND SD-501A.
2. STANDARD SHALLOW MANHOLE – DRAWING NO. SD-505.
3. MANHOLE COLLAR DETAIL – DRAWING NO. SD-508.
4. MANHOLE COVER AND FRAME – DRAWING NO. SD-507.
5. STANDARD SEWER SERVICE LINE – DRAWING NO. SD-511 & SD-511A.
6. SEWER SERVICE MARKER – DRAWING NO. SD-512.

10. MANHOLE: APPLY NON-SHRINK GROUT BETWEEN THE METAL FRAME AND GRADE RINGS. GRADE RINGS SHALL NOT BE STACKED WITHOUT NON-SHRINK GROUT OR MORTAR.

11. CONTRACTOR SHALL FIELD VERIFY THE TOP ELEVATION OF MANHOLE CONES TO ASSURE THAT ALL RING ELEVATIONS MATCH FINAL STREET GRADES.

12. PAVING CONTRACTOR SHALL SET THE GRADE RINGS AND POUR THE CONCRETE COLLARS PER ISPWC DRAWING NO. SD-508. THE PAVING CONTRACTOR SHALL CONTACT ACHD 24 HOURS PRIOR TO POURING CONCRETE COLLARS.

13. SET EACH GRADE RING IN A BED OF NON-SHRINK GROUT OR MORTAR. TROWEL SMOOTH WITH THE INSIDE OF THE MANHOLE.

14. PRIOR TO CONNECTING TO THE EXISTING SEWER SYSTEM, WHERE THE CONNECTION IS MADE BETWEEN MANHOLES AND EXISTING SERVICES, ALL SEWER MAINS AND SERVICES MUST BE AIR TESTED.

15. COMPLETE INTEGRITY TESTING, AFTER ALL UTILITIES ARE INSTALLED AND BEFORE PAVING.

16. CONTRACTOR SHALL CONTACT OWNERS' ENGINEER AND THE CITY OF KUNA AT LEAST 24 HOURS BEFORE TESTING. SEWER LINES SHALL BE TESTED IN ACCORDANCE WITH DIVISION 500 OF THE ISPWC SPECIFICATIONS. A CITY REPRESENTATIVE MUST OBSERVE THE TESTING. TESTING SHALL INCLUDE AIR PRESSURE TESTING, DEFLECTION TESTING, INVERT ELEVATION SURVEY AND VISUAL INSPECTION USING A CLOSED-CIRCUIT TELEVISION (CCTV) CAMERA. ALL SEWER LINES SHALL BE CLEANED AND CHECKED FOR DEFLECTION BEFORE BEGINNING THE CCTV CAMERA INSPECTION. PROVIDE A COPY (DVD) OF THE VISUAL INSPECTION TO THE CITY OF KUNA FOR QUALITY VERIFICATION. NO SEWER MAINLINE SHALL BE CONSIDERED APPROVED AND ACCEPTED UNTIL THE VISUAL REVIEW IS COMPLETE.

17. SEWER CONSTRUCTION INSPECTIONS WILL BE PERFORMED BY THE OWNER'S ENGINEER OR DESIGNATED REPRESENTATIVE. SUCH APPROVAL SHALL NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY OF PERFORMING THE WORK IN AN ACCEPTABLE MANNER, IN CONFORMANCE WITH THE APPROVED MASTER PLAN, CONTRACT DRAWINGS, AND ASSOCIATED SPECIFICATIONS.

18. CITY OF KUNA SHALL PROVIDE FINAL APPROVAL AND ACCEPTANCE OF ALL SEWER CONSTRUCTION.

IRRIGATION

1. THE DEVELOPER SHALL NOTIFY ALL LOT PURCHASERS THAT THERE MUST BE NO INTERCONNECTION BETWEEN THE PRESSURE IRRIGATION SYSTEM AND HOUSE PLUMBING. OUTSIDE HOUSE FAUCETS MUST ONLY BE CONNECTED TO THE MUNICIPAL POTABLE WATER SYSTEM THROUGH THE HOUSE SERVICE CONNECTION.

2. INSTALL PRESSURIZED IRRIGATION SYSTEMS CONSISTING OF IRRIGATION MAINS AND INDIVIDUAL SERVICE CONNECTIONS TO EACH LOT.

3. CONNECTION TO THE CITY OF KUNA MUNICIPAL WATER (POTABLE) SYSTEM FOR IRRIGATION PURPOSES IS NOT ALLOWED.

4. LOT SERVICE REQUIREMENTS: LOT SIZE S.F. IRRIGATION RISERS 0-14,000 ONE 1" 14,000 – 26,000 TWO 1" OR ONE 1.5" 26,000+ DETERMINED BY CITY ENGINEER

5. ALL IRRIGATION MAINLINES SHALL BE INSTALLED SUCH THAT AIR AUTOMATICALLY VENTS DURING FILLING AND DRAINING. AUTOMATIC AIR/VACUUM RELIEF VALVES SHALL BE INSTALLED AT ALL HIGH POINTS IN THE SYSTEM AND IN LOCATIONS DETERMINED BY THE CITY ENGINEER. IN LIEU OF AUTOMATIC VENTS, THE CONTRACTOR MAY INSTALL SERVICES WITH THE TAP ON TOP OF THE MAIN AT THE HIGH POINT WITH THE SERVICE LINE LAID LEVEL OR RISING TO THE SERVICE BOX.

6. ALL IRRIGATION MAINS SHALL FREELY DRAIN. "FREELY DRAIN" MEANS TO DRAIN BY GRAVITY INTO A DRAINAGE SWALE, DRAINAGE POND, DRAINAGE DITCH OR ADEQUATELY SIZED DRY WELL. THE DRAIN SYSTEM SHALL INCLUDE MANUALLY OPERATED VALVES AS DETAILED IN CITY OF KUNA STANDARD DETAILS. LOCATE DRAINS IN COMMON AREAS, ALONG PATHWAYS OR STREET FRONTAGES UNLESS SPECIFICALLY APPROVED OTHERWISE BY THE CITY ENGINEER.

7. PIPE DEPTH: ALL IRRIGATION MAIN LINES NOT WITHIN ROAD RIGHT OF WAY (ROW) SHALL HAVE AT LEAST THREE (3) FEET OF COVER FROM FINISH GRADE TO CROWN OF PIPE IF THE PIPE IS FREE DRAINING. A MINIMUM OF FOUR (4) FEET OF COVER SHALL BE REQUIRED FROM FINISH GRADE TO CROWN OF PIPE UNDER ROADWAYS AND WHERE PIPE IS NOT FREE-DRAINING.

8. PRESSURE IRRIGATION MAIN LINE PIPING 4 INCH DIAMETER AND LARGER SHALL BE CONSTRUCTED OF POLYVINYL CHLORIDE (PVC), DR21 (200 PSI), CONFORMING TO ASTM D2241.

9. PRESSURE IRRIGATION MAIN LINE PIPING IN THE R.O.W. AND PARALLEL TO CENTER LINE SHALL BE PVC, C900 DR 18.

10. 4 INCH DIAMETER AND LARGER PIPE SHALL HAVE RUBBER GASKETED JOINTS.

11. PRESSURE IRRIGATION PIPE SHALL BE CLEARLY MARKED WITH TYPE, CLASS OR THICKNESS. LETTERING SHALL BE LEGIBLE AND PERMANENT.

12. ALL IRRIGATION PIPE SHALL BE INSTALLED WITH FINDER TAPE. TAPE SHALL BE TWO (2) INCHES WIDE, PURPLE IN COLOR, WITH THE WORDS "DANGER-UNSAFE WATER" OR "NON-POTABLE WATER" CLEARLY MARKED ALONG THE LENGTH OF THE TAPE. TAPE SHALL BE PLACED BETWEEN SIX (6) INCHES BELOW GROUND SURFACE AND SIXTEEN (16) INCHES ABOVE THE TOP OF PIPE.

13. TAPE A #12 DIRECT BURIAL TRACER WIRE ALONG THE CROWN OF THE PRESSURE IRRIGATION MAINLINE. LOOP THE TRACER WIRE FROM THE MAINLINE TO EACH SERVICE BOX AND BACK TO THE MAINLINE. THE TRACER WIRE SHALL BE ACCESSIBLE AT ALL VALVE BOXES AND EXTENDED ALONG THE OUTSIDE OF THE LOWER PORTION AND ALONG THE INSIDE OF THE UPPER PORTION OF THE VALVE BOX. CONDUCT AN ELECTRICAL CONTINUITY TEST BEFORE PAVING TO VERIFY TRACER WIRE INTEGRITY.

14. EQUIP EACH PRESSURE IRRIGATION SERVICE WITH A METAL OR PLASTIC TAG (YUCKY FACE) "NON-POTABLE WATER-DO NOT DRINK".

15. VALVES 4 INCH DIAMETER AND LARGER SHALL BE RESILIENT WEDGE GATE VALVES CONFORMING TO THE REQUIREMENTS OF ANSI/AWWA C509, WITH MECHANICAL OR FLANGED JOINTS AND 2 INCH SQUARE OPERATING NUT. ACCEPTABLE VALVES ARE MUELLER MODEL A-2360 AND A-2361 OR CLOW MODEL 2639 AND 2640. ANY OTHERS MUST BE SPECIFICALLY APPROVED BY THE CITY ENGINEER. VALVE BOXES FOR VALVES 4 INCH DIAMETER AND LARGER SHALL BE STANDARD CAST IRON 5 1/4 INCH DIAMETER ADJUSTABLE VALVE BOX.

16. VALVES FOR STREET CROSSINGS SHALL BE PLACED WITHIN 2 FEET OF THE BACK EDGE OF SIDEWALK.

17. FITTINGS SHALL BE CAST IRON, DUCTILE IRON, PVC, BRASS OR STAINLESS STEEL, AND SHALL HAVE A MINIMUM PRESSURE RATING EQUAL TO OR GREATER THAN 200 PSI. ALL FITTINGS FOUR (4) INCHES AND LARGER SHALL BE DUCTILE IRON WITH FLANGED OR MECHANICAL JOINTS. THRUST BLOCKS OR OTHER CITY ENGINEER APPROVED RESTRAINTS SHALL BE PROVIDED AT CHANGES OF DIRECTION.

18. IRRIGATION SYSTEMS SHALL BE PRESSURE TESTED IN ACCORDANCE WITH ISPWC SPECIFICATIONS FOLLOWING INSTALLATION OF ALL OTHER UTILITIES AND BEFORE PAVING. TESTING SHALL BE OBSERVED BY A CITY REPRESENTATIVE.

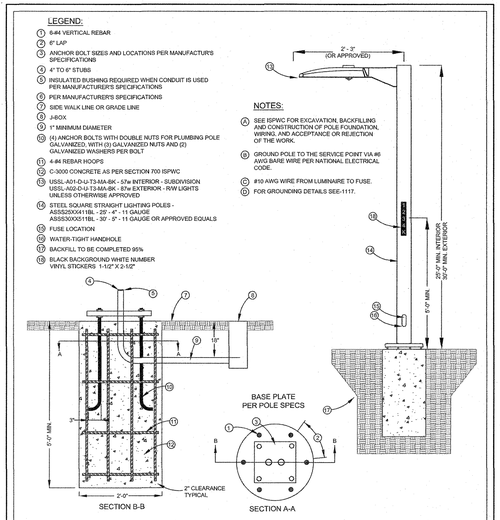
ROADWAY ACHD

1. ALL CONSTRUCTION WITHIN PUBLIC RIGHT OF WAY SHALL CONFORM TO THE CURRENT EDITION OF THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (I.S.P.W.C.) AND THE CURRENT EDITION OF THE ADA COUNTY HIGHWAY DISTRICT SUPPLEMENTAL SPECIFICATIONS. NO EXCEPTIONS TO DISTRICT POLICY, STANDARDS & ISPWC WILL BE ALLOWED UNLESS SPECIFICALLY AND PREVIOUSLY APPROVED IN WRITING BY THE DISTRICT.

2. INSPECTION OF WORK WITHIN THE RIGHT-OF-WAYS SHALL BE BY THE ADA COUNTY HIGHWAY DISTRICT. NO PIT RUN, BALLAST OR SUBBASE AGGREGATE SHALL BE PLACED ON-SITE UNTIL THE SU

LEGEND:

1. 6-#4 VERTICAL REBAR
2. 6" LAP
3. ANCHOR BOLT SIZES AND LOCATIONS PER MANUFACTURE'S SPECIFICATIONS
4. 4" TO 6" STUBS
5. INSULATED BUSHING REQUIRED WHEN CONDUIT IS USED PER MANUFACTURER'S SPECIFICATIONS
6. PER MANUFACTURER'S SPECIFICATIONS
7. SIDE WALK LINE OR GRADE LINE
8. J-BOX
9. 1" MINIMUM DIAMETER
10. (4) ANCHOR BOLTS WITH DOUBLE NUTS FOR PLUMBING POLE GALVANIZED, WITH (3) GALVANIZED NUTS AND (2) GALVANIZED WASHERS PER BOLT
11. 4-#4 REBAR HOOPS
12. C-3000 CONCRETE AS PER SECTION 700 ISPWC
13. USSL-A01-D-U-T3-MA-BK - 57w INTERIOR - SUBDIVISION USSL-A02-D-U-T3-MA-BK - 87w EXTERIOR - R/W LIGHTS UNLESS OTHERWISE APPROVED
14. STEEL SQUARE STRAIGHT LIGHTING POLES - ASS525X0411BL - 25' - 4" - 11 GAUGE ASS530X0511BL - 30' - 5" - 11 GAUGE OR APPROVED EQUALS
15. FUSE LOCATION
16. WATER-TIGHT HANDHOLE
17. BACKFILL TO BE COMPLETED 95%
18. BLACK BACKGROUND WHITE NUMBER VINYL STICKERS 1-1/2" X 2-1/2"



NOTES:

A. SEE ISPWC FOR EXCAVATION, BACKFILLING AND CONSTRUCTION OF POLE FOUNDATION, WIRING, AND ACCEPTANCE OR REJECTION OF THE WORK.

B. GROUND POLE TO THE SERVICE POINT VIA #6 AWG BARE WIRE PER NATIONAL ELECTRICAL CODE.

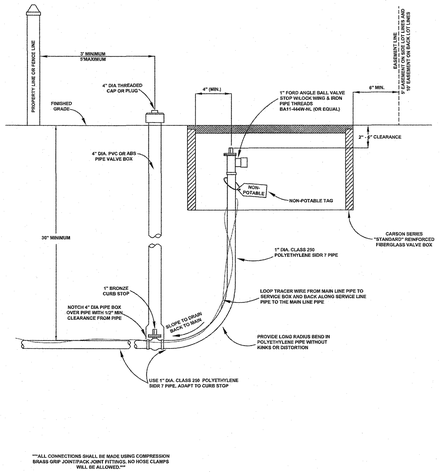
C. #10 AWG WIRE FROM LUMINAIRE TO FUSE.

D. FOR GROUNDING DETAILS SEE-1117.

ALL PRODUCTS AS LISTED OR APPROVED SUBSTITUTIONS v.1/25/19

CITY OF KUNA
765 W AVALON AVE
KUNA, ID 83634
(208) 922-5546

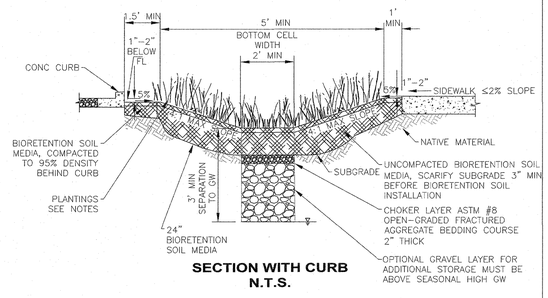
STANDARD METAL STREET LIGHT DETAIL
KUNA STD DWG KSD-1116



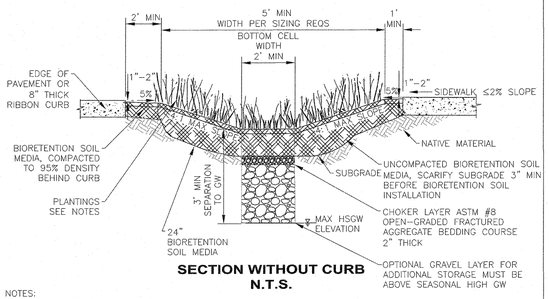
ALL CONNECTIONS SHALL BE MADE USING COMPRESSION BRASS GRIP JOINT/PACK JOINT FITTINGS, NO HOSE CLAMPS WILL BE ALLOWED

CITY OF KUNA
765 W AVALON AVE
KUNA, ID 83634
(208) 922-5546

PRESSURIZED IRRIGATION
STANDARD RESIDENTIAL 1" SERVICE
MAIN SIDE (LONG SIDE)
KUNA STD DWG K-902-L



SECTION WITH CURB
N.T.S.



SECTION WITHOUT CURB
N.T.S.

NOTES:
1. SEE NOTES ON SHEET 2 OF 3

2017 ACHD STORMWATER DESIGN GUIDELINES	BIORETENTION SWALE	STANDARD DRAWING BMP 30 SHEET 1 OF 3

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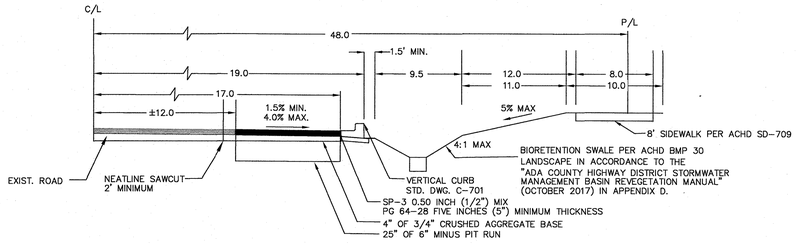
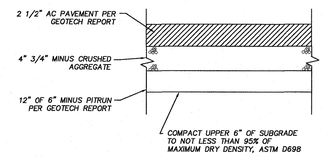


N. TEN MILE ROAD SECTION
(LOOKING SOUTH)
N.T.S.



PAVEMENT SECTION
(FOR PRIVATE PARKING LOT AND DRIVE ISLES)
SEE GEOTECHNICAL REPORT FOR ADDITIONAL REQUIREMENTS
N.T.S.

PROFESSIONAL ENGINEER LICENSED 9212 STATE OF IDAHO WILLIAM J. MASON

William J. Mason

August 26, 2019

NO	DESCRIPTION	BY	DATE
	REVISIONS		

DESIGNED BY: MPC 4/3/19
DRAWN BY: MPC 4/3/19
CHECKED BY:
APPVD BY:

Professional Engineers, Land Surveyors & Planners
Mason & Associates
501 W. South Nampa, ID 83651
(208) 454-0256 FAX (208) 467-4130

CLIENT: INAKI LETE
117 NORTH KINGS ROAD
NAMPA, ID. 83687
(208) 465-6141

JOB NO.	MR0219
DWG NO.	MR0219
SCALE: Vert:	N/A
Horiz:	1"=40'
FIELD BOOK NO.	

DRAWING TITLE:
LETE COMMERCIAL SUBDIVISION PHASE 2
NOTES SHEET
SHEET NO. 4 OF 6 SHEETS
Rev

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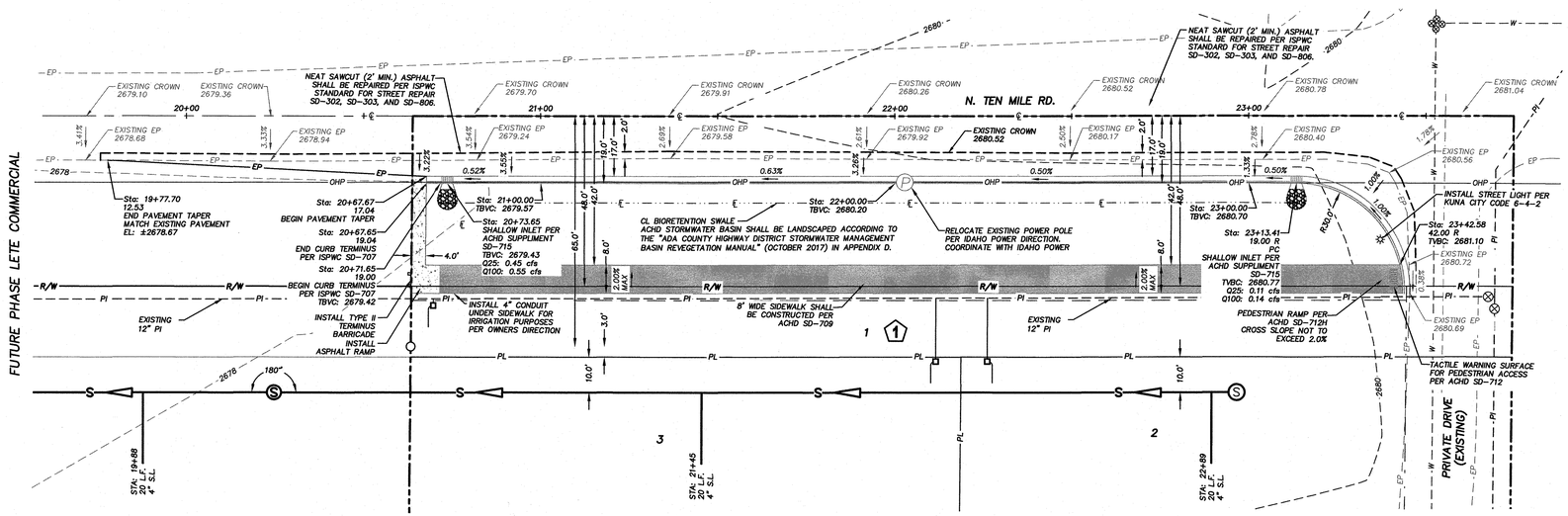
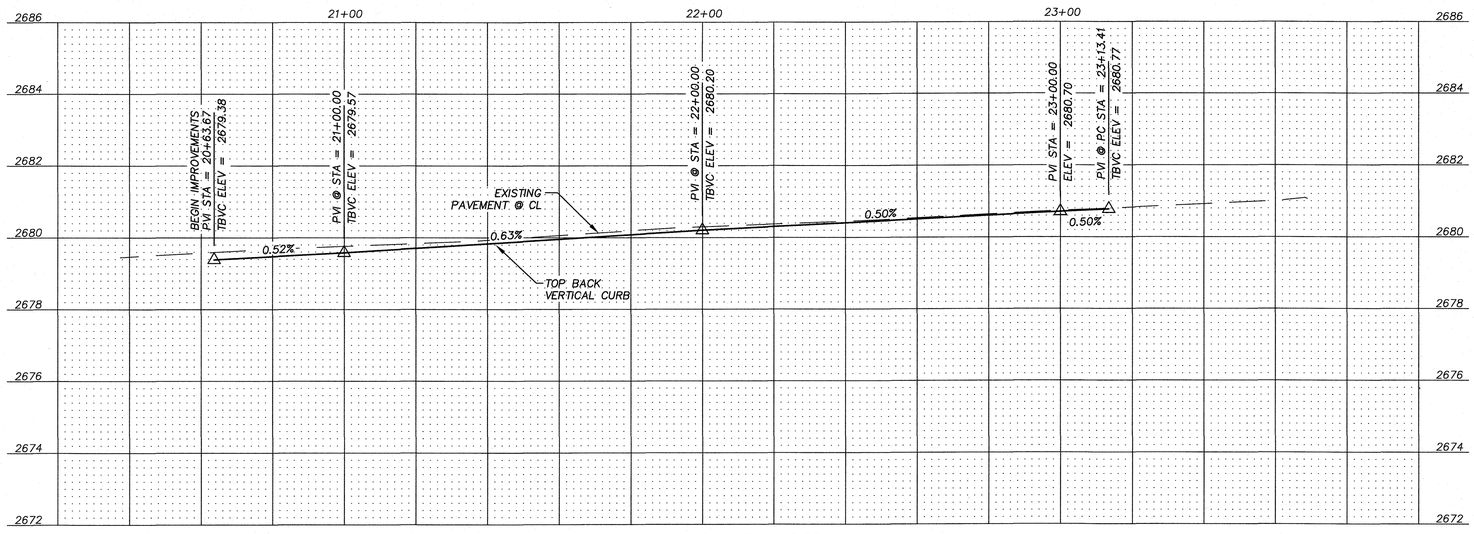
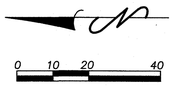






NO	BY	DATE	DESCRIPTION
REVISIONS			

DESIGNED BY: MPC 4/3/19
DRAWN BY: MPC 4/3/19
CHECKED BY:
APPV'D BY:

Professional Engineers, Land Surveyors & Planners
Mason & Associates
851 W.S. South Kuna, ID 83651
(208) 454-8259 Fax (208) 567-4130

CLIENT: INAKI LETE
117 NORTH KINGS ROAD
NAMPA, ID. 83687
(208) 465-6141

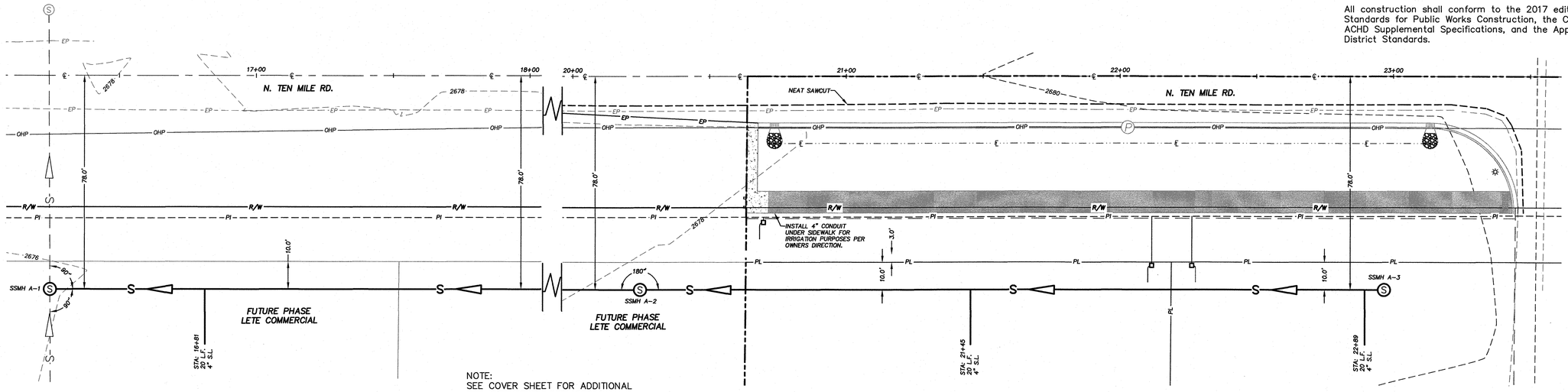
JOB NO. MR0219
DWG NO. MR0219
SCALE: Vert: 1"=2' Horz: 1"=20'
FIELD BOOK NO.

DRAWING TITLE: LETE COMMERCIAL SUBDIVISION PHASE 2
NORTH TEN MILE ROAD
SHEET NO. 5 OF 6 SHEETS
Rev

PROFESSIONAL ENGINEER LICENSED 9212 STATE OF IDAHO WILLIAM J. MASON
August 26, 2019

This Document, and the Concepts, Ideas and Design Incorporated herein are an instrument of professional services and are the Property of Mason and Associates, Inc., therefore they are not to be used in whole or part for any other project without the express Written Authorization of Mason and Associates, Inc.©

All construction shall conform to the 2017 edition of the Idaho Standards for Public Works Construction, the City of Kuna and ACHD Supplemental Specifications, and the Applicable Irrigation District Standards.



NOTE:
SEE COVER SHEET FOR ADDITIONAL OFF-SITE SEWER SERVICES.

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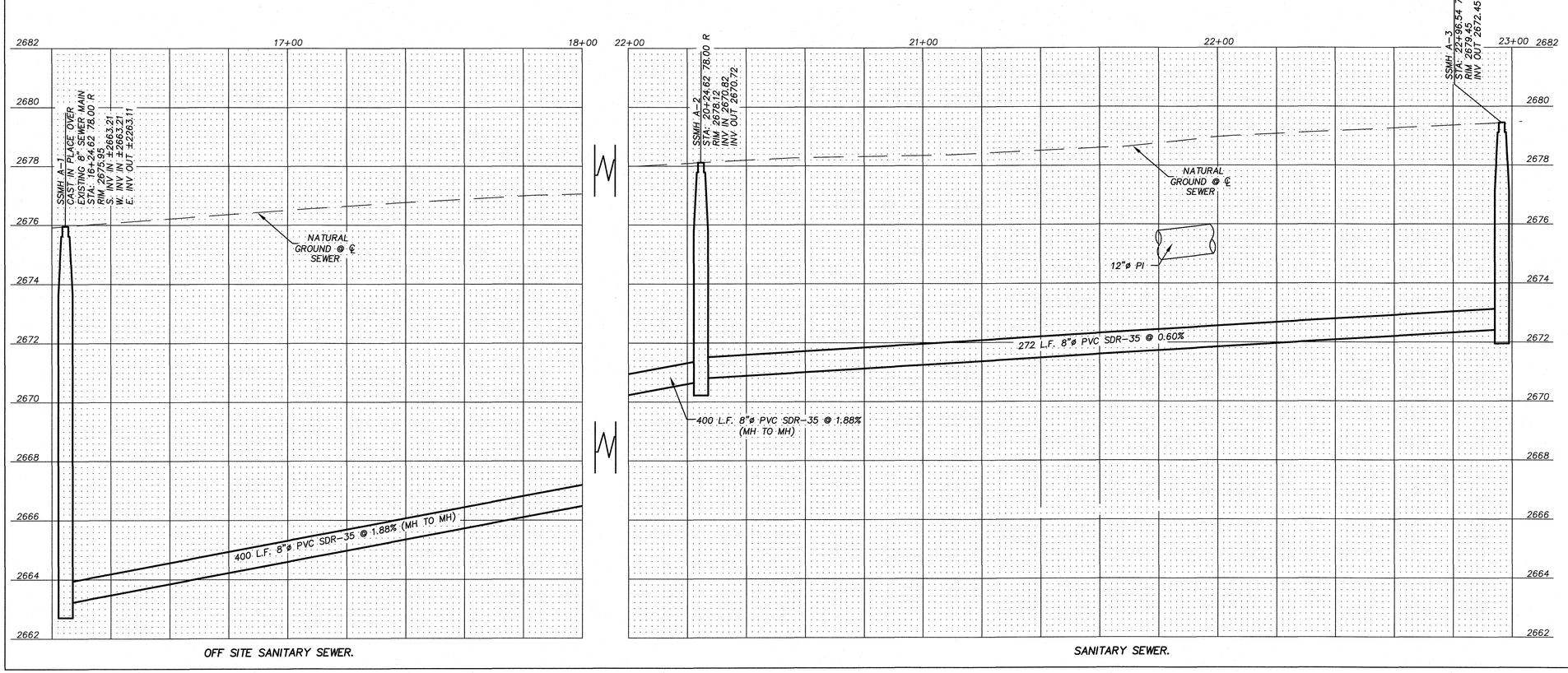
Scale: 1"=20'



OFF SITE SANITARY SEWER.

SANITARY SEWER.

William J. Mason
PROFESSIONAL ENGINEER LICENSED 9212 STATE OF IDAHO WILLIAM J. MASON
August 26, 2019

NO	DESCRIPTION	BY	DATE
	REVISIONS		

DESIGNED BY: MPC 4/3/19
DRAWN BY: MPC 4/3/19
CHECKED BY:
APPV'D BY:

Professional Engineers, Land Surveyors & Planners
Mason & Associates
converting vision to reality
161 In-N-Out Suite Terrace, ID 83861
(208) 454-0200 Fax (208) 887-4100

CLIENT: INAKI LETE
117 NORTH KINGS ROAD
NAMPA, ID. 83687
(208) 465-6141

JOB NO. MR0219
DWG NO. MR0219
SCALE: Vert. 1"=2' Horz. 1"=20'
FIELD BOOK NO.

DRAWING TITLE: LETE COMMERCIAL SUBDIVISION PHASE 2
SEWER/OFF-SITE SEWER/PRESSURE IRRIGATION
SHEET NO. 6 OF 6 SHEETS
Rev

City of Kuna

City Council

Findings of Fact and Conclusions of Law

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

To: City Council

Case Numbers: 18-05-S (Preliminary Plat)
Lete Commercial Subdivision

Site Location: 1795 W. Deer Flat Road, Kuna, ID 83634

Planner: Jace Hellman, Planner II

Hearing Date: January 15, 2019
Findings: *February 5, 2019*

Owner/Applicant: **Lete Family Revocable Trust**
117 North Kings Road
Nampa, ID 83687
208.465.6141
inaki@kingsgateid.com

Representative: Mason and Associates
924 3rd Street South STE B
Nampa, ID 83651
208.454.0256
wmason@masonandassociates.us

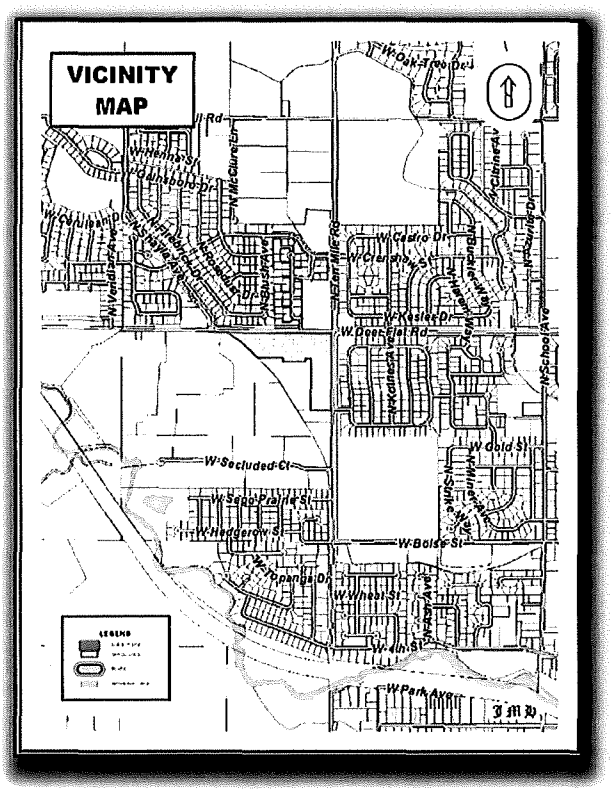


Table of Contents:

A. Process and Noticing
B. Applicants Request
C. Exhibit Maps
D. Site History
E. General Project Facts
F. Staff Analysis
G. Applicable Standards
H. Factual Summary
I. Comprehensive Plan Analysis
J. Kuna City Code Analysis
K. Recommendation by the Commission
L. Council's Order of Decision
M. Conditions of Approval

A. Process and Noticing:

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

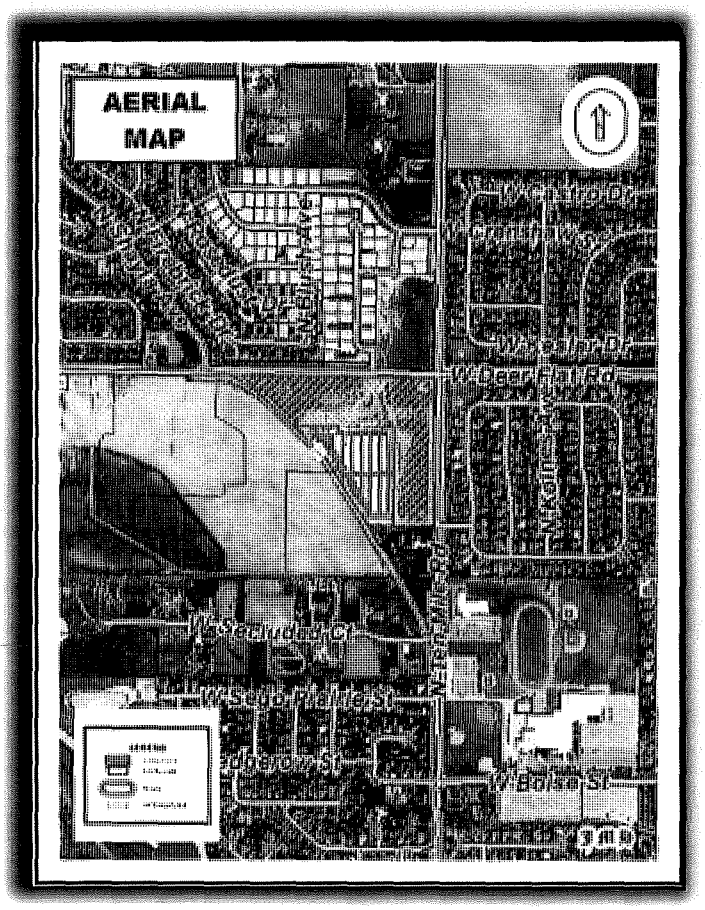
a. Notifications

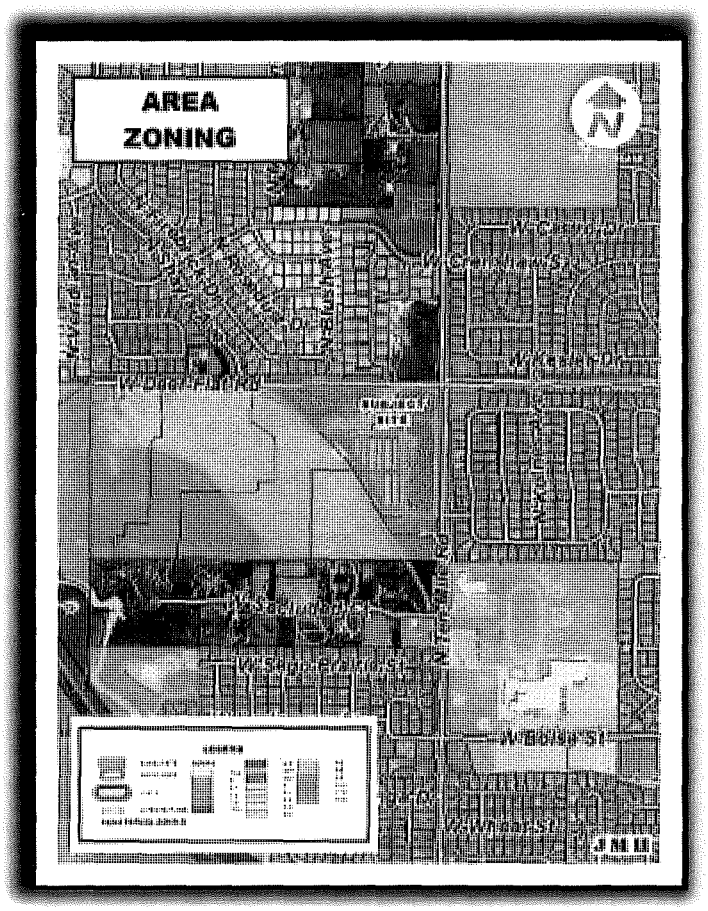
i.	Neighborhood Meeting	August 16, 2018 (3 people attended)
ii.	Agency Comment Request	September 27, 2018
iii.	400' Property Owners Notice	December 19, 2018
iv.	Kuna Melba Newspaper	December 19, 2018
v.	Site Posted	December 20, 2018

B. Applicant's Request:

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# S1322111056).

C. Exhibit Maps:



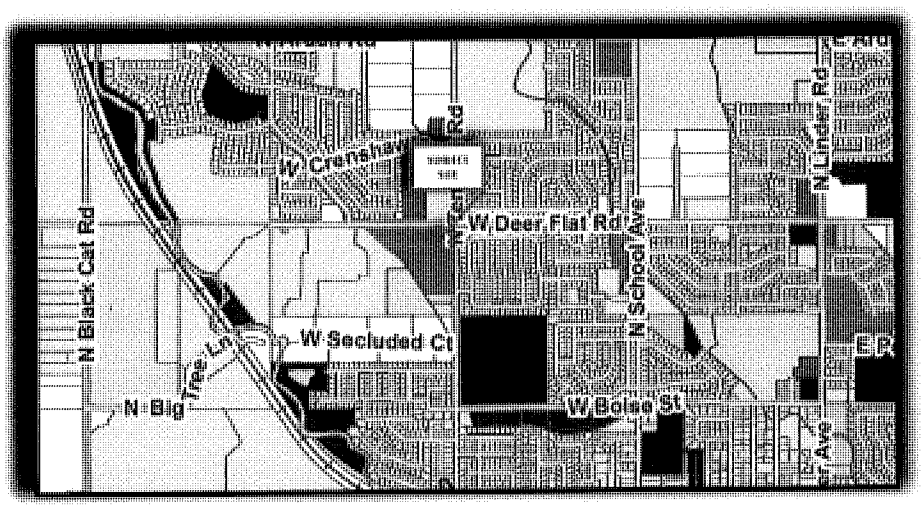


D. Site History:

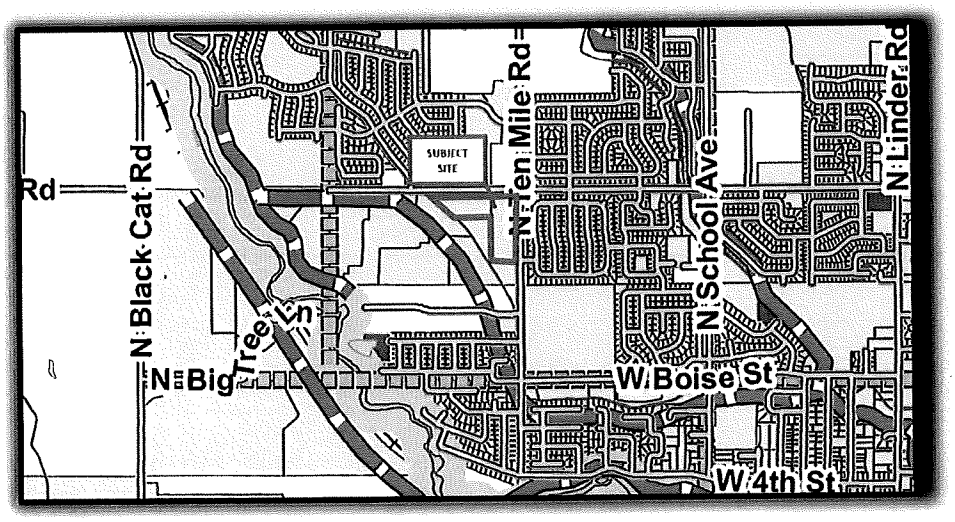
This parcel is currently zoned C-1 within Kuna City Limits. A special use permit for the self-storage addition was approved by the Planning and Zoning Commission on February 13, 2018 and the Findings of Fact and Conclusions of Law were signed on February 27, 2018.

E. General Projects Facts:

1. **Comprehensive Plan Map:** The Future Land Use Map (Comp Plan Map) is intended to serve as a *guide* for the decision-making body for the City. The Comp Plan map indicates land use designations generally speaking, it is not the actual zone. The Future Land Use Map identifies the 12.19-acre site as Commercial (see next page).



2. **Recreation and Pathways Map:** The Recreation and Pathways Master Plan Map does not indicate a future



trail through the proposed project site.

3. **Surrounding Land Uses:**

North	C-1 R-4 RUT	Neighborhood Commercial – Kuna City Medium Density Residential – Kuna City Rural Urban Transition – Ada County
South	R-4	Medium Density Residential – Kuna City
East	R-6	Medium Density Residential – Kuna City
West	R-6 R-4	Medium Density Residential – Kuna City Medium Density Residential – Kuna City

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

Property Owner	Parcel Size	Current Zone:	Parcel Number
Lete Family Revocable Trust	12.19 acres	C-1	S1322111056

5. **Services:**

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

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

The proposed project site has a single-family residence on the corner of Ten Mile Road and Deer Flat Road, which will remain in place until the remainder of the property is developed in the future. Otherwise, the parcel is generally vacant of any structures and vegetation on-site include natural grasses and shrubbery associated with an ungraded, unimproved building lot. The site is relatively flat with an estimated average slope of 0% to 2%. Bedrock depth is estimated to be greater than sixty inches according to the USDA Soil Survey for Ada County.

7. **Transportation / Connectivity:**

Current access is available to the site via an existing full access driveway on West Deer Flat Road approximately 410-feet west of Ten Mile Road and an existing full access driveway on Ten Mile Road approximately 916-feet south of Deer Flat Road. Additionally, the existing single-family home is accessed via two driveways located 55-feet south of Deer Flat Road and 80-feet west of Ten Mile Road. Curb, gutter and sidewalk do not abut the site.

8. **Environmental Issues:**

Staff is not aware of any environmental issues, health or safety conflicts beyond the designation of being in the nitrate priority area. Idaho Department of Environmental Quality (DEQ) has provided recommendations for surface and groundwater protection practices and requirements for development of the site.

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

- Boise Project Board of Control ..... Exhibit C-2
- Idaho Transportation Department ..... Exhibit C-3
- Department of Environmental Quality ..... Exhibit C-4
- Nampa & Meridian Irrigation District ..... Exhibit C-5
- Central District Health Department ..... Exhibit C-6
- Ada County Highway District ..... Exhibit C-7

F. Staff Analysis:

The applicant proposes to subdivide an approximately 12.19-acre site into 19 total lots, consisting of 10 commercial buildable lots, and 9 Common lots. When a portion of this project was granted a special use permit in February of 2018, a condition of approval was added which required the applicant to begin the preliminary plat process for the overall site within one year of the Commission's Order of Decision. Staff confirms that the applicant has satisfied that condition of approval.

This project is adjacent to Deer Flat Road and Ten Mile. All major public utilities located approximately within 300 feet of the subject site. Applicant is aware that development of these parcels will require connection to all city services and associated connection fees at time of building permit submittal.

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. However, ACHD will permit 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. 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 are a required public improvement listed under Kuna City Code 6-4-2. The applicant has not identified streetlight locations on the 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 recommends 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.

All monument signage shall go to the Commission for review and approval. No application for signage was submitted with this application, and shall be approved through the design review process prior to installation.

Applicant is hereby notified that this project is subject to design review inspection fees. Required inspections (post construction), are to verify design review compliance for buildings, prior to issuance of the Certificate of Occupancy for the building, and landscaping prior to signature on the final plat.

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 of approval for Case Nos. 18-05-S (Preliminary Plat) and 18-26-DR (Design Review), subject to any conditions of approval outlined by Kuna's Planning and Zoning Commission and City Council.

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.
4. Idaho Code, Title 67, Chapter 65- the Local Land Use Planning Act.

H. Factual Summary:

The proposed project site is located at 1795 West Deer Flat Road. The applicant proposes to subdivide approximately 12.19- acres into nineteen (19) total lots, consisting of ten (10) commercial buildable lots and nine (9) common lots. The applicant proposes to complete this project in four phases.

I. Comprehensive Plan Analysis:

The Kuna City Council has accepted the Comprehensive Plan components, and has determined the preliminary plat request for the site *is* consistent with the following Comprehensive Plan components as described below:

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 a 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.

5.0 – Economic Development

Goal 1: Promote and support a diverse and sustainable economy that will allow more Kuna residents to work in their community.

Objective 1.2: Strengthen existing business enterprises and promote their expansion.

Goal 2: Expand Kuna's shopping and entertainment opportunities.

Objective 2.2: Promote the development of neighborhood retail centers throughout the City.

6.0 – Land Use

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

Objective 2.2: Plan for areas designed to accommodate a diverse range of business 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.

Policy: Retail and residential land uses should be appropriately mixed and balanced with professional offices and service facilities to provide residents with a broader mix of services within walking distance from their homes.

J. Kuna City Code Analysis:

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

   Comment: *The proposed applications adhere to the applicable requirements of Title 5 and Title 6 of KCC.*

2. The City Council feels the site *is* physically suitable for the proposed development.

   Comment: *The 12.19-acre (approximate) site does appear to be suitable for the proposed development.*

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

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

4. This application *is not* likely to cause adverse public health problems.

   Comment: *The project would connect 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 preliminary plat request considers the location of the property and adjacent uses. The adjacent uses are residential and commercial.*

6. The existing and proposed street and utility services in proximity to the site are suitable *or* adequate for a commercial development.

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

K. Recommendation by the Commission:

Based on the facts outlined in staff's report and public testimony as presented, the Planning and Zoning Commission of Kuna, Idaho, hereby recommends *approval* of Case No. 18-05-S (Preliminary Plat), a subdivision request from Inaki Lete to subdivide approximately 12.19 acres into 19 total lots (10 buildable commercial lots and 9 common lots) subject to the following conditions of approval listed in section M of this staff report.

L. Councils Order of Decision:

Note: The motion is for the approval or denial of the preliminary plat application. However, if the City 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 outlined in staff's report and public testimony as presented, the City Council of Kuna, Idaho, hereby *approves* Case No. 18-05-S (Preliminary Plat), a subdivision request from Inaki Lete to subdivide approximately 12.19 acres into 19 total lots (10 buildable commercial lots and 9 common lots) subject to the following conditions of approval listed in section M of this staff report.

M. Conditions of Approval:

- Applicant shall work with City Staff to provide a Landscape plan illustrating an approved ground cover.
- Applicant shall work with ACHD and City Staff regarding access points to and from the site

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 all civil plans. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.

c. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties".
d. The Kuna Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District are required.
e. The Kuna Municipal Irrigation District and Boise Project Board of Control shall approve any modifications to the existing irrigation system.
f. Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to *issuance* of any building permit(s).
g. All public rights-of-way shall be dedicated and constructed to standards of the City and Ada County Highway District. No public street construction may commence without the approval and permit from Ada County Highway District.

2. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see **KCC 6-4-2-W**.
3. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
4. When required, submit a petition to the City (as necessary, confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and request to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation system of the City (KMID).
5. Curb, gutter and detached sidewalk shall be installed in accordance with Kuna City Code Title 5 Chapter 17 along the proposed project sites frontages on Deer Flat Road and Ten Mile Road.
6. Applicant shall work with staff in order to provide locations of street lights as required by Kuna City Code.
7. Street lights and parking lights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Skies practices.
8. Parking within the site shall comply with Kuna City Code. (Unless specifically approved otherwise).
9. Fencing within and around the site shall comply with Kuna City Code (Unless specifically approved otherwise and permitted).
10. All signage within/for the project shall comply with Kuna City Code and shall be approved through the design review process.
11. 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.
12. At such time that the existing single-family home, seizes to operate as such, the landowner/applicant/developer shall close the existing driveways that serve as access point to the home.
13. A cross access agreement shall be created across all proposed lots and shall be identified on the preliminary plat.
14. If any revisions are made, the applicant shall provide the Planning and Zoning Staff with a revised copy of the preliminary plat.
15. 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.
16. Developer/owner/applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
17. Developer/owner/applicant shall comply with all local, state and federal laws.

DATED this 5th day of February, 2019

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

Planning and Zoning Commission
Proposed Findings of Fact and Conclusions of Law

Based upon the record contained in Case No. 18-05-S including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, including the exhibits, and the testimony during the public hearing, the Kuna City Council hereby approves the Findings of Fact and Conclusions of Law for Case No. 18-05-S a subdivision request from Inaki Lete to subdivide approximately 12.19 acres into 19 total lots (10 buildable commercial lots and 9 common lots).

1. *Based on the evidence contained in Case No. 18-05-S (Preliminary Plat), this proposal does generally comply with the City Code.*

   Finding: *The applicant has submitted a complete application, and following staff review for technical compliance 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.*

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

   Finding: *Neighborhood Notices were mailed out to residents within 400-FT of the proposed project site on December 19, 2018 and a legal notice was published in the Kuna Melba Newspaper on December 19, 2018. The applicant posted sign on the property on December 20, 2018.*

3. *Based on the evidence contained in Case No. 18-05-S, this proposal does generally comply with the Comprehensive Plan.*

   Finding: *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.*

4. The contents of the proposed preliminary plat application *does* contain all of the necessary requirements as listed in Kuna City Code 6-2-3: - Preliminary Plat.

   Finding: *Review by Staff and Council of the proposed preliminary plat confirms all technical requirements listed in KCC 6-2-3 were provided.*

5. The availability of existing and proposed public services and streets *can* accommodate the proposed development.

   Finding: *Correspondence from ACHD and Kuna Public Works confirms that the streets and utility services and suitable and adequate to accommodate the proposed project.*

6. The proposed development *is* continuous with Master Utility Plans (Sewer/Water/Pressurized Irrigation).

   Finding: *Correspondence from Kuna Public Works recommends the applicant be required to conform to the Master Sewer Plan, Master Water Plan and Master Pressurized Irrigation Plan, therefore satisfying this requirement. The applicant has accepted all conditions.*

7. The public *does* have the financial capability to provide supporting services to the proposed development.

   Finding: *Throughout the development of the project and beyond, connection fees, impact fees (Fire, Park and Ada County Highway District), and property taxes will be collected, therefore satisfying the financial capability to provide supporting services.*

8. The proposed project *does* consider health and safety of the public and the surrounding area's environment.

   Finding: *Connection to City services, as well as other public improvements such as streetlights, fire hydrants, sidewalks, bike lanes, etc. are required to be implemented as a part of this project. No major wildlife habitats will be impacted by the proposed development.*

DATED this 5th day of February, 2019

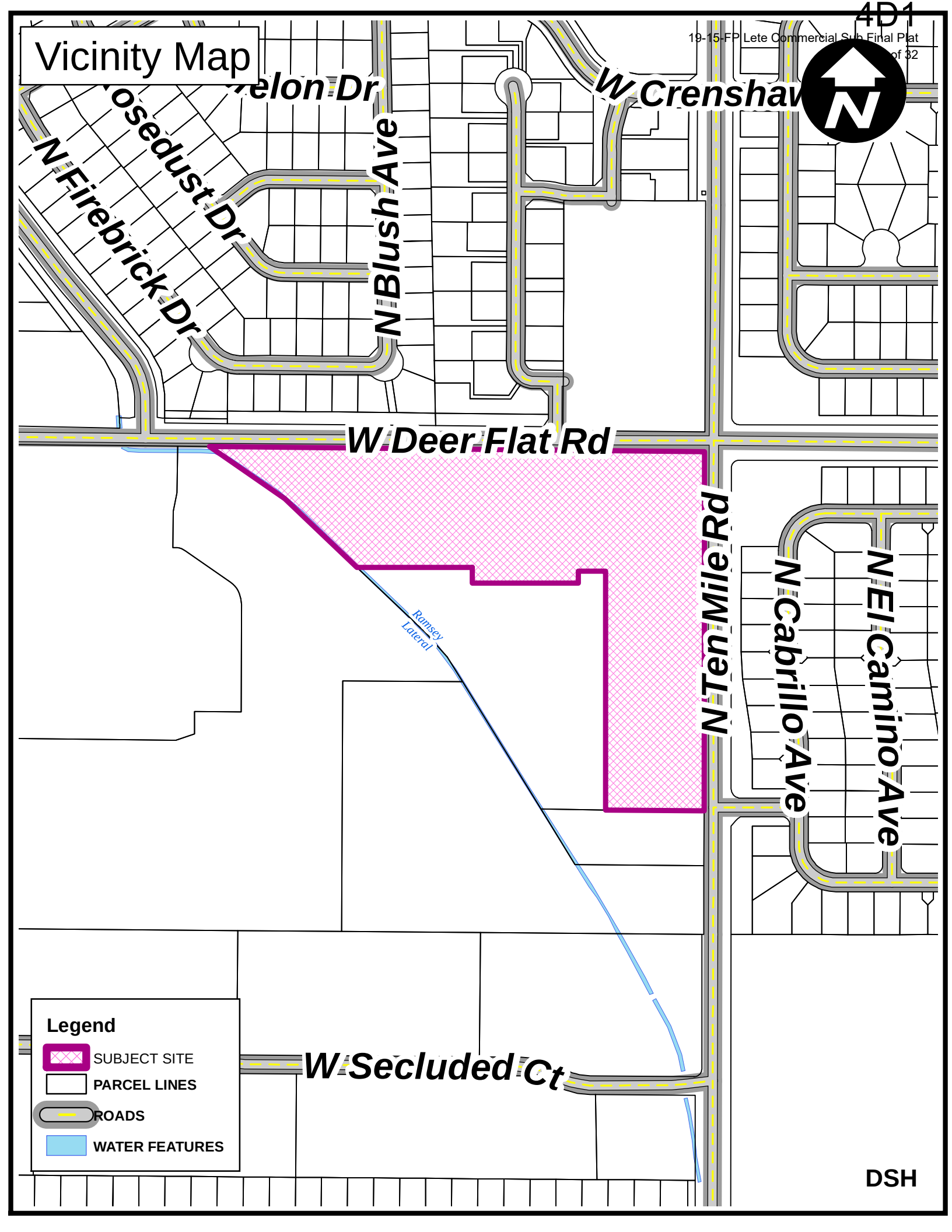
Joe Stear, Mayor
Kuna City

ATTEST:

Chris Engels
Kuna City Clerk

CITY OF KUNA CORPORATE SEAL STATE OF IDAHO

Vicinity Map



Aerial Map

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

Paul A. Stevens, P.E.
Kuna City Engineer

FINAL PLAT MEMORANDUM

Date: **4 October 2018**

From: **Paul A. Stevens, P.E.**

To: **Wendy Howell, Planning and Zoning Director**

RE: **Lete Commercial Subdivision No. 2**

The Lete Commercial Subdivision No. 2 Final Plat request dated 3 September 2019 has been reviewed. This review is based on land use as allowed or permitted in an "C-1" zone.

This Final Plat encompasses 12 Acres containing two (2) commercial lots and one (1) common lots. A commensurate burden will be placed on City of Kuna utilities; Pressurized Irrigation, Sewer, & Water.

Comments may be expanded or refined in connection with the future land-use actions.

1) Property Description

a) The applicant provided a cover letter, final plat, and construction drawings for the sewer and water improvements associated with this project.

2) General

a) Lete Commercial Subdivision No. 2 will increase demand on constructed facilities and on water rights provided by others. Water rights associated with this property shall be transferred to the City at time of connection (development) by deed and "Change of Ownership" form from IDWR.
b) Provide engineering certification on all final engineering drawings/Record Drawings.
c) Provide final plat showing all modifications stemming from construction.

3) Inspection & Fees

a) This project is being reviewed for compliance with the City of Kuna master plans and design standards.
b) The responsible engineer of record will provide Record Drawings upon completion.
c) The inspection fee for City inspection of the construction of public water, sewer and irrigation facilities associated with this development are not yet due and have not been paid.
d) Construction drawings have not been approved.

4) Sanitary Sewer & Potable Water Connection & Fees

a) Although water is not part of this project, this project is in general agreement with the Sewer, and Water master plans.

5) Pressurized Irrigation

a) Pressurized irrigation is not part of this project because PI mainline exists to service the property.

6) Grading and Storm Drainage

The following is a requirement of the Final Plat approval and subsequent construction drawings:

a) A grading and drainage plan shall be provided as part of the Construction Drawings.

b) Verification that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties will be made within the final inspection process.

c) The final inspection shall verify that slopes are not steeper than 3:1 on lots adjacent to a street or common lot and no steeper than 4:1 for lots with common rear lot lines.

d) Runoff from public right-of-way is regulated by ACHD. Satisfaction of this requirement shall be verified before final project acceptance.

7) Final Plat

a) Comments may result from the final construction review.

(1) The final plat sheets appear to match the work being considered.

(2) Upon project completion, the final plat must be compared with the record construction drawings. All lot line adjustments, easements and similar items must be recorded on the final plat such that an accurate and truthful document results.

8) As-Built Drawings

a) As-built (Record) 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.

CENTRAL DISTRICT HEALTH DEPARTMENT

Environmental Health Division

CENTRAL DISTRICT HEALTH DEPARTMENT

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

Rezone # _____

Conditional Use # _____

Preliminary / Final / Short Plat 19-15-FP

Lete Commercial No2

☐ 1. We have No Objections to this Proposal.

☐ 2. We recommend Denial of this Proposal.

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

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

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

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

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

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

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

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

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

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

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

☐ 14. _____ Reviewed By: _____

_____ Date: 10/3/19

RECEIVED
OCT 07 2019
CITY OF KUNA

Troy Behunin

From: Kristy Inselman <Kinselman@achdidaho.org>
Sent: Thursday, October 17, 2019 8:05 AM
To: Troy Behunin; Wendy Howell
Subject: Athleta Subdivision

Good morning,
Since the question came up at City Council, I wanted to make sure I followed up with information regarding the anticipated traffic for the proposed development vs. a gas station/c-store. I spoke with our development services department for the following information.

It comes down to the number of residential units proposed and what size/number of fuel stations a gas station/c-store would have.

Townhouse (per unit) will generate:

- 7.32 – Average Daily Trips (ADT)
- 0.56 – PM Peak Hour Trips

Convenience Store (per fuel position) will generate:

- 322.50 – Average Daily Trips (ADT)
- 23.04 – PM Peak Hour Trips

Athleta Subdivision would generate 417 ADT with 32 PM peak hr trips.

