

OFFICIALS

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



CITY OF KUNA
Kuna City Hall Council Chamber, 751 W 4th Street, Kuna, Idaho 83634

City Council Meeting
AGENDA
Tuesday, November 19, 2019

6:00 P.M. REGULAR CITY COUNCIL

1. Call to Order and Roll Call

2. Invocation: Justin Sturgeon, New Beginnings Christian Church

3. Pledge of Allegiance: Posting of the Colors – Troop 808

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, November 6, 2019

B. Accounts Payable Dated November 14, 2019 in the Amount \$721,035.97

C. Resolutions

1. Consideration to approve Resolution No. R89-2019

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING A PERFORMANCE BOND BY CHALLENGER DEVELOPMENT INC. FOR THE MEMORY RANCH SUBDIVISION NO. 3 FOR UNCOMPLETED WORK INCLUDING LANDSCAPING, STREET LIGHTING AND FENCING PURSUANT TO THE TERMS OF THIS RESOLUTION.

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 continued from November 6, 2019 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).

– Josh Beach, the applicant, will present.

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

Potential Motions:

- *Consideration to either:*
 - Option 1:* *Approve or Deny 19-08-AN (Annexation) and 19-04-S (Preliminary Plat) and the Findings of Fact, Conclusions of Law and Order of Decision as presented in the packet and Close the Public Hearing.*
 - Option 2:* *Continue the Public Hearing to a time and date certain, direct staff to prepare a draft Findings of Fact, Conclusions of Law and Order of Decision for consideration by the Council.*

- B.** Public Hearing and Consideration to approve Ordinance No. 2019-44 – Wendy Howell, Planning & Zoning Director and Bobby Withrow, Parks Director **ACTION ITEM**

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

- MAKING CERTAIN FINDINGS, PURPOSES AND ORDINANCE ENACTMENT HISTORY; AND
- REPEALING SECTION 20, ARTICLE A, CHAPTER 2, TITLE 4 KUNA CITY CODE; AND
- AMENDING AND REDESIGNATING SECTIONS 21 THROUGH 38, ARTICLE A, CHAPTER 2 OF TITLE 4 KUNA CITY CODE; AND
- AMENDING SUBSECTION 2 OF SECTION 6, CHAPTER 1, TITLE 5 KUNA CITY CODE MAKING A TECHNICAL CORRECTION TO THE DEFINITION OF “OPEN SPACE”; AND
- AMENDING SECTION 5, CHAPTER 5 OF TITLE 5 KUNA CITY CODE MAKING TECHNICAL CORRECTIONS REGARDING THE GENERAL REQUIREMENTS OF FENCE REGULATIONS; AND
- REPEALING SECTION 4, CHAPTER 6, TITLE 5 KUNA CITY CODE; AND
- AMENDING AND REDESIGNATING SECTIONS 4, 5, 6, 7, 8, AND 9 OF CHAPTER 6 OF TITLE 5 KUNA CITY CODE; AND
- AMENDING SECTIONS 2, 4, 6, 10, 12, AND 20, CHAPTER 17, TITLE 5 OF KUNA CITY CODE MAKING TECHNICAL CHANGES TO DESIGN

REQUIREMENTS AND ADDING REQUIREMENTS FOR RESIDENTIAL OPEN SPACE; AND

- AMENDING SECTION 2, CHAPTER 4 OF TITLE 6 KUNA CITY CODE PROVIDING FOR A CHANGE IN THE TEXT DESIGNATION FOR DEFINITIONS UPON WHICH CITY STAFF CAN RELY AND MAKING A TECHNICAL CORRECTION REGARDING THE MEASUREMENT OF FENCE HEIGHT AND LOCATION OF FENCING; AND
- PROVIDING A SEVERABILITY CLAUSE; AND
- DIRECTING THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

Open Public Hearing

Receive evidence

Consideration to close evidence presentation and proceed to deliberation

Potential Motions:

Consideration to waive three readings

Consideration to approve ordinance

Consideration to approve summary publication

7. Business Items:

- A.** Consideration to approve 19-03-TE (Time Extension) – Doug Hanson, Planner I

ACTION ITEM

A Team Land Consultants is requesting time extension approval for Rising Sun Estates Subdivision Preliminary Plat (Ada County Assessor Parcel No. R0615250650).

- B.** Consideration to approve \$40,000 from contingency for IT upgrades – Jared Empey, City Treasurer **ACTION ITEM**

- C.** Consideration to approve \$50,000 from contingency for City Hall expansion – Bob Bachman, Public Works Director **ACTION ITEM**

- D.** Request for authorization to proceed with advertisement and bidding of Kuna Downtown Revitalization Phase II – Chris Engels, City Clerk and Bob Bachman, Public Works Director **ACTION ITEM**

- E.** Consideration to approve Resolution No. R88-2019 and request for \$24,950 from contingency to pay for JUB Professional Services – Chris Engels, City Clerk **ACTION ITEM**

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING THE “PROFESSIONAL SERVICES AGREEMENT” WITH JUB ENGINEERING, INC. FOR DEVELOPING DOWNTOWN DESIGN STANDARDS; AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

8. Ordinances:

A. Consideration to approve Ordinance No. 2019-45 ACTION ITEM

AN ORDINANCE OF THE CITY COUNCIL OF KUNA, IDAHO

- AMENDING SECTION 3 OF CHAPTER 6 OF TITLE 1 KUNA CITY CODE ESTABLISHING THE REGULAR MEETINGS SCHEDULE OF THE CITY COUNCIL AND PROVIDING FOR THE CITY CLERK TO POST THE REGULAR MEETINGS SCHEDULE; AND
- DIRECTING THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

Consideration to waive three readings

Consideration to approve ordinance

9. Mayor/Council Announcements:

10. Executive Session:

None

11. Adjournment:

**OFFICIALS**

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

CITY OF KUNA

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

**City Council Meeting
 MINUTES**

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

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
 Troy Behunin, Planner I
 Doug Hanson, Planner III

2. Invocation: None

3. Pledge of Allegiance: Mayor Stear

4. Consent Agenda: ALL OF THE LISTED CONSENT AGENDA ITEMS ARE ACTION ITEMS
 (Timestamp 00:01:00)

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.

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.

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.** *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.*
(Timestamp 00:02:10)

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).

Mayor Stear explained the applicant requested to table the public hearing but since they had published for it already, he would open the public hearing for anyone who came to testify and would not be able to attend the next meeting. There would be no staff report.

Mayor Stear opened the public hearing.

Support: None

Against: None

Neutral: None

Rebuttal: None

Council President Buban-Vonder Haar moved to continue 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 19, 2019. Seconded by Council Member McPherson. Motion carried 4-0.

- 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**
(Timestamp 00:03:56)

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.

Mayor Stear asked Economic Development Director Lisa Holland for her comments.

Ms. Holland provided feedback on the requested change of use from commercial to high density. She understood the planned apartments were already in process before the comp plan re-write and they had originally planned the parcel as commercial because it included multi-family. The rezone request would make this compliant with the new comp plan. It would also be difficult to recruit commercial for this site based on its size and dimensions. The low-density parcels to the north of the piece would be better for commercial if those owners ever decided to redevelop. She reviewed what made a good commercial project and added multi-family projects were important to communities and needed to be close to schools, downtown, and future shopping. She stood for questions.

Mayor Stear asked Planner III Troy Behunin to go over the comments from the School District.

Mr. Behunin reviewed the response letter from the School Director which was also included in the packet. He noted they felt they could absorb this project. He stood for questions.

Council Member Christensen appreciated the response with numbers and data but was concerned that they were based on a 2016 growth report. A lot changed in the last three years including 280 new students which, based on their enrollment, was triple the 2% growth rate stated in this response. They also had to pass an emergency levy for \$1.3 million. He couldn't wrap his head around that. It didn't mean Crimson couldn't hold it but he was curious why this response didn't align with what Kuna was seeing. He asked if Mr. Behunin knew anything about that. He knew Mr. Behunin might not be able to answer for the School District but there wasn't a school district representative present.

Mr. Behunin couldn't speak for the School District. He thought it might be a discussion for another time but he did know the 2% growth rate was what the school district had experienced for the last four or five years.

Mayor Stear felt their questions had been answered and stated they would get with the school district for further clarification at a later date.

Council President Buban-Vonder Haar stated the request appeared to be compliant with city code and the comp plan. The parcel was designated as high density residential on the future land use map so it was the use they anticipated for that plot. She concurred with the findings of fact and conclusions of law listed. She asked if anyone else had any thoughts or comments.

Mayor Stear stated his one concern was the lack of services on Ten Mile and it was not up to this developer to supply gas stations and stores over there. The City would continue to work on economic development in that area and try to help cut down traffic going east to west.

Council President Buban-Vonder Haar moved to close the public hearing and approve 19-04-ZC (Rezone) and 19-05-S (Subdivision) and the Findings of Fact, Conclusions of Law and Order of Decision as presented in the packet. Seconded by Council Member McPherson. Motion carried 4-0.

- C. Public Hearing and Consideration to approve 19-09-AN (Annexation) – Doug Hanson, Planner I **ACTION ITEM**
(Timestamp 00:18:28)

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).

Planner I Doug Hanson reviewed 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 stated everything made sense. It looked to be in order and acceptable.

Council President Buban-Vonder Haar moved to close the public hearing and approve 19-09-AN (Annexation) and the Findings of Fact, Conclusions of Law and Order of Decision as presented in the packet. Seconded by Council Member McPherson. Motion carried 4-0.

- D.** Public Hearing and Consideration to approve 19-02-ZC (Rezone) – Doug Hanson, Planner I **ACTION ITEM**
(Timestamp 00:21:47)

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).

Planner I Doug Hanson reviewed the staff report and stood for questions.

Council Member Christensen noted the owner originally asked for C-1 in the letter of intent. He asked why the applicant was now asking for C-2.

Mr. Hanson deferred to Economic Development Director Lisa Holland.

Ms. Holland responded the change was based on the surrounding use of the area. The owner was rezoning for the purpose of selling. C-2 gave it a little more flexibility. They also wanted to help make sure they met with what the comp plan had in making that area commercial.

Mayor Stear opened the public hearing.

Support:

Yuriy Mukha, 5504 N Senita Hills, Meridian, Idaho 83634, represented the owner, Mr. Stadnitsky, who was absent for health reason. Mr. Mukha did not have much to add and simply stated they wanted to comply with the future plan. When they met with Economic Development and Planning and Zoning, C-2 was recommended and they agreed. He requested approval and stood for questions.

Against: None

Neutral: None

Rebuttal: None

Council President Buban-Vonder Haar stated everything looked to be in order. They listed that area as commercial in the future land use map and they wanted to continue to see development along there. It made sense to her. She asked if there was any other discussion.

Council President Buban-Vonder Haar moved to close the public hearing and approve 19-02-ZC (Rezone) and the Findings of Fact, Conclusions of Law and Order of Decision as presented in the packet. Seconded by Council Member McPherson. Motion carried 4-0.

- E.** Public Hearing and Consideration to approve Resolution No. R79-2019 – Bobby Withrow, Parks Director ACTION ITEM
(Timestamp 00:26:17)

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.

Parks Director Bobby Withrow reviewed the proposed fees and stood for questions.

Mayor Stear noted staff checked to make sure there was no one in town who was in the business of leasing tables and chairs so they weren't hindering any local businesses.

Council Member Cardoza asked if the rates included set up and tear down. Mr. Withrow explained they didn't. The City would drop the tables and chairs off but they would not actually set them up.

Council Member Christensen asked if these were for rentals only or if they were open for public use on days when they went unused.

Mr. Withrow responded they were for rent by people who had reservations. The tables and chairs would be an option for them to rent; like the picnic tables.

Council President Buban-Vonder Haar asked about a damage fee. She was concerned about tables being broken or chairs thrown in the creek. She asked if they would be signing something agreeing to reimburse the City for damaged items.

Mr. Withrow said he did not take that into consideration when drafting this. Staff could draft something for people to sign when renting these. It would be a waiver saying they would pay for any damage.

Council President Buban-Vonder Haar asked, if they added in a damage deposit, would that have to be another public hearing.

City Attorney Bill Gigray explained Mr. Withrow, as an administrator, would have license to set that up. It was not a fee, it was a deposit, so he didn't think it would require a public hearing. He recommended they clarify, as part of the fee hearing, that the fees being charged were reasonably related to the costs incurred by the City to provide the service of the tables and chairs. That was the justification for the fees and what gave them the authority to set said fees.

Council President Buban-Vonder Haar asked if Mr. Withrow factored that in when determining the fees.

Mr. Withrow replied he did. A number of rental companies included drop off charges and fees like that. He had calculated the cost of a seasonal parks' employee dropping off and picking up the tables and chairs and the fees would cover the cost of his employees. That was about it.

Council President Buban-Vonder Haar ask about possibly adding a fee for people who did not tear down the tables and chairs themselves.

Mr. Withrow preferred to move forward as is and, if it became an issue, he would bring it back to Council.

Mayor Stear opened the public hearing.

Support: None

Against: None

Neutral: None

Rebuttal: None

Council President Buban-Vonder Haar reviewed possibilities for a deposit. She struggled with the possibility of someone destroying everything but only half the amount was collected. She asked that Mr. Withrow consider all that as he thought about what the deposit might look like.

Mayor Stear asked if the City's insurance would cover some of those things.

Mr. Withrow thought it depended on the deductible.

Council Member Christensen suggested a waiver as part of the rental agreement instead of a deposit.

Council discussed the options and determined Mr. Withrow should come back with a recommendation.

Council President Buban-Vonder Haar moved to close the public hearing and approve Resolution No. R79-2019. Seconded by Council Member McPherson. Motion carried 4-0.

7. Business Items:

- A. Consideration to approve 19-01-LLA (Lot Line Adjustment) – Doug Hanson, Planner I
ACTION ITEM
(Timestamp 00:41:34)

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).

Planner I Doug Hanson reviewed the application and stood for questions.

Council President Buban-Vonder Haar did not have any concerns. She asked if anyone else did.

Council President Buban-Vonder Haar moved to approve 19-01-LLA (Lot Line Adjustment). Seconded by Council Member McPherson. Motion carried 4-0.

8. Ordinances:

- A. Consideration to approve Ordinance No. 2019-42 **ACTION ITEM**
(Timestamp 00:43:39)

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.

Council President Buban-Vonder Haar moved to waive three readings of Ordinance No. 2019-42. Seconded by Council Member McPherson. Motion carried 4-0.

Council President Buban-Vonder Haar moved to approve Ordinance No. 2019-42. 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. 2019-43 ACTION ITEM
(Timestamp 00:45:17)

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.

Council President Buban-Vonder Haar asked what the Urban Forestry Committee did and when it was last active.

City Clerk Chris Engels explained it hadn't been active for at least ten years and what was previously done through the committee was now done through the Parks Department and the planning process with developments. The City also had arborist training.

Council President Buban-Vonder Haar moved to waive three readings of Ordinance No. 2019-43. Seconded by Council Member McPherson. Motion carried 4-0.

Council President Buban-Vonder Haar moved to approve Ordinance No. 2019-43. 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 00:47:22)

Mayor Stear congratulated Council President Buban-Vonder Haar and Council Member McPherson on their re-election and reminded everyone about the State of the City that would be held Thursday, November 14, 2019 at 6:00 P.M.

Council President Buban would be unable to attend the State of the City but suggested streaming it on Facebook Live.

City Attorney Bill Gigray introduced Mark Bybee, an attorney in his law office who would be assisting Mr. Gigray in his work with the City of Kuna.

An Eagle Scout present for the meeting, per Mayor Stear's invitation, explained he was there as part of his Citizenship in the Community Merit Badge and what he needed to do the get that badge.

Mayor Stear invited him to speak with whoever he needed when the meeting was over.

Economic Development Director Lisa Holland reminded everyone the ribbon cutting for D&B Supply would be the next day, Thursday, November 7, 2019, at 8:30 A.M.

10. Executive Session:

None

11. Adjournment: 6:52 P.M.

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

Minutes prepared by Ariana Welker, Deputy City Clerk

Date Approved: CCM 11.19.2019



CITY OF KUNA

751 W. 4th Street • Kuna, Idaho • 83634 • Phone (208) 922-5274
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SIGN-UP SHEET

November 6, 2019 – P&Z City Council, Public Hearing

Case Name: Indian Creek @ Crimson Point Sub, Annexation & Preliminary Plat

1. **Case Type:** Request to annex a parcel approximately 8.68 acres located west of Ten Mile Road and south of Hubbard Road into Kuna City Limits with an R-8 (Medium Density Residential [MDR]) zone; and to subdivide the approx. 8.68 acres into 39 total lots, consisting of 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).

Applicant requested to table this to Nov. 19, 2019.

Case No.: 19-08-AN (Annexation) and 19-04-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	
☐ <u>Testify</u>	☐ <u>Not Testify</u>	☐ <u>Testify</u>	☐ <u>Not Testify</u>	☐ <u>Testify</u>	☐ <u>Not Testify</u>
Print Name _____		Print Name _____		Print Name _____	
Print Address _____		Print Address _____		Print Address _____	
City _____ State, Zip _____		City _____ State, Zip _____		City _____ State, Zip _____	
☐ <u>Testify</u>	☐ <u>Not Testify</u>	☐ <u>Testify</u>	☐ <u>Not Testify</u>	☐ <u>Testify</u>	☐ <u>Not Testify</u>
Print Name _____		Print Name _____		Print Name _____	
Print Address _____		Print Address _____		Print Address _____	
City _____ State, Zip _____		City _____ State, Zip _____		City _____ State, Zip _____	
☐ <u>Testify</u>	☐ <u>Not Testify</u>	☐ <u>Testify</u>	☐ <u>Not Testify</u>	☐ <u>Testify</u>	☐ <u>Not Testify</u>
Print Name _____		Print Name _____		Print Name _____	
Print Address _____		Print Address _____		Print Address _____	
City _____ State, Zip _____		City _____ State, Zip _____		City _____ State, Zip _____	
☐ <u>Testify</u>	☐ <u>Not Testify</u>	☐ <u>Testify</u>	☐ <u>Not Testify</u>	☐ <u>Testify</u>	☐ <u>Not Testify</u>
Print Name _____		Print Name _____		Print Name _____	
Print Address _____		Print Address _____		Print Address _____	
City _____ State, Zip _____		City _____ State, Zip _____		City _____ State, Zip _____	

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CITY OF KUNA

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SIGN-UP SHEET

November 6, 2019 – City Council Public Hearing

Case Name: 19-09-AN (Annexation) – BLM Annexation

Case Type: The City of Kuna requests to annex two parcels comprising of approximately 600.8 acres at West Kuna Mora Road and South Cole Road into Kuna City Limits with P (Public) zoning districts; The subject sites are within Sections 1 & 2, Township 1 North, Range 1 East; (APNs S2102110000 & S2101212400).

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

IN FAVOR		NEUTRAL		IN OPPOSITION	
☐ <u>Testify</u>	☐ <u>Not Testify</u>	☐ <u>Testify</u>	☐ <u>Not Testify</u>	☐ <u>Testify</u>	☐ <u>Not Testify</u>
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CITY OF KUNA

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SIGN-UP SHEET

November 6, 2019 – City Council Public Hearing

Case Name: 19-02-ZC (Rezone) –Stadnitsky Rezone.

Case Type: Sergey Stadnitsky is requesting to rezone approximately 5.00 acres from an "A" (Agriculture) zoning district classification to a "C-2" (Area Commercial) zoning district classification. The subject site is located at 252 North Meridian Road, Kuna, ID 83634 (APN: S1419333450).

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
☒ <u>Testify</u> ☐ <u>Not Testify</u> <u>Sergey Stadnitsky</u> Print Name <u>5504 N MERIDIAN RD</u> Print Address <u>KUNA ID 83634</u> City State, Zip	☐ <u>Testify</u> ☐ <u>Not Testify</u> _____ Print Name _____ Print Address _____ City State, Zip	☐ <u>Testify</u> ☐ <u>Not Testify</u> _____ Print Name _____ Print Address _____ City State, Zip
☐ <u>Testify</u> ☐ <u>Not Testify</u> _____ Print Name _____ Print Address _____ City State, Zip	☐ <u>Testify</u> ☐ <u>Not Testify</u> _____ Print Name _____ Print Address _____ City State, Zip	☐ <u>Testify</u> ☐ <u>Not Testify</u> _____ Print Name _____ Print Address _____ City State, Zip
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PUBLIC HEARING SIGN-UP SHEET

Kuna City Council Meeting 6:00 p.m.

November 6, 2019

Resolution No. R79-2019

CITY PARKS AND CITY PUBLIC PROPERTY FEES

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

IN FAVOR		NEUTRAL		IN OPPOSITION	
☐ <u>Testify</u>	☐ <u>Not Testify</u>	☐ <u>Testify</u>	☐ <u>Not Testify</u>	☐ <u>Testify</u>	☐ <u>Not Testify</u>
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City of Kuna

Payment Approval Report - City Council Approval

Page: 1

Report dates: 11/1/2019-11/14/2019

Nov 14, 2019 01:15PM

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
ABC STAMP, SIGNS & AWARDS												
277	ABC STAMP, SIGNS & AWARDS	0536843	9249	"STAFF PRESENTER" NAME PLATE FOR CITY COUNCIL MEETINGS, A. WELKER, NOV. '19 - ADMIN	11/06/2019	4.79	.00	01-6165 OFFICE SUPPLIES	0	11/19		
277	ABC STAMP, SIGNS & AWARDS	0536843	9249	"STAFF PRESENTER" NAME PLATE FOR CITY COUNCIL MEETINGS, A. WELKER, NOV. '19 - WATER	11/06/2019	6.32	.00	20-6165 OFFICE SUPPLIES	0	11/19		
277	ABC STAMP, SIGNS & AWARDS	0536843	9249	"STAFF PRESENTER" NAME PLATE FOR CITY COUNCIL MEETINGS, A. WELKER, NOV. '19 - SEWER	11/06/2019	6.32	.00	21-6165 OFFICE SUPPLIES	0	11/19		
277	ABC STAMP, SIGNS & AWARDS	0536843	9249	"STAFF PRESENTER" NAME PLATE FOR CITY COUNCIL MEETINGS, A. WELKER, NOV. '19 - P.I.	11/06/2019	1.72	.00	25-6165 OFFICE SUPPLIES	0	11/19		
Total 0536843:						19.15	.00					
Total ABC STAMP, SIGNS & AWARDS:						19.15	.00					
ADA COUNTY HIGHWAY DISTRICT (IMPACT)												
5	ADA COUNTY HIGHWAY DISTRICT (IMPACT)	10312019ACH		ACHD IMPACT FEE, OCT.'19	10/31/2019	120,897.00	120,897.00	01-2510 ACHD IMPACT FEE TRANSFER	0	11/19	11/08/2019	
Total 10312019ACHDI:						120,897.00	120,897.00					
Total ADA COUNTY HIGHWAY DISTRICT (IMPACT):						120,897.00	120,897.00					
ADA COUNTY SHERIFF'S OFFICE												
6	ADA COUNTY SHERIFF'S OFFICE	061026		SHERIFF SERVICES FOR NOVEMBER 2019	11/05/2019	208,449.56	.00	01-6000 LAW ENFORCEMENT SERVICES	0	11/19		

City of Kuna

Payment Approval Report - City Council Approval

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Report dates: 11/1/2019-11/14/2019

Nov 14, 2019 01:15PM

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 061026:						208,449.56	.00					
Total ADA COUNTY SHERIFF'S OFFICE:						208,449.56	.00					
ADVANCED COMMUNICATIONS, INC.												
1566	ADVANCED COMMUNICATIONS, INC.	0000102311/1/		INTERNET SERVICE FOR PARKS HOUSE OFFICE FOR 11/1/2019-11/30/2019	11/01/2019	164.75	.00	01-6290 UTILITIES	1004	11/19		
Total 0000102311/1/2019:						164.75	.00					
1566	ADVANCED COMMUNICATIONS, INC.	23941	9131	CONFERENCE ROOM RECORDING EQUIPMENT AND PHONE LINE INSTALLATION. WORK DONE 10/16/2019. A.WELKER, OCT.'19	10/31/2019	1,413.00	.00	01-6175 SMALL TOOLS	0	11/19		
Total 23941:						1,413.00	.00					
Total ADVANCED COMMUNICATIONS, INC.:						1,577.75	.00					
ALLSTREAM BUSINESS US, INC												
1411	ALLSTREAM BUSINESS US, INC	16456005		TELEPHONE, DATA, AND NETWORK SERVICE PROVIDER. 11/1/2019-11/30/2019 - ADMIN	11/01/2019	335.49	.00	01-6255 TELEPHONE	0	11/19		
1411	ALLSTREAM BUSINESS US, INC	16456005		TELEPHONE, DATA, AND NETWORK SERVICE PROVIDER. 11/1/2019-11/30/2019 - WATE	11/01/2019	311.55	.00	20-6255 TELEPHONE EXPENSE	0	11/19		
1411	ALLSTREAM BUSINESS US, INC	16456005		TELEPHONE, DATA, AND NETWORK SERVICE PROVIDER. 11/1/2019-11/30/2019 - SEWER	11/01/2019	311.55	.00	21-6255 TELEPHONE EXPENSE	0	11/19		
1411	ALLSTREAM BUSINESS US, INC	16456005		TELEPHONE, DATA, AND NETWORK SERVICE PROVIDER. 11/1/2019-11/30/2019 - P.I.	11/01/2019	119.83	.00	25-6255 TELEPHONE EXPENSE	0	11/19		

City of Kuna

Payment Approval Report - City Council Approval

Page: 3

Report dates: 11/1/2019-11/14/2019

Nov 14, 2019 01:15PM

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
1411	ALLSTREAM BUSINESS US, INC	16456005		<u>TELEPHONE, DATA, AND NETWORK SERVICE PROVIDER, 11/1/2019- 11/30/2019 - P&Z</u>	11/01/2019	119.83	.00	<u>01-6255 TELEPHONE</u>	1003	11/19		
Total 16456005:						1,198.25	.00					
Total ALLSTREAM BUSINESS US, INC:						1,198.25	.00					
ANALYTICAL LABORATORIES												
1	ANALYTICAL LABORATORIES	67351		<u>MONTHLY BACTERIA SAMPLES, OCT. '19 - WATER</u>	10/31/2019	333.45	.00	<u>20-6152 M & R - LABORATORY COSTS</u>	0	11/19		
Total 67351:						333.45	.00					
1	ANALYTICAL LABORATORIES	67352		<u>LAB TESTS, OCT. '19 - SEWER</u>	10/31/2019	1,317.65	.00	<u>21-6152 M & R - LABORATORY COSTS</u>	0	11/19		
Total 67352:						1,317.65	.00					
Total ANALYTICAL LABORATORIES:						1,651.10	.00					
APA IDAHO CHAPTER												
580	APA IDAHO CHAPTER	202021-19106		<u>APA MEMBERSHIP CATEGORY E, IDAHO CHAPTER, P&Z, PERIOD 01/01/2020-12/31/2020 - P&Z</u>	10/28/2019	337.25	.00	<u>01-6075 DUES & MEMBERSHIPS</u>	1003	11/19		
580	APA IDAHO CHAPTER	202021-19106		<u>APA MEMBERSHIP CATEGORY E, IDAHO CHAPTER, P&Z, PERIOD 01/01/2020-12/31/2020 - WATER</u>	10/28/2019	7.10	.00	<u>20-6075 DUES & MEMBERSHIPS</u>	0	11/19		
580	APA IDAHO CHAPTER	202021-19106		<u>APA MEMBERSHIP CATEGORY E, IDAHO CHAPTER, P&Z, PERIOD 01/01/2020-12/31/2020 - SEWER</u>	10/28/2019	7.10	.00	<u>21-6075 DUES & MEMBERSHIPS</u>	0	11/19		
580	APA IDAHO CHAPTER	202021-19106		<u>APA MEMBERSHIP CATEGORY E, IDAHO CHAPTER, P&Z, PERIOD 01/01/2020-12/31/2020 - P.I.</u>	10/28/2019	3.55	.00	<u>25-6075 DUES & MEMBERSHIPS EXPENSE</u>	0	11/19		

City of Kuna

Payment Approval Report - City Council Approval

Page: 4

Report dates: 11/1/2019-11/14/2019

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Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 202021-19106:						355.00	.00					
Total APA IDAHO CHAPTER:						355.00	.00					
B.A. FISCHER SALES CO., INC.												
1651	B.A. FISCHER SALES CO., INC.	0150053-IN	9220	2 EA RUBBER GASKETS FOR THE GRIT SNAIL, M.NADEAU, OCT.'19	10/29/2019	50.00	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	11/19		
Total 0150053-IN:						50.00	.00					
Total B.A. FISCHER SALES CO., INC.:						50.00	.00					
BARRY RENTAL INC												
1899	BARRY RENTAL INC	382721	9250	HYDRAULIC HOSES FOR BOB CAT STAND BEHIND SKIDSTEER, BACK HOE ATTACHMENT, PLUS SHIPPING, S. HOWELL, NOV. '19 - WATER	11/05/2019	59.47	.00	20-6142 MAINT. & REPAIRS- EQUIPMENT	0	11/19		
1899	BARRY RENTAL INC	382721	9250	REAR TAIL LIGHTS FOR PARKS TOOL CAT, PLUS SHIPPING, S. HOWELL, NOV. '19	11/05/2019	166.90	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	11/19		
1899	BARRY RENTAL INC	382721	9250	HYDRAULIC HOSES FOR BOB CAT STAND BEHIND SKIDSTEER, BACK HOE ATTACHMENT, PLUS SHIPPING, S. HOWELL, NOV. '19 - SEWER	11/05/2019	59.46	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	11/19		
1899	BARRY RENTAL INC	382721	9250	HYDRAULIC HOSES FOR BOB CAT STAND BEHIND SKIDSTEER, BACK HOE ATTACHMENT, PLUS SHIPPING, S. HOWELL, NOV. '19 - P.I.	11/05/2019	22.65	.00	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	11/19		
Total 382721:						308.48	.00					

City of Kuna

Payment Approval Report - City Council Approval

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Report dates: 11/1/2019-11/14/2019

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Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total BARRY RENTAL INC:						308.48	.00					
BIG SKY RENTALS LLC												
1846	BIG SKY RENTALS LLC	7252	9129	PROPANE, J.PEREZ, OCT.'19	10/03/2019	518.00	.00	21-6090_FARM EXPENDITURES	0	11/19		
Total 7252:						518.00	.00					
Total BIG SKY RENTALS LLC:						518.00	.00					
BLACK CREEK LIMITED PARTNERSHIP												
1905	BLACK CREEK LIMITED PARTNERSHIP	11042019BC		RELEASE OF CASH PERFORMANCE BOND, MERLIN POINTE #1	11/04/2019	195,812.50	195,812.50	30-2075 UNEARNED REVENUE	0	11/19	11/08/2019	
Total 11042019BC:						195,812.50	195,812.50					
Total BLACK CREEK LIMITED PARTNERSHIP:						195,812.50	195,812.50					
BONNEVILLE BLUEPRINT SUPPLY, INC.												
1378	BONNEVILLE BLUEPRINT SUPPLY, INC.	24277/2		PL 20# 24"X150' BOND 2" PAPER, M. BORZICK, OCT. '19 - WATER	10/14/2019	23.05	.00	20-6165_OFFICE SUPPLIES	0	11/19		
1378	BONNEVILLE BLUEPRINT SUPPLY, INC.	24277/2		PL 20# 24"X150' BOND 2" PAPER, M. BORZICK, OCT. '19 - SEWER	10/14/2019	23.05	.00	21-6165_OFFICE SUPPLIES	0	11/19		
1378	BONNEVILLE BLUEPRINT SUPPLY, INC.	24277/2		PL 20# 24"X150' BOND 2" PAPER, M. BORZICK, OCT. '19 - P.I.	10/14/2019	8.78	.00	25-6165_OFFICE SUPPLIES	0	11/19		
Total 24277/2:						54.88	.00					
Total BONNEVILLE BLUEPRINT SUPPLY, INC.:						54.88	.00					
BUYWYZ LLC												
1795	BUYWYZ LLC	145430	9229	BUSINESS CARD HOLDER, BUSINESS CARD STORAGE HOLDER, N.STAUFFER, OCT.'19 - ADMIN	10/30/2019	3.39	.00	01-6165_OFFICE SUPPLIES	0	11/19		

City of Kuna

Payment Approval Report - City Council Approval

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Report dates: 11/1/2019-11/14/2019

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Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1795	BUYWYZ LLC	145430	9229	<u>1 CASE COPY PAPER FOR THE PLANT, OCT.'19 - WATER</u>	10/30/2019	16.38	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	11/19		
1795	BUYWYZ LLC	145430	9229	<u>1 CASE COPY PAPER FOR THE PLANT, OCT.'19 SEWER</u>	10/30/2019	16.38	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	11/19		
1795	BUYWYZ LLC	145430	9229	<u>1 CASE COPY PAPER FOR THE PLANT, OCT.'19 - P.I</u>	10/30/2019	6.23	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	11/19		
1795	BUYWYZ LLC	145430	9229	<u>1 CASE DISINFECTANT WIPES, FOR CITY HALL, OCT.'19 - ADMIN</u>	10/30/2019	13.45	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	11/19		
1795	BUYWYZ LLC	145430	9229	<u>BUSINESS CARD HOLDER, BUSINESS CARD STORAGE HOLDER, N.STAUFFER, OCT.'19 - WATER</u>	10/30/2019	4.46	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	11/19		
1795	BUYWYZ LLC	145430	9229	<u>BUSINESS CARD HOLDER, BUSINESS CARD STORAGE HOLDER, N.STAUFFER, OCT.'19 - SEWER</u>	10/30/2019	4.46	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	11/19		
1795	BUYWYZ LLC	145430	9229	<u>BUSINESS CARD HOLDER, BUSINESS CARD STORAGE HOLDER, N.STAUFFER, OCT.'19 - P.I.</u>	10/30/2019	1.22	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	11/19		
1795	BUYWYZ LLC	145430	9229	<u>1 CASE DISINFECTANT WIPES, FOR CITY HALL, OCT.'19 - WATER</u>	10/30/2019	9.20	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	11/19		
1795	BUYWYZ LLC	145430	9229	<u>1 CASE DISINFECTANT WIPES, FOR CITY HALL, OCT.'19 - SEWER</u>	10/30/2019	9.20	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	11/19		
1795	BUYWYZ LLC	145430	9229	<u>1 CASE DISINFECTANT WIPES, FOR CITY HALL, OCT.'19 - P.I.</u>	10/30/2019	3.54	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	11/19		
Total 145430:						87.91	.00					
1795	BUYWYZ LLC	145740	9253	<u>2 PACKS OF KLEENEX, 2 EA HAND SANITIZER, C. MERRITT, NOV. '19 - ADMIN</u>	11/06/2019	13.38	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	11/19		
1795	BUYWYZ LLC	145740	9253	<u>2 PACKS OF KLEENEX, 2 EA HAND SANITIZER, C. MERRITT,</u>								

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				NOV. '19 - WATER	11/06/2019	9.15	.00	20-6165 OFFICE SUPPLIES	0	11/19		
1795	BUYWYZ LLC	145740	9253	2 PACKS OF KLEENEX, 2 EA HAND SANITIZER, C. MERRITT, NOV. '19 - SEWER	11/06/2019	9.15	.00	21-6165 OFFICE SUPPLIES	0	11/19		
1795	BUYWYZ LLC	145740	9253	2 PACKS OF KLEENEX, 2 EA HAND SANITIZER, C. MERRITT, NOV. '19 - P.I.	11/06/2019	3.52	.00	25-6165 OFFICE SUPPLIES	0	11/19		
Total 145740:						35.20	.00					
Total BUYWYZ LLC:						123.11	.00					
CAPITAL PAVING CO												
20	CAPITAL PAVING CO	9135		PATCH 1209 FORTYNINER, COMPLETED 11/6/2019, NOV. '19	11/07/2019	435.00	.00	20-6150 M & R - SYSTEM	0	11/19		
Total 9135:						435.00	.00					
Total CAPITAL PAVING CO:						435.00	.00					
CENTURYLINK												
62	CENTURYLINK	208922113658		DEDICATED LANDLINE SCADA, 10/25/2019-11/24/2019 - WATER	10/25/2019	21.35	21.35	20-6255 TELEPHONE EXPENSE	0	11/19	11/08/2019	
62	CENTURYLINK	208922113658		DEDICATED LANDLINE SCADA, 10/25/2019-11/24/2019 - SEWER	10/25/2019	21.35	21.35	21-6255 TELEPHONE EXPENSE	0	11/19	11/08/2019	
62	CENTURYLINK	208922113658		DEDICATED LANDLINE SCADA, 10/25/2019-11/24/2019 - P.I.	10/25/2019	8.13	8.13	25-6255 TELEPHONE EXPENSE	0	11/19	11/08/2019	
Total 208922113658B102519:						50.83	50.83					
62	CENTURYLINK	208922211037		PARKS OFFICE INTERNET SERVICE, 10/25/2019- 11/24/2019	10/25/2019	103.98	103.98	01-6255 TELEPHONE	1004	11/19	11/08/2019	

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Total 2089222110376102519:						103.98	103.98					
Total CENTURYLINK:						154.81	154.81					
CHARLES E. DAVIDSON												
1718	CHARLES E. DAVIDSON	256801	9218	HIGH VISIBLE HOODIE, M.NADEAU, OCT.'19	10/28/2019	69.99	.00	21-6230 SAFETY TRAINING & EQUIPMENT	0	11/19		
Total 256801:						69.99	.00					
Total CHARLES E. DAVIDSON:						69.99	.00					
COASTLINE EQUIPMENT COMPANY												
1788	COASTLINE EQUIPMENT COMPANY	632192		650K CRAWLER DOZER RENTAL FOR MEADOW VIEW PROPERTY, ENVIRONMENTAL FEE, DELIVERY CHARGE, PICK- UP CHARGE, PARKS, M. MEADE, BILLING PERIOD 9/25/2019-9/26/2019	10/15/2019	1,375.50	.00	01-6212 RENT- EQUIPMENT	1004	11/19		
Total 632192:						1,375.50	.00					
1788	COASTLINE EQUIPMENT COMPANY	637060	9233	CORD FOR THE BACKHOE WIRING, PARKS, B.GILLOGLY, OCT.'19	10/31/2019	17.81	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	11/19		
Total 637060:						17.81	.00					
Total COASTLINE EQUIPMENT COMPANY:						1,393.31	.00					
CORE & MAIN LP												
63	CORE & MAIN LP	L202027		8 EA LID SENSUS BRACKET, B.BURR, NOV. '19	11/01/2019	22.00	.00	20-6020 CAPITAL IMPROVEMENTS	1089	11/19		
Total L202027:						22.00	.00					

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63	CORE & MAIN LP	L314584	9241	<u>100 1"X33" METER PIT INSULATION PADS, B. BURR, NOV. '19</u>	11/01/2019	1,998.00	.00	<u>20-6150 M & R - SYSTEM</u>	0	11/19		
Total L314584:						1,998.00	.00					
63	CORE & MAIN LP	L326199	9241	<u>5 EA 3/4" CHAMBERS, 10 EA 3/4" BOTTOM CAP LINER, B. BURR, NOV. '19</u>	11/01/2019	148.85	.00	<u>20-6020 CAPITAL IMPROVEMENTS</u>	1089	11/19		
Total L326199:						148.85	.00					
63	CORE & MAIN LP	L464420	9241	<u>20 EA 3/4" METER REGISTERS, B. BURR, NOV. '19</u>	11/01/2019	2,186.80	.00	<u>20-6020 CAPITAL IMPROVEMENTS</u>	1089	11/19		
Total L464420:						2,186.80	.00					
Total CORE & MAIN LP:						4,355.65	.00					
CUSTOM ELECTRIC, INC.												
147	CUSTOM ELECTRIC, INC.	8244	9217	<u>REPLACED AND REPAIRED VFD COOLING FAN FOR WELL 10, D. CROSSLEY, OCT. '19</u>	10/25/2019	472.93	.00	<u>20-6150 M & R - SYSTEM</u>	0	11/19		
Total 8244:						472.93	.00					
Total CUSTOM ELECTRIC, INC.:						472.93	.00					
D & B SUPPLY												
75	D & B SUPPLY	7200	9255	<u>20 V 1/2" IMPACT WRENCH 2 BATT, PARKS, M.MEADE, NOV.'19</u>	11/07/2019	349.99	.00	<u>01-6175 SMALL TOOLS</u>	1004	11/19		
Total 7200:						349.99	.00					
75	D & B SUPPLY	7358		<u>2 LIME SAFETY VESTS FOR PARKS, NOV. '19 - PARKS</u>	11/05/2019	39.98	.00	<u>01-6230 SAFETY TRAINING & EQUIPMENT</u>	1004	11/19		

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75	D & B SUPPLY	7358		<u>2 LIME SAFETY VESTS FOR PUBLIC WORKS, NOV. '19 - WATER</u>	11/05/2019	16.79	.00	<u>20-6230 SAFETY TRAINING & EQUIPMENT</u>	0	11/19		
75	D & B SUPPLY	7358		<u>2 LIME SAFETY VESTS FOR PUBLIC WORKS, NOV. '19 - SEWER</u>	11/05/2019	16.79	.00	<u>21-6230 SAFETY TRAINING & EQUIPMENT</u>	0	11/19		
75	D & B SUPPLY	7358		<u>2 LIME SAFETY VESTS FOR PUBLIC WORKS, NOV. '19 - P.I.</u>	11/05/2019	6.40	.00	<u>25-6230 SAFETY TRAINING & EQUIPMENT</u>	0	11/19		
Total 7358:						79.96	.00					
75	D & B SUPPLY	9973	9238	<u>4 EA TARPS, 2 EA BUNG WRENCHES, FOR WINTERIZING PUMPS, M. MEADE, NOV. '19</u>	11/01/2019	79.54	.00	<u>01-6175 SMALL TOOLS</u>	1004	11/19		
Total 9973:						79.54	.00					
Total D & B SUPPLY:						509.49	.00					
DIGLINE												
25	DIGLINE	0061530-IN		<u>DIG FEES, OCT '19 - WATER</u>	10/31/2019	272.15	.00	<u>20-6065 DIG LINE EXPENSE</u>	0	11/19		
25	DIGLINE	0061530-IN		<u>DIG FEES, OCT '19 - SEWER</u>	10/31/2019	272.15	.00	<u>21-6065 DIG LINE EXPENSE</u>	0	11/19		
25	DIGLINE	0061530-IN		<u>DIG FEES, OCT '19 - P.I.</u>	10/31/2019	103.68	.00	<u>25-6065 DIG LINE EXPENSE</u>	0	11/19		
Total 0061530-IN:						647.98	.00					
Total DIGLINE:						647.98	.00					
DMH ENTERPRISES												
1745	DMH ENTERPRISES	10312019DMH		<u>PLUMBING PERMITS, OCT.'19</u>	10/31/2019	8,241.65	8,241.65	<u>01-6052 CONTRACT SERVICES</u>	1005	11/19	11/08/2019	

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Total 10312019DMH:						8,241.65	8,241.65					
Total DMH ENTERPRISES:						8,241.65	8,241.65					
DUBOIS CHEMICALS INC												
512	DUBOIS CHEMICALS INC	IN-1902300	9227	1 TOTE OF CHLORINE, FOR WELLS, FUEL SURCHARGE, D. CROSSLEY, OCT. '19	11/04/2019	751.41	.00	20-6150 M & R - SYSTEM	0	11/19		
Total IN-1902300:						751.41	.00					
Total DUBOIS CHEMICALS INC:						751.41	.00					
ELECTRICAL CONTROLS & INSTRUMENTATION												
1744	ELECTRICAL CONTROLS & INSTRUMENTATION	10312019ECI		ELECTRICAL PERMITS, OCT.'19	10/31/2019	11,634.60	11,634.60	01-6052 CONTRACT SERVICES	1005	11/19	11/08/2019	
Total 10312019ECI:						11,634.60	11,634.60					
Total ELECTRICAL CONTROLS & INSTRUMENTATION:						11,634.60	11,634.60					
EQUIPMENT SERVICE PROFESSIONALS INC												
2001	EQUIPMENT SERVICE PROFESSIONALS INC	12152	9053	CASE 580K BACKHOE SERVICE, S.HOWELL, SEPT.'19 - WATER	10/29/2019	2,077.35	.00	20-6142 MAINT. & REPAIRS- EQUIPMENT	0	11/19		
2001	EQUIPMENT SERVICE PROFESSIONALS INC	12152	9053	CASE 580K BACKHOE SERVICE, S.HOWELL, SEPT.'19 - SEWER	10/29/2019	2,077.34	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	11/19		
2001	EQUIPMENT SERVICE PROFESSIONALS INC	12152	9053	CASE 580K BACKHOE SERVICE, S.HOWELL, SEPT.'19 - P.I.	10/29/2019	791.37	.00	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	11/19		
Total 12152:						4,946.06	.00					
Total EQUIPMENT SERVICE PROFESSIONALS INC:						4,946.06	.00					

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FATBEAM LLC												
1831	FATBEAM LLC	10354		MONTHLY RECURRING CHARGE FOR CONNECT INTERNET SERVICE 100MB FOR NOVEMBER 2019 - ADMIN	11/01/2019	95.00	.00	01-6052 CONTRACT SERVICES	0	11/19		
1831	FATBEAM LLC	10354		MONTHLY RECURRING CHARGE FOR CONNECT INTERNET SERVICE 100MB FOR NOVEMBER 2019 - WATER	11/01/2019	65.00	.00	20-6052 CONTRACT SERVICES	0	11/19		
1831	FATBEAM LLC	10354		MONTHLY RECURRING CHARGE FOR CONNECT INTERNET SERVICE 100MB FOR NOVEMBER 2019 - SEWER	11/01/2019	65.00	.00	21-6052 CONTRACT SERVICES	0	11/19		
1831	FATBEAM LLC	10354		MONTHLY RECURRING CHARGE FOR CONNECT INTERNET SERVICE 100MB FOR NOVEMBER 2019 - P.I.	11/01/2019	25.00	.00	25-6052 CONTRACT SERVICES	0	11/19		
Total 10354:						250.00	.00					
Total FATBEAM LLC:						250.00	.00					
FERGUSON ENTERPRISES INC												
219	FERGUSON ENTERPRISES INC	0727419	9221	20V BATTERY POWERED METER PIT PUMP, B.BURR, OCT.'19	10/28/2019	243.76	.00	20-6175 SMALL TOOLS	0	11/19		
Total 0727419:						243.76	.00					
Total FERGUSON ENTERPRISES INC:						243.76	.00					
FLUID CONNECTOR PRODUCTS, INC.												
1083	FLUID CONNECTOR PRODUCTS, INC.	7374977	8868	2 EA 50' FIRE HOSES, SINGLE HYDRANT GATE VALVE, FOR THE MUD RUN, PARKS, AUG.'19	08/02/2019	990.09	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	11/19		
Total 7374977:						990.09	.00					

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1083	FLUID CONNECTOR PRODUCTS, INC.	7413430	9049	<u>WHIP CHECK SAFETY CABLE FOR AIR HOSE FOR JACKHAMMER COMPRESSOR. PARKS, S. HOWELL, SEP. '19</u>	09/17/2019	34.01	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	11/19		
Total 7413430:						34.01	.00					
1083	FLUID CONNECTOR PRODUCTS, INC.	7417655	9071	<u>AIR HOSE FOR AIR COMPRESSOR TRAILER. CRIMP CHARGE. PARKS, S. HOWELL, SEP. '19</u>	09/20/2019	15.23	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	11/19		
Total 7417655:						15.23	.00					
Total FLUID CONNECTOR PRODUCTS, INC.:						1,039.33	.00					
H.D. FOWLER COMPANY												
1552	H.D. FOWLER COMPANY	C488544		<u>CREDIT MEMO FROM INVOICE #: I5324025. EXCHANGED WILKINS 1" PRESSURE VACUUM BREAKER 720A FOR LIKE MATERIAL. PARKS, M. MEADE, NOV. '19</u>	11/06/2019	-100.18	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	11/19		
Total C488544:						-100.18	.00					
1552	H.D. FOWLER COMPANY	I5324025		<u>WILKINS 1" PRESSURE VACUUM BREAKER 720A. 4 EA 2" PVC COUPLING. 4 EA 2" COMPRESSIONS COUPLING. PARKS, M. MEADE, NOV. '19</u>	11/01/2019	277.34	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	11/19		
Total I5324025:						277.34	.00					
1552	H.D. FOWLER COMPANY	I5324246	9237	<u>WILKINS REDUCED PRESSURE 975XLTCU 1" BACKFLOW FOR RV DUMP, M. MEADE, NOV. '19</u>	11/01/2019	389.09	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	11/19		
Total I5324246:						389.09	.00					

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Total H.D. FOWLER COMPANY:						566.25	.00					
HUBER TECHNOLOGY, INC.												
1611	HUBER TECHNOLOGY, INC.	CD10018999	9245	20 EA LONGO-PACK-BAGS PLUS SHIPPING, HEADWORKS, T. SHAFFER, NOV. '19	11/06/2019	2,340.00	.00	21-6150 M & R - SYSTEM	0	11/19		
Total CD10018999:						2,340.00	.00					
Total HUBER TECHNOLOGY, INC.:						2,340.00	.00					
IDAHO HUMANE SOCIETY												
833	IDAHO HUMANE SOCIETY	11/2019		ANIMAL CONTROL CONTRACT SERVICES FOR NOVEMBER 2019	11/01/2019	9,281.75	.00	01-6005 ANIMAL CONTROL SERVICES	0	11/19		
Total 11/2019:						9,281.75	.00					
Total IDAHO HUMANE SOCIETY:						9,281.75	.00					
IDAHO POWER CO												
38	IDAHO POWER CO	11132019IP		ELECTRICAL SERVICE FOR OCT 2019 - STREET LIGHTS	11/13/2019	1,061.77	.00	01-6290 UTILITIES	1002	11/19		
Total 11132019IP:						1,061.77	.00					
Total IDAHO POWER CO:						1,061.77	.00					
IDAHO PRESS TRIBUNE, LLC												
1802	IDAHO PRESS TRIBUNE, LLC	1187139	9191	AD #: 1957319, LEGAL NOTICE, FILE # 19-02-0A - CITY OF KUNA ZONING ORDINANCE AMENDMENT, J. HELLMAN, OCT. '19	10/30/2019	194.53	.00	01-6125 LEGAL PUBLICATIONS	1003	11/19		
Total 1187139:						194.53	.00					
1802	IDAHO PRESS TRIBUNE, LLC	1189437	9254	AD #: 1965545, LEGAL NOTICE, ORDINANCE NO. 2019-43, CITY OF KUNA, AN ORDINANCE OF								

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				THE CITY COUNCIL OF KUNA, IDAHO AMENDING CITY CODE TITLE 2 BOARDS AND COMMISSIONS, A. WELKER, NOV. '19	11/13/2019	56.06	.00	01-6125 LEGAL PUBLICATIONS	0	11/19		
1802	IDAHO PRESS TRIBUNE, LLC	1189437	9254	AD #: 1965528, LEGAL NOTICE, KUNA CITY ORDINANCE NO. 2019-42, CLOVERDALE RANCH, MUNICIPAL REZONE, A. WELKER, NOV. '19	11/13/2019	231.88	.00	01-6125 LEGAL PUBLICATIONS	0	11/19		
Total 1189437:						287.94	.00					
Total IDAHO PRESS TRIBUNE, LLC:						482.47	.00					
IDAHO SCUBA DIVING SALVAGE INC												
2007	IDAHO SCUBA DIVING SALVAGE INC	000011		PLUGGED INLET DUE TO GATE VALVE NEEDING REPAIR, SADIE CREEK POND, NOV. '19	11/12/2019	325.00	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	11/19		
Total 000011:						325.00	.00					
Total IDAHO SCUBA DIVING SALVAGE INC:						325.00	.00					
INTEGRINET SOLUTIONS, INC.												
1595	INTEGRINET SOLUTIONS, INC.	116527		PRE PAID PRO-ACTION SERVER MAINTENANCE, PRINTER SET UP, FIXED DRIVE MAPPINGS IN USER PROFILE, 10/10/2019	10/20/2019	.00	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	0	11/19		
1595	INTEGRINET SOLUTIONS, INC.	116527		PRE PAID PRO-ACTION SERVER MAINTENANCE, SPOKE WITH DOUG AT TECHNOLOGY SOLUTIONS ABOUT COUNCIL COMPUTER SETUP, SETUP COMPUTER FOR COUNCIL CHAMBERS, 10/14/2019, 10/17/2019	10/20/2019	.00	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	0	11/19		
1595	INTEGRINET SOLUTIONS, INC.	116527		NEW COUNCIL CHAMBERS COMPUTER, OCT. '19	10/20/2019	1,035.00	.00	01-6175 SMALL TOOLS	0	11/19		

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1595	INTEGRINET SOLUTIONS, INC.	116527		<u>NEW COMPUTER FOR S. MORFIN, OCT. '19</u>	10/20/2019	1,035.00	.00	<u>01-6175 SMALL TOOLS</u>	0	11/19		
1595	INTEGRINET SOLUTIONS, INC.	116527		<u>LABOR - SETUP AND CONFIGURED S. MORFIN'S COMPUTER, J. REID HDD REPLACEMENT FOR SSD, TICKET CHARGE - 250 GB SSD FOR J. REID, DP TO DVI ADAPTER AND ADOBE ACROBAT STANDARD FOR S. MORFIN, OCT. '19 - ADMIN</u>	10/20/2019	497.80	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	11/19		
1595	INTEGRINET SOLUTIONS, INC.	116527		<u>LABOR - SETUP AND CONFIGURED S. MORFIN'S COMPUTER, J. REID HDD REPLACEMENT FOR SSD, TICKET CHARGE - 250 GB SSD FOR J. REID, DP TO DVI ADAPTER AND ADOBE ACROBAT STANDARD FOR S. MORFIN, OCT. '19 - WATER</u>	10/20/2019	10.48	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	11/19		
1595	INTEGRINET SOLUTIONS, INC.	116527		<u>LABOR - SETUP AND CONFIGURED S. MORFIN'S COMPUTER, J. REID HDD REPLACEMENT FOR SSD, TICKET CHARGE - 250 GB SSD FOR J. REID, DP TO DVI ADAPTER AND ADOBE ACROBAT STANDARD FOR S. MORFIN, OCT. '19 - SEWER</u>	10/20/2019	10.48	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	11/19		
1595	INTEGRINET SOLUTIONS, INC.	116527		<u>LABOR - SETUP AND CONFIGURED S. MORFIN'S COMPUTER, J. REID HDD REPLACEMENT FOR SSD, TICKET CHARGE - 250 GB SSD FOR J. REID, DP TO DVI ADAPTER AND ADOBE ACROBAT STANDARD FOR S. MORFIN, OCT. '19 - P.I.</u>	10/20/2019	5.24	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	11/19		
Total 116527:						2,594.00	.00					
1595	INTEGRINET SOLUTIONS, INC.	116628		<u>PRE-PAIDS FOR 10/21-10/23 - G. SMITH COMPUTER ISSUE, D. CROSSLEY PRINTER ISSUE, SERVER CHECKS, HELPED SETTING UP DRIVES FOR</u>								

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				STEVE, OCT. '19	11/03/2019	.00	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	0	11/19		
1595	INTEGRINET SOLUTIONS, INC.	116628		TROUBLESHOOTING PRINTER ISSUE WITH D. CROSSLEY, PLANT, 10/24/2019 - WATER	11/03/2019	20.16	.00	20-6142 MAINT. & REPAIRS- EQUIPMENT	0	11/19		
1595	INTEGRINET SOLUTIONS, INC.	116628		TROUBLESHOOTING PRINTER ISSUE WITH D. CROSSLEY, PLANT, 10/24/2019 - SEWER	11/03/2019	20.16	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	11/19		
1595	INTEGRINET SOLUTIONS, INC.	116628		TROUBLESHOOTING PRINTER ISSUE WITH D. CROSSLEY, PLANT, 10/24/2019 - P.I.	11/03/2019	7.68	.00	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	11/19		
1595	INTEGRINET SOLUTIONS, INC.	116628		INCREASED ATTACHMENT SIZE TO 30 MB FOR A. WELKER AND C. ENGELS. INCREASED ATTACHMENT SIZE TO 65 MB FOR USERS REQUESTED. CLERKS, 10/24/2019, 10/31/2019 - ADMIN	11/03/2019	45.60	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	0	11/19		
1595	INTEGRINET SOLUTIONS, INC.	116628		INCREASED ATTACHMENT SIZE TO 30 MB FOR A. WELKER AND C. ENGELS. INCREASED ATTACHMENT SIZE TO 65 MB FOR USERS REQUESTED. CLERKS, 10/24/2019, 10/31/2019 - WATER	11/03/2019	.96	.00	20-6142 MAINT. & REPAIRS- EQUIPMENT	0	11/19		
1595	INTEGRINET SOLUTIONS, INC.	116628		INCREASED ATTACHMENT SIZE TO 30 MB FOR A. WELKER AND C. ENGELS. INCREASED ATTACHMENT SIZE TO 65 MB FOR USERS REQUESTED. CLERKS, 10/24/2019, 10/31/2019 - SEWER	11/03/2019	.96	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	11/19		
1595	INTEGRINET SOLUTIONS, INC.	116628		INCREASED ATTACHMENT SIZE TO 30 MB FOR A. WELKER AND C. ENGELS. INCREASED ATTACHMENT SIZE TO 65 MB FOR USERS REQUESTED. CLERKS, 10/24/2019, 10/31/2019 - P.I.	11/03/2019	.48	.00	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	11/19		
1595	INTEGRINET SOLUTIONS, INC.	116628		BROKE DOWN AND PACKED COUNCIL CHAMBERS COMPUTER PUT IN CITY								

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				CLERKS OFFICE, 10/24/2019 - ADMIN	11/03/2019	24.00	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	0	11/19		
1595	INTEGRINET SOLUTIONS, INC.	116628		PARKS REQUEST FOR ROUTER AT SPLASHPAD. PARKS, 10/24/2019, 10/31/2019	11/03/2019	72.00	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	11/19		
1595	INTEGRINET SOLUTIONS, INC.	116628		CONFIRMED WITH P&Z TO DISABLE AD FOR S. WEIGER. REMOVED FROM MEMBERSHIPS. CHANGED PASSWORDS. DISABLED ACCOUNT. HID ADDRESS IN GAL. P&Z, 10/29/2019	11/03/2019	48.00	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1003	11/19		
1595	INTEGRINET SOLUTIONS, INC.	116628		CHECKED SERVERS WHEN INTERNET WENT OUT - 10/28/2019. PRO-ACTION SERVER CHECKS - 10/31/2019. CITY HALL, OCT. '19 - ADMIN	11/03/2019	67.93	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	0	11/19		
1595	INTEGRINET SOLUTIONS, INC.	116628		CHECKED SERVERS WHEN INTERNET WENT OUT - 10/28/2019. PRO-ACTION SERVER CHECKS - 10/31/2019. CITY HALL, OCT. '19 - WATER	11/03/2019	89.65	.00	20-6142 MAINT. & REPAIRS- EQUIPMENT	0	11/19		
1595	INTEGRINET SOLUTIONS, INC.	116628		CHECKED SERVERS WHEN INTERNET WENT OUT - 10/28/2019. PRO-ACTION SERVER CHECKS - 10/31/2019. CITY HALL, OCT. '19 - SEWER	11/03/2019	89.65	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	11/19		
1595	INTEGRINET SOLUTIONS, INC.	116628		CHECKED SERVERS WHEN INTERNET WENT OUT - 10/28/2019. PRO-ACTION SERVER CHECKS - 10/31/2019. CITY HALL, OCT. '19 - P.I.	11/03/2019	24.45	.00	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	11/19		
Total 116628:						511.68	.00					
Total INTEGRINET SOLUTIONS, INC.:						3,105.68	.00					
INTERMOUNTAIN GAS CO												
37	INTERMOUNTAIN GAS CO	482135196928		NATURAL GAS CONSUMPTION AT SENIOR CENTER, 9/28/19-10/25/19	10/28/2019	153.98	153.98	01-6290 UTILITIES	1001	11/19	11/08/2019	

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Total 48213519692819102519:						153.98	153.98					
37	INTERMOUNTAIN GAS CO	482195000105		<u>NATURAL GAS CONSUMPTION</u> <u>AT TREATMENT PLANT, 10/5/19</u> <u>-11/1/19 - WATER</u>	11/04/2019	449.95	449.95	<u>20-6290 UTILITIES</u> <u>EXPENSE</u>	0	11/19	11/08/2019	
37	INTERMOUNTAIN GAS CO	482195000105		<u>NATURAL GAS CONSUMPTION</u> <u>AT TREATMENT PLANT, 10/5/19</u> <u>-11/1/19 - SEWER</u>	11/04/2019	449.95	449.95	<u>21-6290 UTILITIES</u> <u>EXPENSE</u>	0	11/19	11/08/2019	
37	INTERMOUNTAIN GAS CO	482195000105		<u>NATURAL GAS CONSUMPTION</u> <u>AT TREATMENT PLANT, 10/5/19</u> <u>-11/1/19 - P.I.</u>	11/04/2019	171.41	171.41	<u>25-6290 UTILITIES</u> <u>EXPENSE</u>	0	11/19	11/08/2019	
Total 4821950001051911119:						1,071.31	1,071.31					
37	INTERMOUNTAIN GAS CO	482327707928		<u>NATURAL GAS CONSUMPTION</u> <u>AT PARKS ORCHARD OFFICE,</u> <u>9/28/2019-10/25/2019</u>	10/29/2019	18.87	18.87	<u>01-6290 UTILITIES</u>	1004	11/19	11/08/2019	
Total 48232770792819102519:						18.87	18.87					
37	INTERMOUNTAIN GAS CO	482634665928		<u>NATURAL GAS CONSUMPTION</u> <u>AT CITY HALL, 9/28/19-10/25/19</u> <u>- ADMIN</u>	10/28/2019	41.64	41.64	<u>01-6290 UTILITIES</u>	0	11/19	11/08/2019	
37	INTERMOUNTAIN GAS CO	482634665928		<u>NATURAL GAS CONSUMPTION</u> <u>AT CITY HALL, 9/28/19-10/25/19</u> <u>- WATER</u>	10/28/2019	28.49	28.49	<u>20-6290 UTILITIES</u> <u>EXPENSE</u>	0	11/19	11/08/2019	
37	INTERMOUNTAIN GAS CO	482634665928		<u>NATURAL GAS CONSUMPTION</u> <u>AT CITY HALL, 9/28/19-10/25/19</u> <u>- SEWER</u>	10/28/2019	28.49	28.49	<u>21-6290 UTILITIES</u> <u>EXPENSE</u>	0	11/19	11/08/2019	
37	INTERMOUNTAIN GAS CO	482634665928		<u>NATURAL GAS CONSUMPTION</u> <u>AT CITY HALL, 9/28/19-10/25/19</u> <u>- P.I.</u>	10/28/2019	10.96	10.96	<u>25-6290 UTILITIES</u> <u>EXPENSE</u>	0	11/19	11/08/2019	
Total 48263466592819102519:						109.58	109.58					
Total INTERMOUNTAIN GAS CO:						1,353.74	1,353.74					

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INTERNATIONAL CODE COUNCIL												
764	INTERNATIONAL CODE COUNCIL	1001112771		2 EA 2018 INTERNATIONAL RESIDENTIAL CODE, BUILDING INSPECTION, NOV. '19	11/01/2019	222.00	.00	01-6165 OFFICE SUPPLIES	1005	11/19		
Total 1001112771:						222.00	.00					
Total INTERNATIONAL CODE COUNCIL:						222.00	.00					
J & M SANITATION, INC.												
230	J & M SANITATION, INC.	10252019-103		SANITATION RECEIPT TRANSFER, 10/25/2019-10/31/2019	11/01/2019	10,735.40	10,735.40	26-7000 SOLID WASTE SERVICE FEES	0	11/19	11/01/2019	
230	J & M SANITATION, INC.	10252019-103		SANITATION RECEIPT TRANSFER LESS FRANCHISE FEES, 10/25/2019-10/31/2019	11/01/2019	-1,060.66	-1,060.66	01-4170 FRANCHISE FEES	0	11/19	11/01/2019	
Total 10252019-10312019:						9,674.74	9,674.74					
230	J & M SANITATION, INC.	11012019-110		SANITATION RECEIPT TRANSFER, 11/01/2019-11/07/2019	11/08/2019	41,777.48	41,777.48	26-7000 SOLID WASTE SERVICE FEES	0	11/19	11/08/2019	
230	J & M SANITATION, INC.	11012019-110		SANITATION RECEIPT TRANSFER LESS FRANCHISE FEES, 11/01/2019-11/07/2019	11/08/2019	-4,127.62	-4,127.62	01-4170 FRANCHISE FEES	0	11/19	11/08/2019	
Total 11012019-11072019:						37,649.86	37,649.86					
230	J & M SANITATION, INC.	9000-1025201		SLUDGE REPORT FOR OCTOBER - 6 PICKUPS - 10/21,10/18, 10/15, 10/8, 10/3, 10/2	10/25/2019	2,160.00	.00	21-6153 M & R - SLUDGE DISPOSAL	0	11/19		
230	J & M SANITATION, INC.	9000-1025201		SLUDGE REPORT FOR SEPTEMBER - 1 PICKUP - 9/30	10/25/2019	360.00	.00	21-6153 M & R - SLUDGE DISPOSAL	0	11/19		
Total 9000-10252019:						2,520.00	.00					

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230	J & M SANITATION, INC.	9036-1025201		<u>SEPTEMBER 2019 25 YD CONT DUMPSTER RENTAL - PARKS</u>	10/25/2019	15.00	.00	<u>01-6212 RENT- EQUIPMENT</u>	1004	11/19		
230	J & M SANITATION, INC.	9036-1025201		<u>SEPTEMBER 2019 25 YD CONT DUMPSTER RENTAL - WATER</u>	10/25/2019	6.00	.00	<u>20-6212 RENT - EQUIPMENT</u>	0	11/19		
230	J & M SANITATION, INC.	9036-1025201		<u>SEPTEMBER 2019 25 YD CONT DUMPSTER RENTAL - SEWER</u>	10/25/2019	6.00	.00	<u>21-6212 RENT- EQUIPMENT</u>	0	11/19		
230	J & M SANITATION, INC.	9036-1025201		<u>SEPTEMBER 2019 25 YD CONT DUMPSTER RENTAL - P.I.</u>	10/25/2019	3.00	.00	<u>25-6212 RENT - EQUIPMENT</u>	0	11/19		
Total 9036-10252019:						30.00	.00					
Total J & M SANITATION, INC.:						49,874.60	47,324.60					
JONATHAN STRICKLAND												
1976	JONATHAN STRICKLAND	224		<u>JANITORIAL SERVICES FOR NOVEMBER 2019 - TREATMENT PLANT - WATER</u>	11/03/2019	50.40	.00	<u>20-6025 JANITORIAL</u>	0	11/19		
1976	JONATHAN STRICKLAND	224		<u>JANITORIAL SERVICES FOR NOVEMBER 2019 - TREATMENT PLANT - SEWER</u>	11/03/2019	50.40	.00	<u>21-6025 JANITORIAL</u>	0	11/19		
1976	JONATHAN STRICKLAND	224		<u>JANITORIAL SERVICES FOR NOVEMBER 2019 - TREATMENT PLANT - P.I.</u>	11/03/2019	19.20	.00	<u>25-6025 JANITORIAL</u>	0	11/19		
Total 224:						120.00	.00					
1976	JONATHAN STRICKLAND	225		<u>JANITORIAL SERVICES FOR NOVEMBER 2019 - SENIOR CENTER</u>	11/03/2019	446.00	.00	<u>01-6025 JANITORIAL</u>	1001	11/19		
Total 225:						446.00	.00					
1976	JONATHAN STRICKLAND	226		<u>JANITORIAL SERVICES FOR NOVEMBER 2019 - CITY HALL - ADMIN</u>	11/03/2019	212.80	.00	<u>01-6025 JANITORIAL</u>	0	11/19		
1976	JONATHAN STRICKLAND	226		<u>JANITORIAL SERVICES FOR NOVEMBER 2019 - CITY HALL -</u>								

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				WATER	11/03/2019	145.60	.00	20-6025 JANITORIAL	0	11/19		
1976	JONATHAN STRICKLAND	226		JANITORIAL SERVICES FOR NOVEMBER 2019 - CITY HALL - SEWER	11/03/2019	145.60	.00	21-6025 JANITORIAL	0	11/19		
1976	JONATHAN STRICKLAND	226		JANITORIAL SERVICES FOR NOVEMBER 2019 - CITY HALL - P.I	11/03/2019	56.00	.00	25-6025 JANITORIAL	0	11/19		
Total 226:						560.00	.00					
Total JONATHAN STRICKLAND:						1,126.00	.00					
KODY NEWTON												
1956	KODY NEWTON	2193	9265	PHOTOS FOR STATE OF THE CITY, A.WELKER, NOV.'19	11/01/2019	200.00	.00	01-6155 MEETINGS/COMMI TTEES	1032	11/19		
Total 2193:						200.00	.00					
Total KODY NEWTON:						200.00	.00					
KUNA LUMBER												
499	KUNA LUMBER	A110504	9242	BRAKE CLEANER, 200CT BOX SHOP TOWEL, GRINDING DISCS, MASKING TAPE, FLEET SHOP SUPPLIES, FLEET MONTHLY TICKET, OCT. '19 - ADMIN	11/04/2019	18.21	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	0	11/19		
499	KUNA LUMBER	A110504	9242	BRAKE CLEANER, 200CT BOX SHOP TOWEL, GRINDING DISCS, MASKING TAPE, FLEET SHOP SUPPLIES, FLEET MONTHLY TICKET, OCT. '19 - WATER	11/04/2019	7.28	.00	20-6150 M & R - SYSTEM	0	11/19		
499	KUNA LUMBER	A110504	9242	BRAKE CLEANER, 200CT BOX SHOP TOWEL, GRINDING DISCS, MASKING TAPE, FLEET SHOP SUPPLIES, FLEET MONTHLY TICKET, OCT. '19 - SEWER	11/04/2019	7.28	.00	21-6150 M & R - SYSTEM	0	11/19		

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499	KUNA LUMBER	A110504	9242	<u>BRAKE CLEANER, 200CT BOX</u> <u>SHOP TOWEL, GRINDING</u> <u>DISCS, MASKING TAPE, FLEET</u> <u>SHOP SUPPLIES, FLEET</u> <u>MONTHLY TICKET, OCT. '19 -</u> <u>P.I.</u>	11/04/2019	3.64	.00	<u>25-6150 MAINT. &</u> <u>REPAIRS -</u> <u>SYSTEM (PI)</u>	0	11/19		
499	KUNA LUMBER	A110504	9242	<u>2 EA IMPACT NUTSET ASST 2"-</u> <u>5PC SET, 3 EA 3/8X2" SOCKET</u> <u>ADAPTER, 3-6 DRAIN OPENER,</u> <u>FLEET SMALL TOOLS, FLEET</u> <u>MONTHLY TICKET, OCT. '19 -</u> <u>ADMIN</u>	11/04/2019	38.22	.00	<u>01-6175 SMALL</u> <u>TOOLS</u>	0	11/19		
499	KUNA LUMBER	A110504	9242	<u>2 EA IMPACT NUTSET ASST 2"-</u> <u>5PC SET, 3 EA 3/8X2" SOCKET</u> <u>ADAPTER, 3-6 DRAIN OPENER,</u> <u>FLEET SMALL TOOLS, FLEET</u> <u>MONTHLY TICKET, OCT. '19 -</u> <u>WATER</u>	11/04/2019	15.28	.00	<u>20-6175 SMALL</u> <u>TOOLS</u>	0	11/19		
499	KUNA LUMBER	A110504	9242	<u>2 EA IMPACT NUTSET ASST 2"-</u> <u>5PC SET, 3 EA 3/8X2" SOCKET</u> <u>ADAPTER, 3-6 DRAIN OPENER,</u> <u>FLEET SMALL TOOLS, FLEET</u> <u>MONTHLY TICKET, OCT. '19 -</u> <u>SEWER</u>	11/04/2019	15.28	.00	<u>21-6175 SMALL</u> <u>TOOLS</u>	0	11/19		
499	KUNA LUMBER	A110504	9242	<u>2 EA IMPACT NUTSET ASST 2"-</u> <u>5PC SET, 3 EA 3/8X2" SOCKET</u> <u>ADAPTER, 3-6 DRAIN OPENER,</u> <u>FLEET SMALL TOOLS, FLEET</u> <u>MONTHLY TICKET, OCT. '19 -</u> <u>P.I.</u>	11/04/2019	7.64	.00	<u>25-6175 SMALL</u> <u>TOOLS</u>	0	11/19		
499	KUNA LUMBER	A110504	9242	<u>3 EA PLUNGERS FOR CITY</u> <u>HALL, FLEET MONTHLY</u> <u>TICKET, OCT. '19 - ADMIN</u>	11/04/2019	4.92	.00	<u>01-6025</u> <u>JANITORIAL</u>	0	11/19		
499	KUNA LUMBER	A110504	9242	<u>3 EA PLUNGERS FOR CITY</u> <u>HALL, FLEET MONTHLY</u> <u>TICKET, OCT. '19 - WATER</u>	11/04/2019	3.36	.00	<u>20-6025</u> <u>JANITORIAL</u>	0	11/19		
499	KUNA LUMBER	A110504	9242	<u>3 EA PLUNGERS FOR CITY</u> <u>HALL, FLEET MONTHLY</u> <u>TICKET, OCT. '19 - SEWER</u>	11/04/2019	3.36	.00	<u>21-6025</u> <u>JANITORIAL</u>	0	11/19		
499	KUNA LUMBER	A110504	9242	<u>3 EA PLUNGERS FOR CITY</u> <u>HALL, FLEET MONTHLY</u> <u>TICKET, OCT. '19 - P.I.</u>	11/04/2019	1.29	.00	<u>25-6025</u> <u>JANITORIAL</u>	0	11/19		

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499	KUNA LUMBER	A110504	9242	5 PC ALDER 3/4" 4X8 MDF, 72 FT OF KNOTTY ALDER 1X6, 1.5 EA 2X4-16' WOOD, 2X4-16' STD/BTR KD LF, 10 EA 2X4-8' STD/BTR KD FL, 50 FT KNOTTY ALDER 1X2 S4S, 3 PC KNOTTY ALDER STOP, DEERSKIN TECH -2X1, 4 EA 10VOC ADHESIVE, 18GA BRAD 1-1/4, FMT, OCT, '19-ADM	11/04/2019	305.97	.00	01-6140 MAINT. & REPAIR BUILDING	0	11/19		
499	KUNA LUMBER	A110504	9242	5 PC ALDER 3/4" 4X8 MDF, 72 FT OF KNOTTY ALDER 1X6, 1.5 EA 2X4-16' WOOD, 2X4-16' STD/BTR KD LF, 10 EA 2X4-8' STD/BTR KD FL, 50 FT KNOTTY ALDER 1X2 S4S, 3 PC KNOTTY ALDER STOP, DEERSKIN TECH -2X1, 4 EA 10VOC ADHESIVE, 18GA BRAD 1-1/4, FMT, OCT, '19-WAT	11/04/2019	209.34	.00	20-6140 MAINT. & REPAIR BUILDING	0	11/19		
499	KUNA LUMBER	A110504	9242	5 PC ALDER 3/4" 4X8 MDF, 72 FT OF KNOTTY ALDER 1X6, 1.5 EA 2X4-16' WOOD, 2X4-16' STD/BTR KD LF, 10 EA 2X4-8' STD/BTR KD FL, 50 FT KNOTTY ALDER 1X2 S4S, 3 PC KNOTTY ALDER STOP, DEERSKIN TECH -2X1, 4 EA 10VOC ADHESIVE, 18GA BRAD 1-1/4, FMT, OCT, '19-SEW	11/04/2019	209.34	.00	21-6140 MAINT. & REPAIR BUILDING	0	11/19		
499	KUNA LUMBER	A110504	9242	5 PC ALDER 3/4" 4X8 MDF, 72 FT OF KNOTTY ALDER 1X6, 1.5 EA 2X4-16' WOOD, 2X4-16' STD/BTR KD LF, 10 EA 2X4-8' STD/BTR KD FL, 50 FT KNOTTY ALDER 1X2 S4S, 3 PC KNOTTY ALDER STOP, DEERSKIN TECH -2X1, 4 EA 10VOC ADHESIVE, 18GA BRAD 1-1/4, FMT, OCT, '19-PI	11/04/2019	80.52	.00	25-6140 MAINT. & REPAIR BUILDING	0	11/19		
499	KUNA LUMBER	A110504	9242	2 EA 4' FIBERGLASS EXTENSION RODS AND 6" ROUND WIRE CHIMNEY BRUSH TO CLEAN PARKS HOUSE CHIMNEY, 2 PK OF LIGHTS FOR GREENBELT BATHROOM, FLEET MONTHLY TICKET, OCT, '19	11/04/2019	40.19	.00	01-6140 MAINT. & REPAIR BUILDING	1004	11/19		

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499	KUNA LUMBER	A110504	9242	SANDING SPONGE, PAINT BRUSH, 5PK 5" 180G SANDING DISC, 3 FT COUNTER EDGE OAK, FLEET MONTHLY TICKET, OCT. '19 - ADMIN	11/04/2019	16.98	.00	01-6140 MAINT. & REPAIR BUILDING	0	11/19		
499	KUNA LUMBER	A110504	9242	SANDING SPONGE, PAINT BRUSH, 5PK 5" 180G SANDING DISC, 3 FT COUNTER EDGE OAK, FLEET MONTHLY TICKET, OCT. '19 - WATER	11/04/2019	.36	.00	20-6140 MAINT. & REPAIR BUILDING	0	11/19		
499	KUNA LUMBER	A110504	9242	SANDING SPONGE, PAINT BRUSH, 5PK 5" 180G SANDING DISC, 3 FT COUNTER EDGE OAK, FLEET MONTHLY TICKET, OCT. '19 - SEWER	11/04/2019	.36	.00	21-6140 MAINT & REPAIR BUILDING	0	11/19		
499	KUNA LUMBER	A110504	9242	SANDING SPONGE, PAINT BRUSH, 5PK 5" 180G SANDING DISC, 3 FT COUNTER EDGE OAK, FLEET MONTHLY TICKET, OCT. '19 - P.I.	11/04/2019	.18	.00	25-6140 MAINT & REPAIR BUILDING	0	11/19		
499	KUNA LUMBER	A110504	9242	2 EA #30 O-RING, 1 OZ PLUMBERS GREASE, FLEET MONTHLY TICKET, OCT. '19 - SENIOR CENTER	11/04/2019	3.57	.00	01-6140 MAINT. & REPAIR BUILDING	1001	11/19		
Total A110504:						992.57	.00					
499	KUNA LUMBER	B132271	9209	2 EA 3/4" 50FT HOSES, 2 EA MALE ADAPTER HOSE ENDS TO FIX A DIFFERENT HOSE, PLANT, M. NADEAU, OCT. '19	10/23/2019	88.70	.00	21-6175 SMALL TOOLS	0	11/19		
Total B132271:						88.70	.00					
499	KUNA LUMBER	B132308	9214	6 1" SLIP TO THREADS, REPAIR OF SPRAY BARS AT PUMP STATIONS, IRRIGATION, J. COX, OCT. '19	10/24/2019	5.35	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	11/19		
Total B132308:						5.35	.00					