A typical convenience store such as Maverick with 5,500 sf +/- with 6 fueling stations would generate 1,953 ADT with 162 PM peak hour trips.

The convenience store is a much more intensive use. Hopefully, this answers their question. Please let me know if you need anything additional . Thank you.

Kristy Inselman
Senior Transportation Planner
Ada County Highway District
3775 Adams St
Garden City, ID 83714
(208) 387-6252

Kuna School District

Inspiring each student to become a lifelong learner and a contributing, responsible citizen

***Wendy Johnson**, Superintendent*

***Kim Bekkedahl**, Asst. Superintendent of Student Learning Services*

***David Reinhart**, Asst. Superintendent of School Support Services*

***Adam Bell**, Finance Manager & Data Analyst*

***Allison Westfall,** Communications Director*

***Cathy Beals**, Administrator of Curriculum and Assessment*

***Eileen O'Shea**, Administrator of Student and Community Services*

***Jim Obert**, Administrator of IT and Major Projects*

***Ludee Vermaas**, Special Education Director*

October 24, 2019

Subject: Athleta Subdivision

Dear Honorable Members of the Planning and Zoning Commission,

Kuna School District has experienced approximately 2% growth over the last few years. Based on the 2016 Kuna School District Growth Report and Demographic Forecast, we predict that these homes, when completed, will house 38 school aged children based on our calculation of .65 students per household, which is the Ada County standard calculation. Approval of the Athleta Subdivision will affect enrollments at the following schools:

Current	Enrollment	Capacity
Crimson Point Elementary School	460	600
Kuna Middle School	793	900
Kuna High School	1760	1500

Anticipated 2020-21	Enrollment	Capacity
Crimson Point Elementary	470	600
Kuna Middle School	808	900
Kuna High School	1300	1500
Swan Falls High School (open Fall 2020)	500	500

As you notice from the above numbers, Crimson Point Elementary School and Kuna Middle School currently have capacity. We anticipate Kuna High School will have additional capacity once Swan Falls High School opens in the Fall of 2020.

We are aware of additional proposed subdivisions in the Crimson Point Elementary and Kuna Middle School attendance zones that may bring them to capacity in the near future. Once these schools are at capacity, our Board of Trustees will have to determine whether or not a bond vote will be needed to expand our current school capacity.

Regards,

District Planners
Jim Obert and David Reinhart

711 E. Porter Rd., Kuna, Idaho 83634
Phone: (208) 922-1000 FAX: (208) 922-5646

City of Kuna

City Council Staff Memo

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

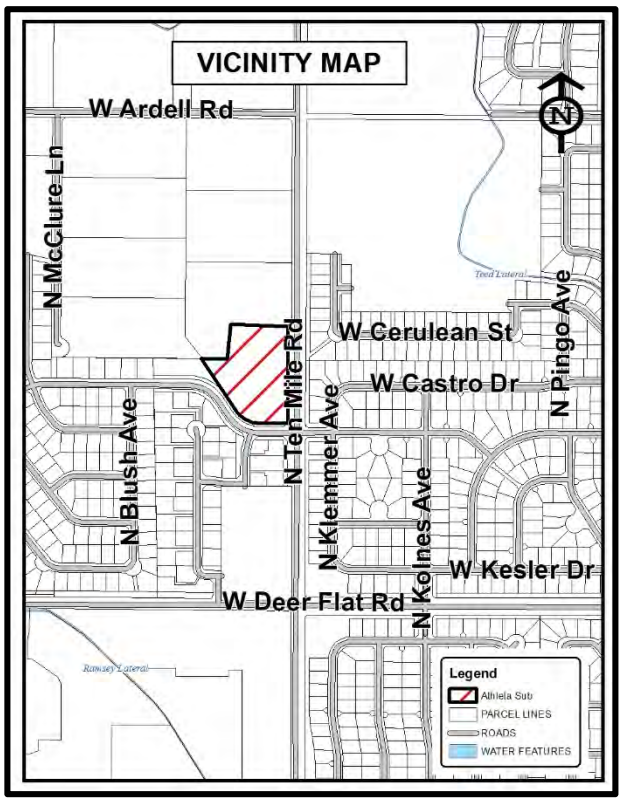
To: City Council

Case Numbers: 19-03-ZC (*Rezone*), 19-05-S (*Subdivision*):
Athleta Subdivision

Location: Northwest Corner (NWC) of Ten Mile and Crenshaw Street, Kuna, Idaho 83634

Planner: Troy Behunin, Planner III

Hearing Date: October 15, 2019
Continued Until: ***November 6, 2019***



Representative: **WHPacific**
Jane Suggs
2141 W. Airport Way, Ste. 104
Boise, Idaho 83705
208.275.8729
jsuggs@whpacific.com

Owner: **Epic Development Idaho, LLC**
Jarron Langston
11785 Valley Sage Dr.
Sparks, NV 89411
208.724.6239
Jarronlangston@gmail.com

Table of Contents:

A. Process and Noticing
B. Applicants Request
C. Exhibit Maps
D. Site History
E. General Project Facts
F. Staff Analysis
G. Applicable Standards
H. Procedural Background
I. Comprehensive Plan Analysis
J. Kuna City Code Analysis
K. Commission's Recommendation
L. Conditions of Approval

A. Process and Noticing:

1. Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states that rezones and subdivision applications are designated as *public hearings*, with the Planning and Zoning Commission as the recommending body, and the City Council as the decision-making body.

2. These land use applications were given proper public notice and have followed the requirements set forth in Idaho Code, Chapter 65, Local Land Use Planning Act (LLUPA).

a. Notifications

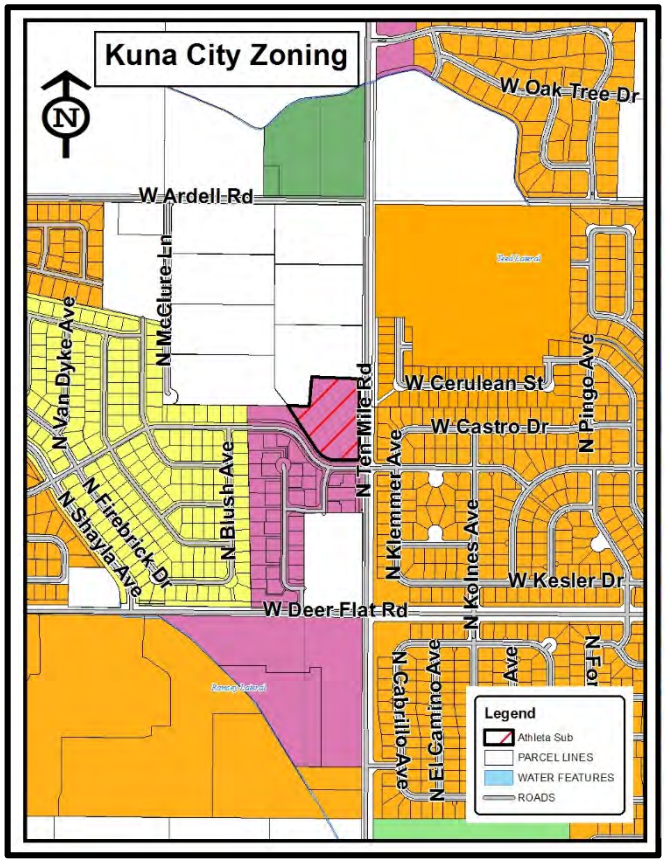
i.	Neighborhood Meeting	April 23, 2019 (Five persons attended)
ii.	Agencies	July 17, 2019

iii.	400' Property Owners	October 4, 2019
iv.	Kuna, Melba Newspaper	September 25, 2019
v.	Site Posted	October 1, 2019

B. Applicant Request:

1. The applicant, Epic Development Idaho, LLC, requests to rezone approximately 4.11 acres in Kuna City from C-1 (Neighborhood Commercial) to R-20, (High Density Residential **[HDR]**) zone; and to subdivide the approx. 4.11 acres into 63 total lots (Home lots & Common lots) and have reserved the name *Athleta Subdivision*. A Design Review application for the common areas & buffer landscaping proceeded this application (19-05-DR). The site is near the northwest Corner of Ten Mile Rd. and Crenshaw Street, Kuna, Idaho; In Section 15, T 2N, R 1W, APN #: S1315449223.

C. Exhibit Maps:



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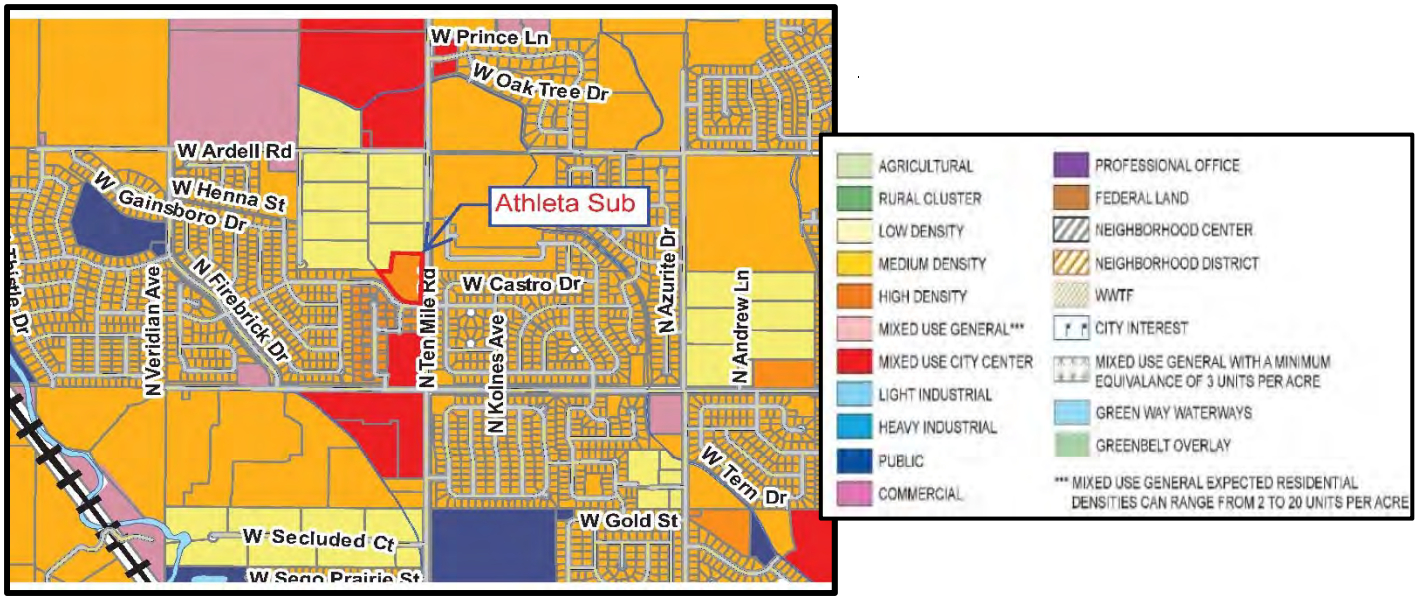
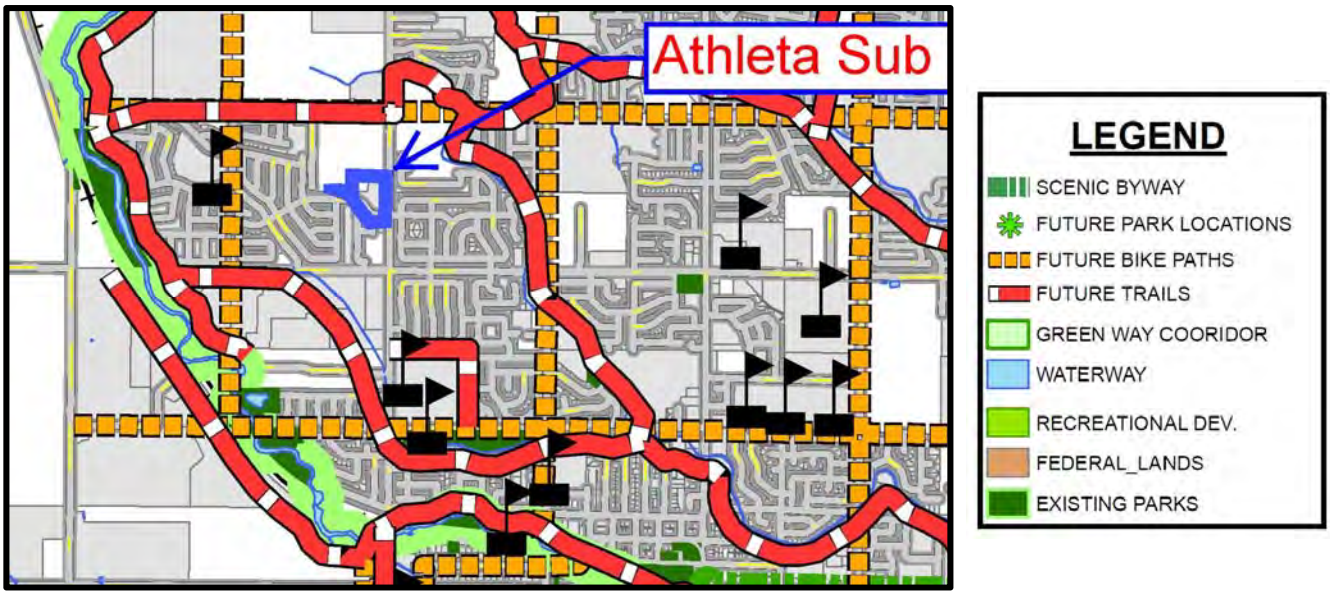
D. **History:** The subject site is approximately 4.11 acres in size and is currently zoned C-1 (Neighborhood Commercial) and in Kuna City limits. The subject site has historically been used for a single family residence.

E. **General Projects Facts:**

1. **Comprehensive Plan Designation:** The Future Land Use Map (FLUM) is intended to serve as a *guide* for the decision-making body for the City. The Comp Plan map indicates land use designations generally speaking, it is not the actual zone. The FLUM identifies the approximately 4.11-acre site as High Density Residential, or 8 – 20 dwellings per acre, (DUA).



2. **Kuna Recreation and Pathways Master Plan Map:**
The Kuna Recreation and the Master Pathways Plan maps do not identify a future park, bike or walking /path trail near the subject property. Although the applicant has proposed several internal pathways for residents.



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

North	RUT	Rural Urban Transition – Ada County
South	C-1	Neighborhood Commercial - KUNA CITY
East	R-6	Medium Density Residential - KUNA CITY
West	C-1, R-3 RUT	Commercial, Low Density Residential – KUNA CITY **AND** Rural Urban Transition – Ada County

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

Property Owner	Parcel Size	Current Zone	Parcel Number
Epic Development	Approx. 4.11 ac.	C-1; Commercial	S1315449223

5. **Services:**

Sanitary Sewer– City of Kuna
Potable Water – City of Kuna
Irrigation District – Boise-Kuna Irrigation District
Pressure Irrigation–Kuna Municipal Irr. System (KMIS)
Fire Protection – Kuna Rural Fire District (KRFD)
Police Protection – Kuna City Police (ACSO)
Sanitation Services – J & M Sanitation

6. **Existing Structures, Vegetation and Natural Features:** Currently there is a residence on the parcel, with approximately two other out-buildings, with agriculture uses on site. This parcel is generally flat and on-site vegetation is consistent with typical residence and agricultural fields.

Transportation / Connectivity: The site has limited frontage along Ten Mile Road. Applicant shall work with the City and ACHD to place a Ten Mile Road connection as far north as possible to serve the connection/traffic needs of the site. Applicant shall satisfy Kuna City and ACHD's requirements for roadway improvements, including road widening and vertical/ rolled curb, gutter and sidewalks appropriately. Applicant attempted to gain access to Crenshaw Street across Lot 17, Block 25 in Crimson Point No. 5, however the Homeowners

Association denied the applicants access. The Applicant shall work with the Emergency Medical Services (EMS) to provide emergency access in the southeast part of the site as shown on their preliminary plat dated 6.12.2019 and at proper widths and a surface approved by the KRFD.

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

8. **Agency Responses:** The following responding agency comments are included as exhibits with this case file:
   - City Engineer (Paul Stevens) Exhibit B-1
   - Ada County Highway District (ACHD) Exhibit B-2
   - Boise Project Board of Control Exhibit B-3
   - Central District Health Department (CDHD) Exhibit B-4
   - COMPASS Exhibit B-5
   - Department of Environmental Quality (DEQ) Exhibit B-6
   - Idaho Transportation Department (ITD) Exhibit B-7
   - Kuna School District No. 3 (KSD 3) Exhibit B-8

F. Staff Analysis:

Applicant requests approval to rezone approximately 4.11 acres already in Kuna City limits from C-1 (Neighborhood Commercial) to an R-20 (High Density Residential **[**HDR**]**) zone. Applicant proposes to subdivide the approximately 4.11 acres in order to create a 63 total lot subdivision known as *Athleta* Subdivision. Originally, the applicant planned to build 16 separate buildings to house 64 total dwelling units (four-plexes). However, after many meetings with staff, the idea was conceived to create a for-sale subdivision of townhomes. This application is a direct result of the applicant and staff working together to bring a new and unique housing product that does not exist in Kuna at this time.

The applicant proposes to rezone the approximately 4.11 acres from C-1 Commercial to R-20 HDR. The FLUM and the Comprehensive Plan for Kuna identifies this parcel as High Density Residential uses, which equals eight (8) to 20 dwelling units per acre (DUA). This application requests seventeen (17) DUA. Staff views this proposal to be compliant with the FLUM and Comprehensive Plan.

The Athleta preliminary plat proposes 57 home lots, 6 common lots (63 total) with a gross density (total property) of 13 DUA and net density (land that can be developed) of 17 DUA including 63,283 square feet of open space (1.45 acres or 35% of the project). The applicant should be conditioned to work with the Public Works department in order to bring utilities to the site in conformance with Kuna's regulations. Public utilities shall be provided at the developers cost, by extending existing utilities/facilities with sufficient sizes. Staff recommends the applicant be conditioned to provide street lights throughout the Sub that comply with KCC for distance, style and wattage, including street lights at all intersections and hydrants. The applicant's proposal is for a new single-family townhome community and features groups of buildings with 4, 5, 6 or 7 attached single-family homes and will be platted as other subdivisions. Front doors will face open spaces to encourage community interaction, and will have alley style driveways behind the units for access. The applicant has proposed significant open spaces (35%), including a large number of pathways, *additional parking*, a pavilion, tot-lot, dog-park and outdoor places for the residents.

The applicant has responded to the Commission's request for additional landscape treatment along the north and west perimeter of the project and added additional landscaping to these areas. The applicant has also responded to the Commission request for a fence that discourages animal trespass from the neighboring properties. The updated landscape plan bearing these changes is attached to this packet.

Staff has determined these applications comply with Title 5 of the Kuna City Code; Idaho Statute §50-222; and the Kuna Comprehensive Plan and FLUM; and forwards Case No's 19-03-ZC and 19-05-S, to the Council with recommended conditions of approval listed in section 'M & 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.
4. Idaho Code, Title 67, Chapter 65- the Local Land Use Planning Act.
5. Future Land Use Map.

H. Procedural Background:

On October 15, 2019, the Council ***will consider*** the Athleta subdivision project, Case No's 19-03-ZC & 19-05-S, including the applications, agency comments, staff's report and public testimony presented or given.

I. Comprehensive Plan Analysis:

The Council may accept or reject the Comprehensive Plan components, and ***have/have not*** determined the proposed preliminary plat request for the site ***is/is not*** consistent with the following Comprehensive Plan components as described below:

The comprehensive plan is a living document, intended for use as a guide to governmental bodies. The plan is not law that must be strictly adhered to in the most stringent sense; it is to be used by public officials to assist their decision making for the City.

2.0 – Property Rights and Summary

Goal 1: Ensure the City land use policies, restrictions, conditions and fees do not violate private property rights and ensure that land use actions, decisions, and regulations do not effectively eliminate all economic value of the subject property. Ensure that City land use actions, decisions, and regulations do not prevent a private property owner from taking advantage of a fundamental property right and evaluate with guidance from the City attorney and the Idaho Attorney General's six criterion established to determine the potential for property "takings".

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

5.0 Economic Development Goals and Objectives - Summary:

Ensure an adequate supply of housing for all income levels and facilitate pedestrian connections, both visually and physically, to enhance pedestrian movement.

Comment: *The proposed application complies with the comprehensive plan by providing a unique set and arrangement of lot sizes, sidewalks, pathways and open spaces throughout to meet this goal.*

6.0 Land Use Goals and Objectives - Summary:

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

Comment: *The project complies with the land use plan as adopted by the City by incorporating the following; landscape buffers, a pathway/greenbelt, sidewalks, unique/varied housing densities and types and promotes desirable, cohesive community character and a possibility for a quality neighborhood.*

8.0 - Public Services, Facilities and Utilities Goals and Objectives - Summary:

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

Comment: *Kuna has adequate services for this development and the authority to rezone the requested. This application will expand the City's sanitary sewer system, potable water and adds to the pressure irrigation mainline in an orderly fashion and adds amenities and significant open space for its residents.*

9.0 - Transportation Goals and Objectives - Summary:

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

Comment: *The project meets the transportation goals of the City by extending and improving Ten Mile with expanded rights-of-way along its frontage, adding sidewalks for public use and internal roads for transportation connections.*

12.0 - Housing Goals and Objectives - Summary:

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

Comment: *Applicant has proposed 57 total lots which will possibly contribute to high-quality lots of varied sizes to be developed in a logical and orderly manner. The development proposes varied and unique housing types, open spaces, additional parking and amenities, therefore creating a pleasant neighborhood environment.*

13.0 - Community Design Goals and Objectives - Summary:

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

Comment: *The application incorporates sound community design and landscape features to buffer different uses to create a sense of place for the community and will foster neighborhood interactions and activities within its boundary.*

J. Kuna City Code Analysis:

1. This request appears to be consistent and in compliance with Kuna City Code (KCC).
   Comment: *The proposed project meets the land use and area standards in Chapter 3, Title 5 of KCC. Staff also finds that the proposed project meets all applicable requirements of Title 6 of KCC.*

2. The site is physically suitable for a subdivision.
   Comment: *The approx. 4.11 acre subdivision has sufficient size to include a mix of lot sizes, community landscape buffer(s).*

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

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

4. The rezone and subdivision application ***is/is not*** likely to cause adverse public health problems.
   Comment: *The rezone of the property follows the zoning designation per Kuna Code 5-13-9. The High density zone requires connection to public sewer and water, therefore eliminating the occurrence of adverse public health problems. Through correspondence with public service providers and application evaluation, this project appears to avoid detriment to surrounding uses.*

5. The application appears to avoid detriment to the present and potential surrounding uses; to the health, safety, and general welfare of the public taking into account the physical features of the site, public facilities and existing adjacent uses.
   Comment: *The rezone and subdivision design did consider the location of the property, classified roadways (Ten Mile & Crenshaw) and the system. The subject property can be connected to the City's public sewer, water and pressure irrigation facilities. The adjacent uses are complimentary uses as proposed in the Kuna Comprehensive Plan Future Land Use Map.*

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

K. Recommendation of the Commission:

Based upon the record contained in Case No's 19-03-ZC and 19-05-S 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 19-03-ZC and 19-05-S a request for rezone and preliminary plat approval by Epic Development Idaho, LLC., with the following conditions of approval:

- *Applicant shall follow the conditions outlined in the staff report;*
- *Applicant work with staff and the neighbors regarding fencing along the boundaries of the proposed subdivision;*
- *Applicant shall work with staff and the neighbors regarding irrigation issues;*
- *Applicant shall work with the Kuna School District to provide a bus shelter based on the number of homes within the subdivision (57);*
- *Applicant shall work with staff to provide a document that notifies future purchasers/home owners that they are buying property adjacent to an active farm.*

L. Proposed Order of Decision by the Council:

*Note: These motions are for the **approval, conditional approval or denial** of the rezone and preliminary plat applications. 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 upon the record contained in Case No's 19-03-ZC and 19-05-S including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, including the exhibits, and the testimony during the public hearing, the Kuna Council hereby ***approves, conditional approves or denies*** the Findings of Fact and Conclusions of Law, and conditions of approval for Case No's 19-03-ZC and 19-05-S a request for rezone and preliminary plat approval by Epic Development Idaho, LLC., with the following conditions of approval listed in section "M" of this staff report:

M. Conditions of Approval:

1. The applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to

include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:

a. The City Engineer shall approve the sewer hook-ups.
b. The City Engineer shall approve drainage and grading plans.
c. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties".
d. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
e. The Kuna Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District is required.
f. The *Boise Project and Board of Control* shall approval any modifications to the existing irrigation system.
g. Approval from Ada County Highway District shall be obtained and Impact Fees must be paid prior to issuance of any building permit.
h. Idaho Transportation Department. No public street construction may be commenced without the approval and permit from Ada County Highway District and Idaho Transportation Department.
i. All public rights-of-way shall be dedicated and constructed to standards of the City, Ada County Highway District,

2. Installation of utility service facilities shall comply with requirements of the public utility or irrigation district providing services. All utilities shall be installed underground, see KCC 6-4-2-W.
3. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site.
4. Street lighting shall use LED lights, with spacing and wattages meeting KCC 5-4-6; applicant shall coordinate a street light plan for P & Z approval in concert with the prepared construction drawings for the project.
5. Parking within the site shall comply with KCC 5-9-3.
6. Fencing within and around the site shall comply with Kuna City standards – KCC 5-5-5- A-J and KCC 6-4-2-E.
7. A sign permit is required prior to subdivision entrance sign construction and shall comply with KCC 5-10-4. *Monument signs will require a separate design review.*
8. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within three days or as the planting season permits as required to meet KCC 5-17-7 standards. Maintenance and planting within public rights-of-way shall be approved from the public entities owning the property.
9. Submit a petition to the City consenting to the pooling of irrigation surface water rights for delivery purposes and requesting to annex the irrigation surface water rights appurtenant to the property to the Kuna Municipal Pressure Irrigation system of the City (KMID) prior to requesting final plat signature from the City Engineer.
10. The land owner/applicant/developer and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the Commission and/or Council, or seek amending them through public hearing processes.
11. The applicant's proposed preliminary plat (dated 06/12/19) shall be considered a binding site plan, *or as modified and approved* through the public hearing process.
12. Applicant shall follow staff, city engineer and other agency recommended requirements as applicable.
13. Compliance with all local, state and federal laws is required.

City of Kuna

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

Planning and Zoning Commission
Findings of Fact and Conclusions of Law

N. Based upon the record contained in Case No's 19-03-ZC and 19-05-S, including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, including the exhibits, and the testimony during the public hearing, the Kuna *City Council hereby* ***approves/conditionally approves/denies*** of the Findings of Fact and Conclusions of Law, and conditions of approval for Case No's 19-03-ZC and 19-05-S, a request for a rezone and preliminary plat from Epic Development Idaho, LLC, for the Athleta Subdivision:

1. *The Kuna 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 October 15, 2019, 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* 19-03-ZC and 19-05-S*, this proposal* ***is/is not*** *generally compliant 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* 19-03-ZC and 19-05-S*, this proposal* ***is/is not*** *generally compliant 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.*

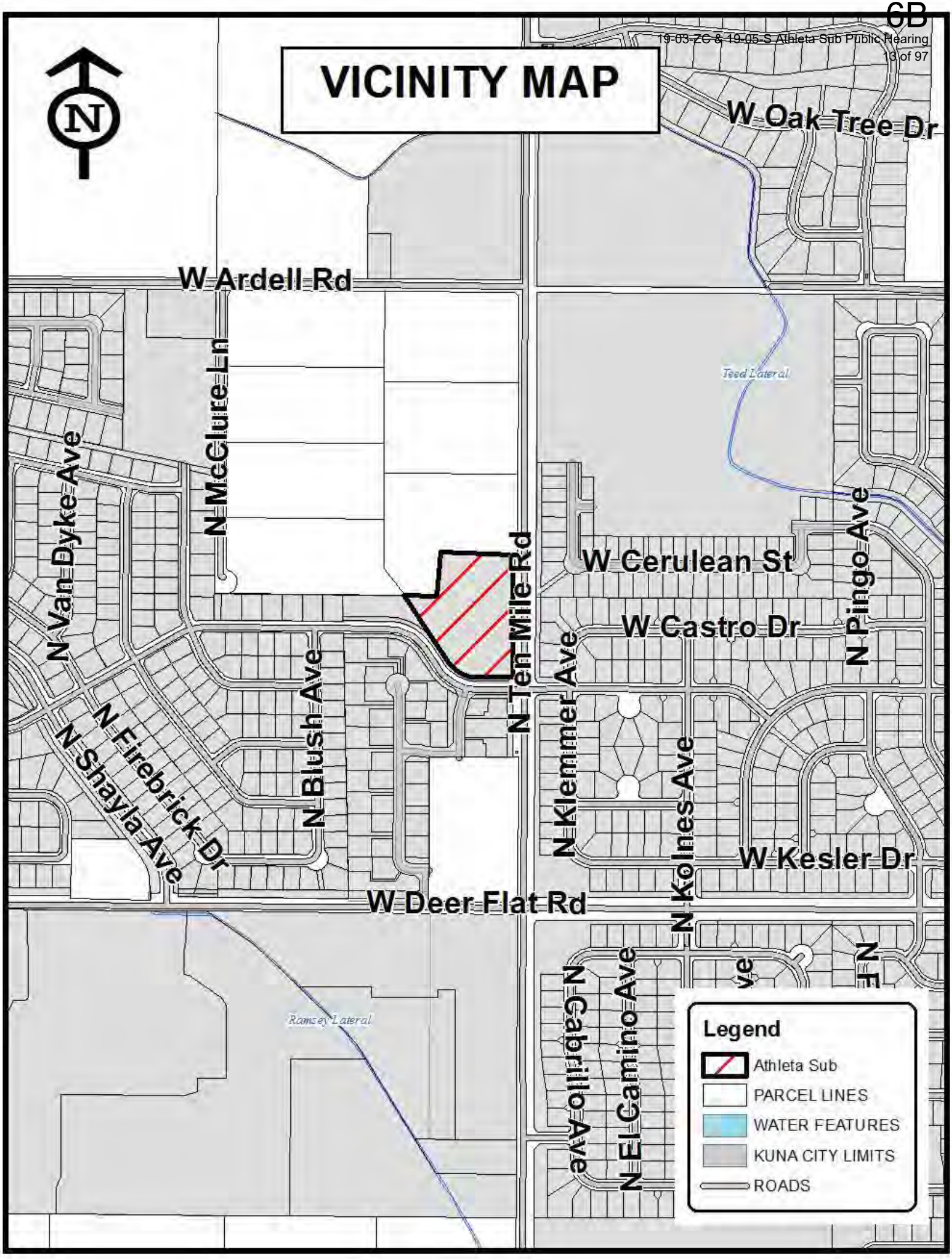
4. *The Council has the authority to* ***approve/conditionally approve/deny*** *for Case No's* 19-03-ZC and 19-05-S.

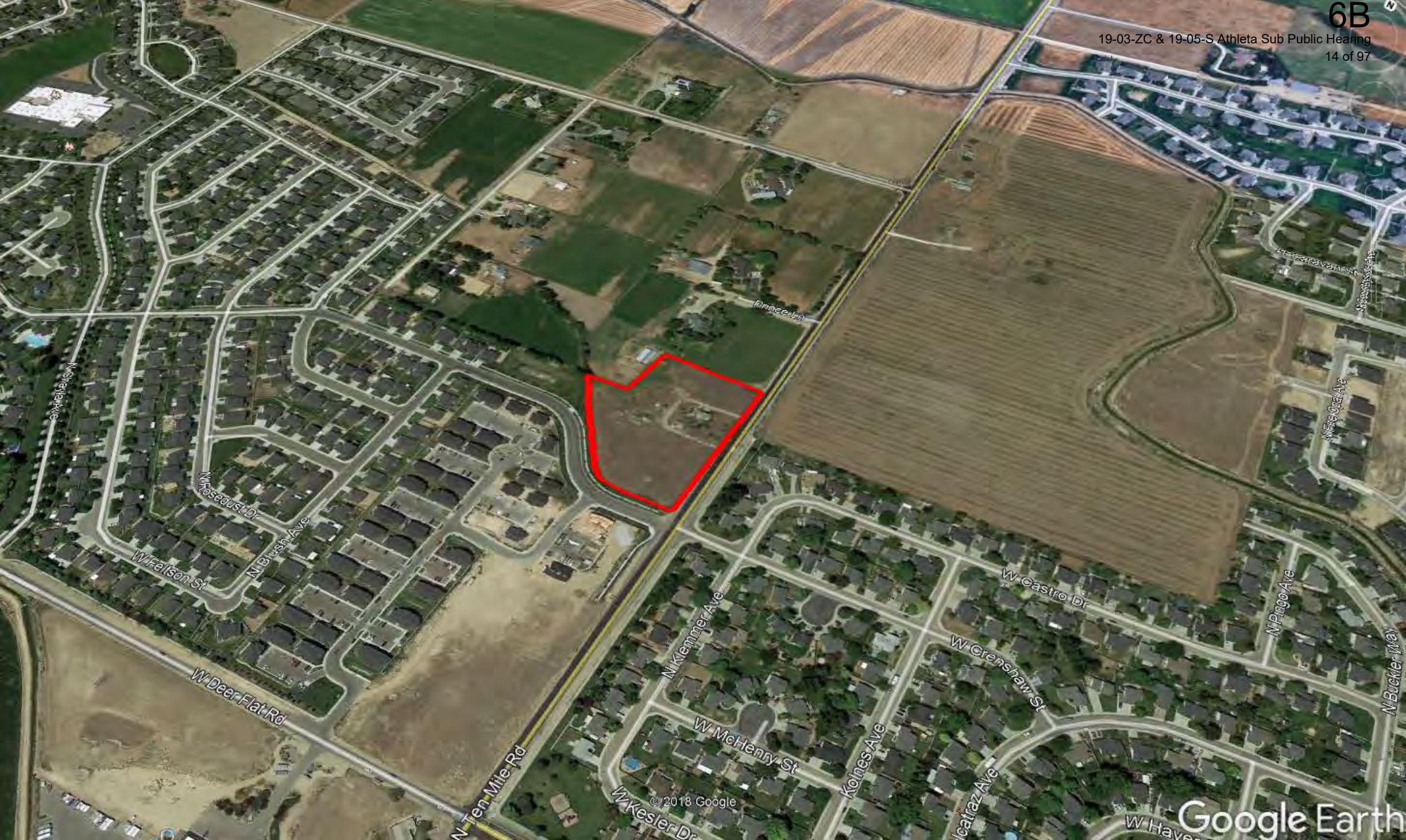
   Comment: *On Tuesday October 15, 2019, the Kuna Council will vote* to ***approve/conditionally approve/deny*** *Case No's* 19-03-ZC and 19-05-S.

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 400-FT of the proposed project site on October 4, 2019, and a legal notice was published in the Kuna Melba Newspaper on September 25, 2019. The applicant placed a sign on the property on October 1, 2019.*

DATED: this ____ day of _____, 2019.


VICINITY MAP
N
W Oak Tree Dr
W Ardell Rd
N McClure Ln
N Van Dyke Ave
Teed Lateral
N Ten Mile Rd
W Cerulean St
W Castro Dr
N Pingo Ave
N Klemmer Ave
N Blush Ave
N Firebrick Dr
N Shayla Ave
N Kolnes Ave
W Kesler Dr
W Deer Flat Rd
N Cabrillo Ave
N El Camino Ave
Ramsey Lateral
Legend
Athleta Sub
PARCEL LINES
WATER FEATURES
KUNA CITY LIMITS
ROADS


Prince Ln
N Ten Mile Rd
W Deer Flat Rd
W Falson St
N Bluish Ave
N Rosecrest Dr
N Kemmer Ave
W Castro Dr
W Crenshaw St
W McHenry St
Kolnes Ave
N Buckle Way
W Kesler Dr
© 2018 Google
Google Earth

From: Jane Suggs
Sent: Wednesday, October 9, 2019 3:18 PM
To: Troy Behunin <tbehunin@kunaid.gov>
Cc: Jarron Langston <jarronlangston@gmail.com>; Matt Munger <MMunger@whpacific.com>; Truman Mathews <tmathews@nvstarinc.com>
Subject: Athleta Subdivision 19-03-ZC and 19-05-S

Hi Troy,

We appreciate the staff and P&Z Commission recommendations for approval of the rezone and plat for Athleta Subdivision. We agree with all the conditions outlined in the staff report, plus the conditions added by P&Z, below:

- We have already revised the landscape plan (attached) to address the two fences requested by the neighbors and also added some columnar evergreen trees along the north and west boundaries to provide a better buffer.
- We agree to work with the neighbors regarding the irrigation facilities along the north and west boundaries.
- We have already reached out to Kuna Schools to determine the appropriate location for a bus stop/bus shelter in or near Athleta.
- We have contacted a title company to research the appropriate language for a closing document that notifies future home buyers that they are buying a home adjacent to an active farm.

We appreciate working with the staff on our application and also appreciate the constructive comments and recommendations from our neighbors during the approval process.

Please let me know if you have questions or comments.

Thanks,

Jane

PS: I will send additional pdfs in another email. Along with the updated landscape plans, those "slides" may be used in my presentation to the City Council.

Jane Suggs | Planner
WHPacific, Inc. | 2141 W Airport Way, Suite 104, Boise, ID 83705
Direct 208.275.8729 | Mobile 208.602.6941 | Fax 208.342.5353 | jsuggs@whpacific.com

WHPacific

June 13, 2019

Ms. Wendy Howell, Director
Mr. Troy Behunin, Senior Planner
Kuna Planning and Zoning Department
751 W. 4th Street
Kuna, Idaho 83634

Subject: Athleta Subdivision, also known as Mulberry Place and Olivia's Garden
Applications for rezone and preliminary plat

Dear Ms. Howell and Mr. Behunin:

On behalf of our client, Epic Development Idaho, LLC, we are pleased to submit applications for rezone and preliminary plat for Athleta Subdivision. The 4.1-acre site is located at 2003 N. Ten Mile Road, at the northwest corner of Ten Mile Road and W. Crenshaw Street (2N, 1W, 15) and is currently within the Kuna City limits with a zoning designation of C-1. The property has been used as a single-family residence with outbuildings and is presently unoccupied.

The Crimson Point Villas, a 4-plex development, is currently under construction south of the property, across Crenshaw Street. To the east, across Ten Mile Road, are the Palomar Heights Subdivision and the new Cazador Subdivision. To the north is the McClure Subdivision with 7 larger lots in Ada County and to the west is the Crimson Point Subdivision. This area of Kuna already boasts a good mix of home and lot sizes and Athleta homes will add to that mix.

Athleta is providing a new housing lifestyle in Kuna. The homes are single family attached and have minimal yard space to maintain, which is very attractive to first time home buyers and down-sizers. As shown on the site/landscape plan and plat, each of the 57 homes will be on its own lot and will be for sale to individuals/families. Athleta Subdivision is an opportunity to purchase a reasonably priced home, build equity and create wealth.

Each home will have a 2-3 bedrooms, 2 baths and a 2-car garage. There will also be a 20' x 20' driveway in front of the garage that will provide 2 guest parking spaces. The homes will face either Ten Mile Road, Crenshaw Street or common open space. The garages are on the rear of the homes and accessed by private service drives.

Athleta residents can gather at the central park that includes a tot lot and picnic pavilion or they can walk the pathway loop around the entire neighborhood. Residents and their furry friends will appreciate the dog park.

Design Review

The Design Review for Athleta Subdivision (previously known a Mulberry Place) was approved by the Planning and Zoning Commission, acting as the Design Review Committee, on April 9, 2019. The approval was conditioned on applications for preliminary plat and rezone of the property.

received
6-14-19

WHPacific

Rezone

As noted in the Design Review hearing, this property was originally planned for 16 four-plex units, for a total of 64 units for rent. The C-1 zone on the property allowed multi-family development, including the four-plexes, as a permitted use, subject to design review. The development team, led by Epic Development and NeuDesign Architects, worked with the City planning staff to plan and design a different and much improved housing opportunity for Kuna residents.

During the months of project planning and discussions with the staff, the Kuna zoning ordinance was revised. City Council approved changes to Kuna's zoning ordinance on February 5, 2019. The revisions removed the allowance for multifamily in the C-1 zone, including the allowance for townhomes (single family attached) and condominiums. Due to those changes we now request that the property be rezoned to allow the attractive single family attached homes that were approved by the Design Review Committee.

There is only one current zoning designation in Kuna's code that meets the dimensional standards for these attached single-family homes. The R-20 zone allows a lot size of 1300 sf – 2200 sf. The minimum lot size in Athleta Subdivision is 1453 sf, and the average lot size is . The recently revised zoning ordinance now allows for zero side yard setbacks in R-20 zone with the City Engineer's approval; allowing attached housing. We expect and welcome a condition that will limit the number of homes to 57.

Open Space and Buffers

As noted previously, Athleta features open space that is usable to all residents. Lot 1, Block 1 is the open space area of 16,860 sf (0.39 acres) that surrounds the north, west and south sides of the of the neighborhood and includes the sidewalk that encircles the neighborhood and provides front door access to the homes. It is a great walking path of approximately 1/3 mile. In the center of the neighborhood is the gathering spot of 14,825 sf (that includes a tot lot, picnic pavilion and guest parking spots. And a dog park of 6455 sf for our furry friends.

In addition, a 30' buffer along Ten Mile Road is approximately 15,000 sf and provides ample room for landscaping and internal sidewalk access to Athleta homes.

Service Drives and Utilities

A 22'-wide private service drive with ribbon curb (Lot 13, Block 1) provides vehicular access to the rear loaded garages. The north service drive that intersects Ten Mile Road will provide access to Athleta homes. The southern service drive onto Ten Mile Road is for emergency vehicles only and the access will be controlled with bollards. The service drive meets the requirements for a fire apparatus access and will be clearly signed for no parking to maintain clear access for residents, emergency vehicles and trash collection.

Potable water and sewer will be extended throughout the development along the private service drive as shown on the preliminary plat. Pressurized irrigation will be provided to each buildable lot and to all open space lots.

WHPacific

Trash service will be individual pick up for single family homes with access from a maintained service drive. Lots 9-12, 18-20 and 34-36 will roll their trash bins to the edge of the service drive for pick up.

Neighborhood Meeting

A neighborhood meeting was held on Tuesday, April 23 at 6 pm at the Kuna Public Library. The sign-up sheet is included in our application package. Neighbors were concerned with rentals, the animals/farming on the properties to the north, maintaining irrigation water during and after construction, and the location of the homes along the north and west sides of Athleta. We also discussed the property currently being developed across Ten Mile Road and the future roundabout on Ten Mile Road.

Athleta Subdivision provides a special housing opportunity in Kuna and builds a community with shared open spaces and lifestyle. Our appreciation is extended to the staff as we seek to create a community of unique homes in a new home community and thanks also to the Design Review Committee's approval of these attractive homes. We look forward to working with staff on the next steps of rezoning and subdividing the property.

Sincerely,

Jane Suggs

cc: Jarron Langston, Epic Development Idaho, LLC

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

Commission & Council Review Application

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

*Please submit the appropriate checklist (s) with application

For Office Use Only	
File Number (s)	19-03-ZC & 19-05-S
Project name	Athleta Townhome Sub.
Date Received	6.14.2019
Date Accepted/ Complete	7.12.2019
Cross Reference Files	
Commission Hearing Date	8.27.2019
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: Epic Development Idaho LLC
Address: 11785 Valley Sage Drive
City, State, Zip: Sparks, NV 89441
Phone Number: 208-724-6239
E-Mail: jarronlangston@gmail.com
Fax #:

Applicant (Developer): Epic Development Idaho LLC
Address: 11785 Valley Sage Drive
City, State, Zip: Sparks, NV 89441
Phone Number: 208-724-6239
E-Mail: jarronlangston@gmail.com
Fax #:

Engineer/Representative: Jane Suggs / WHPacific
Address: 2141 W. Airport Way, Suite 104,
City, State, Zip: Boise, ID 83705
Phone Number: 208-275-8729
E-Mail: jsuggs@whpacific.com
Fax #:

Subject Property Information

Site Address: 2003 N. Ten Mile Road
Site Location (Cross Streets): Ten Mile Road and Crenshaw Street
Parcel Number (s): S1315449223
Section, Township, Range: 15, 2N, 1W,
Property size : 4.11 acres
Current land use: single family home and outbuildings - unoccupied
Proposed land use: single family attached homes
Current zoning district: C-1
Proposed zoning district: R-20

Project Description

Project / subdivision name: Athleta Subdivision (aka, Mulberry Place)

General description of proposed project / request: subdivide the property for 57 single family attached homes plus subdivision amenities; rezone to R-20 to meet lot size requirements in Kuna code

Type of use proposed (check all that apply):

- ☑ Residential
- ☐ Commercial
- ☐ Office
- ☐ Industrial
- ☐ Other

Amenities provided with this development (if applicable): tot lot, picnic pavillion, dog park,

Residential Project Summary (if applicable)

Are there existing buildings? ☑ Yes ☐ No

Please describe the existing buildings: single family home and outbuildings

Any existing buildings to remain? ☐ Yes ☑ No

Number of residential units: 57 Number of building lots: 57

Number of common and/or other lots: 6

Type of dwellings proposed:

- ☐ Single-Family
- ☑ Townhouses
- ☐ Duplexes
- ☐ Multi-Family
- ☐ Other

Minimum Square footage of structure (s):

Gross density (DU/acre-total property): 13.9 Net density (DU/acre-excluding roads): 16.76

Percentage of open space provided: 30.7% Acreage of open space: 1.26

Type of open space provided (i.e. landscaping, public, common, etc.): common, landscaping,

Non-Residential Project Summary (if applicable)

Number of building lots: Other lots:

Gross floor area square footage: Existing (if applicable):

Hours of operation (days & hours): Building height:

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

Number and ages of students/children: Seating capacity:

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

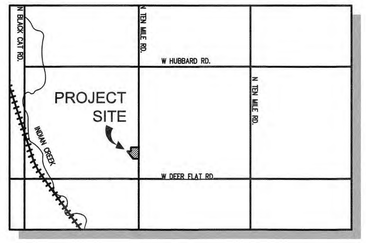
Proposed Parking:

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

Proposed Lighting:

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

Applicant's Signature: Jane B. Suggs Date: June 13, 2019



VICINITY MAP
–NTS–

LEGEND

- FOUND MONUMENT, AS NOTED
- FOUND 5/8" REBAR OR AS NOTED
- SET 5/8" X 30" REBAR WITH PLASTIC CAP, PLS 10729
- CALCULATED POINT, NOTHING SET
- PARCEL BOUNDARY LINE
- SECTION/ALIQUOT LINE
- ( ) RECORD INFORMATION
- PROPERTY BOUNDARY
- RIGHT OF WAY LINE
- EXISTING ROAD CENTERLINE
- EXISTING LOT LINE
- EXISTING SEWER LINE W/ MANHOLE
- W EXISTING WATER MAIN W/ GATE VALVE
- EXISTING COMMUNICATION LINE
- SD SD EXISTING STORM DRAIN LINE
- EXISTING POWER LINE
- EXISTING GAS LINE
- EXISTING TOP OF BERM
- EXISTING DITCH
- EXISTING TREE
- EXISTING STREETLIGHT
- EXIST. VERT. CURB, GUTTER & SIDEWALK
- EXIST. SIGN/BARRICADE
- ROAD CENTERLINE
- ROAD RIGHT OF WAY
- INTERIOR LOT LINE
- BLOCK 5 (5) BLOCK AND LOT NUMBER
- CONSTRUCT VERTICAL CURB, GUTTER & SIDEWALK
- CONSTRUCT STREET LIGHTING
- SURFACE DRAINAGE

DEVELOPMENT FEATURES

TOTAL ACRES	4.10 ACRES
TOTAL LOTS	74
COMMON AREA	1.98 ACRES= 48%
USABLE OPEN SPACE	0.92 ACRES= 22%
BUILDING LOTS	57 LOTS
AVERAGE BUILDING LOT SIZE	1628 SF
DENSITY DU/AC	13.9 UNITS/Ac.
EXISTING ZONING	C-1
MINIMUM BUILDING LOT SIZE	1,453.50 sf

SITE
EXISTING ZONING: C1
PROPOSED ZONING: SAME

SEWER
CITY OF KUNA

WATER
CITY OF KUNA

IRRIGATION
CITY OF KUNA

SCHOOL
KUNA SCHOOL DISTRICT

EMERGENCY SERVICES
FIRE – KUNA RURAL FIRE DISTRICT
POLICE – CITY OF KUNA

PROJECT NOTES:

1. ALL LOTS COMMON TO A PUBLIC RIGHT-OF-WAY HAVE A 10' UTILITY EASEMENT ADJACENT TO THE RIGHT-OF-WAY.
2. SANITARY SEWER MAINS SHALL BE 8" ø UNLESS OTHERWISE SHOWN.
3. WATER MAINS SHALL BE 8"ø UNLESS OTHERWISE SHOWN.
4. PRESSURE IRRIGATION SYSTEM TO CONNECT TO CITY OF KUNA PRESSURE IRRIGATION SYSTEM, LOCATED IN TEN MILE ROAD.
5. STORM WATER DRAINAGE SHALL BE MANAGED BY ON-SITE SUBSURFACE DISPOSAL FACILITIES IN ACCORDANCE WITH CITY OF KUNA REQUIREMENTS.
6. THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH THE IDAHO CODE SECTION 31-3805 CONCERNING IRRIGATION WATER.
7. SUBDIVISION RECOGNIZES SECTION 22-4503 OF IDAHO CODE. THE RIGHT TO FARM ACT.
8. ALL LOTS ARE TO BE DESIGNATED SINGLE FAMILY ATTACHED RESIDENTIAL EXCEPT; LOTS 1, 13, 23, 30, 37,& 52, BLOCK 1, SHALL BE DESIGNATED OPEN LOTS.
9. A BLANKET INGRESS/EGRESS, UTILITY EASEMENT, OVER LOT 13, BLOCK 1, PARKING AREAS ARE TO BE DEDICATED IN FAVOR OF THE PROPERTY OWNERS.
10. A UTILITY EASEMENT OVER LOT 23, BLOCK 1, IS TO BE DEDICATED IN FAVOR OF THE PUBLIC UTILITIES INCLUDING BUT NOT LIMITED TO: SEWER, POWER, TELEPHONE, CATV AND GAS FOR MAINTENANCE.
11. EXISTING WELL TO BE ABANDONED PER IDAHO DEPARTMENT OF WATER RESOURCES.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CH. BEARING	CH. DIST.
C1	157.98	161.36	56°05'44"	N61°42'16"W	151.75

OWNER/DEVELOPER
JARRON LANGSTON
EPIC DEVELOPMENT IDAHO LLC
2003 N TEN MILE RD
KUNA, ID 83634

SITE ADDRESS
2003 N TEN MILE RD
KUNA, ID 83634

PLANNER/CONTACT
JANE SUGGS
WHPACIFIC
2141 W. AIRPORT WAY, STE 104
BOISE, ID 83705
(208) 342-5400

SURVEYOR
TRAVIS FOSTER, PLS
WHPACIFIC
2141 W. AIRPORT WAY, STE 104
BOISE, ID 83705
(208) 342-5400

ENGINEER
MATT MUNGER, PE
WHPACIFIC
2141 W. AIRPORT WAY, STE 104
BOISE, ID 83705
(208) 342-5400

WHPacific
2141 W Airport Way, Ste 104
Boise, ID 83705
208-342-5400 Fax: 208-342-5303
www.whpacific.com

PROFESSIONAL ENGINEER
REGISTERED
8625
6-12-19
STATE OF IDAHO
MATT M MUNGER

REVISIONS	NO.	BY	DATE	REMARKS

SHEET INFO		
DSBY	MMM	
DRAWN	KMM	
CHECKED	MMM	
APPROVED	MMM	6/12/2019
LAST EDIT		
PLOT DATE	6/12/2019	
SUBMITTAL		

PRELIMINARY PLAT

EPIC DEVELOPMENT IDAHO, LLC
ATHLETA SUBDIVISION

PROJECT NUMBER P0023554W
DRAWING FILE NAME P0023554W-PP-01

SHEET NUMBER
PP-1

SCALE AS SHOWN

[DATE: 6/12/2019 11:20 AM] [AUTHOR: mmunger] [PLOTTER: DWG To PDF.pc3] [STYLE: WHP-Standard_Land.ctb]
[PATH: P:\Epic Development Idaho, LLC\P0023554W\Execution\Drawings\Civil\P0023554W-PP-01.dwg] [LAYOUT: PP-1]

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
	Acer freemanii `Armstrong` / Freeman Maple	B&B	2"		4	35`-40` h & 12` w Class II
	Cercis canadensis / Eastern Redbud	B & B	2"		6	30`h x 25`w Class I
	EXISTING TREE	25 gal			14	
	Liquidambar styraciflua `Worplesdon` / Worplesdon Sweet Gum	B & B	2"		5	40`h x 25`w Class II
	Liriodendron tulipifera `Emerald City` TM / Emerald City Tulip Tree	B&B	2"		22	50`h x 25`w Class II
	Picea omorika `Burns` / Burns Spruce	6`h			13	30`-35` h & 8`-10` w
	Pinus flexilis `Vanderwolf`s Pyramid` / Vanderwolf`s Pyramid Pine	B & B		6`-7` H	17	25`h x 12`w
	Pinus nigra / Austrian Black Pine	25 gal			3	40`h x 20`w
	Quercus nuttallii `MonPowe` / Charisma Nuttall Oak	B&B	2"		3	60`h x 50` Class II
SHRUBS	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY	REMARKS
	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	1 gal			162	5`h x 3`w
	Forsythia x intermedia `Kolgold` / Magical Gold Forsythia	5 gal			31	5`h x 4`w
	Helictotrichon sempervirens `Blue Oats` / Blue Oat Grass	1 gal			38	3`h x 3`w
	Juniperus Scopulorum `Blue Arrow` / Blue Arrow Juniper	3 gal			50	12`-15` h & 2` w
	Juniperus scopulorum `Medora` / Medora Juniper	3 gal			18	10` h & 2`-3` w
	Lavandula angustifolia `Hidcote Blue` / Hidcote Blue Lavender	1 gal			138	3`h x 3`w
	Pennisetum alopecuroides `Red Head` / Red Head Fountain Grass	1 gal			191	3`h x 3`w
	Phlox x `Opening Act Pink-a-Dot` / Opening Act Pink-a-Dot Phlox	1 gal			21	24"h x 30"w
	Physocarpus opulifolius `Little Devil` TM / Dwarf Ninebark	5 gal			34	4`h x 4`w
	Pinus strobus `Blue Shag` / Blue Shag White Pine	5 gal			78	3`h x 4`w

LANDSCAPE MATERIALS LEGEND:

- SOD LAWN
- LANDSCAPE MULCH
- EXISTING LANDSCAPE TO REMAIN - RETAIN AND PROTECT
- PROPOSED 6' WHITE VINYL FENCE
- ADD A 5' TALL 'NO CLIMB' FENCE ATTACHED TO THE OUTSIDE OF THE PROPOSED VINYL FENCE, TO PROHIBIT ANIMALS FROM THE RURAL PROPERTIES NORTH & WEST FROM ENTERING THE SUBDIVISION

UPDATED PLAN

UPDATED PLAN

neUdesign ARCHITECTURE
725 E 2nd St
Meridian, ID 83642
208.884.2824

CONSULTANT
STACK ROCK GROUP
LANDSCAPE ARCHITECTURE & MASTER PLANNING
OFFICE: (208) 345.0500
www.STACKROCKGROUP.COM

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© NEUDESIGN ARCHITECTURE LLC

CLIENT: JARRON LANGSTON

MULBERRY PLACE
4 HOME TOWNHOME

10 Mile Rd
Kuna, Idaho

PROFESSIONAL SEAL
PRELIMINARY
STATE OF IDAHO · JESSEN BUSTER · LICENSED LANDSCAPE ARCHITECT
LA-16830
10.09.19
NOT FOR CONSTRUCTION

NO.	DESCRIPTION	DATE

LANDSCAPE PLAN

L100

JOB NUMBER 19035
DRAWN BY DW

PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
	Cercis canadensis / Eastern Redbud	B & B	2"		6	30`h x 25`w Class I
	EXISTING TREE	25 gal			14	
	Liquidambar styraciflua `Worplesdon` / Worplesdon Sweet Gum	B & B	2"		5	40`h x 25`w Class II
	Liriodendron tulipifera `Emerald City` TM / Emerald City Tulip Tree	B&B	2"		22	50`h x 25`w Class II
	Pinus flexilis `Vanderwolf`s Pyramid` / Vanderwolf`s Pyramid Pine	B & B		6`-7` H	11	25`h x 12`w
	Pinus nigra / Austrian Black Pine	25 gal			3	40`h x 20`w
	Quercus nuttallii `MonPowe` / Charisma Nuttall Oak	B&B	2"		2	60`h x 50` Class II
SHRUBS	BOTANICAL NAME / COMMON NAME	CONT			QTY	REMARKS
	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	1 gal			144	5`h x 3`w
	Forsythia x intermedia `Kolgold` / Magical Gold Forsythia	5 gal			31	5`h x 4`w
	Helictotrichon sempervirens `Blue Oats` / Blue Oat Grass	1 gal			38	3`h x 3`w
	Lavandula angustifolia `Hidcote Blue` / Hidcote Blue Lavender	1 gal			135	3`h x 3`w
	Pennisetum alopecuroides `Red Head` / Red Head Fountain Grass	1 gal			188	3`h x 3`w
	Phlox x `Opening Act Pink-a-Dot` / Opening Act Pink-a-Dot Phlox	1 gal			21	24"h x 30"w
	Physocarpus opulifolius `Little Devil` TM / Dwarf Ninebark	5 gal			33	4`h x 4`w
	Pinus strobus `Blue Shag` / Blue Shag White Pine	5 gal			78	3`h x 4`w

LANDSCAPE MATERIALS LEGEND:

- SOD LAWN
- LANDSCAPE MULCH
- EXISTING LANDSCAPE TO REMAIN - RETAIN AND PROTECT
- PROPOSED 6' WHITE VINYL FENCE

ORIGINAL PLAN

ORIGINAL PLAN

neUdesign ARCHITECTURE
725 E 2nd St
Meridian, ID 83642
208.884.2824

CONSULTANT
STACK ROCK GROUP
LANDSCAPE ARCHITECTURE & MASTER PLANNING
OFFICE: (208) 345.0500
www.STACKROCKGROUP.COM

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CLIENT:
JARRON LANGSTON
MULBERRY PLACE
4 HOME TOWNHOME
10 Mile Rd
Kuna, Idaho

PROFESSIONAL SEAL
PRELIMINARY
STATE OF IDAHO · JESSEN BUSTER · LA-16830 · 03.12.19 · LICENSED LANDSCAPE ARCHITECT
NOT FOR CONSTRUCTION

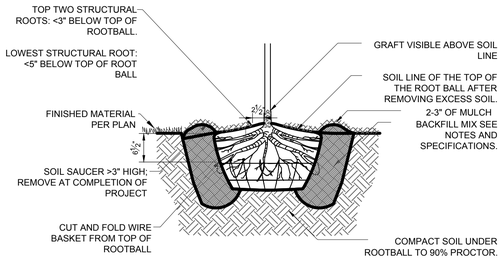
NO.	DESCRIPTION	DATE

LANDSCAPE PLAN

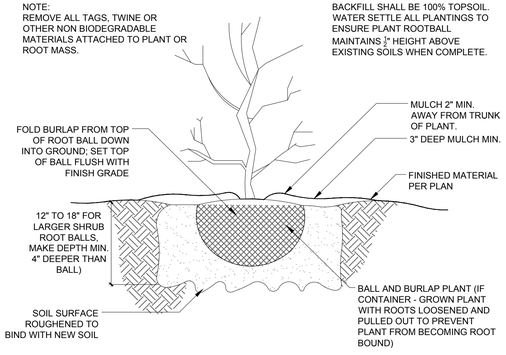
L100

JOB NUMBER 19035
DRAWN BY DW

NOTES:
1. DO NOT DAMAGE OR CUT LEADER
2. DO NOT DISTURB ROOT OR DAMAGE ROOT BALL WHEN INSTALLING TREE OR TREE STAKES.
3. TREE STAKING SHALL BE AT THE DISCRETION OF CONTRACTOR. HOWEVER ANY TREES DISTURBED FROM PLUMB DURING THE PLANT WARRANTEE PERIOD WILL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE.
4. WATER PLANTS THOROUGHLY IMMEDIATELY AFTER INSTILLATION.
5. REMOVE ALL BURLAP, TWINE, ROPE, OR MATERIAL FROM THE TOP $\frac{1}{3}$ OF THE ROOTBALL.
6. 4' DIAMETER PLANTER BED/MULCH RING AROUND THE TRUNK OF THE TREE. 3" OF MULCH MIN. DO NOT PLACE MULCH WITHIN 2" OF TRUNK OF TREE.