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499	KUNA LUMBER	B132590	9235	<u>6 EA ROLLS OF INSULATION FOR WINTERIZING. M.MEADE. OCT.'19</u>	10/31/2019	99.72	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	11/19		
Total B132590:						99.72	.00					
499	KUNA LUMBER	B132780	9252	<u>REBAR FOR SEGO PRAIRIE PARKING BUMPERS. M.MEADE. NOV.'19</u>	11/06/2019	50.76	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	11/19		
Total B132780:						50.76	.00					
Total KUNA LUMBER:						1,237.10	.00					
KUNA RURAL FIRE DISTRICT (IMPACT)												
1944	KUNA RURAL FIRE DISTRICT (IMPACT)	10312019KRF		<u>KRFD IMPACT FEES. OCT.'19</u>	10/31/2019	37,224.50	37,224.50	<u>01-2511 KRFD IMPACT FEE TRANSFER</u>	0	11/19	11/08/2019	
Total 10312019KRFDI:						37,224.50	37,224.50					
Total KUNA RURAL FIRE DISTRICT (IMPACT):						37,224.50	37,224.50					
KUNA RURAL FIRE DISTRICT (PLAN REVIEW)												
1945	KUNA RURAL FIRE DISTRICT (PLAN REVIEW)	10312019KRF		<u>KRFD PLAN REVIEW FEES. OCT.'19</u>	10/31/2019	3,039.34	3,039.34	<u>01-2512 KRFD PLAN REVIEW FEE TRANSFER</u>	0	11/19	11/08/2019	
Total 10312019KRFDPR:						3,039.34	3,039.34					
Total KUNA RURAL FIRE DISTRICT (PLAN REVIEW):						3,039.34	3,039.34					
KUNA WELDING												
46	KUNA WELDING	5282	9130	<u>DANSKIN LIFT STATION WELDED HINGES FOR SAFETY GATE REPAIR. R. WARWICK. OCT. '19</u>	10/03/2019	80.00	.00	<u>21-6150 M & R - SYSTEM</u>	0	11/19		

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Total 5282:						80.00	.00					
46	KUNA WELDING	5288	9150	RED DUMP TRUCK HINGE PIN REPAIR. M.MEADE, OCT.'19	10/08/2019	163.03	.00	01-6305_VEHICLE MAINTENANCE & REPAIRS	1004	11/19		
Total 5288:						163.03	.00					
Total KUNA WELDING:						243.03	.00					
LES SCHWAB TIRES												
221	LES SCHWAB TIRES	12800393373	9244	2003 STERLING TANKER (SEWER VAC TRUCK) TIRES CHECK, TIRE REPAIR, M. NADEAU, NOV. '19	11/04/2019	37.00	.00	21-6305_VEHICLE MAINTENANCE & REPAIRS	0	11/19		
Total 12800393373:						37.00	.00					
221	LES SCHWAB TIRES	12800393933		REPLACED POPPED TIRE DUE TO VALVE CAN LID THAT WAS POPPED UP. CITIZEN'S VEHICLE, B. BACHMAN, NOV. '19 - WATER	11/07/2019	98.48	.00	20-6305_VEHICLE MAINTENANCE & REPAIRS	0	11/19		
221	LES SCHWAB TIRES	12800393933		REPLACED POPPED TIRE DUE TO VALVE CAN LID THAT WAS POPPED UP. CITIZEN'S VEHICLE, B. BACHMAN, NOV. '19 - SEWER	11/07/2019	98.48	.00	21-6305_VEHICLE MAINTENANCE & REPAIRS	0	11/19		
221	LES SCHWAB TIRES	12800393933		REPLACED POPPED TIRE DUE TO VALVE CAN LID THAT WAS POPPED UP. CITIZEN'S VEHICLE, B. BACHMAN, NOV. '19 - P.I.	11/07/2019	37.52	.00	25-6305_VEHICLE MAINTENANCE & REPAIR	0	11/19		
Total 12800393933:						234.48	.00					
Total LES SCHWAB TIRES:						271.48	.00					
MATHESON TRI-GAS INC												

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1871	MATHESON TRI-GAS INC	20641016		HYDROCHLORIC GAS CYLINDER RENTAL, LAGOONS, OCT. '19	10/31/2019	38.96	.00	21-6150 M & R - SYSTEM	0	11/19		
Total 20641016:						38.96	.00					
Total MATHESON TRI-GAS INC:						38.96	.00					
MISCELLANEOUS VENDORS 2												
1849	MISCELLANEOUS VENDORS 2	09172019PS		REIMBURSEMENT, LICENSE RENEWAL, P.STEVENS, NOV.'19 - P&Z	11/12/2019	39.13	.00	01-6075 DUES & MEMBERSHIPS	1003	11/19		
1849	MISCELLANEOUS VENDORS 2	09172019PS		REIMBURSEMENT, LICENSE RENEWAL, P.STEVENS, NOV.'19 - WATER	11/12/2019	54.15	.00	20-6075 DUES & MEMBERSHIPS	0	11/19		
1849	MISCELLANEOUS VENDORS 2	09172019PS		REIMBURSEMENT, LICENSE RENEWAL, P.STEVENS, NOV.'19 - SEWER	11/12/2019	54.15	.00	21-6075 DUES & MEMBERSHIPS	0	11/19		
1849	MISCELLANEOUS VENDORS 2	09172019PS		REIMBURSEMENT, LICENSE RENEWAL, P.STEVENS, NOV.'19 - P.I	11/12/2019	9.07	.00	25-6075 DUES & MEMBERSHIPS EXPENSE	0	11/19		
Total 09172019PS:						156.50	.00					
1849	MISCELLANEOUS VENDORS 2	11082019MS	9264	REIMBURSEMENT, COMPOSIT TOE WORK BOOTS, M.SMITH, NOV.'19 - WATER	11/08/2019	160.00	.00	20-6230 SAFETY TRAINING & EQUIPMENT	0	11/19		
1849	MISCELLANEOUS VENDORS 2	11082019MS	9264	REIMBURSEMENT, COMPOSIT TOE WORK BOOTS, M.SMITH, NOV.'19 - P.I	11/08/2019	40.00	.00	25-6230 SAFETY TRAINING & EQUIPMENT	0	11/19		
Total 11082019MS:						200.00	.00					
Total MISCELLANEOUS VENDORS 2:						356.50	.00					
NAMPA & MERIDIAN IRRIGATION DISTRICT												
1420	NAMPA & MERIDIAN IRRIGATION DISTRICT	12202019NMI		FALL ASSESSMENT #5500X, TAX ROLL 1ST HALF, MEMORY RANCH NO 1 & 2, SEC 3 2N 1W	10/03/2019	1,048.67	.00	25-6116 IRRIGATION / WATER COSTS	0	11/19		

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Total 12202019NMID-5500 X:						1,048.67	.00					
Total NAMPA & MERIDIAN IRRIGATION DISTRICT:						1,048.67	.00					
NEW YORK IRRIGATION DISTRICT												
83	NEW YORK IRRIGATION DISTRICT	12202019NYID		IRRIGATION WATER COSTS, FIRST PAYMENT. KUNA MUNICIPAL POOLED LAND, 2020 SEASON	10/29/2019	2,570.14	.00	25-6116 IRRIGATION / WATER COSTS	0	11/19		
Total 12202019NYID:						2,570.14	.00					
Total NEW YORK IRRIGATION DISTRICT:						2,570.14	.00					
PARTS, INC.												
470	PARTS, INC.	200013	9173	HYDRAULIC OIL FOR JACOBSEN MOWER, S. HOWELL, OCT. '19	10/11/2019	62.99	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	11/19		
Total 200013:						62.99	.00					
470	PARTS, INC.	200305	9184	BATTERY FOR JOHN DEERE MOWER, S.HOWELL, OCT.'19	10/16/2019	132.99	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	11/19		
Total 200305:						132.99	.00					
470	PARTS, INC.	200331	9188	SWITCH FOR BEACON LIGHT ON THE WATER DEPT METER VAN, OCT.'19	10/16/2019	21.37	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	11/19		
Total 200331:						21.37	.00					
470	PARTS, INC.	200636	9200	HEADLIGHT FOR TRUCK #22, S.HOWELL, OCT.'19 - WATER	10/21/2019	13.59	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	11/19		

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470	PARTS, INC.	200636	9200	<u>HEADLIGHT FOR TRUCK #22, S.HOWELL, OCT.'19 - P.I</u>	10/21/2019	3.40	.00	<u>25-6305 VEHICLE MAINTENANCE & REPAIR</u>	0	11/19		
Total 200636:						16.99	.00					
470	PARTS, INC.	201507		<u>AAA BATTERIES FOR SHOP, B.GILLOGLY, NOV.'19 - ADMIN</u>	11/04/2019	2.99	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	0	11/19		
470	PARTS, INC.	201507		<u>AAA BATTERIES FOR SHOP, B.GILLOGLY, NOV.'19 - WATER</u>	11/04/2019	1.19	.00	<u>20-6150 M & R - SYSTEM</u>	0	11/19		
470	PARTS, INC.	201507		<u>AAA BATTERIES FOR SHOP, B.GILLOGLY, NOV.'19 - SEWER</u>	11/04/2019	1.20	.00	<u>21-6150 M & R - SYSTEM</u>	0	11/19		
470	PARTS, INC.	201507		<u>AAA BATTERIES FOR SHOP, B.GILLOGLY, NOV.'19 - P.I</u>	11/04/2019	.60	.00	<u>25-6150 MAINT. & REPAIRS - SYSTEM (PI)</u>	0	11/19		
Total 201507:						5.98	.00					
470	PARTS, INC.	201560	9247	<u>SERPENTINE BELT FOR PARKS FORD RANGER, B. GILLOGLY, NOV. '19</u>	11/05/2019	35.41	.00	<u>01-6305 VEHICLE MAINTENANCE & REPAIRS</u>	1004	11/19		
Total 201560:						35.41	.00					
470	PARTS, INC.	201563		<u>RETURN/EXCHANGED SERPENTINE BELT PURCHASED ON INV#201560, B.GILLOGLY, NOV.'19</u>	11/05/2019	-10.12	.00	<u>01-6305 VEHICLE MAINTENANCE & REPAIRS</u>	1004	11/19		
Total 201563:						-10.12	.00					
470	PARTS, INC.	201768	9260	<u>BATTERY CHARGER FOR MINI EXCAVATOR, NOV.'19 - SEWER</u>	11/08/2019	34.99	.00	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	11/19		
470	PARTS, INC.	201768	9260	<u>SWAY BAR LINKS FOR TRUCK #27, NOV.'19 - ADMIN</u>	11/08/2019	81.49	.00	<u>01-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	11/19		

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470	PARTS, INC.	201768	9260	<u>SWAY BAR LINKS FOR TRUCK #27, NOV.'19 - WATER</u>	11/08/2019	32.60	.00	<u>20-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	11/19		
470	PARTS, INC.	201768	9260	<u>SWAY BAR LINKS FOR TRUCK #27, NOV.'19 - SEWER</u>	11/08/2019	32.60	.00	<u>21-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	11/19		
470	PARTS, INC.	201768	9260	<u>SWAY BAR LINKS FOR TRUCK #27, NOV.'19 - P.I</u>	11/08/2019	16.29	.00	<u>25-6305 VEHICLE MAINTENANCE & REPAIR</u>	0	11/19		
470	PARTS, INC.	201768	9260	<u>CLUTCH SLAVE CYLINDER AND NEW CLUTCH PACK, NOV.'19 - SEWER</u>	11/08/2019	243.75	.00	<u>21-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	11/19		
470	PARTS, INC.	201768	9260	<u>BRAKE BOOSTER FOR TRUCK #22 AND CORE CHARGE, B.GILLOGLY, NOV.'19 - WATER</u>	11/08/2019	173.21	.00	<u>20-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	11/19		
470	PARTS, INC.	201768	9260	<u>BRAKE BOOSTER FOR TRUCK #22 AND CORE CHARGE, B.GILLOGLY, NOV.'19 - P.I</u>	11/08/2019	43.30	.00	<u>25-6305 VEHICLE MAINTENANCE & REPAIR</u>	0	11/19		
Total 201768:						658.23	.00					
470	PARTS, INC.	201801	9263	<u>CLUTCH MASTER CYLINDER & FLUID FOR TRUCK #3, NOV.'19</u>	11/08/2019	60.90	.00	<u>21-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	11/19		
Total 201801:						60.90	.00					
470	PARTS, INC.	201974	9266	<u>COMPRESSION TESTER AND TIMING LIGHT, FLEET TOOLS, B.GILLOGLY, NOV.'19 - ADMIN</u>	11/12/2019	49.57	.00	<u>01-6175 SMALL TOOLS</u>	0	11/19		
470	PARTS, INC.	201974	9266	<u>COMPRESSION TESTER AND TIMING LIGHT, FLEET TOOLS, B.GILLOGLY, NOV.'19 - WATER</u>	11/12/2019	19.83	.00	<u>20-6175 SMALL TOOLS</u>	0	11/19		
470	PARTS, INC.	201974	9266	<u>COMPRESSION TESTER AND TIMING LIGHT, FLEET TOOLS, B.GILLOGLY, NOV.'19 - SEWER</u>	11/12/2019	19.83	.00	<u>21-6175 SMALL TOOLS</u>	0	11/19		

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470	PARTS, INC.	201974	9266	<u>COMPRESSION TESTER AND TIMING LIGHT, FLEET TOOLS, B.GILLOGLY, NOV.'19 - P.I</u>	11/12/2019	9.91	.00	<u>25-6175 SMALL TOOLS</u>	0	11/19		
Total 201974:						99.14	.00					
Total PARTS, INC.:						1,083.88	.00					
REXEL USA, INC.												
1613	REXEL USA, INC.	X211928	9091	<u>LIGHT SOCKET FOR TREATMENT PLANT OUTSIDE LIGHT REPAIR, S. HOWELL, SEP. '19 - WATER</u>	09/27/2019	3.06	.00	<u>20-6140 MAINT. & REPAIR BUILDING</u>	0	11/19		
1613	REXEL USA, INC.	X211928	9091	<u>LIGHT SOCKET FOR TREATMENT PLANT OUTSIDE LIGHT REPAIR, S. HOWELL, SEP. '19 - SEWER</u>	09/27/2019	3.06	.00	<u>21-6140 MAINT. & REPAIR BUILDING</u>	0	11/19		
1613	REXEL USA, INC.	X211928	9091	<u>LIGHT SOCKET FOR TREATMENT PLANT OUTSIDE LIGHT REPAIR, S. HOWELL, SEP. '19 - P.I</u>	09/27/2019	1.17	.00	<u>25-6140 MAINT. & REPAIR BUILDING</u>	0	11/19		
Total X211928:						7.29	.00					
1613	REXEL USA, INC.	X376504	9185	<u>BALLIST FOR OUT FRONT OF CITY HALL AT STREET, S. HOWELL, OCT. '19 - ADMIN</u>	10/18/2019	23.07	.00	<u>01-6140 MAINT. & REPAIR BUILDING</u>	0	11/19		
1613	REXEL USA, INC.	X376504	9185	<u>BALLIST FOR OUT FRONT OF CITY HALL AT STREET, S. HOWELL, OCT. '19 - P & Z</u>	10/18/2019	8.24	.00	<u>01-6140 MAINT. & REPAIR BUILDING</u>	1003	11/19		
1613	REXEL USA, INC.	X376504	9185	<u>BALLIST FOR OUT FRONT OF CITY HALL AT STREET, S. HOWELL, OCT. '19 - WATER</u>	10/18/2019	21.42	.00	<u>20-6140 MAINT. & REPAIR BUILDING</u>	0	11/19		
1613	REXEL USA, INC.	X376504	9185	<u>BALLIST FOR OUT FRONT OF CITY HALL AT STREET, S. HOWELL, OCT. '19 - SEWER</u>	10/18/2019	21.42	.00	<u>21-6140 MAINT. & REPAIR BUILDING</u>	0	11/19		
1613	REXEL USA, INC.	X376504	9185	<u>BALLIST FOR OUT FRONT OF CITY HALL AT STREET, S. HOWELL, OCT. '19 - P.I</u>	10/18/2019	8.25	.00	<u>25-6140 MAINT. & REPAIR BUILDING</u>	0	11/19		

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Total X376504:						82.40	.00					
1613	REXEL USA, INC.	X411817		CREDIT MEMO ON RETURNED PARTS PURCHASED ON INV #X025904, OCT.'19	10/22/2019	-104.03	.00	21-6140 MAINT. & REPAIR BUILDING	0	11/19		
1613	REXEL USA, INC.	X411817		CREDIT MEMO / RETURN PARTS PURCHASED ON INVOICE #X031447, OCT.'19	10/22/2019	-28.00	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1002	11/19		
Total X411817:						-132.03	.00					
1613	REXEL USA, INC.	Y188429	9128	LED REPLACEMENT STREET LIGHTS FOR STOCK, S. HOWELLS, OCT.'19	10/22/2019	1,143.41	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1002	11/19		
Total Y188429:						1,143.41	.00					
Total REXEL USA, INC.:						1,101.07	.00					
RICOH USA, INC. (MAINTENANCE)												
1422	RICOH USA, INC. (MAINTENANCE)	5057942692		COPIER COUNTS, MODEL #IMC2000, SERIAL #C86262110, OCT.'19 - PARKS	11/01/2019	11.63	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	11/19		
Total 5057942692:						11.63	.00					
Total RICOH USA, INC. (MAINTENANCE):						11.63	.00					
RIMI INC												
1991	RIMI INC	10312019RIMI		COMMERICAL MECHANICAL PERMITS, OCT.'19	10/31/2019	1,829.80	1,829.80	01-6052 CONTRACT SERVICES	1005	11/19	11/08/2019	
Total 10312019RIMI:						1,829.80	1,829.80					
Total RIMI INC:						1,829.80	1,829.80					

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ROCKY MOUNTAIN TURF & INDUSTRI												
478	ROCKY MOUNTAIN TURF & INDUSTRI	P05260	9059	SWITCH FOR THE JACOBSEN MOWER, S.HOWELL, SEPT.'19	09/18/2019	24.98	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	11/19		
Total P05260:						24.98	.00					
Total ROCKY MOUNTAIN TURF & INDUSTRI:						24.98	.00					
SHARP ELECTRONICS CORP-METERED												
1806	SHARP ELECTRONICS CORP-METERED	12097569		EXCESS METER READING, MODEL #MX2615N, SERIAL #55096581, 9/1-30/19, TREATMENT PLANT - WATER	10/31/2019	38.68	.00	20-6142 MAINT. & REPAIRS- EQUIPMENT	0	11/19		
1806	SHARP ELECTRONICS CORP-METERED	12097569		EXCESS METER READING, MODEL #MX2615N, SERIAL #55096581, 9/1-30/19, TREATMENT PLANT - SEWER	10/31/2019	38.68	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	11/19		
1806	SHARP ELECTRONICS CORP-METERED	12097569		EXCESS METER READING, MODEL #MX2615N, SERIAL #55096581, 9/1-30/19, TREATMENT PLANT - P.I	10/31/2019	14.74	.00	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	11/19		
Total 12097569:						92.10	.00					
Total SHARP ELECTRONICS CORP-METERED:						92.10	.00					
SPF WATER ENGINEERING, L.L.C.												
1498	SPF WATER ENGINEERING, L.L.C.	27109		WATER RIGHTS PORTFOLIO REVIEW, P.STEVENS, OCT.'19	10/31/2019	3,530.00	.00	20-6020 CAPITAL IMPROVEMENTS	1204	11/19		
Total 27109:						3,530.00	.00					
Total SPF WATER ENGINEERING, L.L.C.:						3,530.00	.00					
SRO ENTERPRISES LLC												
1684	SRO ENTERPRISES LLC	28863	9197	LLOYD STUBBS MEMORIAL PLAQUE FOR PARK BENCH, OCT.'19	10/18/2019	40.71	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	11/19		

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Total 28863:						40.71	.00					
Total SRO ENTERPRISES LLC:						40.71	.00					
STATE OF IDAHO-DEPT OF ENVIR QUALITY												
128	STATE OF IDAHO-DEPT OF ENVIR QUALITY	14106		PUBLIC RECORDS REQUEST BILLING, LIFT STATION RECORD DRAWINGS, P. STEVENS, OCT. '19	10/28/2019	328.00	.00	21-6202 PROFESSIONAL SERVICES	0	11/19		
Total 14106:						328.00	.00					
Total STATE OF IDAHO-DEPT OF ENVIR QUALITY:						328.00	.00					
SUNROC CORPORATION												
1826	SUNROC CORPORATION	40838462	9138	SAND FOR VOLLEYBALL COURT ON GREENBELT, J. MORFIN, OCT. '19	10/24/2019	597.40	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	11/19		
Total 40838462:						597.40	.00					
1826	SUNROC CORPORATION	40838880	9138	SAND FOR VOLLEYBALL COURT ON GREENBELT, J. MORFIN, OCT. '19	10/25/2019	377.20	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	11/19		
Total 40838880:						377.20	.00					
Total SUNROC CORPORATION:						974.60	.00					
TAYLOR CORPORATION												
1435	TAYLOR CORPORATION	193235996		BUSINESS CARDS FOR N.STAUFFER, NOV.'19 - ADMIN	11/01/2019	10.00	.00	01-6165 OFFICE SUPPLIES	0	11/19		
1435	TAYLOR CORPORATION	193235996		BUSINESS CARDS FOR N.STAUFFER, NOV.'19 - WATER	11/01/2019	13.20	.00	20-6165 OFFICE SUPPLIES	0	11/19		
1435	TAYLOR CORPORATION	193235996		BUSINESS CARDS FOR N.STAUFFER, NOV.'19 - SEWER	11/01/2019	13.20	.00	21-6165 OFFICE SUPPLIES	0	11/19		

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1435	TAYLOR CORPORATION	193235996		<u>BUSINESS CARDS FOR N.STAUFFER, NOV.'19 - P.I</u>	11/01/2019	3.60	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	11/19		
Total 193235996:						40.00	.00					
Total TAYLOR CORPORATION:						40.00	.00					
TECHNOLOGY SOLUTIONS LLC												
1823	TECHNOLOGY SOLUTIONS LLC	3848		<u>REPLACED DAMAGED CAMERA AT GREENBELT RESTROOM, B.WITHROW, NOV.'19</u>	11/07/2019	332.38	.00	<u>01-6140 MAINT. & REPAIR BUILDING</u>	1004	11/19		
Total 3848:						332.38	.00					
1823	TECHNOLOGY SOLUTIONS LLC	3850		<u>REWired AV RACK IN COUNCIL CHAMBERS, NOV.'19</u>	11/07/2019	670.00	.00	<u>01-6175 SMALL TOOLS</u>	0	11/19		
Total 3850:						670.00	.00					
Total TECHNOLOGY SOLUTIONS LLC:						1,002.38	.00					
THE JORDEL COMPANY												
1523	THE JORDEL COMPANY	00000003784	9143	<u>LABELS/STICKERS, J.COULTER, BUILDING INSPECTION, OCT.'19</u>	10/08/2019	55.00	.00	<u>01-6165 OFFICE SUPPLIES</u>	1005	11/19		
Total 00000003784:						55.00	.00					
Total THE JORDEL COMPANY:						55.00	.00					
TREASURE VALLEY COFFEE												
992	TREASURE VALLEY COFFEE	2160:06353756	9196	<u>6 EA 5-GALLON WATER BOTTLES, 2 SLEEVES CUPS, 1 CASE COFFEE, TREATMENT PLANT, OCT.'19 - WATER</u>	10/17/2019	41.70	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	11/19		
992	TREASURE VALLEY COFFEE	2160:06353756	9196	<u>6 EA 5-GALLON WATER BOTTLES, 2 SLEEVES CUPS, 1 CASE COFFEE, TREATMENT PLANT, OCT.'19 - P.I</u>	10/17/2019	15.89	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	11/19		

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992	TREASURE VALLEY COFFEE	2160:06353756	9196	6 EA 5-GALLON WATER BOTTLES, 2 SLEEVES CUPS, 1 CASE COFFEE, TREATMENT PLANT, OCT.'19 - SEWER	10/17/2019	41.71	.00	21-6165 OFFICE SUPPLIES	0	11/19		
Total 2160:06353756:						99.30	.00					
992	TREASURE VALLEY COFFEE	2160:06376044	9234	4 EA 5-GALLON WATER BOTTLES AND 1 SLEEVE CUPS, TREATMENT PLANT, OCT.'19 - WATER	10/31/2019	10.90	.00	20-6165 OFFICE SUPPLIES	0	11/19		
992	TREASURE VALLEY COFFEE	2160:06376044	9234	4 EA 5-GALLON WATER BOTTLES AND 1 SLEEVE CUPS, TREATMENT PLANT, OCT.'19 - SEWER	10/31/2019	10.90	.00	21-6165 OFFICE SUPPLIES	0	11/19		
992	TREASURE VALLEY COFFEE	2160:06376044	9234	4 EA 5-GALLON WATER BOTTLES AND 1 SLEEVE CUPS, TREATMENT PLANT, OCT.'19 - P.]	10/31/2019	4.15	.00	25-6165 OFFICE SUPPLIES	0	11/19		
Total 2160:06376044:						25.95	.00					
992	TREASURE VALLEY COFFEE	2160:06388761	9262	4 EA 5-GALLON WATER BOTTLES AND 1 COOLER RENTAL, MAINTENANCE SHOP, NOV.'19	11/08/2019	33.80	.00	01-6165 OFFICE SUPPLIES	1004	11/19		
Total 2160:06388761:						33.80	.00					
992	TREASURE VALLEY COFFEE	2160:06388795	9262	5 EA 5-GALLON WATER BOTTLES AND THE COOLER RENTAL, CITY HALL, NOV.'19	11/08/2019	43.50	.00	01-6165 OFFICE SUPPLIES	0	11/19		
Total 2160:06388795:						43.50	.00					
992	TREASURE VALLEY COFFEE	2160:06388809	9262	WATER COOLER RENTAL, NOV.'19 - PARKS	11/08/2019	13.00	.00	01-6165 OFFICE SUPPLIES	1004	11/19		

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Total 2160:06388809:						13.00	.00					
Total TREASURE VALLEY COFFEE:						215.55	.00					
TREASURE VALLEY PARTNERSHIP												
800	TREASURE VALLEY PARTNERSHIP	1916		ANNUAL MEMBERSHIP DUES, FY 2019-2020	10/30/2019	1,905.00	.00	01-6075 DUES & MEMBERSHIPS	0	11/19		
Total 1916:						1,905.00	.00					
Total TREASURE VALLEY PARTNERSHIP:						1,905.00	.00					
U.S. BANK (VISA)												
1444	U.S. BANK (VISA)	104392820101	9146	HOME DEPOT, 30 PAVER BLOCKS FOR DOG PARK, J. MORFIN, OCT. '19	10/08/2019	50.40	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	11/19		
Total 10439282010183774298:						50.40	.00					
1444	U.S. BANK (VISA)	133992750002	9113	BIG TIME CLOCKS, 2 EA WALL CLOCKS/TIMERS FOR THE CHAMBERS, A.WELKER, OCT.'19	10/01/2019	715.00	.00	01-6175 SMALL TOOLS	0	11/19		
Total 13399275000221690992:						715.00	.00					
1444	U.S. BANK (VISA)	170592742827	9112	GSA DOMAIN RENEWAL, J. EMPEY, OCT. '19 - ADMIN	10/01/2019	100.00	.00	01-6165 OFFICE SUPPLIES	0	11/19		
1444	U.S. BANK (VISA)	170592742827	9112	GSA DOMAIN RENEWAL, J. EMPEY, OCT. '19 - WATER	10/01/2019	132.00	.00	20-6165 OFFICE SUPPLIES	0	11/19		
1444	U.S. BANK (VISA)	170592742827	9112	GSA DOMAIN RENEWAL, J. EMPEY, OCT. '19 - SEWER	10/01/2019	132.00	.00	21-6165 OFFICE SUPPLIES	0	11/19		
1444	U.S. BANK (VISA)	170592742827	9112	GSA DOMAIN RENEWAL, J. EMPEY, OCT. '19 - P.I.	10/01/2019	36.00	.00	25-6165 OFFICE SUPPLIES	0	11/19		

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Total 17059274282749324862:						400.00	.00					
1444	U.S. BANK (VISA)	170592852628		ABM PARKING, PER DIEM PARKING, CASELLE CONFERENCE, N.STAUFFER, OCT.'19	10/11/2019	8.63	.00	01-6265 TRAINING & SCHOOLING	0	11/19		
1444	U.S. BANK (VISA)	170592852628	8552	ABM PARKING, PER DIEM PARKING, CASELLE CONFERENCE, N.STAUFFER, OCT.'19 - WATER	10/11/2019	11.39	.00	20-6265 TRAINING & SCHOOLING EXPENSE	0	11/19		
1444	U.S. BANK (VISA)	170592852628	8552	ABM PARKING, PER DIEM PARKING, CASELLE CONFERENCE, N.STAUFFER, OCT.'19 - SEWER	10/11/2019	11.39	.00	21-6265 TRAINING & SCHOOLING EXPENSE	0	11/19		
1444	U.S. BANK (VISA)	170592852628	8552	ABM PARKING, PER DIEM PARKING, CASELLE CONFERENCE, N.STAUFFER, OCT.'19 - P.I	10/11/2019	3.09	.00	25-6265 TRAINING & SCHOOLING EXPENSE	0	11/19		
Total 17059285262852535550:						34.50	.00					
1444	U.S. BANK (VISA)	310692690833	9090	PAPER SHREDDER, D.STEPHENS, SEPT.'19	09/26/2019	36.99	.00	01-6165 OFFICE SUPPLIES	1005	11/19		
Total 31069269083344683707:						36.99	.00					
1444	U.S. BANK (VISA)	310692779750	9125	ALBERTSONS, COOKIES FOR BOCC MEETING, A.WELKER, OCT.'19	10/03/2019	7.99	.00	01-6155 MEETINGS/COMM ITEES	1031	11/19		
Total 31069277975013950095:						7.99	.00					
1444	U.S. BANK (VISA)	310692790833	9113	AMAZON.COM, HALLOWEEN CANDY FOR CLERKS COUNTER, OCT.'19	10/06/2019	9.94	.00	01-6165 OFFICE SUPPLIES	0	11/19		
1444	U.S. BANK (VISA)	310692790833	9113	AMAZON.COM, LETTER CHANGER FOR THE READER BOARD, OCT.'19	10/06/2019	23.57	.00	01-6175 SMALL TOOLS	0	11/19		

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Total 31069279083352190536:						33.51	.00					
1444	U.S. BANK (VISA)	310692827969		<u>ARIA CARBONE, PER DIEM</u> <u>MEAL, CASELLE</u> <u>CONFERENCE,</u> <u>N.STAUFFER/B.JACKSON/G.SM</u> <u>ITH, OCT.'19</u>	10/08/2019	10.36	.00	<u>25-6265 TRAINING</u> <u>& SCH00LING</u> <u>EXPENSE</u>	0	11/19		
1444	U.S. BANK (VISA)	310692827969	8552	<u>ARIA CARBONE, PER DIEM</u> <u>MEAL, CASELLE</u> <u>CONFERENCE,</u> <u>N.STAUFFER/B.JACKSON/G.SM</u> <u>ITH, OCT.'19</u>	10/08/2019	28.82	.00	<u>01-6265 TRAINING</u> <u>& SCH00LING</u>	0	11/19		
1444	U.S. BANK (VISA)	310692827969	8552	<u>ARIA CARBONE, PER DIEM</u> <u>MEAL, CASELLE</u> <u>CONFERENCE,</u> <u>N.STAUFFER/B.JACKSON/G.SM</u> <u>ITH, OCT.'19 - WATER</u>	10/08/2019	38.04	.00	<u>20-6265 TRAINING</u> <u>& SCH00LING</u> <u>EXPENSE</u>	0	11/19		
1444	U.S. BANK (VISA)	310692827969	8552	<u>ARIA CARBONE, PER DIEM</u> <u>MEAL, CASELLE</u> <u>CONFERENCE,</u> <u>N.STAUFFER/B.JACKSON/G.SM</u> <u>ITH, OCT.'19 - SEWER</u>	10/08/2019	38.04	.00	<u>21-6265 TRAINING</u> <u>& SCH00LING</u> <u>EXPENSE</u>	0	11/19		
Total 31069282796923125500:						115.26	.00					
1444	U.S. BANK (VISA)	310692837969	8552	<u>ARIA THE BUFFET, PER DIEM</u> <u>MEAL, CASELLE</u> <u>CONFERENCE,</u> <u>N.STAUFFER/B.JACKSON/G.SM</u> <u>ITH, OCT.'19</u>	10/09/2019	33.28	.00	<u>01-6265 TRAINING</u> <u>& SCH00LING</u>	0	11/19		
1444	U.S. BANK (VISA)	310692837969	8552	<u>ARIA THE BUFFET, PER DIEM</u> <u>MEAL, CASELLE</u> <u>CONFERENCE,</u> <u>N.STAUFFER/B.JACKSON/G.SM</u> <u>ITH, OCT.'19 - WATER</u>	10/09/2019	43.93	.00	<u>20-6265 TRAINING</u> <u>& SCH00LING</u> <u>EXPENSE</u>	0	11/19		
1444	U.S. BANK (VISA)	310692837969	8552	<u>ARIA THE BUFFET, PER DIEM</u> <u>MEAL, CASELLE</u> <u>CONFERENCE,</u> <u>N.STAUFFER/B.JACKSON/G.SM</u> <u>ITH, OCT.'19 - SEWER</u>	10/09/2019	43.93	.00	<u>21-6265 TRAINING</u> <u>& SCH00LING</u> <u>EXPENSE</u>	0	11/19		

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1444	U.S. BANK (VISA)	310692837969	8552	<u>ARIA THE BUFFET, PER DIEM MEAL, CASELLE CONFERENCE, N.STAUFFER/B.JACKSON/G.SM ITH, OCT.'19 - P.I</u>	10/09/2019	11.98	.00	<u>25-6265 TRAINING & SCHOOLING EXPENSE</u>	0	11/19		
Total 31069283796979861189:						133.12	.00					
1444	U.S. BANK (VISA)	330992840915	9210	<u>ITD, REGISTRATION FOR WATER DEPARTMENT METER VAN, OCT. '19 - P.I</u>	10/11/2019	4.74	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	11/19		
1444	U.S. BANK (VISA)	330992840915	9210	<u>ITD, REGISTRATION FOR WATER DEPARTMENT METER VAN, OCT. '19 - WATER</u>	10/11/2019	18.95	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	11/19		
Total 33099284091567014883:						23.69	.00					
1444	U.S. BANK (VISA)	330992890915	9210	<u>ITD, REGISTRATION FOR PARKS FORD TRUCK F-150, OCT. '19</u>	10/16/2019	23.69	.00	<u>01-6165 OFFICE SUPPLIES</u>	1004	11/19		
Total 33099289091562004389:						23.69	.00					
1444	U.S. BANK (VISA)	330992910915	9198	<u>IBOL, LICENSE RENEWAL, J.PEREZ, OCT.'19</u>	10/18/2019	25.00	.00	<u>21-6265 TRAINING & SCHOOLING EXPENSE</u>	0	11/19		
Total 33099291091564003369:						25.00	.00					
1444	U.S. BANK (VISA)	365492810106	9061	<u>S&S WORLDWIDE, FIELD DAY FUN PACK, J.LORENTZ, SEPT.'19</u>	10/07/2019	272.67	.00	<u>01-6265 TRAINING & SCHOOLING</u>	1086	11/19		
Total 36549281010660665372:						272.67	.00					
1444	U.S. BANK (VISA)	374692770014	9118	<u>TRACTOR SUPPLY, WINTER CLOTHING FOR B. VILLANUEVA, J. LORENTZ, OCT. '19</u>	10/02/2019	224.96	.00	<u>01-6285 UNIFORMS</u>	1004	11/19		

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Total 37469277001414106549:						224.96	.00					
1444	U.S. BANK (VISA)	374692830013	9148	<u>TRACTOR SUPPLY. COLD WEATHER GEAR FOR KABEL. OCT.'19 - PARKS</u>	10/08/2019	264.96	.00	<u>01-6285 UNIFORMS</u>	1004	11/19		
Total 37469283001380269018:						264.96	.00					
1444	U.S. BANK (VISA)	707492870318	9094	<u>ENGRAVINGAWARDSGIFTS.CO M. CEREMONIAL SCISSORS FOR RIBBON CUTTINGS. A. WELKER.</u>	10/14/2019	237.00	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	11/19		
Total 70749287031803359821:						237.00	.00					
1444	U.S. BANK (VISA)	921592757176	9113	<u>ALPHABET SIGNS.COM. READER BOARD LETTERS. A.WELKER. OCT.'19</u>	10/02/2019	556.80	.00	<u>01-6175 SMALL TOOLS</u>	0	11/19		
Total 92159275717655154165:						556.80	.00					
1444	U.S. BANK (VISA)	921592826373		<u>CPA ACADEMY. LEADERSHIP/ETHICS COURSE. J.EMPEY. OCT.'19</u>	10/09/2019	10.00	.00	<u>01-6265 TRAINING & SCH00LING</u>	0	11/19		
1444	U.S. BANK (VISA)	921592826373		<u>CPA ACADEMY. LEADERSHIP/ETHICS COURSE. J.EMPEY. OCT.'19</u>	10/09/2019	13.20	.00	<u>20-6265 TRAINING & SCH00LING EXPENSE</u>	0	11/19		
1444	U.S. BANK (VISA)	921592826373		<u>CPA ACADEMY. LEADERSHIP/ETHICS COURSE. J.EMPEY. OCT.'19</u>	10/09/2019	13.20	.00	<u>21-6265 TRAINING & SCH00LING EXPENSE</u>	0	11/19		
1444	U.S. BANK (VISA)	921592826373		<u>CPA ACADEMY. LEADERSHIP/ETHICS COURSE. J.EMPEY. OCT.'19</u>	10/09/2019	3.60	.00	<u>25-6265 TRAINING & SCH00LING EXPENSE</u>	0	11/19		
Total 92159282637365295952:						40.00	.00					
1444	U.S. BANK (VISA)	921592878524	9178	<u>IDAHO ECONOMIC DEVELOPMENT ASSOCIATION.</u>								

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				ANNUAL CONFERENCE FOR L. HOLLAND, OCT. '19	10/14/2019	175.00	.00	01-6265 TRAINING & SCHOOLING	4000	11/19		
Total 92159287852400774748:						175.00	.00					
1444	U.S. BANK (VISA)	921692691005	9087	AMAZON, 2 EA OFFICE CHAIRS FOR J.HELLMAN AND D.HANSON, SEP '19 - P&Z	09/26/2019	199.98	.00	01-6165 OFFICE SUPPLIES	1003	11/19		
Total 92169269100520079807:						199.98	.00					
1444	U.S. BANK (VISA)	921692691007		1 GALLON TREE & SHRUB INSECT REMOVAL/ PROTECTION, M.MEADE, SEPT.'19	09/26/2019	139.94	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	11/19		
Total 92169269100781205075:						139.94	.00					
1444	U.S. BANK (VISA)	921692701004	9095	AMAZON, WRIST REST FOR A. WELKER, SEP. '19	09/27/2019	14.82	.00	01-6165 OFFICE SUPPLIES	0	11/19		
Total 92169270100487328608:						14.82	.00					
1444	U.S. BANK (VISA)	921692741006		INTERNATIONAL CODE COUNCIL, MEMBERSHIP RENEWAL, J.COULTER, OCT.'19	10/01/2019	135.00	.00	01-6075 DUES & MEMBERSHIPS	1005	11/19		
Total 92169274100600578879:						135.00	.00					
1444	U.S. BANK (VISA)	921692741006	9106	AMAZON, OFFICE CHAIR, CLERKS OFFICE, SEPT.'19	10/01/2019	64.99	.00	01-6165 OFFICE SUPPLIES	0	11/19		
Total 92169274100610577853:						64.99	.00					
1444	U.S. BANK (VISA)	921692751007	9117	AMAZON, 2 BOXES HAND SANITIZER, FOR PARKS BATHROOMS, J. LORENTZ, OCT. '19	10/02/2019	165.90	.00	01-6025 JANITORIAL	1004	11/19		