1 BALL AND BURLAP TREE PLANTING
3/4" = 1'-0" 329343.33-04



2 SHRUB PLANTING
1" = 1'-0" 329333.16-01

neUdesign ARCHITECTURE
725 E 2nd St
Meridian, ID 83642
208.884.2824

CONSULTANT
STACK ROCK GROUP
LANDSCAPE ARCHITECTURE & MASTER PLANNING
OFFICE: (208) 345.0500
www.STACKROCKGROUP.COM

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CLIENT: JARRON LANGSTON
MULBERRY PLACE
4 HOME TOWNHOME
10 Mile Rd
Kuna, Idaho

PROFESSIONAL SEAL
PRELIMINARY
STATE OF IDAHO · JESSEN BUSTER · LICENSED · LA-16830 · 03.12.19 · LANDSCAPE ARCHITECT
NOT FOR CONSTRUCTION

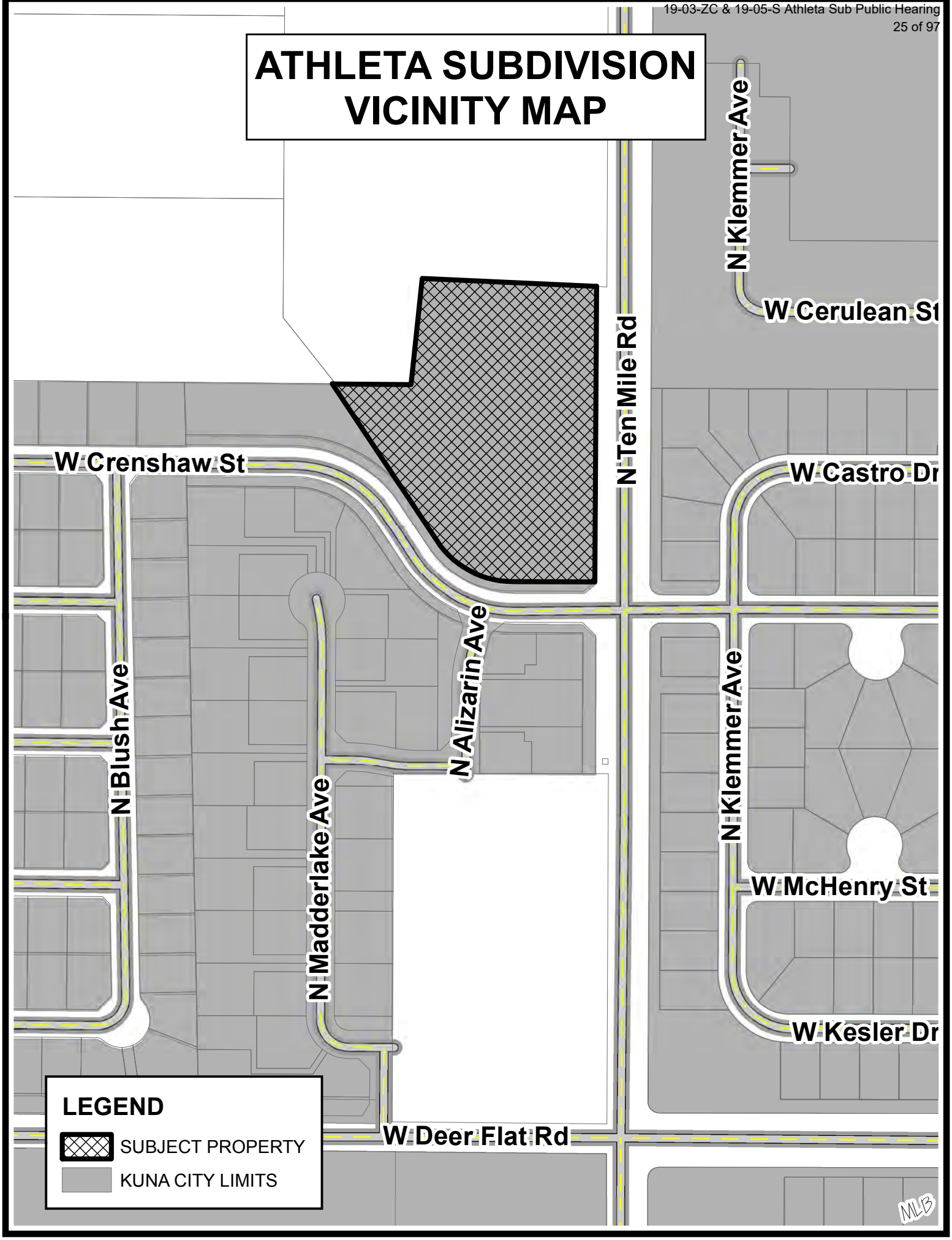
NO.	DESCRIPTION	DATE

LANDSCAPE DETAILS

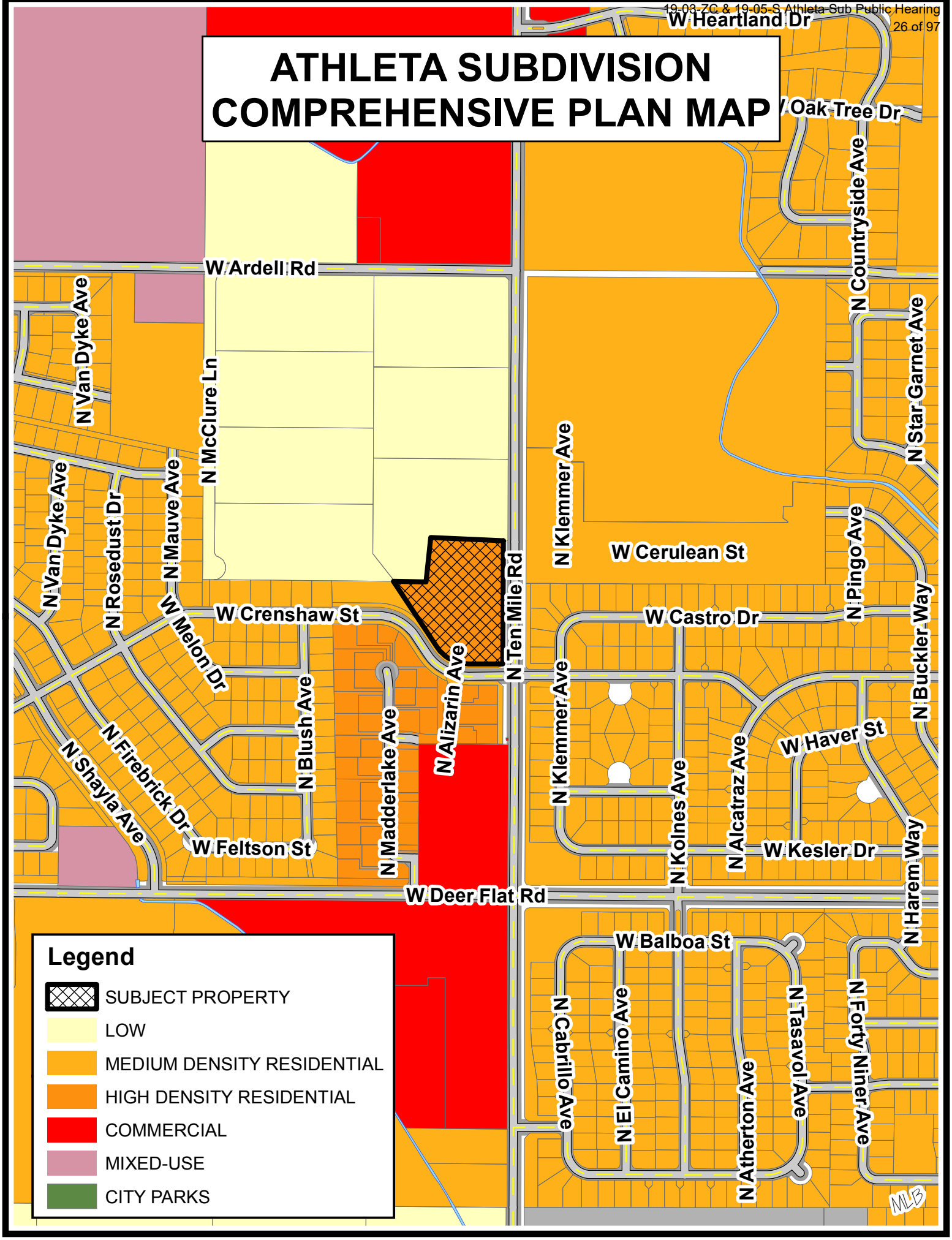
L150

JOB NUMBER 19035
DRAWN BY DW

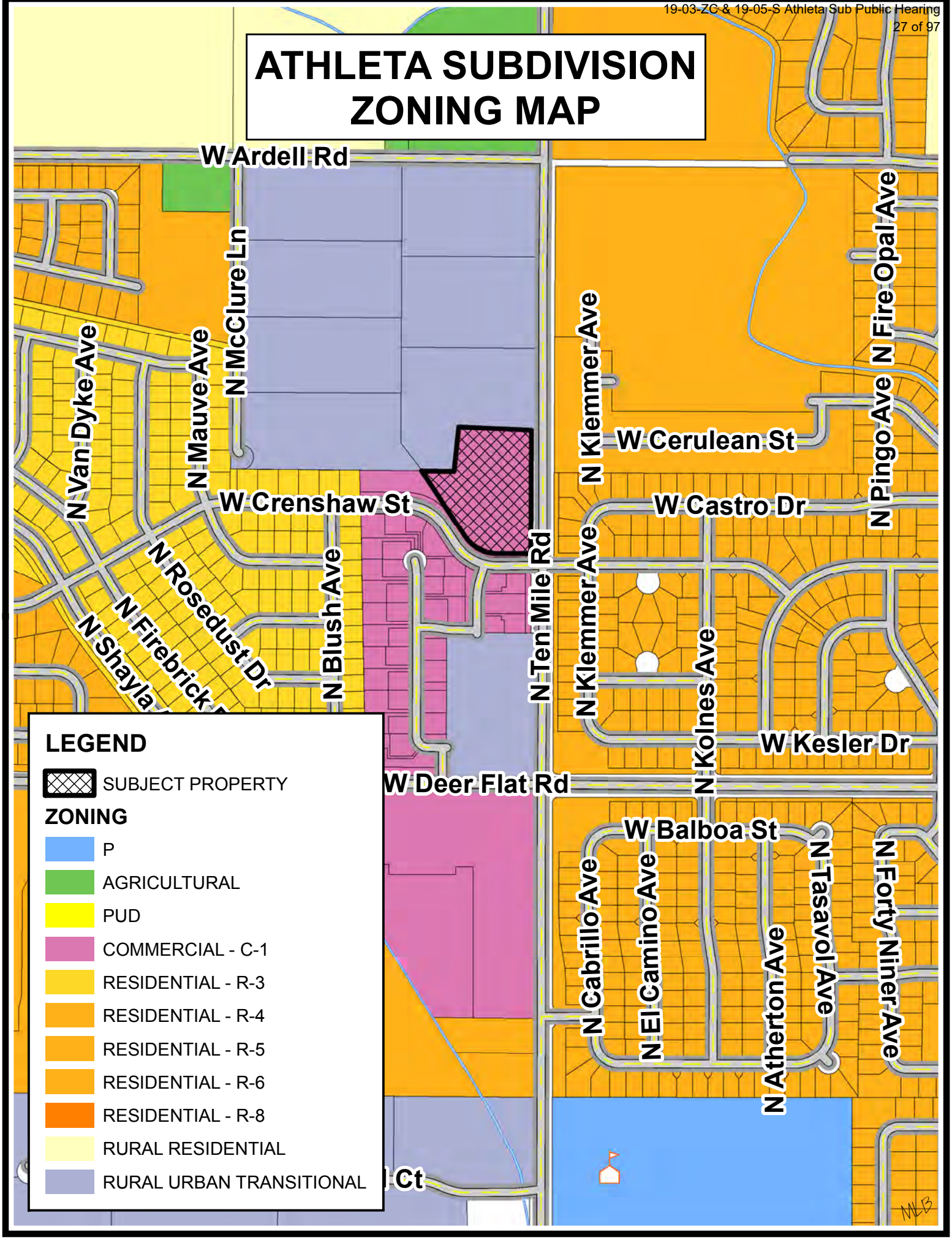
ATHLETA SUBDIVISION VICINITY MAP



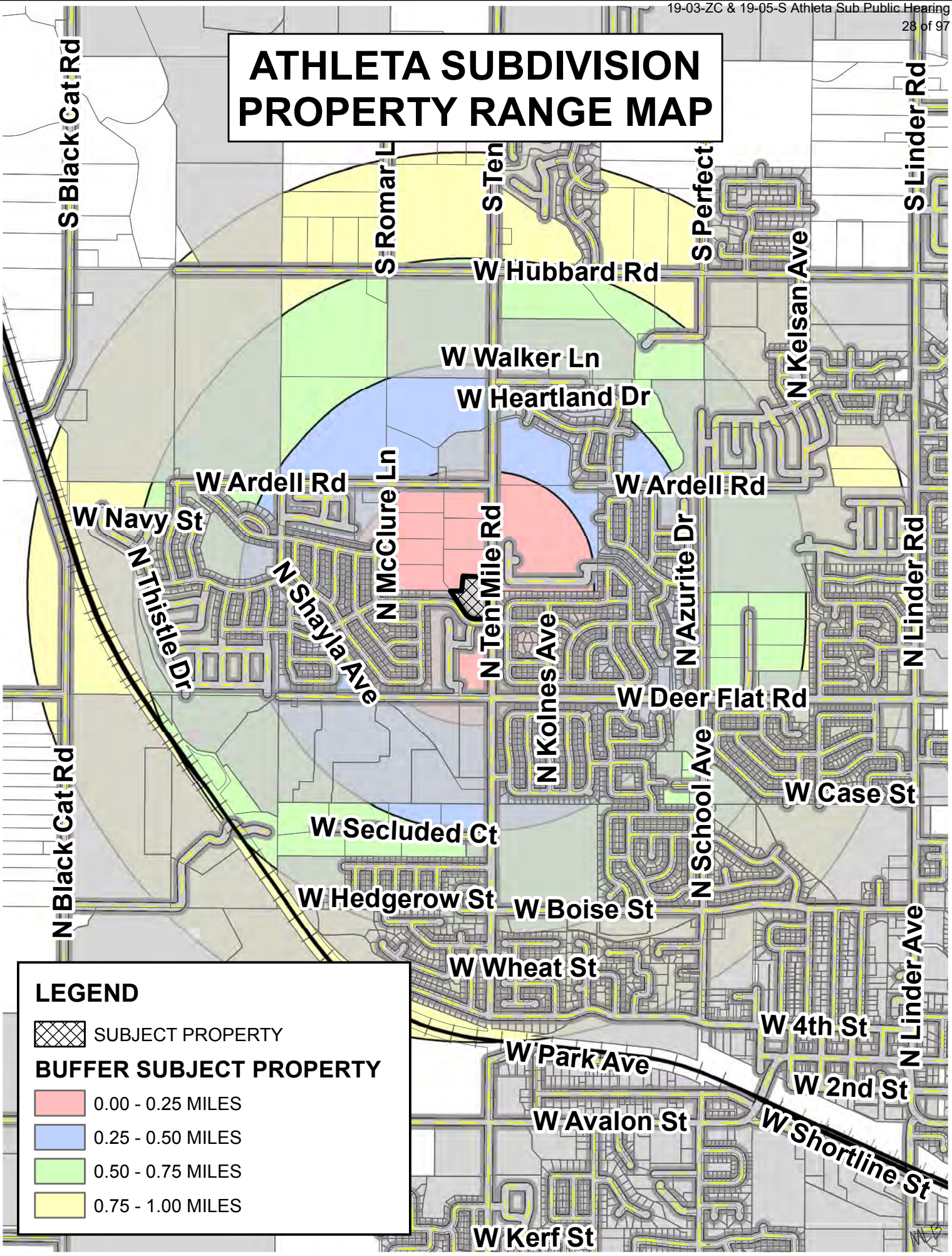
ATHLETA SUBDIVISION COMPREHENSIVE PLAN MAP

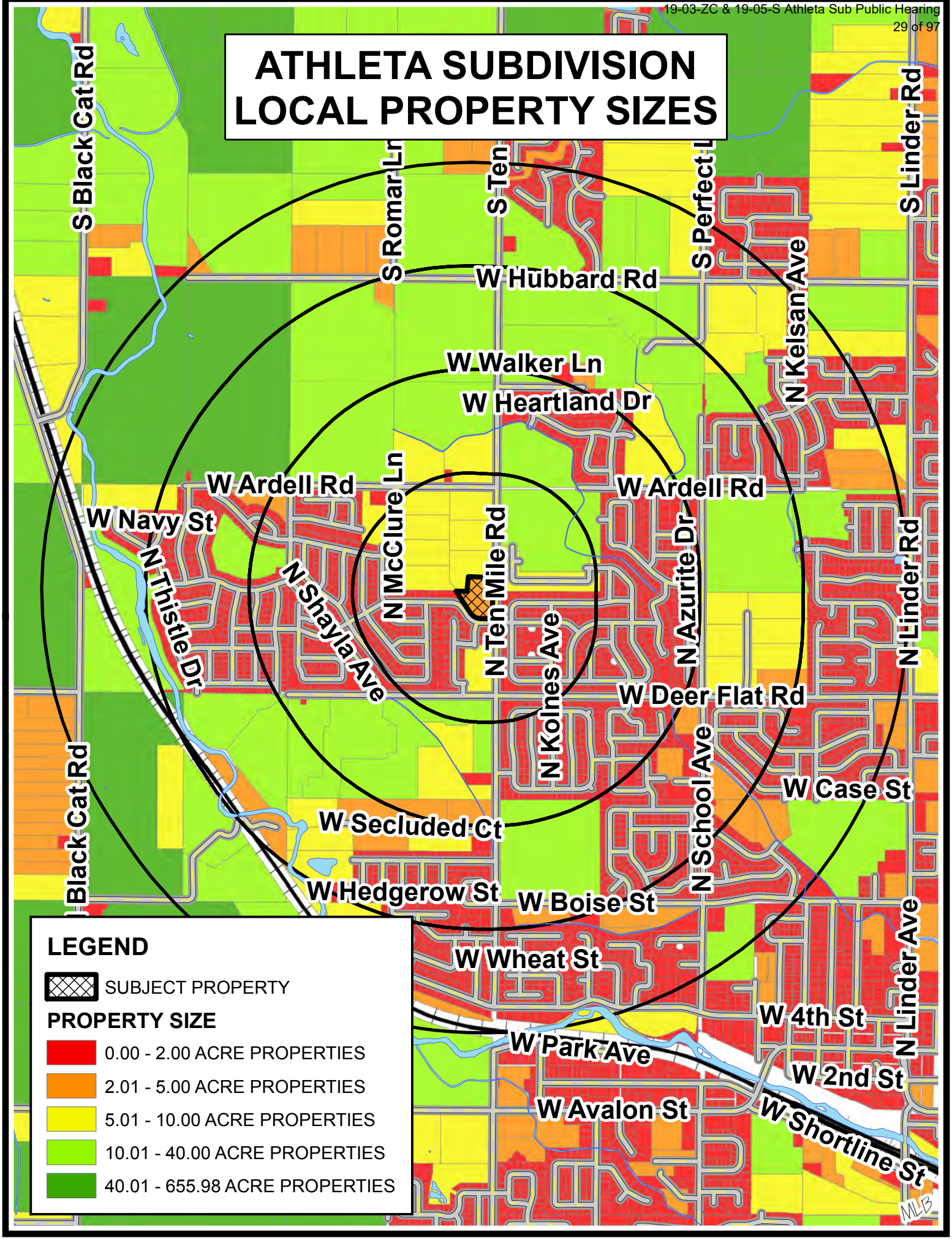


ATHLETA SUBDIVISION ZONING MAP

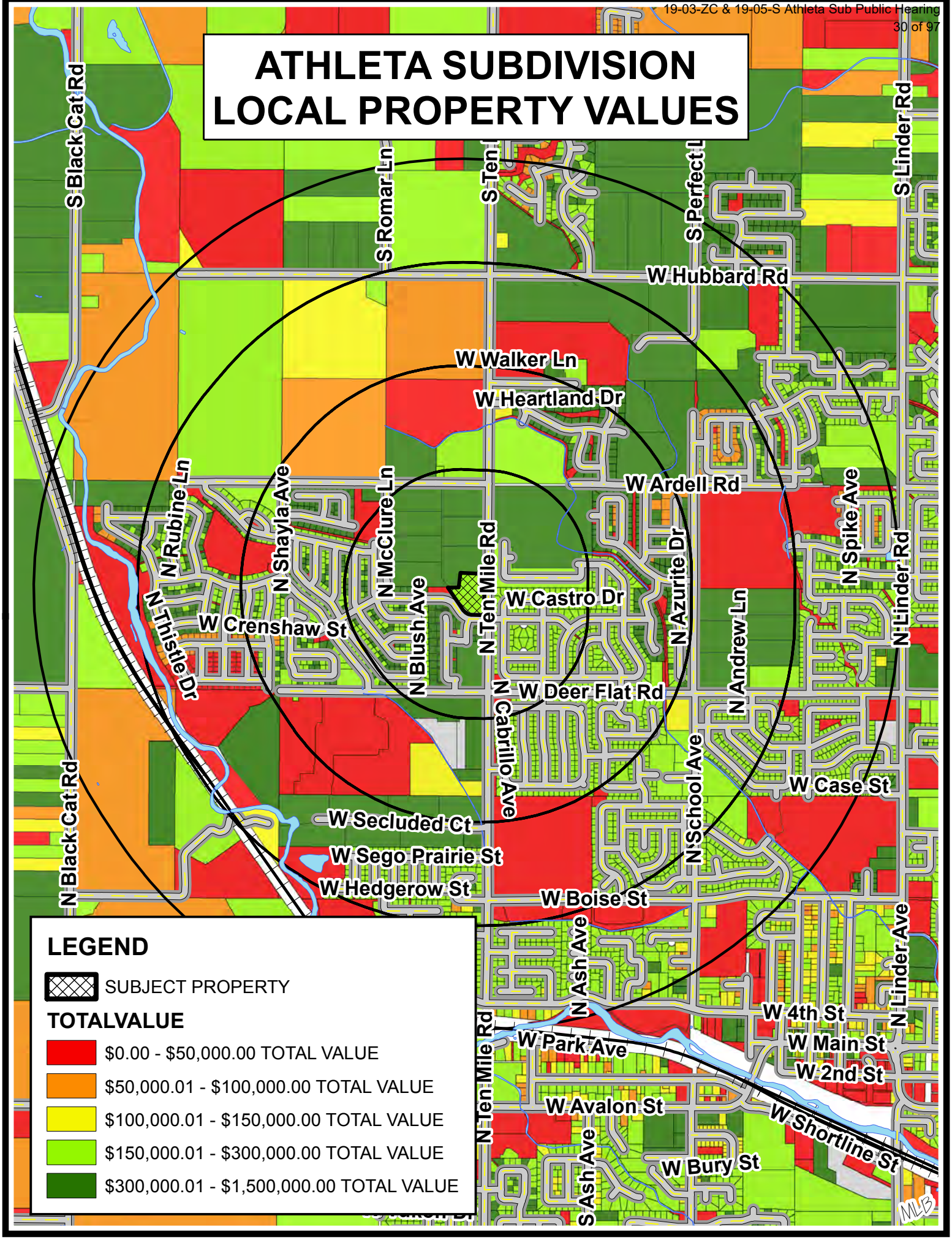


ATHLETA SUBDIVISION PROPERTY RANGE MAP




ATHLETA SUBDIVISION
LOCAL PROPERTY SIZES
S Black Cat Rd
S Romar Ln
S Ten
S Perfect L
S Linder Rd
W Hubbard Rd
N Kelsan Ave
W Walker Ln
W Heartland Dr
W Ardell Rd
W Ardell Rd
W Navy St
N McClure Ln
N Ten Mile Rd
N Azurite Dr
N Linder Rd
N Thistle Dr
N Shayla Ave
N Kolnes Ave
W Deer Flat Rd
N School Ave
W Case St
Black Cat Rd
W Secluded Ct
W Hedgerow St
W Boise St
W Wheat St
W 4th St
N Linder Ave
W Park Ave
W 2nd St
W Avalon St
W Shortline St
LEGEND
SUBJECT PROPERTY
PROPERTY SIZE
0.00 - 2.00 ACRE PROPERTIES
2.01 - 5.00 ACRE PROPERTIES
5.01 - 10.00 ACRE PROPERTIES
10.01 - 40.00 ACRE PROPERTIES
40.01 - 655.98 ACRE PROPERTIES
MLB

ATHLETA SUBDIVISION LOCAL PROPERTY VALUES

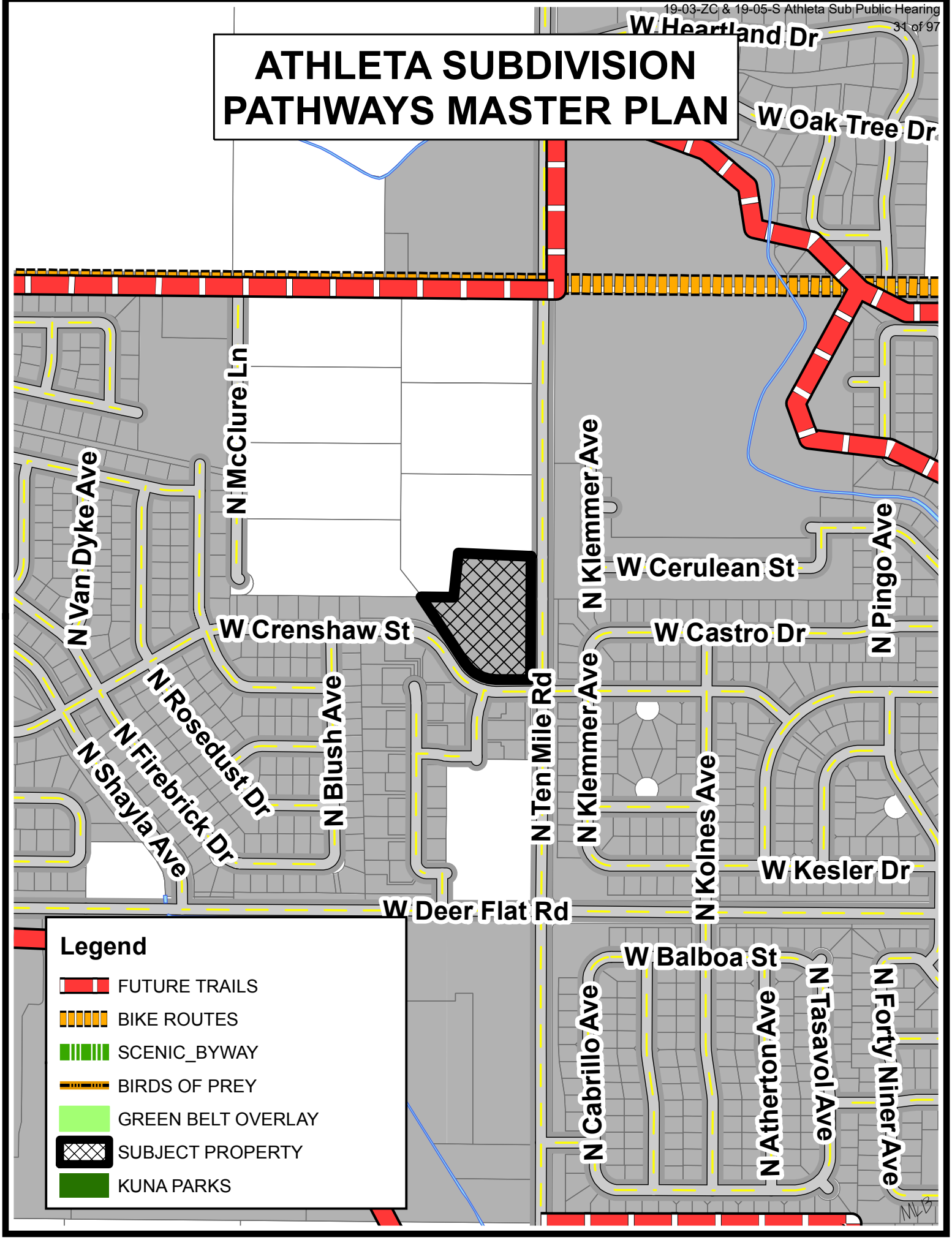


LEGEND

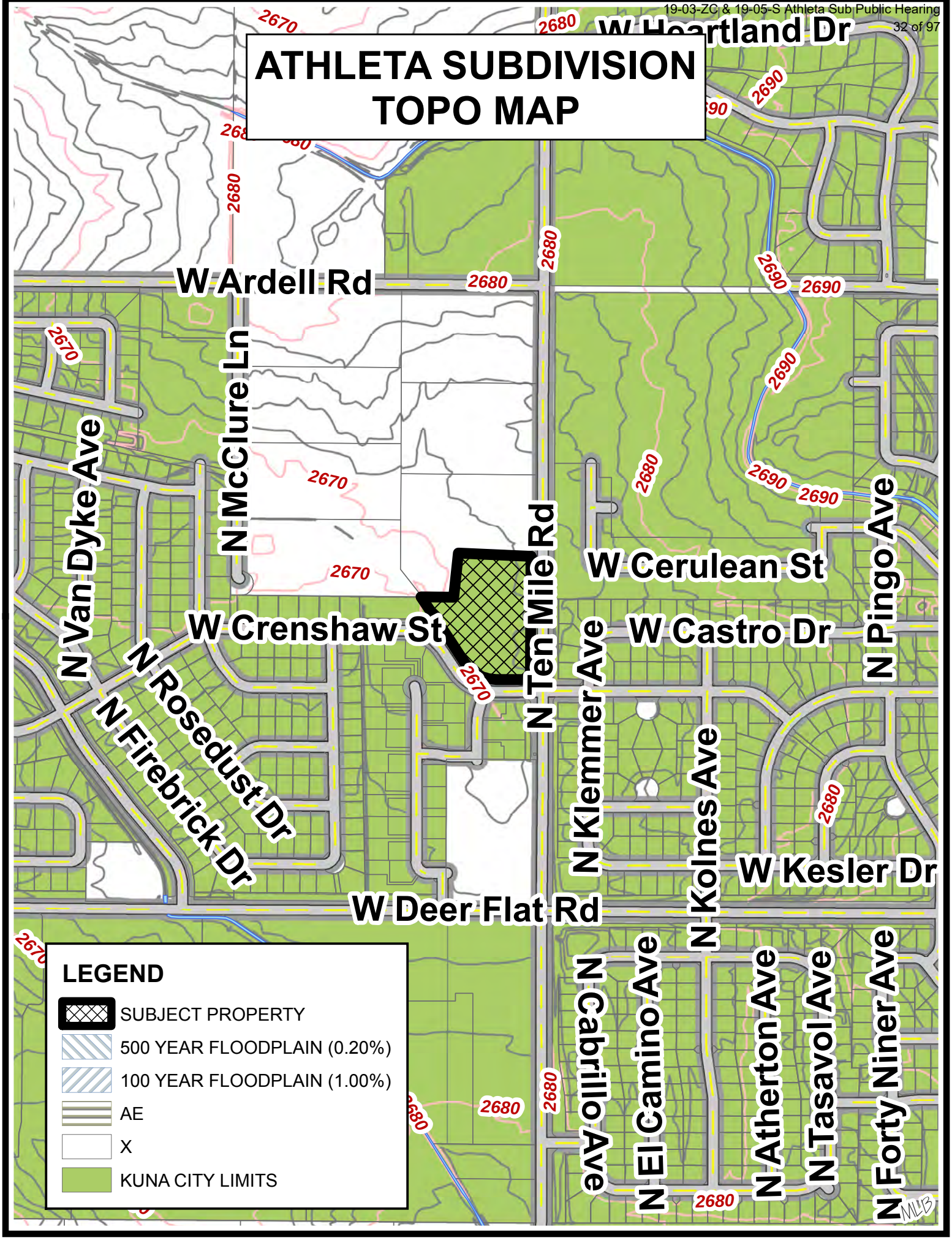
SUBJECT PROPERTY

TOTALVALUE

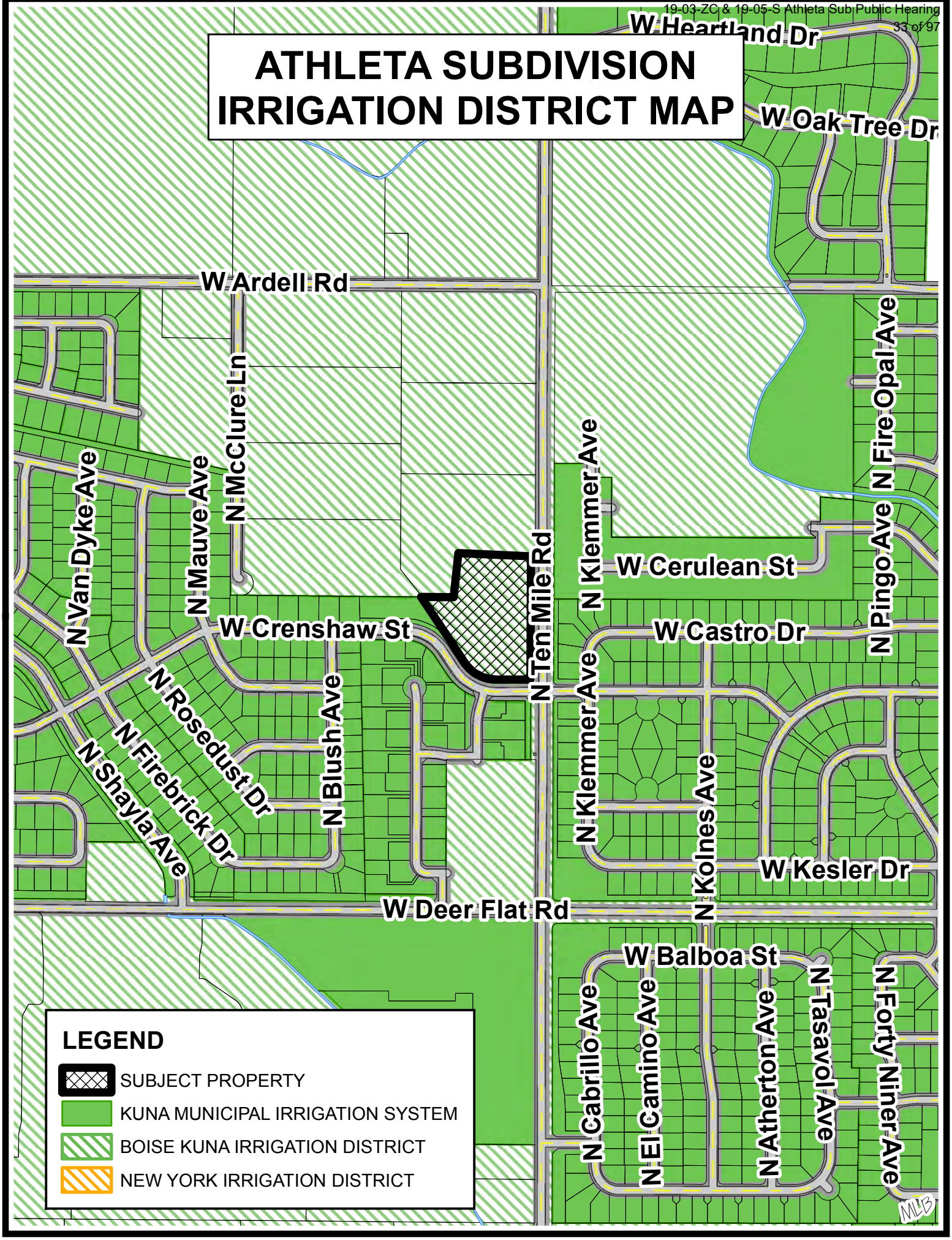
- $0.00 - $50,000.00 TOTAL VALUE
- $50,000.01 - $100,000.00 TOTAL VALUE
- $100,000.01 - $150,000.00 TOTAL VALUE
- $150,000.01 - $300,000.00 TOTAL VALUE
- $300,000.01 - $1,500,000.00 TOTAL VALUE

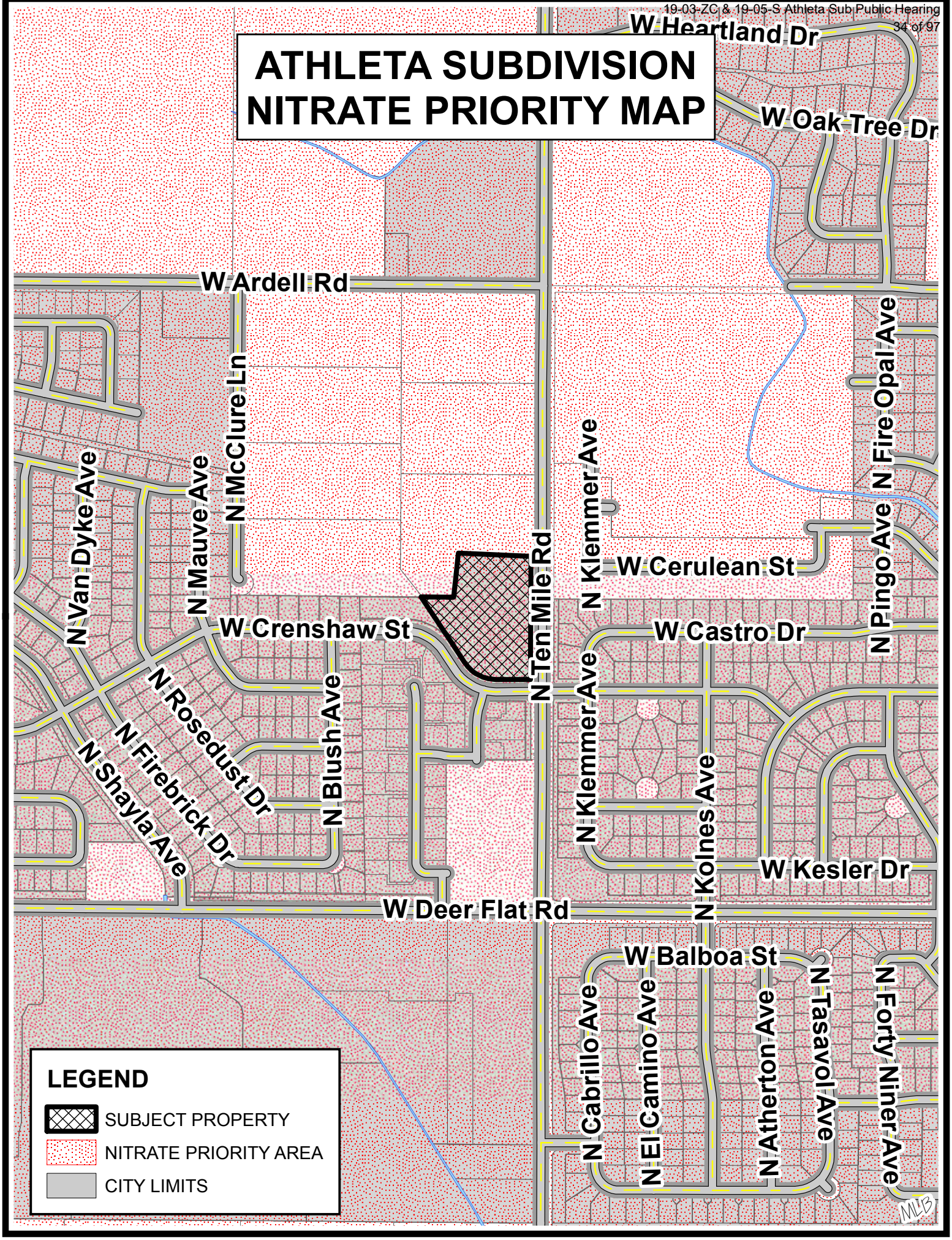

ATHLETA SUBDIVISION
PATHWAYS MASTER PLAN
W Heartland Dr
W Oak Tree Dr
N McClure Ln
N Van Dyke Ave
N Klemmer Ave
W Cerulean St
N Pingo Ave
W Crenshaw St
W Castro Dr
N Rosedust Dr
N Firebrick Dr
N Shayla Ave
N Blush Ave
N Ten Mile Rd
N Klemmer Ave
N Kolnes Ave
W Kesler Dr
W Deer Flat Rd
W Balboa St
N Cabrillo Ave
N Atherton Ave
N Tasavol Ave
N Forty Niner Ave
Legend
FUTURE TRAILS
BIKE ROUTES
SCENIC_BYWAY
BIRDS OF PREY
GREEN BELT OVERLAY
SUBJECT PROPERTY
KUNA PARKS

ATHLETA SUBDIVISION TOPO MAP

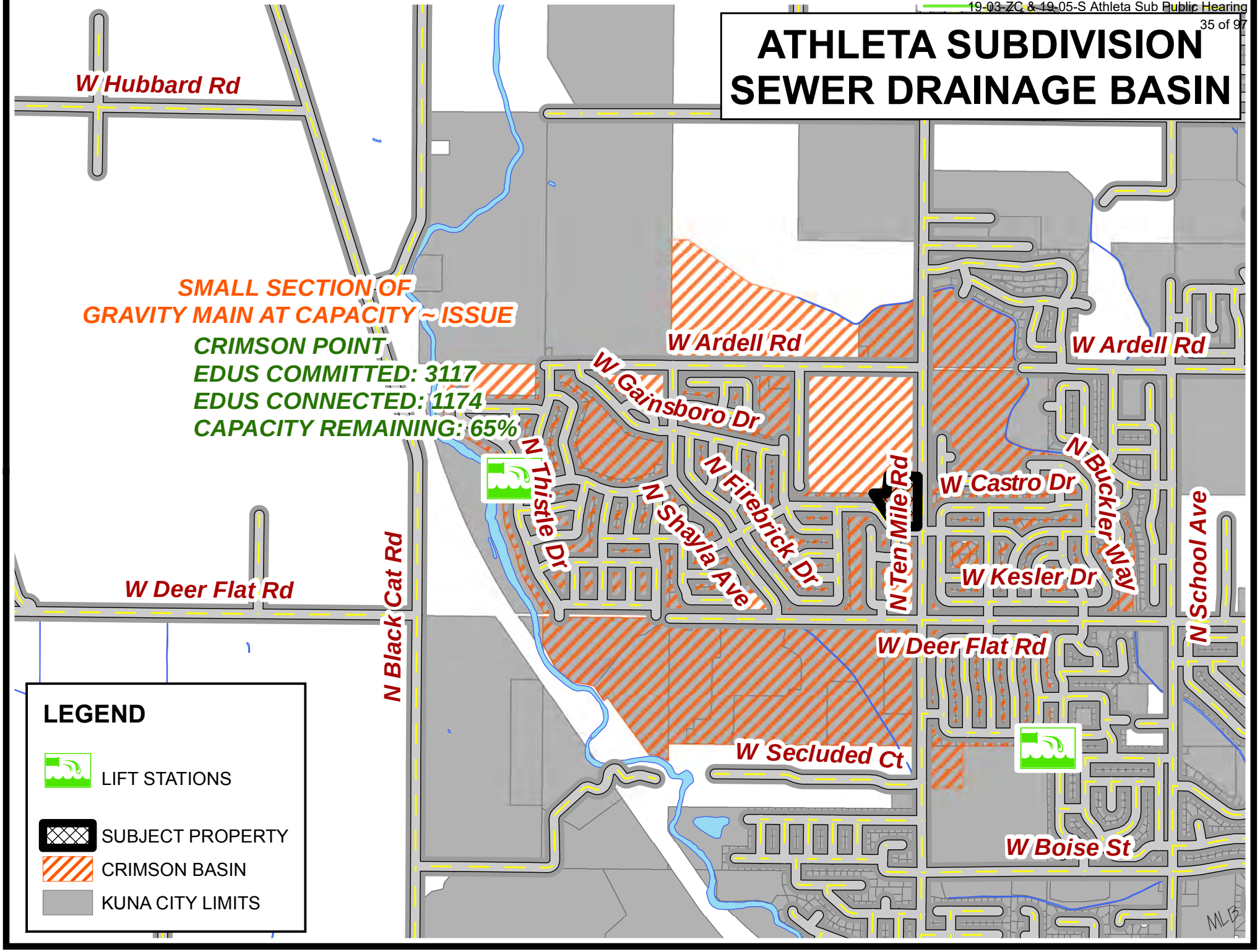


ATHLETA SUBDIVISION IRRIGATION DISTRICT MAP




ATHLETA SUBDIVISION
NITRATE PRIORITY MAP
W Heartland Dr
W Oak Tree Dr
W Ardell Rd
N McClure Ln
N Mauve Ave
N Van Dyke Ave
N Fire Opal Ave
N Pingo Ave
N Klemmer Ave
N Ten Mile Rd
W Cerulean St
W Crenshaw St
W Castro Dr
N Rosedust Dr
N Firebrick Dr
N Shayla Ave
N Blush Ave
N Klemmer Ave
N Kolnes Ave
W Kesler Dr
W Deer Flat Rd
W Balboa St
N Cabrillo Ave
N El Camino Ave
N Atherton Ave
N Tasavol Ave
N Forty Niner Ave
LEGEND
SUBJECT PROPERTY
NITRATE PRIORITY AREA
CITY LIMITS
MLB

ATHLETA SUBDIVISION SEWER DRAINAGE BASIN



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

Paul A. Stevens, P.E.
Kuna City Engineer

MEMORANDUM

Date: **12 July 2019**

From: **Paul A. Stevens, P.E.**

To: **Wendy Howell, Planning and Zoning Director**

RE: **Athleta Subdivision 19-03-ZC Rezone & Preliminary Plat – 19-05-S**

The Athleta 19-03-ZC Rezone & Preliminary Plat – 19-05-S request dated 14 June 2019 has been reviewed. The application provides a preliminary plat, a narrative explaining the developers vision for the subdivision, a landscape plan, and various explanatory maps and pictures. These comments apply to the preliminary plat and the rezone as they affect public works infrastructure. Landscaping, population density, parking requirements, emergency access, intense pedestrian and vehicular traffic and similar topics are evaluated by the Planning and Zoning Department. Review and evaluation of civil design drawings is accomplished separately, when received.

These comments may be expanded or refined based on future land-use actions. The following comments apply considering current, effective requirements:

1. **General**
   a. Athleta Subdivision is zoned C-1, Neighborhood Commercial. The site is approximately 4.11 acres. The rezone requests changing the zoning to R-20, High Density. The preliminary plat contains 63 total lots. The proposed net density is 16.76 Dwelling Units per Acre (DUA).
   b. Typical dwelling units are reckoned at approximately 3.18 people per household. At this rate the projected population for this subdivision will be approximately 220 people or 53 people per acre. This population density is much higher than planned for and anticipated in a C-1 zone.
   c. A commensurate impact on the City of Kuna's pressurized irrigation, sewer, and water utilities will result.
   d. A commensurate impact to traffic volumes and densities will follow.
   e. Access to Athleta Subdivision is from one permanent access point on N Ten Mile Road. A second "emergency" access point is located on the southern end of the development also accessing N Ten Mile Road. A second, permanent access point from the west side of the development that would connect to W Crenshaw Street should be considered.
   f. While a walking path and other areas for outside activities are incorporated into the project, connection to the City of Kuna pathways is not available.
   g. A plan approval letter will be required if this project affects any local irrigation districts.
   h. Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties.
   i. State the vertical datum used for elevations on all drawings.

j. Provide engineering certification on all final engineering drawings.

2. Inspection Fees

a. An inspection fee will be levied for City inspection of water, sewer and irrigation facilities construction associated with this development. The current inspection fee is $1.00 per lineal foot of sewer, water and pressure irrigation pipe. Payment is due and payable prior to City's approval of final construction plans.
b. The developer shall retain a qualified responsible, Idaho registered professional engineer to provide sufficient inspection to certify to DEQ the project was completed in accordance with approved plans and specifications and to provide accurate as-built drawings to the City. IDAPA 10.01.02 lists the professional engineer's project responsibilities.
c. The developer's engineer and the City's inspector are permitted to coordinate inspections.

3. Right-of-Way

a. Athleta Subdivision will impact travel on N Ten Mile Road.
a. All street construction must meet or exceed ACHD and City of Kuna development standards.
b. Sufficient right-of-way for existing and future classified streets shall be provided pursuant to City & ACHD standards.
c. Approaches onto classified streets must comply with ACHD approach policies.
d. Sidewalk, curb and gutter, street widening and any related storm drainage facilities, consistent with city code and policies, shall be provided in connection with property development.
e. All city mainlines crossing proposed lots, running along the back of lots and sides of lots shall have easements that allow the City of Kuna to access and maintain the utilities.

4. Sanitary Sewer & Potable Water

a. It is recommended that this application be conditioned to conform to the sewer and water master plans as applicable.
b. The applicant's property is presently uninhabited, is not connected to City services and is subject to connection fees for the ultimate connected sewer load and water demand as provided in the City's Standard Tables. City Code (6-4-2) requires connection to the City sewer system for all sanitary sewer needs. City Code (6-4-2X) requires connection to City water services.
c. City code 5-16-3: B.2 states that applicant shall extend public sewer and water to each parcel when water and sewer are available within three hundred (300) feet of the parcels.
d. All sewer and water infrastructure must meet or exceed City of Kuna requirements.
e. Water and sewer flow models will be required to verify adequate water supply and fire suppression and sewage removal.
f. Sewer and water connection fees apply to each lot containing a home or other facility.
g. All existing sewage treatment facilities (septic tank and drain field) must be decommissioned in accordance with Idaho Department of Environmental Quality requirements. Documentation shall be provided to the City of Kuna.
h. All existing wells shall be abandoned in accordance with Idaho Department of Water Resources (IDWR) requirements. Documentation shall be provided to the City of Kuna.

5. Pressurized Irrigation

a. It is recommended that this application be conditioned to conform to the Pressure Irrigation Master Plan.
b. The applicant's property is not connected to the City's pressurized irrigation system. Relying on drinking water for irrigation purposes conflicts with City Code (6-4-2).

c. Condition this project to require connection and annexation to the City's Pressurized Irrigation system.
d. All pressurized irrigation infrastructure shall meet or exceed City of Kuna standards.
e. Annexation into the municipal irrigation district and pooling of water rights is a requirement of the final plat approval. This site is served by Boise Kuna Irrigation District.
f. Existing irrigation ditches (supply & drain) must be relocated as needed and as approved by the irrigation ditch company/users.
g. Pressurized irrigation flow model will be required to verify adequate pressurized irrigation supply.
h. All residential, common lots and open areas with irrigation are required to connect to the pressurized irrigation system and to pay the associated connection fee.

6. Grading and Storm Drainage

a. Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties. Slopes shall not be steeper than 3:1 on lots adjacent to a street or common lot and no steeper than 4:1 for lots with common rear lot lines.
b. 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.
c. The City of Kuna relies on the ACHD Stormwater Policy Manual to establish the requirements for design of private storm water disposal systems.
d. Provide a storm water disposal & treatment plan which accounts for increased storm water runoff volumes. Provide detailed drawings of drainage & treatment facilities with supporting calculations for review and approval.
e. Runoff from public right-of-way is regulated by ACHD. On site storm water retention shall be reviewed by the City Engineer in conjunction with the Civil Engineering construction improvements review.

7. As-Built Drawings

a. 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.

8. Property Description

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

Project/File: **Athleta/ KPP19-0007/ 19-03-ZC/ 19-05-S**
This is a rezone application from C-1 to R-20 and a preliminary plat consisting of 63 lots on 4.11-acres.

Lead Agency: City of Kuna

Site address: 2003 N Ten Mile Road

Staff Approval: August 23, 2019

Applicant: Epic Development Idaho, LLC
11785 Valley Sage Drive
Sparks, NV 89441

Representative: WHPacific
Jane Suggs
2141 W Airport Way, Ste. 104
Boise, ID 83705

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

A. Findings of Fact

1. **Description of Application:** The applicant is requesting approval of a rezone application from C-1 (Neighborhood Commercial) to R-20 (High density Multi-family Residential) and a preliminary plat consisting of 57 buildable lots and 6 common lots on 4.11-acres.

   The City of Kuna's Future Lane Use Map designates this area as Neighborhood & Community Commercial. The applicant's proposal is an allowed use within this designation.

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

Direction	Land Use	Zoning
North	Rural Urban Transition (Ada County)	RUT
South	Neighborhood Commercial	C-1
East	Medium density Residential	R-6
West	Neighborhood Commercial/ Rural Urban Transition	C-1, RUT

3. **Site History:** ACHD has not previously reviewed this site for a development application.

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

- Cazador, a 164 buildable lot residential subdivision located east of the site was approved by ACHD in August 2017.
- Wapiti Creek, a 42 buildable lot residential subdivision located northwest of the site was approved by ACHD in November 2017.
- Kuna Kaves Storage, a mini self-storage development is in its 2nd phase of development is located south of the site and was approved by ACHD in January 2018.
- Lete, a 10-lot commercial development located south of the site was approved by ACHD in October 2018.

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

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):**

There are no roadways, bridges or intersections in the general vicinity of the project that are in the Integrated Five Year Work Plan (IFYWP).

- Ten Mile Road is listed in the CIP to be widened to 3-lanes from Deer Flat Road to Hubbard Road between 2031 and 2035.
- The intersection of Deer Flat Road and Ten Mile Road is listed in the CIP to be reconstructed as a single-lane roundabout between 2031 and 2035.
- The intersection of Hubbard Road and Ten Mile Road is listed in the CIP to be reconstructed as a single-lane roundabout between 2031 and 2035.

B. Traffic Findings for Consideration

1. **Trip Generation:** This development is estimated to generate 408 additional vehicle trips per day (9 existing); 31 additional vehicle trips per hour in the PM peak hour (1 existing), based on the Institute of Transportation Engineers Trip Generation Manual, 10th edition.

2. **Condition of Area Roadways**
Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
Ten Mile Road	521-feet	Minor Arterial	496	Better than "E"
Crenshaw Street	0-feet	Local	N/A	N/A

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

3. **Average Daily Traffic Count (VDT)**
Average daily traffic counts are based on ACHD's most current traffic counts.

- The average daily traffic count for Ten Mile Road south of Hubbard Road was 7,965 on 11/06/2018.
- There are no current traffic counts for Crenshaw Street.

C. Findings for Consideration

1. Ten Mile Road

a. Existing Conditions: Ten Mile Road is improved with 2/3-travel lanes, 24 to 40-feet of pavement, and no curb, gutter or sidewalk abutting the site. There is 98-feet of right-of-way for Ten Mile Road (48 to 51-feet from centerline).

b. Policy:

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

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

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

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

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

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

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

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

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

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

Minor Improvements Policy: District Policy 7203.3 states that minor improvements to existing streets adjacent to a proposed development may be required. These improvements are to correct deficiencies or replace deteriorated facilities. Included are sidewalk construction or replacement; curb and gutter construction or replacement; replacement of unused driveways

with curb, gutter and sidewalk; installation or reconstruction of pedestrian ramps; pavement repairs; signs; traffic control devices; and other similar items.

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

c. **Applicant Proposal:** The applicant is not proposing any improvements to Ten Mile Road abutting the site.

d. **Staff Comments/Recommendations:** There is 48 to 51-feet of right-of-way from centerline of Ten Mile Road abutting the site. Therefore, no additional right-of-way is required as part of this application.

The applicant should be required to improve Ten Mile Road with a minimum 17-feet feet of pavement from centerline plus 3-foot wide gravel shoulder abutting the site.

The applicant should be required to construct 5-foot wide detached concrete sidewalk located a minimum 41-feet from centerline of Ten Mile Road to front edge of sidewalk abutting the site.

This segment of Ten Mile Road is listed on the no-cut moratorium through October 2023. Any pavement cuts to Ten Mile Road must be approved by the ACHD pavement cut committee. The moratorium cut request form can be found at the following link: http://hdlf.achdidaho.org/Forms/RoadMoratorium

ACHD is planning a pedestrian crossing project at Crenshaw Street and Ten Mile Road. Construction on this project is planned to be completed in November 2019. Any approved work within this roadway shall be started and completed prior to the project. The project work may impact work at this site.

2. Driveways

Ten Mile Road

a. **Existing Conditions:** There are two existing residential driveways onto Ten Mile Road located 312-feet and 454-feet north of Crenshaw Street.

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.

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-

Exhibit B-2

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 Location Local Street Policy: District policy 7207.4.1 requires driveways near intersections to be located a minimum of 75-feet (measured centerline-to-centerline) from the nearest local street intersection, and 150-feet from the nearest collector or arterial street intersection

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.

Private Road Policy: 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.

c. **Applicant's Proposal:** The applicant is proposing to construct a 24-foot wide driveway/private road onto Ten Mile Road located approximately 428-feet south of an existing residential driveway and 460-feet north of Crenshaw Street (measured centerline to centerline).

The applicant is proposing to construct a 24-foot wide emergency access only driveway onto Ten Mile Road located approximately 341-feet south of the proposed northern driveway and 120-feet north of Crenshaw Street (measured centerline to centerline).

d. **Staff Comments/Recommendations:** Typically, access should come from a lesser classified street abutting the site. In this case the site has frontage on Crenshaw, a local street. However, direct access to Crenshaw is not feasible due to a common lot owned by the Crimson Point Homeowners Association (CPHA) between the site and Crenshaw that was platted in 2010 as part of the Crimson Point Phase 5 Subdivision; and is not owned by the developer. Therefore, a waiver is not required as part of this application and the proposed driveway locations are approved.

ACHD would encourage the developer to work with the CPHA to obtain an access through the common lot, thereby providing additional ingress/egress to the site for residents and emergency services.

The applicant should be required to restrict the driveway located 120-feet north of Crenshaw to emergency access only driveway with bollards or a gate and provide written fire department approval, prior to plan submittal.

If private roads are constructed as part of the development, the applicant is required to provide street name signage and stop signs.

If access is taken onto Crenshaw Street, the applicant should be required to construct a maximum 24-foot wide driveway located a minimum 150-feet from the Crenshaw/Ten Mile intersection.

3. Tree Planters

Tree Planter Policy: Tree Planter Policy: The District's Tree Planter Policy prohibits all trees in planters less than 8-feet in width without the installation of root barriers. Class II trees may be allowed in planters with a minimum width of 8-feet, and Class I and Class III trees may be allowed in planters with a minimum width of 10-feet.

4. Landscaping

Landscaping Policy: A license agreement is required for all landscaping proposed within ACHD right-of-way or easement areas. Trees shall be located no closer than 10-feet from all public storm drain facilities. Landscaping should be designed to eliminate site obstructions in the vision triangle at intersections. District Policy 5104.3.1 requires a 40-foot vision triangle and a 3-foot height restriction on all landscaping located at an uncontrolled intersection and a 50-foot offset from stop signs. Landscape plans are required with the submittal of civil plans and must meet all District requirements prior to signature of the final plat and/or approval of the civil plans.

5. Other Access

Ten Mile Road is classified as a minor arterial roadway. Other than the access specifically approved with this application, direct lot access is prohibited to this roadway and should be noted on the final plat.

D. Site Specific Conditions of Approval

1. Improve Ten Mile Road with a minimum 17-feet feet of pavement from centerline plus 3-foot wide gravel shoulder abutting the site.

2. Construct 5-foot wide detached sidewalk located a minimum 41-feet from centerline of Ten Mile Road to front edge of sidewalk abutting the site.

3. Construct a 24-foot wide driveway/private road onto Ten Mile Road located 460-feet north of Crenshaw Street.

4. Construct a 24-foot wide emergency access only driveway onto Ten Mile Road located 120-feet north of Crenshaw Street.

5. Restrict the emergency access only driveway with bollards or a gate and provide written fire department approval, prior to plan submittal.

6. If private roads are constructed as part of the development, the applicant shall provide street name signage and stop signs.

7. If access is taken onto Crenshaw Street, the applicant should construct a maximum 24-foot wide driveway located a minimum 150-feet from the Crenshaw/Ten Mile intersection.

8. Direct lot access is prohibited to Ten Mile Road and shall be noted on the final plat.

9. This segment of Ten Mile Road is listed on the no-cut moratorium through October 2023. Any pavement cuts to Ten Mile Road must be approved by the ACHD pavement cut committee.

10. 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.

11. Payment of impact fees is due prior to issuance of a building permit.

12. Comply with all Standard Conditions of Approval.

E. Standard Conditions of Approval

1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).

2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.

3. In accordance with District policy, 7203.3, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA) requirements. The applicant's engineer should provide documentation of ADA compliance to District Development Review staff for review.

4. Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 387-6280 (with file number) for details.

5. A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.

6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.

7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.

8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 387-6258 (with file numbers) for details.

9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.

10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.

11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.

12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.

F. Conclusions of Law

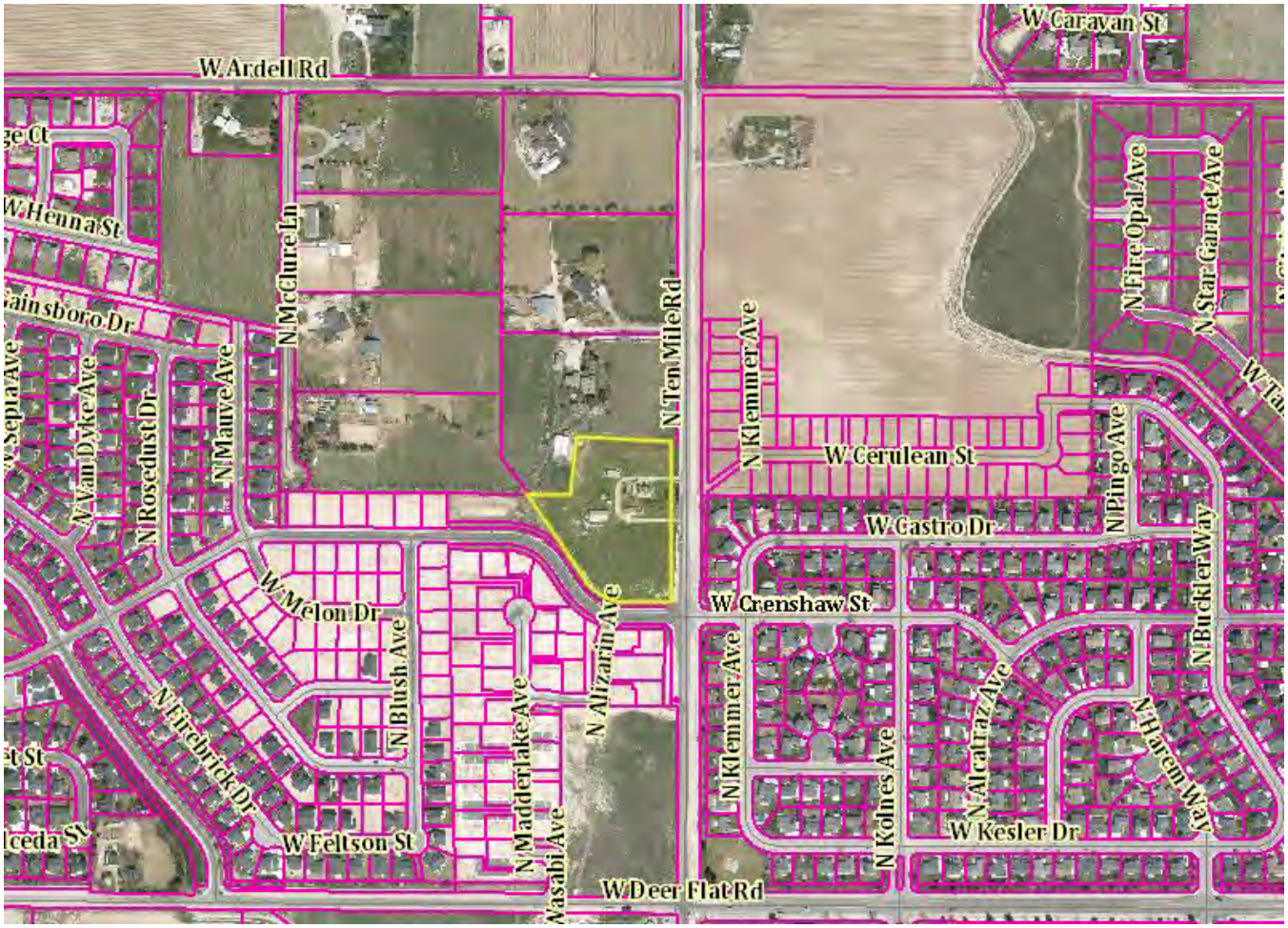
1. The proposed site plan is approved, if all of the Site Specific and Standard Conditions of Approval are satisfied.
2. ACHD requirements are intended to assure that the proposed use/development will not place an undue burden on the existing vehicular transportation system within the vicinity impacted by the proposed development.

G. Attachments

1. Vicinity Map
2. Site Plan
3. Utility Coordinating Council
4. Development Process Checklist
5. Appeal Guidelines

Exhibit B-2

VICINITY MAP



SITE PLAN

N
SCALE
30' LANDSCAPE BUFFER
N. TEN MILE ROAD
W. CRENSHAW STREET
CRIMSON POINT SUBDIVISION PHASE 5 BLOCK 1
STORMWATER DRAINAGE AREA
OPEN SPACE/ AMENITY AREA
EMERGENCY ACCESS EASEMENT
POB
TYPICAL DRIVE SECTION
DEVELOPMENT FEAT
SITE
SEWER
CITY OF MERIDIAN
WATER
CITY OF MERIDIAN
IRRIGATION
CITY OF MERIDIAN
SCHOOL
MERIDIAN SCHOOL DISTRICT
EMERGENCY SERVIC

Ada County Utility Coordinating Council

Developer/Local Improvement District
Right of Way Improvements Guideline Request

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

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

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

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

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

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

Development Process Checklist

Items Completed to Date:

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

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

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

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

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

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

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

Items to be completed by Applicant:

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

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

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

DID YOU REMEMBER:
Construction (Non-Subdivisions)

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

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

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

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

Construction (Subdivisions)

☐ **Sediment & Erosion Submittal**

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

☐ **Idaho Power Company**

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

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

Request for Appeal of Staff Decision

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

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

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

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

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

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

CLINTON C. PLINE
CHAIRMAN OF THE BOARD

RON PLATT
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

19 July 2019

RECEIVED
JUL 22 2019
CITY OF KUNA

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

RE: Jane Sugs, Athleta Sub. **19-03-ZC, 19-05-S**
Ten Mile and Crenshaw Kuna 83634
Boise-Kuna Irrigation District BK-291
Teed Lateral 242+00
Sec. 15, T2N, R1W, BM.

Troy Behunin, Planner:

There are no Boise Project facilities located on the above-mentioned property, however it does in fact possess a valid water right.

Local irrigation/drainage ditches that cross this property, in order to serve neighboring properties, must remain unobstructed and protected by an appropriate easement.

.

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, BPBC

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

CENTRAL DISTRICT HEALTH DEPARTMENT

Environmental Health Division

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

Rezone # _____

Conditional Use # _____

Preliminary / Final / Short Plat 19-05-S

Athleta

RECEIVED
JUL 25 2019
CITY OF KUNA

☐ 1. We have No Objections to this Proposal.

☐ 2. We recommend Denial of this Proposal.

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

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

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

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

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

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

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

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

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

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

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

☐ 14. _____ Reviewed By: Rob Roeder

_____ Date: 7/23/19

Review Sheet

CENTRAL DISTRICT HEALTH DEPARTMENT

CENTRAL DISTRICT HEALTH DEPARTMENT

Environmental Health Division

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

Rezone # _____

Conditional Use # _____

Preliminary / Final / Short Plat 19-04-S

Indian Creek @ Crimson Point

RECEIVED
JUL 25 2019
CITY OF KUNA

☐ 1. We have No Objections to this Proposal.

☐ 2. We recommend Denial of this Proposal.

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

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

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

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- ☒ central sewage
- ☐ community sewage system
- ☐ community water
- ☐ sewage dry lines
- ☒ central water

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

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

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

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

☐ 14. _____

Reviewed By: Rob Bard

Date: 7/23/19

Review Sheet

Communities in Motion 2040 2.0 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 2.0* (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 2.0 goals.

Development Name: Athleta **Agency: Kuna**

CIM Vision Category: Existing Neighborhoods

New households: 57 **New jobs: 0** **Exceeds CIM forecast: No**

CIM Corridor: **Ten Mile Rd** Pedestrian level of stress: **R** Bicycle level of stress: **PG-13**	Level of Stress considers facility type, number of vehicle lanes, and speed. Roads with **G or PG** ratings better support bicyclists and pedestrians of all ages and comfort levels.
Housing within 1 mile: **2,580** Jobs within 1 mile: **340** Jobs/Housing Ratio: **0.1**	A good jobs/housing balance – a ratio between **1 and 1.5** – reduces traffic congestion. Higher numbers indicate the need for more housing and lower numbers indicate an employment need.
Nearest police station: **0.8 miles** Nearest fire station: **1.7 miles**	Developments within **1.5 miles** of police and fire stations ensure that emergency services are more efficient and reduce the cost of these important public services.
Farmland consumed: **No** Farmland within 1 mile: **767 acres**	Farmland contributes to the local economy, creates additional jobs, and provides food security to the region. Development in farm areas decreases the productivity and sustainability of farmland.
Nearest bus stop: **>4 miles** Nearest public school: **0.5 miles** Nearest public park: **0.9 miles** Nearest grocery store: **2.2 miles**	Residents who live or work less than **½ mile** from critical services have more transportation choices. Walking and biking reduces congestion by taking cars off the road, while supporting a healthy and active lifestyle.

Recommendations

Ten Mile Road is a project identified in *Communities in Motion* 2040 plan as a long term funded project. This project would widen Ten Mile Road from Deer Flat Road to Hubbard Road from two lanes to three lanes, however, a construction year has not been identified. Currently, the nearest public transportation is more than four miles from the site. ValleyConnect 2.0 identifies a future bus route along Linder Road, from downtown Kuna to the Boise Research Center, via downtown Meridian, with 20-minute frequencies. This route would approximately one mile from the site. The higher density proposed is supportive of bus service. Safe bicycle and pedestrian infrastructure along Deer Flat Road and/or Ardell Road will be critical to providing access to this route. Initial Point High School is ½ mile away, making it available for students to walk or bike. However, sidewalks are only available on the east side of Ten Mile Road. Consider a safe, signalized crossing at or near Crenshaw Street to facilitate non-motorized travel to school and public transportation.

More information about COMPASS and *Communities in Motion 2040 2.0*:
Web: www.compassidaho.org
Email info@compassidaho.org
More information about the development review process:
http://www.compassidaho.org/dashboard/devreview.htm

COMPASS
COMMUNITY PLANNING ASSOCIATION
of Southwest Idaho

STATE OF IDAHO
DEPARTMENT OF ENVIRONMENTAL QUALITY
BOISE REGIONAL OFFICE
1445 North Orchard Street•Boise, ID 83706-2239•(208) 373-0550

DEQ Response to Request for Environmental Comment

Date:	*August 2, 2019*
Agency Requesting Comments:	*City of Kuna*
Date Request Received:	*July 18, 2019*
Applicant/Description:	*Athleta Subdivision 19-03-ZC, 19-05-S*

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).*

  All property owners, developers, and their contractor(s) must ensure that reasonable controls to prevent fugitive dust from becoming airborne are utilized during all phases of construction activities/and or operations per IDAPA 58.01.01.651.

  DEQ recommends the city/county require the development and submittal of a dust prevention and control plan prior to approval. Dust prevention and control plans incorporate appropriate best management practices to control fugitive dust that may be generated at sites.

  Information on fugitive dust control plans can be found at: http://www.deq.idaho.gov/media/61833-dust_control_plan.pdf

- *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 acre, a stormwater permit from EPA may be required.*
- *If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.*
- *The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call 208-334-2190 for more information. Information is also available on the IDWR website at:*
  http://www.idwr.idaho.gov/WaterManagement/StreamsDams/Streams/AlterationPermit/AlterationPermit.htm
- *The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.*

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

5. Hazardous Waste And Ground Water Contamination

- ***Hazardous Waste.*** *The types and number of requirements that must be complied with under the federal Resource Conservations and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.*
- *No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards, Rules and Regulations for Hazardous Waste, and Rules and Regulations for the Prevention of Air Pollution.*
- ***Water Quality Standards.*** *Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852).*

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

accordance with IDAPA 58.01.02.850.

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

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

6. Additional Notes

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

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

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

Sincerely,

Aaron Scheff

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

ec: CM#2019AEK143

Troy Behunin

From: D3 Development Services <D3Development.Services@itd.idaho.gov>
Sent: Wednesday, July 31, 2019 4:53 PM
To: Troy Behunin
Subject: 19-03-ZC, 19-05-S Athleta Subdivision

Good afternoon,
ITD has received application 19-03-ZC, 19-05-S for review. ITD does not anticipate any significant traffic impact to the State Highway system from this development and has no objections to the proposed development.

Thank you,

Sarah Arjona
Development Services Coordinator
ITD District 3
(208) 334-8338

From: Troy Behunin <tbehunin@kunaid.gov>
Sent: Thursday, July 18, 2019 12:26 PM
To: ACHD <clittle@achdidaho.org>; Becky Rone - Kuna USPS Addressing <rebecca.i.rone@usps.gov>; Bob Bachman <bbachman@kunaid.gov>; Boise Project Brd Cntrl <TRitthaler@boiseproject.org>; Boise-Kuna Irrigation Distr. <laurenboehlke@yahoo.com>; Cable One Business <Adam.ingram@cableone.biz>; Cable One t.v. <cheryl.goettsche@cableone.biz>; Central District Health Dept. CDHD <lbadigia@cdhd.idaho.gov>; COMPASS <cmiller@compassidaho.org>; D. Reinhart <Dreinhart@kunschools.org>; DEQ <Alicia.martin@deq.idaho.gov>; Eric Adolfson <eadolfson@compassidaho.org>; Idaho Power <bwatson2@idahopower.com>; Idaho Power <ahawkins@idahopower.com>; Idaho Power - Jacky Chris <easements@idahopower.com>; Intermountain Gas <robert.miller@mdu.com>; Intermountain Gas <bryce.ostler@intgas.com>; D3 Development Services <D3Development.Services@itd.idaho.gov>; Jim O. - KSD <Jim@kunaschools.org>; Julie Stanley - Regional Address Mgmt. <Julie.R.Stanley@usps.gov>; Kuna Police Chief <so4217@adaweb.net>; Kuna Postmaster - Marc C. Boyer <marc.c.boyer@usps.gov>; Kuna School District <kbekkedahl@kunaschools.org>; Kuna School District <wjohnson@kunaschools.org>; Kuna School District <bsaxton@kunaschools.org>; Mike Borzick <mborzick@kunaid.gov>; Nampa Meridian Irrigation District <nmid@nmid.org>; New York Irrigation District <terri@nyid.org>; Paul Stevens <PStevens@kunaid.gov>; Planning Mgr: Ada County Development Services <jboal@adaweb.net>; Lisa Holland <lholland@kunaid.gov>
Subject: [EXTERNAL] Athleta Sub Packet

--- This email is from an external sender. Be cautious and DO NOT open links or attachments if the sender is unknown. ---
Good afternoon everyone,
Please review the included packet for the proposed ***Athleta Subdivision*** here in Kuna. Please respond within 15 business days. if you need additional information or hard copies please let us know as soon as possible.
Thanks so much!
Troy

Troy Behunin
Planner III
City of Kuna

751 W. 4th Street
Kuna, ID 83634
TBehunin@KunaId.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.

Exhibit B-8

Kuna School District

Inspiring each student to become a lifelong learner and a contributing, responsible citizen.

July 24, 2019

Subject: Athleta Subdivision

Dear Honorable Members of the Planning and Zoning Commision,

After reviewing the plans for the Athleta development, we submit the following response.

We recognize the need for a variety of housing styles to meet a variety of needs in our community. We have two primary points. First we recognize this development may bring additional children to Crimson Point Elementary and Kuna Middle School. We anticipate this may be as many as 38 children. This along with other proposals that we are aware of will bring Crimson Point to capacity in the near future. Once it is at capacity, the Board will have to determine whether or not another bond vote is needed to expand our current schools or build new.

Secondly, we are concerned about bus circulation and the safety of children. In order to address this, we ask the developer to install and pay for a covered bus stop for students on Crenshaw Road within the "open space / amenity area".

Our transportation department is beginning to move toward picking up children at one or two common points on the outside of sub-divisions. Because of this, we will be asking other developers to do the same. It keeps students in a well lit and marked area which makes them visible and keeps them in a safe environment.

Regards,

Jim Obert

David Reinhart

Kuna School District Planners

711 E. Porter Rd., Kuna, Idaho 83634
Phone: (208) 922-1000 FAX: (208) 922-5646

Wendy Johnson, Superintendent
Kim Bekkedahl, Assistant Superintendent
Dr. Catherine Beals, Administrator of CIA
Eileen O'Shea, Administrator of Student Services
David Reinhart, Administrator of HR

Jane Suggs

From: Sub Name Mail <subnamemail@adacounty.id.gov>
Sent: Thursday, April 25, 2019 4:30 PM
To: Jane Suggs
Cc: kent brown; Travis Foster
Subject: Athleta Subdivision / PKA Olivias Garden Sub Name Reservation

April 24, 2019

Kent Brown, Kent Brown Planning Services
Travis Foster, WHPacific
Jane Suggs, WHPacific

RE: Subdivision Name Reservation: **ATHLETA SUBDIVISION** (PKA Olivias Garden Sub)

The Subdivision Name Olivia's Garden Subdivision was previously reserved for parcel S1315449223 on 1/26/2018 by Kent Brown of Kent Brown Planning Services, and at your request, I will replace and reserve the name **Athleta Subdivision** for your project on this parcel. 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*
E-mail: jhastings@adacounty.id.gov

From: Jane Suggs [mailto:JSuggs@whpacific.com]
Sent: Monday, April 22, 2019 4:42 PM
To: Sub Name Mail
Cc: Jarron Langston; Cara Duskey; Matt Munger
Subject: Athleta Subdivision in Kuna - new sub name requests

Hi Subnamemail,

I'd like to reserve the name Athleta Place Subdivision for a property located in Kuna at 2003 N. Ten Mile Road (2N, 1W, Section 15). The property is located in the northwest corner of Ten Mile Road and Crenshaw Street.
The parcel number is: S1315449223
The owner/developer is: Epic Development Idaho LLC
The surveyor is: Travis Foster, WHPacific
Let me know if you need additional information.
Thanks,
Jane

received
6.19.19

NORTH 21

NORTH 9

NORTH 1

NORTH 13

received
6.14.19

WEST 28

WEST 8

West 4

WEST 12

EAST 14

SOUTH 31

SOUTH 7

SOUTH 3

SOUTH 11

EAST 30

EAST 6

NORTH 5

EAST 10

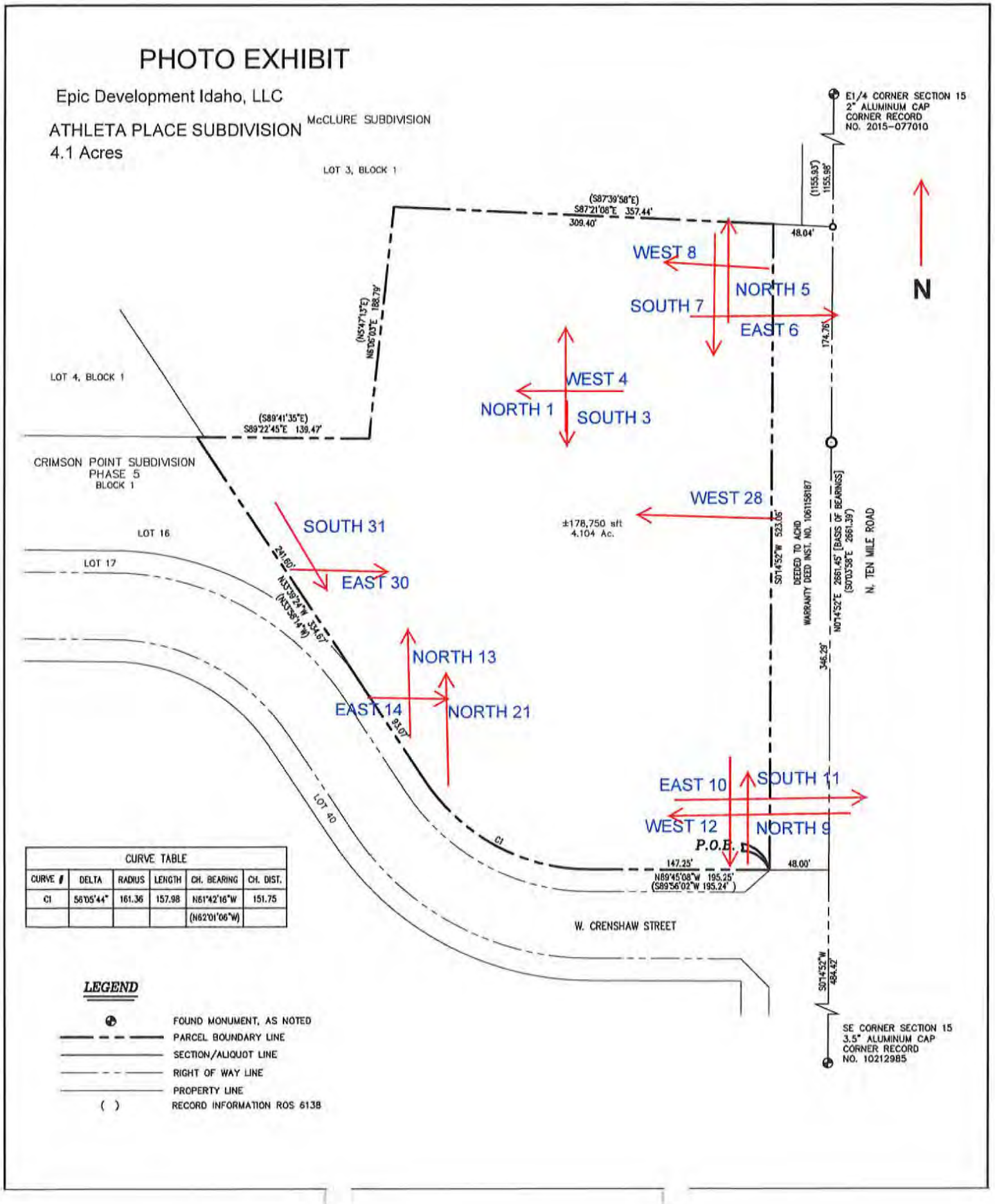
PHOTO EXHIBIT
Epic Development Idaho, LLC
ATHLETA PLACE SUBDIVISION
4.1 Acres
McCLURE SUBDIVISION
LOT 3, BLOCK 1
LOT 4, BLOCK 1
CRIMSON POINT SUBDIVISION
PHASE 5
BLOCK 1
LOT 16
LOT 17
LOT 40
E1/4 CORNER SECTION 15
2" ALUMINUM CAP
CORNER RECORD
NO. 2015-077010
(S87°39'58"E)
S87°21'08"E 357.44'
309.40'
48.04'
(1155.93')
1155.98'
(N54°17'13"E)
N51°05'03"E 188.79'
(S89°41'35"E)
S89°22'45"E 139.47'
241.60'
N37°59'24"W
(N37°59'14"W)
334.67'
91.07'
C1
147.25'
N89°45'08"W 195.25'
(S89°56'02"W 195.24')
48.00'
174.76'
346.29'
S01°14'52"W 523.05'
N01°14'52"E 2661.45' [BASIS OF BEARINGS]
(S01°03'58"E 2661.39')
DEEDED TO ACHD
WARRANTY DEED INST. NO. 1061158187
N. TEN MILE ROAD
S01°14'52"W
484.42'
±178,750 sft
4.104 Ac.
P.O.B.
W. CRENSHAW STREET
WEST 8
NORTH 5
SOUTH 7
EAST 6
WEST 4
NORTH 1
SOUTH 3
WEST 28
SOUTH 31
EAST 30
NORTH 13
EAST 14
NORTH 21
EAST 10
SOUTH 11
WEST 12
NORTH 9
N
CURVE TABLE
CURVE # | DELTA | RADIUS | LENGTH | CH. BEARING | CH. DIST.
C1 | 56°05'44" | 161.36 | 157.98 | N61°42'16"W | 151.75
(N62°01'06"W)
LEGEND
FOUND MONUMENT, AS NOTED
PARCEL BOUNDARY LINE
SECTION/ALIQUOT LINE
RIGHT OF WAY LINE
PROPERTY LINE
( ) RECORD INFORMATION ROS 6138
SE CORNER SECTION 15
3.5" ALUMINUM CAP
CORNER RECORD
NO. 10212985

Neighborhood Meeting Certification

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

ENERAL INFORMATION:

You must conduct a neighborhood meeting prior to application for variance, conditional use, zoning ordinance map amendment, expansion or extension of a nonconforming use, and/or a subdivision. Please see Section 8-7A-3 of the Kuna City Code or ask one of our planners for more information on neighborhood meetings.

The meeting must be held either on a weekend between 10 a.m. and 7 p.m., or a weekday between 6 p.m. and 8 p.m. Meetings cannot be conducted on holidays, holiday weekends, or the day before or after a holiday or holiday weekend. The meeting must be held at one of the following locations:

- The Subject Property;
- The nearest available public meeting place (Examples include fire stations, libraries and community centers);
- An office space within a 1-mile radius of the subject property.

The meeting cannot take place more than 2 months prior to acceptance of the application and the application will not be accepted before the neighborhood meeting is conducted. You are required to send written notification of your meeting, allowing a reasonable amount of time before your meeting for property owners to plan to attend. Contacting and/or meeting individually with residents will not fulfill Neighborhood Meeting requirements.

You may request a list of the people you need to invite to the neighborhood meeting from our department. This list includes property owners within 300 feet of the subject property. Once you have held your neighborhood meeting, please complete this certification form and include it with your application.

Please Note: The neighborhood meeting must be conducted in one location for attendance by all neighboring residents. Contacting and/or meeting individually with residents does not comply with the neighborhood meeting requirements.

Please include a copy of the sign-in sheet for your neighborhood meeting, so we have written record of who attended your meeting and the letter of intent sent to each recipient. In addition, provide any concerns that may have been addressed by individuals that attended the meeting.

Description of proposed project: rezone property for subdivision for 57 single family attached homes, plus amenities

Date and time of neighborhood meeting: Tuesday, April 23, 2019, 6 pm

Location of neighborhood meeting: Kuna Public Library

SITE INFORMATION:

Location: Quarter: ____ Section: 15 Township: 2N Range: 1W Total Acres: 4.11 acres

Subdivision Name: Athleta Subdivision (proposed) Lot: ____ Block: ____

Site Address: 2003 N. Ten Mile Road Tax Parcel Number(s): S1315449223

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

CURRENT PROPERTY OWNER:

Name: Epic Development Idaho LLC

Address: 11785 Valley Sage Drive City: Sparks State: NV Zip: 89441

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

Name: Jane Suggs Business (if applicable): WHPacific

Address: 2141 W. Airport Way, Suite 104 City: Boise State: Idaho Zip: 83705

received 6.14.19

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	rezone to R-20 (for lot size dimensions)
Subdivision (Sketch Plat and/or Prelim. Plat)	preliminary plat for 57 buildable lots for sf attached homes
Special Use	
Variance	
Expansion of Extension of a Nonconforming Use	
Zoning Ordinance Map Amendment	

APPLICANT:

Name: Jane Suggs / WHPacific

Address: 2141 W. Airport Way, Suite 104

City: Boise State: Idaho Zip: 83705

Telephone: 208-275-8729 Fax:

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

Signature: (Applicant) Jane Suggs Date 4/30/19

WHPacific

April 16, 2019

Subject: Mulberry Place – a new subdivision at 2003 N. Ten Mile Road

Dear Neighbor:

You and your family are invited to attend a neighborhood meeting to discuss the plans to develop a subdivision at 2003 N. Ten Mile Road, at the corner of Ten Mile Road and Crenshaw Street.

The subdivision is being planned for 57 single family attached homes with a mix of 2 bed/2 bath and 3 bed/2 bath designs. Each home will be on its own lot and will have a two-car garage accessed by a service drive in the rear of the home. There will be room to park two additional vehicles on the garage driveway/apron. The subdivision will include a tot-lot, gazebo, guest parking and a dog park.

Our neighborhood meeting will be held on Tuesday, April 23, 2019, at 6:00 pm at the Kuna Library at 457 N. Locust Avenue. We will meet in the conference room.

If you have any questions about the meeting or the proposed project, please do not hesitate to call me at 208-275-8729 or e-mail me at jsuggs@whpacific.com.

Sincerely,

Jane Suggs

received
6.14.19

New Subdivision at 2003 Ten Mile Road

Neighborhood Meeting

Tuesday, April 23, 2018

6 pm

	Name	Address	Email
1.	Scott Edwards	1534 W Castro Drive Kuna Id 83634	
2.	Jonathan & Ivy Durfee	2255 N Ten Mile Rd Kuna ID 83634	email examples ivydurf@msn.com
3.	Amy Harding	1852 W Crenshaw St Kuna	amy.hardingehealthcare com
4.	Steven Nelson	2082 N. McClure Ln Kuna	steves23t@gmail.com
5.			
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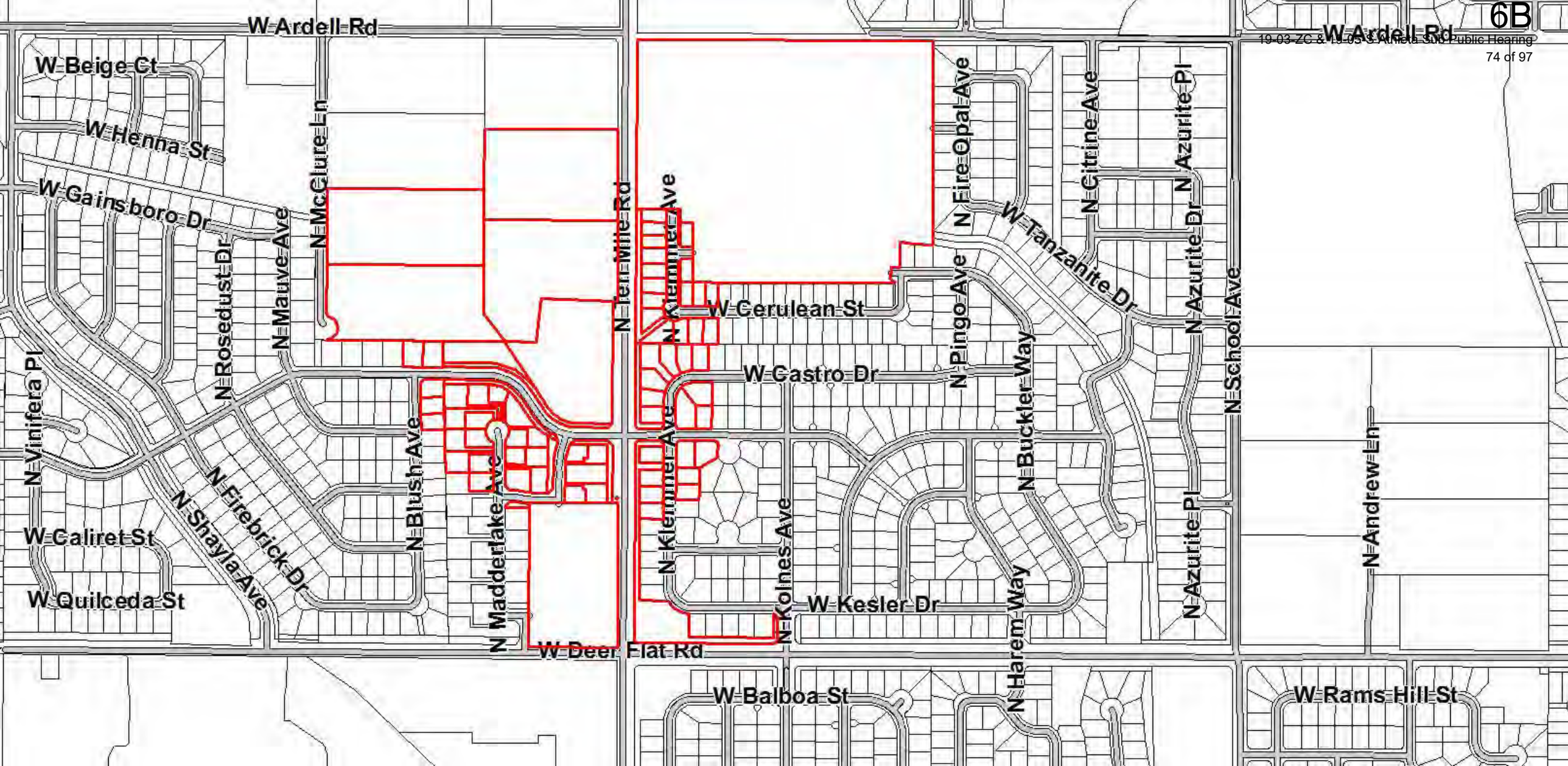
22.			


W Ardell Rd
W Ardell Rd
W Beige Ct
W Henna St
W Gainsboro Dr
N McClure Ln
N Rosedust Dr
N Mauve Ave
N Ten Mile Rd
N Klemmer Ave
N Fire Opal Ave
W Tanzanite Dr
N Citrine Ave
N Azurite Dr
N Azurite Pl
N School Ave
W Cerulean St
N Pingo Ave
W Castro Dr
N Buckler Way
N Vinifera Pl
W Caliret St
W Quilceda St
N Shayla Ave
N Firebrick Dr
N Blush Ave
N Madderlake Ave
N Klemmer Ave
N Kolnes Ave
W Kesler Dr
N Harem Way
N Azurite Pl
N Andrew Ln
W Deer Flat Rd
W Balboa St
W Rams Hill St

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

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

City of Kuna
AFFIDAVIT OF LEGAL INTEREST

State of Idaho)
) ss
County of Ada)

I, Jarron Langston / Epic Development Idaho, LLC (Name), 11785 Valley Sage Dr. (Address)
Sparks (City) NV (State) 89441 (Zip Code)

being first duly sworn upon oath, depose and say:

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

A. That I am the record owner of the property described on the attached, and I grant my

Permission to Jane Suggs / WHPacific, 2141 W. Airport Way, Suite 104, Boise, ID 83705 (Name Address) to submit the accompanying application pertaining to that property.

B. I agree to indemnify, defend and hold City of Kuna and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.

C. I hereby grant permission to the City of Kuna staff to enter the subject property for the purpose of site inspections related to processing said application(s).

Dated this 22ND day of APRIL, 2019

Signature

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

Notary Public for Idaho

Residing at: Meridian, ID

My commission expires: 10/22/19

REBECCA JENSEN
NOTARY PUBLIC - STATE OF IDAHO
COMMISSION NUMBER 62470
MY COMMISSION EXPIRES 10-22-2019

received
6.14.19

WHPacific

PARCEL DESCRIPTION Date: June 10, 2019

Project: Epic Development Idaho, LLC – Zoning Legal

A parcel of land being a portion of the SE1/4 of Section 15, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

COMMENCING at the southeast corner of said Section 15, monumented by a 3.5" aluminum cap (Corner Record No. 10212985), from which the E1/4 corner of said Section 15, monumented by a 2" aluminum cap (Corner Record No. 2015-077010), bears North 00°14'52" East, a distance of 2661.45 feet;

Thence North 00°14'52" East, coincident with the east line of said Section 15, a distance of 984.42 feet to the **POINT OF BEGINNING**

Thence North 89°45'08" West, perpendicular to said east line, a distance of 195.25 feet to the beginning of a tangent curve to the right;

Thence northwesterly along the arc of said curve the right, an arc distance of 157.98 feet, said curve having a radius of 161.36 feet, a central angle of 56°05'44" and a chord bearing of North 61°42'16" West a distance of 151.75 feet;

Thence North 33°39'24" West, a distance of 334.67 feet to the southerly line of the Amended Plat of McClure Subdivision, Book 58, Pages 5637-5638, Ada County Records;

Thence South 89°22'45" East, coincident with said southerly line, a distance of 139.47 feet;

Thence North 06°06'03" East, coincident with said southerly line, a distance of 188.79 feet;

Thence South 87°21'08" East, coincident with said southerly line, a distance of 309.40 feet to said westerly right of way line;

Thence South 00°14'52" West, coincident with said westerly right of way line, a distance of 523.06 feet to the **POINT OF BEGINNING.**

The above described parcel contains 178,750 square feet or 4.104 acres, more or less.

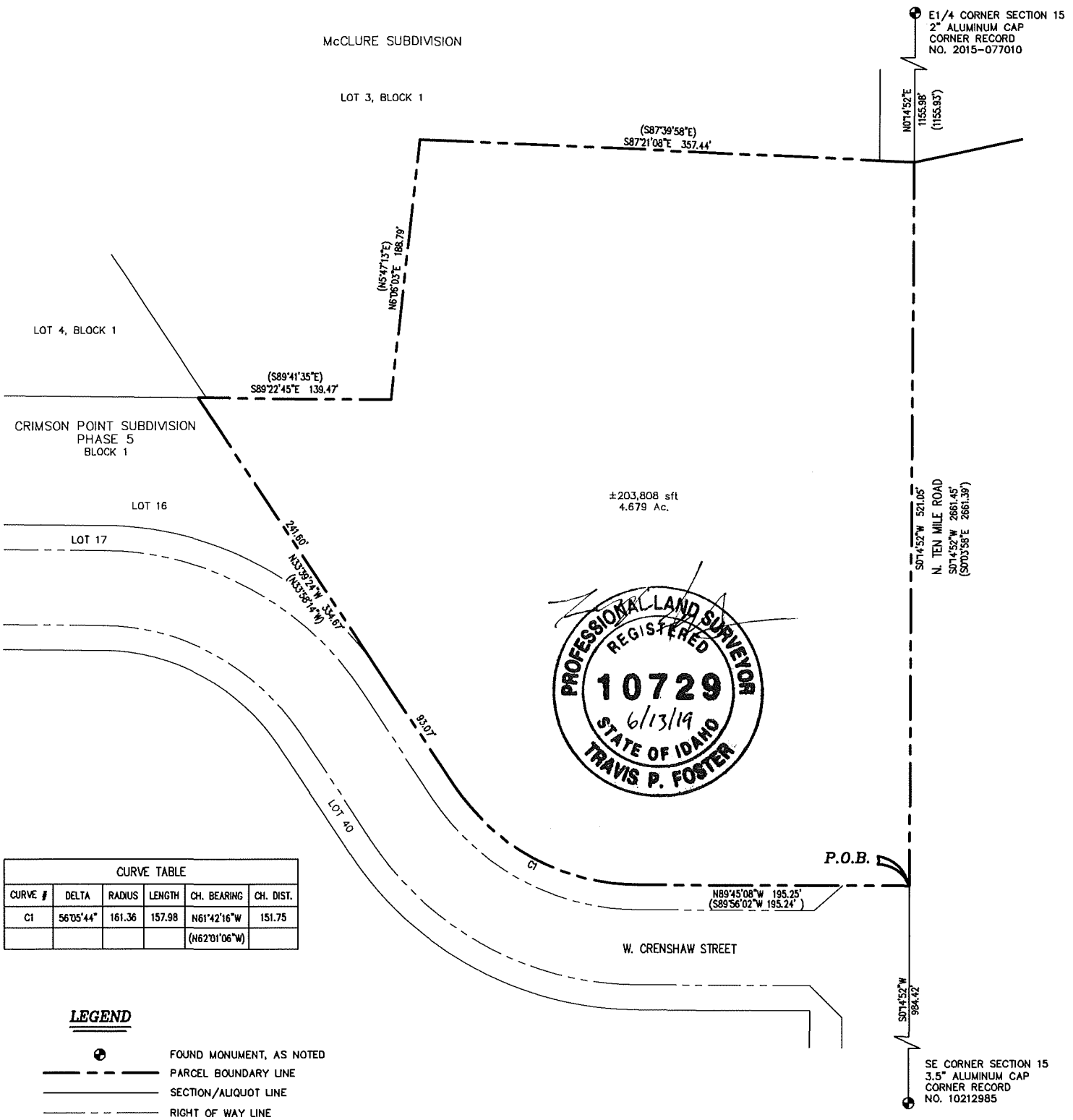
Together with and subject to covenants, easements, and restrictions of record.

The basis of bearings for this parcel is North 00°14'52" East between the southeast corner and the E1/4 corner of said Section 15.

PROFESSIONAL LAND SURVEYOR REGISTERED 10729 6/13/19 STATE OF IDAHO TRAVIS P. FOSTER

Travis P. Foster, P.L.S. License No. 10729
End of Description

received
6.14.19



CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CH. BEARING	CH. DIST.
C1	56°05'44"	161.36	157.98	N61°42'16"W	151.75
				(N62°01'06"W)	

LEGEND

- FOUND MONUMENT, AS NOTED
- PARCEL BOUNDARY LINE
- SECTION/ALIQUOT LINE
- RIGHT OF WAY LINE
- PROPERTY LINE
- ( ) RECORD INFORMATION ROS 6138

SHEET NUMBER	ATHLETA SUBDIVISION ZONING EXHIBIT	DRAWING INFO	SHEET INFO	
EX-2	EPIC DEVELOPMENT IDAHO, LLC ATHLETA SUBDIVISION	P0023554W P0023554W_REZONE AS NOTED	DRAWN	MMM
			CHECKED	BD
			LAST EDIT	6/12/2019
			PLOT DATE	6/12/2019

WHPacific
2141 W Airport Way, Ste 104
Boise, ID 83705
208-342-5400 Fax 208-342-5353
www.whpacific.com

WHPacific

PARCEL DESCRIPTION Date: June 10, 2019

Project: Epic Development Idaho, LLC – Athleta Subdivision

A parcel of land being a portion of the SE1/4 of Section 15, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

COMMENCING at the southeast corner of said Section 15, monumented by a 3.5" aluminum cap (Corner Record No. 10212985), from which the E1/4 corner of said Section 15, monumented by a 2" aluminum cap (Corner Record No. 2015-077010), bears North 00°14'52" East, a distance of 2661.45 feet;

Thence North 00°14'52" East, coincident with the east line of said Section 15, a distance of 984.42 feet;

Thence North 89°45'08" West, perpendicular to said east line, a distance of 48.00 feet to the westerly right of way line of North Ten Mile Road and the **POINT OF BEGINNING**;

Thence continuing North 89°45'08" West, perpendicular to said east line, a distance of 147.25 feet to the beginning of a tangent curve to the right;

Thence northwesterly along the arc of said curve the right, an arc distance of 157.98 feet, said curve having a radius of 161.36 feet, a central angle of 56°05'44" and a chord bearing of North 61°42'16" West a distance of 151.75 feet;

Thence North 33°39'24" West, a distance of 334.67 feet to the southerly line of the Amended Plat of McClure Subdivision, Book 58, Pages 5637-5638, Ada County Records;

Thence South 89°22'45" East, coincident with said southerly line, a distance of 139.47 feet;

Thence North 06°06'03" East, coincident with said southerly line, a distance of 188.79 feet;

Thence South 87°21'08" East, coincident with said southerly line, a distance of 309.40 feet to said westerly right of way line;

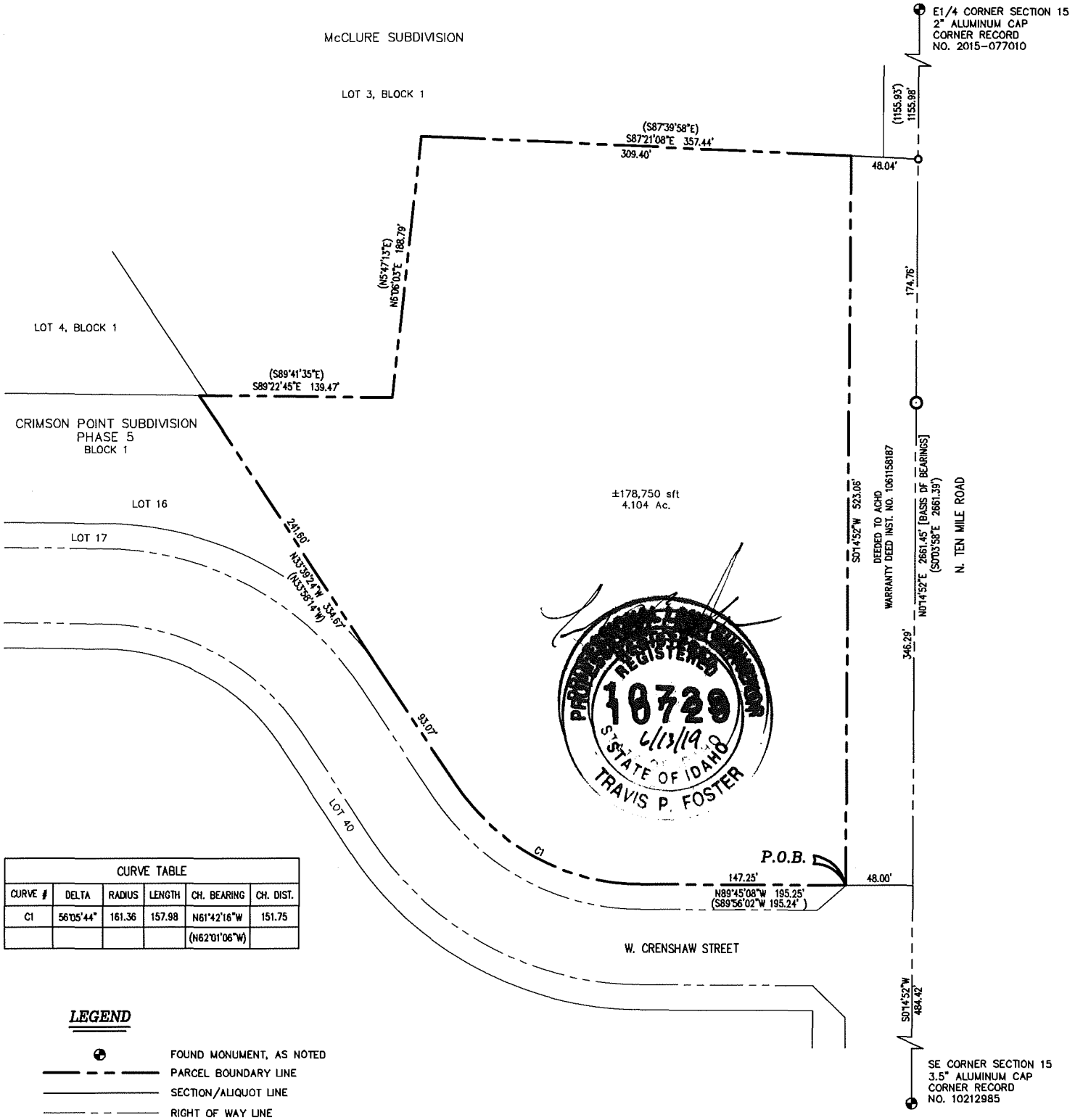
Thence South 00°14'52" West, coincident with said westerly right of way line, a distance of 523.06 feet to the **POINT OF BEGINNING**.

The above described parcel contains 178,750 square feet or 4.104 acres, more or less.

Together with and subject to covenants, easements, and restrictions of record.

The basis of bearings for this parcel is North 00°14'52" East between the southeast corner and the E1/4 corner of said Section 15.

Travis P. Foster , P.L.S. License No. 10729
End of Description



CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CH. BEARING	CH. DIST.
C1	56°05'44"	161.36	157.98	N61°42'16"W	151.75
				(N62°01'06"W)	

LEGEND

- FOUND MONUMENT, AS NOTED
- PARCEL BOUNDARY LINE
- SECTION/ALIQUOT LINE
- RIGHT OF WAY LINE
- PROPERTY LINE
- ( ) RECORD INFORMATION ROS 6138

PROFESSIONAL ENGINEER REGISTERED 10729 6/13/19 STATE OF IDAHO TRAVIS P. FOSTER

SHEET NUMBER	ATHLETA SUBDIVISION ZONING EXHIBIT	DRAWING INFO	SHEET INFO	
EX-1	EPIC DEVELOPMENT IDAHO, LLC ATHLETA SUBDIVISION	P0023554W P0023554W_EXHIBIT AS NOTED	DRAWN	MMM
			CHECKED	BD
			LAST EDIT	6/12/2019
			PLOT DATE	6/12/2019

WHPacific
2141 W Airport Way, Ste 104
Boise, ID 83705
208-342-5400 Fax 208-342-5353
www.whpacific.com

Jane Suggs

From: Sub Name Mail <subnamemail@adacounty.id.gov>
Sent: Thursday, April 25, 2019 4:30 PM
To: Jane Suggs
Cc: kent brown; Travis Foster
Subject: Athleta Subdivision / PKA Olivias Garden Sub Name Reservation

April 24, 2019

Kent Brown, Kent Brown Planning Services
Travis Foster, WHPacific
Jane Suggs, WHPacific

RE: Subdivision Name Reservation: **ATHLETA SUBDIVISION** (PKA Olivias Garden Sub)

The Subdivision Name Olivia's Garden Subdivision was previously reserved for parcel S1315449223 on 1/26/2018 by Kent Brown of Kent Brown Planning Services, and at your request, I will replace and reserve the name **Athleta Subdivision** for your project on this parcel. 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*
E-mail: jhastings@adacounty.id.gov

From: Jane Suggs [mailto:JSuggs@whpacific.com]
Sent: Monday, April 22, 2019 4:42 PM
To: Sub Name Mail
Cc: Jarron Langston; Cara Duskey; Matt Munger
Subject: Athleta Subdivision in Kuna - new sub name requests

Hi Subnamemail,

I'd like to reserve the name Athleta Place Subdivision for a property located in Kuna at 2003 N. Ten Mile Road (2N, 1W, Section 15). The property is located in the northwest corner of Ten Mile Road and Crenshaw Street.
The parcel number is: S1315449223
The owner/developer is: Epic Development Idaho LLC
The surveyor is: Travis Foster, WHPacific
Let me know if you need additional information.
Thanks,
Jane

received
6.19.19

SITE CONSULTING, LLC

Justin Hubble
1214 North Tasavol Avenue
Kuna, Idaho 83634

March 6, 2017
Page 1 of 14
File 17072-A

Re: Geotechnical Recommendation Report
2003 North Ten Mile Road
Kuna, Idaho

Justin:

As per your authorization, on February 28, 2017, SITE Consulting, LLC, (SITE), personnel logged and sampled three test pits on the referenced property. The test pits were excavated in a vacant field at 2003 North Ten Mile in Kuna, Idaho. The property is north of West Crenshaw Street and west of North Ten Mile Road. A tax parcel number of S1315449223 was located for the property on the Ada County Assessor's website. The site indicates the property includes 4.11 acres and is in sections 15, T2N, R1E.

Subsurface conditions were similar in the three test pits. In general, the site surface is a shallow non-plastic sandy silt or silty sand. This layer contains a four to six inch rootzone and is typically 1.0 to 1.5 feet thick. Tan, dry to moist, cemented, silts are then present and extend to three to four feet below the surface. At this depth, a very rigid and structural hardpan was encountered. This layer could not be penetrated during our first field effort with a large rubber-tire Case backhoe. This layer caused a return trip with a large track mounted excavator. The excavator took, over an hour to penetrate the hardpan layer that is 1.5 to 2.0 feet thick in each of the test pit locations. Either silty sand or sandy silt was encountered below the hardpan layer. This layer extends to the basalt bedrock, which was encountered at 13.0 feet in the south and west test pits. The north test pit was extended to 15.0 feet, the maximum reach of the excavator, and bedrock was not encountered. The lowest foot of silt / sand layer directly above the bedrock was cemented in the south test pit. Groundwater was not encountered in any of the test pits.

received
6.14.19

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Well logs for nearby properties to the northwest (McClure Lane), southwest (Deer Flat Road) and north (Ten Mile Road), that surround the subject property, were selected and are included in the appendix. These well logs indicate the groundwater is 75 to 96 feet below the surface. It is noted that that the bedrock was encountered in three of the four well logs and is reported to be approximately ten feet deep and is 42 to 60 feet thick.

The following recommendations are based upon the proposed construction, observed conditions, and reported laboratory test results.

- Stripping of organic material for building pads and pavements will require only minor excavation; 2-4" of grubbing can be anticipated to completely remove all organic materials. This is to be adjusted as needed in the field at the time of construction. Deeper removal depths should be anticipated near ditches and where large bushes and trees are present.

- The surface soil is either silty sand or sandy silt with non-plastic fines and therefore can be used as structural fill within building pads. The use of heavily cemented silts or fractured hardpan as structural fill is not allowed.

- After grubbing and clearing, the building pad and any area that will support future pavements, driveways, sidewalks, etc., should be proof-rolled to confirm stability prior to the placement of structural fill.

- It should be anticipated that surface soil will rut or deflect severely if wet and then loaded with rubber tire equipment. Wet or deflecting areas are to be over-excavated and repaired with structural fill at the time of construction.

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- After demolition of the four-onsite building structures, it should be confirmed by inspection that all foundation concrete and slab on grade concrete has been removed.

- Any well or septic tank encountered are to be properly abandoned in accordance with the last IDWR and IDEQ requirements.

- Each lift of structural fill used to backfill excavations left after demolition or to elevate building pads or pavement areas is to be compacted to a minimum of 95% of the maximum dry density as determined by ASTM D698, "Standard Proctor".

- Inplace testing to confirm proper compaction is required. One test each lift, (minimum of three), for every 5000 square feet or three tests per building pad are recommended.

- The upper one foot of structural fill used to repair over excavations or to elevate the building pad, support slab on grade concrete, foundations, or other site concrete, and beneath future pavements should meet the "Sub Base" specifications of the ISPWC Specifications.

- A design bearing capacity of 2000 psf is appropriate for this site provided foundations bear on inspected and approved native soils or upon structural fill extending to approved native soils. It is anticipated that foundations will be constructed atop the cemented silt.

- Inspection after excavation of foundation trenches is to confirm removal of all organic materials and undocumented or non-structural fill. Proof rolling and / or compaction testing may be required at that time based upon observed conditions.

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- Compacted native soil and structural fill must pass both testing and inspection requirements. Deflecting and / or excessively wet soils fail regardless of compaction test results.

- Unacceptable soils are to be removed to firm bearing or a maximum depth of 1.5' and replaced with structural fill. Over excavation of wet or soft areas must extend laterally outside foundations a distance equal to the depth of fill.

- Based upon anticipated traffic loads, it is recommended that driveway and entrance areas consist of the following section.

Structural Layer	Recommended Thickness
HMA	3.0"
Base Course	4.0"
Sub Base	10.0"

This section can be reduced to 2.5" / 4.0" /10.0" in parking areas that limit access by large trucks. HMA, base, and subbase used in pavement construction are to meet the materials quality and placement requirements of ISPWC.

- Based upon intended use, the following slab on grade floors sections are recommended for inside the building structures:

Structural Layer	Living Space	Carport / Garage Floors
PCC w/ fiber mesh	4.0"	5.0"
Base Course	4.0"	6.0"
Subgrade	Compacted	and Inspected

- Exterior flatwork, including sidewalks, patios, stoops, driveways, etc. are to be five inches thick and placed atop a minimum of four inches of granular fill. Organic material, excessively wet soils and any encountered clay soil are to be removed from beneath flatwork and replaced with at least 10" of granular fill.

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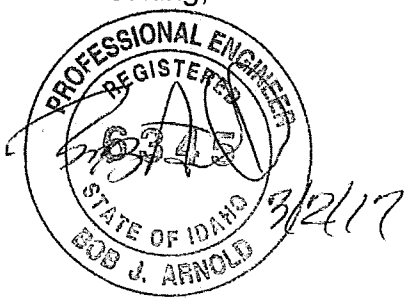
- Stormwater disposal can best be accomplished with infiltration trenches or surface detention basins or swales. Either system must extend to below the structural hardpan layer or at least seven feet deep.

- Based upon our experiences and test results from the adjacent Crimson Point Development, SITE recommends a design percolation rate of P=3.0 inches / hour for facilities that extend to the native silty sands below the structural hardpan. This value may be improved by drilling and blasting the bedrock. If blasting occurs, it may allow for a design perc rate of P=8 in / hr. Percolation testing after blasting is recommended to confirm successful fracturing of the bedrock formation.

- Testing and inspection at the time of construction is critical to successful completion of this and all construction projects. Recommendations herein for specific testing and inspection are intended to insure acceptable completion of this project.

We appreciate this opportunity to be of service. When appropriate, we would like to discuss continuing our role as geotechnical consultant during construction. Please contact our office if additional information or services are required.