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Total 92169275100742089974:						165.90	.00					
1444	U.S. BANK (VISA)	921692751007	9117	<u>2 CASES FOAMING CLEANSER FOR THE PARK BATHROOMS. J. LORENTZ, OCT. '19</u>	10/02/2019	117.90	.00	<u>01-6025 JANITORIAL</u>	1004	11/19		
Total 92169275100742946470:						117.90	.00					
1444	U.S. BANK (VISA)	921692781005	9134	<u>DRAIN SNAKE AND BATTERY KIT, S. HOWELL, FACILITIES, OCT '19</u>	10/04/2019	114.00	.00	<u>01-6175 SMALL TOOLS</u>	0	11/19		
1444	U.S. BANK (VISA)	921692781005	9134	<u>DRAIN SNAKE AND BATTERY KIT, S. HOWELL, FACILITIES, OCT '19 - WATER</u>	10/04/2019	45.60	.00	<u>20-6175 SMALL TOOLS</u>	0	11/19		
1444	U.S. BANK (VISA)	921692781005	9134	<u>DRAIN SNAKE AND BATTERY KIT, S. HOWELL, FACILITIES, OCT '19 - SEWER</u>	10/04/2019	45.60	.00	<u>21-6175 SMALL TOOLS</u>	0	11/19		
1444	U.S. BANK (VISA)	921692781005	9134	<u>DRAIN SNAKE AND BATTERY KIT, S. HOWELL, FACILITIES, OCT '19</u>	10/04/2019	22.80	.00	<u>25-6175 SMALL TOOLS</u>	0	11/19		
Total 92169278100586429028:						228.00	.00					
1444	U.S. BANK (VISA)	921692791002	9119	<u>AMAZON, 3 CASES (13,200 TOTAL) DOG WASTE BAGS, J. LORENTZ, OCT. '19</u>	10/06/2019	233.94	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	11/19		
Total 92169279100227005046:						233.94	.00					
1444	U.S. BANK (VISA)	921692821000	9140	<u>HOME DEPOT, SUPPLIES FOR EAGLE SCOUT DOCK PROJECT, NOV. '19</u>	10/08/2019	430.07	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	11/19		
Total 92169282100024372578:						430.07	.00					

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1444	U.S. BANK (VISA)	921692851008	8552	GREAT AMER BGL, PER DIEM MEAL, CASELLE CONFERENCE, N.STAUFFER/B.JACKSON/G.SM ITH, OCT.'19	10/11/2019	9.29	.00	01-6265 TRAINING & SCH00LING	0	11/19		
1444	U.S. BANK (VISA)	921692851008	8552	GREAT AMER BGL, PER DIEM MEAL, CASELLE CONFERENCE, N.STAUFFER/B.JACKSON/G.SM ITH, OCT.'19 - WATER	10/11/2019	12.26	.00	20-6265 TRAINING & SCH00LING EXPENSE	0	11/19		
1444	U.S. BANK (VISA)	921692851008	8552	GREAT AMER BGL, PER DIEM MEAL, CASELLE CONFERENCE, N.STAUFFER/B.JACKSON/G.SM ITH, OCT.'19 - SEWER	10/11/2019	12.26	.00	21-6265 TRAINING & SCH00LING EXPENSE	0	11/19		
1444	U.S. BANK (VISA)	921692851008	8552	GREAT AMER BGL, PER DIEM MEAL, CASELLE CONFERENCE, N.STAUFFER/B.JACKSON/G.SM ITH, OCT.'19 - P.I	10/11/2019	3.35	.00	25-6265 TRAINING & SCH00LING EXPENSE	0	11/19		
Total 92169285100813836368:						37.16	.00					
1444	U.S. BANK (VISA)	921692931009	9195	AMAZON, 2 EA EXTENDABLE 11 FT CHRISTMAS LIGHT POLES, J. LORENTZ, OCT. '19	10/20/2019	107.98	.00	01-6175 SMALL TOOLS	1004	11/19		
Total 92169293100958321549:						107.98	.00					
1444	U.S. BANK (VISA)	930492840000	8552	BOBBYS BURGER PALACE, PER DIEM MEAL, CASELLE CONFERENCE, N.STAUFFER/B.JACKSON/G.SM ITH, OCT.'19	10/10/2019	12.47	.00	01-6265 TRAINING & SCH00LING	0	11/19		
1444	U.S. BANK (VISA)	930492840000	8552	BOBBYS BURGER PALACE, PER DIEM MEAL, CASELLE CONFERENCE, N.STAUFFER/B.JACKSON/G.SM ITH, OCT.'19 - WATER	10/10/2019	16.46	.00	20-6265 TRAINING & SCH00LING EXPENSE	0	11/19		
1444	U.S. BANK (VISA)	930492840000	8552	BOBBYS BURGER PALACE, PER DIEM MEAL, CASELLE CONFERENCE,								

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				N.STAUFFER/B.JACKSON/G.SM ITH, OCT.'19 - SEWER	10/10/2019	16.46	.00	21-6265 TRAINING & SCH00LING EXPENSE	0	11/19		
1444	U.S. BANK (VISA)	930492840000	8552	BOBBYS BURGER PALACE, PER DIEM MEAL, CASELLE CONFERENCE, N.STAUFFER/B.JACKSON/G.SM ITH, OCT.'19	10/10/2019	4.48	.00	25-6265 TRAINING & SCH00LING EXPENSE	0	11/19		
Total 93049284000013901484:						49.87	.00					
1444	U.S. BANK (VISA)	946992820170	8552	LL TRANSPORT, TRANSPORTATION TO AND FROM AIRPORT, CASELLE CONFERENCE, N.STAUFFER/B.JACKSON/G.SM ITH, OCT.'19 - P.I	10/08/2019	4.84	.00	25-6265 TRAINING & SCH00LING EXPENSE	0	11/19		
1444	U.S. BANK (VISA)	946992820170	8552	BELL TRANSPORT, PER DIEM TRAVEL TO AND FROM AIRPORT, CASELLE CONFERENCE, N.STAUFFER/B.JACKSON/G.SM ITH, OCT.'19 -	10/08/2019	13.45	.00	01-6265 TRAINING & SCH00LING	0	11/19		
1444	U.S. BANK (VISA)	946992820170	8552	BELL TRANSPORT, TRANSPORTATION TO AND FROM AIRPORT, CASELLE CONFERENCE, N.STAUFFER/B.JACKSON/G.SM ITH, OCT.'19 - WATER	10/08/2019	17.76	.00	20-6265 TRAINING & SCH00LING EXPENSE	0	11/19		
1444	U.S. BANK (VISA)	946992820170	8552	BELL TRANSPORT, TRANSPORTATION TO AND FROM AIRPORT, CASELLE CONFERENCE, N.STAUFFER/B.JACKSON/G.SM ITH, OCT.'19 - SEWER	10/08/2019	17.76	.00	21-6265 TRAINING & SCH00LING EXPENSE	0	11/19		
Total 94699282017038755506:						53.81	.00					
Total U.S. BANK (VISA):						5,349.90	.00					

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1998	UTILITY REFUND #8	100818.02		<u>BART M VAN RY, 954 W RECESS WAY, UTILITY REFUND</u>	11/07/2019	29.45	.00	<u>20-4500 METERED WATER SALES</u>	0	11/19		
1998	UTILITY REFUND #8	100818.02		<u>BART M VAN RY, 954 W RECESS WAY, UTILITY REFUND</u>	11/07/2019	28.67	.00	<u>21-4600 SEWER USER FEES</u>	0	11/19		
1998	UTILITY REFUND #8	100818.02		<u>BART M VAN RY, 954 W RECESS WAY, UTILITY REFUND</u>	11/07/2019	23.23	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	11/19		
Total 100818.02:						81.35	.00					
1998	UTILITY REFUND #8	131320.03		<u>LAYNE THORNTON, 582 N GREAT OAKS AVE, UTILITY REFUND</u>	11/07/2019	22.23	.00	<u>20-4500 METERED WATER SALES</u>	0	11/19		
1998	UTILITY REFUND #8	131320.03		<u>LAYNE THORNTON, 582 N GREAT OAKS AVE, UTILITY REFUND</u>	11/07/2019	22.24	.00	<u>21-4600 SEWER USER FEES</u>	0	11/19		
1998	UTILITY REFUND #8	131320.03		<u>LAYNE THORNTON, 582 N GREAT OAKS AVE, UTILITY REFUND</u>	11/07/2019	17.18	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	11/19		
Total 131320.03:						61.65	.00					
1998	UTILITY REFUND #8	173535.03		<u>MARK C JOHNSTONE, 1965 W STONY DESERT ST, UTILITY REFUND</u>	11/07/2019	25.44	.00	<u>20-4500 METERED WATER SALES</u>	0	11/19		
1998	UTILITY REFUND #8	173535.03		<u>MARK C JOHNSTONE, 1965 W STONY DESERT ST, UTILITY REFUND</u>	11/07/2019	21.45	.00	<u>21-4600 SEWER USER FEES</u>	0	11/19		
1998	UTILITY REFUND #8	173535.03		<u>MARK C JOHNSTONE, 1965 W STONY DESERT ST, UTILITY REFUND</u>	11/07/2019	18.64	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	11/19		
1998	UTILITY REFUND #8	173535.03		<u>MARK C JOHNSTONE, 1965 W STONY DESERT ST, UTILITY REFUND</u>	11/07/2019	.73	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	11/19		

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Total 173535.03:						66.26	.00					
1998	UTILITY REFUND #8	20420.03		<u>EDWIN JENKINS, 552 E BLUE SKY DR. UTILITY REFUND</u>	11/06/2019	8.77	.00	<u>20-4500 METERED WATER SALES</u>	0	11/19		
1998	UTILITY REFUND #8	20420.03		<u>EDWIN JENKINS, 552 E BLUE SKY DR. UTILITY REFUND</u>	11/06/2019	5.92	.00	<u>21-4600 SEWER USER FEES</u>	0	11/19		
1998	UTILITY REFUND #8	20420.03		<u>EDWIN JENKINS, 552 E BLUE SKY DR. UTILITY REFUND</u>	11/06/2019	4.58	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	11/19		
Total 20420.03:						19.27	.00					
1998	UTILITY REFUND #8	221775.03		<u>DONALD TUCKER, 923 S WISTON PL. UTILITY REFUND</u>	11/05/2019	69.66	.00	<u>20-4500 METERED WATER SALES</u>	0	11/19		
Total 221775.03:						69.66	.00					
1998	UTILITY REFUND #8	240405.01		<u>TAMMI CRNICH, 1081 E FOSSILSTONE CT. UTILITY REFUND</u>	11/06/2019	44.94	.00	<u>20-4500 METERED WATER SALES</u>	0	11/19		
1998	UTILITY REFUND #8	240405.01		<u>TAMMI CRNICH, 1081 E FOSSILSTONE CT. UTILITY REFUND</u>	11/06/2019	42.81	.00	<u>21-4600 SEWER USER FEES</u>	0	11/19		
1998	UTILITY REFUND #8	240405.01		<u>TAMMI CRNICH, 1081 E FOSSILSTONE CT. UTILITY REFUND</u>	11/06/2019	34.50	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	11/19		
Total 240405.01:						122.25	.00					
1998	UTILITY REFUND #8	241014.00		<u>MERLIN POINTE LLC, 236 N BAY HAVEN AVE. UTILITY REFUND</u>	11/07/2019	1.44	.00	<u>20-4500 METERED WATER SALES</u>	0	11/19		
1998	UTILITY REFUND #8	241014.00		<u>MERLIN POINTE LLC, 236 N BAY HAVEN AVE. UTILITY REFUND</u>	11/07/2019	1.86	.00	<u>21-4600 SEWER USER FEES</u>	0	11/19		

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1998	UTILITY REFUND #8	241014.00		<u>MERLIN POINTE LLC, 236 N BAY HAVEN AVE, UTILITY REFUND</u>	11/07/2019	.14	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	11/19		
Total 241014.00:						3.44	.00					
1998	UTILITY REFUND #8	277123.01		<u>CBH HOMES, 2620 N KENNETH AVE, UTILITY REFUND</u>	11/06/2019	23.93	.00	<u>20-4500 METERED WATER SALES</u>	0	11/19		
1998	UTILITY REFUND #8	277123.01		<u>CBH HOMES, 2620 N KENNETH AVE, UTILITY REFUND</u>	11/06/2019	16.94	.00	<u>21-4600 SEWER USER FEES</u>	0	11/19		
Total 277123.01:						40.87	.00					
1998	UTILITY REFUND #8	277409.01		<u>CBH HOMES, 172 W SNOWY OWL ST, UTILITY REFUND</u>	11/07/2019	17.44	.00	<u>20-4500 METERED WATER SALES</u>	0	11/19		
1998	UTILITY REFUND #8	277409.01		<u>CBH HOMES, 172 W SNOWY OWL ST, UTILITY REFUND</u>	11/07/2019	15.10	.00	<u>21-4600 SEWER USER FEES</u>	0	11/19		
1998	UTILITY REFUND #8	277409.01		<u>CBH HOMES, 172 W SNOWY OWL ST, UTILITY REFUND</u>	11/07/2019	.98	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	11/19		
Total 277409.01:						33.52	.00					
1998	UTILITY REFUND #8	291069.00		<u>CBH HOMES, 6886 S MEMORY WAY, UTILITY REFUND</u>	11/07/2019	13.18	.00	<u>20-4500 METERED WATER SALES</u>	0	11/19		
1998	UTILITY REFUND #8	291069.00		<u>CBH HOMES, 6886 S MEMORY WAY, UTILITY REFUND</u>	11/07/2019	10.49	.00	<u>21-4600 SEWER USER FEES</u>	0	11/19		
1998	UTILITY REFUND #8	291069.00		<u>CBH HOMES, 6886 S MEMORY WAY, UTILITY REFUND</u>	11/07/2019	.70	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	11/19		
Total 291069.00:						24.37	.00					
1998	UTILITY REFUND #8	291081.00		<u>CBH HOMES, 6718 S ALLEGIANCE AVE, UTILITY REFUND</u>	11/07/2019	14.33	.00	<u>20-4500 METERED WATER SALES</u>	0	11/19		

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1998	UTILITY REFUND #8	291081.00		<u>CBH HOMES, 6718 S ALLEGIANCE AVE, UTILITY REFUND</u>	11/07/2019	11.77	.00	<u>21-4600 SEWER USER FEES</u>	0	11/19		
1998	UTILITY REFUND #8	291081.00		<u>CBH HOMES, 6718 S ALLEGIANCE AVE, UTILITY REFUND</u>	11/07/2019	.68	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	11/19		
Total 291081.00:						26.78	.00					
1998	UTILITY REFUND #8	292006.00A		<u>CBH HOMES, 2691 W PEAR APPLE ST, UTILITY REFUND</u>	11/08/2019	48.32	.00	<u>20-4500 METERED WATER SALES</u>	0	11/19		
Total 292006.00A:						48.32	.00					
1998	UTILITY REFUND #8	292022.00A		<u>CBH HOMES, 2736 W PEAR APPLE ST, UTILITY REFUND</u>	11/08/2019	40.47	.00	<u>20-4500 METERED WATER SALES</u>	0	11/19		
1998	UTILITY REFUND #8	292022.00A		<u>CBH HOMES, 2736 W PEAR APPLE ST, UTILITY REFUND</u>	11/08/2019	7.85	.00	<u>21-4600 SEWER USER FEES</u>	0	11/19		
Total 292022.00A:						48.32	.00					
1998	UTILITY REFUND #8	292053.00A		<u>CBH HOMES, 8655 S INARA AVE, UTILITY REFUND</u>	11/08/2019	38.72	.00	<u>20-4500 METERED WATER SALES</u>	0	11/19		
1998	UTILITY REFUND #8	292053.00A		<u>CBH HOMES, 8655 S INARA AVE, UTILITY REFUND</u>	11/08/2019	9.60	.00	<u>21-4600 SEWER USER FEES</u>	0	11/19		
Total 292053.00A:						48.32	.00					
1998	UTILITY REFUND #8	292055.00A		<u>CBH HOMES, 8699 S INARA AVE, UTILITY REFUND</u>	11/08/2019	40.47	.00	<u>20-4500 METERED WATER SALES</u>	0	11/19		
1998	UTILITY REFUND #8	292055.00A		<u>CBH HOMES, 8699 S INARA AVE, UTILITY REFUND</u>	11/08/2019	7.85	.00	<u>21-4600 SEWER USER FEES</u>	0	11/19		
Total 292055.00A:						48.32	.00					

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1998	UTILITY REFUND #8	302137.02		<u>DANIEL ROBINSON, 1046 E ANDES DR, UTILITY REFUND</u>	11/06/2019	34.43	.00	<u>20-4500 METERED WATER SALES</u>	0	11/19		
1998	UTILITY REFUND #8	302137.02		<u>DANIEL ROBINSON, 1046 E ANDES DR, UTILITY REFUND</u>	11/06/2019	34.11	.00	<u>21-4600 SEWER USER FEES</u>	0	11/19		
1998	UTILITY REFUND #8	302137.02		<u>DANIEL ROBINSON, 1046 E ANDES DR, UTILITY REFUND</u>	11/06/2019	29.05	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	11/19		
Total 302137.02:						97.59	.00					
1998	UTILITY REFUND #8	302226.00		<u>RIVERWOOD HOMES, 539 E ANDES DR, UTILITY REFUND</u>	11/07/2019	20.21	.00	<u>20-4500 METERED WATER SALES</u>	0	11/19		
1998	UTILITY REFUND #8	302226.00		<u>RIVERWOOD HOMES, 539 E ANDES DR, UTILITY REFUND</u>	11/07/2019	14.97	.00	<u>21-4600 SEWER USER FEES</u>	0	11/19		
1998	UTILITY REFUND #8	302226.00		<u>RIVERWOOD HOMES, 539 E ANDES DR, UTILITY REFUND</u>	11/07/2019	1.01	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	11/19		
Total 302226.00:						36.19	.00					
1998	UTILITY REFUND #8	303252.00A		<u>HUBBLE HOMES, 2438 N DESTINY AVE, UTILITY REFUND</u>	11/08/2019	48.32	.00	<u>20-4500 METERED WATER SALES</u>	0	11/19		
Total 303252.00A:						48.32	.00					
1998	UTILITY REFUND #8	303260.00		<u>HUBBLE HOMES, 2374 N DESTINY AVE, UTILITY REFUND</u>	11/06/2019	37.82	.00	<u>20-4500 METERED WATER SALES</u>	0	11/19		
1998	UTILITY REFUND #8	303260.00		<u>HUBBLE HOMES, 2374 N DESTINY AVE, UTILITY REFUND</u>	11/06/2019	4.62	.00	<u>21-4600 SEWER USER FEES</u>	0	11/19		
Total 303260.00:						42.44	.00					
1998	UTILITY REFUND #8	303261.00		<u>HUBBLE HOMES, 2359 N DESTINY AVE, UTILITY</u>								

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				REFUND	11/07/2019	7.91	.00	20-4500 METERED WATER SALES	0	11/19		
Total 303261.00:						7.91	.00					
1998	UTILITY REFUND #8	303263.00		HUBBLE HOMES, 2343 N DESTINY AVE, UTILITY REFUND	11/07/2019	37.22	.00	20-4500 METERED WATER SALES	0	11/19		
1998	UTILITY REFUND #8	303263.00		HUBBLE HOMES, 2343 N DESTINY AVE, UTILITY REFUND	11/07/2019	6.17	.00	21-4600 SEWER USER FEES	0	11/19		
1998	UTILITY REFUND #8	303263.00		HUBBLE HOMES, 2343 N DESTINY AVE, UTILITY REFUND	11/07/2019	.61	.00	25-4700 PRESS. IRRIGATION USER FEES	0	11/19		
Total 303263.00:						44.00	.00					
1998	UTILITY REFUND #8	303291.00		HUBBLE HOMES, 965 E BRUSH CREEK ST, UTILITY REFUND	11/07/2019	13.91	.00	20-4500 METERED WATER SALES	0	11/19		
Total 303291.00:						13.91	.00					
1998	UTILITY REFUND #8	30330.02		MELVIN L CARR II, 1343 W PARK AVE, UTILITY REFUND	11/14/2019	1.87	.00	20-4500 METERED WATER SALES	0	11/19		
1998	UTILITY REFUND #8	30330.02		MELVIN L CARR II, 1343 W PARK AVE, UTILITY REFUND	11/14/2019	.21	.00	21-4600 SEWER USER FEES	0	11/19		
1998	UTILITY REFUND #8	30330.02		MELVIN L CARR II, 1343 W PARK AVE, UTILITY REFUND	11/14/2019	2.63	.00	26-4975 SOLID WASTE USER FEES	0	11/19		
Total 30330.02:						4.71	.00					
1998	UTILITY REFUND #8	330017.00		TOLL BROS INC, 899 E BUCK DR, UTILITY REFUND	11/07/2019	20.98	.00	20-4500 METERED WATER SALES	0	11/19		
1998	UTILITY REFUND #8	330017.00		TOLL BROS INC, 899 E BUCK DR, UTILITY REFUND	11/07/2019	15.77	.00	21-4600 SEWER USER FEES	0	11/19		

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Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1998	UTILITY REFUND #8	330017.00		<u>TOLL BROS INC. 899 E BUCK DR. UTILITY REFUND</u>	11/07/2019	1.02	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	11/19		
Total 330017.00:						37.77	.00					
1998	UTILITY REFUND #8	330079.00A		<u>TOLL BROS INC. 1185 E TROPHY ST. UTILITY REFUND</u>	11/12/2019	48.32	.00	<u>20-4500 METERED WATER SALES</u>	0	11/19		
Total 330079.00A:						48.32	.00					
1998	UTILITY REFUND #8	340044.01		<u>CBH HOMES. 6653 S BIRCH CREEK AVE. UTILITY REFUND</u>	11/07/2019	16.89	.00	<u>20-4500 METERED WATER SALES</u>	0	11/19		
1998	UTILITY REFUND #8	340044.01		<u>CBH HOMES. 6653 S BIRCH CREEK AVE. UTILITY REFUND</u>	11/07/2019	12.19	.00	<u>21-4600 SEWER USER FEES</u>	0	11/19		
1998	UTILITY REFUND #8	340044.01		<u>CBH HOMES. 6653 S BIRCH CREEK AVE. UTILITY REFUND</u>	11/07/2019	.87	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	11/19		
Total 340044.01:						29.95	.00					
1998	UTILITY REFUND #8	340062.01		<u>CBH HOMES. 1503 W CROOKED RIVER DR. UTILITY REFUND</u>	11/07/2019	22.43	.00	<u>20-4500 METERED WATER SALES</u>	0	11/19		
1998	UTILITY REFUND #8	340062.01		<u>CBH HOMES. 1503 W CROOKED RIVER DR. UTILITY REFUND</u>	11/07/2019	17.39	.00	<u>21-4600 SEWER USER FEES</u>	0	11/19		
1998	UTILITY REFUND #8	340062.01		<u>CBH HOMES. 1503 W CROOKED RIVER DR. UTILITY REFUND</u>	11/07/2019	1.05	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	11/19		
Total 340062.01:						40.87	.00					
1998	UTILITY REFUND #8	340064.01A		<u>CBH HOMES. 1539 W CROOKED RIVER DR. UTILITY REFUND</u>	11/08/2019	48.32	.00	<u>20-4500 METERED WATER SALES</u>	0	11/19		

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Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 340064.01A:						48.32	.00					
1998	UTILITY REFUND #8	90310.01		JAMES PEDERSON, 1131 W GOLD DUST ST, UTILITY REFUND	11/07/2019	351.70	.00	20-4500 METERED WATER SALES	0	11/19		
1998	UTILITY REFUND #8	90310.01		JAMES PEDERSON, 1131 W GOLD DUST ST, UTILITY REFUND	11/07/2019	1.25	.00	21-4600 SEWER USER FEES	0	11/19		
1998	UTILITY REFUND #8	90310.01		JAMES PEDERSON, 1131 W GOLD DUST ST, UTILITY REFUND	11/07/2019	-324.71	.00	26-4975 SOLID WASTE USER FEES	0	11/19		
Total 90310.01:						28.24	.00					
Total UTILITY REFUND #8:						1,271.24	.00					
VALLI INFORMATION SYSTEMS, INC												
857	VALLI INFORMATION SYSTEMS, INC	55733		POSTAGE, IMAGING, PRINTING BILLS FOR OCT.'19 - ADMIN	10/31/2019	1,005.60	.00	01-6190 POSTAGE & BILLING	0	11/19		
857	VALLI INFORMATION SYSTEMS, INC	55733		POSTAGE, IMAGING, PRINTING BILLS FOR OCT.'19 - WATER	10/31/2019	1,580.22	.00	20-6190 POSTAGE & BILLING	0	11/19		
857	VALLI INFORMATION SYSTEMS, INC	55733		POSTAGE, IMAGING, PRINTING BILLS FOR OCT.'19 - SEWER	10/31/2019	1,580.22	.00	21-6190 POSTAGE & BILLING	0	11/19		
857	VALLI INFORMATION SYSTEMS, INC	55733		POSTAGE, IMAGING, PRINTING BILLS FOR OCT.'19 - P.I	10/31/2019	622.52	.00	25-6190 POSTAGE & BILLING	0	11/19		
Total 55733:						4,788.56	.00					
857	VALLI INFORMATION SYSTEMS, INC	55734		LOCKBOX TRANSACTIONS FOR OCT.'19 - ADMIN	10/31/2019	37.11	.00	01-6505 BANK FEES	0	11/19		
857	VALLI INFORMATION SYSTEMS, INC	55734		LOCKBOX TRANSACTIONS FOR OCT.'19 - WATER	10/31/2019	58.31	.00	20-6505 BANK FEES	0	11/19		
857	VALLI INFORMATION SYSTEMS, INC	55734		LOCKBOX TRANSACTIONS FOR OCT.'19 - SEWER	10/31/2019	58.31	.00	21-6505 BANK FEES	0	11/19		

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Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
857	VALLI INFORMATION SYSTEMS, INC	55734		<u>LOCKBOX TRANSACTIONS FOR OCT.'19 - P.I</u>	10/31/2019	22.97	.00	<u>25-6505 BANK FEES</u>	0	11/19		
Total 55734:						176.70	.00					
Total VALLI INFORMATION SYSTEMS, INC:						4,965.26	.00					
VERIZON WIRELESS												
1575	VERIZON WIRELESS	9841088981		<u>CELL PHONE SERVICE, 9/29-10/28/19 - ADMIN</u>	10/28/2019	141.61	.00	<u>01-6255 TELEPHONE</u>	0	11/19		
1575	VERIZON WIRELESS	9841088981		<u>CELL PHONE SERVICE, 9/29-10/28/19 - P & Z</u>	10/28/2019	53.79	.00	<u>01-6255 TELEPHONE</u>	1003	11/19		
1575	VERIZON WIRELESS	9841088981		<u>CELL PHONE SERVICE, 9/29-10/28/19 - PARKS</u>	10/28/2019	478.28	.00	<u>01-6255 TELEPHONE</u>	1004	11/19		
1575	VERIZON WIRELESS	9841088981		<u>CELL PHONE SERVICE, 9/29-10/28/19 - BUILDING INSPECTION</u>	10/28/2019	95.66	.00	<u>01-6255 TELEPHONE</u>	1005	11/19		
1575	VERIZON WIRELESS	9841088981		<u>CELL PHONE SERVICE, 9/29-10/28/19 - WATER</u>	10/28/2019	470.20	.00	<u>20-6255 TELEPHONE EXPENSE</u>	0	11/19		
1575	VERIZON WIRELESS	9841088981		<u>CELL PHONE SERVICE, 9/29-10/28/19 - SEWER</u>	10/28/2019	554.60	.00	<u>21-6255 TELEPHONE EXPENSE</u>	0	11/19		
1575	VERIZON WIRELESS	9841088981		<u>CELL PHONE SERVICE, 9/29-10/28/19 - P.I</u>	10/28/2019	128.35	.00	<u>25-6255 TELEPHONE EXPENSE</u>	0	11/19		
1575	VERIZON WIRELESS	9841088981		<u>CELL PHONE SERVICE, 9/29-10/28/19 - ECONOMIC DEVELOPMENT</u>	10/28/2019	46.89	.00	<u>01-6255 TELEPHONE</u>	4000	11/19		
Total 9841088981:						1,969.38	.00					
Total VERIZON WIRELESS:						1,969.38	.00					
WESTERN STATES EQUIPMENT CO.												
98	WESTERN STATES EQUIPMENT CO.	IN001138603	9248	<u>TROUBLESHOOT TRANSFER SWITCH TEN MILE LIFT</u>								

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Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
				STATION, T. FLEMING, NOV. '19	11/05/2019	360.00	.00	21-6150 M & R - SYSTEM	0	11/19		
Total IN001138603:						360.00	.00					
98	WESTERN STATES EQUIPMENT CO.	IN001138609	9243	DANSKIN LIFT STATION GENERATOR, TROUBLESHOOT, T. FLEMING, NOV. '19	11/05/2019	563.93	.00	21-6150 M & R - SYSTEM	0	11/19		
Total IN001138609:						563.93	.00					
Total WESTERN STATES EQUIPMENT CO.:						923.93	.00					
WEX BANK												
1234	WEX BANK	62047075		FUEL, OCT.'19 - ADMIN	10/31/2019	27.32	.00	01-6300 FUEL	0	11/19		
1234	WEX BANK	62047075		FUEL, OCT.'19 - P & Z	10/31/2019	9.11	.00	01-6300 FUEL	1003	11/19		
1234	WEX BANK	62047075		FUEL, OCT.'19 - PARKS	10/31/2019	375.68	.00	01-6300 FUEL	1004	11/19		
1234	WEX BANK	62047075		FUEL, OCT.'19 - BUILDING INSPECTION	10/31/2019	372.91	.00	01-6300 FUEL	1005	11/19		
1234	WEX BANK	62047075		FUEL, OCT.'19 - WATER	10/31/2019	99.25	.00	20-6300 FUEL	0	11/19		
1234	WEX BANK	62047075		FUEL, OCT.'19 - SEWER	10/31/2019	99.25	.00	21-6300 FUEL	0	11/19		
1234	WEX BANK	62047075		FUEL, OCT.'19 - P.I	10/31/2019	27.74	.00	25-6300 FUEL	0	11/19		
1234	WEX BANK	62047075		FUEL, OCT.'19 - FARM	10/31/2019	40.01	.00	21-6090 FARM EXPENDITURES	0	11/19		
1234	WEX BANK	62047075		NON-FUEL PURCHASE, B.BACHMAN, OCT.'19	10/31/2019	4.20	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	11/19		
1234	WEX BANK	62047075		NON-FUEL PURCHASE, B.BACHMAN, OCT.'19	10/31/2019	4.20	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	11/19		

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Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1234	WEX BANK	62047075		<u>NON-FUEL PURCHASE, B.BACHMAN, OCT.'19</u>	10/31/2019	1.60	.00	<u>25-6305 VEHICLE MAINTENANCE & REPAIR</u>	0	11/19		
Total 62047075:						1,061.27	.00					
Total WEX BANK:						1,061.27	.00					
WHITE, PETERSON, GIGRAY, & NICHOLS P.A.												
1958	WHITE, PETERSON, GIGRAY, & NICHOLS P.A.	10312019WPG		<u>LEGAL FEES, OCT.'19 - ADMIN</u>	10/31/2019	1,849.00	.00	<u>01-6202 PROFESSIONAL SERVICES</u>	0	11/19		
1958	WHITE, PETERSON, GIGRAY, & NICHOLS P.A.	10312019WPG		<u>LEGAL FEES, OCT.'19 - P & Z</u>	10/31/2019	306.00	.00	<u>01-6202 PROFESSIONAL SERVICES</u>	1003	11/19		
1958	WHITE, PETERSON, GIGRAY, & NICHOLS P.A.	10312019WPG		<u>LEGAL FEES, OCT.'19 - WATER</u>	10/31/2019	90.00	.00	<u>20-6202 PROFESSIONAL SERVICES</u>	0	11/19		
1958	WHITE, PETERSON, GIGRAY, & NICHOLS P.A.	10312019WPG		<u>LEGAL FEES, OCT.'19 - P.I</u>	10/31/2019	441.00	.00	<u>25-6202 PROFESSIONAL SERVICES</u>	0	11/19		
Total 10312019WPGN:						2,686.00	.00					
Total WHITE, PETERSON, GIGRAY, & NICHOLS P.A.:						2,686.00	.00					
Grand Totals:						721,035.97	427,512.54					

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Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
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Dated: _____

Mayor: _____

City Council: _____

City Treasurer: _____

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Paid and unpaid invoices included.

**RESOLUTION NO. R89-2019
CITY OF KUNA, IDAHO**

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING A PERFORMANCE BOND BY CHALLENGER DEVELOPMENT INC. FOR THE MEMORY RANCH SUBDIVISION NO. 3 FOR UNCOMPLETED WORK INCLUDING LANDSCAPING, STREET LIGHTING AND FENCING PURSUANT TO THE TERMS OF THIS RESOLUTION.

WHEREAS, Memory Ranch Subdivision No. 3 exists as part of an approved preliminary plat; and

WHEREAS, construction plans for Memory Ranch Subdivision No. 3 were approved by the Kuna City Engineer on May 22, 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 Memory Ranch Subdivision No. 3 according to the approved construction plans and developer seeks to bond for the unfinished work; and

WHEREAS, the landscaping completion has been estimated at sixty-nine thousand nine hundred forty-six dollars and zero cents (\$69,946.00) adding 25% for a total of eighty-seven thousand four hundred thirty-two dollars and fifty cents (\$87,432.50); and

WHEREAS, the street lighting completion has been estimated at forty-five thousand eight hundred twenty-seven dollars and zero cents (\$45,827.00) adding 25% for a total of fifty-seven thousand two hundred eighty-three dollars and seventy-five cents (\$57,283.75); and

WHEREAS, the fencing completion has been estimated at thirty-one thousand four hundred three dollars and sixty-five cents (\$31,403.65) adding 25% for a total of thirty-nine thousand two hundred fifty-four dollars and fifty-six cents (\$39,254.56); and

WHEREAS, developer desires to record the final plat for Memory Ranch Subdivision No. 3 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 in lieu of construction for Memory Ranch Subdivision No. 3 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 one hundred eighty-three thousand nine hundred seventy dollars and eighty-one cents (\$183,970.81);
4. No more than fifty percent 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 19th day of November, 2019.

APPROVED BY THE MAYOR of Kuna, Idaho this 19th 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 CHALLENGER DEVELOPMENT INC., (hereinafter "Developer"); whose address is 1977 E Overland Road, Meridian, ID 83642, 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 three of the development known as Memory Ranch 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 Memory Ranch Subdivision No. 3 and the associated Bid for Landscaping by Eloy & Sons Landscape Construction Inc., and;
 - b. Approved Street Light Plan for Memory Ranch Subdivision No. 3 and the associated Bid for street lighting by BB Electric, and;
 - c. Approved Fence Plan for Memory Ranch Subdivision No. 3 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 one hundred eighty-three thousand nine hundred seventy dollars and eighty-one cents (\$183,970.81), 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.


Challenger Development Inc

By Corey D Barton
Company President

City of Kuna, Idaho

(seal)

By Joe Stear
Mayor

Attest:

Chris Engels, *City Clerk*

STATE OF IDAHO)
 : SS
County of Ada))

On this 14th day of November, 2019, before me Adair Koltes, personally appeared COREY D BARTON 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 Company President and on behalf of the CHALLENGER DEVELOPMENT INC.

S
E
A
L



Adair Koltes
Notary Public for Idaho
My commission expires on 6-05-22

EXHIBIT A

Eloy & Sons Landscape Construction Inc.
1765 S. Robinson Blvd.
Nampa, ID 83686

Estimate

Bill to: John Laude Jr.

Date: June 18, 2019

Project Name: Memory Ranch 3

Address: Kuna, Idaho

Estimate #: 1129

Estimate Includes:

- Fine grading
- Design, supply and install automatic sprinkler system
- Supply and install 67 trees
- Supply and install 450 five gallon shrubs
- Supply and install commercial grade weed barrier and rock
- Supply and install 31000 square feet of sod

Total: \$69,946

EXHIBIT A



208-323-8408

STATE OF IDAHO
LICENSE
C2209



Estimate

Date

Estimate #

5/19/2019

2285X

TRILOGY DEVELOPMENT
2364 S. TITANIUM PL.
MERIIDIAN, ID 83642

MEMORY RANCH #3
KUNA
ST LIGHTS

Qty	Description	Total
	ESTIMATE TO SUPPLY, WIRE & INSTALL 3 - 30' LED 90WATT CLASS EXTERIOR & 10 - 25' LED 50WATT CLASS ANCHOR BASE POLE INTERIOR KUNA STYLE STREET LIGHTS PRICE INCLUDES: PERMIT, 900FT OF TRENCHING, WIRE & CONDUIT.	45,827.00
	PRICE INCLUDES: SPECIFIED AMOUNT OF TRENCHING, WIRE & CONDUIT. PERMIT IF REQUIRED. PRICE DOES NOT INCLUDE: EXTRA LABOR OR MATERIAL IF ROCK OR WATER IS ENCOUNTERED. FINAL BILLING MAY CHANGE DUE TO IN FIELD ADJUSTMENTS. ALL SLEEVES BY OTHERS. ANY ADA COUNTY FEES OR PERMITS OR RIGHT OF WAY. IPCO FEES.	

PRICE GOOD FOR 45 DAYS FROM DATE. NO WARRANTY ON LABOR OR MATERIAL NOT SUPPLIED BY B&B ELECTRIC. ONLY ITEMS ON ITEMIZED LIST INCLUDED IN ESTIMATE.

ALL MATERIALS REMAIN PROPERTY OF B&B ELECTRIC UNTIL FINAL BILL IS PAID IN FULL. B&B ELECTRIC RESERVES THE RIGHT TO REMOVE MATERIAL THAT HAS NOT BEEN PAID FOR.