Respectfully submitted,
Bob J. Arnold, PE
SITE Consulting, LLC



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APPENDIX FOLLOWS

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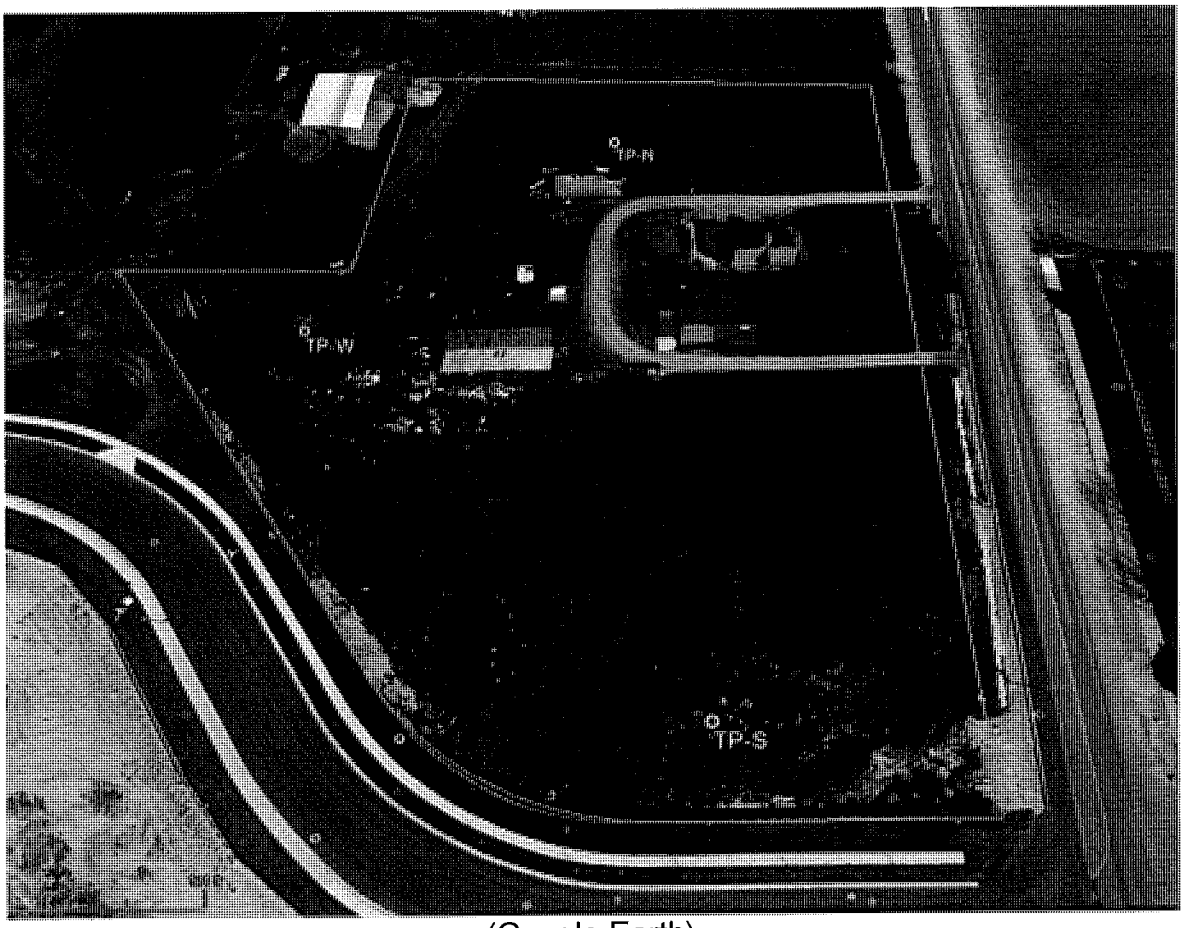
AERIAL PHOTO



(Google Earth)
Test Pit Locations

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SITE CONSULTING, LLC

TEST PIT LOG

Test Pit #:	TP-S (South)	File:	1772-A
Client:	Justin Hubble	Date Excavated:	02/28/17
Project:	2003 North Ten Mile Road - Kuna, Idaho	Digger:	BigBite Excavation
Location:	South End	Logged By:	K. Arnold / SITE

DEPTH	SOILS DESCRIPTION											
	1.0"	3/4"	1/2"	3/8"	#4	#10	#40	#100	#200	%M	LL	PI
0.0-2.5	Light Brown to Tan, Moist, Sand/ SILT - Topsoil with rootzone to 4-6"											
2.5-4.0	Tan, Moist, Cemented, SILT											
4.0-6.0	HARDPAN - Very Hard, Big Excavator Required											
6.0-12.0	Brown, Moist, Silty, SAND											
11.0			100	99	98	97	93	70	31.0	17.6	NP	NP
12.0-13.0	Brown, Moist, Cemented, Silty, SAND											
12.0						100	54	36	26.5	23.0	NP	NP
13.0	BEDROCK, Basalt Bedrock Formation No Groundwater Encountered											

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SITE CONSULTING, LLC

TEST PIT LOG

Test Pit #:	TP-W (West)	File:	1772-A
Client:	Justin Hubble	Date Excavated:	02/28/17
Project:	2003 North Ten Mile Road - Kuna, Idaho	Digger:	BigBite Excavation
Location:	West Side	Logged By:	K. Arnold / SITE

DEPTH	SOILS DESCRIPTION	1.0"	3/4"	1/2"	3/8"	#4	#10	#40	#100	#200	%M	LL	PI
0.0-1.5	Brown, Moist to Wet, Sandy, SILT with rootzone to 4-6"												
1.5-3.0	Tan, Moist, Cemented, SILT												
3.0-4.5	HARDPAN - Very Hard, Big Excavator Required												
4.5-11.0	Brown, White & Tan, Silty, SAND												
10.0							100	51	37	26.3	24.7	NP	NP
11.0-13.0	White & Yellow, Dry, Moist, Coarse, SAND with silt												
12.0						100	97	45	15	15.3	12.7	NP	NP
13.0	Bottom of Excavation End of Excavation Due to Sloughing Soils												

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SITE CONSULTING, LLC

TEST PIT LOG

Test Pit #:	TP-N (North)	File:	1772-A
Client:	Justin Hubble	Date Excavated:	02/28/17
Project:	2003 North Ten Mile Road - Kuna, Idaho	Digger:	BigBite Excavation
Location:	North End	Logged By:	K. Arnold / SITE

DEPTH	SOILS DESCRIPTION											
	1.0"	3/4"	1/2"	3/8"	#4	#10	#40	#100	#200	%M	LL	PI
0.0-1.0	Brown, Moist to Wet, Sandy, SILT with rootzone to 4-6"											
1.0-3.0	Tan, Moist, Cemented, SILT											
3.0-4.5	HARDPAN - Very Hard, Big Excavator Required											
4.5-10.0	Brown, White & Tan, Sandy, SILT (ML)											
9.0						100	97	91	75.9	24.4	NP	NP
10.0-12.0	Brown, White, & Tan, Moist, Silty, SAND											
11.0					100	98	65	37	20.2	15.6	NP	NP
12.0-15.0	Brown, Moist, Sandy, SILT with Cemented Pieces											
14.0					100	99	66	42	25.5	21.0	NP	NP
15.0	Bottom of Hole No Groundwater or Bedrock Encountered											

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SOIL LOG LEGEND

UNIFIED SOIL CLASSIFICATION SYSTEM

(ASTM STANDARD TEST METHOD D 2487 FOR CLASSIFICATION OF SOIL FOR ENGINEERING PURPOSES)

DIVISIONS				TYPICAL DESCRIPTIONS
COARSE GRAINED SOILS < 50% - #200	GRAVEL & GRAVELLY SOILS <50% - #4	< 5% - #200	GW	Well-graded gravel, gravel-sand mixture, little or no fines.
			GP	Poorly-graded gravel, gravel sand mixture, little or no fines
		5-12% -#200	GM	Silty gravel, gravel-sand-silt mixtures
		> 12% - #200	GC	Clayey gravel, gravel-sand-clay mixtures
	SAND & SANDY SOILS ≥ 50% - # 4	< 5% - #200	SW	Well-graded sand, gravelly sand, little or no fines.
			SP	Poorly-graded sand, gravelly sand, little or no fines
		>12% - #200	SM	Silty sand, sand-silt mixtures
			SC	Clayey sand, sand-clay mixtures
FINE GRAINED SOILS ≥ 50% - #200	SILTS AND CLAYS LL < 50%	INORGANIC	ML	Inorganic silt and very fine sand, rock flour, silty or clayey fine sand or clayey silt with slight plasticity
			CL	Lean clay-low to medium plasticity, gravelly clay, sandy clay, silty clay
		ORGANIC	OL	Organic silt and organic silty clay of low plasticity
	SILTS AND CLAYS LL ≥ 50%	INORGANIC	MH	Elastic silt, micaceous or diatomaceous fine sand or silty soil.
			CH	Fat clay - high plasticity
		ORGANIC	OH	Organic clay-med. or high plasticity: organic silt
ORGANIC SOILS			PT	Peat, humus, swamp soil with high organic content

ABBREVIATIONS AND ACRONYMS

AASHTO	American Association of State Highway & Transportation Officials
ACP	Asphaltic Concrete Pavement
ASTM	American Society for Testing and Materials
BH	Bore Hole
IBC	International Building Code
ISPWC	Idaho Standard for Public Works Construction
ITD	Idaho Transportation Department
NP	Non Plastic
PCC	Portland Cement Concrete
PCF	Pounds per Cubic Foot
PSF	Pounds per Square Foot
TP	Test Pit
USCS	Unified Soil Classification System

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SITE CONSULTING, LLC

WELL LOGS (4)

RECEIVED
AUG 17 1993
Department of Water Resources

Form 238-7, 8/90

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

USE TYPEWRITER OR BALLPOINT PEN

WELL DRILLER'S REPORT

State law requires that this report be filed with the Director, Department of Water Resources within 30 days after the completion or abandonment of the well.

RECEIVED
AUG 23 1993
Department of Water Resources

1. WELL OWNER
Name Leo McClure
Address 871 N. Ten Mile Kuna, Id. 83634
Drilling Permit No. 63-93-C-0659-001
Water Right Permit No.

2. NATURE OF WORK
☐ New well ☒ Deepened ☐ Replacement
☐ Well diameter increase
☐ Abandoned (describe abandonment procedures such as materials, plug depths, etc. in lithologic log)

3. PROPOSED USE
☒ Domestic ☐ Irrigation ☐ Test ☐ Municipal
☐ Industrial ☐ Stock ☐ Waste Disposal or Injection
☐ Other _____ (specify type)

4. METHOD DRILLED
☐ Rotary ☐ Air ☐ Hydraulic ☐ Reverse rotary
☒ Cable ☐ Dug ☐ Other

5. WELL CONSTRUCTION
Casing schedule: ☒ Steel ☐ Concrete ☐ Other

Thickness	Diameter	From	To
.250 inches	6 inches +	1 feet	87 feet
.250 inches	4 inches	3 feet	94 feet
inches	inches	feet	feet
inches	inches	feet	feet

Was casing drive shoe used? ☒ Yes ☐ No
Was a packer or seal used? ☐ Yes ☒ No
Perforated? ☐ Yes ☒ No
How perforated? ☐ Factory ☐ Knife ☐ Torch ☐ Gun
Size of perforation _____ inches by _____ inches

Number	From	To
perforations	feet	feet
perforations	feet	feet
perforations	feet	feet

Well screen installed? ☐ Yes ☒ No
Manufacturer's name
Type Model No.
Diameter Slot size Set from feet to feet
Diameter Slot size Set from feet to feet
Gravel packed? ☐ Yes ☒ No ☐ Size of gravel
Placed from feet to feet
Surface seal depth 87' Material used in seal: ☐ Cement grout ☐ Bentonite ☒ Puddling clay ☐
Sealing procedure used: ☐ Slurry pit ☒ Temp. surface casing ☐ Overbore to seal depth
Method of joining casing: ☐ Threaded ☒ Welded ☐ Solvent Weld ☐ Cemented between strata
Describe access port plug in well seal cap

6. LOCATION OF WELL
Sketch map location must agree with written location.

N / W / E / S

Subdivision Name
Lot No. Block No.
County Ada 2000 DEER FLAT ROAD
SE ¼ SE ¼ Sec. 15, T. 02 N ☒ S ☐ R. 01 E ☐ W ☒

7. WATER LEVEL
Static water level 84' feet below land surface.
Flowing? ☐ Yes ☒ No G.P.M. flow
Artesian closed-in pressure p.s.i.
Controlled by: ☐ Valve ☐ Cap ☐ Plug
Temperature 65 °F. Quality GOOD
Describe artesian or temperature zones below

8. WELL TEST DATA
☒ Pump ☐ Bailer ☐ Air ☐ Other

Discharge G.P.M.	Pumping Level	Hours Pumped
20	85'	3

9. LITHOLOGIC LOG 70533

Bore Diam.	Depth From	Depth To	Material	Water Yes	Water No
4	88	90	Course gravel	X	
4	90	92	Pea Gravel	X	
4	92	97	Yellow Silt		X
4	97	111	Good Quality Yellow Clay		X
4	111	113	Sandy Yellow Clay	X	
4	113	114	Sand	X	

AUG 16 1993
Department of Water Resources
Western Regional Office
FEB 09 1994

10. Work started 7-8-93 finished 7-18-93

11. DRILLERS CERTIFICATION
I/We certify that all minimum well construction standards were complied with at the time the rig was removed.
Firm Name Johnston Drilling Firm No. 92
Address 3795-C S. Black Mesa Rd Date 7-18-93
Signed by (Firm Official) Owen D Johnston
and
(Operator) Russell Johnston

USE ADDITIONAL SHEETS IF NECESSARY — FORWARD THE WHITE COPY TO THE DEPARTMENT

208-440-6276 * bjarnoldpe@msn.com * Post Office Box 190537 * Boise, Idaho 83719

SITE CONSULTING, LLC

Form 238-7
6/93

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

Use Typewriter or Ball Point Pen

092675

1. DRILLING PERMIT NO. 63-94-W-0075-000
Other IDWR No.

2. OWNER:
Name Kathy Smith
Address 6010 Overland Rd
City Boise State Id Zip 83709

3. LOCATION OF WELL by legal description:
Sketch map location must agree with written location.

N / W / E / S — X

T. 2 North ☒ or South ☐
R. 1 East ☐ or West ☒
Sec. 15, 1/4 (10 acres) NE 1/4 (40 acres) SE 1/4 (160 acres)
Gov't Lot ___ County Ada

Address of Well Site 2173 S. Ten Mile, Kuna
(Give at least Direction + Distance to Road or Landmark)
Lot No. 2 Block No. 1 Subd. Name McClure

4. PROPOSED USE:
☒ Domestic ☐ Municipal ☐ Monitor ☐ Irrigation
☐ Thermal ☐ Injection ☐ Other

5. TYPE OF WORK
☒ New Well ☐ Modify or Repair ☐ Replacement ☐ Abandonment

6. DRILL METHOD
☐ Mud Rotary ☒ Air Rotary ☐ Cable ☐ Other

7. SEALING PROCEDURES

SEAL/FILTER PACK Material	From	To	AMOUNT Sacks or Pounds	METHOD
Bentonite (Granular)	0	30	100	Dump & Drive

Was drive shoe seal tested? YES NO How?

8. CASING/LINER:

Diameter	From	To	Gauge	Casing	Liner	Steel	Plastic	Welded	Threaded
6"	+2	205	.25	X		☒	☐	☒	☐
						☐	☐	☐	☐
						☐	☐	☐	☐
						☐	☐	☐	☐

Final location of shoes 205
Top Packer or Headpipe 193 Bottom Tailpipe 207

9. PERFORATIONS/SCREENS
☐ Perforations Method
☒ Screens Type Houston Material Stainless

From	To	Slot Size	Number	Diameter	Tele/Pipe Size	Casing	Liner
207	212	.020		5"		☒	☐
						☐	☐
						☐	☐
						☐	☐

10. WELL TESTS:
☐ Pump ☐ Bailer ☒ Air ☐ Flowing Artesian

Yield gal/min.	Drawdown	Pumping Depth	Time
75			1/4 hr

Temperature of water 58 Was a water analysis done? Yes ☒ No ☐
By whom? Adamson
Water Quality (odor, etc.) Iron - 2; Gens - 11; PH 8
Bottom Hole Temperature

11. STATIC WATER LEVEL:
78 ft. below surface Depth artesian flow found
Artesian pressure lb. Describe access port
Describe Controlling Devices:

12. LITHOLOGIC LOG: (Describe repairs or abandonment)

Bore Dia.	From	To	Remarks: Lithology, Water Quality & Temperature	GPM	SWL
8"	1	6	Top Soil		
	6	54	Black Lava Rock		
	54	60	Brown Clay		
6"	60	62	Brown Clay		
	62	95	Gravel some	X	
	95	100	Dry Sand		
	100	102	Tan Clay		
	102	107	Sandy Clay		
	107	118	Clay		
	118	155	Sand		
	155	157	Clay		
	157	158	Sand		
	158	159	Clay		
	159	186	Yellowish Sandy Clay		
	186	192	Clay		
	192	195	Mostly Sand	X	
	195	197	Clay		
	197	201	Sand v. Little	X	
	201	207	Clay		
	207	212	Sand	X	

RECEIVED MAR 11 1994 Department of Water Resources
RECEIVED MAR 09 1994 WATER RESOURCES WESTERN REGION
RECEIVED FEB 08 1995

Date: Started 2/15/94 Completed 2/12/94

13. DRILLER'S CERTIFICATION
I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Firm Name Adamson Pump & Drill Firm No. 457
Firm Official Dave Adamson Date 2/28/94
and
Supervisor or Operator Dave Adamson Date 2/28/94
(Sign once if Firm Official & Operator)

FORWARD WHITE COPY TO WATER RESOURCES

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SITE CONSULTING, LLC

Form 238-7
4/92

C

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

USE TYPEWRITER OR BALLPOINT PEN

WELL DRILLER'S REPORT

State law requires that this report be filed with the Director, Department of Water Resources within 30 days after the completion or abandonment of the well.

1. WELL OWNER
Name Phil Schroeder
Address 7635 McMullen Boise ID 83709
Drilling Permit No. 63-91-W-0882-000
Water Right Permit No.

2. NATURE OF WORK
☒ New well ☐ Deepened ☐ Replacement
☐ Well diameter increase ☐ Modification
☐ Abandoned (describe abandonment or modification procedures such as liners, screen, materials, plug depths, etc. in lithologic log, section 9.)

3. PROPOSED USE
☒ Domestic ☐ Irrigation ☐ Monitor
☐ Industrial ☐ Stock ☐ Waste Disposal or Injection
☐ Other _____ (specify type)

4. METHOD DRILLED
☐ Rotary ☐ Air ☐ Auger ☐ Reverse rotary
☒ Cable ☐ Mud ☐ Other _____ (backhoe, hydraulic, etc.)

5. WELL CONSTRUCTION
Casing schedule: ☒ Steel ☐ Concrete ☐ Other
Thickness / Diameter / From / To
.250 inches 6 inches + 3 feet 157 feet
.250 inches 5 inches 154 feet 159 feet
_____ inches _____ inches _____ feet _____ feet
Was casing drive shoe used? ☒ Yes ☐ No
Was a packer or seal used? ☒ Yes ☐ No
Perforated? ☐ Yes ☒ No
How perforated? ☐ Factory ☐ Knife ☐ Torch ☐ Gun
Size of perforation? _____ inches by _____ inches
Number / From / To
_____ perforations _____ feet _____ feet
_____ perforations _____ feet _____ feet
_____ perforations _____ feet _____ feet
Well screen installed? ☒ Yes ☐ No
Manufacturer Johnson Type stainless
Top Packer or Headpipe 154
Bottom of Tailpipe 164
Diameter 5 Slot size 20 Set from 159 feet to 164 feet
Diameter ____ Slot size ____ Set from ____ feet to ____ feet
Gravel packed? ☐ Yes ☒ No ☐ Size of gravel _____
Placed from _____ feet to _____ feet
Surface seal depth 70 Material used in seal: ☐ Cement grout
☒ Bentonite ☐ Puddling clay ☐ _____
Sealing procedure used: ☐ Slurry pit
☐ Temp. surface casing ☒ Overbore to seal depth
Method of joining casing: ☐ Threaded ☒ Welded
☐ Solvent Weld ☐ Cemented between strata
Describe access port alum. well seal

6. LOCATION OF WELL
Sketch map location must agree with written location.
Subdivision Name McClure
Lot No. 7 Block No. 1
County Ada
Address of Well Site 2360 N McClure (give at least name of road)
N/W ¼ N/W ¼ Sec. 15 T. 2 N ☒ or S ☐ R. 1 E ☐ or W ☒

7. WATER LEVEL
Static water level 80 feet below land surface.
Flowing? ☐ Yes ☒ No G.P.M. flow _____
Artesian closed-in pressure _____ p.s.i.
Controlled by: ☐ Valve ☐ Cap ☐ Plug
Temperature _____ °F. Quality _____
Describe artesian or temperature zones below.

8. WELL TEST DATA
☐ Pump ☒ Bailer ☐ Air ☐ Other _____

Discharge G.P.M.	Pumping Level	Hours Pumped
30	85	¼

9. LITHOLOGIC LOG 70534

Bore Diam.	Depth From	Depth To	Material	Water Yes	Water No
8	0	1	topsoil		X
	1	2	hardpan		X
	2	9	broken basalt & hardpan		X
	9	60	basalt		X
	60	66	broken basalt & hardpan		X
	66	72	brown clay, sandy		X
6	72	94	gravel & sand	X	
	94	95	brown clay		X
	95	117	brown sand, fine & dirty	X	
	117	119	brown clay		X
	119	124	brown sand	X	
	124	144	brown clay		X
	144	156	brown sand, very fine	X	
	156	159	brown clay		X
	159	164	brown sand & 1" gravel	X	

RECEIVED
OCT 20 1993
RECEIVED
OCT 28 1993
WATER RESOURCES WESTERN REGION
FEB 09 1994

10.
Work started 8/31/93 finished 9/10/093

11. DRILLER'S CERTIFICATION
I/We certify that all minimum well construction standards were complied with at the time the rig was removed.
Firm Name Stevens & Sons Firm No. 253
Address 3709 Hawthorne Dr Date 9/20/93
Signed by Drilling Supervisor
and
(Operator) Clint Perry
(if different than the Drilling Supervisor)

USE ADDITIONAL SHEETS IF NECESSARY — FORWARD THE WHITE COPY TO THE DEPARTMENT

208-440-6276 * bjarnoldpe@msn.com * Post Office Box 190537 * Boise, Idaho 83719

SITE CONSULTING, LLC

Form 238-7 4/82

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

USE TYPEWRITER OR BALLPOINT PEN

WELL DRILLER'S REPORT

State law requires that this report be filed with the Director, Department of Water Resources within 30 days after the completion or abandonment of the well. AUG 25 1992

Department of Water Resources Regional Office

1. WELL OWNER
Name BOCK, JAMES
Address TEN MILE & ARDELL
KUNA, ID 83634
Drilling Permit No. 63-92-C-059 (OTP)
Water Right Permit No.

2. NATURE OF WORK
☐ New well ☐ Deepened ☐ Replacement
☐ Well diameter increase ☐ Modification
☐ Abandoned (describe abandonment or modification procedures such as liners, screen, materials, plug depths, etc. in lithologic log, section 9.)

3. PROPOSED USE
☒ Domestic ☐ Irrigation ☐ Monitor
☐ Industrial ☐ Stock ☐ Waste Disposal or Injection
☐ Other _____ (specify type)

4. METHOD DRILLED
☒ Rotary ☐ Air ☐ Auger ☐ Reverse rotary
☐ Cable ☐ Mud ☐ Other _____ (backhoe, hydraulic, etc.)

5. WELL CONSTRUCTION
Casing schedule: ☐ Steel ☒ Concrete ☐ Other

Thickness	Diameter	From	To
250 inches	6 inches	+ 1 feet	289 feet
____ inches	____ inches	____ feet	____ feet
____ inches	____ inches	____ feet	____ feet

Was casing drive shoe used? ☒ Yes ☐ No
Was a packer or seal used? ☐ Yes ☒ No
Perforated? ☐ Yes ☒ No
How perforated? ☐ Factory ☐ Knife ☐ Torch ☐ Gun
Size of perforation? ____ inches by ____ inches

Number	From	To
____ perforations	____ feet	____ feet
____ perforations	____ feet	____ feet
____ perforations	____ feet	____ feet

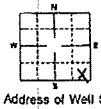
Well screen installed? ☐ Yes ☒ No
Manufacturer _____ Type _____
Top Packer or Headpipe _____
Bottom of Tailpipe _____

Diameter ____ Slot size ____ Set from ____ feet to ____ feet
Diameter ____ Slot size ____ Set from ____ feet to ____ feet
Gravel packed? ☐ Yes ☒ No ☐ Size of gravel _____
Placed from _____ feet to _____ feet

Surface seal depth 66 Material used in seal: ☐ Cement grout
☒ Bentonite ☐ Puddling clay ☐ _____
Sealing procedure used: ☐ Slurry pit
☐ Temp. surface casing ☒ Overbore to seal depth
Method of joining casing: ☐ Threaded ☒ Welded
☐ Solvent Weld ☐ Cemented between strata

Describe access port SANITARY WELL CAP

6. LOCATION OF WELL
Sketch map location must agree with written location.



Subdivision Name MCCLURE
Lot No. 4 Block No. 1
County ADA
Address of Well Site _____ (give at least name of road)
SE ¼ SE ¼ Sec. 15, T. 2 N ☒ or S ☐, R. 1 E ☐ or W ☒

7. WATER LEVEL
Static water level 96 feet below land surface
Flowing? ☐ Yes ☐ No G.P.M. flow _____
Artesian closed-in pressure _____ p.s.i.
Controlled by: ☐ Valve ☐ Cap ☐ Plug
Temperature _____ °F. Quality _____
Describe artesian or temperature zones below.

8. WELL TEST DATA
☐ Pump ☐ Bailer ☒ Air ☐ Other _____

Discharge G.P.M.	Pumping Level	Hours Pumped
100	288	2

9. LITHOLOGIC LOG 84970

Bore Diam.	Depth From	Depth To	Material	Water Yes	Water No
9"	0	6	TOP SOIL		NO
9"	6	12	SAND		NO
9"	12	42	LAVA ROCK/CRACKS		NO
9"	42	49	CINDERS		NO
9"	49	66	LAVA ROCKS		NO
6"	66	102	SAND & GRAVEL		NO
6"	102	129	SAND	YES	
6"	129	143	CLAY		NO
6"	143	161	SAND	YES	
6"	161	165	CLAY		NO
6"	165	252	HEAV SAND/CLAY STR	YES	
6"	252	271	SAND	YES	
6"	271	290	CLAY		NO
6"	290	293	SAND	YES	

RECEIVED
OCT 21 1992
Department of Water Resources

AUG 31 1992
Department of Water Resources Regional Office

RECEIVED
DEC 04 1992

10.
Work started 6/1/92 finished 6/3/92

11. DRILLER'S CERTIFICATION
I/We certify that all minimum well construction standards were complied with at the time the rig was removed.
Firm Name Can-Ada Well Drilling Firm No. 304
Address 4250 Murphy Road, Kuna, Idaho Date 8/19/92
Signed by Drilling Supervisor Earl Skinner
and
(Operator) Dane A. Dahlen (If different than the Drilling Supervisor)

USE ADDITIONAL SHEETS IF NECESSARY — FORWARD THE WHITE COPY TO THE DEPARTMENT

Nothing Follows

208-440-6276 * bjarnoldpe@msn.com * Post Office Box 190537 * Boise, Idaho 83719

Dear planning and zoning department

Hi I live right across from the proposed development. I'm a lifelong resident of Kuna so I have a few concerns. The first issue I have is there planned 63 lots in the 4.11 acres and that is not including roads or easements. Not only do I feel it is going to hurt property values around that area but also increase property taxes for home owners because of the schools and fire districts that are already complaining about not having enough resources. Unless the developer is going to pay for these impact fees to cover the school bonds and fire levies. The second issue I have is by looking at how small the properties are going to be is it a low income community that I feel crime rate will be going up as well and as a community we already deal with people breaking into cars. Then third would be the children in this town don't have enough to do from what the rest of the community is saying. The fourth is we don't need more small area developments we already have enough going up in this small community. The fifth would be the increased traffic for that area which is terrible already and you would be adding roughly 125 cars for that small of an area.

Thanks Jimmy

James Elmquist
1775 N Klemmer Ave
Kuna, Idaho
83634

9/9/2019

received
10.9.19

Dear City of Kuna Planning and Zoning Division

This is James Elmquist and I live on N Klemmer in the Palomar subdivision. I have lived in Kuna my entire life. I am writing you again about the proposed subdivision on the corner of Ten Mile Road and Crenshaw Street, I still have concerns just like I explained in the last letter I submitted.

1. How many lots they want to put on that 4.11 acres that would be less than .07 on an acre per lot and that is not even including roads threw the subdivision witch I feel will hurt the property values in that area.

2. How many people it's going to bring in even though are schools and emergency agencies are saying are stretched too thin. So most likely they are the going to need more money to operate so property taxes are going to go up to acuminate the growth.

3. Traffic in that area is already terrible, then add roughly an additional 200 cars to what is already there more accidents are going to happen.

4. With more people in that area I feel crime rate in that area will go up also.

5. With more homes more kids and from what the community is already complaining about not enough for kids to do already.

So, that being said is the developer of the Athleta Subdivision going to be charged for the extra cost that the subdivision is going to bring to the city and community in the future. Or is it going to be, we have are money, sucks to be you. I know growth is good but the city and community should not have to pay for it.

Thank you,
Sincerely

James Elmquist

Kuna Planning & Zoning

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: 19-09-AN; **BLM Annexation**

Site Locations: Near SW Corner of West Kuna Mora & South Cole Road

Planner: Jace Hellman, Planner II

Hearing Date: November 6, 2019

Owners: **Bureau of Land Management**
Four Rivers Field Office
3948 Development Avenue
Boise, ID 83705
208.384.3309
tsburke@blm.gov

Applicant: **City of Kuna**
751 W. 4th Street
Kuna, ID 83634

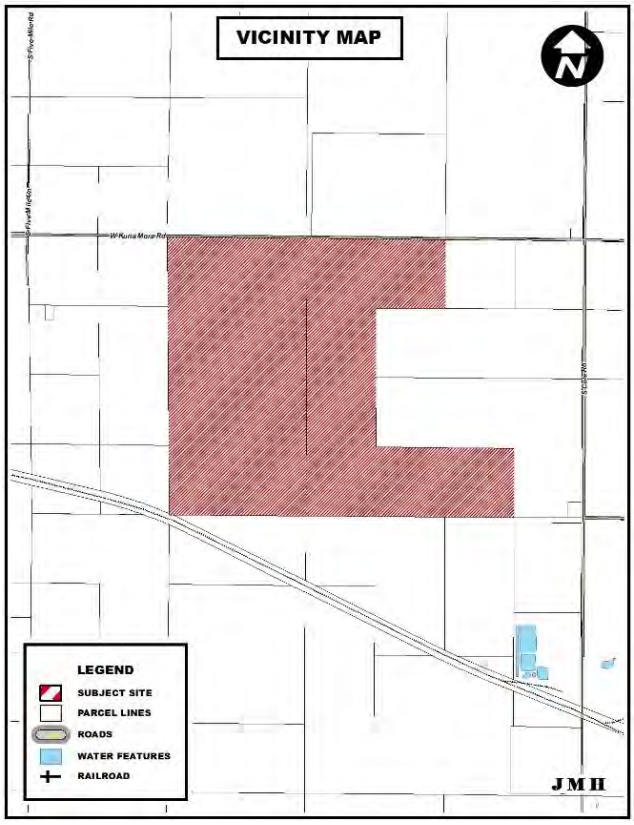


Table of Contents:

A. Process and Noticing
B. Applicant's Request
C. Exhibit Maps
D. General Project Facts
E. Staff Analysis
F. Applicable Standards
G. Comprehensive Plan Analysis
H. Kuna City Code Analysis
I. Decision and Order by the City Council

A. Process and Noticing:

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

a. Notifications

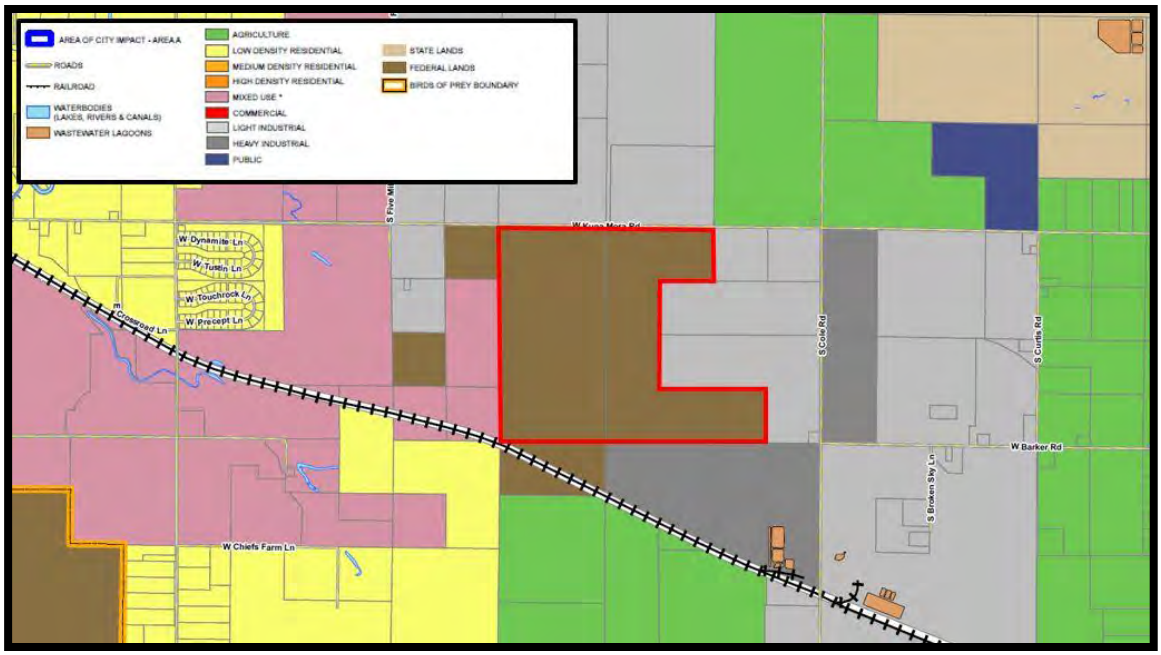
i.	Neighborhood Meeting	July 15, 2019
ii.	Agency Comment Request	July 15, 2019
iii.	300' Property Owners Notice	October 8, 2019
iv.	Kuna, Melba Newspaper	October 16, 2019
v.	Site Posted	October 16, 2019

B. Applicant's Request:

The City of Kuna requests to annex two contiguous parcels owned by the Bureau of Land Management into Kuna City Limits with Public (P) zoning district classifications. The subject sites are located near the southwest corner of West Kuna Mora Road and South Cole Road (APNs: S2101212400 & S2102110000).

C. General Projects Facts:

1. **Future Land Use Map:** The Future Land Use Map is intended to serve as a *guide* for the decision-making body for the City. The Future Land Use Map indicates land use designations, it is not the actual zone. The Future Land Use Map identifies the 280.8-acre parcel and 320-acre parcel as federal land.



2. **Surrounding Land Uses:**

North	RP RR	Rural Preservation – Ada County Rural Residential – Ada County
South	RP	Rural Preservation – Ada County
East	RP	Rural Preservation – Ada County
West	RP A	Rural Preservation – Ada County Agricultural – Kuna City

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

Property Owner	Parcel Size	Current Zone:	Parcel Number
Bureau of Land Management	280.8 acres	RP, Ada County	S2101212400
Bureau of Land Management	320 acres	RP, Ada County	S2102110000
Total acres: 600.8 acres			

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

The 320-acre parcel and 280.8-acre parcel consist of low vegetation. The sites are relatively flat with an average soil slopes of 0-3 percent, and bedrock depth is estimated to be between 20 and 40 inches and greater than 60 inches, according to the USDA Soil Survey for Ada County.

5. **Transportation/Connectivity**:
   The 320-acre parcel and 280.8-acre parcel are currently accessed via West Kuna Mora Road.

6. **Environmental Issues:**
   A 100-year floodplain runs through the southern boundary of both properties.

7. **Agency Responses:** The following responding agency comments are included as Exhibits with this case file:
   - Kuna City Engineer ..... Exhibit B-1
   - GIS Manager ..... Exhibit B-2
   - Ada County Development Services ..... Exhibit B-3
   - Ada County Highway District ..... Exhibit B-4

D. Staff Analysis:

The City of Kuna held a neighborhood meeting for residents within 300 feet of the exterior boundaries of the subject site on July 15, 2019. A recap of the neighborhood meeting can be found within the neighborhood meeting certification (Exhibit A2h).

Staff has determined that the property is eligible for annexation into Kuna City limits. The property is contiguous, or has its touch, to the Kuna City Limits situated to the west of the properties. The Bureau of Land Management (BLM) has consented to the annexation.

The subject site will remain under BLM's control and no development is anticipated. The sole purpose of this annexation is to provide for an annexation pathway to the parcels east of the subject site. The area to the east of the subject site is proposed as an industrial area according to Kuna's Future Land Use Map.

Staff has been informed that firearms are discharged at the subject sites. According to Kuna City Code 10-5-2, "It shall be unlawful to discharge a firearm within city limits from a dwelling or vehicle or within any platted and developed subdivision." However, due to the fact the properties will remain undeveloped land, staff has determined that discharging weapons within borders of the properties in question should be allowed.

This project is adjacent to West Kuna Mora Road. Kuna's Street Circulation Map identifies a proposed minor collector running along the subject sites' southern property lines, the shared north-south border between the two parcels, and east to west through both parcels. No roadway improvements are required as a part of the application.

Staff has determined the application to be in general compliance with Kuna City Code, Title Five; Idaho Statutes § 50-222 and § 67-65, and the goals and policies set forth in Kuna's Comprehensive Plan. The Planning and Zoning Commission voted 3-0 on September 10, 2019, to recommend approval of Case No. 19-09-AN to City Council.

E. Applicable Standards:

1. City of Kuna Zoning Ordinance Title 5.
2. City of Kuna Comprehensive Plan.
3. Idaho Code, § 50-222 and § Title 67, Chapter 65

F. Comprehensive Plan Analysis:

The Kuna City Council may accept or reject the Comprehensive Plan components, and has determined the proposed annexation request for the sites (*is*/*is not)* consistent with the following Comprehensive Plan components as described below:

Goal Area 1: Kuna will be economically diverse and vibrant

- Goal 1.A: Ensure land use in Kuna will support economic development
  - Objective 1.A.3: Utilize industrial land use designations to encourage development and expansion of industrial businesses in key locations.
    - *Policy 1.A.3.f: Inventory and identify other key parcels for industrial development and poise them to be shovel-ready for development, with access to the City's public facilities, utilities and services.*

Goal Area 3: Kuna's land use will support a desirable, district and well-designed community

- Goal 3.G: Respect and protect private property rights
  - Objective 3.G.1: Ensure land use policies, restrictions, and fees do not violate private property rights.
    - *Policy 3.G.1.c: Ensure land use actions, decisions, and regulations will not cause an unconstitutional regulatory taking of private property; and do not effectively eliminate all economic value of the subject property*.

G. Kuna City Code Analysis:

1. This request appears to (*be/not be)* consistent and in compliance with all Kuna City Code (KCC).

   Comment: *The proposed applications (adhere/not adhere) to the applicable requirements of KCC Title 5.*

2. The annexation request (*is/is not*) likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.

   Comment: *The 600.8 acres will remain under the control of the Bureau of Land Management. No development is proposed.*

3. This application (is/is *not)* likely to cause adverse public health problems.

   Comment: No development is proposed on site. In the event that development would occur, *the project will connect to public sewer and potable water systems at the point of future development, therefore eliminating the occurrence of adverse public health problems.*

H. Commission's Recommendation:

Based on the facts outlined in staff's report and public testimony as presented, the Planning and Zoning Commission of Kuna, Idaho, voted 3-0 on September 10, 2019 to recommend *approval* of Case No. 19-09-AN *(Annexation);* a request from the City of Kuna to annex approximately 600.8 acres into Kuna City limits with P (Public) zoning districts classifications.

I. Decision and Order by the City Council:

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

Based on the facts outlined in staff's report and public testimony as presented, the City Council of Kuna, Idaho, hereby (*approves/denies)* Case No. 19-09-AN (Annexation), a request from the City of Kuna, to annex approximately 600.8 acres into Kuna City limits.

DATED: This 6th day of November, 2019

City of Kuna
City Council
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. 19-09-AN (annexation) including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, exhibits, and the testimony during the public hearing, the Kuna City Council hereby (*approves/denies)* the Findings of Fact and Conclusions of Law for Case No. 19-09-AN, a request by the City of Kuna to annex approximately 600.8 acres into Kuna City limits with a P (Public) zoning district.

1. *Based on the evidence contained in Case No. 19-09-AN, this proposal does generally comply with the City Code.*

   Staff Finding: *The applicant has submitted a complete application, and following staff review for technical compliance the application appears to be in general compliance with Kuna City Code Title 5.*

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

   Staff Finding: *The neighborhood meeting was conducted on July 15, 2019. Neighborhood notices were mailed to residents within 300-ft of the proposed project site on October 8, 2019 and a legal notice was published in the Kuna Melba Newspaper on October 16, 2019. A sign was posted on the property on October 16, 2019.*

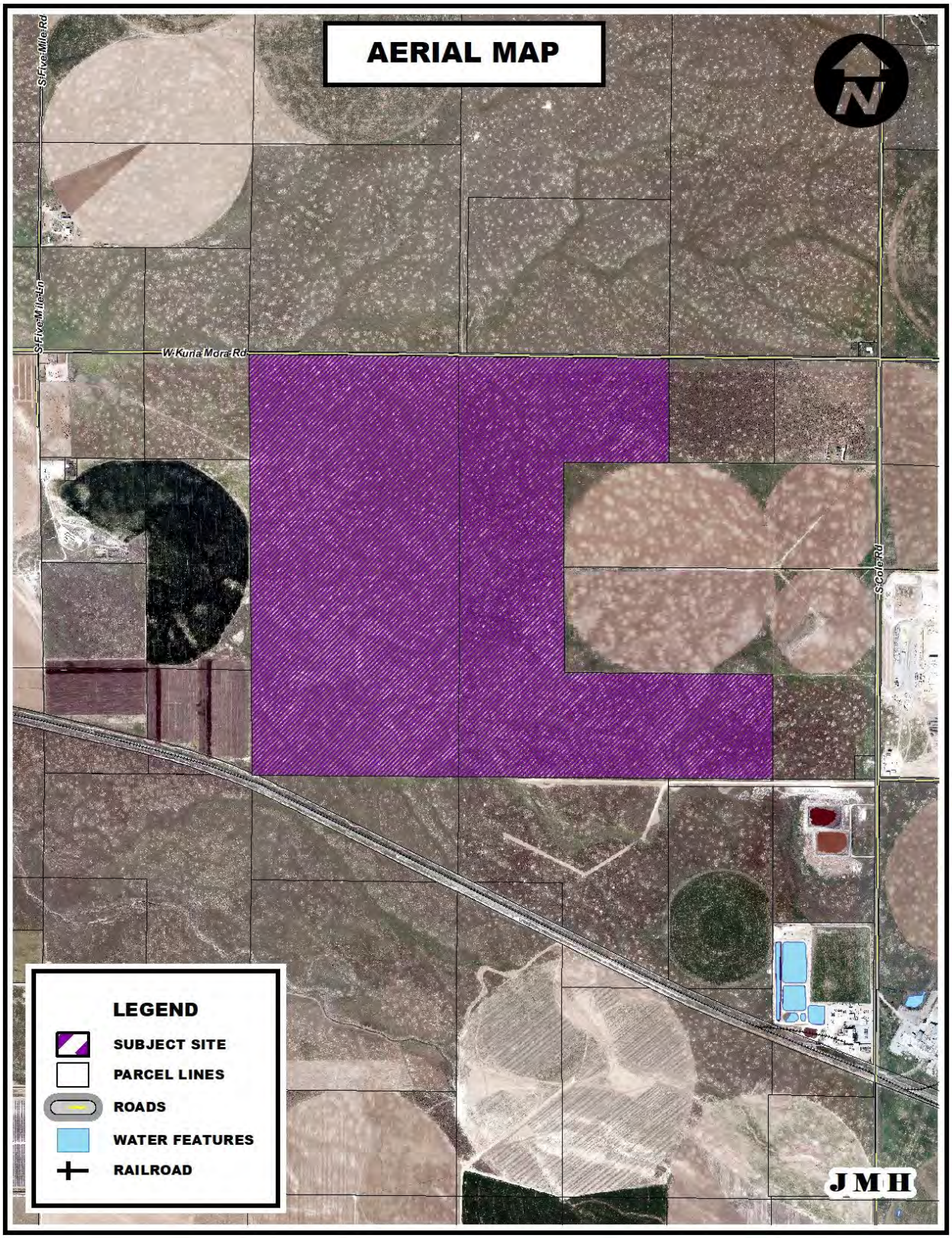
3. *Based on the evidence contained in Case No. 19-09-AN, this proposal does generally comply with the Comprehensive Plan.*

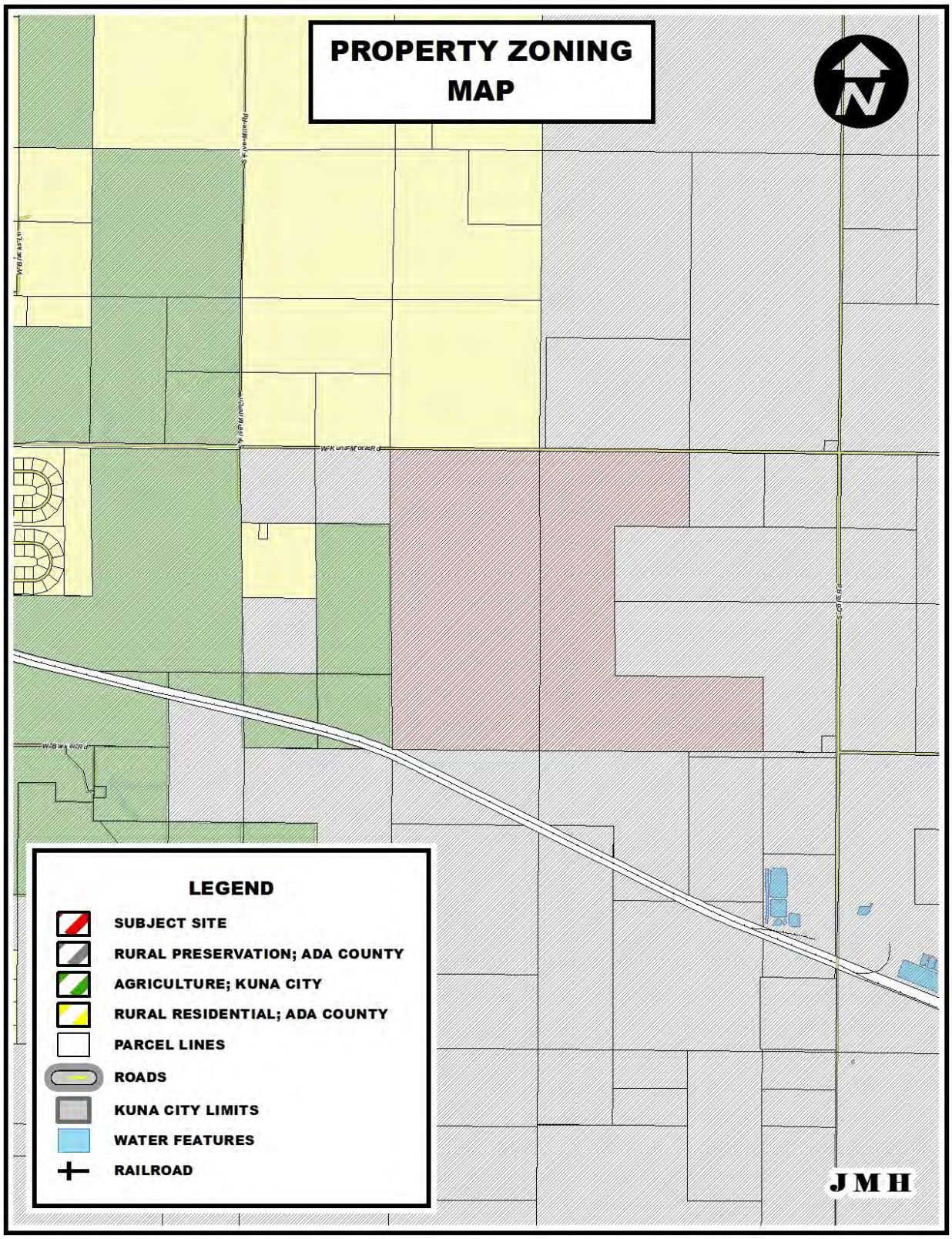
   Staff Finding: *The Comprehensive Plan has listed numerous goals for providing a variety of housing densities that will accommodate various lifestyles, ages and economic group in Kuna. The proposed zoning district is P (Public). The Future Land Use Map designates this property as federal land.*

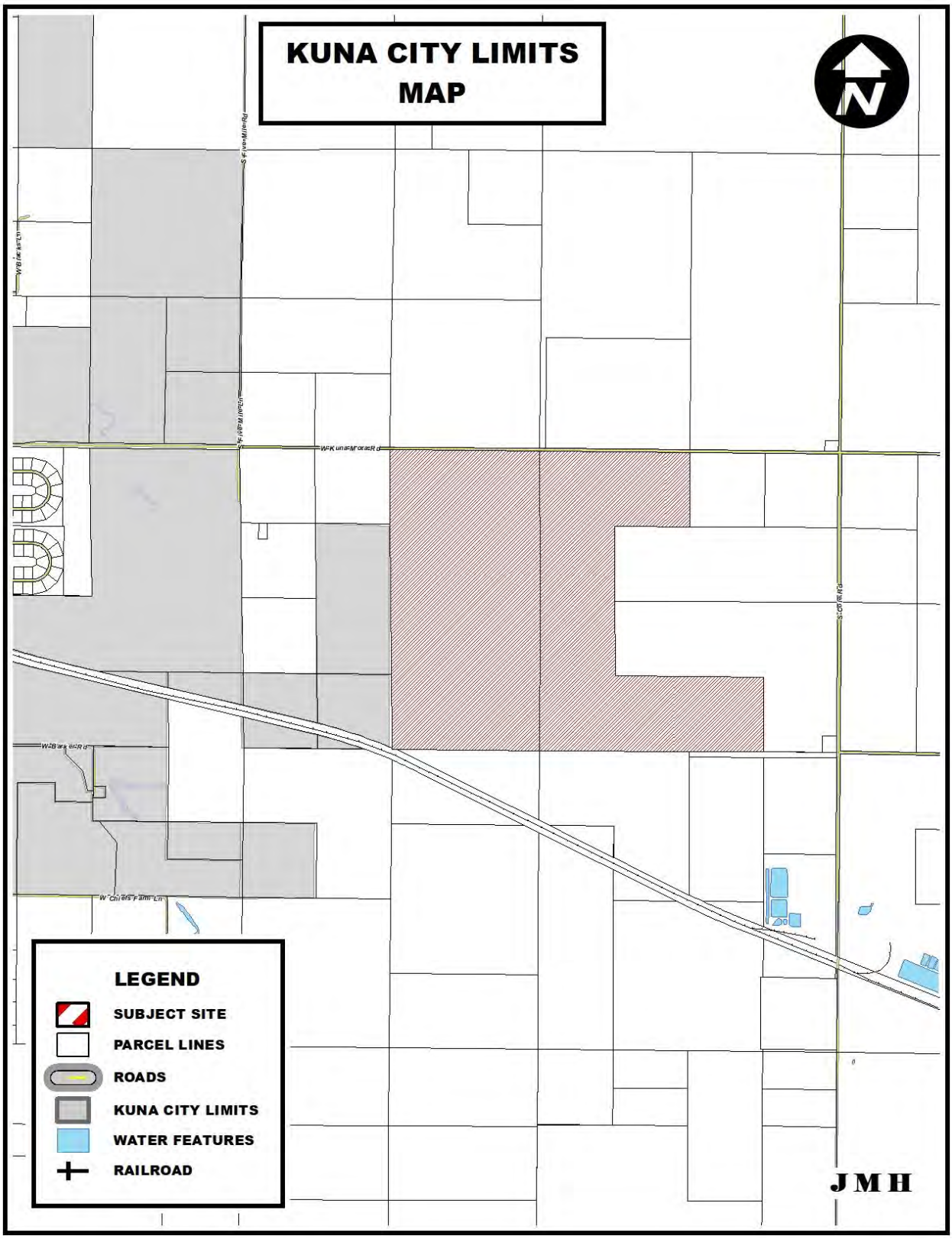
4. The proposed project lands *are* contiguous or adjacent to property within Kuna City Limits.

   Staff Finding: *The 320-acre parcel is contiguous with City limits to west, and the 280.8-acre parcel is adjacent to the 320-acre parcel.*

DATED: This 6th day of November, 2019.


AERIAL MAP
N
S Five Mile Rd
S Five Mile Ln
W Kuna Mora Rd
S Cole Rd
LEGEND
SUBJECT SITE
PARCEL LINES
ROADS
WATER FEATURES
RAILROAD
JMH


PROPERTY ZONING MAP
N
LEGEND
SUBJECT SITE
RURAL PRESERVATION; ADA COUNTY
AGRICULTURE; KUNA CITY
RURAL RESIDENTIAL; ADA COUNTY
PARCEL LINES
ROADS
KUNA CITY LIMITS
WATER FEATURES
RAILROAD
JMH


KUNA CITY LIMITS MAP
LEGEND
SUBJECT SITE
PARCEL LINES
ROADS
KUNA CITY LIMITS
WATER FEATURES
RAILROAD
JMH

received
7.3.19

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

Commission & Council Review Application

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

*Please submit the appropriate checklist (s) with application

For Office Use Only	
File Number (s)	19-09-AN
Project name	BLM - 640 acres (Kuna Mora & Cole) Annex
Date Received	7.3.19
Date Accepted/ Complete	
Cross Reference Files	
Commission Hearing Date	
City Council Hearing Date	

Type of Review (check all that apply):

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

Contact/Applicant Information

Owners of Record: Bureau of Land Management
Address: 3948 Development Ave
City, State, Zip: Boise, ID 83705
Phone Number: 208.384.3309
E-Mail: tsbucke@blm.gov
Fax #:

Applicant (Developer): City of Kuna
Address: 751 W 4th St
City, State, Zip: Kuna, ID 83634
Phone Number:
E-Mail:
Fax #:

Engineer/Representative:
Address:
City, State, Zip:
Phone Number:
E-Mail:
Fax #:

Subject Property Information

Site Address:
Site Location (Cross Streets): Southwest of W Kuna Mora Road & S Cole Road
Parcel Number (s): S2101212400 & S2102110000
Section, Township, Range: S2, T1N, R1E, S1, T1N, R1E
Property size : 600.8 acres
Current land use: ~~RP~~ Federal Land
Proposed land use: Public
Current zoning district: RP
Proposed zoning district: P

Project Description

Project / subdivision name: BLM - 640 acres (Kuna Mora ; Cole) Annex

General description of proposed project / request: City of Kuna requests to annex BLM land into City Limits

Type of use proposed (check all that apply):

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

Amenities provided with this development (if applicable):

Residential Project Summary (if applicable)

Are there existing buildings? ☐ Yes ☐ No

Please describe the existing buildings:

Any existing buildings to remain? ☐ Yes ☐ No

Number of residential units: Number of building lots:

Number of common and/or other lots:

Type of dwellings proposed:

- ☐ Single-Family
- ☐ Townhouses
- ☐ Duplexes
- ☐ Multi-Family
- ☐ Other

Minimum Square footage of structure (s):

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

Percentage of open space provided: Acreage of open space:

Type of open space provided (i.e. landscaping, public, common, etc.):

Non-Residential Project Summary (if applicable)

Number of building lots: Other lots:

Gross floor area square footage: Existing (if applicable):

Hours of operation (days & hours): Building height:

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

Number and ages of students/children: Seating capacity:

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

Proposed Parking:

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

Proposed Lighting:

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

Applicant's Signature: Date: 7.3.19

United States Department of the Interior
BUREAU OF LAND MANAGEMENT
Four Rivers Field Office
3948 Development Avenue
Boise, Idaho 83705

JUL 15 2019

In Reply Refer To:
2000

SENT VIA ELECTRONIC TRANSMISSION email- lholland@kunaid.gov

Lisa Holland
Economic Development Director
City of Kuna

Dear Ms. Holland:

On March 6, 2019, you sent an email to our office regarding whether BLM would be agreeable to the City of Kuna annexing two parcels of land within the city limits. The parcels are located south of W. Kuna Mora Road and west of S. Cole Road and comprise approximately 600.8 acres.

The property is described as Ada County Assessor's Parcels:

320 Acre Parcel #: S2102110000
Property Description:
E2
SEC 2 1N 1E
Address: W KUNA MORA RD KUNA , ID 83634
Subdivision: 1N 1E 02
Land Group Type: SECT
Township/Range/Section: 1N1E02

280.8 Acre Parcel #: S2101212400
Property Description:
W2SW4 SE4SW4 SW4SE4 N2NW4
SW4NW4
SEC 1 1N 1E
Address: W KUNA MORA RD KUNA , ID 83634
Subdivision: 1N 1E 01
Land Group Type: SECT
Township/Range/Section: 1N1E01

The parcels (excluding the S2SE of sec. 2) are part of the Boise Reclamation Project Withdrawal of 1917. The Bureau of Reclamation has delegated the BLM surface management authority, as long as the uses granted on the property do not adversely affect the use of the parcel for reclamation purposes. Since annexation of these and the BLM parcels into the City of Kuna does not grant or authorize any uses by the City of Kuna on those parcels, the annexation would have no adverse effects on the future use of the parcels for reclamation or BLM purposes. Any change of use would require proper application to the BLM for such use with the appropriate evaluation and authorization of such use by the BLM, annexation itself does not constitute application for use or approval of use. If you have any additional comments or questions, please contact Teresa Burke, Supervisory Realty Specialist at 208-384-3309 or email at tsburke@blm.gov."

Sincerely,

Brent Ralston
Field Manager
Four Rivers Field Office

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

City of Kuna

COMMITMENT TO PROPERTY POSTING

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

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

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

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

Applicant/agent signature

7/3/19
Date

CITY OF KUNA
PLANNING & ZONING DEPARTMENT

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

July 18, 2019

Re: Bureau of Land Management - Ada County Parcel No's:
S2101212400
S2102110000

To Whom It May Concern:

The City of Kuna (petitioner) is initiating an application for annexation of two parcels of land (currently owned by Bureau of Land Management); The City of Kuna is requesting approval by the Kuna City Council in order to annex the referenced parcels into Kuna City limits with a proposed zoning district of P (Public).

The purpose of this application is to provide connectivity from City limits to the industrial park.

The current property owner has provided consent for the City to proceed with the annexation, and the consent letter is included with this application as Exhibit C-1.

The City held a neighborhood meeting with the property owners who are within 300 feet of the subject lands on Monday, July 15 at Kuna City Hall located at 451 W. 4th Street, Kuna, Idaho from 6:00 pm to 7:00 pm. Documentation of the meeting minutes and meeting attendees have been provided.

Therefore, the City of Kuna's Planning and Zoning staff requests approval for annexation of the properties listed on the attached application.

Respectfully,

Sam Weiger
Planner I
Kuna Planning and Zoning Department

cc: Wendy Howell, Planning & Zoning Director

Neighborhood Meeting Certification

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

GENERAL INFORMATION:

You must conduct a neighborhood meeting prior to application for variance, conditional use, zoning ordinance map amendment, expansion or extension of a nonconforming use, and/or a subdivision. Please see Section 5-1A-2 of the Kuna City Code or ask one of our planners for more information on neighborhood meetings.

The meeting must be held either on a weekend between 10 a.m. and 7 p.m., or a weekday between 6 p.m. and 8 p.m. Meetings cannot be conducted on holidays, holiday weekends, or the day before or after a holiday or holiday weekend. The meeting must be held at one of the following locations:

- The Subject Property;
- The nearest available public meeting place (Examples include fire stations, libraries and community centers);
- An office space within a 1-mile radius of the subject property.

The meeting cannot take place more than 2 months prior to acceptance of the application and the application will not be accepted before the neighborhood meeting is conducted. You are required to send written notification of your meeting, allowing a reasonable amount of time before your meeting for property owners to plan to attend. Contacting and/or meeting individually with residents will not fulfill Neighborhood Meeting requirements.

You may request a list of the people you need to invite to the neighborhood meeting from our department. This list includes property owners within 300 feet of the subject property. Once you have held your neighborhood meeting, please complete this certification form and include it with your application.

Please Note: The neighborhood meeting must be conducted in one location for attendance by all neighboring residents. Contacting and/or meeting individually with residents does not comply with the neighborhood meeting requirements.

Please include a copy of the sign-in sheet for your neighborhood meeting, so we have written record of who attended your meeting and the letter of intent sent to each recipient. In addition, provide any concerns that may have been addressed by individuals that attended the meeting.

Description of proposed project: BLM Annex - 640 acres (Kuna Mora ; Cole)

Date and time of neighborhood meeting: July 15, 2019 at 6:00-7:00 PM

Location of neighborhood meeting: Kuna City Hall - Council Chambers

SITE INFORMATION:

Location: Quarter: ___ Section: 1, 2 Township: 1N Range: 1E Total Acres: 600.8

Subdivision Name: N/A Lot: — Block: —

Site Address: N/A Tax Parcel Number(s): S2101212400

S2102110000

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

CURRENT PROPERTY OWNER:

Name: Bureau of Land Management

Address: 3948 Development Ave City: Boise State: ID Zip: 83705

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

Name: Sam Weiger, Planner I Business (if applicable): ___

Address: 751 W. 4th St. City: Kuna State: ID Zip: 83634

PROPOSED USE:

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

Application Type	*Brief Description*
Annexation	600.8 acres annexed to City with Public zoning
Re-zone	
Subdivision (Sketch Plat and/or Prelim. Plat)	
Special Use	
Variance	
Expansion of Extension of a Nonconforming Use	
Zoning Ordinance Map Amendment	

APPLICANT:

Name: City of Kuna

Address: 751 W Fourth Street

City: Kuna State: ID Zip: 83634

Telephone: — Fax: —

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

Signature: (Applicant) Date 07.03.2019

SIGN IN SHEET

PROJECT NAME: BLM Annexation (600 Acres) - Kuna Mora & Cole

Date: 07/15/19

	Name	Address	Zip	Phone
1	Sam Weiger	751 W 4th Street, Kuna ID	83634	—
2	Joann Mayhew	15925 S Cole	83634	208-343-0863
3	Dennis Mayhew	"	"	"
4	Anthony Miller	10597 Kuna Mora	83634	880-0560
5	Jordan Erb	1105 S. La Pointe St.	83706	(406)465-5983
6	Tim Collins	5809 N. Cape Ansgo	83714	208-631-2830
7	Lavai Thornton	2800 Gourrey Rd	83634	208 9295779
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NEIGHBORHOOD MEETING MINUTES

Meeting Date: July 15, 2019 Number of Attendees: 7

Meeting Location: Kuna City Hall - Council Chambers

Description of Project Presented:

Annexation of approximately 600 acres into Kuna City Limits with the purpose of providing connectivity from City limits to the industrial park.

Attendee's comments:

Most attendees came to see why exactly this annexation was planned. All attendees knew prior to meeting that they would not be force annexed as a result of the proposed annexation. Maps produced by the City's GIS Manager were handed out to several attendees. A reporter with Kuna Melba News asked about the purpose of a neighborhood meeting. All attendees left with no obvious concerns.

I hereby certify that the above information is complete and correct to the best of by knowledge.

Sam Weiger
Printed Name

Signature

7/15/19
Date

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

Paul A. Stevens, P.E.
Kuna City Engineer

ANNEXATION MEMORANDUM

Date: 11 June 2018

From: Paul A. Stevens, P.E.

To: Wendy Howell, Planning and Zoning Director

RE: BLM 600 19-09-AN

The BLM - 600 acres Annexation Final Plat request 19-09-AN has been reviewed. No information was provided regarding any intended use of the property. This review is therefore necessarily limited to general statements regarding potential impacts to the City of Kuna as a result of the annexation.

The annexed area is approximately 600.8 Acres

Recommendation: proceed with this annexation consistent with the enclosed review. Comments may be expanded or refined in connection with future land-use actions.

1. **GENERAL**
   a. Property is undeveloped grazing ground.
   b. Current land use is cattle grazing.
   c. The property is bound by West Kuna Mora Road on the north and lies between South Five Mile Lane to the west and South Cole Road to the east. Union Pacific Rail Road lies to the south.
   d. The subject property is in the City of Kuna Impact Area
   e. Zoning is Rural Urban Transition (County)
   f. Categorized as "Federal" on the Comprehensive Plan Map
   g. The Pathways Master Plan map shows a road bisecting the property from north to south on the ½ mile alignment.
   h. The Local Properties map shows the value of this property in the range of $0.00 to $50,000.
   i. The local relief ranges from 2800 feet to 2850 feet the lowest elevations are commensurate with the 100 year flood plain which bisects the southwest corner of the property
   j. The irrigation District Map shows this property without irrigation service or surface water rights.

Exhibit
B1

2. UTILITIES

- **a.** Connection to Pressurized Irrigation, Sewer, and Water utilities requires an extension of approximately five (5) miles to the City of Kuna.
- **b.** Connection to City utilities is required when the land is subdivided or services extend within three hundred (300) feet of the property.

Sam Weiger

From: Mike Borzick
Sent: Wednesday, July 10, 2019 9:22 AM
To: Paul Stevens; Bob Bachman; Sam Weiger
Cc: Lisa Holland
Subject: RE: Agency Notification (Request for Comment if applicable) for BLM 600-acre annexation
Attachments: MAP SET.pdf

No Surface Irrigation is available – No Utilities as Bob mentioned

Wondering why we aren't annexing the 75 acres of BLM ground that straddle the Rail Road Tracks directly adjacent and to the south of said property? This would be good to have for several reasons.

There is some FEMA 100 year flood zones in the southern tracts of this land

I don't see any Comp Plan trails that were designed in this area.

Per City Code 10-5-2 I would assume shooting and hunting would still be allowed in this area even though its being annexed into the City. I know the guys that Range Cattle in that area and they shoot coyotes and badgers in protection of their herds...if they cant shoot in that area after annexation...this will have some real issues with the Cattle Ranchers of Idaho...these guys aren't Mom and Pop ranchers either they are Cattle Tycoons. I think section B of this Code just refers to AIRGUNS so that should be fine? Regardless, the planner should mention 10-5-2 in his/her staff report on this annexation and make a determination.

Mike

From: Paul Stevens <PStevens@kunaid.gov>
Sent: Tuesday, July 09, 2019 2:02 PM
To: Bob Bachman <bbachman@kunaid.gov>; Mike Borzick <mborzick@kunaid.gov>
Subject: FW: Agency Notification (Request for Comment if applicable) for BLM 600-acre annexation

Bob and Mike:

Any comments, thoughts?

Paul A. Stevens, PE
CITY OF KUNA - ENGINEER
PHONE 208-287-1727

751 W 4TH ST
PO BOX 13
KUNA, ID 83634

Exhibit
B2

Megan M. Leatherman, MCRP
Director

Ada County Courthouse
200 West Front Street
Boise ID 83702
208.287.7900
Fax 208.287.7909
www.adacounty.id.gov

Department Divisions
Building
Community Planning
Engineering & Surveying
Permitting
Strategic Planning

Ada County Commissioners
Diana Lachiondo, First District
Rick Visser, Second District
Kendra Kenyon, Third District

ADA COUNTY
Development Services Department

July 30, 2019

Wendy Howell, Planning Director
751 W 4th St
Kuna ID, 83634

Re: City of Kuna Annexation No. 19-09-AN for 600.8 acres of BLM land

Dear Ms. Howell,

Thank you for the opportunity to comment on Application No. 19-09-AN regarding the annexation of 600.8 acres of BLM land into the City of Kuna. This BLM land is located within unincorporated Ada County, yet falls in the designated Area of County Impact – B for the city of Kuna.

At this time, the land in question is owned by the BLM with no changes proposed in land use or ownership. To the east of the existing property are several parcels that Kuna has previously expressed interest in annexing and the annexation of this BLM land would be necessary in order to annex those parcels. Through our coordination with your staff, we understand that you have planned for this area to be an Industrial Hub that will hopefully be an economic driver for the city.

Ada County supports your forward thinking and Economic Development efforts. However, we are concerned that the proposed action would enable further annexation of parcels to the east that are disconnected from existing built development within the City of Kuna. This has the potential to place an unnecessary strain on public services, facilities, and utilities within both Kuna and Ada County.

Ada County looks forward to continuing to work with Kuna to develop a shared land use vision within Kuna's Area of County Impact – B that balances the need for economic development with an interest in providing efficient public facilities and preserving public lands. We look forward to engaging with you in an upcoming joint City/County conversation about land use and growth.

Sincerely,

Megan M. Leatherman
Director, Ada County Development Services

CC: David Corcoran, Community and Regional Planner, Ada County

Exhibit
B3

received
8.1.19

ACHD
Committed to Service

Rebecca W. Arnold, President
Mary May, 1st Vice-President
Sara M. Baker, 2nd Vice-President
Jim D. Hansen, Commissioner
Kent Goldthorpe, Commissioner

August 1, 2019

To: City of Kuna
751 W. Fourth St.
Kuna, ID 83634

Subject: KUNA19-0011 / 19-09-AN
s/o Kuna Mora Road between Cole Road & Five Mile Lane
Annexation of 600 acres

The applicant is requesting annexation and zoning of 600 acres into the City of Kuna with a P (public) zoning designation.

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

A. Findings of Fact

1. Kuna Mora Road

a. 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 7-lane street section shall be 96-feet (back-of-curb to back-of-curb) within 120-feet of right-of-way. This width typically accommodates three travel lanes in each direction, a continuous raised or landscaped median with intermittent turn lanes, and safety shoulders.

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.

Exhibit
B4

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.

Roadways Outside City's Area of Impact: District Policy 7205.2 states that if a proposed development abuts a paved road outside a City's area of impact, the District may consider waiving the requirement to construct sidewalk along the arterial roadway. If this waiver is granted, other requirements may be established to accommodate pedestrians and non-motorized travel.

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 Kuna Mora Road is designated in the MSM as a Mobility Corridor with 7-lanes within 200-feet of right-of-way.

b. **Staff Comments/Recommendations:** On June 20, 2007, the ACHD Commission approved the Kuna Mora Road Interim Policy (attached), which identifies Kuna-Mora Road as a future expressway and established criteria for right-of-way preservation, setback, drainage, access, etc.

This site includes two parcels that front on Kuna Mora Road. As part of any future development application the applicant should be required to dedicate right-of-way to total 100-feet from the centerline of Kuna Mora Road abutting the site and set all permanent structures back 150-feet from the centerline of Kuna Mora Road abutting the site.

The applicant should be required to comply with all policies and guidelines established as part of the 2007 adoption of the Kuna Mora Road Interim Policy.

Additionally, the applicant should be required to widen the pavement on Kuna Mora Road to a a minimum of 17-feet from centerline plus a 3-foot wide gravel shoulder adjacent to the entire site. A 5-foot wide detached concete sidewalk should also also be constructed on Kuna Mora Road abutting the entire site. The applicant should cooridate the location of the sidewalk with District Planning Review staff.

2. **Driveways**
   a. **Policy**

Access: In the long term, access should be restricted to mile spacing, due to speeds and volumes on the roadway. In the interim only the following is recommended:

- One-half mile spacing would be allowed to operate as right-in/right-out, left-in. No signals would be allowed at these locations. The intersection would require the construction of a left turn lane, acceleration and deceleration lanes. With the construction of the left turn lane and accel/decel lanes there would be ample room for this to also serve as a U-turn location.
- One-quarter mile spacing would be allowed to operate as right-in/right-out. The intersection would require the construction of acceleration and deceleration lanes. This would lessen the amount of clear zone, but due to the decrease in speed for the approach, that is acceptable.
- Parallel collector systems and frontage/backage roads should be considered for all areas and joint/cross access will also be needed. A more connected local/collector street system will be required and necessary to adhere to the access restrictions.

3. Future Collector Street

a. Policy:

Collector Street Policy: District policy 7206.2.1 states that the developer is responsible for improving all collector frontages adjacent to the site or internal to the development as required below, regardless of whether access is taken to all of the adjacent streets.

Master Street Map and Typologies Policy: District policy 7206.5 states that if the collector street is designated with a typology on the Master Street Map, that typology shall be considered for the required street improvements. If there is no typology listed in the Master Street Map, then standard street sections shall serve as the default.

Street Section and Right-of-Way Policy: District policy 7206.5.2 states that the standard right-of-way width for collector streets shall typically be 50 to 70-feet, depending on the location and width of the sidewalk and the location and use of the roadway. The right-of-way width may be reduced, with District approval, if the sidewalk is located within an easement; in which case the District will require a minimum right-of-way width that extends 2-feet behind the back-of-curb on each side.

The standard street section shall be 46-feet (back-of-curb to back-of-curb). This width typically accommodates a single travel lane in each direction, a continuous center left-turn lane, and bike lanes.

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, collector street requirements, and specific roadway features required through development. A new collector roadway was identified on the MSM be located at the mid-mile south of Kuna Mora Road and should continue through the property stubbing to the west.

b. **Staff Comments/Recommendations:** Upon redevelopment of the site, a mid-mile east/west collector street will be required to be constructed to meet ACHD standards. The applicant should be required not to construct any permanent structures in the proposed areas of the future collector streets.

B. Staff Comments/Recommendations

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

1. As part of any future development application the applicant should be required to dedicate right-of-way to total 100-feet from the centerline of Kuna Mora Road abutting the site and set all permanent structures back 150-feet from the centerline of Kuna Mora Road abutting the site.
2. The applicant should be required to comply with all policies and guidelines established as part of the 2007 adoption of the Kuna Mora Road Interim Policy.
3. The applicant should be required to widen the pavement on Kuna Mora Road to a a minimum of 17-feet from centerline plus a 3-foot wide gravel shoulder adjacent to the entire site. A 5-foot wide detached concete sidewalk should also also be constructed on Kuna Mora Road abutting the entire site. The applicant should cooridate the location of the sidewalk with District Planning Review staff.
4. Upon redevelopment of the site, a mid-mile east/west collector street will be required to be constructed to meet ACHD standards. The applicant should be required not to construct any permanent structures in the proposed areas of the future collector streets.
5. A Traffic Impact Fee may be assessed by ACHD and will be due prior to issuance of a building permit. Please contact the ACHD Planner (see below) for information regarding impact fees.
6. 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.
7. Comply with the Standard Conditions of Approval as noted below.

C. Traffic Information

Trip Generation

This site is listed as a potential future park site. A public park is estimated to generate 0.78 vehicles trips per day (per acre) and 0.11 vehicle trips in the PM peak hour (per acre), based on the Institute of Transportation Engineers Trip Generation Manual, 10th edition.

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
Kuna Mora Road	6,652-feet	Expressway	311	Better than "E"

Average Daily Traffic Count (VDT): ***Average daily traffic counts are based on ACHD's most current traffic counts***

- The average daily traffic count for Kuna Mora Road west of Cole Road was 3,029 on January 11, 2018.

D. Attachments

1. Vicinity Map
2. Standard Conditions of Approval
3. Appeal Guidelines
4. Kuna-Mora Road Interim Policy

If you have any questions, please feel free to contact me at (208) 387-6335.

Sincerely,

Austin Miller
Planner II
Development Services

VICINITY MAP

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, 7203.6, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA) requirements. The applicant's engineer should provide documentation of ADA compliance to District Development Review staff for review.
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.

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.

Ada County Highway District

KUNA-MORA ROAD INTERIM POLICY Adopted 6/20/2007

Roadway Function: As noted in *Communities in Motion* (COMPASS), the region should consider long-term travel alternatives to I-84, and proposed and potential development may preclude Kuna-Mora as a future expressway unless a design is completed within the next 1-2 years. It is also noted that "Kuna-Mora Road should be preserved to allow for an expressway with potential grade-separated interchanges; and to maintain the right-of-way to construct a future expressway and interchanges, local governments along the corridor should stipulate a minimum setback of 150' from the centerline of Kuna-Mora. ...At the intersections of Kuna-Mora Road with major roads, setbacks should be negotiated to preserve future interchanges. ...As with any major road, future land uses along the corridor need to be planned with an eye toward regional needs – not just reacting to the immediate market." Kuna-Mora Road is not only needed to serve development in the area, but also higher speeds and volumes of through vehicular and truck traffic. While it has not been formally established that Kuna-Mora Road will be an official I-84 bypass, its direct route through the south part of the County lends itself to that type of roadway. Kuna-Mora Road would connect SH 45 in Canyon County east to I-84, with a connection to McDermott Road, which is also proposed in *Communities in Motion* as a long-term expressway corridor. Additionally the roadway will be used as the only main east-west access for future development in the area. A 50MPH posted speed limit, and 55MPH design speed are recommended for the entire length of the corridor.

Corridor Preservation/Roadway Section: A 200' wide corridor shall be preserved. This right-of-way width could accommodate a roadway with three travel lanes in each direction, center turn lanes where needed, and a center island. Also included are paved safety shoulders and adequate clear zone areas, as well as possible drainage areas.

Additional turn lanes and associated right-of-way (in excess of 200') may be required for intersections needed for development. These needs will be identified by Traffic Services upon review of the traffic impact study.

Drainage: Drainage can be accommodated in the clear zone slope area for a 4-lane roadway. When the roadway is widened to 6-lanes, the same system should be able to accommodate the drainage needs. At intersection approaches these drainage areas will need to narrow or terminate for left turn lanes and acceleration/deceleration lanes. Developers may be required to provide drainage systems/treatment outside of the right-of-way for road widening associated with their development. For future widening to 6-lanes, portions of the drainage areas would convert to additional lanes and there would still be sufficient capacity within the existing ditch. A storm water system could be developed through an urban section if necessary, but due to the high costs associated with that, the rural section and drainage is recommended.

Intersections: Three intersections along the corridor were identified as higher volume; higher use intersections that may require attention beyond a standard intersection footprint. These intersections are SH-69/Meridian Road, Cloverdale Road and Pleasant Valley Road. It is possible that others may be identified by traffic studies as they are conducted for development. As noted in Communities in Motion, future interchanges may need to be preserved. These intersections may need to be signalized as development occurs, possibly before build-out of the subdivision(s)/development, to ensure that the facilities are in place. Road trust deposits may also be required for signals. The intersections will be evaluated for signal installation and funding with the first development application located at or near the intersection. Due to the speed of the roadway, advance warning flashers should also be installed. For other intersections where signalization does not occur, Kuna-Mora Road will have the through condition and the north-south legs will be STOP controlled. Again, advance warning flashers and safety devices should be installed approaching these intersections. Roundabouts and alternative intersection designs should be considered as an alternative to signals and interchanges at all intersections where possible.

These three key intersections (along with others if necessary) should be studied further for long term needs. Urban interchanges or other high capacity intersection treatments should be planned for in the long term; however, right-of-way widths exceeding 225' on the Kuna-Mora legs, and 140' of right-of-way could be needed for the north-south legs. If development precedes this type of study, then the long term function of intersections should be analyzed with the development application and the appropriate right-of-way dedicated.

Adopted 6/20/2007

Access: In the long term, access should be restricted to mile spacing, due to speeds and volumes on the roadway. In the interim only the following is recommended:

- One-half mile spacing would be allowed to operate as right-in/right-out, left-in. No signals would be allowed at these locations. The intersection would require the construction of a left turn lane, acceleration and deceleration lanes. With the construction of the left turn lane and accel/decel lanes there would be ample room for this to also serve as a U-turn location.
- One-quarter mile spacing would be allowed to operate as right-in/right-out. The intersection would require the construction of acceleration and deceleration lanes. This would lessen the amount of clear zone, but due to the decrease in speed for the approach, that is acceptable.
- Parallel collector systems and frontage/backage roads should be considered for all areas and joint/cross access will also be needed. A more connected local/collector street system will be required and necessary to adhere to the access restrictions.
- On the east end of the corridor near I-84 there are constraints due to topography, railroad tracks, grade, etc... Access standards should not be deviated from in this area based on those factors. Due to the proximity of the freeway interchange it is just as necessary to manage access in this location as it is the remainder of the corridor. While it may be difficult to locate an access at exactly the quarter or half mile in this area, Traffic and Planning staff will work with developers to locate accesses as close as possible to the policy requirements, while recognizing the constraints.

#####

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

Dear Property Owner:

NOTICE IS HEREBY GIVEN that the City of Kuna **City Council** is scheduled to hold a public hearing on **November 6, 2019** beginning **at 6:00 pm** on the following case:

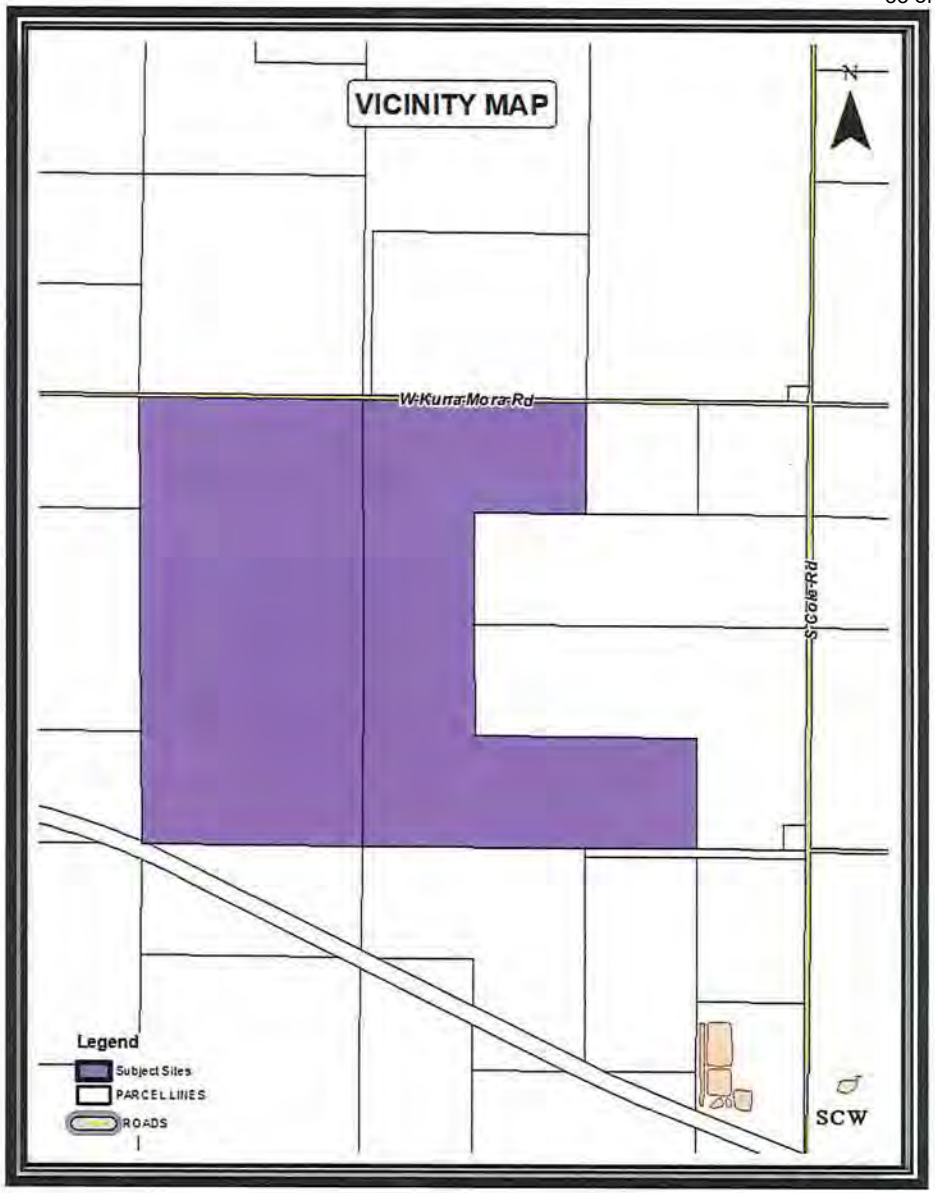
An **Annexation (AN)** request from the City of Kuna, to annex two parcels comprising of approximately 600.8 acres near the southwest corner of West Kuna Mora Road and South Cole Road into Kuna City Limits with P (Public) zoning districts. (APNs S2101212400 & S2102110000)

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 received by the close of business on ***November 1, 2019*** will be included in the packets that is distributed to the governing body prior to the hearing. Late submissions (must submit six (8) copies) 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 Division at (208) 922-5274.

In all correspondence concerning this case, please refer to the case name: **19-09-AN (Annexation)**



MAILED 10/8/19

Suggestions For Testifying at the Public Hearing:

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

All items pertaining to the application can be found the Friday prior to the hearing at **http://kunacity.id.gov/index.aspx?nid=240.**

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

Speak to the point . . .
The governing body appreciates pertinent, well organized, factual and concise comments. Redundant testimony is prohibited. **The developer or their representative is given 20 minutes to present their project. Others wishing to testify is given three (3) minutes to comment. The developer or their representative is given additional time for rebuttal or discuss issues raised by opposition at the end of all testimony.** Long stories, abstract complaints, or generalities may not be the best use of time. Neighborhood groups are encouraged to organize testimony and have one (1) person speak on behalf of the group -- "opposition representative," will receive 10 minutes to make comments.

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 written comments or documents should be submitted to the City of Kuna at least one (1) week **prior** to the hearing.

LEGAL NOTICE

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

MILLER FAMILY LIVING TRUST
10597 W KUNA MORA RD
KUNA, ID 83634-0000

NARRAGANSETT PROPERTIES LLC
300 N LA SALLE DR # 4000
CHICAGO, IL 60654-3422

COLLIAS FAMILY TRUST
3811 W CLEMENT RD
BOISE, ID 83704-0000

MAGLECIC JOAHN M
15925 S CURTIS RD
KUNA, ID 83634-2719

THORNTON LAVAR K
2800 S FORREY RD
KUNA, ID 83634-1727

USA (BUREAU OF LAND MANAGEMENT)
1387 S VINNELL WAY
BOISE, ID 83709-0000

MONTIERTH EDWARD RAY
825 HEARTLAND DR
NAMPA, ID 83686-8156

PARDEW-PECK ANN MARIE -
CONSERVATOR HELEN S PARDEW
PO BOX 130
EAGLE, ID 83616-0000

HARTWELL RODERICK N
2680 S MAPLE GROVE RD
BOISE, ID 83709-0000

DARLING INGREDIENTS INC
251 O'CONNOR RIDGE BLVD STE 300
IRVING, TX 75038-0000

CS PROPERTY DEVELOPMENT LLC
PO BOX 27
BOISE, ID 83707-0000

TASMAN BOISE REAL ESTATE LLC
930 GEIGER ST
LOUISVILLE, KY 40206-0000

HARRIS FAMILY TRUST RESTATED
12/4/15
3079 FRONTIER CIR
LABELLE, FL 33935-0000

ORCHARD RANCH SOLAR LLC
8800 N GAINEY CENTER DR STE 250
SCOTTSDALE, AZ 85258-2118

RECEIVED
OCT 23 2019
CITY OF KUNA

345222 1954734

I KUNA, CITY OF

P.O. BOX 13
KUNA ID 83634

LEGAL NOTICE

File #'s 19-09-AN BLM Annexation

NOTICE IS HEREBY GIVEN, that the Kuna Planning & Zoning Commission will hold a public hearing, **Wednesday, November 6, 2019 at 6:00 pm,** or as soon as can be heard at Kuna City Hall, 751 W. 4th St, Kuna, ID; The City of Kuna requests approval of an **Annexation (AN)** of two parcels comprising of approximately 600.8 acres near the southwest corner of West Kuna Mora Road and South Cole Road into Kuna City Limits with P (Public) zoning districts; The subject sites are within Section 1 & 2, Township 1 North, Range 1 East; (APNs S2101212400 & S2102110000).

The public is invited to present written or oral comments. Written testimony received by the close of business on **November 1, 2019** will be included in the packets distributed to the governing body. Late submissions (must include six (8) copies) will be presented to the governing body at the time of the hearing. Please mail written comments to PO Box 13, Kuna, ID 83634, or drop them off at City Hall: 751 West 4th Street, Kuna, ID.

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

If you have any questions or require special accommodations, please contact the Kuna Planning & Zoning Department prior to the meeting at (208) 922-5274.

Kuna Planning & Zoning Department

October 16, 2019 1954734

AFFIDAVIT OF PUBLICATION
STATE OF IDAHO)
)SS.
County of Ada)

Sharon Jessen
of Nampa, Canyon County, Idaho, being first duly sworn, deposes and says:

1. That I am a citizen of the United States, and at all times hereinafter mentioned was over the age of eighteen years, and not a party to the above entitled action.
2. That I am the Principle Clerk of the Kuna Melba News, a weekly newspaper published in the City of Kuna, in the County of Ada, State of Idaho; that the said newspaper is in general circulation in the said County of Ada, and in the vicinity of Kuna and Melba, and has been uninterruptedly published in said County during a period of seventy-eight consecutive weeks prior to the first publication of this notice, a copy of which is hereto attached.
3. That the notice, of which the annexed is a printed copy, was published in said newspaper 1 time(s) in the regular and entire issue of said paper, and was printed in the newspaper proper, and not in a supplement.

That said notice was published the following:
10/16/2019

Sharon Jessen

STATE OF IDAHO)
County of Canyon)
On this 16th day of October in the year of 2019 before me a Notary Public, personally appeared. Sharon Jessen, known or identified to me to be the person whose name is subscribed to the within instrument, and being by me first duly sworn, declared that the statements therein are true, and acknowledge to me that he/she executed the same.

Colleen R. Nielsen
Notary Public for Idaho
Residing at Canyon County
My Commission expires 06/28/2023

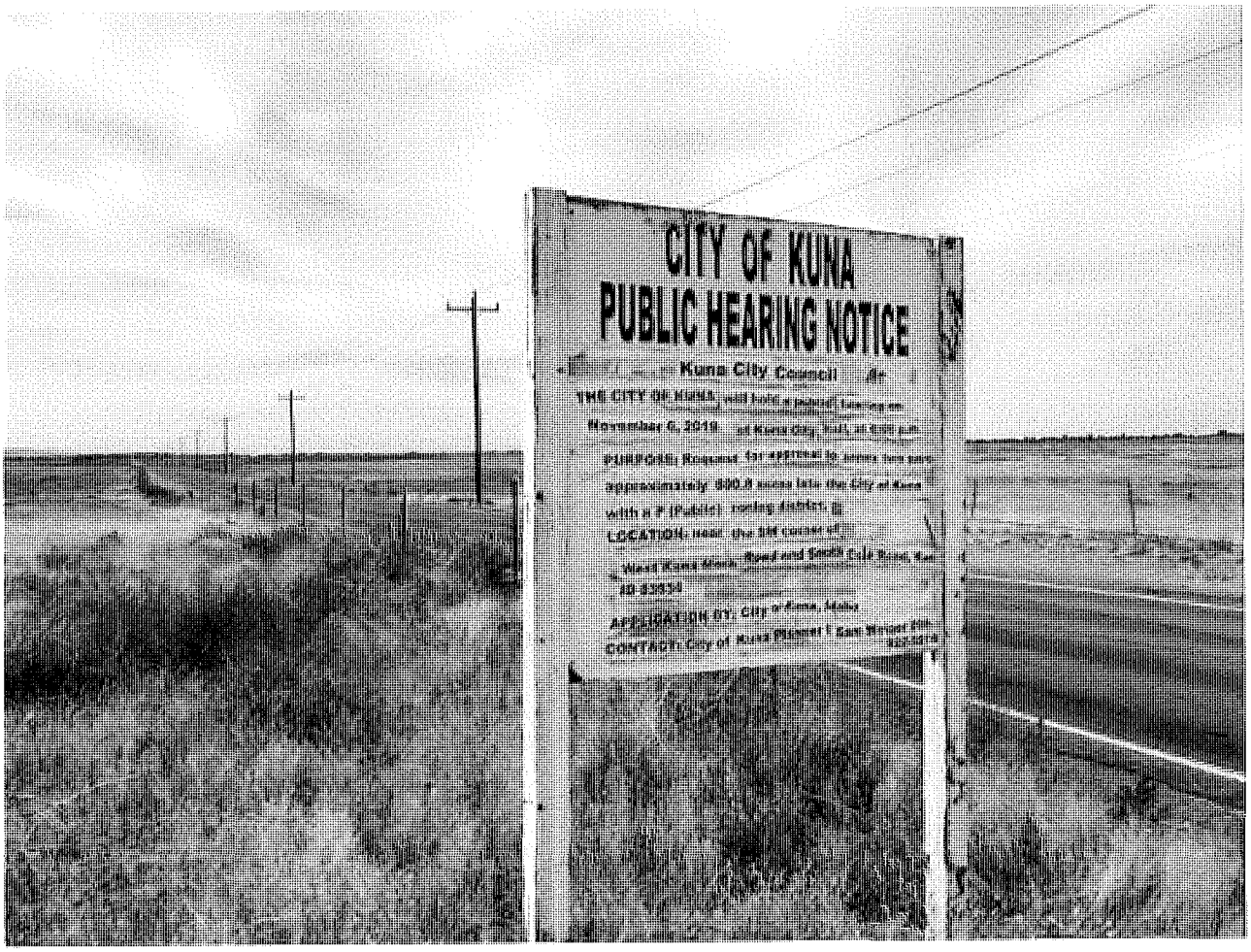
COLLEEN R. NIELSEN NOTARY PUBLIC Comm No. 70215 STATE OF IDAHO

Jace Hellman

From: Sam Weiger
Sent: Thursday, October 17, 2019 2:11 PM
To: Jace Hellman
Subject: FW: Public Meeting Sign

From: Jake Lorentz <jlorentz@kunaid.gov>
Sent: Wednesday, October 16, 2019 3:29 PM
To: Sam Weiger <sweiger@kunaid.gov>
Subject: Public Meeting Sign

Kuna Mora road


CITY OF KUNA
PUBLIC HEARING NOTICE
Kuna City Council
THE CITY OF KUNA, will hold a public hearing on
November 6, 2019
at Kuna City
PURPOSE: Request for
approximately
with a P (Public)
LOCATION:
APPLICATION BY: City of Kuna, Idaho
CONTACT: City of Kuna Planner

Jake Lorentz
City Of Kuna
Recreation Coordinator -CPSI
Phone 208-639-5348
Cell 986-200-3164
Email jlorentz@kunaid.gov

CITY OF KUNA
PLANNING & ZONING COMMISSION

MEETING MINUTES
Tuesday, September 10, 2019

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	N/A	Sam Weiger, Planner I	X
Commissioner John Laraway	X	Doug Hanson, Planner I	X

6:00 pm – COMMISSION MEETING

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

Call to Order and Roll Call

1. **CONSENT AGENDA**
   Meeting Minutes for August 27, 2019.
   Findings of Fact and Conclusions of Law for 19-05-ZC (Rezone), 19-03-S (Preliminary Plat) - Athleta Subdivision
   Findings of Fact and Conclusions of Law for 19-04-ZC (Rezone) – Kuna Rural Fire District

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

2. **NEW BUSINESS**
   19-24-DR (Design Review) & 19-10-SN (Sign) - Capital Educators Federal Credit Union, requests approval of design review for a new approximately 2,805 square-foot CapEd bank with a 709 square-foot drive-thru structure, including landscaping, lighting and a parking lot, within Ashton Estates subdivision No. 1, Lot 1 Block 1, at 1550 North Meridian Road, Kuna, Idaho 83634. (APN# R0539760020).

   Sam Weiger: Chairman, commissioners for the record Sam Weiger, Planner I for the City of Kuna 751 W 4th ST. Capital Educators Federal Credit Union requests approval of design review for a new approximately 2,805 square-foot CapEd bank with a 709 square-foot drive-thru structure, including landscaping, lighting and a parking lot, within Ashton Estates subdivision No. 1, Lot 1 Block 1, at 1550 North Meridian Road, Kuna, Idaho 83634. The applicant indicated after packet submittal that the parking spaces shared with Primary Health were part of a cross-access agreement from the previously approved Ashton Estates preliminary plat application. Therefore, staff would like to remove Condition No. 6 from the proposed conditions of approval. Staff has determined that this application complies with Title 5 of Kuna City Code; Idaho Code; and the Kuna Comprehensive Plan. Staff forwards a recommendation of approval for Case Nos. 19-24-DR & 19-10-SN to the Planning and Zoning Commission. I will now stand for any questions you may have. Jeff Slichter: Jeff Slichter, Slichter Urgin Architecture, 415 South 13th Street, Boise, ID 83702. The CapEd project is very similar to the one on Meridian Road and Overland. There are some minor modifications to this one. It's pretty much the same facility, but there is a little more glass on this one. This is pretty straight-forward, everything is in the packet you received. **C/Young**: I think the building looks good, the materials are appropriate and will work well with the surrounding buildings that are in there. **C/Gealy**: I have no concerns. **C/Hennis**: I like the one that's up on Meridian, it's a nice-looking facility, I was just looking to see where the monument sign was, and it's on the Deer Flat side.

CITY OF KUNA
PLANNING & ZONING COMMISSION

MEETING MINUTES
Tuesday, September 10, 2019

of saying that it can be moved somewhere else, but you didn't put it somewhere else. **C/Young**: For what's going into the north, where's that? **C/Gealy**: I'd like to see a little more space in there. A lighter pathway for pedestrians, bicycles and other parcels on this master plan. What I would like to include in considerations are the transitional lots, some recognition of the Comprehensive Plan Pathways Master Plan. Is there space for bicycles and pedestrians? The bicycle path and pedestrian path is what I'm getting right now. **C/Hennis**: Mr. Applicant, what is the pathway width on that left side? **Josh Beach**: Josh Beach, Konger Group. I think it's about 15 feet. I think the spacing of that common lot, the asphalt portion is five feet. That's what code asked us for. Granted, I think we discussed in the last hearing that we spoke with staff about the master plan, but it did not come up in the pre-application meeting. It did not provide a pathway from Ardell to Indian Creek. We have a sidewalk going through the subdivision to provide access. We've got probably between that and a little wider. That's a recommendation. I asked Commissioner Hennis at the last meeting if they would consider extending that bicycle pathway all the around the subdivision. **C/Hennis**: Although I would agree with you about the pathway, I see how it could be a challenge. **Josh Beach**: Typically, with a pathway, you're required to put some specific landscaping that's on there. **C/Hennis**: You could almost put something on the eastern lot. It's a little lighter, it's about 10 feet over. You could almost bring it over from Ardell, where it is currently down the face on the back side of the neighbor's parking. **C/Gealy**: There is going to be a temporary access through there, right here. **C/Hennis**: You could even bring it down, see this eastern parcel. You could come down here and bring it in through there, so how much wider this lot is compared to the other ones in your drive. If they're willing to increase the pathway, that's something. **C/Hennis**: Did you ever get a dimension on that? **Josh Beach**: There is five foot of asphalt. **C/Hennis**: If they could bump that a little bit and go the paved way. That way, people with bicycles and strollers can pass by. **Josh Beach**: Lot 7 is 58 feet, if we can lose a couple of feet on that. **C/Hennis**: Sometimes we get some vague direction up here, because we don't have a solution. Here, we're trying to get a designated solution to at least give you direction. **C/Hennis**: Do you have any concerns with the DR portion of this, otherwise? **C/Young**: It's so small, it's hard to landscape. All of the landscaping is on the west side of the lot. You have Exhibit C with home designs and landscaping. **C/Hennis**: I just want to make sure, because we have a motion. The pathway would be part of that.

Commissioner Hennis motions to recommend approval of Case Nos. 19-08-AN and 19-04-S with the conditions as outlined in the staff report; With the additional condition that the applicant works with City to present an alternative to some off street parking at the cul-de-sacs to provide additional on-street parking; An additional condition for a wider pathway on the western side between lots two and four, common lot no. 3, preferably with an eight-foot paved pathway to provide for two directions of movement. An additional condition, as suggested by the applicant, on the southern side, lots 2-14 in block 2, to look to remove a lot or two to provide a better transitional area between that and the Crimson Point Subdivision to the south; And an additional condition to go to an R-6, medium density residential zone, as offered by the applicant. Commissioner Laraway seconds, all aye and motion carried 3-0. Commissioner Hennis motions to approve Case No. 19-19-DR with the conditions as stated in the staff report; With an additional condition for block 1, common lot 3, to provide a wider pathway, preferably an eight-foot paved area for access. Commissioner Gealy seconds, all aye and motion carried 3-0.

19-09-AN (Annexation) - The City of Kuna requests to annex two contiguous parcels owned by the Bureau of Land Management into Kuna City Limits with Public (P) zoning districts. The subject sites are located near the southwest corner of West Kuna Mora Road and South Cole Road. (APNs S2101212400 & S2102110000).

Sam Weiger: Chairman, Commissioners, for the record, Sam Weiger, Kuna Planning and Zoning Staff 751 W. 4th St. The application before you this evening is for an annexation approval near the southwest corner of West Kuna Mora Road and South Cole Road. The City of Kuna requests to annex two sites, approximately 600 acres, into Kuna City limits with a Public zoning district. Staff has determined the annexation complies with the goals and policies for Kuna City, Title 5 of the Kuna City Code; Idaho Code; the Comprehensive Plan and the Future Land Use Map; and forwards a recommendation for a recommendation of approval for Case No. 19-09-AN (Annexation) subject to

CITY OF KUNA
PLANNING & ZONING COMMISSION

MEETING MINUTES
Tuesday, September 10, 2019

the conditions of approval. I will now stand for any questions. **C/Laraway**: If this is all BLM land and this is going to be annexed, what about discharging weapons. Farmers, ranchers, hunting, will these be cut off. Commissioner Laraway, I did include an item in the staff report that did address your question. It is in the staff analysis. Page 3 of the staff report. According to Kuna City Code, 10-5-2, it shall be unlawful to discharge a firearm within City limits. Staff has determined that cattle ranchers discharging firearms to defend their property are exempt from this section of code. **C/Laraway**: But that's the property owner. That's a lot of acreage to just shut off. **Sam Weiger**: Based on what I read, it needs to be for some kind of defense. **Wendy Howell**: Everything will stay status quo for the BLM land. The only thing this is doing is providing a pathway to where the industrial park is anticipated to go. **C/Gealy**: Commissioner Laraway has a good point, it is unlawful to discharge firearms within City limits. **Wendy Howell**: If it's annexed, it will be in City limits. I'm looking at the code now. **Sam Weiger**: Both of these parcels will be in the City limits with a public zone district. **C/Gealy**: I do remember the ranchers defending their property against coyotes. This isn't a rancher's house, this is BLM ground for people. They target shoot or hunt. **C/Hennis**: That would be in direct conflict with what the City Code is. **Wendy Howell**: Code says, "It shall be unlawful to discharge a firearm within City limits from a dwelling or vehicle or within any platted or developed subdivision, or in any manner likely to cause damage to the property of another." Thus, this will not be developed land. It will be BLM land. Nor will it be a subdivision. **C/Gealy**: It sounds like we'll be ok. **C/Young**: That opens up the public testimony at 7:37. I don't see anybody signed up to testify, is there anybody here that would like to testify on this application that has not signed in. Seeing none, I will close the public testimony at 7:38. That brings up our discussion. **C/Gealy**: I have no concerns. **C/Young**: It will continue to operate as BLM land.

Commissioner Hennis motions to recommend approval of Case No. 19-09-AN with the conditions as outlined in the staff report; Commissioner Gealy seconds, all aye and motion carried 3-0.

19-02-ZC (Rezone) – Sergey Stadnitsky (owner), is requesting to rezone approximately 5.00 acres from an "A" (Agriculture) to "C-2" (Area Commercial) zoning district classification. The subject site is located at 252 N Meridian Road, Kuna, ID 83634 (APN: S141933450).

Doug Hanson: Good Evening, Mr. Chairman, members of the commission, for the record, Doug Hanson, Kuna Planning and Zoning staff 751 W 4th St, Kuna, ID 83634. The application before the evening is for the rezone for a property located 252 N Meridian Rd from its current classification of Agriculture to Area Commercial. The applicants proposed zoning is compliant with the Comprehensive Plan and the Future land use map, and staff has determined this rezone is compliant with Kuna City Code. With that, I will stand for any questions you may have, thank you! **Yuri Mukah**: Chairman, Members of the Commission, I am Yuri, representing the applicant Sergey Stadnitsky, who couldn't make it for health reasons. We'd like to request the rezoning for approximately five acres to commercial, C-2. We worked with the Economic Development for this area. We are just trying to stay ahead of the curve. Development is moving really quick. **C/Young**: We'll open the public testimony at 7:40. I will close the public testimony at 7:41. This brings up our discussion. All I saw was ITD's request that they finalize the paperwork for the entryway. I just wanted to see if that was part of staff's recommendations or not. **Wendy Howell**: On the ITD response, the applicant has submitted the permit that they are wanting, and as soon as they process it, then they will reissue a letter stating that their concerns.

Commissioner Hennis motions to recommend approval of Case No. 19-02-ZC with the conditions as outlined in the staff report; Commissioner Laraway seconds, all aye and motion carried 3-0.

4. **COMMISSION REPORTS**

5. **ADJOURNMENT**
Commissioner Hennis motions to adjourn; Commissioner Gealy Seconds, all aye and motion carried 3-0.

CITY OF KUNA
PLANNING & ZONING COMMISSION

MEETING MINUTES
Tuesday, September 10, 2019

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 Numbers: 19-02-ZC (Rezone)
Stadnitsky Rezone

Site Location: 252 N. Meridian Road,
Kuna, ID 83634

Planner: Doug Hanson, Planner I

Hearing Date: November 6, 2019

Applicant / Owner: Sergey Stadnitsky
6402 Cherry Ln.
Nampa, ID 83687
208.906.5422
Stadnitsky@yahoo.com

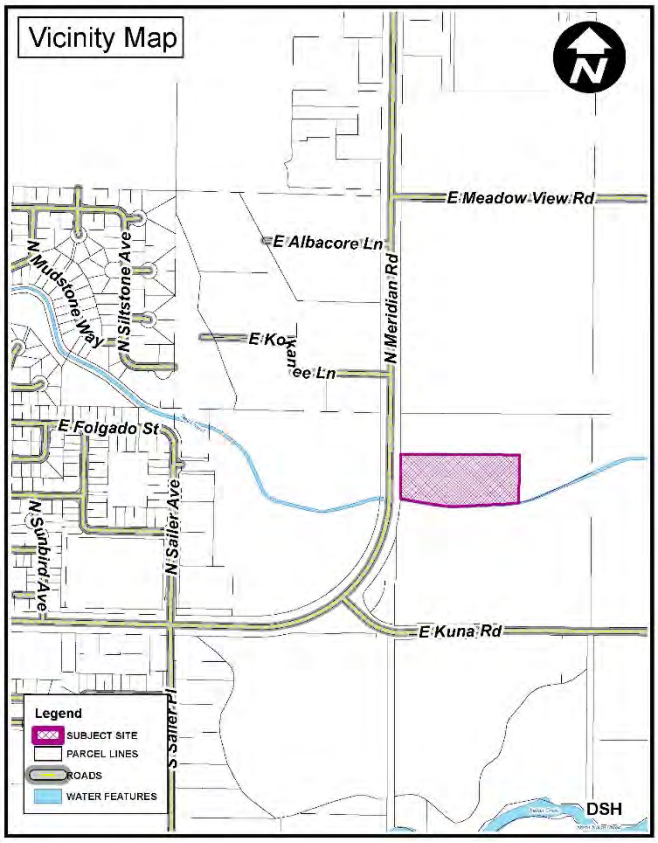


Table of Contents:

A. Process and Noticing
B. Applicants Request
C. Site History
D. General Project Facts
E. Staff Analysis
F. Applicable Standards
G. Proposed Comprehensive Plan Analysis
H. Proposed Kuna City Code Analysis
I. Commission's Recommendation
J. Council's Proposed Order of Decision

A. Process and Noticing:

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

a. Notifications

i.	Neighborhood Meeting	March 23, 2019 (No attendees)
ii.	Agency Comment Request	July 18, 2019, August 14, 2019 (Amended)
iii.	450' Property Owners Notice	October, 10 2019
iv.	Kuna Melba Newspaper	October 16, 2019
v.	Site Posted	October 18, 2019

B. Applicant's Request:

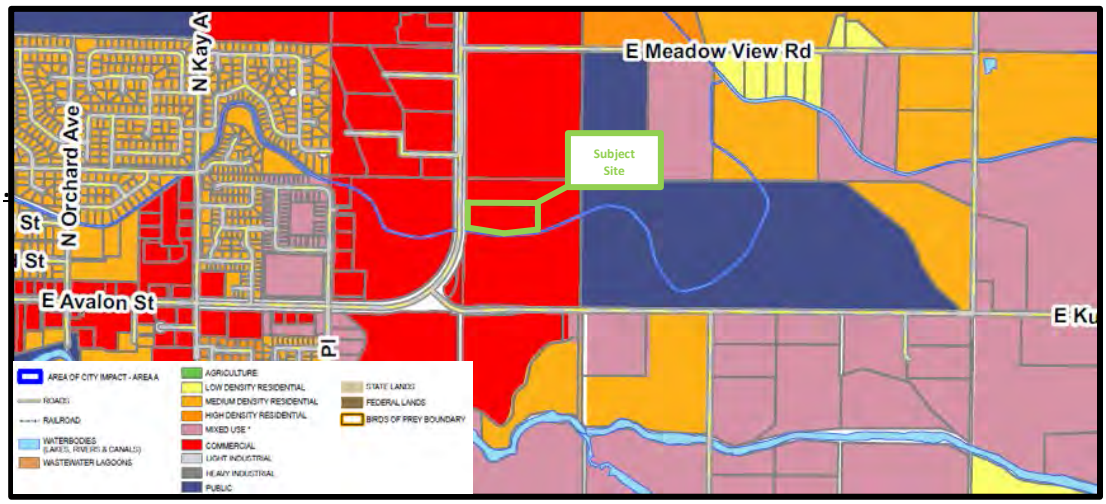
Sergey Stadnitsky (owner), is requesting to rezone approximately 5.00 acres from an "A" (Agriculture) to "C-2" (Area Commercial) zoning district classification. The subject site is located at 252 N Meridian Road, Kuna, ID 83634 (APN: S141933450).

C. Site History:

The site was most recently used as a dog kenneling business, Gem State Kennels. Historically the site has been used as a residence and for farming.

D. General Projects Facts:

1. **Comprehensive Plan Map:** The Future Land Use Map (Comp Plan Map) is intended to serve as a *guide* for the decision-making body for the City. The Future Land Use Map indicates land use designations generally speaking, it is not the actual zone. This site is identified as having a Commercial zoning designation.



2. **Surrounding Land Uses:**

North	C-2	Area Commercial – Kuna City
South	RUT	Rural-Urban Transition – Ada County
East	C-2	Area Commercial – Kuna City
West	C-1	Neighborhood Commercial – Kuna City

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

Property Owner	Parcel Size	Current Zone:	Parcel Numbers
Sergey Stadnitsky	5.00-acres	A (Agriculture)	S1419333450

4. **Services:**

Sanitary Sewer– City of Kuna (future)
Potable Water – City of Kuna (future)
Pressurized Irrigation – City of Kuna (KMIS) (future)
Fire Protection – Kuna Rural Fire District
Police Protection – Kuna Police (Ada County Sheriff's office)
Sanitation Services – J & M Sanitation (future)

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

Currently, the site has a 1,920 square foot, two story residential single-family dwelling with a 240 square foot detached garage and a 3,920 square foot accessory building. Vegetation on site consists of grass and weeds. The site is relatively flat with an estimated average slope of 1% to 1.4%.

6. **Transportation / Connectivity:**

The site is currently accessed via an existing driveway onto Meridian Road.

7. **Environmental Issues:**
   Staff is unaware of any environmental issues surrounding the subject site.

8. **Agency Responses:** The following agency comments are included as exhibits with this case file:
   - Boise Project Board of Control ..... Exhibit B-1
   - Kuna City Engineer ..... Exhibit B-2
   - Idaho Transportation Department ..... Exhibit B-3
   - Kuna Rural Fire District ..... Exhibit B-4

E. Staff Analysis:

The applicant is requesting to rezone approximately 5.00 acres from an "A" (Agriculture) zoning designation to a "C-2" (Area Commercial) zone. There is no development associated with this application. The Comprehensive Plan's Future Land Use Map has identified this parcel as commercial. A rezone, if granted, would not require a comprehensive map amendment. Sergey Stadnitski held a neighborhood meeting with residents within 300 feet of the subject site on March 23, 2019. According to the applicants "Neighborhood Meeting Certification", there were no attendees.

The Idaho Transportation Department may request a Traffic Impact Study at the time of future development on the subject site due to increased traffic movements to the immediate area accompanying a commercial use.

Staff has determined the applicant's rezone request is in compliance with Kuna City Code, Title Five; Idaho Statute § 67-65 and the goals and policies set in Kuna's Comprehensive Plan. Staff forwards a recommendation to the Planning and Zoning Commission to recommend approval to City Council, subject to the conditions of approval listed in section "I" of this report.

F. Applicable Standards:

1. City of Kuna Zoning Ordinance Title 5.
2. City of Kuna Comprehensive Plan.
3. Idaho Code, Title 67, Chapter 65- the Local Land Use Planning Act.

G. Proposed Comprehensive Plan Analysis:

The Kuna City Council may (accept or reject) the Comprehensive Plan components, and has determined the proposed rezone for the site (*is/is not)* consistent with the following Comprehensive Plan components as described below:

Goal Area 1: Kuna will be economically diverse and vibrant.

- Goal 1.A: Ensure Land use in Kuna will support economic development.
  - Objective 1.A.2: Create commercial nodes and corridors that support development of economic opportunities that do not compete with downtown revitalization efforts.
    - Policy 1.A.2.a: Designate commercial land use nodes and corridors at strategic locations such as Meridian Road/Highway 69 and Ten-Mile Road.
    - Policy 1.A.2.d: Designate a sufficient quantity of land on the Future Land Use Map for commercial use.

Goal Area 3: Kuna's Land uses will support a desirable, distinctive and well-designed community.

- Goal 3.A: Ensure community design directs growth and implements sustainable land use patterns.
  - Objective 3.A.1: Use the Future Land Use Map and land use regulations to direct development, encourage complementary and compatible land uses, and achieve good community design.
    - Policy 3.A.1.b: Concentrate commercial and mixed-use areas along main entryway corridors, and reserve areas for low-density residential development, open space, industrial and agricultural uses at Kuna's outer areas and along the rail line.

- Goal 3.G: Respect and protect private property rights.
  - Objective 3.G.1: Ensure land use policies, restrictions, and fees do not violate private property rights.
    - Policy 3.G.1.c: Ensure City land use actions, decisions and regulations do not prevent a private property owner from taking advantage of a fundamental property right. Ensure city actions do not impose a substantial and significant limitation on the use of the property.

H. Proposed Kuna City Code Analysis:

1. This request appears to (*be/not be)* consistent and in compliance with all Kuna City Code (KCC).

   Comment: *The proposed application does (adhere/not adhere) to the applicable requirements of KCC Title 5.*

2. The site (*is/is not)* physically suitable for a commercial zoning designation.

   Comment: *The 5.00-acre parcel is suitable to accommodate a commercial use.*

3. This application (is/is *not)* likely to cause substantial environmental damage or avoidable injury to wildlife or habitat.

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

4. This application (is/is *not*) likely to cause adverse public health problems.

   Comment: *The project will connect to public sewer and potable water systems at the point of future development, therefore eliminating the occurrence of adverse public health problems.*

I. Commission's Recommendation

Based on the facts outlined in staff's report and public testimony as presented, the Planning and Zoning Commission of Kuna, Idaho, hereby recommends approval of Case No. 19-02-ZC (Rezone); a request from Sergey Stadnitsky to rezone approximately 5.00 acres from its current "A" (Agriculture) zoning district to a "C-2" (Area Commercial) zoning district, subject to the following conditions of approval listed in section "J" of this staff memo.

J. Council's Proposed Order of Decision

Based on the facts outlined in the staff's report and public testimony as presented, the City Council of Kuna, Idaho, hereby *(approves/conditionally approves/denies)* Case No. 19-02-ZC *(Rezone);* a request from Sergey Stadnitsky to rezone approximately 5.00 acres from its current "A" (Agriculture) zoning district to a "C-2" (Area Commercial) zoning district, subject to the following conditions of approval:

1. At time of development the applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved 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 all civil plans. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
   c. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties".

d. The Kuna Fire District shall approve fire flow requirements and/or construction plans. Installation of fire protection facilities as required by Kuna Fire District are required.
e. The Kuna Municipal Irrigation District and Boise Project Board of Control shall approve any modifications to the existing irrigation system.
f. Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to *issuance* of any building permit(s).
g. All public rights-of-way shall be dedicated and constructed to standards of the City and Ada County Highway District. No public street construction may commence without the approval and permit from Ada County Highway District.

2. Installation of service facilities at the time of future development shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see KCC 6-4-2-W.
3. Connection to City Services (Sewer, Water, Pressurized Irrigation) is required. At time of development all City services shall be brought to and through the subject property. The applicant shall conform to all corresponding Master Plans.
4. Any future site improvements the property owner shall comply with the provisions set forth in Kuna City Code (KCC).
5. Any site improvements and/or building construction shall be subject to Design Review prior to commencement.
6. 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.
7. Developer/owner/applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
8. Developer/owner/applicant shall comply with all local, state and federal laws.

DATED this 6th day of November, 2019.

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

Planning and Zoning Commission
Proposed Findings of Fact and Conclusions of Law

Based upon the record contained in Case No. 19-02-ZC (Rezone) including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, exhibits, and the testimony during the public hearing, the Kuna Planning and Zoning Commission hereby (*approves/conditionally approves/denies)* the Findings of Fact and Conclusions of Law, and conditions of approval for Case No. 19-02-ZC, a request from Sergey Stadnitsky to rezone approximately 5.00 acres from its current "A" (Agriculture) zoning district to a "C-2" (Area Commercial) zoning district.

1. *Based on the evidence contained in Case No. 19-02-ZC, this proposal does generally comply with the City Code.*

   Staff Finding: *The applicant has submitted a complete application, and following staff review for technical compliance the application appears to be in general compliance with Kuna City Code Title 5.*

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

   Staff Finding: *Neighborhood notices were mailed to residents within 450-ft of the proposed project site on August 15, 2019 and a legal notice was published in the Kuna Melba Newspaper on August 21, 2019. The applicant posted a sign on the property on August 30, 2019.*

3. Based on the evidence contained in Case No. 19-02-ZC, this proposal does generally comply with the Comprehensive Plan.

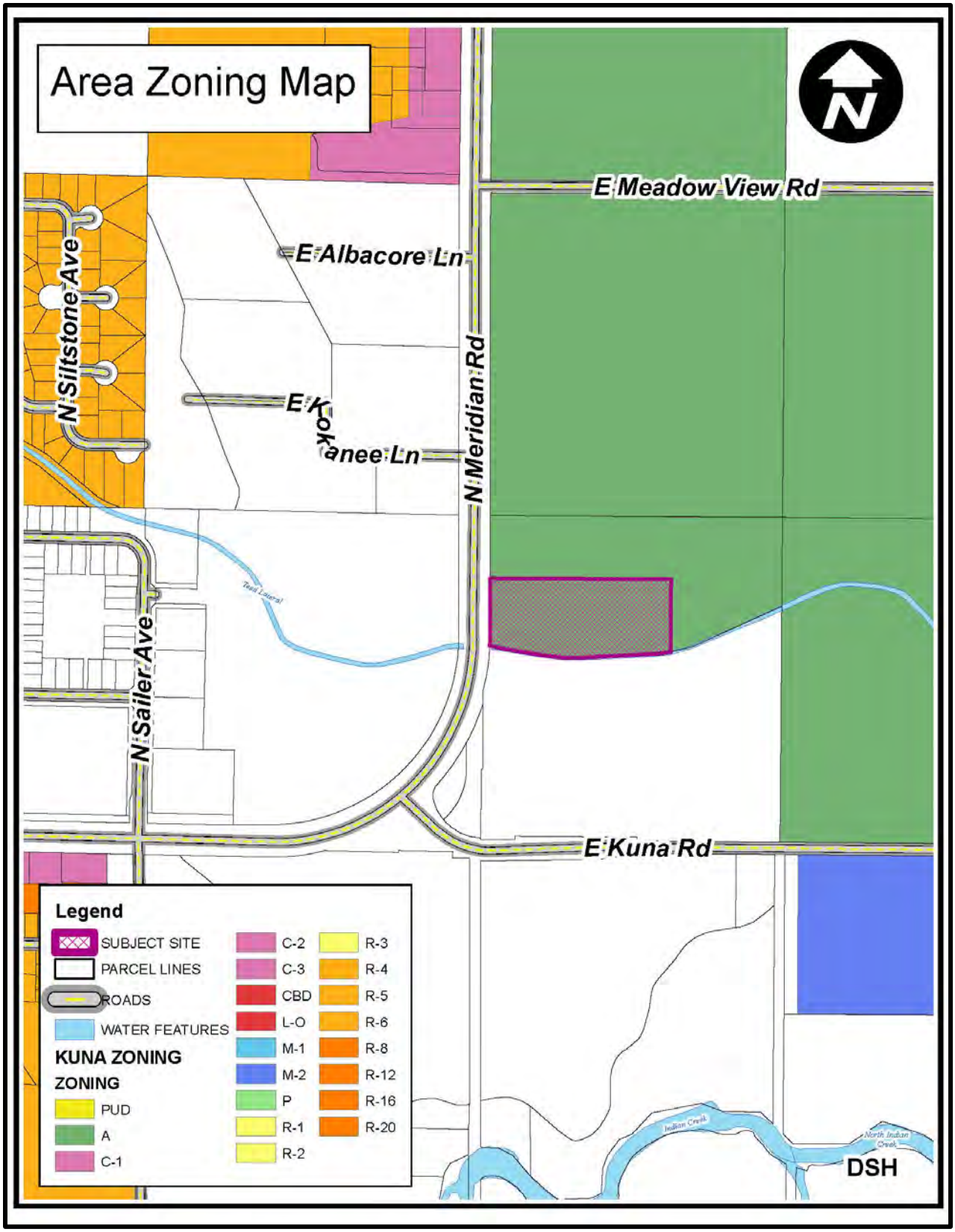
   Staff Finding: *The Comprehensive Plan has listed goals, objectives and policies for ensuring land use that will support economic development.*

4. Based on evidence contained in Case No. 19-02-ZC, this proposal does generally comply with the Future Land Use Map.

   Staff Finding*: The Future Land Use Map identifies the subject site as Commercial. The applicants proposed zoning designation of Commercial is in conformance with the City of Kuna's Future Land Use Map.*

DATED this 10th day of September, 2019.