Signature _____

Total

\$45,827.00

EXHIBIT A

Resolution No. R89-2019

Page: 10 of 10

**Butte Fence, Inc.**

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

Quote

Order Number: 0078510

Order Date: 6/20/2019

Salesperson: 0004 Chuck Elliott

Customer Number: 10-TRILOGY

Sold To:

Trilogy Development
9839 W Cable Car St., Ste. 101
Boise, ID 83709

Ship To:

Memory Ranch #3
approx. 1061' of 6' tan fence
approx. 501' of 4' tan fence

Phone:

Customer P.O.	Ship VIA	F.O.B.	Terms			
Memory Ranch #3			No Terms			
Item Code		Unit	Ordered	Shipped	Price	Amount
/VINYL	6' tan vinyl per foot	EACH	1,061.00	0.00	15.05	15,968.05
/VINYL	4' vinyl per foot	EACH	501.00	0.00	10.70	5,360.70
PFCONCRETE	CONCRETE PER FOOT	EACH	1,562.00	0.00	0.95	1,483.90
/INSTALLATION	fence installation	FEET	1,562.00	0.00	5.50	8,591.00

Net Order:	31,403.65
Less Discount:	0.00
Freight:	0.00
Sales Tax:	0.00
Order Total:	31,403.65



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: 19-08-AN (Annexation) and 19-04-S (Subdivision);
Indian Creek at Crimson Point Subdivision

Site Location: 3001 West Ardell Road
Kuna, ID 83634

Planner: Troy Behunin, Planner III

Hearing Date: November 6, 2019
Tabled Until: *November 19, 2019*

Owner: Arnold C & Delores Watkins Trust
2829 South Givens Way
Meridian, ID 83634

Applicant/Engineer: ACME, LLC – Marcel Lopez
4824 West Fairview Avenue
Boise, ID 83706
208.336.5355
Acme208llc@gmail.com

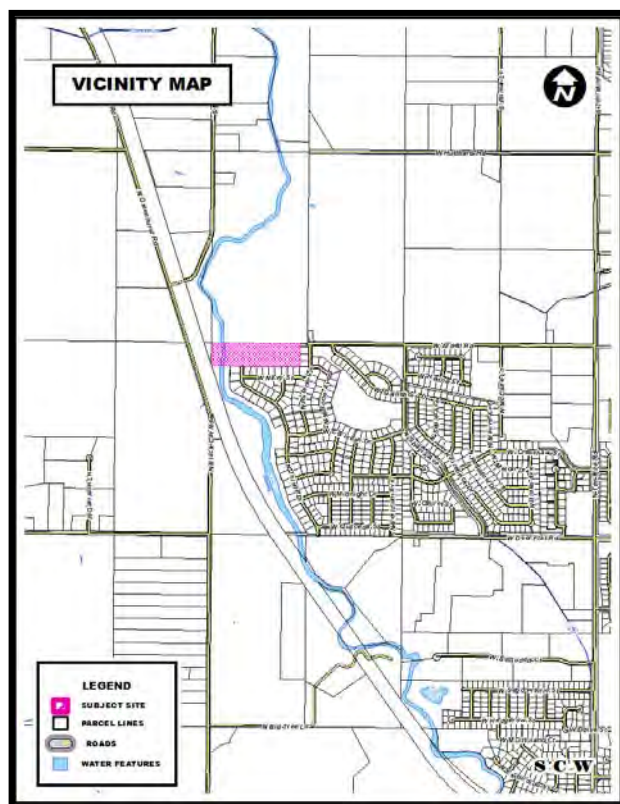


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A. Process and Noticing:

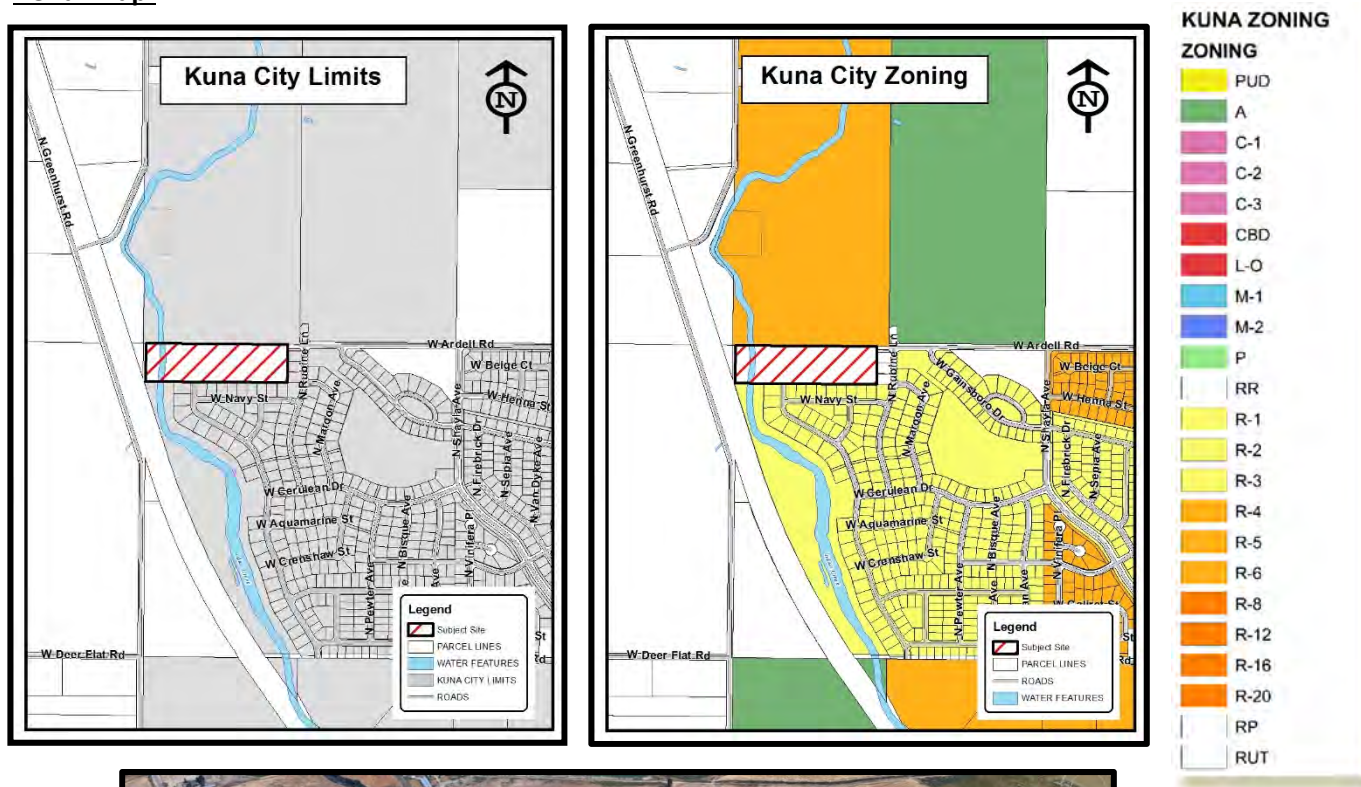
1. Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states that design reviews are designated as *public meetings*, with the Planning and Zoning Commission (acting as the Design Review Board) as the decision-making body; and that preliminary plats and annexations are designated as public hearings, with the Planning and Zoning 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 | April 11, 2019 (nine attendees) |
| ii. Agency Comment Request | July 18, 2019 |
| iii. Kuna Melba Newspaper | October 9, 2019 |
| iv. 450' Property Owners Notice | November 1, 2019 AND November 12, 2019 |
| v. Site Posted | November 7, 2019 |

B. Applicant's Request:

On behalf of Arnold C & Delores Watkins Trust, Marcel Lopez with ACME, LLC requests to annex a parcel approximately 8.68 acres located west of Ten Mile Road and south of Hubbard Road into Kuna City Limits with an R-8 (Medium Density Residential [MDR]) zone; and to subdivide the approx. 8.68 acres into 39 total lots, consisting of 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).

C. Aerial Map:

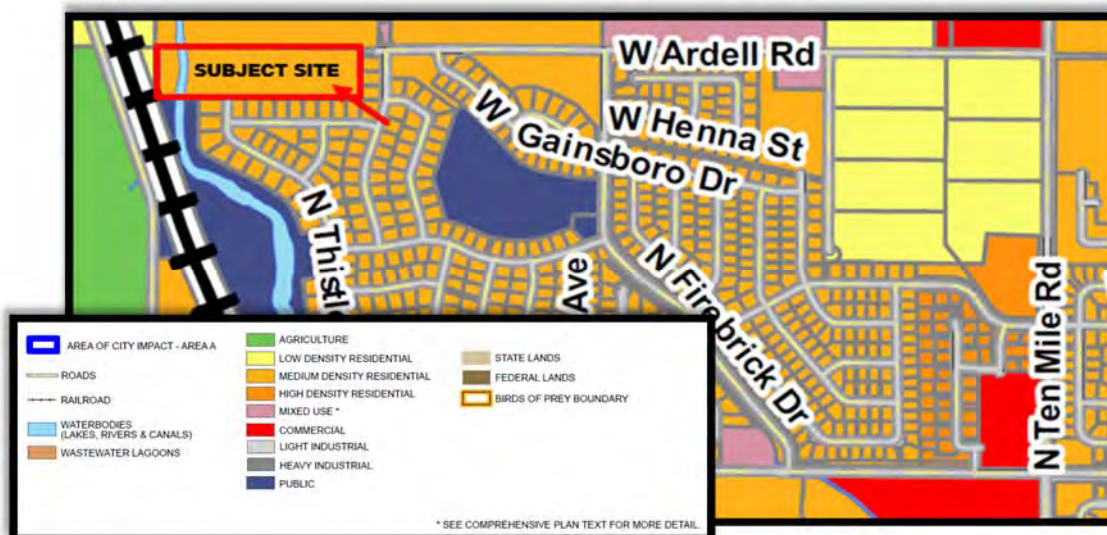
©COPYRIGHTED

D. Site History:

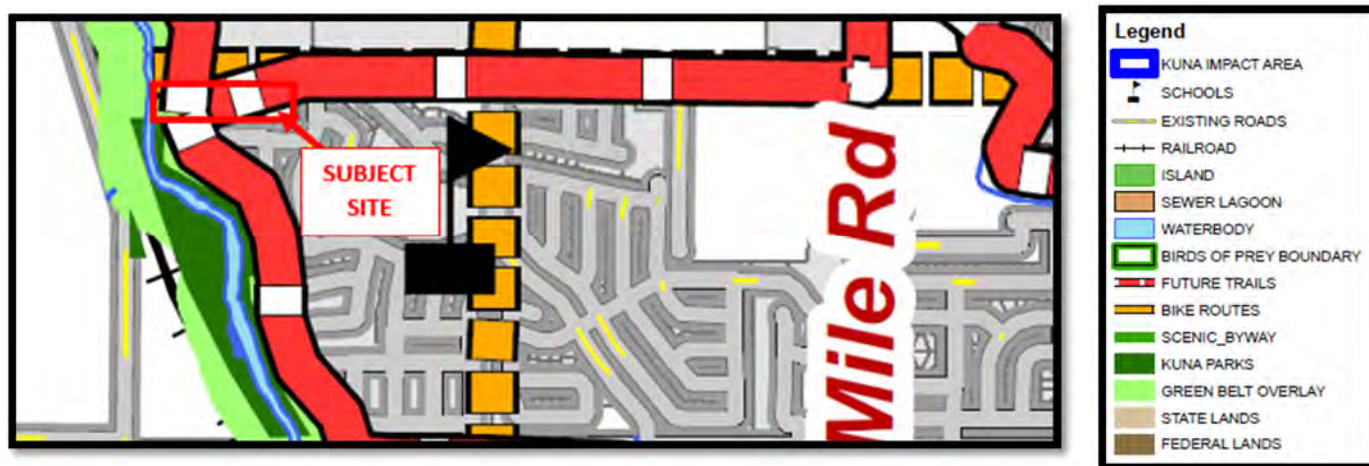
This parcel is currently zoned RR (Rural Residential) within Ada County. Historically, this parcel has served as a single-family residence with outbuildings and used for small Agriculture purposes.

E. General Projects Facts:**1. Comprehensive Plan Map:**

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 Future Land Use Map identifies the 8.68-acre site as Medium Density Residential (MDR).



2. **Recreation and Pathways Map:** The Pathways Master Plan Map indicates two future trails near the proposed project site along the future extension of Ardell Road and along Indian Creek. Additionally, the Master Plan features a future City park and extension of the Indian Creek Greenbelt along the western boundary of the subject site. Accordingly, it is the City's goal is to increase the number of trails and pathways and park spaces within Kuna. Staff highly recommends the developers design and construct trails and pathways to comply with the Master Plan's goals by either starting a pathway, or extending current ones at time of development.



3. **Surrounding Land Uses:**

North	R-4	Medium Density Residential – Kuna City
South	R-3	Medium Density Residential – Kuna City
East	R-3	Medium Density Residential – Kuna City
West	RR	Rural Residential – Ada County

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

Property Owner	Parcel Size	Current Zone:	Parcel Number
Arnold C & Delores Watkins Trust	8.68 acres	RR (Rural Residential)	S1315325550

1. **Services:**

Sanitary Sewer– City of Kuna	Fire Protection – Kuna Rural Fire District (KRFD)
Potable Water – City of Kuna	Police Protection – Kuna City Police (ACSO)
Irrigation District – Boise-Kuna Irrigation District	Sanitation Services – J & M Sanitation
Pressure Irrigation–Kuna Municipal Irrig. System (KMIS)	

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

The proposed project site consists of a single-family residence and several outbuildings. The majority of the site is flat, but a small portion of the parcel along the western boundary has a slope of 13 percent (+/-), and a small portion of the parcel along the eastern boundary has a slope of 6 percent (+/-). Bedrock depth along the western boundary is estimated to be between 10 to 20 inches, and the remainder of the parcel has a bedrock depth greater than 60 inches, according to the USDA Soil Survey for Ada County.

3. **Transportation / Connectivity:**

Access to the site is proposed via one temporary EMS access driveway on the east side, and one stub street connection. The temporary EMS access is on West Ardell Road and the stub street connection exists via North Thistle Drive from Crimson Point Subdivision No. 6.

4. **Environmental Issues:**

The subject site falls within the nitrate priority area. Additionally, the Federal Emergency Management Agency (FEMA) 100-year floodplain runs through the western boundary of the site. Idaho Department of Environmental Quality (DEQ) has provided recommendations for surface and groundwater protection practices and requirements for development of the site.

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

- Kuna City Engineer Exhibit B-1
- Ada County Highway District (ACHD) Exhibit B-2
- Boise Project Board of Control Exhibit B-3
- Central District Health Department.....Exhibit B-4
- Department of Environmental Quality Exhibit B-5
- Idaho Transportation Department Exhibit B-6
- Kuna Rural Fire Department..... Exhibit B-7
- Kuna School District.....Exhibit B-8

F. **Staff Analysis:**

The applicant proposes to annex a single parcel that is approximately 8.68 acres into Kuna City Limits and seek an R-8 zoning district; and to subdivide the 8.68 acres into 39 total lots, consisting of 33 single-family buildable lots and six common lots. Additionally, the applicant is proposing approximately two acres of the entire 8.68-acre site is dedicated to open space and landscaping, this includes the Indian Creek water way.

The applicant has proposed a zoning designation of R-8, which falls under the classification of Medium Density Residential (**MDR**). However, the applicant proposes a net density of 5.61 DUA, and 3.8 Gross DUA. Staff finds the proposal in in concert with the FLUM.

This project lies on the south of West Hubbard Road and west of North Ten Mile Road. All major public utilities located within 300 feet of the subject site. Connection to all city services and associated connection fees will be required at time of building permit submittal. Applicant is hereby notified that sidewalks need to install curb and gutter along all roadways and follow all Kuna City Code (KCC). 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. Street Lights as well as other public improvements shall be shown on construction plans to be submitted to verify by staff and approved by the Public Works Department. Staff would note that these street lights must be designed and installed according to “Dark Skies” standards and follow KCC.

Kuna City Code [KCC 6-3-3] requires developers connect to existing stub streets, and provide stub streets for future connections. The applicant will be required to connect to Thistle Drive built with Crimson Point Subdivision No. 6. The applicant will construct a stub street for the future subdivision to the north and its developer will be required to connect to the stub street within the Indian Creek Subdivision (Sub). The subdivision to the north, Arroyo Vista, was approved before this application (Indian Creek @ C.P.) was submitted. Prior to Arroyo Vistas approval, a determination was made by the City and ACHD that Ardell Road would terminate at its current location and will not extend to the Indian Creek, nor go over it. Arroyo Vista will connect on the north side of where W. Ardell Road terminates and will serve as a connection to Ardell Road for all traffic in the area, including all Crimson Point traffic. While there may be short time that traffic from the Indian Creek Sub will use Navy Street, it will shift when Arroyo Vista is built beginning in early 2020. The applicant will be required to install a sign at the terminus of the stub street stating these roads will continue in the future. At the meeting staff will present a map to illustrate how these three neighboring subdivisions are interconnected and each of their roles for connectivity to each other and to W. Ardell Road.

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

The Pathways Master Plan Map indicates two future trails within proposed project site along the future extension of West Ardell Road and Indian Creek. Staff highly recommends the developers be conditioned to work with the parks and rec department in order to comply with the Master Plan’s goals and design and construct the identified pathways along Indian Creek to the standards set in Kuna City Code 6-4-2 (Required Public Improvements).

Applicant is hereby notified that this project is subject to design review inspection fees. Required inspections (post construction), are to verify landscaping and street light compliance prior to signature on the final plat.

Staff has determined the annexation and preliminary plat applications comply with Title Five and Title Six of Kuna City Code; Idaho Statutes § 67-6511 & § 50-222; and the goals and policies set in the Comprehensive Plan; and forwards a recommendation for a recommendation of approval for Case Nos. 19-08-AN (Annexation) and 19-04-S (Preliminary Plat) subject to any conditions of approval outlined by the 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.
5. Idaho Code, Title 50, Chapter 2 – General Provisions – Government – Territory.
6. City of Kuna Future Land Use Map (FLUM).

H. **Factual Summary:**

The proposed project site is located south of West Hubbard Road and west of North Ten Mile Road. The applicant proposes to annex one parcel of approximately 8.68 acres into Kuna City Limits with an R-8 zoning district; and to subdivide the 8.68 acres into 39 total lots, consisting of 33 single-family buildable lots and six common lots. The applicant proposes to complete this project in one phase.

I. **Proposed Comprehensive Plan Analysis:**

The City Council may accept or reject the Comprehensive Plan components, and has determined the proposed annexation and preliminary plat requests for the site (*is/is not*) consistent with the following Comprehensive Plan components as described below:

Chapter 3 – Kuna’s land use will support a desirable, district 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.
- **Goal 3.D – Encourage development of housing options and strong neighborhoods**
 - Objective 3.D.1 – Encourage development of housing options for all citizens
 - *Policy 3.D.1.a: Encourage preservation and development of housing that meets demand for household sizes, lifestyles and settings.*
 - *Policy 3.D.1.f: Evaluate the housing demand and supply and adjust policies and regulations, as needed, to encourage development of diverse housing types and densities to accommodate Kuna’s economic groups, lifestyles and ages.*
 - Objective 3.D.2 – Create strong neighborhoods through preservation, new development, connectivity and programming.
 - *Policy 3.D.2.d: Work to ensure that all neighborhoods in Kuna benefit from good connectivity through sidewalk, pathway and trail, on-street and transit infrastructure.*
- **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.*

J. **Proposed Kuna City Code Analysis:**

1. This request ***does/does not*** appear to be consistent and in compliance with all Kuna City Code (KCC).

Comment: *The proposed applications (***adhere/do not adhere***) to the applicable requirements of Title 5 and Title 6 of KCC.*

2. The Council feels the site (***is/is not***) physically suitable for the proposed development.

Comment: *The 8.68-acre (approximate) site (***does/does not***) appear to be suitable for the proposed development.*

3. The preliminary plat request (**is/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/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/does not appear**) to avoid detriment to the present and potential surrounding uses; to the health, safety, and general welfare of the public taking into account the physical features of the site, public facilities and existing adjacent uses.

Comment: *The preliminary plat request considers the location of the property and adjacent uses. The adjacent uses are residential.*

6. The existing and proposed street and utility services in proximity to the site (**are/are not**) suitable or adequate for a residential development.

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

K. Commission's Recommendation to Council:

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/denial**) of Case No's 19-08-AN (Annexation) and 19-04-S (Preliminary Plat), a subdivision request from ACME, LLC to annex and subdivide approximately 8.68 acres into 39 total lots (33 buildable single-family lots and six common lots), subject to the following conditions of approval listed in section "M" of this staff report.

- Applicant shall follow the conditions outlined in the staff report;
- Applicant shall work with Staff for an alternative for off street parking at the cul-de-sacs by providing additional on-street parking;

L. Proposed Order of Decision By the Council:

Note: These motions are for the approval, conditional approval or denial of the design review application and the recommendation of approval or denial of the annexation and preliminary plat applications. However, if the Council wishes to change 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/denies** Case No's 19-08-AN (Annexation) and 19-04-S (Preliminary Plat), a subdivision request from ACME, LLC to annex and subdivide approximately 8.68 acres into 39 total lots (33 buildable single-family lots and six common lots), subject to the following conditions of approval listed in section "M" of this staff report.

M. Recommended 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 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 (KMIS).
 5. Connection to City Services (Sewer, Water, Pressurized Irrigation) is required. The applicant shall conform to all corresponding Master Plans.
 6. Curb, gutter and sidewalk shall be installed along the proposed project sites frontages on West Ardell Road and North School Avenue.
 7. Applicant shall work with staff in order to provide locations of street lights as required by Kuna City Code.
 8. Street lights and parking lights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Skies practices.
 9. Parking within the site shall comply with Kuna City Code. (Unless specifically approved otherwise).
 10. Fencing within and around the site shall comply with Kuna City Code (Unless specifically approved otherwise and permitted).
 11. All signage within/for the project shall comply with Kuna City Code and shall be approved through the design review process.
 12. 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 the standards of these requirements. Maintenance and planting within public rights-of-way shall be with approval from the public entities owning the property.
 13. If any revisions are approved, the applicant shall provide the Planning and Zoning Staff with a revised copy of the preliminary plat, the pre plat with the date 6.10.2019, will be considered a binding site plan.
 14. 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.
 15. Developer/owner/applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
 16. Developer/owner/applicant shall comply with all local, state and federal laws.



City of Kuna

City Council

Proposed Findings of Fact and Conclusions of Law

Public Hearing 19-08-AN & 19-04-S
P.O. Box 13
Phone: (208) 922-5274
Fax: (208) 922-5989
www.Kunacity.id.gov

6A

19-04-S
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Based upon the record contained in Case No's 19-08-AN and 19-04-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 the conditions of approval for Case Nos. 19-08-AN (Annexation) and 19-04-S (Preliminary Plat), a request from ACME, LLC to annex a single parcel comprising of approximately 8.68 acres on south of West Hubbard Road and west of North Ten Mile Road into Kuna City Limits with an R-8 zoning district; and to subdivide the 8.68 acres into 39 total lots (33 buildable single-family lots and six common lots), subject to the following conditions of approval listed in section "L" of this staff report.

If the Council wishes to approve, deny or modify specific parts of the Findings of Facts and Conclusions of Law as detailed below, those changes must be specified.

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

Comment: The Kuna City Council will hold a public hearing on the subject applications on November 19, 2019, to hear from City staff, the applicant and to accept public testimony. The decision by the Council is based on the application, staff report and public testimony, both oral and written.

2. Based on the evidence contained in Case No's 19-08-AN and 19-04-S, this proposal generally **does/does not** comply with the Comprehensive Plan and City Code.

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

3. Based on the evidence contained in Case No's 19-08-AN, and 19-04-S, this proposal **does/does not** generally comply with the Kuna City Code.

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

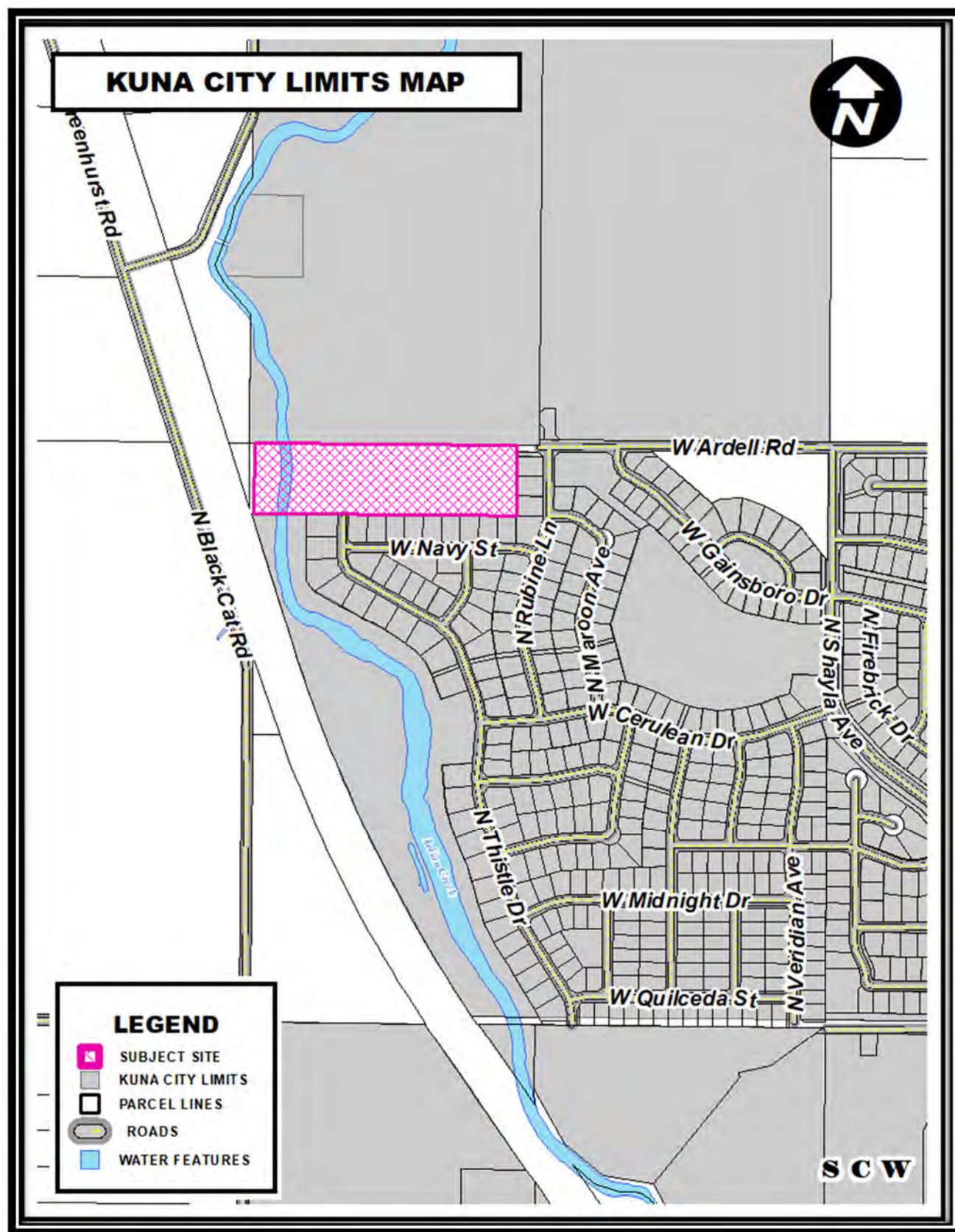
4. The Kuna City Council has the authority to **approve / conditionally approve / deny** Case No's 19-08-AN, and 19-04-S.

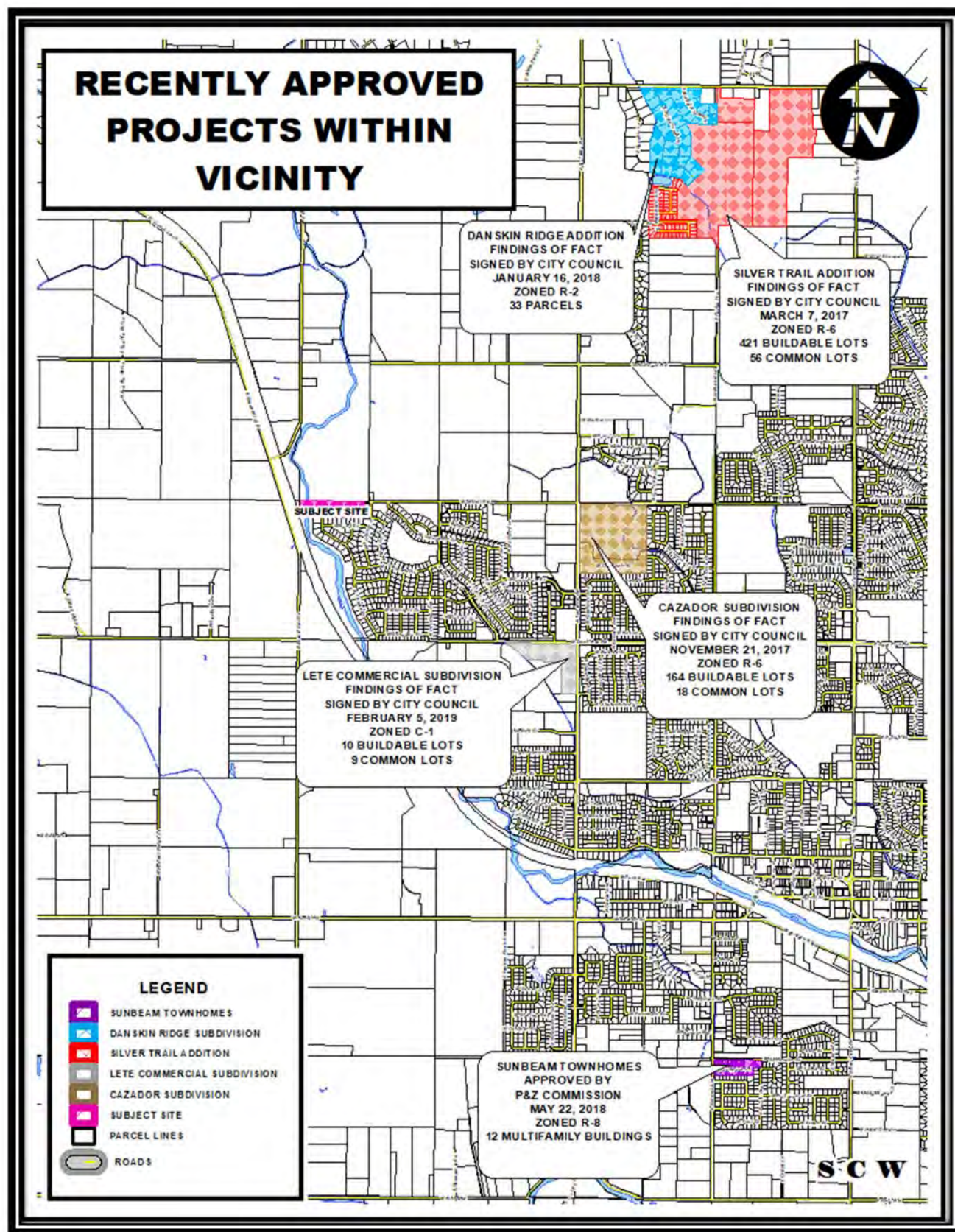
Comment: On November 19, 2019, the Council will vote to **approve/conditionally approve/deny** Case No's 19-08-AN and 19-04-S.

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 450-FT of the proposed project site on November 1, AND November 12, 2019, and a legal notice was published in the Kuna Melba Newspaper on October 9, 2019. The applicant placed a sign on the property on November 7, 2019.

DATED this ____ day of _____, 2019.





ACME LLC

November 11, 2019

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

Re: **Indian Creek at Crimson Point Subdivision**
3001 W. Ardell Road
Response to Planning and Zoning Recommendations

Dear Mr. Behunin:

Thank you for your assistance with our applications for the Indian Creek at Crimson Point Subdivision.

We have reviewed the Planning and Zoning Commission's recommended approval action and agree with the conditions of approval, with the exception of two of the proposed conditions recommended by the Planning and Zoning Commission.

Please find our response in **Bold** to the Findings of Fact & Conclusions of Law dated September 24, 2019 below:

- Applicant shall follow the conditions of approval outlined in the staff report.
 - **We are in agreement with the conditions of approval listed in section "L" of the subject staff report.**
- Applicant shall work with staff for an alternative for off street parking at the cul-de-sacs by providing additional on-street parking.
 - **We have included an exhibit that shows 47 on-street parking spaces for the development. That is approximately 1.4 on-street parking spaces per lot. That is in addition to the two garage spaces and the two driveway spaces required per lot bringing the total available parking for the development to approximately 179 spaces or 5.4 spaces per lot.**
- The applicant shall provide an 8' pathway between Lots 2 and 4.
 - **We are in agreement with this condition of approval and will provide an 8' pathway at the location suggested, with the understanding that a 3.5' landscape buffer is acceptable on either side of the pathway for a total of a 15' for the common lot as shown on the plat.**
- The applicant shall reduce the number of lots along the south side of the project in order to provide a better transition between the proposed subdivision and the existing lots in Crimson Point No. 7.
 - **We are proposing exactly 1.5 lots to 1 lot to the Crimson Point subdivision to the south. Kuna City Code does not define transition in terms of residential lot to residential lot. We believe that our proposal meets the definition of transition as our larger lots are located on the south side of the development against the existing homes, and as staff has stated in their staff report, our project complies with the following Comprehensive Plan Goals and Objectives:**

- 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.
We believe our project meets these requirements both in terms of design and with compatible land uses.
- Goal 3.D – Encourage Development of housing options and strong neighborhoods
 - Objective 3.D.1: Encourage development of housing options for all citizens.
 - Policy 3.D.1.a: Encourage preservation and development of housing that meets demand for household sizes, lifestyles and settings.
 - Policy 3.D.1.f: Evaluate the housing demand and supply and adjust policies and regulations, as needed, to encourage development of diverse housing types and densities to accommodate Kuna’s economic groups, lifestyles and ages.
The lot sizes we are proposing, and the future homes will add to the diversity of housing types in the area and will cater to a different economic group than those that exist, thus increasing the diversity in terms of densities and economic groups.
 - Objective 3.D.2 – Create strong neighborhoods through preservation development, connectivity and programming.
 - Policy 3.D.2.d: Work to ensure that all neighborhoods in Kuna benefit from good connectivity through sidewalk, pathway and trail, on-street and transit infrastructure.
We are proposing to construct sidewalk throughout the subdivision and will also provide several pathways to increase the connectivity both to the north and south.

We look forward to bringing another great neighborhood to the city of Kuna.

If you have any questions or concerns, please contact Josh Beach at 208-336-5355 or Josh@congergroup.com.

Thank you

Josh Beach

Indian Creek at Crimson Point

Narrative

Attached for your review and favorable consideration are the applications for the Indian Creek at Crimson Point Residential Community located south of Hubbard Rd and west of Ten Mile Road. We respectfully request approval of our Annexation, Zoning, Preliminary Plat, and Design Review applications.

For design and planning purposes, our design team used the Kuna City Pre-Application Meeting, Comprehensive Plan, and Zoning Code as the policy basis for the design of the Indian Creek at Crimson Point Community. We have purposefully designed this residential neighborhood with 33 residential dwellings on 8.68i acres. Located south of Hubbard Rd. and west of Ten Mile Rd, Indian Creek at Crimson Point will add to the mix of Kuna's available housing opportunities. Homeowners will have access to a pathway that will be constructed to provide access to Indian Creek as well as a section of multi-use pathway that will be built along the east side of Indian Creek.

SUMMARY OF APPLICATIONS

- Annexation and Zoning
- Preliminary Plat
- Design Review

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SUMMARY OF PLAT

- There are 33 home sites
- 8.681 acres of land
- Total density of 3.8 homes per acre
- Open Space is 1.94 acres or 22.34% of the site.

Exhibit B – Community Amenities and Open Space

PROJECT AMENITIES

The City of Kuna does not have a specific requirement for open space or amenities for their developments, however we will provide approximately 1.8 acres of natural open space as part of the development as well as a 5' asphalt pathway that will provide access to a 3' gravel pathway that will be provided on the east side of Indian Creek. This pathway will stub to the north and south and will eventually connect to a larger pathway network. The City of Kuna indicated that there might be potential for a partnership in the future as the City owns property on the west side of the Creek.

OPEN SPACE

We are providing over 20% of Open Space for the development, including a gravel pathway, a paved pathway and several internal open space lots.

Required Open Space	None	None
Total Landscaped Open Space	1.94 Acres	22.34%



Indian Creek



Indian Creek

Exhibit C – Home Designs



TRADITIONAL



CRAFTSMAN

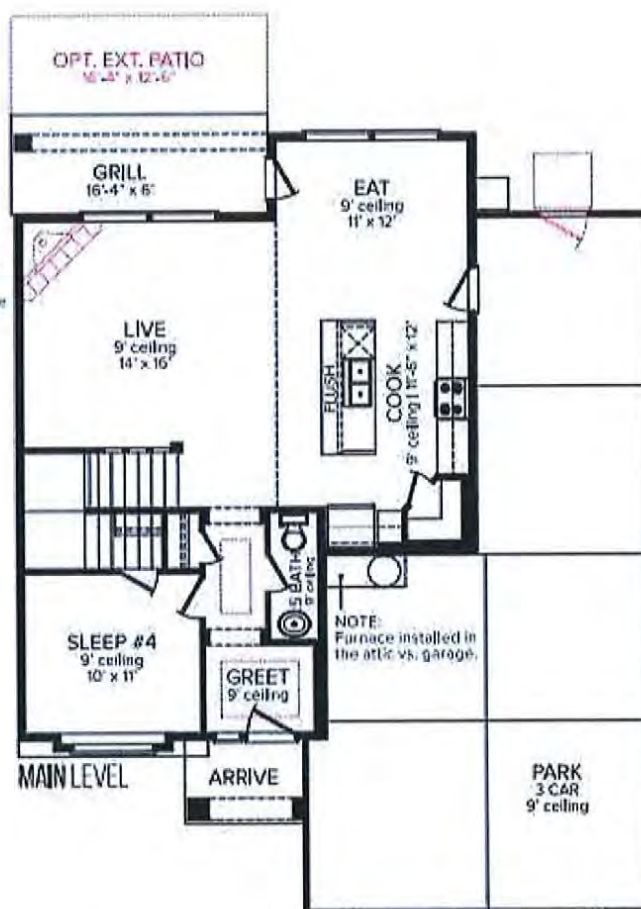


COTTAGE



BUNGALOW

*OPT. FIREPLACE
If corner fireplace is
selected, windows
are subject to change



The proposed homes are 1 and 2 story homes ranging in size from around 1,300 square feet to roughly 2,000 square feet. The front setbacks are 20 feet with a 15-foot rear setback and 5-foot side setbacks. We have designed homes to be similar in style and size to the homes in the surrounding area.

Exhibit C Cont. – Home Designs



TRADITIONAL



CRAFTSMAN



COTTAGE



BUNGALOW



Exhibit D – Preliminary Plat

ANNEXATION / ZONING

The property is currently zoned RR(Ada County).

This 8.681 acre parcel has one comprehensive map designation of Medium Density Residential. During our pre-application meetings with the Kuna City Planning Team, it was established that the project would be within Kuna City Code and be well served as an **R-8** residential zoning.

Our proposal of 33 lots is less than half of what the Kuna Comprehensive plan would allow.

PRELIMINARY PLAT APPLICATION

The Indian Creek at Crimson Point neighborhood fronts some existing ROW along Ardell Road, but per ACHD, this will not be extended into the site and no improvements are required. Thistle drive is stubbed to the south side of the property and will be required to be extended. The proposed plat also provided one stub street to the north. The City of Kuna will be providing domestic water and sanitary sewer service to these homeowners from existing stubs in located in N. Thistle Drive. This neighborhood design complies with the requirements of the Kuna City Comprehensive Plan, Kuna City Subdivision Ordinance.

DESIGN REVIEW APPLICATION

The Indian Creek at Crimson Point neighborhood has several common open space areas throughout the development. The largest of which is 78,680 square feet in size. The open space constitutes over 20% of the development. The open space is in compliance with the City of Kuna Design Review Ordinance.