Aerial Map
N
E Meadow View Rd
E Albacore Ln
N Siltstone Ave
E Kokanee Ln
N Meridian Rd
N Sailer Ave
E Kuna Rd
Legend
Subject Site
ROADS
WATER FEATURES
DSH


Area Zoning Map
N
E Meadow View Rd
E Albacore Ln
E Kokanee Ln
N Siltstone Ave
N Meridian Rd
N Sailer Ave
E Kuna Rd
DSH
Legend
SUBJECT SITE
PARCEL LINES
ROADS
WATER FEATURES
KUNA ZONING
ZONING
PUD
A
C-1
C-2
C-3
CBD
L-O
M-1
M-2
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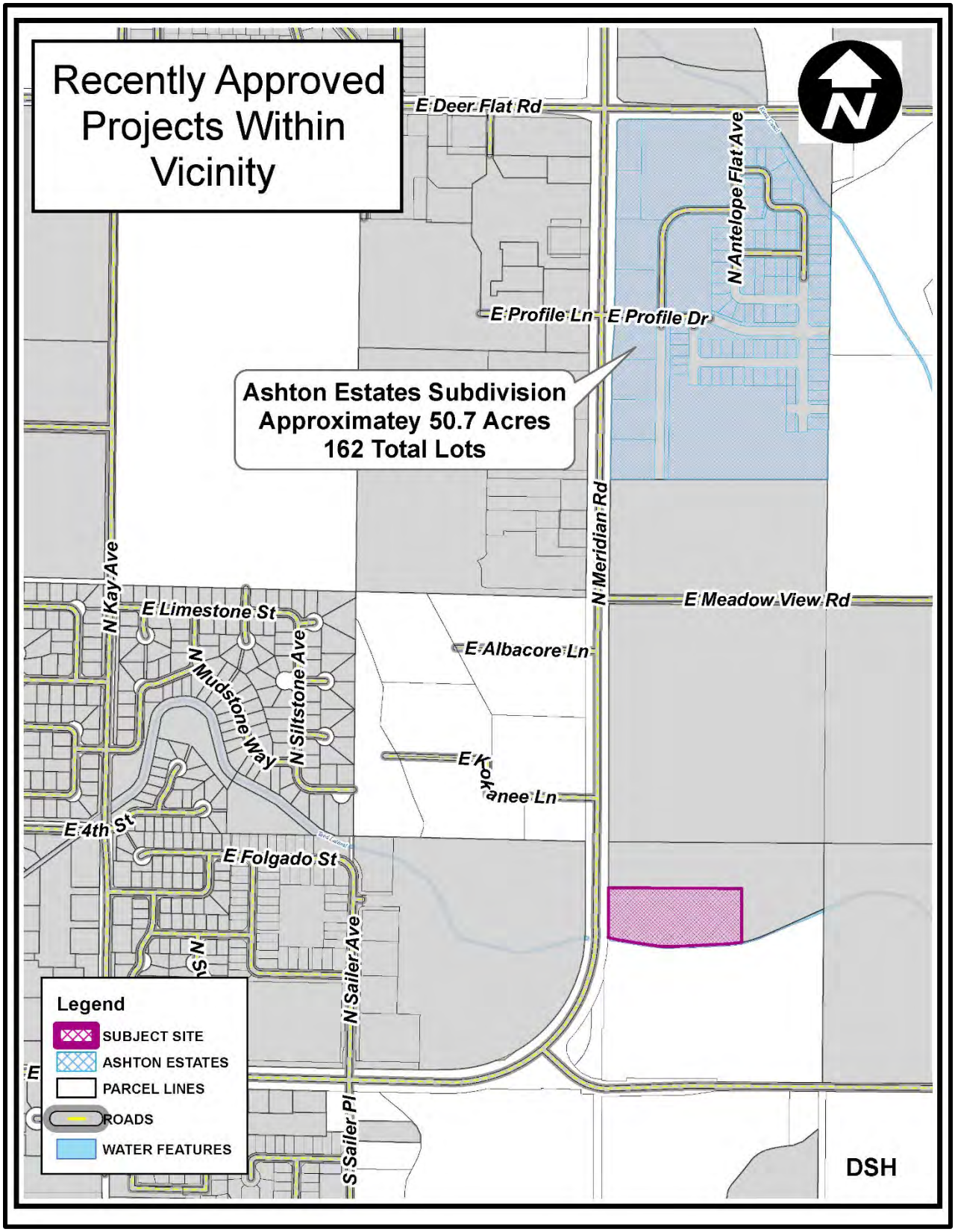
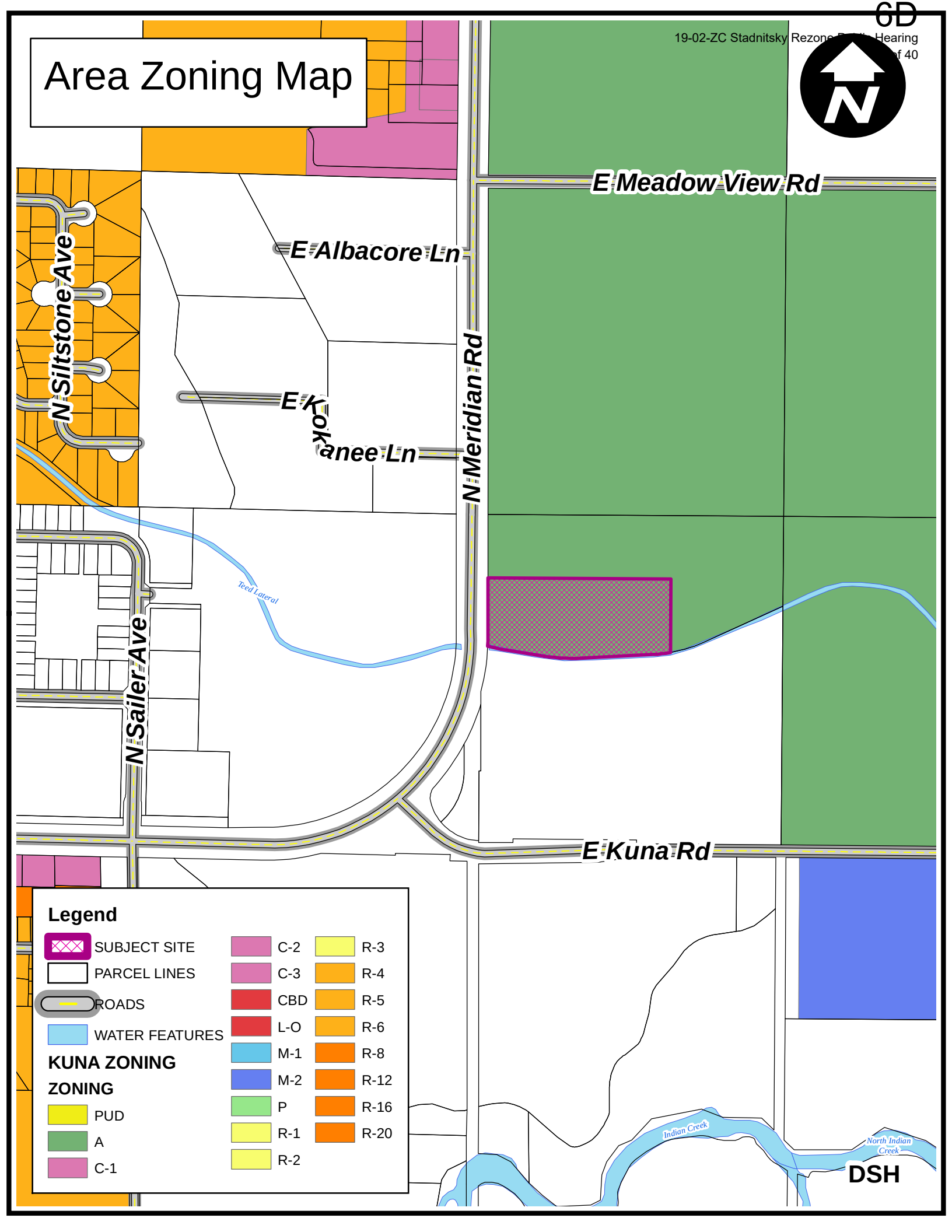
R-1
R-2
R-3
R-4
R-5
R-6
R-8
R-12
R-16
R-20

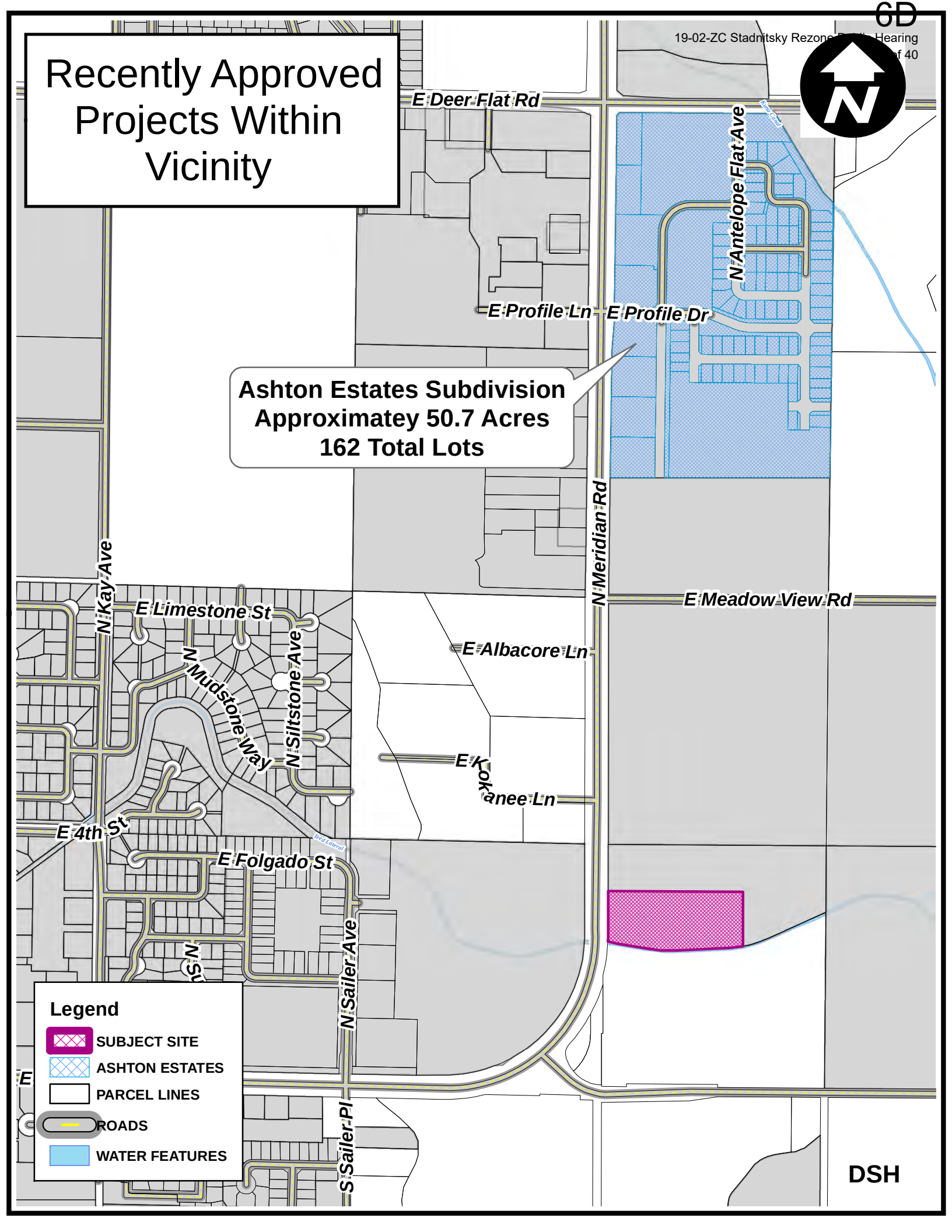

Recently Approved Projects Within Vicinity
E Deer Flat Rd
N Antelope Flat Ave
E Profile Ln
E Profile Dr
Ashton Estates Subdivision
Approximatey 50.7 Acres
162 Total Lots
N Meridian Rd
N Kay Ave
E Limestone St
E Meadow View Rd
E Albacore Ln
N Mudstone Way
N Siltstone Ave
E Kokanee Ln
E 4th St
E Folgado St
N Sailer Ave
S Sailer Pl
Legend
SUBJECT SITE
ASHTON ESTATES
PARCEL LINES
ROADS
WATER FEATURES
DSH

Aerial Map
E Meadow View Rd
E Albacore Ln
N Siltstone Ave
E Kokanee Ln
N Meridian Rd
Teed Lateral
N Sailer Ave
E Kuna Rd
Indian Creek
North Indian Creek
DSH
Legend
Subject Site
ROADS
WATER FEATURES

Area Zoning Map



Recently Approved Projects Within Vicinity



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

Rezone Checklist

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

Project name: Stadnitsky Rezone

Applicant: Sergey Stadnitsky

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

Applicant (√)	Description	Staff (√)
	Completed and signed Commission & Council Review Application.	✓
✓	Letter of Intent indicating reasons for proposed rezone.	✓
✓	Vicinity map drawn to scale, showing the location of the subject property. Map shall contain the following information: Shaded area showing the rezone property, Street names and names of surrounding subdivisions.	✓
	Legal description of the rezone area: Include a metes & bounds description to the section line of all adjacent roadways stamped & signed by a registered professional land surveyor with a calculated closure sheet & a map showing the boundaries of the legal description.	✓
n/a	~~Development Agreement~~ & Development Agreement Checklist	N/A
	Recorded warranty deed for the property.	✓
	Proof of ownership—A copy of your deed and Affidavit of Legal Interest. (All parties involved)	✓
✓	Neighborhood meeting certification (certification & neighborhood meeting list forms shall accompany this application).	✓
	Commitment of Property Posting form signed by the applicant/agent.	✓

Note: Only one copy of the above items need to be submitted when applying for multiple applications.

This application shall not be considered complete (nor will a Public Hearing be set) until staff has received all required information. Once the application is deemed complete, staff will notify the applicant of the scheduled hearing date, fees due, additional copies needed, etc.

Received
05.29.19

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

Commission & Council Review Application

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

*Please submit the appropriate checklist (s) with application

For Office Use Only	
File Number (s)	19-02-ZC
Project name	Stadnitsky Rezone
Date Received	05.29.19
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: Sergey Stadnitsky
Address: 6402 Cherry Ln.
City, State, Zip: Nampa, ID 83687
Phone Number: 208.906.5422
E-Mail: STADNITSKY@YAHOO.COM
Fax #:

Applicant (Developer): Same as owner
Address:
City, State, Zip:
Phone Number:
E-Mail:
Fax #:

Engineer/Representative:
Address:
City, State, Zip:
Phone Number:
E-Mail:
Fax #:

Subject Property Information

Site Address: 252 N. Meridian Rd. Kuna, ID
Site Location (Cross Streets):
Parcel Number (s): S1419333450
Section, Township, Range: ~~A/E~~ SEC. 19 T2N, R1E
Property size : 5.004 AC
Current land use: RESIDENCE & AG/PASTURE
Proposed land use: COMMERCIAL
Current zoning district: AGRIC.
Proposed zoning district: C-G

Exhibit A2a

Project Description

Project / subdivision name: STADNITSKY REZONE
General description of proposed project / request: rezone From A to C-2 (55)

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

Amenities provided with this development (if applicable):

Residential Project Summary (if applicable)

Are there existing buildings? ☐ Yes ☐ No
Please describe the existing buildings:
Any existing buildings to remain? ☐ Yes ☐ No
Number of residential units: Number of building lots:
Number of common and/or other lots:
Type of dwellings proposed:
- ☐ Single-Family
- ☐ Townhouses
- ☐ Duplexes
- ☐ Multi-Family
- ☐ Other

Minimum Square footage of structure (s):
Gross density (DU/acre-total property): Net density (DU/acre-excluding roads):
Percentage of open space provided: Acreage of open space:
Type of open space provided (i.e. landscaping, public, common, etc.):

Non-Residential Project Summary (if applicable)

Number of building lots: Other lots:
Gross floor area square footage: Existing (if applicable):
Hours of operation (days & hours): Building height:
Total number of employees: Max. number of employees at one time:
Number and ages of students/children: Seating capacity:
Fencing type, size & location (proposed or existing to remain):

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

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

Applicant's Signature: Date: 5/29/19

The Letter of Intent.

I, Sergey Stadnitsky Request to rezone my property located at 252 N. Meridian Rd. Kuna, ID to commertial C-1 From Agricultural A.

The purpose acomodate for future commertial use.

Sergey Stadnitsky —

Date — 5/29/19

TitleOne
a title & escrow co.

Order No.: A0654095

WARRANTY DEED

FOR VALUE RECEIVED

STEPHEN J. GUINN, AN UNMARRIED PERSON

The Grantor(s), do(es) hereby grant, bargain sell and convey unto

SERGEY STADNITSKY, JR., A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY

SSTR

whose current address is 522 NEPTUNE DRIVE REDWOOD CITY, CA 94064

MS

the Grantee(s), the following described premises, in Ada County, Idaho, TO WIT:

A parcel of land located in Government Lot 4 in Section 19, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho, lying North of the Teed Lateral, more particularly described as follows:

Commencing at the Northwest corner of said Government Lot 4, the South sixteenth corner, common to Section 19, Township 2 North, Range 1 East, Boise Meridian and Section 24, Township 2 North, Range 1 West, Boise Meridian, marked with a 5/8 inch pin with plastic cap; thence
North 89°49'04" East, a distance of 60.00 feet to a 5/8 inch diameter by 30 inch long rebar with plastic cap on the Easterly side of State Highway 69; thence
South 00°30'25" East, a distance of 250.08 feet to a 1/2 inch diameter by 24 inch long rebar with plastic cap, the REAL POINT OF BEGINNING; thence
North 89°49'04" East a distance of 721.70 feet to a 1/2 inch diameter by 24 inch long rebar with plastic cap; thence
South 00°30'25" East a distance of 290.02 feet to a point at the centerline of the Teed Lateral, said point bearing South 00°30'25" East a distance of 30.00 feet from a 1/2 inch diameter by 24 inch long rebar with plastic cap witness corner on the Northerly 30.00 feet easement line for the Teed Lateral; thence along the centerline of the Teed Lateral 69.91 feet along a curve to the right, said curve having a radius of 549.84 feet, an interior angle of 7°17'05", and a long chord of 69.86 feet with a chord bearing of South 82°49'01" West, to a point; thence continuing along the centerline of the Teed Lateral
South 86°27'32" West a distance of 282.17 feet to a point; thence along the centerline of the Teed Lateral 148.01 feet along curve having a radius of 692.26 feet, an interior angle of 12°15'01", and a long chord of 147.73 feet with a chord bearing North 87°24'57" West to a point; thence continuing along the centerline of the Teed Lateral
North 81°17'27" West a distance of 174.40 feet to a point; thence continuing along the centerline of the Teed Lateral
North 78°50'05" West a distance of 52.78 feet to a point on a curve on the Easterly side of State Highway 69; thence along the Easterly side of State Highway 69 38.07 feet along a curve to the left, said curve having a radius of 883.51 feet, an interior angle of 2°28'07", and a long chord of 38.07 feet with a chord bearing of North 00°43'38" East to a 1/2 inch diameter by 24 inch long rebar with plastic cap; thence continuing along the Easterly side of State Highway 69
North 00°30'25" West a distance of 232.54 feet to a 1/2 inch diameter by 24 inch long rebar with plastic cap, the REAL POINT OF BEGINNING.

received
5.29.19

City of Kuna
AFFIDAVIT OF LEGAL INTEREST

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

State of Idaho)
)
County of Ada)

I, Sergey Stadnitsky (Name), 6402 Cherry Ln. (Address)
Mampa (City), ID (State), 83687 (Zip Code)

being first duly sworn upon oath, depose and say:

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

A. That I am the record owner of the property described on the attached, and I grant my permission to _____ (Name) _____ (Address) to submit the accompanying application pertaining to that property.

B. I agree to indemnify, defend and hold City of Kuna and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.

C. I hereby grant permission to the City of Kuna staff to enter the subject property for the purpose of site inspections related to processing said application(s),

Dated this 19th day of April, 20 19

_____
Signature

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

_____
Notary Public for Idaho

Residing at: Canyon County

My commission expires: 10/12/2022

STATE OF IDAHO NOTARY PUBLIC CARLOS G. SIMON GARCES Comm No. 66623 My Commission Expires 10/12/2022

received
5.29.19

Neighborhood Meeting Certification

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

GENERAL INFORMATION:

You must conduct a neighborhood meeting prior to application for variance, conditional use, zoning ordinance map amendment, expansion or extension of a nonconforming use, and/or a subdivision. Please see Section 5-1A-2 of the Kuna City Code or ask one of our planners for more information on neighborhood meetings.

The meeting must be held either on a weekend between 10 a.m. and 7 p.m., or a weekday between 6 p.m. and 8 p.m. Meetings cannot be conducted on holidays, holiday weekends, or the day before or after a holiday or holiday weekend. The meeting must be held at one of the following locations:

- The Subject Property;
- The nearest available public meeting place (Examples include fire stations, libraries and community centers);
- An office space within a 1-mile radius of the subject property.

The meeting cannot take place more than 2 months prior to acceptance of the application and the application will not be accepted before the neighborhood meeting is conducted. You are required to send written notification of your meeting, allowing a reasonable amount of time before your meeting for property owners to plan to attend. Contacting and/or meeting individually with residents will not fulfill Neighborhood Meeting requirements.

You may request a list of the people you need to invite to the neighborhood meeting from our department. This list includes property owners within 300 feet of the subject property. Once you have held your neighborhood meeting, please complete this certification form and include it with your application.

Please Note: The neighborhood meeting must be conducted in one location for attendance by all neighboring residents. Contacting and/or meeting individually with residents does not comply with the neighborhood meeting requirements.

Please include a copy of the sign-in sheet for your neighborhood meeting, so we have written record of who attended your meeting and the letter of intent sent to each recipient. In addition, provide any concerns that may have been addressed by individuals that attended the meeting.

Description of proposed project: 252 N. Meridian Rd. Kuna, ID - Rezoning

Date and time of neighborhood meeting: 3-23-19 from 12:30pm to 1:00 pm

Location of neighborhood meeting: Kuna City Library at 457 N. Locust St.

SITE INFORMATION:

Location: Quarter: 4 Section: 19 Township: 2N Range: 1E Total Acres: 5.004

Subdivision Name: 2N 1E 19 Lot: Block:

Site Address: 252 N. Meridian Rd Kuna, ID 83634 Tax Parcel Number(s): S1419333450

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

CURRENT PROPERTY OWNER:

Name: SERGEY STADNITSKY

Address: 6402 Cherry Ln. City: Nampa State: ID Zip: 83687

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

Name: SERGEY STADNITSKY Business (if applicable):

Address: 1200 N. Main St. #643 City: Meridian State: ID Zip: 83642

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	252 N. Meridian Rd. Kuna - Rezoning from A to C-1
Subdivision (Sketch Plat and/or Prelim. Plat)	
Special Use	
Variance	
Expansion of Extension of a Nonconforming Use	
Zoning Ordinance Map Amendment	

APPLICANT:

Name: Sergey Stadnitsky

Address: 6402 Cherry Ln.

City: Nampa State: ID Zip: 83687

Telephone: 208.906.5422 Fax:

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

Signature: (Applicant) Date 3-23-19

SIGN IN SHEET

PROJECT NAME: 252 N. Meridian Rd. Rezoning

Date: 3-23-19

	Name	Address	Zip	Phone
1				
2				
3				
4				
5				
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28				
29				
30				

NEIGHBORHOOD MEETING MINUTES

Meeting Date: 3-23-19 Number of Attendees: _____

Meeting Location: Kuna City Library
457 N. Locust St. Kuna, ID

Description of Project Presented:

252 N. Meridian Rd. Kuna property rezoning from A to C-1

Attendee's comments:

I hereby certify that the above information is complete and correct to the best of by knowledge.

SERGEY STADNITSKY
Printed Name

Signature

3-23-19
Date

March 09, 2019

INVITATION TO NEIGHBORHOOD MEETING

RE: Rezoning

Dear Neighbor:

You are invited to attend a neighborhood meeting on March 23, 2019 from 12:30 pm to 1:00 pm at the Kuna City Library located at 457 N. Locust St.
This meeting is to discuss rezoning of the property located at 252 N. Meridian Rd.

Should you be unable to attend and have questions or concerns, please call Sergey Stadnitsky 906.5422

Thank you and I look forward to discussing this project with you.

Sincerely,

Sergey Stadnitsky
Property owner

Neighborhood Meeting List Request

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

GENERAL INFORMATION:

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

According to Kuna City Code, the meeting must be held either on a weekend between 10 a.m. and 7 p.m., or a weekday between 6 p.m. and 8 p.m. Meetings cannot be conducted on holidays, holiday weekends, or the day before or after a holiday or holiday weekend. The meeting must be held at one of the following locations:

- The Subject Property;
- The nearest available public meeting place (Examples include fire stations, libraries and community centers);
- An office space within a 1-mile radius of the subject property.

The meeting cannot take place more than 6 months prior to acceptance of the application and the application will not be accepted before the neighborhood meeting is conducted. You are required to send written notification of your meeting, allowing a reasonable amount of time before your meeting for property owners to plan to attend. **Please fill out the supplied certification form and include it with your application so we have written record of your meeting.** Contacting and/or meeting individually with residents will not fulfill Neighborhood Meeting requirements.

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

PROPOSED USE:

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

APPLICATION TYPE	BRIEF DESCRIPTION
☐ Subdivision (Sketch Plat and/or Prelim. Plat)	REZONING FROM A TO C-1
☐ Conditional Use	
☐ Variance	
☐ Expansion of Extension of a Nonconforming Use	
☒ Zoning Ordinance Map Amendment	

SITE INFORMATION:

Location: Quarter: 4 Section: 19 Township: 2N Range: 1E Total Acres: 5.004

Subdivision Name: 2N 1E 19 Lot(s): _____ Block(s): _____

Site Address: 252 N MERIDIAN RD. KUNA, ID 83634 Tax Parcel Number(s): S1419333450

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

CURRENT PROPERTY OWNER:

Name: SERGEY STADNITSKY

Address: 6402 CHERRY LN. City: NAMPA State: ID Zip: 83687

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

Name: SERGEY STADNITSKY Business (if applicable): _____

Address: 1200 N. Main St. #643 City: Meridian State: ID Zip: 83642

Fax: _____ Phone: _____ Cell: 208.906.5422

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

PRIMOWNER	SECOWNER	ADDCONCAT	STATCONCAT
LOCK-N-ROLL SELF STORAGE LLC		360 N MERIDIAN RD	KUNA, ID 83634-0000
WANNER-BUCKNER PARTNERSHIP		1056 W SHEARWATER LN	EAGLE, ID 83616-0000
BLACK CREEK LTD PARTNERSHIP		PO BOX 690	MERIDIAN, ID 83680-0690
BLACK CREEK LTD PARTNERSHIP		PO BOX 690	MERIDIAN, ID 83680-0690
STADNITSKY SERGEY JR		6402 E CHERRY LN	NAMPA, ID 83687-0000
YOUNG JAY L JR	YOUNG DONNA	399 N MERIDIAN RD	KUNA, ID 83634-0000
BLACK CREEK LTD PARTNERSHIP		PO BOX 690	MERIDIAN, ID 83680-0690

City of Kuna
COMMITMENT TO PROPERTY POSTING

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

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

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

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

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

Applicant/agent signature

5/29/19
Date

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

City of Kuna
Planning & Zoning Department

Agency Transmittal (Amended)

August 14, 2019

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

FILE NUMBER:	19-02-ZC, (Rezone) – Stadnitsky, Sergey.
PROJECT DESCRIPTION	Applicant requests approval to rezone approximately 5.00 ac. in Kuna City from the current Ag. (Agriculture) zone to the C-2 (Area Commercial) zone. The request conforms to the Comp Plan Map.
SITE LOCATION	The NEC Meridian and Kuna Roads, Kuna, Idaho 83634.
REPRESENTATIVE	*Sergey Stadnitsky* 6402 N. Cherry Lane Nampa, ID 83687 208.906.5422
SCHEDULED HEARING DATE	Tuesday, **September 10, 2019.** 6:00 P.M.
STAFF CONTACT	Troy Behunin Tbehunin@KunaId.Gov Phone**:** 922.5274 Fax**:** 922.5989

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

CLINTON C. PLINE
CHAIRMAN OF THE BOARD

RON PLATT
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

19 July 2019

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

RE: Sergey Stadnitsky
NEC Meridian and Kuna Rds. **19-02-ZC**
Boise-Kuna Irrigation District BK-198 B
Teed Lateral 47+40
Sec. 19, T2N, R1E, BM.

Troy Behunin, Planner:

The United States' Teed Lateral lies within the boundary of the above-mentioned location. The easement for this canal is held in the name of the United States through the Bureau of Reclamation under the authority of the Act of August 30, 1890. (26 Stat. 391; 43 U.S.C. 945)

The Boise Project Board of Control is contracted to operate and maintain this canal. We assert the federal easement 30 feet north and 20 feet south of the canal's centerline. Whereas this area is for the operation and maintenance of our facility, no activity should hinder our ability to do so.

The Boise Project does not approve of landscaping (other than grass or gravel) within its easements and they must remain flat drivable surfaces as to not hinder our maintenance.

Fencing / pathways, if required, must be constructed just off the canal easement, to ensure public safety and prevent encroachments.

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

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

The construction of any roadway crossings must be conducted only during the non-irrigation season when the canal is dewatered. In any case no work shall take place within the easement before the proper crossing agreements have been secured through the Bureau of Reclamation and the Boise Project Board of Control.

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

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

The piping and relocation of any Lateral, Canal and/or Drain must be reviewed and approved by the Project and is (to include all appurtenant boxes and/or structures) and must be warranted by the landowner for a period of (5) five-years. The Warrantee Agreement must be secured prior to ANY disturbance of that facility.

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

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

NO DISCHARGE into any live irrigation system is permitted.

Local irrigation/drainage ditches that cross this property, in order to serve neighboring properties, must remain unobstructed and protected by an appropriate easement.

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

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

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

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

Future preliminary and final plats must call out the Project easements and the plats must also note, which lots have surface irrigation water rights and which lots do not.

We request a copy of the recorded final plat and/or record of survey (to include instrument, book and page numbers) be sent to the Boise Project Board of Control so we may track this project to closure.

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, BPBC

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

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

REZONE REVIEW MEMORANDUM

Date: **30 July 2019**

From: **Paul A. Stevens, P.E.**

To: **Wendy Howell, Planning and Zoning Director**

RE: **Stadnitsky Rezone 19-02-ZC**

The Stadnitsky Rezone 19-02-ZC dated May 29, 2019 has been reviewed. No preliminary plat was provided. The following narrative is limited to the rezone request. A discussion regarding the availability of city utility services (pressurized irrigation, sewer, & water) will accompany the preliminary plat when submitted.

1. General

a) With the addition of this property into the corporate limits of Kuna and its potential connection to pressurized irrigation, sewer, and water utilities, this property will be placing demand on constructed facilities and on water rights provided by others. It is expected that this property transfer to the City, at time of connection, all conveyable water rights by deed and "Change of Ownership" form from IDWR.

b) A plan approval letter will be required if this project affects any local irrigation districts or its facilities.

c) The City reserves the right of prior approval to all agreements involving the applicant, successors & assigns and the irrigation or drainage district related to the property of this application and any attempt to abandon surface water rights.

d) *Neighborhood commercial district (C-1):* The purpose of the C-1 district is to accommodate a wide variety of low impact commercial activities to meet the daily needs of nearby neighborhood residents.

e) Commercial use of this property will increase traffic movements and density in the immediate area. Meridian Road (Highway 69) will be impacted.

2. Property Description

a) The applicant provided a metes and bounds property description (legal description) as recorded on a Quitclaim Deed of the subject parcel. The legal description pertains to the gross area and the property boundary. No subdivision has been presented.

b) A vicinity map and an aerial photo were also provided.

3. Recommendation

a. Approve rezone

b. Development must follow all City of Kuna development requirements in effect at the time of development.

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 28, 2019

Doug Hanson
City of Kuna, Planning and Zoning Department
P.O. Box 13
Kuna, ID 83634

VIA EMAIL

Development Application	**19-02-ZC**
Project Name	**REZONE STADNITSKY**
Project Location	Northeast corner of SH-69 and Kuna Road (Kuna Curve), east of SH-69 milepost 2.30
Project Description	Rezone from Agricultural to C-1 (Neighborhood Commercial) zone.
Applicant	Sergey Stadnitsky

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

1. This project abuts the State Highway system.

2. This approach has not been properly documented with an ITD permit. Applicant will need to submit an ITD Right-of-Way Encroachment Application and Permit – Approaches or Public Streets in order to have it properly documented as an existing nonconforming approach for the current use of the parcel. This application can be found on the ITD website at www.itd.idaho.gov by selecting "click for more topics" in the purple Business box, then selecting "Form Finder" from the drop down menu, and finally scrolling down to form number 2109 and clicking on the blue number. For assistance please contact Shona Tonkin at (208) 334-8341 or Shona.Tonkin@itd.idaho.gov. Connection to or modification of an existing access to the State Highway system will require a permit from ITD. Once permitted, should the use of the parcel change causing any increase in trip generation, or the parcel be split, property owner will need to re-apply for access at that time.

Your Safety • Your Mobility
Your Economic Opportunity

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

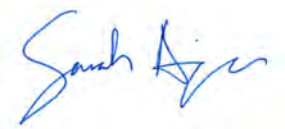
3. Future development of this parcel will require submittal of trip generations to ITD, and may require a Traffic Impact Study (TIS). ITD reserves the right to make further comments upon review of any additionally submitted documents.

4. ITD objects to the proposed application due to access concerns as noted in item 2.

5. Once the appropriate ITD permit has been approved and obtained for the current existing use, ITD will withdraw any objection to the proposed application.

If you have any questions, you may contact Ken Couch at (208) 332-7190 or me at (208) 334-8338.

Sincerely,



Sarah Arjona
Development Services Coordinator
Sarah.Arjona@itd.idaho.gov

Doug Hanson

From: Phil Roberts <proberts@kunafire.com>
Sent: Wednesday, August 14, 2019 12:17 PM
To: Doug Hanson; Paul Stevens; Bob Bachman; planningreview@achdidaho.org; lbadigia@cdhd.idaho.gov
Subject: RE: 19-02-ZC Stadnitsky Rezone Amendment

I have no concerns with the re-zone application for this site.

PWR

Phil Roberts
Fire Chief
Kuna Rural Fire District
208-922-1144 Ext 108
208-922-1982 Fax
208-870-3057 Cell

From: Doug Hanson <dhanson@kunaid.gov>
Sent: Wednesday, August 14, 2019 11:55 AM
To: Paul Stevens <PStevens@kunaid.gov>; Bob Bachman <bbachman@kunaid.gov>; planningreview@achdidaho.org; Phil Roberts <proberts@kunafire.com>; lbadigia@cdhd.idaho.gov
Subject: 19-02-ZC Stadnitsky Rezone Amendment

There has been an amendment to the Sergey Stadnitsky rezone application. Please provide any comments by September 3rd.

Agency Transmittal (Amended)

August 14, 2019

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

FILE NUMBER:	19-02-ZC, (Rezone) – Stadnitsky, Sergey.
PROJECT DESCRIPTION	Applicant requests approval to rezone approximately 5.00 ac. in Kuna City from the current Ag. (Agriculture) zone to the C-2 (Area Commercial) zone. The request conforms to the Comp Plan Map.
SITE LOCATION	The NEC Meridian and Kuna Roads, Kuna, Idaho 83634.

IDAHO PRESS-TRIBUNE
EMMETT MERIDIAN KUNA BOISE WKLY
C/O ISJ PAYMENT PROCESSING CENTER
PO BOX 1570
POCATELLO ID 83204
(208)467-9251
Fax (208)475-2321

ORDER CONFIRMATION

Salesperson: LEGALS — Printed at 10/10/19 09:24 by sje14

Acct #: 345222 — Ad #: 1954722 — Status: New CHOLD

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

Start: 10/16/2019 — Stop: 10/16/2019
Times Ord: 1 — Times Run: ***
LEG 1.00 X 60.00 — Words: 245
Total LEG 60.00
Class: 0006 GOVERNMENT NOTICES
Rate: LG — Cost: 49.40
Affidavits: 1

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

Ad Descrpt: PH 11/6/2019 - 19-02-ZC
Given by: DOUG HANSON
P.O. #: 9168
Created: sje14 10/10/19 09:10
Last Changed: sje14 10/10/19 09:24

PUB	ZONE	EDT	TP	RUN DATES
KMN	A	96	S	10/16

AUTHORIZATION

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

DOUGLAS HANSON
Name (print or type)

Name (signature)

(CONTINUED ON NEXT PAGE)

IDAHO PRESS-TRIBUNE
EMMETT MERIDIAN KUNA BOISE WKLY
C/O ISJ PAYMENT PROCESSING CENTER
PO BOX 1570
POCATELLO ID 83204
(208)467-9251
Fax (208)475-2321

ORDER CONFIRMATION (CONTINUED)

Salesperson: LEGALS Printed at 10/10/19 09:24 by sje14

Acct #: 345222 Ad #: 1954722 Status: New CHOLD CH

LEGAL NOTICE

Case # 19-02-ZC (Rezone)

NOTICE IS HEREBY GIVEN, the Kuna Planning and City Council will hold a public hearing, Wednesday November 6, 2019, at 6:00 pm, or as soon as can be heard at Kuna City Hall, 751 W. 4th Street, Kuna, ID; in connection with a request from Sergey Stadnitsky to **Rezone (ZC)** approximately 5.004 acres from A, (Agriculture) to C-2 (Area Commercial), zone. This parcel is located at 252 North Meridian Road, Kuna, Idaho (APN #: S1419333450) in Section 19, Township 2 North, Range 1 East.

The public is invited to present written or oral comments. Written testimony received by the close of business on **October 30, 2019** will be included in the packets distributed to the governing body. Late submissions (must include eight (8) copies) will be presented to the governing body at the time of the hearing. Please mail written comments to PO Box 13, Kuna, ID 83634, or drop them off at City Hall: 751 West 4th Street, Kuna, ID.

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

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

Kuna Planning & Zoning Department

October 16, 2019 1954722

received
10.22.19

City of Kuna
PROOF OF PROPERTY POSTING

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

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

This notice shall confirm that the Public Hearing Notice for KUNA CITY COUNCIL (**NAME OF SUBDIVISION OR ADDRESS**) was posted as required per Kuna City Ordinance 5-1A-8. Sign posted FRIDAY OCT. 18 2019 (**DAY OF THE WEEK, MONTH, DATE AND YEAR**). *This form is required to be returned three (3) calendar days subsequent to posting and signs are to be removed from the site three (3) calendar days after the hearing.*

DATED *this* 22 *day of* OCTOBER, 2019.

Signature,

Owner/Developer

STATE OF IDAHO)
): ss
County of ADA)

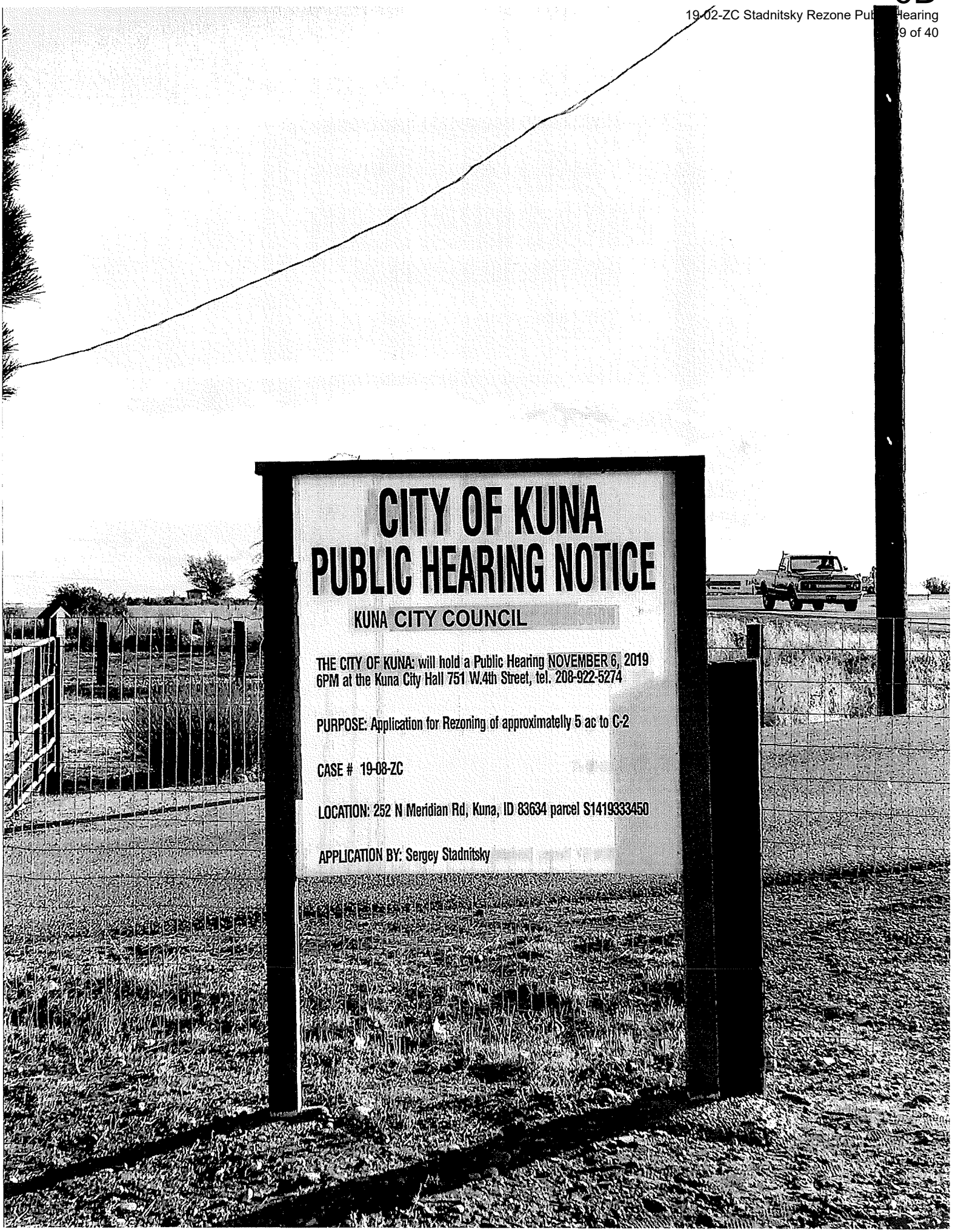
On this 22ND *day of* OCTOBER, 2019, *before me the undersigned, a Notary Public in and for said State, personally appeared before me (Owner, Developer).*

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
Residing at MERIDIAN, IDAHO

Commission Expires 02/10/2020

ERICH HARFMANN
NOTARY PUBLIC - STATE OF IDAHO
COMMISSION NUMBER 63058
MY COMMISSION EXPIRES 2-10-2020


CITY OF KUNA
PUBLIC HEARING NOTICE
KUNA CITY COUNCIL
THE CITY OF KUNA: will hold a Public Hearing NOVEMBER 6, 2019
6PM at the Kuna City Hall 751 W.4th Street, tel. 208-922-5274
PURPOSE: Application for Rezoning of approximatelly 5 ac to C-2
CASE # 19-08-ZC
LOCATION: 252 N Meridian Rd, Kuna, ID 83634 parcel S1419333450
APPLICATION BY: Sergey Stadnitsky

CITY OF KUNA
PUBLIC HEARING NOTICE
KUNA CITY COUNCIL
THE CITY OF KUNA will hold a Public Hearing NOVEMBER 6, 2019
6PM at the Kuna City Hall 751 W.4th Street, tel. 208-922-5274
PURPOSE: Application for Rezoning of approximately 5 ac to C-2
CASE # 19-06-ZC
LOCATION: 252 N Meridian Rd, Kuna, ID 83634 parcel S1419333450
APPLICATION BY: Sergey Stadnitsky

RESOLUTION NO. R79-2019
CITY OF KUNA, IDAHO

CITY PARKS AND CITY PUBLIC PROPERTY FEES
AMENDING & REFORMING FEE SCHEDULE

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AMENDING AND REFORMING FEES FOR CITY PARKS AND CITY PUBLIC PROPERTY FEES, ISSUED BY THE CITY OF KUNA, IDAHO AND SET IN RESOLUTION NO. R85-2018, TO ESTABLISH RENTAL FEES FOR EIGHT (8) FOOT FOLDING TABLES AND FOLDING CHAIRS FOR EVENTS THAT OCCUR ON CITY PROPERTY AND PROVIDE AN EFFECTIVE DATE.

WHEREAS, Kuna City Code Title 7, Chapter 3, Section 11, provides the City Council with the authority to establish user fees for the rental of its city parks and city public property; and

WHEREAS, the City Council approved R85-2018 on November 20, 2018 to raise certain City Parks and City Public Property Fees to cover rising costs, add discount eligibility, add new amenities, add reservation time frames, and add a reservation deadline, which Resolution is herein amended and reformed; and

WHEREAS, the City of Kuna purchased eight (8) foot folding tables on August 23, 2019 and folding chairs on July 16, 2019 and provides said tables and chairs for the public to rent.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF KUNA, Ada County, Idaho, as follows:

Section 1: The Kuna City Council hereby amends and reforms the City Parks and City Public Property Fee Schedule as set forth in Exhibit "A" attached hereto and incorporated herein by reference.

Section 2: This resolution shall take effect and be in force from and after its passage and approval.

PASSED BY THE COUNCIL of Kuna this 6th day of November, 2019.

APPROVED BY THE MAYOR of Kuna this 6th day of November, 2019.

_____
Joe L. Stear, Mayor

ATTEST:

_____
Chris Engels, City Clerk

EXHIBIT A TO RESOLUTION R79-2019
CITY OF KUNA
Fees for Rental of City Parks, Public Property and After Hours Permits
EFFECTIVE _____

Note:

- All rates are based on the following time blocks 9:00 am – 1:00 pm, 1:30pm -5:30 pm, or 6:00 pm-dusk. Any after dusk reservations will require an after-hours permit. Electricity is an additional fee.
- A 30% discount will be given upon proof of status to the following; current military and veterans (military ID), non-profit organizations (after verification of 501c3 status), public schools, and senior citizens (age 65 and older).
- Discounts with Parks and Recreation Director's Discretion.
- Rates will increase depending on group size and additional amenities to include electricity and volleyball nets.
- Reservations to be made 7 or more days prior or they will be assessed a 10% late fee.
- Special Events may have additional charges or higher fees.
- Rentals are first come, first serve.

FACILITY **FEES**

Bernie Fisher Park

	Number of People	0-25	26-50	51-100	101+	Minimum Rate Per Block	Maximum Rate Per Block
Bandshell* (10 Tables)	Max Capacity 200	$30	$40	$60	$110	$30	$110
*Electricity (Bandshell only)	Per Time Block	$10	$10	$10	$10	$10	$10
Gazebo (5 Tables)	Max Capacity 100	$20	$30	$50	N/A	$20	$50
Horseshoe Pits (Exclusive)	Both Pits	N/A	N/A	N/A	N/A	$15 Per 2 Hours	$15 Per 2 Hours

Greenbelt

	Number of People	0-25	26-50	51-100	Minimum Rate Per Block	Maximum Rate Per Block
Table Rental Location East Side Near Restroom *	Max Capacity 100	$20 5 Tables	$30 10 Tables	$50 15 Tables	$20	$50
*Electricity (East Side only)	Per Time Block	$10	$10	$10	$10	$10
Sand Volleyball Court (Exclusive)	*	N/A	N/A	N/A	$15 Per 2 Hours	$15 Per 2 Hours
Horseshoe Pits (Exclusive)	Per 2 Pits $5 Extra for Additional 2 Pits	N/A	N/A	N/A	$15 Per 2 Hours	$20 Per 2 Hours (All 4 Pits)

Table Rental Location Southside Near Indian Creek	Max Capacity 100	$20 5 Tables	$30 10 Tables	$50 15 Tables	$20	$50
Pergola East Side of Swan Falls (5 Tables)	Max Capacity 100	$10	$20	$40	$10	$40

Sego Prairie/Nicholson Park

	Capacity	Rate Per Block
Covered Area #1 (2 Tables)	Max Capacity 20	$10
Covered Area #2 (2 Tables)	Max Capacity 20	$10

Sadie Creek

	Capacity	Rate Per Block
Covered Area #1 (2 Tables)	Max Capacity 20	$10
Covered Area #2 (2 Tables)	Max Capacity 20	$10

Butler

	Capacity	Rate Per Block
Covered Area #1 (2 Tables)	Max Capacity 20	$10
Covered Area #2 (2 Tables)	Max Capacity 20	$10

Behind City Hall

	Number of People	0-25	26-50	51-100	101+	Minimum Rate Per Block	Maximum Rate Per Block
Table Rentals Location Area Behind City Hall	Max Capacity 500	$20 5 Tables	$30 10 Tables	$50 15 Tables	$110 25 Tables	$20	$110
Patio Area Behind City Hall	Max Capacity 100	$20 5 Tables	$30 10 Tables	$50 15 Tables	N/A		
Electricity	Per Time Block	$10	$10	$10	$10	$10	$10

Disc Golf Course

	Minimum Rate Per Day
Exclusive Event/Tournament (Day)	$250
Non-Exclusive Event/Tournament (Day)	$75
Non-Exclusive for League Play Per Day	$25
*$25 Discount for Additional Tournaments After the First	

Additional Rental Fees

	Per Activity	Rate	Broken Equipment Fee
	Additional Picnic Tables (Seats 6-8)	$15 Per 5 Tables	
	Eight (8) Foot Folding Tables (Seats 8)	$9 Per Table	City Does Not Set Up or Take Down Tables
	Folding Chairs	$1.30 Per Chair	City Does Not Set Up or Take Down Tables
	Turf Fee (Bounce House, Canopy, etc.)	$20	
Bernie Fisher (Future Locations Coming)	Volleyball Net and Volleyball (with Shelter Reservation)	$20 Per Block	Up to$200 Need Rental Agreement
Bernie Fisher (Future Locations Coming)	Volleyball Net and Volleyball (Standalone)	$25 Per 4 Hours	Up to $200 Need Rental Agreement
	Spike Ball Net and 2 Balls (with Shelter Rental)	$5 Per Block	Up to $50 Need Rental Agreement
	Spike Ball Net and 2 Balls (Standalone)	$10 Per 4 Hours	Up to $50 Need Rental Agreement
	Archery Tag	$30/Hour	Up to $200 Need Rental Agreement
Bernie Fisher Green Belt (Excludes Splashpad & Pergola) Behind City Hall	Special Event Fee (Includes Electricity, Up to 10 Tables, More Available with Added Fee)	$150 Per Block	$330 Per Day
	Special Event with Parking Fee (Parking on Grass)	$200 Per Block	$500 Per Day
Construction Fencing Optional with a 2-hour Minimum	Additional Parks Personnel (Set Up, Tear Down, etc.)	$30/Hour	

After Hours Park Permit

Number of People	0-25	26-50	51-100	101+
	$30	$40	$60	$110

Senior Center

Per Hour Rate	First 2 Hours	Additional Hour or Fraction Thereafter	Facility Cleaning Fee (If Facility is Not Cleaned After Use)
	$75.00	$25	$75 Per Hour

City Hall Parking Lot (Dawn to Dusk)

Daily Rates	1 Section	2 Sections	ALL 3 Sections
	$50	$100	$150
(North Section/Center Section/South Section)			

City of Kuna

751 W 4th Street
Kuna, ID 83634
Phone :(208) 922-5274
Fax: (208) 922-5989
Kunacity.Id.gov

City Council Staff Memo

To:	**City Council**
Case Numbers:	19-01-LLA – Grigg, LLA.
Location:	224 & 270 N. Ten Mile Road, and 1583 W. Park Ave., Kuna, ID 83634.
Planner:	Doug Hanson, Planner I
Meeting Date:	November 6, 2019
Owner:	*Ron Grigg* 1583 W. Park Ave Kuna, ID 83634 208.922.3060
Applicant:	*JJ Howard Engineering* 5983 W. State St. #D. Boise, ID 83703 208.846.8937 kyleg@jjhowardeng.com

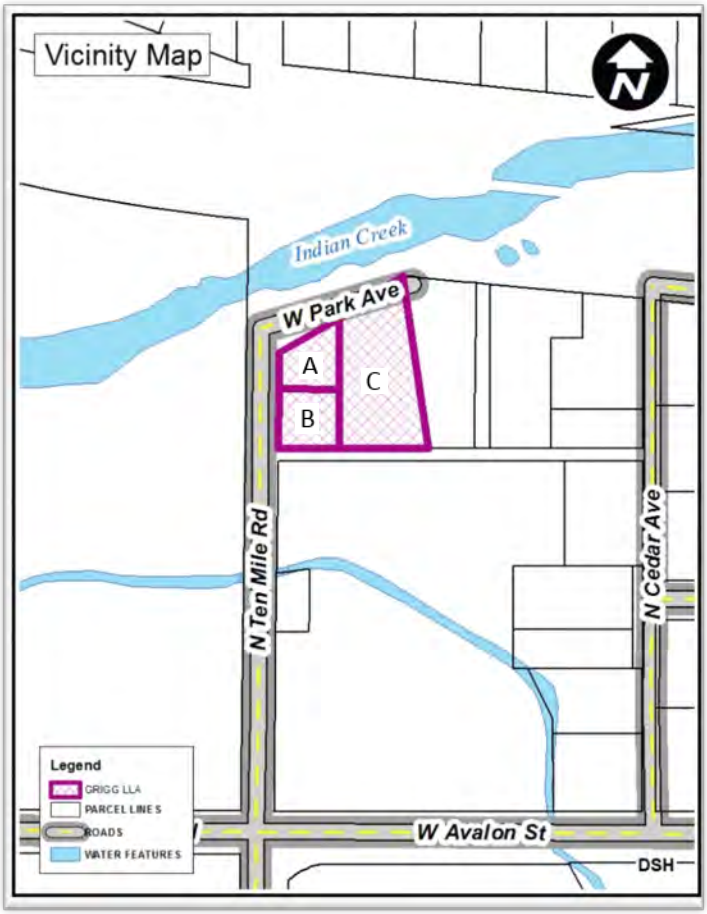


Table of Contents:

A. Course Proceedings
B. Applicant Request
C. Concept Maps
D. History
E. General Project Facts
F. Staff Analysis
G. Applicable Standards
H. Comprehensive Plan Analysis
I. Proposed Decision by the Council

A. Course of Proceedings:

1. A Lot Line Adjustment (LLA) is designated in Kuna City Code (KCC) 1-14-3, as a public meeting, with the City Council as the decision-making body. As a public meeting, this application does not require public notice as set forth in Idaho Code, Chapter 65; Idaho Local Land Use Planning Act. The guidelines for decision making by the City Council as outlined in KCC 1-14-3 have been adhered to.

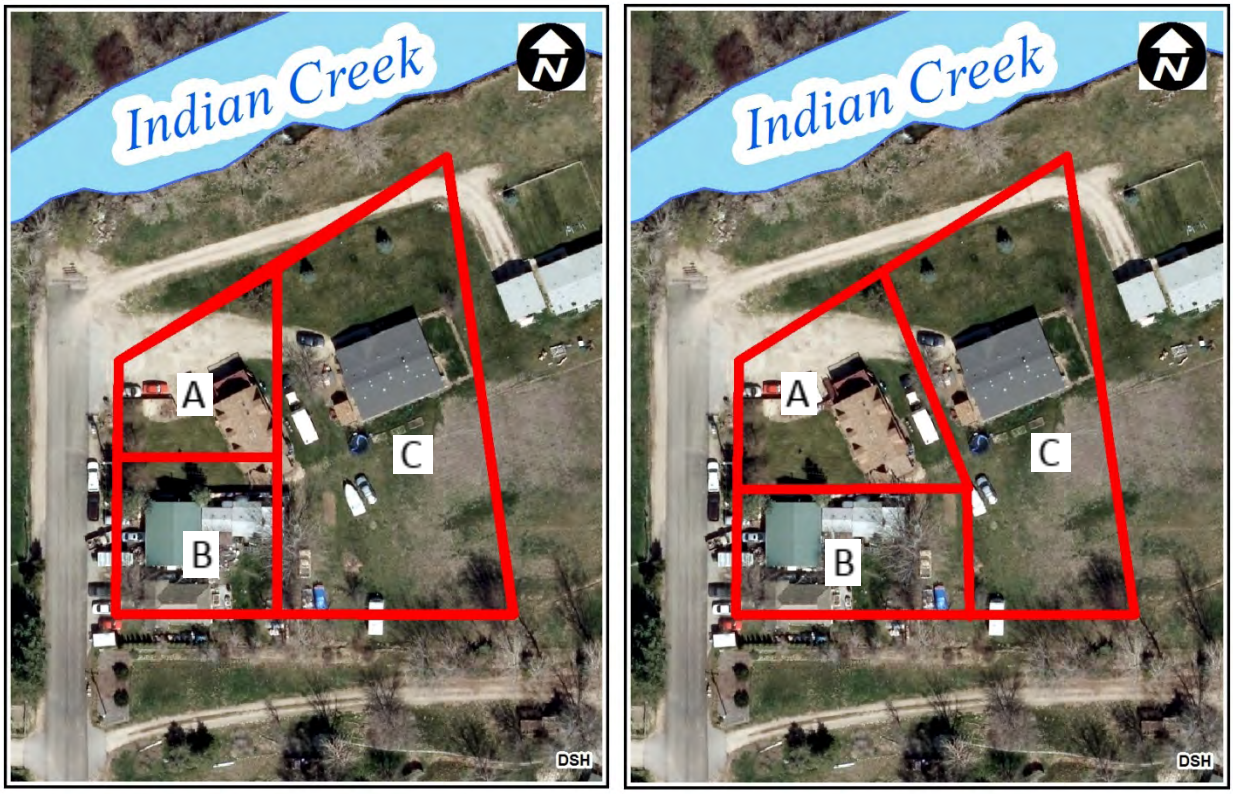
    a. Notifications

i.	Public Works/ City Engineer	October 2, 2019
ii.	Applicant Completeness Letter	September 27, 2019
iii.	Agenda	November 6, 2019

B. Applicants Request:

The applicant, on behalf of Ron Grigg seeks Lot Line Adjustment approval. The subject properties, three parcels, are located at 224 & 270 N. Ten Mile Road and 1583 W. Park Avenue, Kuna ID 83634. Several property lines currently run through the existing structure at 270 N. Ten Mile Road; this lot line adjustment will place the structure entirely onto a single parcel, assisting in future property sales.

C. Concept Before and After:



D. History:

The three parcels have historically been used for residential needs. Staff is unaware of any other historic uses.

E. General Project Facts:

1. **Comprehensive Plan Designation:** The approved Comprehensive Plan Future Land Use map indicates a *Medium Density* designation for these parcels. The three subject parcels are currently zoned R-6 (Medium Density residential). In accordance with KCC 5-3-2, staff views this Lot Line Adjustment request to be consistent with the Future Land Use map.
2. **Surrounding Current Land Uses:**

Direction	Current Zoning	
North	R-6	Medium-Low Density Residential – Kuna City
South	C-2	Are Commercial – Kuna City
East	R-6	Medium Density Residential – Kuna City
West	RUT	Rural-Urban Transitional – Ada County

3. **Parcel Numbers:** R5070003236, R5070003240 and R5070003247.

4. **Parcel Sizes and Current Zoning:**
   - 1583 West Park Avenue; 0.633 acres. R-6 (MDR)
   - 224 North Ten Mile Road; 0.19 acres. R-6 (MDR)
   - 270 North Ten Mile Rod; 0.179 acres. R-6 (MDR)

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

6. **Existing Structures, Vegetation and Natural Features:**
   1583 W. Park Ave. has an 1,872 square foot manufactured home. 224 N. Ten Mile Rd. has one 604 square foot main building and a 1,050 square foot outbuilding shop. 270 N. Ten Mile Rd. has a 1,190 square foot, two story residential single-family dwelling. Vegetation on all three parcels consists of grass and weeds. The site is relatively flat with an average slope of 0 to 0.9%.

7. **Transportation / Connectivity:** The parcels are currently accessed via N. Ten Mile Road.

8. **Environmental Issues:** Staff is not aware of any environmental issues, health or safety conflicts associated with this application.

F. Staff Analysis:

Several property lines currently run through the existing structure of 270 N. Ten Mile Road, placing the structure on all three parcels. This lot line adjustment will relocate the property lines placing the structure at 270 N. Ten Mile Road entirely on parcel A. If approved the lot line adjustment will yield the following results:

Parcel	Current Size (Acres)	Future Size (Acres)
A. 270 N. Ten Mile Road	0.173	0.254
B. 224 N. Ten Mile Road	0.191	0.228
C. 1583 W. Park Avenue	0.633	0.516

Staff has no concerns about this land owner adjusting the size of the three lots. Staff views this proposed action to be consistent with the surrounding uses and the approved Future Land Use Map designation. Staff forwards a recommendation of approval for Case No. 19-01-LLA to the Kuna City Council.

G. Applicable Standards:

1. City of Kuna Zoning Ordinance Title 5;
2. City of Kuna Special Developments Ordinance No. 2011-14
3. City of Kuna Comprehensive Plan.
4. Idaho Code, Title 67, Chapter 65, Local Land Use Planning Act.

H. Comprehensive Plan Analysis:

The Kuna City Council may (accept or reject) the Comprehensive Plan components, and has determined the proposed rezone for the site (*is/is not)* consistent with the following Comprehensive Plan components as described below:

Goal Area 3: Kuna's Land Uses will Support a Desirable, Distinct and Well-Designed Community.

- Goal 3.G: Respect and protect private property rights
  - Objective 3.G.1: Ensure land use policies, restrictions, and fees do not violate private property rights.
    - Policy 3.G.1.b: Ensure City land use actions, decisions, and regulations will not cause an unconstitutional regulatory taking of private property, and do not effectively eliminate all economic value of the subject property.
    - Policy 3.G.1.c: Ensure City land use actions, decisions, and regulations do not prevent a private property owner from taking advantage of a fundamental property right. Ensure city actions do not impose a substantial and significant limitation on the use of the property.

I. Proposed Decision by the Council:

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

Based on the facts outlined in staff's report, the case file and any discussion at the public meeting, the City Council of Kuna, Idaho, hereby approves/conditionally approves/denies Case No. 19-01-LLA, a Lot Line Adjustment request by JJ Howard Engineering; with the following conditions of approval:

1. Have the applicant's representative engineer-surveyor record the following documents:
   a. Record of Survey,
   b. Execute and record the necessary deeds to accomplish the property boundary adjustments as approved,
   c. Provide copies of the **recorded** record of survey and recorded new deeds, to the Planning and Zoning Department as evidence of compliance.
2. Applicant and/or owners shall complete the aforementioned conditions **within one (1) year of the City Council's Order of Decision** for this application; otherwise any approvals will be considered null and void.
3. The applicant shall adhere to all agency and city staff recommendations.
4. Applicant shall work with Kuna and ACHD for Linder Road improvements.
5. The applicant shall comply with all federal, state and local laws.

DATED: this 6th day of November, 2019

RECEIVED
SEP 11 2019
CITY OF KUNA

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

Lot Line Adjustment Checklist

A Lot Line Adjustment request does not require a public hearing, and will be scheduled for a regular City Council meeting as a regular agenda item.

Project name:	**Applicant:**
	J.S. Howard / Ron Grigg

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

Applicant (√)	Description	Staff (√)
√	Completed and signed Commission & Council Review Application.	√
√	Detailed submittal letter explaining how the project enhances and beautifies the community and types of services the project will provide and/or reason for the lot line adjustment.	√
√	Legal description of the property: Include a metes & bounds description to the section line of all adjacent roadways stamped & signed by a registered professional land surveyor with a calculated closure sheet & a map showing the boundaries of the legal description.	√
√	Proof of ownership—A copy of your deed and Affidavit of Legal Interest (for all interested parties).	√
√	8 1/2 x 11 vicinity map showing streets, driveways, property lines, etc.	√
√	A sketch showing the proposed lot line adjustment. The sketch shall include the following information: ◊ Current lot size including dimensions, square-footage and street frontage. ◊ Proposed new location of the lot line and new dimensions, square-footages and street frontages. ◊ Streets, surrounding land uses, etc. ◊ Existing and proposed public improvements including sidewalk, streets, lighting, landscaping, natural features, etc, if applicable.	√

Note: Only one copy of the above items need to be submitted when applying for multiple applications.

This application shall not be considered complete (nor will a hearing date be set) until staff has received all required information. Once the application is deemed complete, staff will notify the applicant of the scheduled hearing date, fees due, additional copies needed, etc.

received
9.11.19

CityofKuna
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)	19-01-LLA
Project name	Grigg LLA
Date Received	9.11.19
Date Accepted/ Complete	
Cross Reference Files	
Commission Hearing Date	
City Council Hearing Date	

Contact/Applicant Information

Owners of Record: Ron Grigg
Address: 1583 W. Park Ave
City, State, Zip: Kuna ID.
Phone Number: 208-922-3060
E-Mail:
Fax #:

Applicant (Developer): J.J. Howard
Address:
City, State, Zip:
Phone Number: 208 846-8937
E-Mail: kyleg@jjhowardeng.com
Fax #:

Engineer/Representative: J J Howard
Address: 5983 W. State # D
City, State, Zip: Boise ID. 83703
Phone Number:
E-Mail: SAME
Fax #:

Subject Property Information

Site Address: 1583 W Park Ave, 270 N Ten Mile, 224 N Ten mile
Site Location (Cross Streets): Ten Mile & Park Ave
Parcel Number (s): RS0700003236, RS0700003240, RS0700003247
Section, Township, Range: 23 | 2N | 1W
Property size : 0.633, 0.179, 0.19
Current land use: Residential
Proposed land use: Residential
Current zoning district: R-6
Proposed zoning district: R-6

Exhibit A1

Project Description

Project / subdivision name: Kuna Townsite AMD

General description of proposed project / request: lot line adjustments due to property lines going thru structures (clean up title issues.)

Type of use proposed (check all that apply):

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

Amenities provided with this development (if applicable):

Residential Project Summary (if applicable)

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

Please describe the existing buildings: Home / Barn / Home with Shop

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

Number of residential units: 3 Number of building lots: 3

Number of common and/or other lots: 0

Type of dwellings proposed:

- [ ] Single-Family No Change
- [ ] Townhouses
- [ ] Duplexes
- [ ] Multi-Family
- [ ] Other

Minimum Square footage of structure (s):

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

Percentage of open space provided: Acreage of open space:

Type of open space provided (i.e. landscaping, public, common, etc.):

Non-Residential Project Summary (if applicable)

Number of building lots: Other lots:

Gross floor area square footage: Existing (if applicable):

Hours of operation (days & hours): Building height:

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

Number and ages of students/children: Seating capacity:

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

Proposed Parking:

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

Proposed Lighting:

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

Applicant's Signature: Michelle Foley J.J. Howard Date: 9/9/19

J.J. Howard Consulting Engineers

September 3, 2019

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

RE: Lot line adjustment application for Ron Grigg

To Whom it May Concern,

We, J J Howard are requesting lot line adjustments on the following properties: 1583 W. Park Ave, 270 N. Ten Mile and 224 N. Ten Mile. As you can see on the record of survey, several property lines are running thru an existing structure. Sterling Grigg, the owner of 224 N. Ten Mile, has agreed to adjust property lines with the adjoining properties that Doug Griggs owes. The main goal for the property line adjustment is to clean up the title issues so the Griggs can sell the property. Unfortunately, Doug Grigg is in a nursing home in Oregon so Ron Grigg has the power of attorney for completing this process.

Please call if you have any questions 208-846-8937

J J Howard

5983 W. State St., Ste. D, Boise, ID 83703, (208) 846-8937, FAX (208) 846-8822

EXHIBIT A

A parcel of land being portions of Lots 4 and 5, Block 30, Amended Townsite of Kuna, Ada County, Idaho, said parcel being more particularly described as follows:
Commencing at the Brass Cap marking the West 1/16 Corner common to Sections 23 and 26, T.2N., R.1W., B.M., Ada County, Idaho; thence, S.89°19'00''W. 1313.46 feet to a Brass Cap marking the corner common to said Sections 23 and 26 and Sections 27 and 22; thence, N.00°05'15''W. 585.22 feet along the line common to said Sections 22 and 23; thence, N.89°54'45''E. 25.00 feet to the southwest corner of Lot 6, Block 30, Amended Townsite of Kuna, records of the Ada County Recorder, Boise, Idaho; thence, N.89°19'00''E. 92.50 feet to an iron pin marking the southwest corner of said Lot 5 and the ***point of beginning***;
Thence along the following courses and distances to iron pins:
N.00°05'15''W. 198.00 feet to the northwest corner of said Lot 5;
Thence, N.55°46'51''E. 116.44 feet along the north lines of said Lots 5 and 4;
Thence, S.09°00'32''E. 265.11 feet to the south line of said Lot 4;
Thence, S.89°19'00''W. 137.50 feet to the *point of beginning*, said parcel containing 0.63 acres.

SUBJECT TO:

Any rights-of-way and/or easements of record or in use.

5A

ADA COUNTY RECORDER J. DAVID NAVARRO AMOUNT 3.00 1
BOISE IDAHO 02/20/07 12:22 PM
DEPUTY Neava Haney
RECORDED – REQUEST OF
Title One
107024191

QUITCLAIM DEED

FOR VALUE RECEIVED, Amory A. Grigg and Paula M. Grigg does hereby convey, release, remise and forever quit claim unto
Sterling G. Grigg and Robin L. Grigg
whose current mailing address is: 224 no. Ten Mile Rd. Kuna, Idaho 83634
the following described premises:

THE SOUTH 90 FEET OF LOT #6 OF BLOCK #30 KUNA TOWNSITE, ADA COUNTY.

TO HAVE AND TO HOLD the said premises, unto the said grantees, heirs and assigns forever.

Date: 2-19-07

By: _____ By: _____

State of Idaho)
) S.S.
County of Ada)

On this 19th day of February, in the year of 2007, before me Matt Bramwell, personally appeared Amory and Paula Grigg, proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is (are) subscribed to the within instrument, and acknowledged that he (she)(they) executed the same.

MATT BRAMWELL NOTARY PUBLIC STATE OF IDAHO

Residing in Boise, Idaho
Commission expires 5/11/12

Matt Bramwell
Notary Public
Residing at: Boise, ID
My Commission Expires on 5/11/12

ADA COUNTY RECORDER J. DAVID NAVARRO AMOUNT 3.00 1
BOISE IDAHO 12/15/04 04:42 PM
DEPUTY Bonnie Oberbillig
RECORDED-REQUEST OF
Transnation Title
104158658

9400026248 TO

QUITCLAIM DEED

For Value Received $1.00
Douglas J. Grigg

do hereby convey, release, remise and forever quit claim unto
Douglas J. Grigg and Ethel R. Grigg Husband and Wife

whose current address is 1583 W Park
Kuna, ID 83634

the following described premises, to-wit:

Lot 6, EXCEPT the South 90 feet in Block 30 of the AMENDED TOWNSITE OF KUNA, according to the official plat thereof, filed in Book 4 of Plats at Page 187, records of Ada County, Idaho.

Property Address: 270 N. Ten Mile
Kuna, ID 83634

together with their appurtenances.

Dated: 12-10-04

Douglas J. Grigg

Ethel R. Grigg

STATE OF IDAHO, COUNTY OF 2004
On this 10th day of December, 20 ,
before me, a notary public in and for said State, personally appeared
Douglas J. Grigg
Ethel R. Grigg
known to me to be the person s who s names subscribed to the within instrument, and acknowledged to me that they executed the same.

CHRISTI HARRIS NOTARY PUBLIC STATE OF IDAHO

Christi Harris
Notary Public
Residing at Boise, ID , Idaho
Comm. Expires 8-10-07

Furnished by the AMERICAN LAND TITLE CO., Pocatello, Idaho

SPACE ABOVE FOR RECORDING DATA

WARRANTY DEED

FOR VALUE RECEIVED Douglas J. & Ethel R. Grigg, husband and wife

GRANTOR(s) does (do) hereby GRANT, BARGAIN, SELL and CONVEY unto Douglas J. and Ethel R. Grigg, husband and wife

GRANTEE(S), whose current address is: 1583 W. Park Avenue, Kuna, Idaho 83634

the following described real property in County, State of Idaho, more particularly described as follows, to wit:

See attached Exhibit A

Doug + Ethel Grigg RECORDED - REQUEST OF

ADA COUNTY RECORDER
J. DAVID NAVARRO
BOISE, IDAHO

FEE 6 DEPUTY N Olsen

2001 MR 27 PM 2:10

101027340

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

Dated: March 27, 2001

Douglas J. Grigg

Ethel R. Grigg

STATE OF Idaho, County of Ada, ss.

On this 27th day of March, in the year of 2001, before me Julie A. Parker, a Notary Public, personally appeared Douglas J. and Ethel R. Grigg, husband and wife known or identified to me to be the person(s) whose name(s) are subscribed to the within instrument, and acknowledged to me that the y executed the same.

JULIE A. PARKER NOTARY PUBLIC STATE OF IDAHO

Notary Public: Julie A. Parker
Residing at: Boise
My Commission Expires: 7/23/2004

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

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

City of Kuna
AFFIDAVIT OF LEGAL INTEREST

State of Idaho)
) ss
County of Ada)

I, Robert Grigg (Pat) 1188 W Saguaro Dr, Agent for Doug + Ethel Griggs
Name **Address**
Kuna ID 83634, 1583 W Park Ave Kuna ID 83634
City **State** **Zip Code**

being first duly sworn upon oath, depose and say:

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

A. That I am the record owner of the property described on the attached, and I grant my

Permission to JJ Howard Surveying 5983 W State St Ste D Boise ID 83703 to submit the accompanying application pertaining to that property.
Name Address

B. I agree to indemnify, defend and hold City of Kuna and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.

C. I hereby grant permission to the City of Kuna staff to enter the subject property for the purpose of site inspections related to processing said application(s).

Dated this 29th day of August, 2019

Signature

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

Notary Public for Idaho

Residing at: Boise ID.

My commission expires: 2/12/2025

MICHELLE FOLEY
NOTARY PUBLIC - STATE OF IDAHO
COMMISSION NUMBER 49081
MY COMMISSION EXPIRES 2-12-2025

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

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

City of Kuna
AFFIDAVIT OF LEGAL INTEREST

State of Idaho)
) ss
County of Ada)

I, Sterling Grigg 224 N Ten Mile Rd ,
Name **Address**

Kuna ID 83634 ,
City **State** **Zip Code**

being first duly sworn upon oath, depose and say:

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

A. That I am the record owner of the property described on the attached, and I grant my

Permission to JJ Howard Surveying 5983 W State St Ste D Boise ID 83703 to submit the accompanying application pertaining to that property.
Name Address

B. I agree to indemnify, defend and hold City of Kuna and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.

C. I hereby grant permission to the City of Kuna staff to enter the subject property for the purpose of site inspections related to processing said application(s).

Dated this 29th day of August, 2019

Sterling Grigg
Signature

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

Michelle Foley
Notary Public for Idaho

Residing at: Boise ID

My commission expires: 2-13-2025

MICHELLE FOLEY
NOTARY PUBLIC - STATE OF IDAHO
COMMISSION NUMBER 49081
MY COMMISSION EXPIRES 2-12-2025

Declination of Duty as Agent with Power of Attorney

I, Ethel Grigg of 1583 W Park Ave, Kuna, Idaho, 83634 appointed as Agent with Durable Financial Power of Attorney for Douglas Grigg of 1583 W Park Ave, Kuna, Idaho, 83634 am unable or unwilling to serve as Agent.

Ethel Grigg Ethel Grigg Date Aug 6, 2019

I, Ethel Grigg of 1583 W Park Ave, Kuna, Idaho, 83634 appointed as Agent with Medical Power of Attorney for Douglas Grigg of 1583 W Park Ave, Kuna, Idaho, 83634 am unable or unwilling to serve as Agent.

Ethel Grigg Ethel Grigg Date Aug 6, 2019

Notary Acknowledgment

State of Idaho
Ada County, ss.

On this 6th day of August, 2019, before me appeared Ethel Grigg, as Agent of this medical and financial power of attorney for Douglas Grigg who proved to me through government issued photo identification to be the above-named person, in my presence executed this foregoing instrument and acknowledged that she executed the same as her own free act and deed.

Notary Public

My commission expires 1-20-2022

AMY J. ELLIS
NOTARY
PUBLIC
Comm. No. 55614
STATE OF IDAHO

DURABLE FINANCIAL POWER OF ATTORNEY

I, Ethel Grigg of 1583 W Park Ave, Kuna, Idaho, 83634 (hereinafter known as the "Principal"), **HEREBY DESIGNATE** Robert Grigg of 1188 W Sagwon Dr, Kuna, Idaho, 83634, (hereinafter known as the "Agent"), to act as the Agent for the Principal's benefit, and shall exercise powers in the Principal's best interest and general welfare, as a fiduciary.

APPOINTMENT OF ALTERNATE AGENT

The Principal appoints the following individual to serve as their secondary Agent with the authority to make financial decisions on their behalf as provided herein:

Only under the circumstances when the Agent appointed above is unable or unwilling to serve James Grigg of 1914 N Summerwind Pl, Kuna, Idaho, 83634 shall be appointed as the second (2nd) Agent.

THE PRINCIPAL DELEGATES THE FOLLOWING POWERS TO THE AGENT

(The Principal must **Initial** in the preceding space to all the powers **(IN BOLD)** if either granted or negated)

ER J **BANKING** - In regards to banking activities, the Principal authorizes the Agent to:

Continue, modify, and terminate an account or other banking arrangement made by or on behalf of the Principal;

Establish, modify, and terminate an account or other banking arrangement with a bank, trust company, savings and loan association, credit union, thrift company, brokerage firm, or other financial institution selected by the Agent;

Contract for services available from a financial institution, including renting a safe deposit box or space in a vault;

Withdraw, by check, order, electronic funds transfer, or otherwise, money or property of the Principal deposited with or left in the custody of a financial institution;

Receive statements of account, vouchers, notices, and similar documents from a financial institution and act with respect to them;

Enter a safe deposit box or vault and withdraw or add to the contents;

Borrow money and pledge as security personal property of the Principal necessary to borrow money or pay, renew, or extend the time of payment of a debt of the Principal or a debt guaranteed by the Principal;

Make, assign, draw, endorse, discount, guarantee, and negotiate promissory notes, checks, drafts, and other negotiable or nonnegotiable paper of the Principal or payable to the Principal or the Principal's order, transfer money, receive the cash or other proceeds of those transactions, and accept a draft drawn by a person upon the Principal and pay it when due;

Receive for the Principal and act upon a sight draft, warehouse receipt, or other document of title whether tangible or electronic, or other negotiable or nonnegotiable instrument;

Apply for, receive, and use letters of credit, credit and debit cards, electronic transaction authorizations, and traveler's checks from a financial institution and give an indemnity or other agreement in connection with letters of credit; and

Consent to an extension of the time of payment with respect to commercial paper or a financial transaction with a financial institution.

E.R.G. **BUSINESS INTEREST** - In regards to business-related activities, the Principal authorizes the Agent to:

Operate, buy, sell, enlarge, reduce, or terminate an ownership interest;

Perform a duty or discharge a liability and exercise in person or by proxy a right, power, privilege, or option that the Principal has, may have, or claims to have;

Enforce the terms of an ownership agreement;

Initiate, participate in, submit to alternative dispute resolution, settle, oppose, or propose or accept a compromise with respect to litigation to which the Principal is a party because of an ownership interest;

Exercise in person or by proxy, or enforce by litigation or otherwise, a right, power, privilege, or option the Principal has or claims to have as the holder of stocks and bonds;

Initiate, participate in, submit to alternative dispute resolution, settle, oppose, or propose or accept a compromise with respect to litigation to which the Principal is a party concerning stocks and bonds;

With respect to an entity or business owned solely by the Principal:

i. Continue, modify, renegotiate, extend, and terminate a contract made by or on behalf of the Principal with respect to the entity or business before execution of the power of attorney;
ii. determine:
    a. The location of its operation;
    b. The nature and extent of its business;
    c. The methods of manufacturing, selling, merchandising, financing, accounting, and advertising employed in its operation;
    d. The amount and types of insurance carried; and
    e. The mode of engaging, compensating, and dealing with its employees and accountants, attorneys, or other advisors;

Change the name or form of organization under which the entity or business is operated and enter into an ownership agreement with other persons to take over all or part of the operation of the entity or business; and

Demand and receive money due or claimed by the Principal or on the Principal's behalf in the operation of the entity or business and control and disburse the money in the operation of the entity or business;

Put additional capital into an entity or business in which the Principal has an interest;

Join in a plan of reorganization, consolidation, conversion, domestication, or merger of the entity or business;

Sell or liquidate all or part of an entity or business;

Establish the value of an entity or business under a buy-out agreement to which the Principal is a party;

Prepare, sign, file, and deliver reports, compilations of information, returns, or other papers with respect to an entity or business and make related payments; and

Pay, compromise, or contest taxes, assessments, fines, or penalties and perform any other act to protect the Principal from illegal or unnecessary taxation, assessments, fines, or penalties, with respect to an entity or business, including attempts to recover, in any manner permitted by law, money paid before or after the execution of the power of attorney.

E.R.G. **SAFE DEPOSIT BOX** - The Principal authorizes the Agent to have access, at anytime, to any safe-deposit box rented by the Principal or to which (s)he may have access, wheresoever located, including drilling, if necessary, and to remove all or any part of the contents thereof, and to surrender or relinquish said safe-deposit box; and any institution in which any such safe-deposit box may be located shall not incur any liability the Principal or their estate as a result of permitting the Agent to exercise this power.

E.R.G. **STOCKS AND BONDS** - In regards to stocks and bonds, the Principal authorizes the Agent to:

Buy, sell, and exchange stocks and bonds;

Establish, continue, modify, or terminate an account with respect to stocks and bonds;

Pledge stocks and bonds as security to borrow, pay, renew, or extend the time of payment of a debt of the Principal;

Receive certificates and other evidences of ownership with respect to stocks and bonds; and

Exercise voting rights with respect to stocks and bonds in person or by proxy, enter into voting trusts, and consent to limitations on the right to vote.

E.R.G. **COMMODITIES AND OPTIONS** - In regards to commodities and options, the Principal authorizes the Agent to buy, sell, exchange, assign, settle, and exercise commodity futures contracts and call or put options on stocks or stock indexes traded on a regulated option exchange; and establish, continue, modify, and terminate option accounts.

E.R.G. **CLAIMS AND LITIGATION** - In regards to claims and litigation, the Principal authorizes the Agent to:

Assert and maintain before a court or administrative agency a claim, claim for relief, cause of action, counterclaim, offset, recoupment, or defense, including an action to recover property or other thing of value, recover damages sustained by the Principal, eliminate or modify tax liability, or seek an injunction, specific performance, or other relief;

Bring an action to determine adverse claims or intervene or otherwise participate in litigation;

Seek an attachment, garnishment, order of arrest, or other preliminary, provisional, or intermediate relief and use an available procedure to effect or satisfy a judgment, order, or decree;

Make or accept a tender, offer of judgment, or admission of facts, submit a controversy on an agreed statement of facts, consent to examination, and bind the Principal in litigation;

Submit to alternative dispute resolution, settle, and propose or accept a compromise;

Waive the issuance and service of process upon the Principal, accept service of process, appear for the Principal, designate persons upon which process directed to the Principal may be served, execute and file or deliver stipulations on the Principal's behalf, verify pleadings, seek appellate review, procure and give surety and indemnity bonds, contract and pay for the preparation and printing of records and briefs, receive, execute, and file or deliver a consent, waiver, release, confession of judgment, satisfaction of judgment, notice, agreement, or other instrument in connection with the prosecution, settlement, or defense of a claim or litigation;

Act for the Principal with respect to bankruptcy or insolvency, whether voluntary or involuntary, concerning the Principal or some other person, or with respect to a reorganization, receivership, or application for the appointment of a receiver or trustee which affects an interest of the Principal in property or other thing of value;

Pay a judgment, award, or order against the Principal or a settlement made in connection with a claim or litigation; and

Receive money or other thing of value paid in settlement of or as proceeds of a claim or litigation.

E.R.L. **LENDING & BORROWING** - In regards to loans, borrowing money, and promissory notes: the Principal authorizes the Agent to make loans in the Principal's name; to borrow money in the Principal's name, individually or jointly with others; to give promissory notes or other obligations therefor; and to deposit or mortgage as collateral or for security for the payment thereof any or all of the Principal's securities, real estate, personal property, or other property of whatever nature and wherever situated, held by the Principal personally or in trust for their benefit.

E.R.L. **GOVERNMENT BENEFITS** - In regards to Government benefits, the Principal authorizes the Agent to:

Execute vouchers in the name of the Principal for allowances and reimbursements payable by the United States or a foreign government or by a state or subdivision of a state to the Principal, including allowances and reimbursements for transportation of individuals considered relatives or family, and for shipment of their household effects;

Take possession and order the removal and shipment of property of the Principal from a post, warehouse, depot, dock, or other place of storage or safekeeping, either governmental or private, and execute and deliver a release, voucher, receipt, bill of lading, shipping ticket, certificate, or other instrument for that purpose;

Enroll in, apply for, select, reject, change, amend, or discontinue, on the Principal's behalf, a benefit or program not limited but including Social Security, Medicare, Medicaid, and any Military Benefits;

Prepare, file, and maintain a claim of the Principal for a benefit or assistance, financial or otherwise, to which the Principal may be entitled under a statute or regulation;

Initiate, participate in, submit to alternative dispute resolution, settle, oppose, or propose or accept a compromise with respect to litigation concerning any benefit or assistance the Principal may be entitled to receive under a statute or regulation; and

Receive the financial proceeds of a claim described in this section and conserve, invest, disburse, or use for a lawful purpose anything so received.

E.R.L. **RETIREMENT PLANS** - The Principal authorizes the Agent authority over retirement plans defined as:

A plan or account created by an employer, the Principal, or another individual to provide retirement benefits or deferred compensation of which the Principal is a participant, beneficiary, or owner, including a plan or account under the following sections of the Internal Revenue Code:

An individual retirement account under Internal Revenue Code Section 408, 26 U.S.C. Section 408, as amended;

A Roth individual retirement account under Internal Revenue Code Section 408A, 26 U.S.C. Section 408A, as amended;

A deemed individual retirement account under Internal Revenue Code Section 408(q), 26 U.S.C. Section 408(q), as amended;

An annuity or mutual fund custodial account under Internal Revenue Code Section 403(b), 26 U.S.C. Section 403(b), as amended;

A pension, profit-sharing, stock bonus, or other retirement plan qualified under Internal Revenue Code Section 401(a), 26 U.S.C. Section 401(a), as amended;

A plan under Internal Revenue Code Section 457(b), 26 U.S.C. Section 457(b), as amended; and

A non-qualified deferred compensation plan under Internal Revenue Code Section 409A, 26 U.S.C. Section 409A, as amended.

Unless the power of attorney otherwise provides, language in a power of attorney granting general authority with respect to retirement plans authorizes the Agent to:

i. Select the form and timing of payments under a retirement plan and withdraw benefits from a plan;
ii. Make a rollover, including a direct trustee-to-trustee rollover, of benefits from one retirement plan to another;
iii. Establish a retirement plan in the Principal's name;
iv. Make contributions to a retirement plan;
v. Exercise investment powers available under a retirement plan; and borrow from, sell assets to, or purchase assets from a retirement plan.

E.R.L. **TAXES** - In regards to taxes, the Principal authorizes the Agent to:

Prepare, sign, and file federal, state, local, and foreign income, gift, payroll, property, Federal Insurance Contributions Act, and other tax returns, claims for refunds, requests for extension of time, petitions regarding tax matters, and any other tax-related documents, including receipts, offers, waivers, consents, including consents and agreements under Internal Revenue Code Section 2032A, 26 U.S.C. Section 2032A, as amended, closing agreements, and any power of attorney

required by the Internal Revenue Service or other taxing authority with respect to a tax year upon which the statute of limitations has not run and the following 25 tax years;

Pay taxes due, collect refunds, post bonds, receive confidential information, and contest deficiencies determined by the Internal Revenue Service or other taxing authority;

Exercise any election available to the Principal under federal, state, local, or foreign tax law; and

Act for the Principal in all tax matters for all periods before the Internal Revenue Service, or other taxing authority.

C.P.L. **INSURANCE AND ANNUITIES** - In regards to insurance policies and annuities, the Principal authorizes the Agent to:

Continue, pay the premium or make a contribution on, modify, exchange, rescind, release, or terminate a contract procured by or on behalf of the Principal which insures or provides an annuity to either the Principal or another person, whether or not the Principal is a beneficiary under the contract;

Procure new, different, and additional contracts of insurance and annuities for the Principal and the Principal's spouse, children, and other dependents, and select the amount, type of insurance or annuity, and mode of payment;

Pay the premium or make a contribution on, modify, exchange, rescind, release, or terminate a contract of insurance or annuity procured by the Agent;

Apply for and receive a loan secured by a contract of insurance or annuity;

Surrender and receive the cash surrender value on a contract of insurance or annuity;

Exercise an election;

Exercise investment powers available under a contract of insurance or annuity;

Change the manner of paying premiums on a contract of insurance or annuity;

Change or convert the type of insurance or annuity with respect to which the Principal has or claims to have authority described in this section;

Apply for and procure a benefit or assistance under a statute or regulation to guarantee or pay premiums of a contract of insurance on the life of the Principal;

Collect, sell, assign, hypothecate, borrow against, or pledge the interest of the Principal in a contract of insurance or annuity;

Select the form and timing of the payment of proceeds from a contract of insurance or annuity; and

Pay, from proceeds or otherwise, compromise or contest, and apply for refunds in connection with, a tax or assessment levied by a taxing authority with respect to a contract of insurance or annuity or its proceeds or liability accruing by reason of the tax or assessment.

C.P.L. **ESTATES, TRUSTS, AND OTHER BENEFICIAL INTERESTS** - In regards to insurance policies and annuities, the Principal authorizes the Agent to:

The Principal authorizes the Agent to have general authority with respect to estates, trusts, and other beneficial interests to:

Accept, receive, receipt for, sell, assign, pledge, or exchange a share in or payment from the fund;

Demand or obtain money or another thing of value to which the Principal is, may become, or claims to be, entitled by reason of the fund, by litigation or otherwise;

Exercise for the benefit of the Principal a presently exercisable general power of appointment held by the Principal;

Initiate, participate in, submit to alternative dispute resolution, settle, oppose, or propose or accept a compromise with respect to litigation to ascertain the meaning, validity, or effect of a deed, will, declaration of trust, or other instrument or transaction affecting the interest of the Principal;

Initiate, participate in, submit to alternative dispute resolution, settle, oppose, or propose or accept a compromise with respect to litigation to remove, substitute, or surcharge a fiduciary;

Conserve, invest, disburse, or use anything received for an authorized purpose;

Transfer an interest of the Principal in real property, stocks and bonds, accounts with financial institutions or securities intermediaries, insurance, annuities, and other property to the trustee of a revocable trust created by the Principal as settlor; and

Reject, renounce, disclaim, release, or consent to a reduction in or modification of a share in or payment from the fund.

ERL **REAL ESTATE** - In regards to real estate, The Principal authorizes the Agent to:

Demand, buy, lease, receive, accept as a gift or as security for an extension of credit, or otherwise acquire or reject an interest in real property or a right incident to real property;

Sell; exchange; convey with or without covenants, representations, or warranties; quitclaim; release; surrender; retain title for security; encumber; partition; consent to partitioning; subject to an easement or covenant; subdivide; apply for zoning or other governmental permits; plat or consent to platting; develop; grant an option concerning; lease; sublease; contribute to an entity in exchange for an interest in that entity; or otherwise grant or dispose of an interest in real property or a right incident to real property;

Pledge or mortgage an interest in real property or right incident to real property as security to borrow money or pay, renew, or extend the time of payment of a debt of the Principal or a debt guaranteed by the Principal;

Release, assign, satisfy, or enforce by litigation or otherwise a mortgage, deed of trust, conditional sale contract, encumbrance, lien, or other claim to real property which exists or is asserted;

i. Manage or conserve an interest in real property or a right incident to real property owned or claimed to be owned by the Principal, including:
ii. Insuring against liability or casualty or other loss;
iii. Obtaining or regaining possession of or protecting the interest or right by litigation or otherwise;

iv. Paying, assessing, compromising, or contesting taxes or assessments or applying for and receiving refunds in connection with them; and
v. Purchasing supplies, hiring assistance or labor, and making repairs or alterations to the real property;

Use, develop, alter, replace, remove, erect, or install structures or other improvements upon real property in or incident to which the Principal has, or claims to have, an interest or right;

Participate in a reorganization with respect to real property or an entity that owns an interest in or right incident to real property and receive, and hold, and act with respect to stocks and bonds or other property received in a plan of reorganization, including:

i. Selling or otherwise disposing of them;
ii. Exercising or selling an option, right of conversion, or similar right with respect to them; and
iii. exercising any voting rights in person or by proxy;
iv. change the form of title of an interest in or right incident to real property; and

Dedicate to public use, with or without consideration, easements or other real property in which the Principal has, or claims to have, an interest.

EPG **PERSONAL PROPERTY** - In regards to personal property, the Principal authorizes the Agent to:
Demand, buy, receive, accept as a gift or as security for an extension of credit, or otherwise acquire or reject ownership or possession of tangible personal property or an interest in tangible personal property;

Sell; exchange; convey with or without covenants, representations, or warranties; quitclaim; release; surrender; create a security interest in; grant options concerning; lease; sublease; or, otherwise dispose of tangible personal property or an interest in tangible personal property;

Grant a security interest in tangible personal property or an interest in tangible personal property as security to borrow money or pay, renew, or extend the time of payment of a debt of the Principal or a debt guaranteed by the Principal;

Release, assign, satisfy, or enforce by litigation or otherwise, a security interest, lien, or other claim on behalf of the Principal, with respect to tangible personal property or an interest in tangible personal property;

Manage or conserve tangible personal property or an interest in tangible personal property on behalf of the Principal, including:

i. Insuring against liability or casualty or other loss;
ii. Obtaining or regaining possession of or protecting the property or interest, by litigation or otherwise;
iii. Paying, assessing, compromising, or contesting taxes or assessments or applying for and receiving refunds in connection with taxes or assessments;
iv. Moving the property from place to place;
v. Storing the property for hire or on a gratuitous bailment; and
vi. Using and making repairs, alterations, or improvements to the property; and

Change the form of title of an interest in tangible personal property.

PERSONAL & FAMILY MAINTENANCE - In regards to personal and family maintenance, the Principal authorizes the Agent to:

I. Perform the acts necessary to maintain the customary standard of living of the Principal, the Principal's spouse, and the following individuals, whether living when the power of attorney is executed or later born:

i. The Principal's children;
ii. Other individuals legally entitled to be supported by the Principal; and
iii. The individuals whom the Principal has customarily supported or indicated the intent to support;

II. Make periodic payments of child support and other family maintenance required by a court or governmental agency or an agreement to which the Principal is a party;

III. Provide living quarters for the individuals described in section I by:

i. Purchase, lease, or other contract; or
ii. Paying the operating costs, including interest, amortization payments, repairs, improvements, and taxes, for premises owned by the Principal or occupied by those individuals;

IV. Provide normal domestic help, usual vacations and travel expenses, and funds for shelter, clothing, food, appropriate education, including postsecondary and vocational education, and other current living costs for the individuals described in section I;

V. Pay expenses for necessary health care and custodial care on behalf of the individuals described in section I;

VI. Act as the Principal's personal representative pursuant to the Health Insurance Portability and Accountability Act, Sections 1171 through 1179 of the Social Security Act, 42 U.S.C. Section 1320d, as amended, and applicable regulations, in making decisions related to the past, present, or future payment for the provision of health care consented to by the Principal or anyone authorized under the law of this state to consent to health care on behalf of the Principal;

VII. Continue any provision made by the Principal for automobiles or other means of transportation, including registering, licensing, insuring, and replacing them, for the individuals described in section I;

VIII. maintain credit and debit accounts for the convenience of the individuals described in section I and open new accounts; and

IX. Continue payments incidental to the membership or affiliation of the Principal in a religious institution, club, society, order, or other organization or to continue contributions to those organizations.

X. Authority with respect to personal and family maintenance is neither dependent upon, nor limited by, authority that an Agent may or may not have with respect to GIFTS.

GIFTS - The Principal authorizes the Agent to make gifts described as:

A gift "for the benefit of" a person includes a gift to a trust, an account under the Uniform Transfers to Minors Act, and a tuition savings account or prepaid tuition plan as defined under Internal Revenue Code Section 529, 26 U.S.C. Section 529, as amended.

Unless the power of attorney otherwise expressly provides, language in a power of attorney granting general authority with respect to gifts authorizes the Agent only to:

> i. Make outright to, or for the benefit of, a person including the Agent, a gift of any of the Principal's property, including by the exercise of a presently exercisable general power of appointment held by the Principal, in an amount per donee not to exceed the annual dollar limits of the federal gift tax exclusion under Internal Revenue Code Section 2503(b), 26 U.S.C. Section 2503(b), as amended, without regard to whether the federal gift tax exclusion applies to the gift, or if the Principal's spouse agrees to consent to a split gift pursuant to Internal Revenue Code Section 2513, 26 U.S.C. 2513, as amended, in an amount per donee not to exceed twice the annual federal gift tax exclusion limit; and
> ii. Consent, pursuant to Internal Revenue Code Section 2513, 26 U.S.C. Section 2513, as amended, to the splitting of a gift made by the Principal's spouse in an amount per donee not to exceed the aggregate annual gift tax exclusions for both spouses.

An Agent may make a gift of the Principal's property only as the Agent determines is consistent with the Principal's objectives if actually known by the Agent and, if unknown, as the Agent determines is consistent with the Principal's best interest based on all relevant factors, including:

> i. The value and nature of the Principal's property;
> ii. The Principal's foreseeable obligations and need for maintenance;
> iii. Minimization of taxes, including income, estate, inheritance, generation skipping transfer, and gift taxes;
> iv. Eligibility for a benefit, a program, or assistance under a statute or regulation; and
> v. The Principal's personal history of making or joining in making gifts.

E.R.G. **SPECIAL INSTRUCTIONS** - The Principal SHALL NOT grant any additional powers or instructions to the Agent other than the powers listed under this power of attorney.

EFFECTIVE DATE

This power of attorney shall begin:

(Initial)

E.R.G. - Immediately upon the execution of this document. These powers shall not be affected by any subsequent disability or incapacity the Principal may experience in the future.

AUTHORITY OF AGENT

Any party dealing with the Agent hereunder may rely absolutely on the authority granted herein and need not look to the application of any proceeds nor the authority of the Agent as to any action taken hereunder. In this regard, no person who may in good faith act in reliance upon the representations of the Agent or the authority granted hereunder shall incur any liability to the Principal or their estate as a result of such act. The Principal hereby ratify and confirm whatever the Agent shall lawfully do under this instrument. The Agent is authorized as he or she deems necessary to bring an action in court so that this instrument shall be given the full power and effect that the Principal intends on by executing it.

LIABILITY OF AGENT

The Agent shall not incur any liability to the Principal under this power except for a breach of fiduciary duty.

REIMBURSEMENT AND COMPENSATION

The Agent is not entitled to any reimbursement for reasonable expenses incurred in exercising the powers hereunder. Furthermore, the Agent shall not be entitled to any compensation for their duties as Agent.

AMENDMENT AND REVOCATION

The Principal can amend or revoke this power of attorney at anytime, if the Principal is not incapacitated, by a document delivered to the Agent. Any amendment or revocation is ineffective as to a third party until such third party has notice of such revocation or amendment.

This power of attorney hereby revokes any and all financial powers of attorney the Principal may have executed in the past.

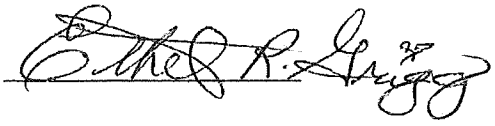
STATE LAW

This power of attorney is governed by the laws of the State of Idaho. Unless the Principal specifically limits the period of time that this power of attorney will be in effect, the Agent may exercise the powers given to him or her after (s)he becomes incapacitated. A court, however, can take away the powers of the Agent if it finds that the Agent is not acting properly. The Principal may also revoke this power of attorney at their desire. This power of attorney does not authorize the Agent to appear in court for the Principal as an attorney-at-law or otherwise to engage in the practice of law unless he or she is a licensed attorney who is authorized to practice law in Idaho.

PHOTOCOPIES

Photocopies of this document can be relied upon as though they were originals.

IN WITNESS WHEREOF, I executed this power of attorney on February 9th 2019 in the presence of a notary public.

Principal's Signature 
Ethel Grigg

AGENT'S CERTIFICATION AND ACCEPTANCE OF AUTHORITY

I, Robert Grigg, certify that the attached is a true copy of a power of attorney naming the undersigned as Agent for Ethel Grigg. I certify that to the best of my knowledge the Principal had the capacity to execute the power of attorney, is alive, and has not revoked the power of attorney; that my powers as Agent have not been altered or terminated; and that the power of attorney remains in full force and effect.

I accept appointment as Agent under this power of attorney.

This certification and acceptance is made under penalty of perjury.

Agent's Signature _____
Robert Grigg of 1188 W Sagwon Dr, Kuna, Idaho, 83634.

AGENT'S CERTIFICATION AND ACCEPTANCE OF AUTHORITY

I, James Grigg, certify that the attached is a true copy of a power of attorney naming the undersigned as the second (2nd) Agent for Ethel Grigg. I certify that to the best of my knowledge the Principal had the capacity to execute the power of attorney, is alive, and has not revoked the power of attorney; that my powers as Agent have not been altered or terminated; and that the power of attorney remains in full force and effect.

I accept appointment as Agent under this power of attorney.

This certification and acceptance is made under penalty of perjury.

2nd Agent's Signature _____
James Grigg of 1914 N Summerwind Pl, Kuna, Idaho, 83634.

NOTARY ACKNOWLEDGMENT

STATE OF Idaho

Ada County, ss.

On this 7th day of February, 2017, before me appeared Ethel Grigg, as Principal of this power of attorney who proved to me through government issued photo identification to be the above-named person, in my presence executed this foregoing instrument and acknowledged that (s)he executed the same as his/her own free act and deed.

Notary Public

SEAL

My commission expires: 11/21/2024

MARK EHLHARDT
Notary Public - State of Idaho
Commission Number 48650
My Commission Expires 11-21-2024

S 1/16 CORNER
SECTION 23
CP&F NO. 102020984

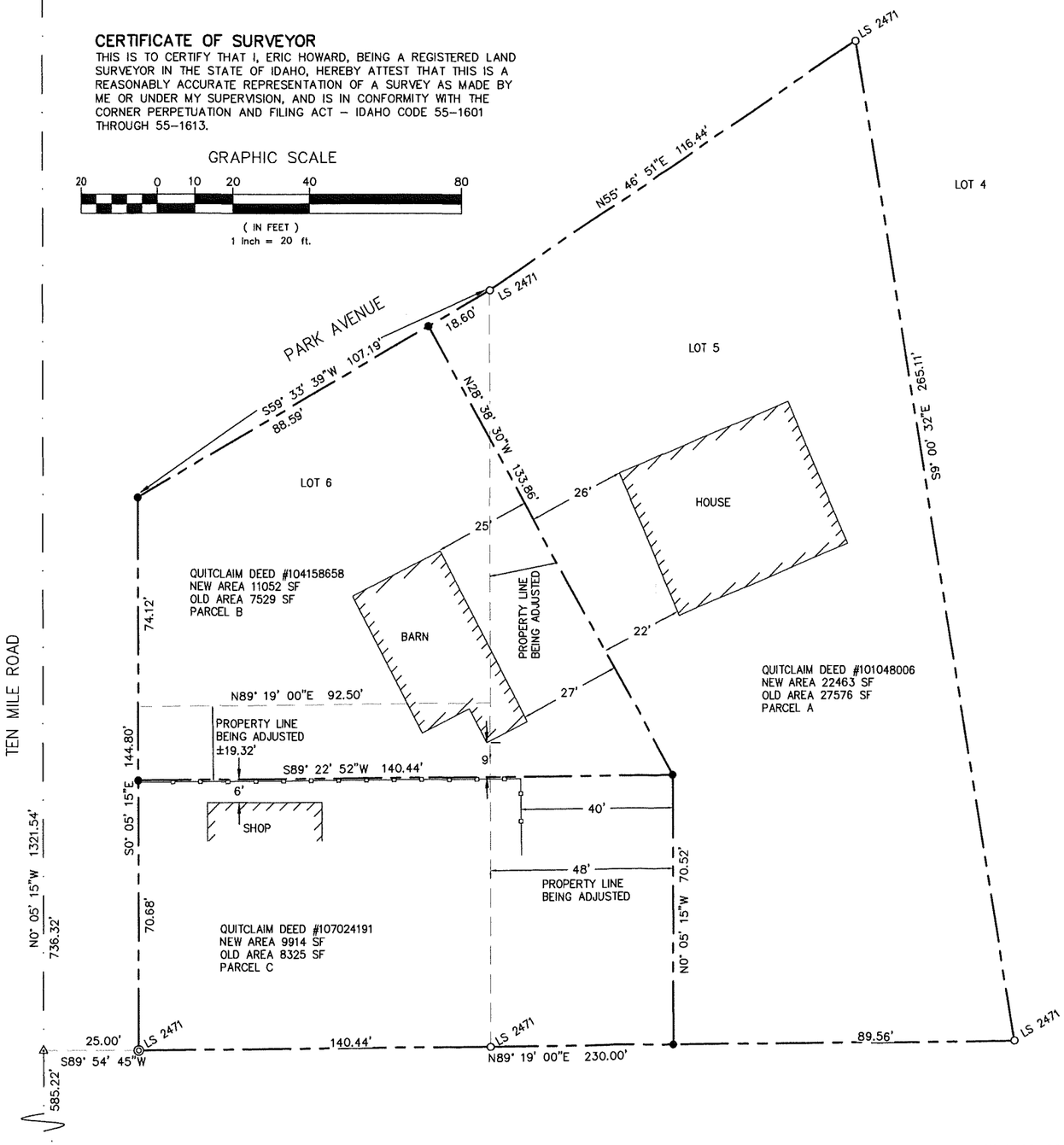
CERTIFICATE OF SURVEYOR

THIS IS TO CERTIFY THAT I, ERIC HOWARD, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF IDAHO, HEREBY ATTEST THAT THIS IS A REASONABLY ACCURATE REPRESENTATION OF A SURVEY AS MADE BY ME OR UNDER MY SUPERVISION, AND IS IN CONFORMITY WITH THE CORNER PERPETUATION AND FILING ACT – IDAHO CODE 55–1601 THROUGH 55–1613.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.



22 | 23 CP&F NO. 112025627
27 | 26

BASIS OF BEARING
S89° 19' 00"W 1313.46'

W 1/16 CORNER
SECTION 23
CP&F NO. 112025628

N

RECORD OF SURVEY NO. _____

CERTIFICATE OF COUNTY RECORDER

INSTRUMENT NO.

STATE OF IDAHO)
COUNTY OF ADA)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF J.J. HOWARD AT _____ MINUTES PAST _____ O'CLOCK ___.M. THIS _____ DAY OF _____, 20___.

_____ _____
EX–OFFICIO RECORDER DEPUTY

FEE:

NARRATIVE

THIS SURVEY WAS COMPLETED AT THE REQUEST OF THE CURRENT PROPERTY OWNER WITH THE INTENT OF ADJUSTING THE EXISTING PROPERTY LINES TO CLEAN UP TITLES ON THE PROPERTIES.

REFERENCE IS MADE TO THE FOLLOWING DOCUMENTS:
AMENDED TOWNSITE OF KUNA
ROS 5328
ROS 8389
ROS 9665
ROS 11978
QUITCLAIM DEED 101048006
QUITCLAIM DEED 104158658
QUITCLAIM DEED 107024191

LEGEND

- BOUNDARY LINE
- SECTION LINE
- EXISTING LOT LINE
- EXISTING FENCE
- FOUND BRASS CAP
- FOUND 5/8" IRON PIN
- FOUND 1/2" IRON PIN
- SET 1/2" X 24" IRON PIN WITH CAP
- CALCULATED POINT–NOT SET

RECORD OF SURVEY– LOT LINE ADJUSTMENT
FOR DOUG GRIGG

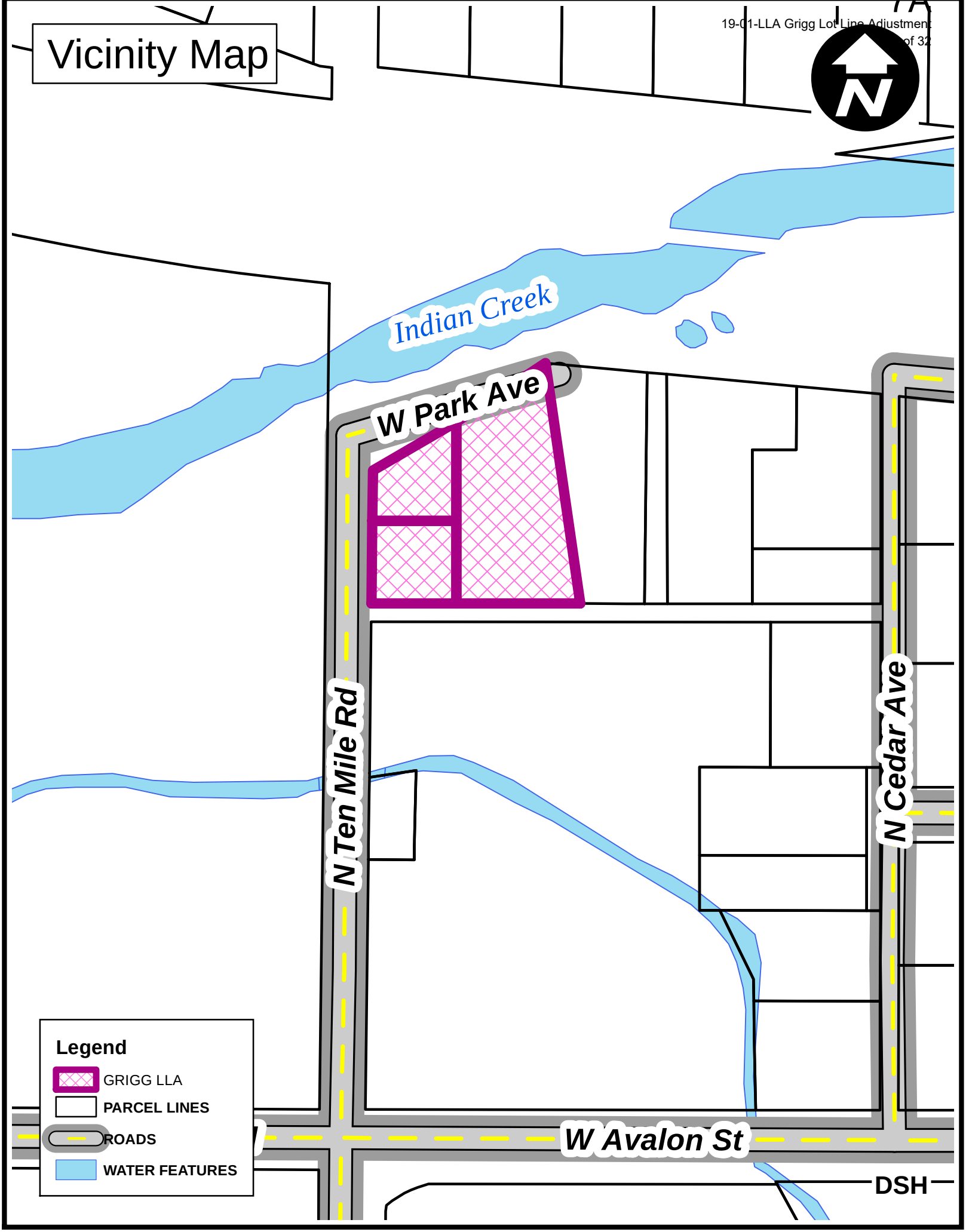
BEING PORTIONS OF LOTS 5 AND 6, BLOCK 30 , AMENDED PLAT OF THE TOWNSITE OF KUNA LYING IN THE SW1/4 SW1/4 OF SECTION 23, T.2N., R.1W., B.M.,KUNA, ADA COUNTY, IDAHO.

J.J. HOWARD
ENGINEERING & SURVEYING
5983 W. State St., Ste. D / Boise, ID 83703
PHONE: (208) 846–8937 FAX: (208) 846–8822

DATE:	DESIGN BY:	SHEET: OF
9/27/2018	KG	1 1
SCALE:	DRAWN BY:	INDEX NO.
1"=40'	KG	214–23–440

2018 PROJECT DOUG GRIGG

Vicinity Map



Aerial Map

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

LOT LINE ADJUSTMENT MEMORANDUM

Date: **4 October 2019**

From: **Paul A. Stevens, P.E.**

To: **Wendy Howell, Planning and Zoning Director**

RE: **Grigg lot line adjustment 19-01-LLA**

The Grigg lot line adjustment request by JJ Howard Engineering dated September 11, 2019 has been reviewed. The lot line adjustment will not negatively affect the City of Kuna Public Works Department.

1. General

a) The lot line adjustment appears necessary to correctly distribute land to the current use. The building described as a barn on the Record of Survey is currently on three separate properties. This adjustment corrects this situation.
b) Access to and from the properties is unchanged.
c) Utilities to and from the properties is unchanged.
d) Property use is unchanged.
e) This property may be in the Flood Zone. However, the lot line adjustment will not change the flood zone or introduce properties into the Flood Zone.

2. Property Description

a) The applicant provided a Record of Survey, Quitclaim Deeds, and legal descriptions for the described properties.
b) The proposed lot line adjustment appears to resolve several land encroachment issues.

(Space above reserved for recording)

KUNA CITY ORDINANCE NO. 2019-42
CLOVERDALE RANCH
MUNICIPAL REZONE

A MUNICIPAL REZONE ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KUNA;

- **MAKING CERTAIN FINDINGS; AND**
- **REZONING CERTAIN REAL PROPERTY, TO WIT: LANDS LEGALLY DESCRIBED IN EXHIBIT A, OWNED BY CLOVERDALE RANCH, SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF KUNA, ADA COUNTY, IDAHO; AND**
- **AMENDING THE ZONING MAP; AND**
- **DIRECTING THE CITY ENGINEER AND THE CITY CLERK; AND**
- **PROVIDING AN EFFECTIVE DATE.**

Section 1: The City Council Finds:

1.1 **WHEREAS,** City of Kuna, Idaho is a municipal corporation organized and operating under the laws of the State of Idaho and is authorized under the provisions of 67-6511, Idaho Code, to establish within its jurisdiction one or more zones or zoning districts where appropriate which zoning districts are established in Kuna City Code § 5-2-2; and

1.2 **WHEREAS,** the CLOVERDALE RANCH (the "Owners") is the owner of the certain real property which has been designated by the Ada County Assessor's office: as Parcel No. **S1428111010** and which is more particularly described in "Exhibit A" – Legal Description and "Exhibit B" – Location Map, attached to this Ordinance and incorporated herein by reference (the "Subject Real Property") and has requested that the Subject Real Property be rezoned from the City's **AG. - AGRICULTURE ZONING DISTRICT TO P – PUBLIC ZONING DISTRICT (the "Rezone")**; and

1.3 **WHEREAS,** the Planning and Zoning Commission of the City, pursuant to public notice as required by law, held a public hearing on August 27, 2019 as required by Section 67-6525, Idaho Code, made findings (approved by the Commission on September 10, 2019) where it was recommended to the Mayor and Council that the rezoning for the lands described in Exhibit A from Agriculture (A) to Public (P) be approved; and

1.4 **WHEREAS,** the Kuna City Council, pursuant to public notice as required by law, held a public hearing on October 15, 2019 on the Rezone, as required by Section 67-6525,

Idaho Code, and in accordance with the provisions of Kuna City Code Section 5-1A-7 made findings (October 15, 2019) and determined that the requested rezone should be granted with a zoning classification P (Public); and

1.5 **WHEREAS,** it is necessary that the City Council adopt this Ordinance, as required by Section 67-6511 (2) Idaho Code and Kuna City Code § 5-1A-7 G, to complete the process of implementing the decision of the Kuna City Council to Rezone the Subject Real Property.

Section 2: Action:

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KUNA, IDAHO, as follows:

2.1 The Subject Real Property is rezoned from **AG. - AGRICULTURE ZONING DISTRICT TO P – PUBLIC ZONING DISTRICT (the "Rezone")**;

2.2 The Zoning Map of the City of Kuna is hereby amended to comply with this Rezone.

Section 3: Directing the City Engineer and City Clerk:

3.1 The City Engineer is directed to change the zoning district depictions of the Subject Real Property on the Zoning Map of the City in accordance with this Rezone ordinance; and

3.2 The City Clerk is directed to file, this Ordinance in the official records of the City and to provide a conformed copy to the City Engineer, Planning and Zoning Director and Owner.

Section 4: Effective Date

4.1 This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law and at the discretion of the City Clerk and In lieu of publication of the entire ordinance, a summary thereof in compliance with Section 50-901A, Idaho Code, may be published.

DATED this 6th day of November, 2019.

CITY OF KUNA

_____
Joe Stear, Mayor

ATTEST:

_____
Chris Engels, City Clerk

EXHIBIT A

CLOVERDALE RANCH
REZONE FROM AGRICULTURE (A) TO PUBLIC (P)

LEGAL DESCRIPTION

The following describes a parcel of real property lying within a portion of the Northeast Quarter (NE ¼) of Section 28, Township 2 North, Range 1 East, Boise Meridian, City of Kuna, Ada County, Idaho, being more particularly described as follows;

BEGINNING at the Southeast corner of said NE ¼, thence, along the south boundary line of said NE ¼, South 89°57' 05" West, 315.00 feet;

Thence, departing said south boundary line, parallel with the east boundary line of said NE ¼, North 00°15' 17" East, 225.00 feet;

Thence, parallel with said south boundary line, North 89°59" 05" East, 315.00 feet, to said east boundary line of said NE ¼;

Thence, along said east boundary line, South 00°15' 17" West, 225.00 feet, to the POINT OF BEGINNING, containing 1.627 acres more or less and is subject to any easements or reservations.

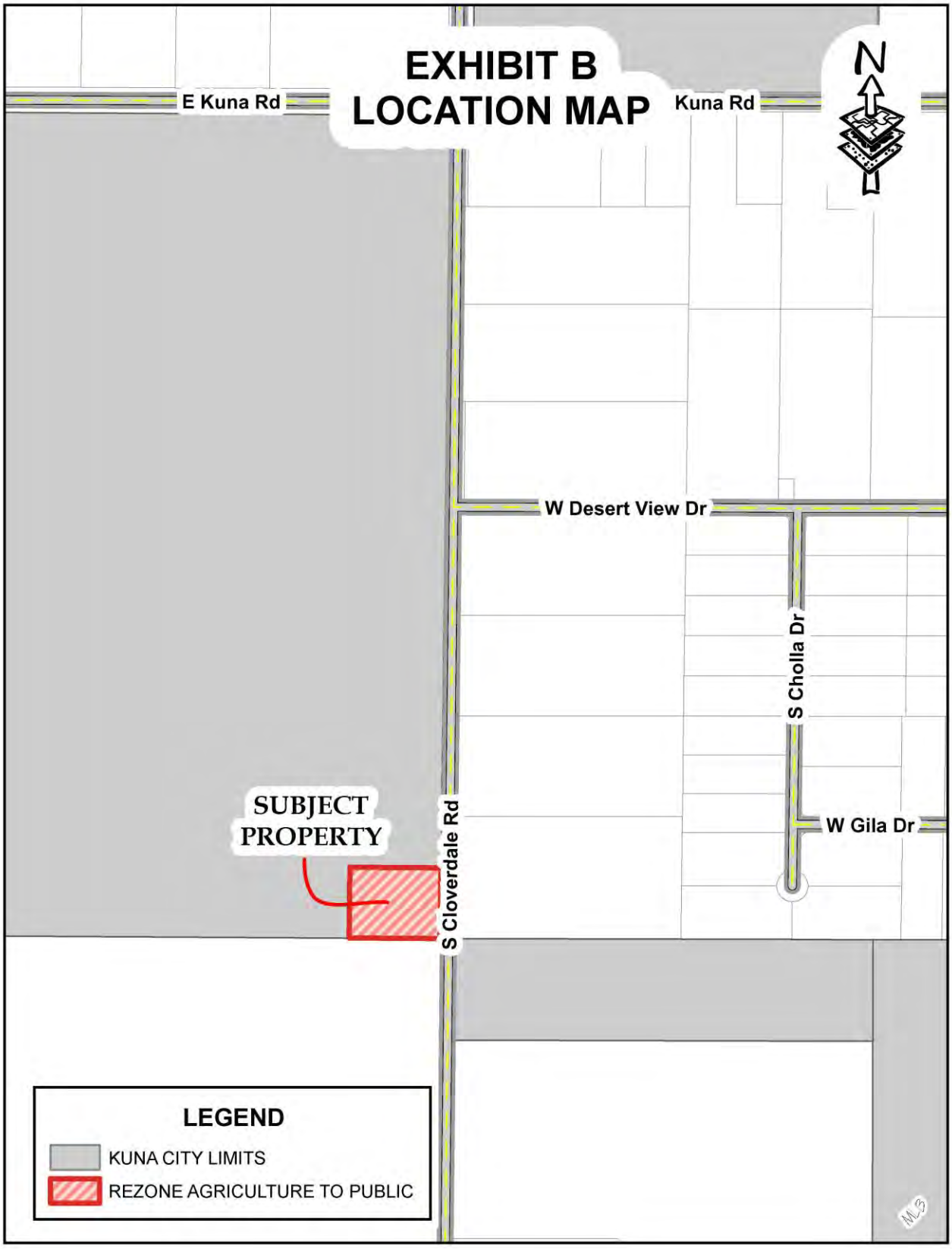


EXHIBIT B
LOCATION MAP
N
E Kuna Rd
Kuna Rd
W Desert View Dr
S Cholla Dr
W Gila Dr
S Cloverdale Rd
SUBJECT PROPERTY
LEGEND
KUNA CITY LIMITS
REZONE AGRICULTURE TO PUBLIC

ORDINANCE NO. 2019-43
CITY OF KUNA

AN ORDINANCE OF THE CITY COUNCIL OF KUNA, IDAHO AMENDING KUNA CITY CODE TITLE 2 – BOARDS AND COMMISSIONS:

- **REPEALING KUNA CITY CODE CHAPTER 2 OF TITLE 2 – URBAN FORESTRY COMMITTEE; AND**
- **DIRECTING THE CITY CLERK; AND**
- **PROVIDING AN EFFECTIVE DATE.**

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Kuna, Ada County, Idaho:

Section 1: That Kuna City Code Chapter 2 of Title 2 – Urban Forestry Committee be and the same is hereby repealed.

Section 2: Directing the City Clerk

The City Clerk is directed to file, this Ordinance in the official records of the City and to provide the same to the City's codifier for inclusion and publication in the Kuna City Code subject to the designation of Chapter 2 of Title 2 Kuna City Code as "Reserved".

Section 3: Effective Date

This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law and at the discretion of the City Clerk and in lieu of publication of the entire ordinance, a summary thereof in compliance with Section 50-901A, Idaho Code, may be published.

DATED this 6th day of November, 2019.

CITY OF KUNA

_____
Joe L. Stear, Mayor

ATTEST:

_____
Chris Engels, City Clerk