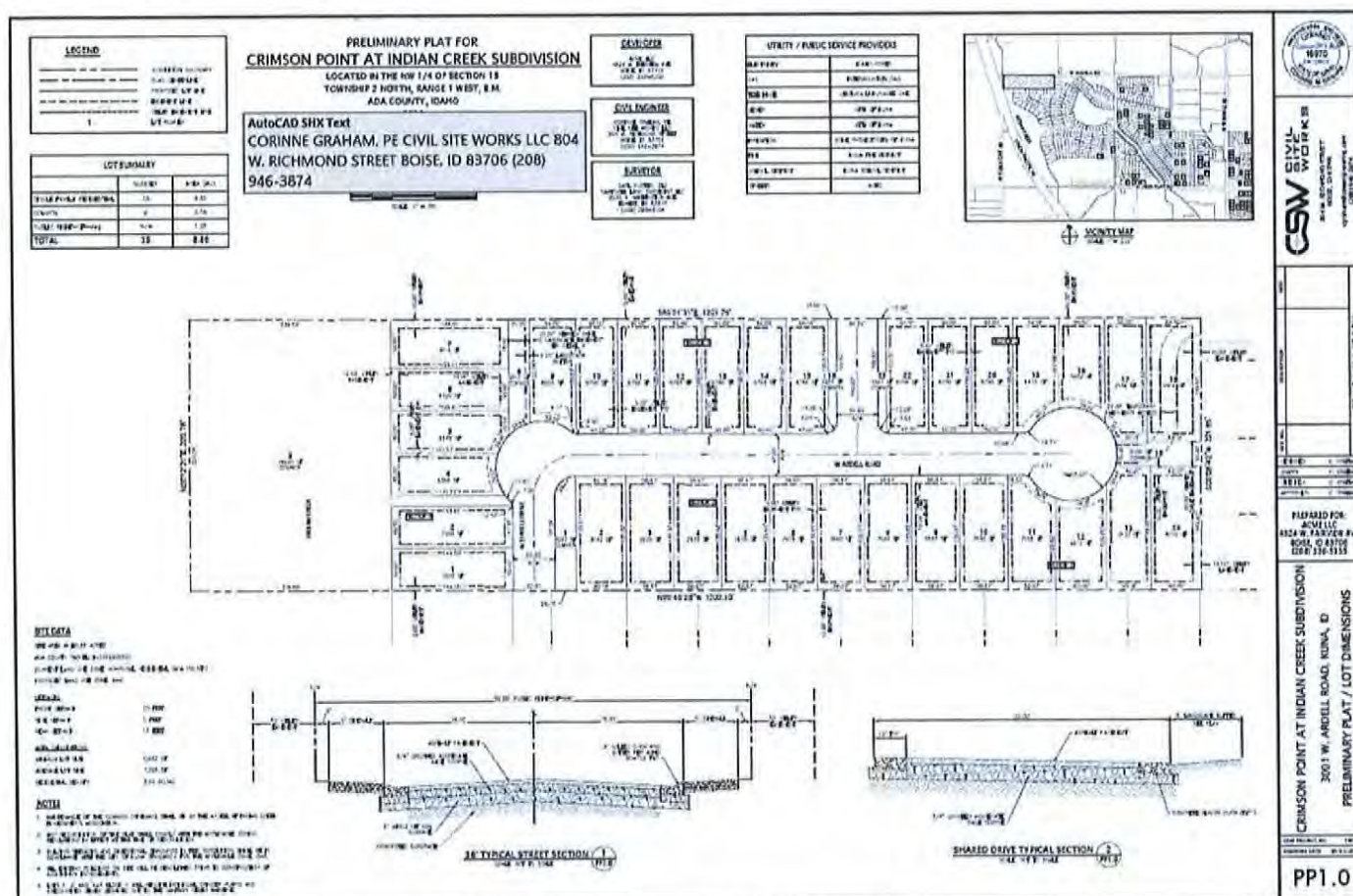


Exhibit C – Transportation

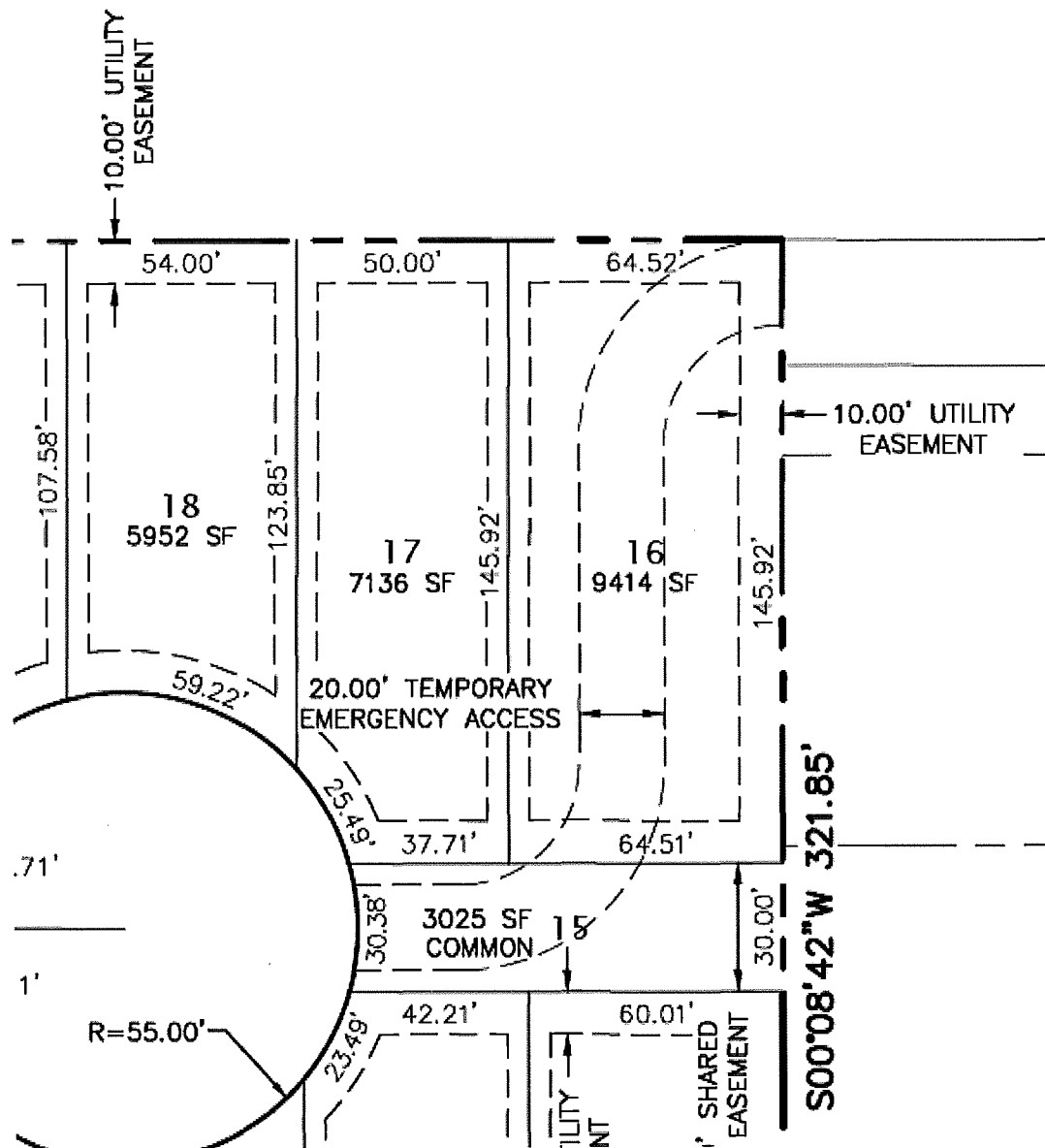
ACHD MEETINGS

Ardell road will not be a connection for this subdivision per ACHD. There is not enough ROW to continue Ardell road onto the site. The Indian Creek at Crimson Point neighborhood fronts some existing ROW along Ardell Road, but per ACHD, this will not be extended into the site and no improvements are required. Thistle drive is stubbed to the south side of the property and will be required to be extended. The proposed plat also provided one stub street to the north.

Per ACHD, there is not a requirement for a traffic study, nor are there any requirements for streetlight improvements with this project.

KUNA FIRE

With more than 30 lots in the subdivision, we are required to provide a temporary secondary emergency access. Per the Kuna fire Department, our proposed temporary emergency access out to Ardell Road meets the requirements of the International Fire Code. There is enough space to provide an emergency access, but not enough for a full street section. Once the property to the north (Arroyo Indio Subdivision) is built out, the temporary emergency access will go away and Lot 16 will become a buildable lot.





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

For Office Use Only	
File Number (s)	19-08-AN, 19-04-S 19-19-DR
Project name	Indian Creek at Crimson Point
Date Received	
Date Accepted/ Complete	
Cross Reference Files	
Commission Hearing Date	
City Council Hearing Date	

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

Contact/Applicant Information

Owners of Record: Arnold C & Delores Watkins Trust	Phone Number: _____
Address: 2829 S. Givens Way	E-Mail: _____
City, State, Zip: Meridian, ID 83634	Fax #: _____
Applicant (Developer): ACME LLC	Phone Number: 208-336-5355
Address: 4824 W. Fairview Ave	E-Mail: acme208llc@gmail.com
City, State, Zip: Boise, ID 83706	Fax #: _____
Engineer/Representative: Marcel Lopez	Phone Number: 208-336-5355
Address: 4824 W. Fairview Ave	E-Mail: acme208llc@gmail.com
City, State, Zip: Boise, ID 83706	Fax #: _____

Subject Property Information

Site Address: 3001 W. Ardell Road Kuna, ID 83634
Site Location (Cross Streets): South of Hubbard Road and west of Ten Mile Road
Parcel Number (s): S1315325550
Section, Township, Range: Section 15, Township 2N, Range 1 W
Property size : 8.681 acres
Current land use: Residential
Proposed land use: Residential
Current zoning district: RUT
Proposed zoning district: R-8

Project Description

Project / subdivision name: <u>Indian Creek ant Crimson Point</u>
General description of proposed project / request: <u>A request for Annexation, Design Review and a Preliminary plat for a 33 lot residential subdivision.</u>
Type of use proposed (check all that apply):
☒ Residential <u>33 residential lots</u>
☐ Commercial _____
☐ Office _____
☐ Industrial _____
☐ Other _____
Amenities provided with this development (if applicable): <u>A section of paved pathway and a section of gravel pathway along Indian Creek.</u>

Residential Project Summary (if applicable)

Are there existing buildings? ☒ Yes ☐ No
Please describe the existing buildings: <u>There is an existing single-family residence and several outbuildings.</u>
Any existing buildings to remain? ☐ Yes ☒ No
Number of residential units: <u>33</u> Number of building lots: <u>33</u>
Number of common and/or other lots: <u>6</u>
Type of dwellings proposed:
☒ Single-Family <u>33</u>
☐ Townhouses _____
☐ Duplexes _____
☐ Multi-Family _____
☐ Other _____
Minimum Square footage of structure (s): <u>1,364</u>
Gross density (DU/acre-total property): _____ Net density (DU/acre-excluding roads): <u>3.8</u>
Percentage of open space provided: <u>22.34</u> Acreage of open space: <u>1.94</u>
Type of open space provided (i.e. landscaping, public, common, etc.): <u>We are proposing 3 landscaped common lots, 2 common driveways and 1 common lot with natural vegetation</u>

Non-Residential Project Summary (if applicable)

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

Applicant's Signature: [Signature] Date: 6-13-19

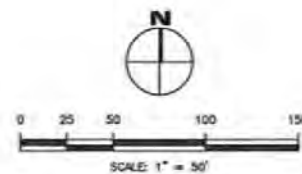
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LEGEND	
	SUBDIVISION BOUNDARY
	ROAD CENTERLINE
	PROPOSED LOT LINE
	EASEMENT LINE
	UTILITY EASEMENT LINE
	LOT NUMBER

LOT SUMMARY		
	NUMBER	AREA (AC)
SINGLE FAMILY RESIDENTIAL	33	5.50
COMMON	6	2.08
PUBLIC RIGHT-OF-WAY	N/A	1.28
TOTAL	39	8.86

PRELIMINARY PLAT FOR INDIAN CREEK AT CRIMSON POINT SUBDIVISION

LOCATED IN THE NW 1/4 OF SECTION 15
TOWNSHIP 2 NORTH, RANGE 1 WEST, B.M.
ADA COUNTY, IDAHO
2019



DEVELOPER

ACME LLC
4824 W. FAIRVIEW AVE.
BOISE, ID 83706
(208) 336-5355

CIVIL ENGINEER

CORINNE GRAHAM, P.E.
CIVIL SITE WORKS LLC
804 W. RICHMOND STREET
BOISE, ID 83706
(208) 946-3874

SURVEYOR

CARL PORTER, PLS
SANTOOTH LAND SURVEYING LLC
2030 S. WASHINGTON AVE.
BONNETT, ID 83017
(208) 398-8104

UTILITY / PUBLIC SERVICE PROVIDERS

ELECTRICITY	IDAHO POWER
GAS	INTERMOUNTAIN GAS
TELEPHONE	CENTURY LINK/CABLE ONE
SEWER	CITY OF KUNA
WATER	CITY OF KUNA
IRRIGATION	BOISE PROJECT/CITY OF KUNA
FIRE	KUNA FIRE DISTRICT
SCHOOL DISTRICT	KUNA SCHOOL DISTRICT
STREETS	ACHD

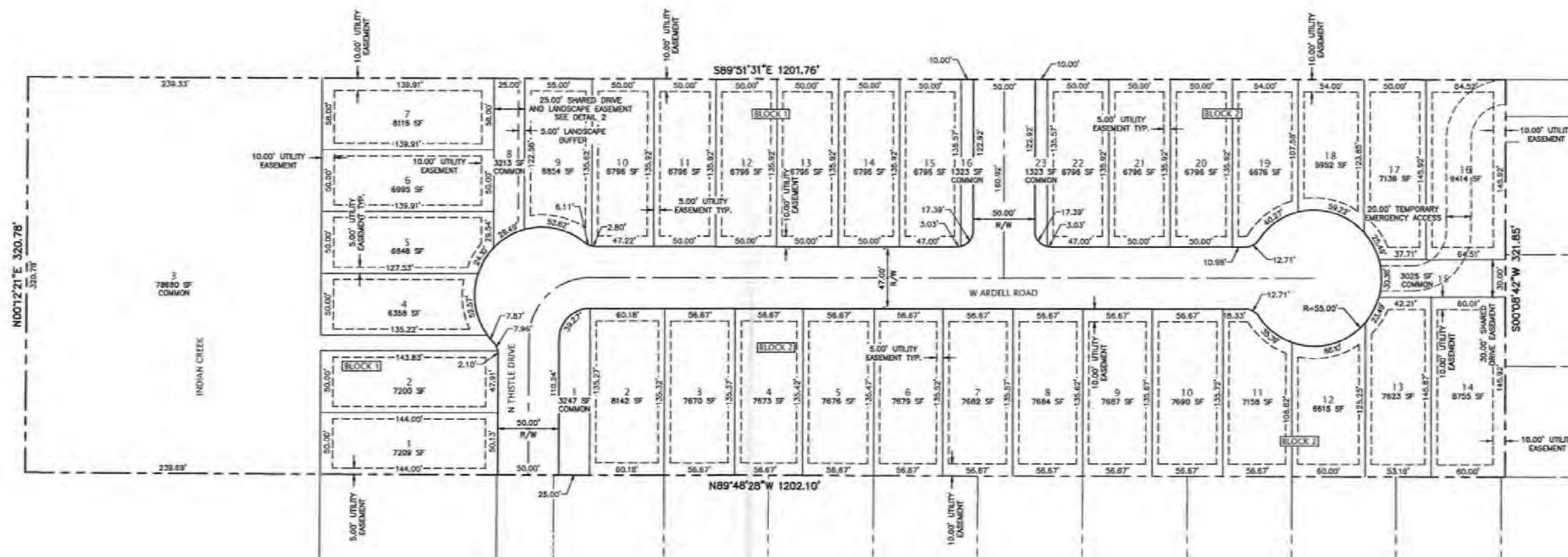


VICINITY MAP
SCALE: 1"=1000'



Civil Site Works

804 W. RICHMOND STREET
BOISE, ID 83706
cgraham@cswengineering.com
(208) 946-3874



SITE DATA

SITE AREA = 8.86 ACRES
ADA COUNTY PARCEL #s1315325550
CURRENT LAND USE ZONE: RR-RURAL RESIDENTIAL (ADA COUNTY)
PROPOSED LAND USE ZONE: R-6

SETBACKS

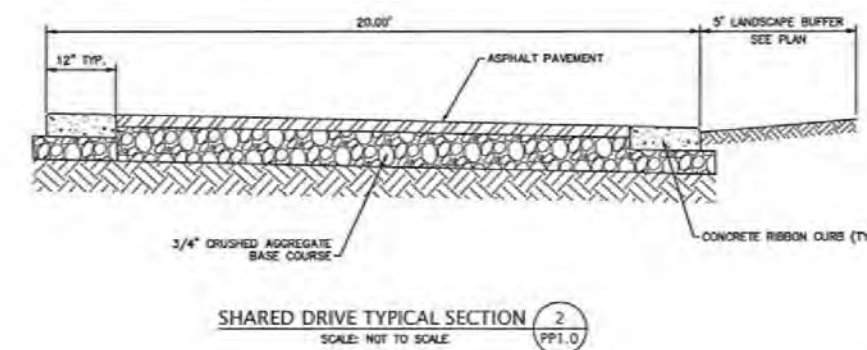
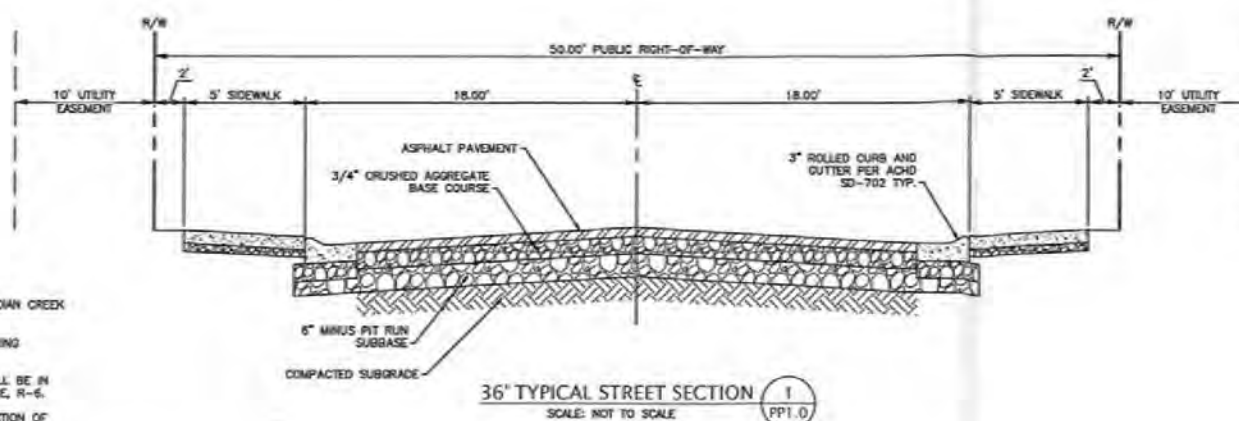
FRONT SETBACK	20 FEET
SIDE SETBACK	5 FEET
REAR SETBACK	15 FEET

AREA CALCULATIONS

MINIMUM LOT SIZE	5,952 SF
AVERAGE LOT SIZE	7,728 SF
RESIDENTIAL DENSITY	3.50 DU/AC

NOTES

1. MAINTENANCE OF THE COMMON DRIVEWAYS SHALL BE BY THE ARDELL AT INDIAN CREEK HOMEOWNERS ASSOCIATION.
2. ANY RESUBDIVISION OF THE PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
3. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE CITY OF KUNA STANDARDS FOR THE APPLICABLE ZONE, R-6.
4. ALL EXISTING BUILDINGS ON SITE WILL BE DEMOLISHED PRIOR TO CONSTRUCTION OF SUBDIVISION IMPROVEMENTS.
5. LOTS 1, 2, AND 4-7 BLOCK 1 WILL REQUIRE INDIVIDUAL GRINDER PUMPS AND PRESSURIZED SEWER SERVICES OUT TO THE SANITARY SEWER MAINLINE.



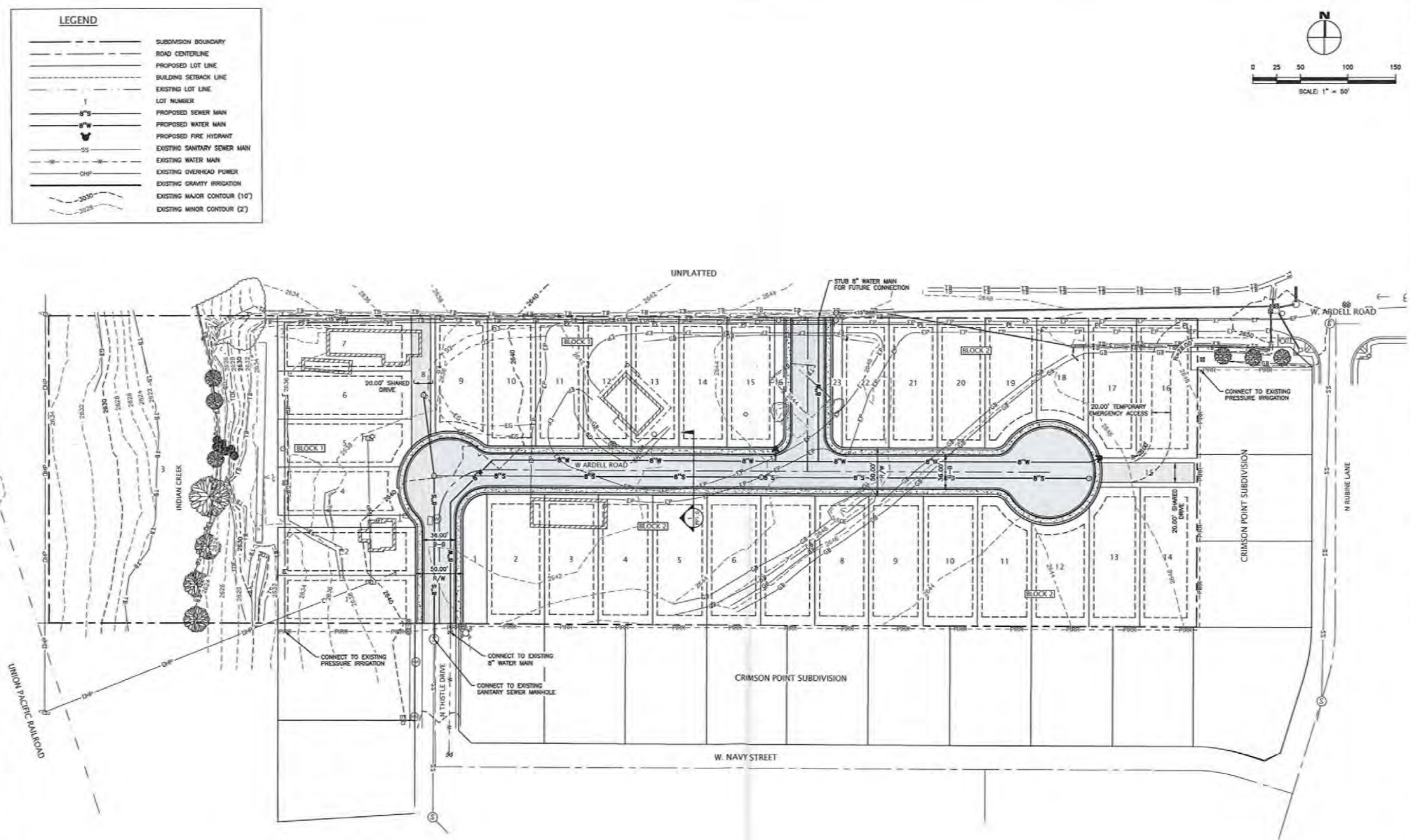
DATE	DESCRIPTION
REV. NO.	
DESIGNED:	C. GRAHAM
DRAWN:	C. GRAHAM
CHECKED:	C. GRAHAM
APPROVED:	C. GRAHAM

PREPARED FOR:
ACME LLC
4824 W. FAIRVIEW AVE
BOISE, ID 83706
(208) 336-5355

INDIAN CREEK AT CRIMSON POINT SUBDIVISION
3001 W. ARDELL ROAD, KUNA, ID
PRELIMINARY PLAT / LOT DIMENSIONS

CWS PROJECT NO. 19017
DRAWING DATE 05/03/2019

PP1.0



PROFESSIONAL ENGINEER
LICENSED
16970
6-10-19
CORINNE M. GRAHAM

CSW CIVIL SITE WORKS

804 W. RICHMOND STREET
BOISE, ID 83706
cgraham@cswworking.com
(208) 946-3874

REV. NO.	DESCRIPTION	DATE

DESIGNED: C. GRAHAM
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PREPARED FOR:
ACME LLC
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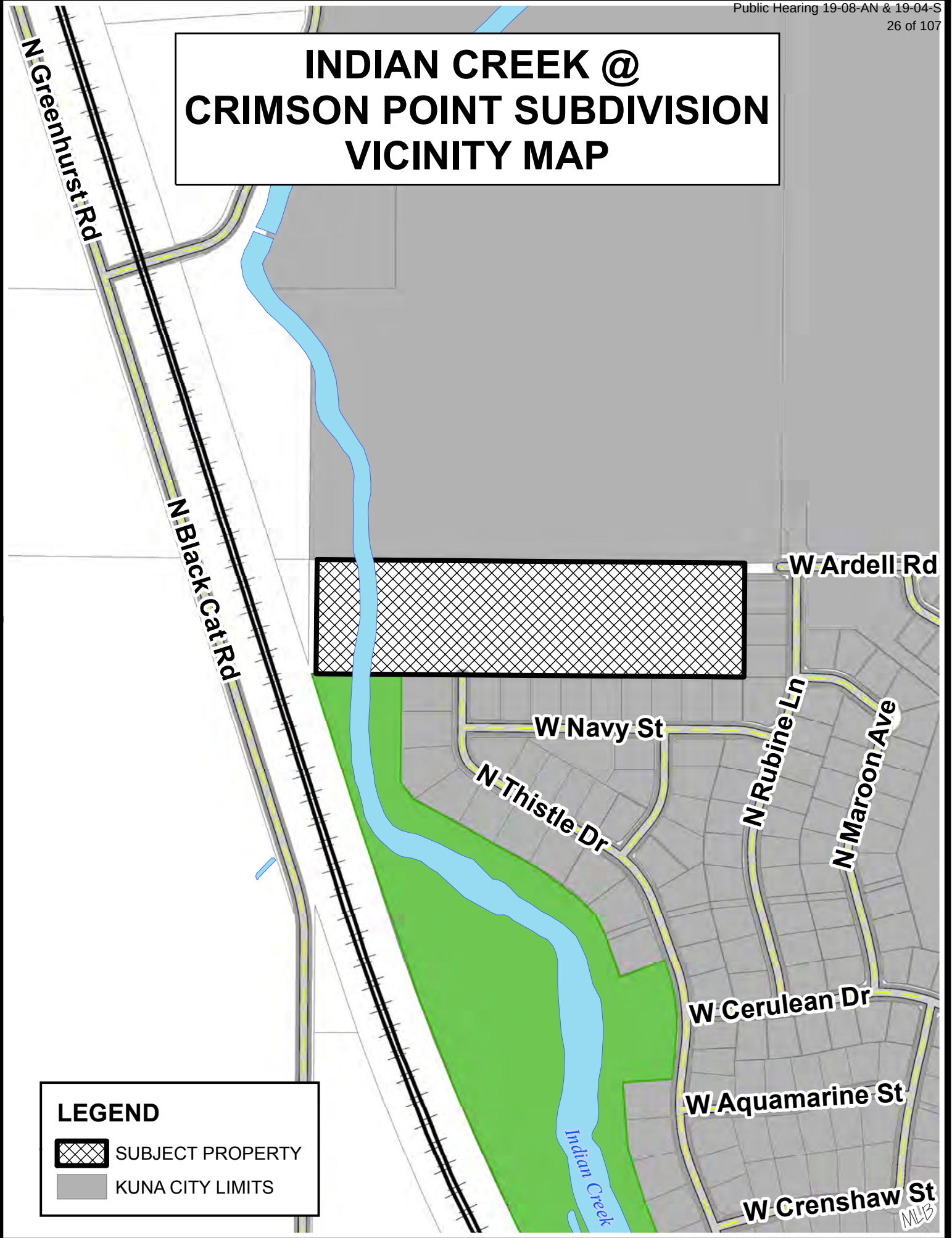
INDIAN CREEK AT CRIMSON POINT SUBDIVISION
3001 W. ARDELL ROAD, KUNA, ID
PRELIMINARY SITE / UTILITY PLAN

CSW PROJECT NO. 19012
DRAWING DATE: 06/03/2019

PP2.0

FILE NAME: 19012-C-SITE PLAN PP2.DWG

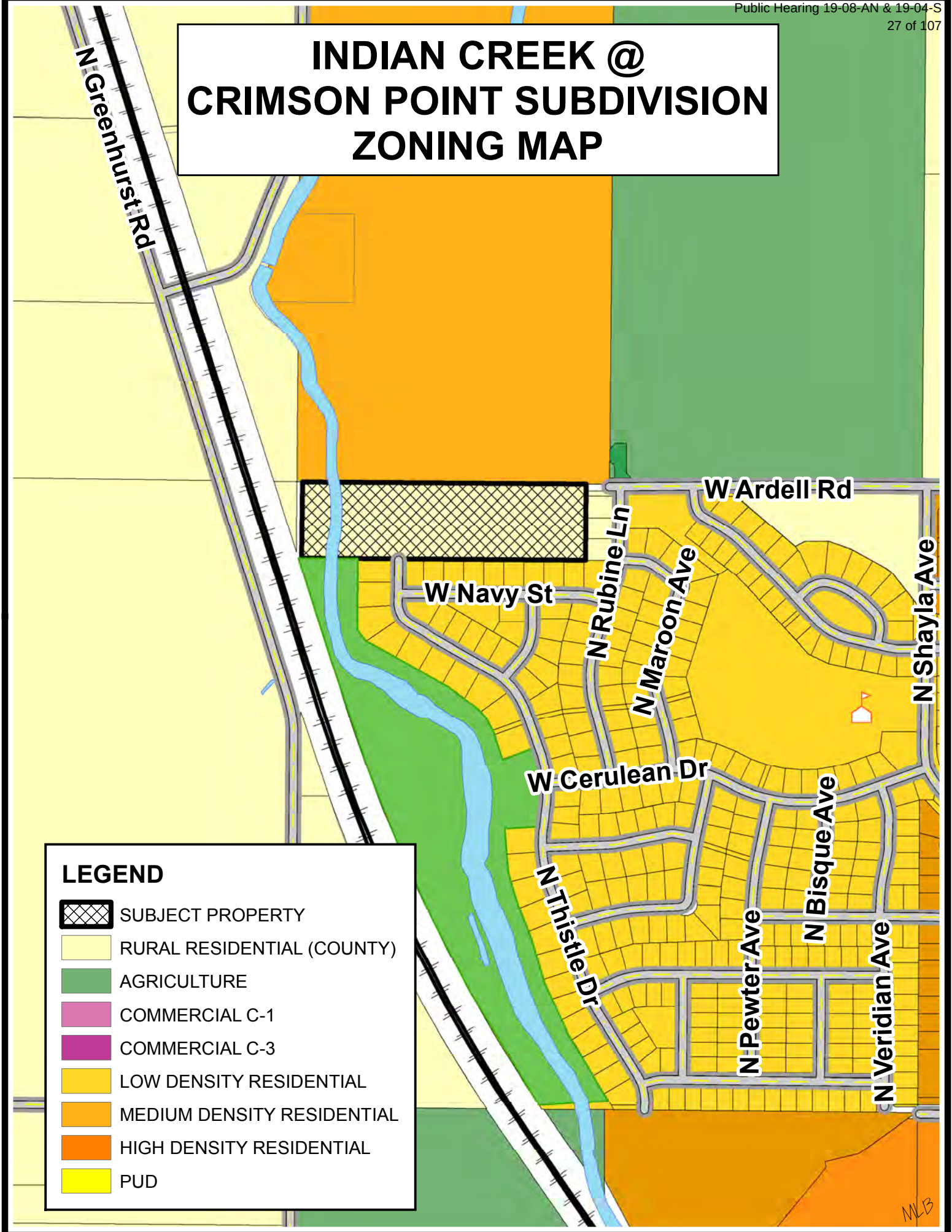
INDIAN CREEK @ CRIMSON POINT SUBDIVISION VICINITY MAP



LEGEND

-  SUBJECT PROPERTY
-  KUNA CITY LIMITS

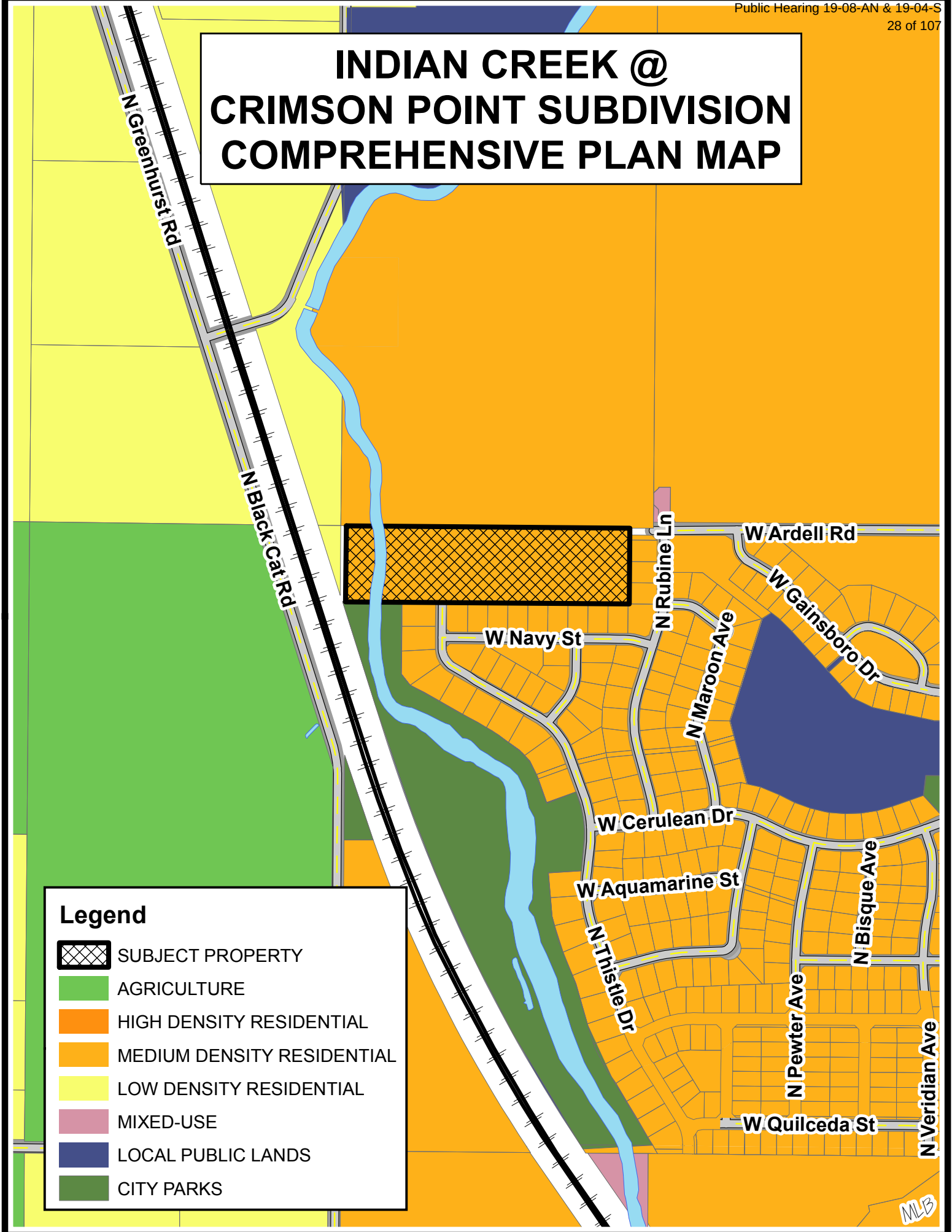
INDIAN CREEK @ CRIMSON POINT SUBDIVISION ZONING MAP



LEGEND

-  SUBJECT PROPERTY
-  RURAL RESIDENTIAL (COUNTY)
-  AGRICULTURE
-  COMMERCIAL C-1
-  COMMERCIAL C-3
-  LOW DENSITY RESIDENTIAL
-  MEDIUM DENSITY RESIDENTIAL
-  HIGH DENSITY RESIDENTIAL
-  PUD

INDIAN CREEK @ CRIMSON POINT SUBDIVISION COMPREHENSIVE PLAN MAP

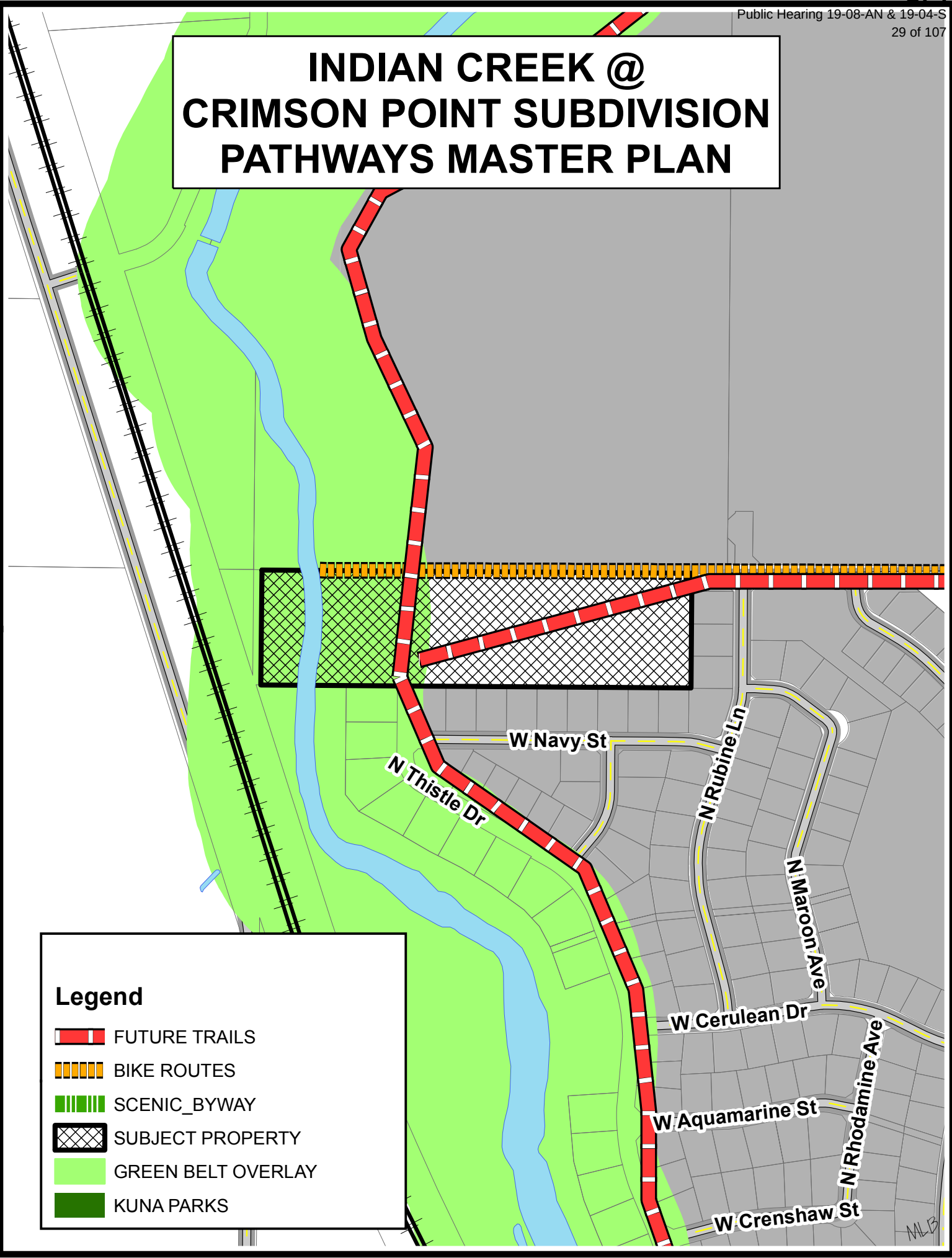


MLB

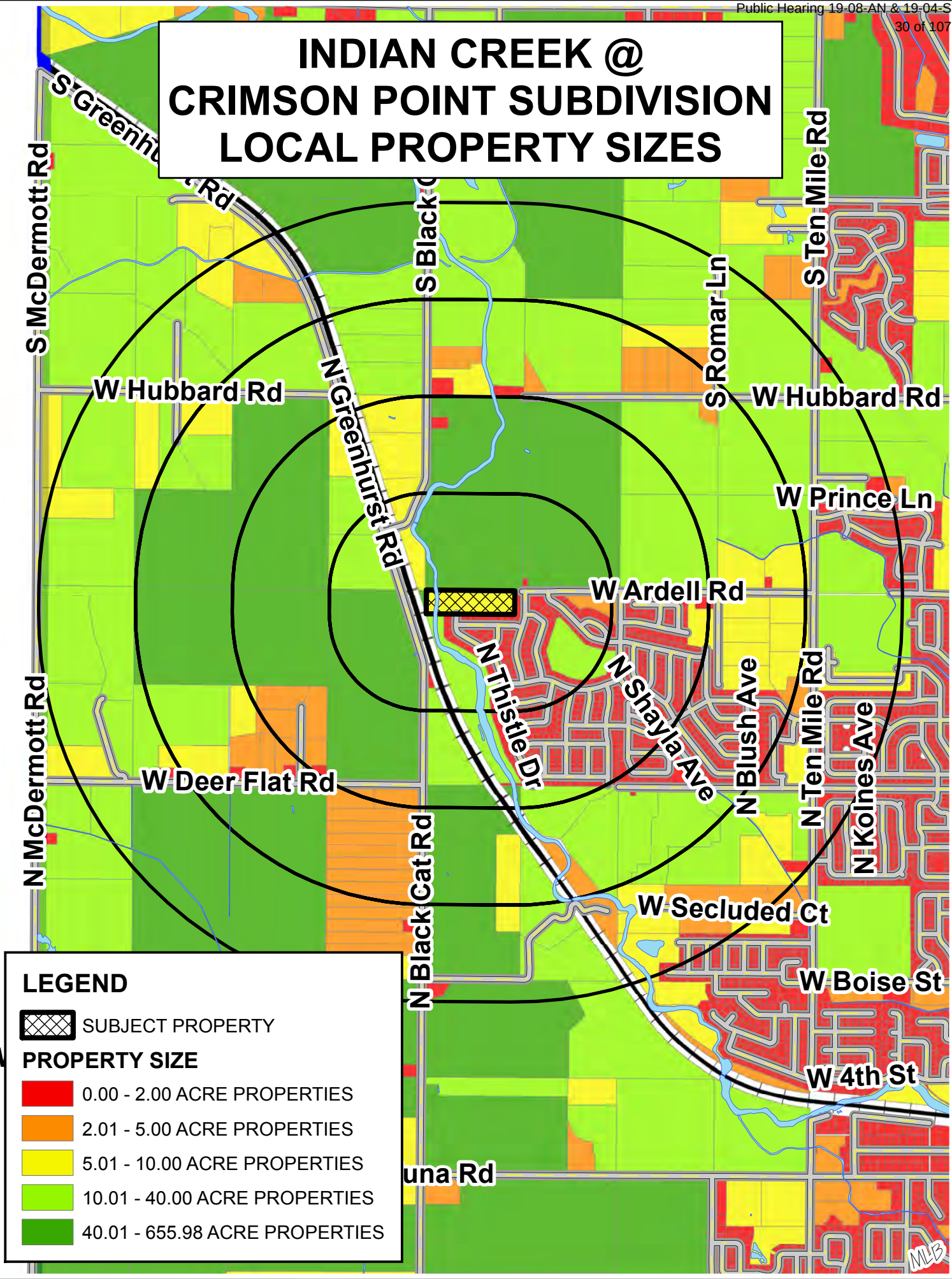
INDIAN CREEK @ CRIMSON POINT SUBDIVISION PATHWAYS MASTER PLAN

Legend

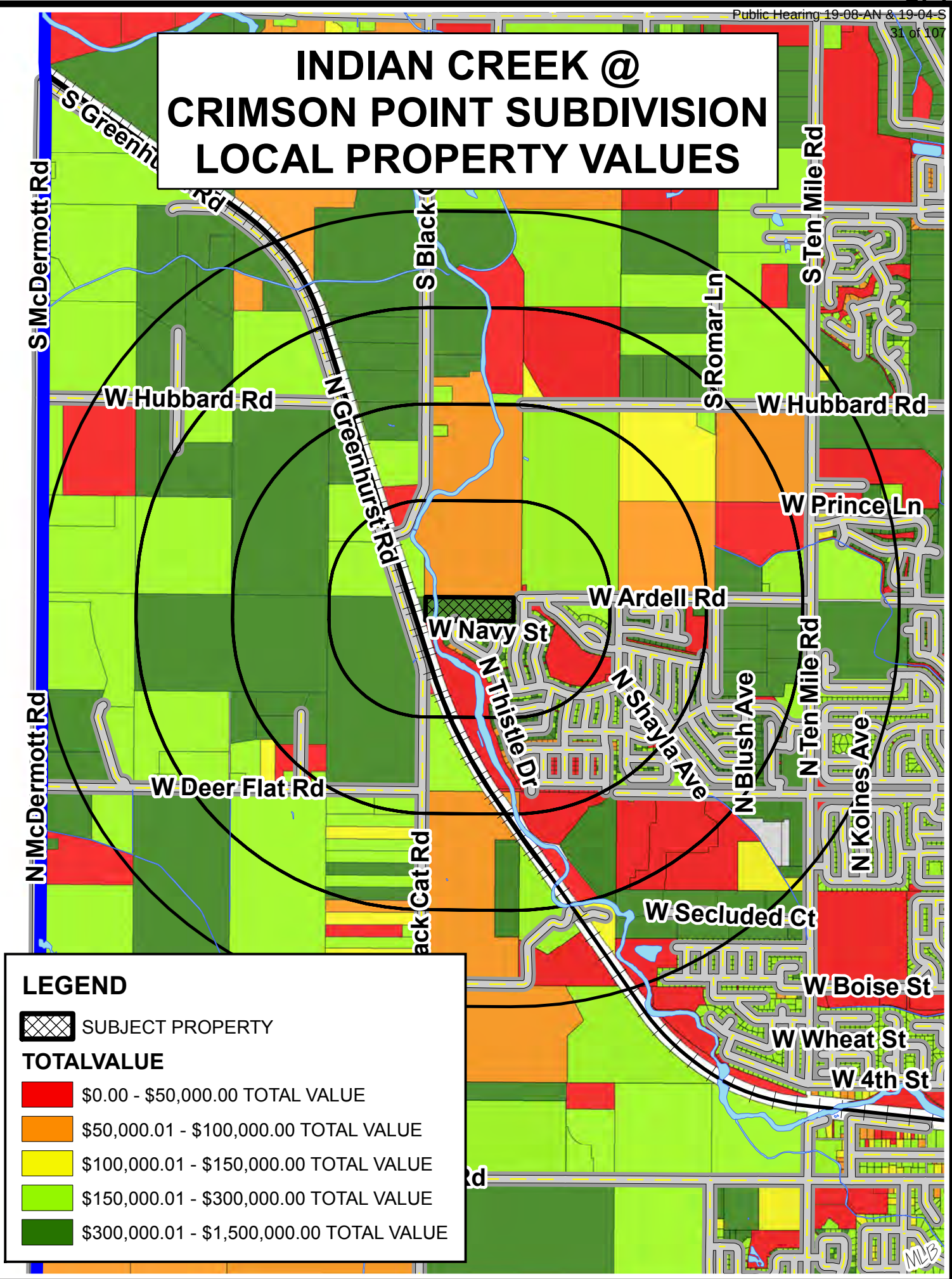
-  FUTURE TRAILS
-  BIKE ROUTES
-  SCENIC_BYWAY
-  SUBJECT PROPERTY
-  GREEN BELT OVERLAY
-  KUNA PARKS



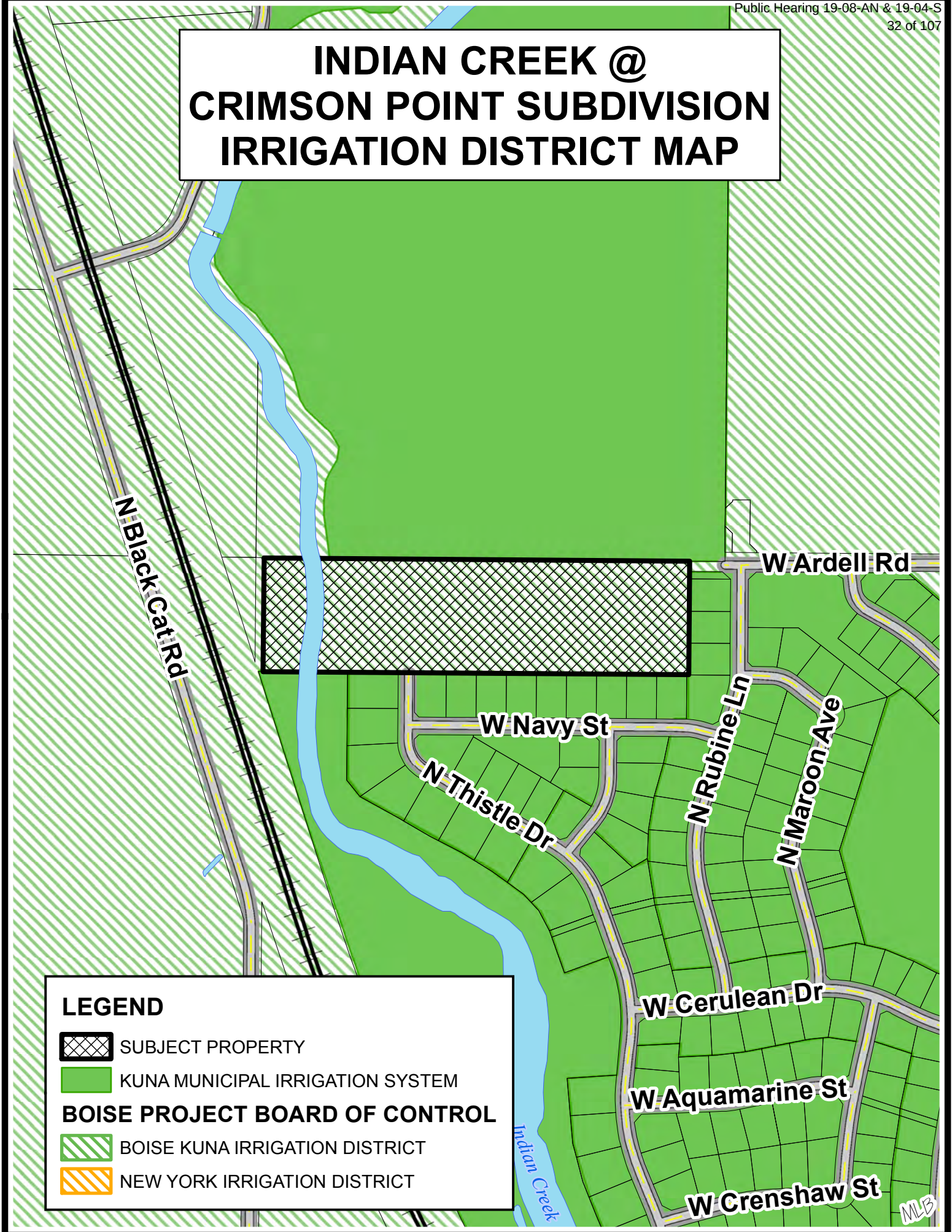
INDIAN CREEK @ CRIMSON POINT SUBDIVISION LOCAL PROPERTY SIZES



INDIAN CREEK @ CRIMSON POINT SUBDIVISION LOCAL PROPERTY VALUES



INDIAN CREEK @ CRIMSON POINT SUBDIVISION IRRIGATION DISTRICT MAP

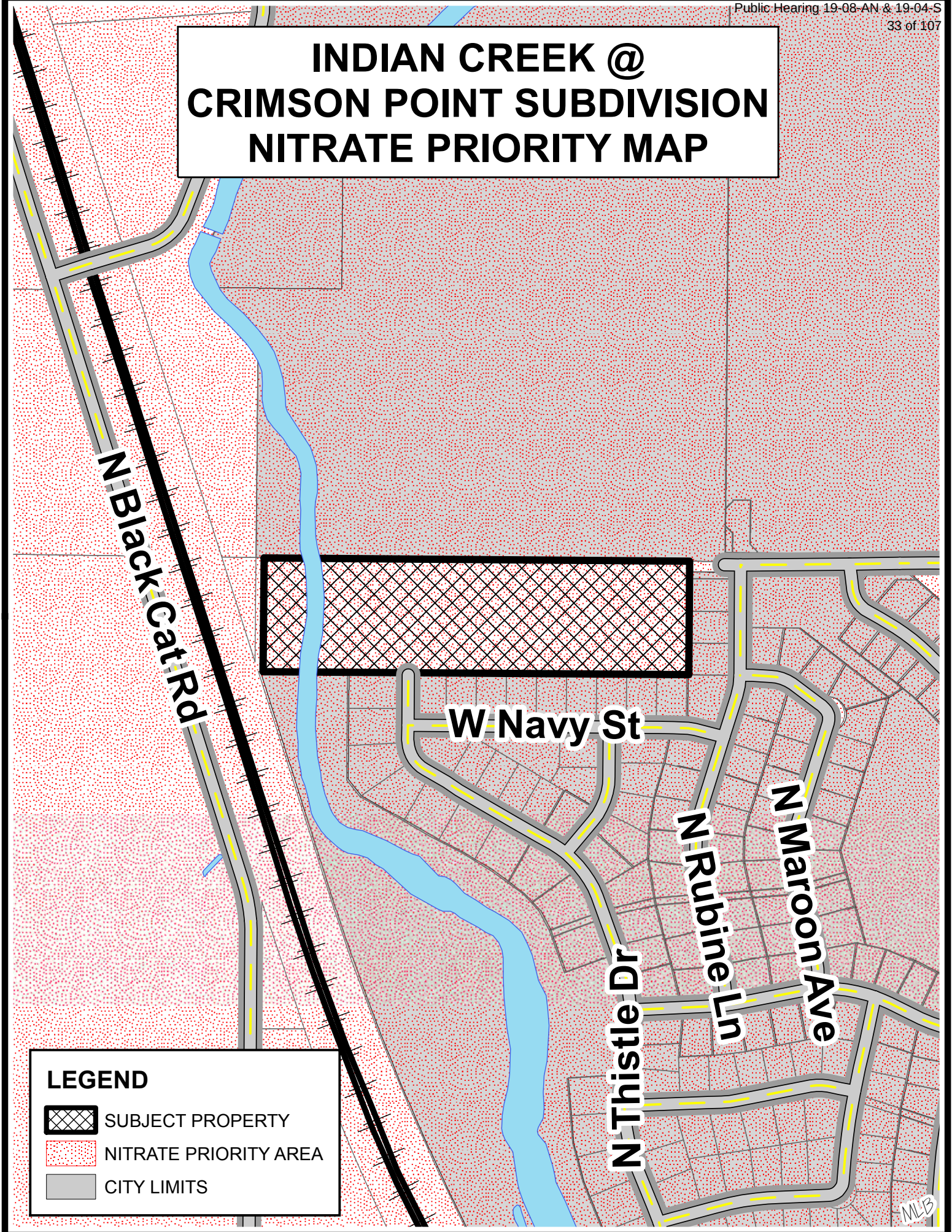


LEGEND

-  SUBJECT PROPERTY
-  KUNA MUNICIPAL IRRIGATION SYSTEM
- BOISE PROJECT BOARD OF CONTROL**
-  BOISE KUNA IRRIGATION DISTRICT
-  NEW YORK IRRIGATION DISTRICT

MLB

INDIAN CREEK @ CRIMSON POINT SUBDIVISION NITRATE PRIORITY MAP



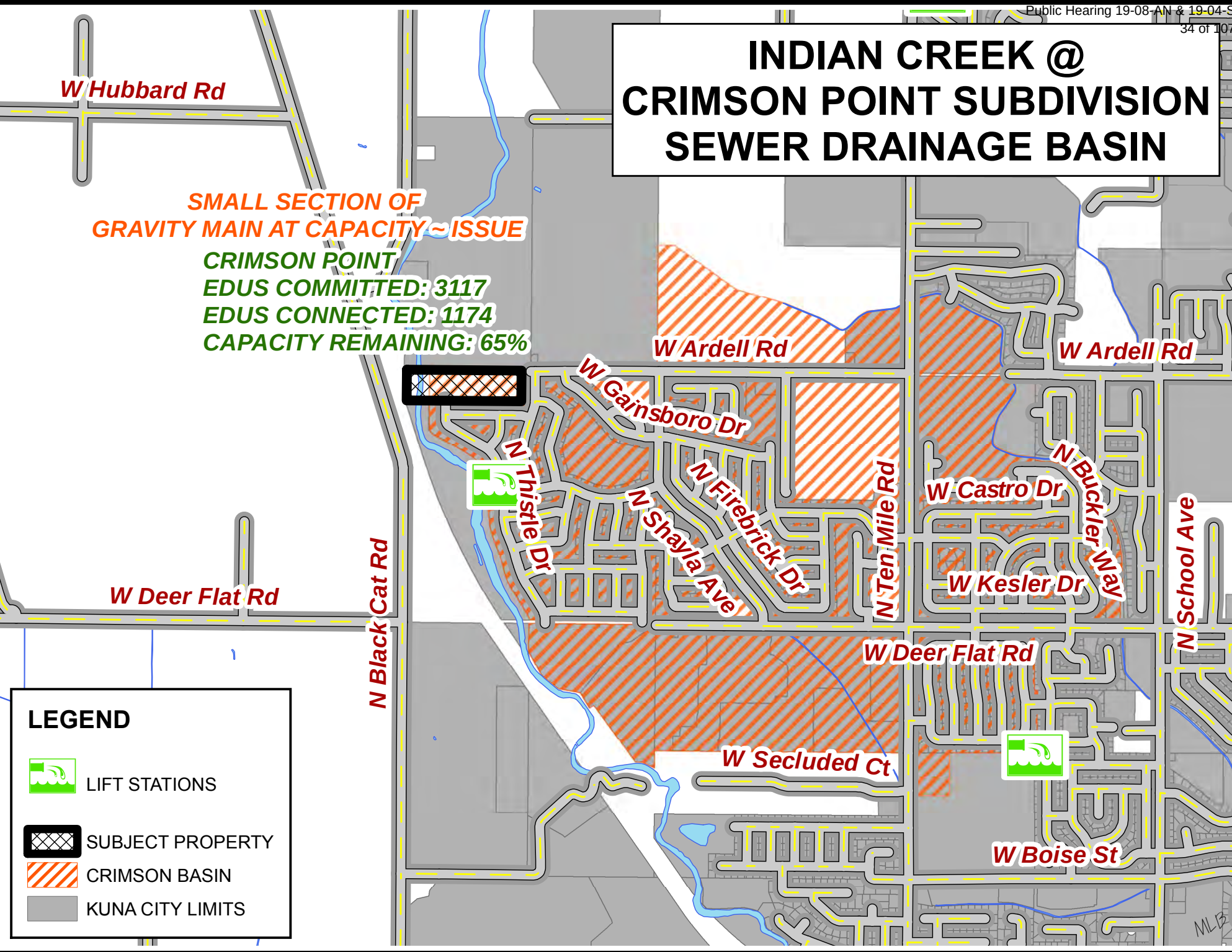
LEGEND

-  SUBJECT PROPERTY
-  NITRATE PRIORITY AREA
-  CITY LIMITS

INDIAN CREEK @ CRIMSON POINT SUBDIVISION SEWER DRAINAGE BASIN

**SMALL SECTION OF
GRAVITY MAIN AT CAPACITY ~ ISSUE**

**CRIMSON POINT
EDUS COMMITTED: 3117
EDUS CONNECTED: 1174
CAPACITY REMAINING: 65%**



LEGEND

-  LIFT STATIONS
-  SUBJECT PROPERTY
-  CRIMSON BASIN
-  KUNA CITY LIMITS

Exhibit B-1



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

Paul A. Stevens, P.E.
Kuna City Engineer

MEMORANDUM

Date: 5 August 2019
From: Paul A. Stevens, P.E.
To: Wendy Howell, Planning and Zoning Director
RE: Indian Creek at Crimson Point Subdivision Preliminary Plat – 19-04-S, 19-08-AN Annexation, & Design Review 19-19-DR

The Indian Creek at Crimson Point Preliminary Plat, annexation, and design review with Planning and Zoning acceptance date of July 17, 2019 has been reviewed. The applicant's development has been formatted to comply with "R-8" zone requirements. These comments apply to the preliminary plat and do not address the landscaping design review request. The landscaping design review request rests with the Planning and Zoning Department. Review of civil design drawings is accomplished separately, when received.

These comments may be expanded or refined based on future land-use actions.

1. General

- a. Indian Creek at Crimson Point Subdivision is currently zoned Rural Residential with 5 – 10 acre lots. Rural Residential is a County designation.
- b. The Developer requests R8, medium density residential. The land proposed for development has a gross area of 8.681 Acres as listed in the application and 8.86 acres as shown on the preliminary plat.
- c. The Developer shows a total of 33 residential lots. The actual area containing the 33 residential lots is approximately 5.50 acres as shown in the Lot Summary Table on sheet PP 1.0. making the realized density approximately 105 people in 5.5 acres or 19 people per acre. A commensurate impact on the City of Kuna's street infrastructure, pressurized irrigation, sewer, and water utilities will result.
- d. The preliminary plat shows access to Indian Creek at Crimson Point Subdivision is from North Thistle Drive and east from a temporary extension of Ardell Road.
- e. Pressurized irrigation is available along the south and east borders of the subdivision.
- f. Sewer and water are available in west Ardell Road at the northeast corner of the property and south in North Thistle Drive.
- 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.
- k. The City of Kuna requires streetlights in all subdivisions. Streetlights are required along arterial roads bordering the subdivision, at the entrances of the subdivision, at intersections, and at every 250' interval. Streetlights should be coincident with Fire Hydrants whenever possible.

2. Inspection Fees

- a. An inspection fee will apply to City inspection of water, sewer and irrigation facilities construction associated with this development.
- 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.
- c. The developer's engineer and the City's inspector are permitted to coordinate inspections. 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.

3. Right-of-Way

- a. Sufficient right-of-way for existing and future classified streets shall be provided pursuant to City & ACHD standards.
- b. Approaches onto classified streets must comply with ACHD approach policies.
- c. It is recommended that sidewalk, curb and gutter, street widening and any related storm drainage facilities, consistent with city code and policies, are provided in connection with property development.
- d. All street construction must meet or exceed ACHD and City of Kuna development standards.
- 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.
- f. Access to Lots 6 & 7, Block 1 is long with limited turn around potential. Access to Lots 14 & 16, Block 2 is limited.
- g. West Ardell Road is a mid-mile collector and should extend to the west edge of the proposed subdivision or at the least to the currently depicted north stub street (not named) that presumably connects to Crimson South Subdivision.
- h. The current extension of west Ardell Road contains utilities and clearly was planned to continue. If this west Ardell Road stub is abandoned, an unmanaged and potentially unkept partial lot will result.

4. Sanitary Sewer & Potable Water

- a. The applicant's property 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.
- b. 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.
- c. All sewer and water infrastructure must meet or exceed City of Kuna requirements.
- d. Water and sewer flow models will be required to verify adequate water supply, fire suppression and sewage removal.
- e. Sewer and water connection fees apply to each lot containing a home or other facility.

- f. 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.
- g. 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.
- h.
- i. It is recommended that this application be conditioned to conform to the sewer and water master plans as applicable.
- j. Fire hydrants are required in a layout acceptable to the Kuna Fire Department.

5. Pressurized Irrigation

- a. The applicant's property is not connected to the City's pressurized irrigation system. Relying on drinking water for irrigation purposes is contrary to City Code (6-4-2).
- b. All pressurized irrigation infrastructure shall meet or exceed City of Kuna standards.
- c. Condition this project to require connection and annexation to the City's Pressurized Irrigation system.
- d. Annexation into the municipal irrigation district and pooling of water rights is a requirement of the final plat approval.
- e. Existing irrigation ditches (supply & drain) must be relocated as needed and as approved by the irrigation ditch company/users.
- f. Pressurized irrigation flow model will be required to verify adequate pressurized irrigation supply.
- g. 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.
- h. It is recommended that this application be conditioned to conform to the Pressure Irrigation Master Plan where applicable.

6. Grading and Storm Drainage

The following provisions apply to Indian Creek at Crimson Point Subdivision:

- a. Provide a grading and drainage plan which supports and maintains all upstream drainage rights and all downstream irrigation delivery rights as they presently exist for this property.
- b. The City of Kuna relies on the ACHD Stormwater Policy Manual to establish the requirements for design of private storm water disposal systems.
- c. 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.
- d. 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.
- e. Runoff from public right-of-way is regulated by ACHD. On site storm water retention shall be reviewed in conjunction with the Civil Engineering construction improvements review.
- f. If impervious area is increased, provide a storm water disposal plan acceptable to the City Engineer which accounts for the increased storm water drainage. Provide detail drawings of drainage facilities for review.

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.

7. **Impact Fees:** There will be an impact fee that is assessed and due prior to issuance of any building permits. The assessed impact fee will be based on the impact fee ordinance that is in effect at that time.
8. **Capital Improvements Plan (CIP)/ Integrated Five Year Work Plan (IFYWP):**
 - The intersection of Ten Mile Road and Hubbard Road is scheduled in the IFYWP to be widened or construct a roundabout.
 - The intersection of Ten Mile Road and Deer Flat Road is scheduled in the IFYWP to be constructed as a single-lane expandable roundabout.
 - 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.

B. Traffic Findings for Consideration

1. **Trip Generation:** This development is estimated to generate 293 additional vehicle trips per day (19 existing); 31 additional vehicle trips per hour in the PM peak hour (2 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	0-feet	Minor Arterial	475	Better than "E"
Ardell Road	29-feet	Collector	107	Better than "D"
Thistle Drive	45-feet	Local	N/A	N/A

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

* Acceptable level of service for a two-lane collector is "D" (425 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 Columbia Road was 7,782 on January 29, 2019.
 - The average daily traffic count for Ardell Road west of Ten Mile Road was 1,882 on October 4, 2017.
 - There are no current traffic counts for Thistle Drive.

C. Findings for Consideration

1. **Ardell Road Extension**
Ardell Road will not be required to be extended into the site because Ardell Road is not shown on the Master Street Map to extend as a mid-mile collector, a bridge crossing is not planned for Indian Creek and the stub streets from developments north and south of the site provide adequate access to the site.
2. **Thistle Drive**

a. **Existing Conditions:** Thistle Drive, a stub street, was platted and constructed to the site's south property line with Crimson Point Subdivision.

b. **Policy:**

Local Roadway Policy: District Policy 7207.2.1 states that the developer is responsible for improving all local street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets.

Street Section and Right-of-Way Policy: District Policy 7207.5 states that right-of-way widths for all local streets shall generally not be less than 47-feet wide and that the standard street section shall be 33-feet (back-of-curb to back-of-curb).

Standard Urban Local Street—33-foot Street Section and Right-of-way Policy: District Policy 7207.5.2 states that the standard street section shall be 33-feet (back-of-curb to back-of-curb) for developments with any buildable lot that is less than 1 acre in size. This street section shall include curb, gutter, and minimum 5-foot wide concrete sidewalks on both sides and shall typically be constructed within 47-feet of right-of-way.

For the City of Kuna and City of Star: Unless otherwise approved by Kuna or Star, the standard street section shall be 36-feet (back-of-curb to back-of-curb) for developments with any buildable lot that is less than 1 acre in size. This street section shall include curb, gutter, and minimum 5-foot wide concrete sidewalks on both sides and shall typically be constructed within 50-feet of right-of-way.

Continuation of Streets Policy: District Policy 7207.2.4 states that an existing street, or a street in an approved preliminary plat, which ends at a boundary of a proposed development shall be extended in that development. The extension shall include provisions for continuation of storm drainage facilities. Benefits of connectivity include but are not limited to the following:

- Reduces vehicle miles traveled.
- Increases pedestrian and bicycle connectivity.
- Increases access for emergency services.
- Reduces need for additional access points to the arterial street system
- Promotes the efficient delivery of services including trash, mail and deliveries.
- Promotes appropriate intra-neighborhood traffic circulation to schools, parks, neighborhood commercial centers, transit stops, etc.
- Promotes orderly development.

Sidewalk Policy: District Policy 7207.5.7 states that five-foot wide concrete sidewalk is required on both sides of all local street, except those in rural developments with net densities of one dwelling unit per 1.0 acre or less, or in hillside conditions where there is no direct lot frontage, in which case a sidewalk shall be constructed along one side of the street. Some local jurisdictions may require wider sidewalks.

The sidewalk may be placed next to the back-of-curb. Where feasible, a parkway strip at least 8-feet wide between the back-of-curb and the street edge of the sidewalk is recommended to provide increased safety and protection of pedestrians and to allow for the planting of trees in accordance with the District's Tree Planting Policy. If no trees are to be planted in the parkway strip, the applicant may submit a request to the District, with justification, to reduce the width of the parkway strip.

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

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

- c. **Applicant's Proposal:** The applicant is proposing to extend Thistle Drive into the site as a 36-foot street section with rolled curb, gutter and 5-foot wide attached concrete sidewalk within 50-feet of right-of-way.
- d. **Staff Comments/Recommendations:** The applicant's proposal meets District policy and should be approved.

Provide a permanent right-of-way easement to 2-feet behind back of sidewalk for any sidewalk placed outside of the dedicated right-of-way.

3. Internal Local Streets

- a. **Existing Conditions:** There are no local streets internal to the site.

- b. **Policy:**

Local Roadway Policy: District Policy 7207.2.1 states that the developer is responsible for improving all local street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets.

Street Section and Right-of-Way Policy: District Policy 7207.5 states that right-of-way widths for all local streets shall generally not be less than 47-feet wide and that the standard street section shall be 33-feet (back-of-curb to back-of-curb).

Standard Urban Local Street—33-foot Street Section and Right-of-way Policy: District Policy 7207.5.2 states that the standard street section shall be 33-feet (back-of-curb to back-of-curb) for developments with any buildable lot that is less than 1 acre in size. This street section shall include curb, gutter, and minimum 5-foot wide concrete sidewalks on both sides and shall typically be constructed within 47-feet of right-of-way.

For the City of Kuna and City of Star: Unless otherwise approved by Kuna or Star, the standard street section shall be 36-feet (back-of-curb to back-of-curb) for developments with any buildable lot that is less than 1 acre in size. This street section shall include curb, gutter, and minimum 5-foot wide concrete sidewalks on both sides and shall typically be constructed within 50-feet of right-of-way.

Continuation of Streets Policy: District Policy 7207.2.4 states that an existing street, or a street in an approved preliminary plat, which ends at a boundary of a proposed development shall be extended in that development. The extension shall include provisions for continuation of storm drainage facilities. Benefits of connectivity include but are not limited to the following:

- Reduces vehicle miles traveled.
- Increases pedestrian and bicycle connectivity.
- Increases access for emergency services.
- Reduces need for additional access points to the arterial street system
- Promotes the efficient delivery of services including trash, mail and deliveries.
- Promotes appropriate intra-neighborhood traffic circulation to schools, parks, neighborhood commercial centers, transit stops, etc.
- Promotes orderly development.

Sidewalk Policy: District Policy 7207.5.7 states that five-foot wide concrete sidewalk is required on both sides of all local street, except those in rural developments with net densities of one dwelling unit per 1.0 acre or less, or in hillside conditions where there is no direct lot

frontage, in which case a sidewalk shall be constructed along one side of the street. Some local jurisdictions may require wider sidewalks.

The sidewalk may be placed next to the back-of-curb. Where feasible, a parkway strip at least 8-feet wide between the back-of-curb and the street edge of the sidewalk is recommended to provide increased safety and protection of pedestrians and to allow for the planting of trees in accordance with the District's Tree Planting Policy. If no trees are to be planted in the parkway strip, the applicant may submit a request to the District, with justification, to reduce the width of the parkway strip.

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

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

Cul-de-sac Streets Policy: District policy 7207.5.8 requires cul-de-sacs to be constructed to provide a minimum turning radius of 45-feet; in rural areas or for temporary cul-de-sacs the emergency service providers may require a greater radius. Landscape and parking islands may be constructed in turnarounds if a minimum 29-foot street section is constructed around the island. The pavement width shall be sufficient to allow the turning around of a standard AASHTO SU design vehicle without backing. The developer shall provide written approval from the appropriate fire department for this design element.

The District will consider alternatives to the standard cul-de-sac turnaround on a case-by-case basis. This will be based on turning area, drainage, maintenance considerations and the written approval of the agency providing emergency fire service for the area where the development is located.

Landscape Medians Policy: District policy 7207.5.16 states that landscape medians are permissible where adequate pavement width is provided on each side of the median to accommodate the travel lanes and where the following is provided:

- The median is platted as right-of-way owned by ACHD.
- The width of an island near an intersection is 12-feet maximum for a minimum distance of 150-feet. Beyond the 150-feet, the island may increase to a maximum width of 30-feet.
- At an intersection that is signalized or is to be signalized in the future, the median width shall be reduced to accommodate the necessary turn lane storage and tapers.
- The Developer or Homeowners Association shall apply for a license agreement if landscaping is to be placed within these medians.
- The license agreement shall contain the District's requirements of the developer including, but not limited to, a "hold harmless" clause; requirements for maintenance by the developer; liability insurance requirements; and restrictions.
- Vertical curbs are required around the perimeter of any raised median. Gutters shall slope away from the curb to prevent ponding.

Driveway Location 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.

Successive Driveways: District Policy 7207.4.1 states that successive driveways away from an intersection shall have no minimum spacing requirements for access points along a local street, but the District does encourage shared access points where appropriate.

Driveway Width Policy: District policy 7207.4.3 states that where vertical curbs are required, residential driveways shall be restricted to a maximum width of 20-feet and may be constructed as curb-cut type driveways.

Driveway Paving Policy: Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy, 7207.4.3, 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.

- c. **Applicant's Proposal:** The applicant is proposing to construct the internal local streets as 36-foot street sections with rolled curb, gutter and 5-foot wide attached concrete sidewalk within 50-feet of right-of-way.

The applicant is proposing to construct a knuckle at the intersection of Thistle Drive and Ardell Road.

The applicant is proposing to terminate the internal local street, Ardell Road, in a cul-de-sac turnaround with a radius of 55-feet.

The applicant is proposing to construct a temporary 20-foot wide emergency access only driveway extending from the proposed cul-de-sac at the terminus of Ardell Road north through lot 16 and intersecting Ardell Road at the site's northeast property line.

The applicant is proposing to construct a 20-foot wide shared driveway on the internal local street, Ardell Road, in alignment with Thistle Drive.

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

The applicant should restrict the emergency access with a gate or bollards, located outside of the right-of-way, as determined by the appropriate fire department.

Provide a permanent right-of-way easement to 2-feet behind back of sidewalk for any sidewalk placed outside of the dedicated right-of-way.

4. Roadway Offsets

- a. **Existing Conditions:** There are no existing roadways within the site.
- b. **Policy:**
Local Offset Policy: District policy 7207.4.2, requires local roadways to align or provide a minimum offset of 125-feet from any other street (measured centerline to centerline).
- c. **Applicant's Proposal:** The applicant is proposing to construct the internal local streets with a minimum offset of 125-feet from any other street (measured centerline to centerline).
- d. **Staff Comments/Recommendations:** The applicant's proposal meets District policy and should be approved.

5. Stub Streets

- a. **Existing Conditions:** There is an existing stub street, Thistle Drive, at the site's south property line and is proposed to be extended into the site as a local street.

As part of ACHD's September 2018 action on the preliminary plat application for Arroyo Indio Subdivision, located directly north of the site, a stub street to the site's north property line, in alignment with Thistle Drive was required.

- b. **Policy:**

Stub Street Policy: District policy 7207.2.4 states that stub streets will be required to provide circulation or to provide access to adjoining properties. Stub streets will conform with the requirements described in Section 7207.2.4, except a temporary cul-de-sac will not be required if the stub street has a length no greater than 150-feet. A sign shall be installed at the terminus of the stub street stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE."

In addition, stub streets must meet the following conditions:

- A stub street shall be designed to slope towards the nearest street intersection within the proposed development and drain surface water towards that intersection; unless an alternative storm drain system is approved by the District.
- The District may require appropriate covenants guaranteeing that the stub street will remain free of obstructions.

Temporary Dead End Streets Policy: District policy 7207.2.4 requires that the design and construction for cul-de-sac streets shall apply to temporary dead end streets. The temporary cul-de-sac shall be paved and shall be the dimensional requirements of a standard cul-de-sac. The developer shall grant a temporary turnaround easement to the District for those portions of the cul-de-sac which extend beyond the dedicated street right-of-way. In the instance where a temporary easement extends onto a buildable lot, the entire lot shall be encumbered by the easement and identified on the plat as a non-buildable lot until the street is extended.

- c. **Applicant Proposal:** The applicant is proposing to construct a stub street to the north, located approximately 407-feet from the east property line (measured from the east property line to centerline). This stub street is proposed to extend into Arroyo Indio in a location that differs from their (Arroyo Indio) required stub street location (Thistle Drive).
- d. **Staff Comments/Recommendations:** The applicant's proposal to construct a stub street to the north meets District policy and should be approved.

Staff is supportive of the applicant's proposal to construct a stub street to the north to be extended into Arroyo Indio, in the proposed location instead of in alignment with Thistle Drive. As the developer of Arroyo Indio Subdivision has agreed to the change and a connection between the two developments is needed to provide access to the site.

The applicant should be required to install a sign at the terminus of the stub street stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE." The sign will not be required if the stub street that was required as part of the Arroyo Indio Subdivision has been constructed.

A temporary turnaround is not required at the terminus of the stub street as it does not extend greater than 150-feet.

6. Tree Planters

Tree Planter Policy: Tree Planter Policy: The District's Tree Planter Policy prohibits all trees in planters less than 8-feet in width without the installation of root barriers. Class II trees may be allowed in planters with a minimum width of 8-feet, and Class I and Class III trees may be allowed in planters with a minimum width of 10-feet.

7. Landscaping

Landscaping Policy: A license agreement is required for all landscaping proposed within ACHD right-of-way or easement areas. Trees shall be located no closer than 10-feet from all public storm drain facilities. Landscaping should be designed to eliminate site obstructions in the vision triangle at intersections. District Policy 5104.3.1 requires a 40-foot vision triangle and a 3-foot height restriction on all landscaping located at an uncontrolled intersection and a 50-foot offset from stop signs. Landscape plans are required with the submittal of civil plans and must meet all District requirements prior to signature of the final plat and/or approval of the civil plans.

D. Site Specific Conditions of Approval

1. Extend Thistle Drive into the site as a 36-foot street section with rolled curb, gutter and 5-foot wide attached concrete sidewalk within 50-feet of right-of-way.
2. Construct the internal local streets as 36-foot street sections with rolled curb, gutter and 5-foot wide concrete sidewalk within 50-feet of right-of-way.
3. Provide a permanent right-of-way easement to 2-feet behind back of sidewalk for any sidewalk placed outside of the dedicated right-of-way.
4. Construct a knuckle at the intersection of Thistle Drive and Ardell Road.
5. Terminate Ardell Road, in a cul-de-sac turnaround with a minimum turning radius of 45-feet.
6. Construct a temporary 20-foot wide emergency access only driveway extending from the proposed cul-de-sac at the terminus of Ardell Road to extend through lot 16 intersecting Ardell Road at the northeast property line.
7. Restrict the emergency access with a gate or bollards, located outside of the right-of-way, as determined by the appropriate fire department.
8. Construct a 20-foot wide shared driveway on to Ardell Road, in alignment with Thistle Drive.
9. Construct one stub street to the north property line, located 407-feet from the east property line.
10. Install a sign at the terminus of the stub street stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE."
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

VICINITY MAP

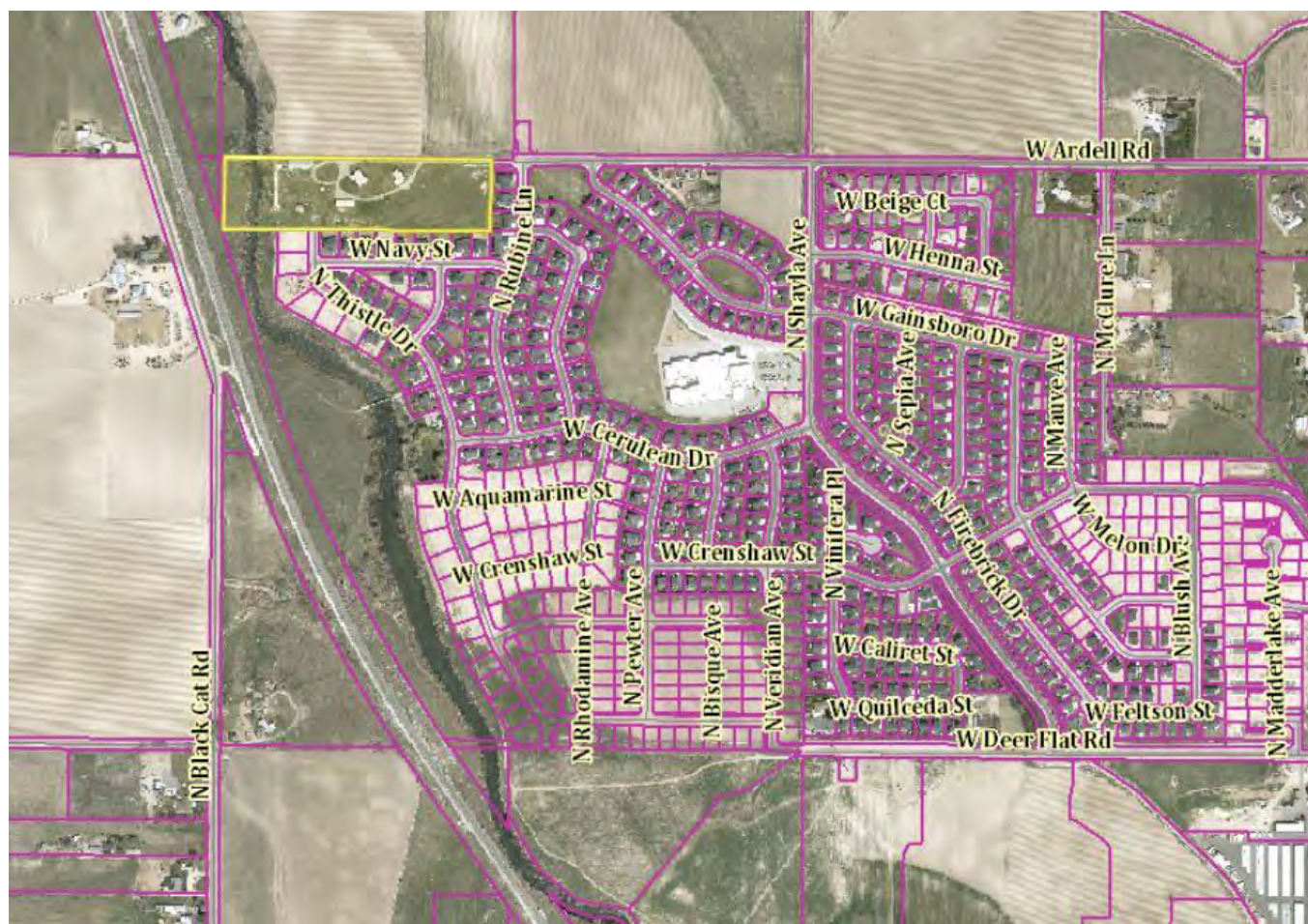
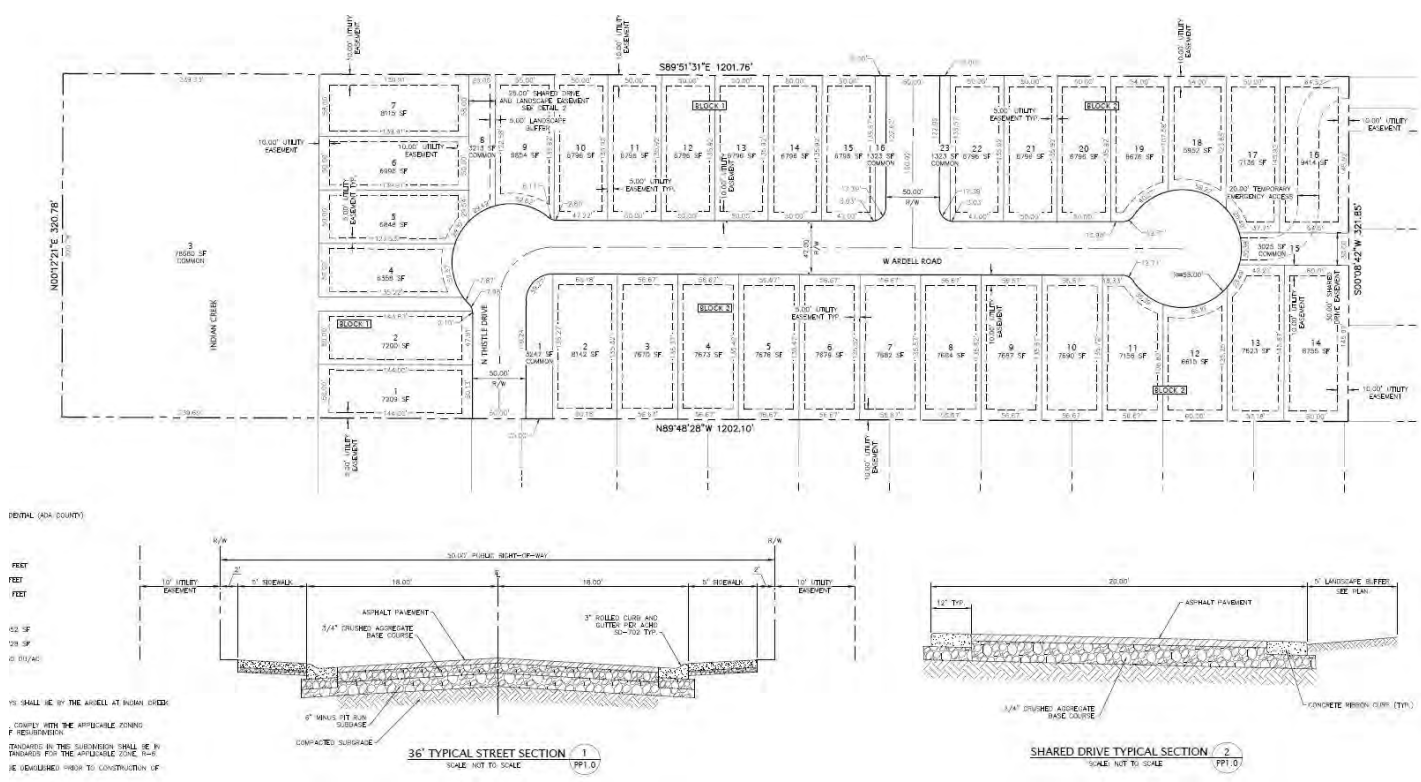


Exhibit B-2

SITE PLAN



Ada County Utility Coordinating Council

Developer/Local Improvement District Right of Way Improvements Guideline Request

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

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

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

Development Process Checklist

Items Completed to Date:

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

Items to be completed by Applicant:

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

DID YOU REMEMBER:

Construction (Non-Subdivisions)

☐ **Driveway or Property Approach(s)**

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

☐ **Working in the ACHD Right-of-Way**

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

Construction (Subdivisions)

☐ **Sediment & Erosion Submittal**

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

☐ **Idaho Power Company**

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

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

Request for Appeal of Staff Decision

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

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
751 W. 4th St.
Kuna, Idaho 83634

RECEIVED
JUL 22 2019
CITY OF KUNA

RE: Marcel Lopez, Crimson Point Sub.
642 S Ash St., Kuna 83634
Boise-Kuna Irrigation District
Ramsey Lateral 114+50
Sec. 15, T2N, R1W, BM.

19-08-AN, 19-04-S

BK-294

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: Ray Moore
Clint McCormick
File

Watermaster, Div; 2 BPBC
Secretary – Treasurer, BKID



CENTRAL DISTRICT HEALTH DEPARTMENT

Environmental Health Division

Return to:

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

Rezone # _____

Conditional Use # _____

Preliminary / Final / Short Plat 19-04-5Indian 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 | ☐ 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:

Date: 7/23/19

Review Sheet



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:	Indian Creek at Crimson Point Subdivision, 19-08-AN, 19-04-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 Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.
- No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards, Rules and Regulations for Hazardous Waste, and Rules and Regulations for the Prevention of Air Pollution.
- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852).

Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such

that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.

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

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

6. Additional Notes

- *If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at 373-0550, or visit the DEQ website (<http://www.deq.idaho.gov/waste-mgmt-remediation/storage-tanks.aspx>) for assistance.*
- *If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.*

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

Sincerely,



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

ec: CM#2019AEK142

Troy Behunin

From: D3 Development Services <D3Development.Services@itd.idaho.gov>
Sent: Wednesday, July 31, 2019 5:00 PM
To: Troy Behunin
Subject: 19-08-AN, 19-04-S Crimson Point Subdivision

Good afternoon,

ITD has received application 19-08-AN, 19-04-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@kunaaid.gov>
Sent: Thursday, July 18, 2019 1:08 PM
To: ACHD <clittle@achdidaho.org>; Becky Rone - Kuna USPS Addressing <rebecca.i.rone@usps.gov>; Bob Bachman <bbachman@kunaaid.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 <wjohanson@kunaschools.org>; Kuna School District <bsaxton@kunaschools.org>; Mike Borzick <mborzick@kunaaid.gov>; Nampa Meridian Irrigation District <nmid@nmid.org>; New York Irrigation District <terri@nyid.org>; Paul Stevens <PStevens@kunaaid.gov>; Planning Mgr: Ada County Development Services <jboal@adaweb.net>; Lisa Holland <lholland@kunaaid.gov>
Subject: [EXTERNAL] Indian Creek @ Crimson Point 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,
 Another one so soon. ☺

Please review the included packet for the proposed **Indian Creek @ Crimson Point Subdivision** here in Kuna. Please respond within 15 business days.

If you need additional information or you would like hard copies please let our office know as soon as possible.

Thanks so much!

Troy

Troy Behunin
Planner III
City of Kuna
751 W. 4th Street
Kuna, ID 83634
TBehunin@Kunald.Gov

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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.

Troy Behunin

From: Perry Palmer <ppalmer@kunafire.com>
Sent: Tuesday, July 30, 2019 11:35 AM
To: Troy Behunin
Cc: Josh Beach
Subject: Ardell project

Categories: Agency Comments

Troy,

I just got back from vacation and am now following up on emails.

I received an email from Josh Beach for the Conger project at the west end of Ardell. I have previously reviewed this project with Josh and Marcel and found no issues. They understand the need for a secondary access if they are to go over 30 building permits. The street widths, turning radius and turn arounds meet the fire code.

Please let me know if you have any questions (and I hope this isn't too late??)

Thanks,
Perry

Kuna School District

Inspiring each student to become a lifelong learner and a contributing, responsible citizen.



July 24, 2019

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 the homes at Indian Creek at Crimson Point, will house 25 school aged children based on our calculation of .65 students per household which is the Ada County standard calculation. Approval of the Indian Creek at Crimson Point Subdivision will affect enrollments at the following schools:

	Enrollment	Capacity
Crimson Point Elementary School	461	600
Kuna Middle School	867	880
Kuna High School	1700	1500

The safety of our students is our first and foremost priority. With this in mind, we ask the developer to install and pay for a covered bus stop for students on Hubbard Road and encourage the developer to also provide safe, 4' sidewalks, cross walks, bike paths and pedestrian access for our students. School capacity and transportation is addressed in Idaho Code 67-6508.

Thank you for considering the needs of students in this request. Should the developer or the Planning and Zoning Commission have any questions, you may contact either of us.

Regards,

District Planners

Jim Obert and David Reinhart

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



PLANT SCHEDULE

REFER TO SHEET L1-L3 FOR LANDSCAPE CONSTRUCTION PLANS, SCHEDULES AND NOTES.

SYM	COMMON NAME	BOTANICAL NAME	SIZE	QUANTITY
SHADE TREES (CLASS III)				
AP	AUTUMN PURPLE ASH	FRAXINUS AMERICANA 'AUTUMN PURPLE'	2" CAL B&B	2
TT	TULIP TREE	LIRIODENDRON TULIPIFERA	2" CAL B&B	2
ORNAMENTAL TREES (CLASS II)				
CF	CHANTICLEER PEAR	PIRUS CALLERYANA 'CHANTICLEER'	2" CAL B&B	3
SHRUBS/ORNAMENTAL GRASSES				
CR	FLOWER CARPET ROSE	ROSA x FLOWER CARPET	3 GAL	3
IH	IVORY HALO DOGWOOD	CORNUS ALBA 'BALHALO'	5 GAL	6
KF	KARL FOERSTER GRASS	CALAMAGROSTIS x ACUTIFOLIA 'KF.'	1 GAL	4

LAWN

PLANT SCHEDULE NOTE:
1. QUANTITIES FOR INFORMATION ONLY. CONTRACTOR TO VERIFY AND ASSUME RESPONSIBILITY FOR ALL PLANT MATERIAL QUANTITIES.

6' SOLID VINYL PRIVACY FENCE PERIMETER (TYP). SEE DTL 3, THIS SHT

6' VINYL LATTICE TOP CONNECTION PATH (TYP). SEE DTL 4, THIS SHT

EXISTING FENCING (TYP)

- NOTES
1. ALL PLANTING AREAS SHALL BE INSTALLED BE IN ACCORDANCE WITH CITY OF KUNA CODE. REFER TO SHEET L3 - SPEC SECTION 32 90 00 - LANDSCAPE SPECIFICATIONS.

2. ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. REFER TO SHEET L3 - SPEC SECTION 32 04 00 - IRRIGATION PERFORMANCE SPECIFICATIONS.

3. LOCATE AND PROTECT ALL UTILITIES DURING CONSTRUCTION.

4. TREES SHALL NOT BE PLANTED WITHIN THE 10-FOOT CLEAR ZONE OF ALL ACID STORM DRAIN PIPE, STRUCTURES, OR FACILITIES. SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.

5. NO TREES SHALL IMPEDE THE 40' VISION TRIANGLE AT ALL INTERSECTIONS. NO CONIFEROUS TREES OR SHRUBS OVER 3' HIGH AT MATURITY WILL BE LOCATED WITHIN SIGHT TRIANGLE OR ACID ROW. AS TREES MATURE, THE OWNER SHALL BE RESPONSIBLE FOR PRUNING TREE CANOPIES TO MEET ACID REQUIREMENTS FOR MAINTAINING CLEAR VISIBILITY WITHIN 40' STREET VISION TRIANGLE.

6. TREES SHALL BE PLANTED NO CLOSER THAN 50' FROM INTERSECTION STOP SIGNS.

7. CLASS II TREES AND LANDSCAPE IN FRONT OF BUILDING LOTS ON INTERIOR STREETS TO BE COMPLETED DURING CONSTRUCTION ON THESE LOTS. TREE LOCATIONS MAY BE ALTERED TO ACCOMMODATE DRIVEWAYS AND UTILITIES. TREES MUST BE CLASS II AND SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UNDERGROUND UTILITY LINES.

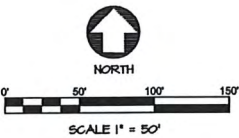
8. PLANT LIST IS SUBJECT TO SUBSTITUTIONS OF SIMILAR SPECIES DUE TO PLANT MATERIAL AVAILABILITY. BURLAP AND WIRE BASKETS TO BE REMOVED FROM ROOT BALL AS MUCH AS POSSIBLE, AT LEAST HALFWAY DOWN THE BALL OF THE TREE. ALL NYLON ROPES TO BE COMPLETELY REMOVED FROM TREES.

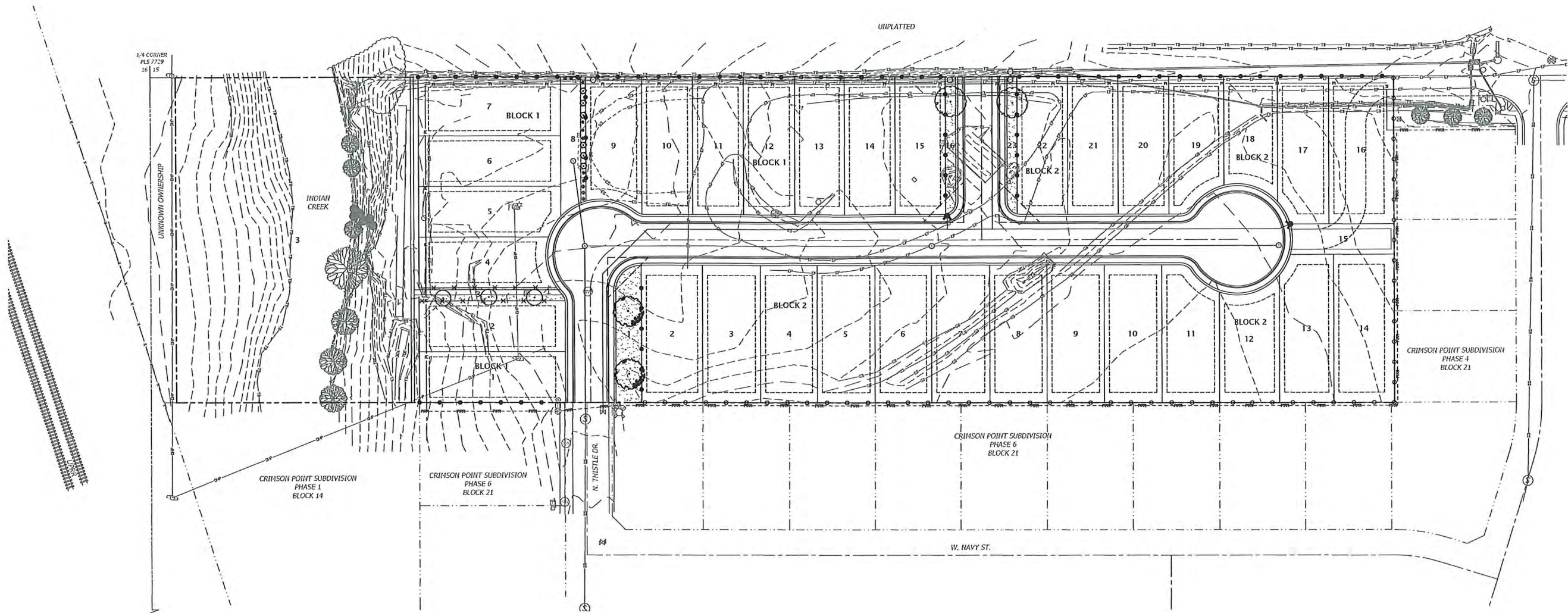
9. THERE ARE NO EXISTING TREES ON SITE. NO MITIGATION IS REQUIRED.

INDIAN CREEK AT CRIMSON POINT SUBDIVISION

KUNA, IDAHO

LANDSCAPE PLAN





PLANT SCHEDULE

REFER TO SHEET L1-L3 FOR LANDSCAPE CONSTRUCTION PLANS, SCHEDULES AND NOTES.

SYM	COMMON NAME	BOTANICAL NAME	SIZE	QUANTITY
SHADE TREES (CLASS II)				
AP	AUTUMN PURPLE ASH	FRAXINUS AMERICANA 'AUTUMN PURPLE'	2" GAL B4B	2
TT	TULIP TREE	LIRIODENDRON TULIPIFERA	2" GAL B4B	2
ORNAMENTAL TREES (CLASS I)				
CP	CHANTICLEER PEAR	PIRUS CALLERYANA 'CHANTICLEER'	2" GAL B4B	3
SHRUBS/ORNAMENTAL GRASSES				
CR	FLOWER CARPET ROSE	ROSA x FLOWER CARPET	3 GAL	3
IH	IVORY HALO DOGWOOD	CORNUS ALBA 'BAILEHALO'	5 GAL	6
KF	KARL FOERSTER GRASS	CALAMAGROSTIS x ACUTIFOLIA 'K.F.'	1 GAL	4

LAWN

6' SOLID VINYL PRIVACY FENCE PERIMETER (TYP). SEE DTL 3, THIS SHT

6' VINYL LATTICE TOP FENCE ALONG CONNECTION PATH (TYP). SEE DTL 4, THIS SHT

EXISTING FENCING (TYP)

PLANT SCHEDULE NOTE:
1. QUANTITIES FOR INFORMATION ONLY. CONTRACTOR TO VERIFY AND ASSUME RESPONSIBILITY FOR ALL PLANT MATERIAL QUANTITIES.

NOTES

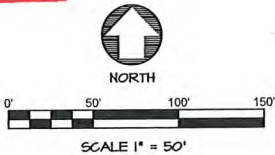
- ALL PLANTING AREAS SHALL BE INSTALLED BE IN ACCORDANCE WITH CITY OF KUNA CODE. REFER TO SHEET L3 - SPEC SECTION 32 40 00 - LANDSCAPE SPECIFICATIONS.
- ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. REFER TO SHEET L3 - SPEC SECTION 32 84 00 - IRRIGATION PERFORMANCE SPECIFICATIONS.
- LOCATE AND PROTECT ALL UTILITIES DURING CONSTRUCTION.
- TREES SHALL NOT BE PLANTED WITHIN THE 10-FOOT CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE, STRUCTURES, OR FACILITIES. SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
- NO TREES SHALL IMPEDE THE 40' VISION TRIANGLE AT ALL INTERSECTIONS. NO CONIFEROUS TREES OR SHRUBS OVER 3' HIGH AT MATURITY WILL BE LOCATED WITHIN SIGHT TRIANGLE OR ACHD ROW. AS TREES MATURE, THE OWNER SHALL BE RESPONSIBLE FOR PRUNING TREE CANOPIES TO MEET ACHD REQUIREMENTS FOR MAINTAINING CLEAR VISIBILITY WITHIN 40' STREET VISION TRIANGLE.
- TREES SHALL BE PLANTED NO CLOSER THAN 50' FROM INTERSECTION STOP SIGNS.
- CLASS II TREES AND LANDSCAPE IN FRONT OF BUILDING LOTS ON INTERIOR STREETS TO BE COMPLETED DURING CONSTRUCTION ON THESE LOTS. TREE LOCATIONS MAY BE ALTERED TO ACCOMMODATE DRIVEWAYS AND UTILITIES. TREES MUST BE CLASS II AND SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UNDERGROUND UTILITY LINES.
- PLANT LIST IS SUBJECT TO SUBSTITUTIONS OF SIMILAR SPECIES DUE TO PLANT MATERIAL AVAILABILITY. BURLAP AND WIRE BASKETS TO BE REMOVED FROM ROOT BALL AS MUCH AS POSSIBLE, AT LEAST HALFWAY DOWN THE BALL OF THE TREE. ALL NYLON ROPES TO BE COMPLETELY REMOVED FROM TREES.
- THERE ARE NO EXISTING TREES ON SITE. NO MITIGATION IS REQUIRED.

received
6.14.19

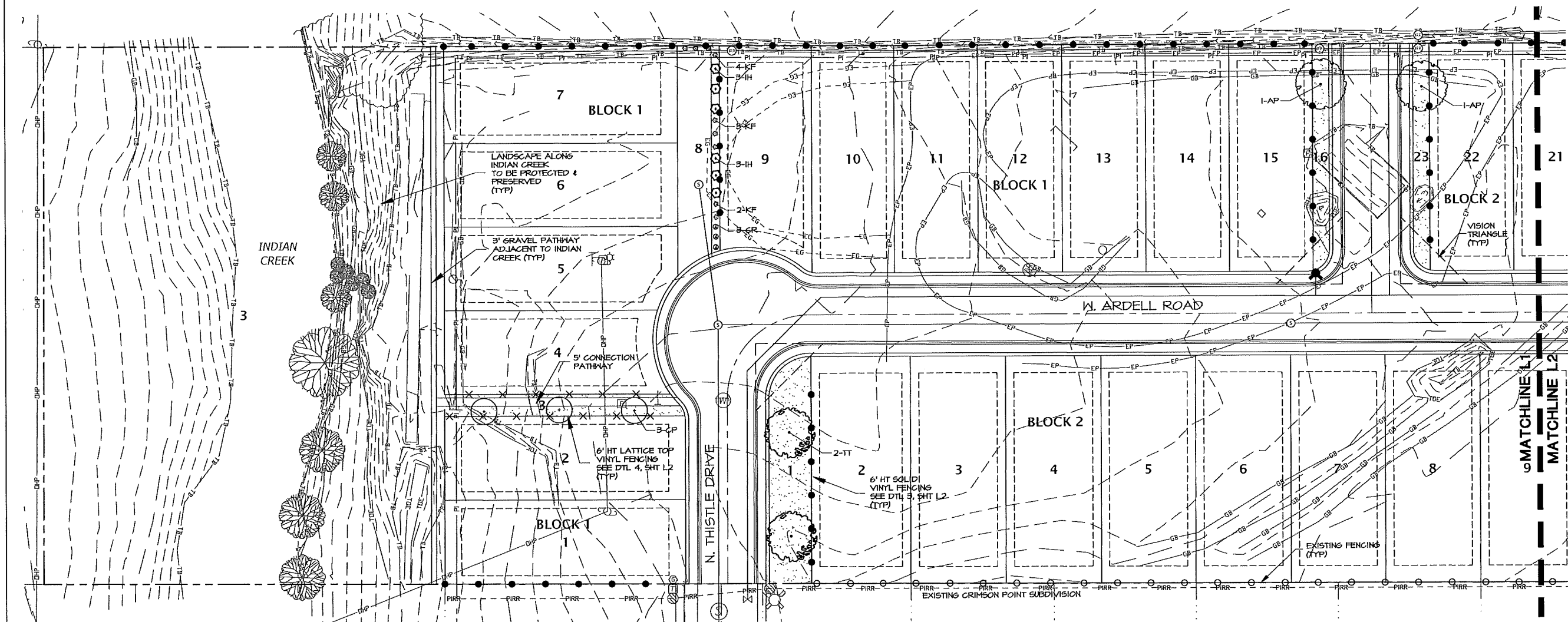
INDIAN CREEK AT CRIMSON POINT SUBDIVISION

KUNA, IDAHO

LANDSCAPE PLAN



JUNE 13, 2019



PLANT SCHEDULE

(REFERENCE SHT L2)
SYM COMMON NAME

SHADE TREES (CLASS II)
AP AUTUMN PURPLE ASH
TT TULIP TREE

ORNAMENTAL TREES (CLASS I)
CP CHANTICLEER PEAR

SHRUBS/ORNAMENTAL GRASSES
CR FLOWER CARPET ROSE
IH IVORY HALO DOGWOOD
KF KARL FOERSTER REED GRASS

●●● 6' VINYL FENCE ALONG PROPERTY LINES (TYP). SEE DTL 4, SHT L2.

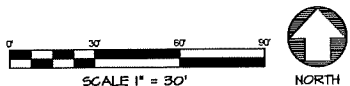
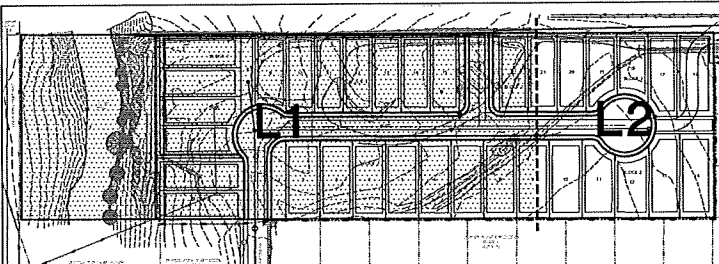
××× 6' VINYL LATTICE TOP FENCE ALONG CONNECTION PATH (TYP). SEE DTL 5, SHT L2.

○-○-○ EXISTING FENCING (TYP)

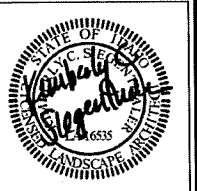
NOTES

1. REFER TO SHT L2 FOR PLANT SCHEDULE, LANDSCAPE DETAILS, NOTES, AND CALCULATIONS.
2. REFER TO SHT L3 FOR LANDSCAPE SPECIFICATIONS.

KEY MAP



Issue	Description	Date
1	ISSUE	6-13-19



Site Planning
Landscape Architecture
1609 S. Tyrell Ln, Ste. 130
Boise, Idaho 83706
Ph. (208) 343-7175
e-mail jba@jensenbelts.com

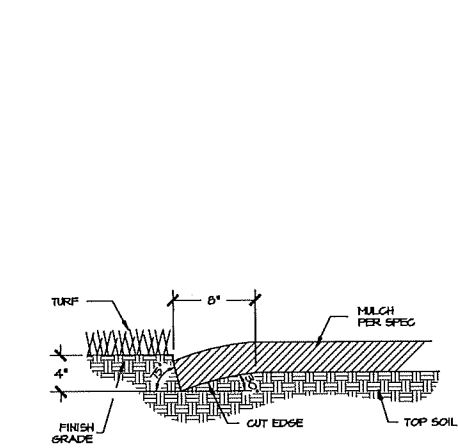
INDIAN CREEK AT CRIMSON POINT
FINAL PLAT LANDSCAPE PLAN
KUNA, IDAHO

Job Number 1927

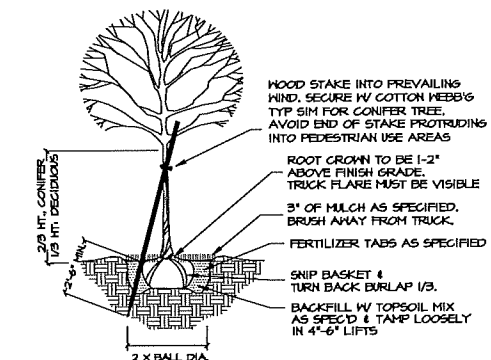
Drawn JUN
Checked KCS
Scale AS SHOWN
Sheet Title

LANDSCAPE PLAN

Sheet Number
L1
Of 3 Sheets

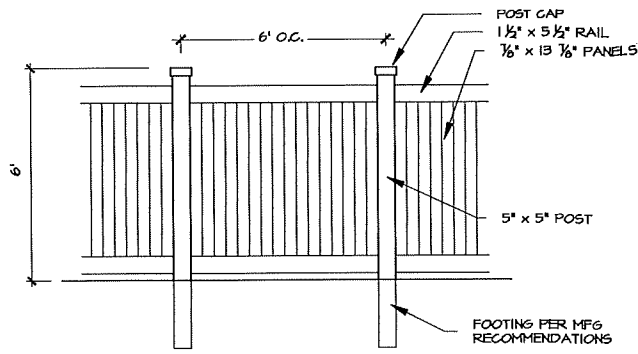


① PLANTER CUT BED EDGE
NOT TO SCALE



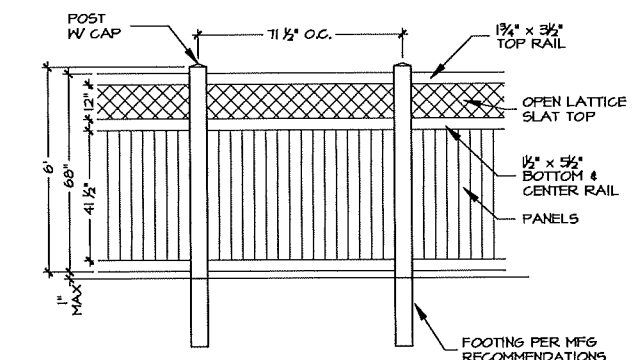
- NOTES:
1. REMOVE ALL TWINE, ROPE, OR BINDINGS FROM ALL TRUNKS.
 2. REMOVE BURLAP AND WIRE BASKETS FROM THE TOP 1/3 OF ALL ROOT BALLS AFTER PLANTING.
 3. IF SYNTHETIC WRAP/BURLAP IS USED, IT MUST BE COMPLETELY REMOVED.

② TREE PLANTING/STAKING
NOT TO SCALE



- NOTES:
1. INSTALL PER MANUFACTURERS RECOMMENDATIONS/REQUIREMENTS.
 2. FENCE TO STEP DOWN TO 3' HEIGHT 20' FROM ROW.
 3. STYLE AND COLOR TO MATCH EXISTING SUBDIVISION 6' VINYL PRIVACY FENCE.

③ 6' VINYL PRIVACY FENCE
NOT TO SCALE



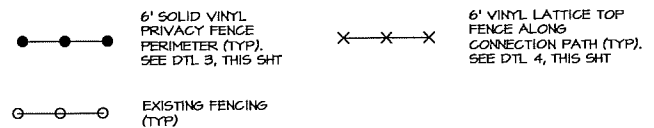
- NOTES:
1. INSTALL PER MANUFACTURERS RECOMMENDATIONS/REQUIREMENTS.
 2. FENCE TO STEP DOWN TO 3' HEIGHT 20' FROM ROW.
 3. FENCE STYLE AND COLOR TO MATCH EXISTING SUBDIVISION LATTICE TOP VINYL FENCING.

④ 6' VINYL LATTICE TOP FENCE
NOT TO SCALE

PLANT SCHEDULE

SYM	COMMON NAME	BOTANICAL NAME	SIZE	QUANTITY
SHADE TREES (CLASS II)				
AP	AUTUMN PURPLE ASH	FRAXINUS AMERICANA 'AUTUMN PURPLE'	2" CAL B&B	2
TT	TULIP TREE	LIRIODENDRON TULIPIFERA	2" CAL B&B	2
ORNAMENTAL TREES (CLASS I)				
CP	CHANTICLEER PEAR	PYRUS CALLERYANA 'CHANTICLEER'	2" CAL B&B	3
SHRUBS/ORNAMENTAL GRASSES				
CR	FLOWER CARPET ROSE	ROSA x FLOWER CARPET	3 GAL	3
IH	IVORY HALO DOGWOOD	CORNUS ALBA 'BAILHALO'	5 GAL	6
KF	KARL FOERSTER GRASS	CALAMAGROSTIS x ACUTIFOLIA 'K.F.'	1 GAL	4

PLANT SCHEDULE NOTE:
1. QUANTITIES FOR INFORMATION ONLY. CONTRACTOR TO VERIFY AND ASSUME RESPONSIBILITY FOR ALL PLANT MATERIAL QUANTITIES.



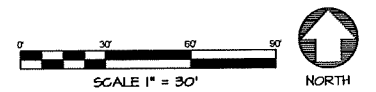
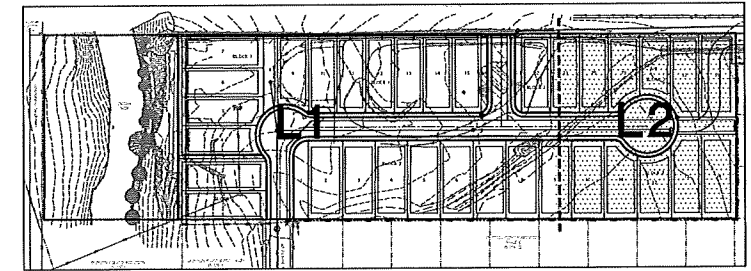
NOTES

1. ALL PLANTING AREAS SHALL BE INSTALLED BE IN ACCORDANCE WITH CITY OF KUNA CODE. REFER TO SHEET L3 - SPEC SECTION 32 90 00 - LANDSCAPE SPECIFICATIONS.
2. ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. REFER TO SHEET L3 - SPEC SECTION 32 84 00 - IRRIGATION PERFORMANCE SPECIFICATIONS.
3. LOCATE AND PROTECT ALL UTILITIES DURING CONSTRUCTION.
4. TREES SHALL NOT BE PLANTED WITHIN THE 10-FOOT CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE, STRUCTURES, OR FACILITIES. SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
5. NO TREES SHALL IMPEDE THE 40' VISION TRIANGLE AT ALL INTERSECTIONS. NO CONIFEROUS TREES OR SHRUBS OVER 3' HIGH AT MATURITY WILL BE LOCATED WITHIN SIGHT TRIANGLE OR ACHD ROW. AS TREES MATURE, THE OWNER SHALL BE RESPONSIBLE FOR PRUNING TREE CANOPIES TO MEET ACHD REQUIREMENTS FOR MAINTAINING CLEAR VISIBILITY WITHIN 40' STREET VISION TRIANGLE.
6. TREES SHALL BE PLANTED NO CLOSER THAN 50' FROM INTERSECTION STOP SIGNS.
7. CLASS II TREES AND LANDSCAPE IN FRONT OF BUILDING LOTS ON INTERIOR STREETS TO BE COMPLETED DURING CONSTRUCTION ON THESE LOTS. TREE LOCATIONS MAY BE ALTERED TO ACCOMMODATE DRIVEWAYS AND UTILITIES. TREES MUST BE CLASS II AND SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UNDERGROUND UTILITY LINES.
8. PLANT LIST IS SUBJECT TO SUBSTITUTIONS OF SIMILAR SPECIES DUE TO PLANT MATERIAL AVAILABILITY. BURLAP AND WIRE BASKETS TO BE REMOVED FROM ROOT BALL AS MUCH AS POSSIBLE, AT LEAST HALFWAY DOWN THE BALL OF THE TREE. ALL NYLON ROPES TO BE COMPLETELY REMOVED FROM TREES.
9. THERE ARE NO EXISTING TREES ON SITE. NO MITIGATION IS REQUIRED.

LANDSCAPE CALCULATIONS

NUMBER OF TREES PROVIDED IN BUFFERS/COMMON AREA: 9
THERE ARE NO EXISTING TREES ON SITE. NO MITIGATION IS REQUIRED.

KEY MAP



Issue Description	Date
ISSUE	6-13-19



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INDIAN CREEK AT CRIMSON POINT FINAL PLAT LANDSCAPE PLAN KUNA, IDAHO

Job Number 1927
Drawn JUN Checked KCS Scale AS SHOWN Sheet Title LANDSCAPE PLAN Sheet Number L2 Of 3 Sheets

SECTION 32 90 00 - LANDSCAPE WORK

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of Contract, including General and Supplementary Conditions and Division 1 Specification Sections.

1.2 SUMMARY

- A. This Section includes provisions for the following items:

1. Trees.
2. Shrubs, Ground cover.
3. Lawns.
4. Topsoil and Soil Amendments.
5. Miscellaneous Landscape Elements.
6. Initial maintenance of landscape materials.
- B. Related Sections: The following sections contain requirements.
 1. Underground sprinkler system is specified in Section 32 84 00, "Irrigation System."

1.3 QUALITY ASSURANCE

- A. Subcontract landscape work to a single firm specializing in landscape work.
- B. Source Quality Control.
1. General: Ship landscape materials with certificates of inspection required by governing authorities. Comply with regulations applicable to landscape materials.
 2. Do not make substitutions. If specified landscape material is not obtainable, submit proof of non-availability to Architect, with proposal for use of equivalent material.
 3. Analysis and Standards: Package standard products with manufacturer's certified analysis. For other materials, provide analysis by recognized laboratory made in accordance with methods established by the Association of Official Agriculture Chemists, wherever applicable.
 4. Trees, Shrubs and Groundcovers: Provide trees, shrubs, and groundcovers of quantity, size, genus, species, and variety shown and scheduled for work complying with recommendations and requirements of ANSI Z60.1, "American Standard for Nursery Stock". Provide healthy, vigorous stock, grown in recognized nursery in accordance with good horticultural practice and free of disease, insects, eggs, larvae, and defects such as knots, sun-scaled, injuries, abrasions, or disfigurement.
 5. Label at least one tree and one shrub of each variety with attached waterproof tag with legible designation of botanical and common name.
 - a. Where formal arrangements or consecutive order of trees or shrubs are shown, select stock for uniform height and spread.
 6. Inspection: The Architect may inspect trees and shrubs either at place of growth or at site before planting, for compliance with requirements for genus, species, variety, size, and quality. Architect retains right to further inspect trees and shrubs for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Remove rejected tree or shrubs immediately from project site.

1.4 SUBMITTALS

- A. General: Submit the following in accordance with Conditions of Contract and Division 1 Specification Sections.
- B. Plant and Material Certifications:
1. Certificates of inspection as required by governmental authorities.
 2. Manufacturer's or vendor's certified analysis for soil amendments and fertilizer materials.
 3. Label data substantiating that plants, trees, shrubs and planting materials comply specified requirements.
- C. Mulch: Submit 1 gal bag of mulch sample for approval.

1.5 DELIVERY, STORAGE AND HANDLING

- A. Sod: Time delivery so that sod will be placed within 24 hours after shipping. Protect sod against drying and breaking of rolled strips.
- B. Trees and Shrubs: Provide freshly dug trees and shrubs. Do not prune prior to delivery unless otherwise approved by Architect. Do not bend or bind trees or shrubs in such manner as to damage bark, break branches, or destroy natural shape. Provide protective covering during delivery. Do not drop balled and burlapped stock during delivery.
- C. Deliver trees and shrubs after preparations for planting have been completed and plant immediately. If planting is delayed more than 6 hours after delivery, set trees and shrubs in shade, protect from weather and mechanical damage, and keep roots moist by covering with mulch, burlap or other acceptable means of retaining moisture.
- D. Do not remove container-grown stock from containers until planting time.
- E. Do not drop or dump materials from vehicles during delivery or handling. Avoid any damage to roadbeds during deliver, storage and handling.

1.6 JOB CONDITIONS

- A. Utilities: Determine location of underground utilities and work in a manner which will avoid possible damage. Hand excavate, as required. Maintain grade stakes until removal is mutually agreed upon by parties concerned.
- B. Excavation: When conditions detrimental to plant growth are encountered, such rubble fill, adverse drainage conditions, or obstructions, notify Architect before planting.
- C. Adjacent Landscape: Protect planted areas adjacent to construction area. Replace or recondition to prior conditions at project completion.

1.7 SEQUENCING AND SCHEDULING

- A. Planting Time: Proceed with complete landscape work as rapidly as portions of site become available, working within seasonal limitations for each kind of landscape work required.
1. Plant or install all plant materials during normal planting seasons from 15 March to 15 November.
 2. Complete planting with specified maintenance periods to provide maintenance from date of substantial completion.
- B. Coordination with Lawns: Plant trees and shrubs after final grades are established and prior to planting of lawns, unless otherwise acceptable to Architect. If planting of trees and shrubs occurs after lawn work, protect lawn areas and promptly repair damage to lawns resulting from planting operations.

1.8 SPECIAL PROJECT WARRANTY

- A. Warranty lawns through specified lawn maintenance period, until Final Project Acceptance.
- B. Warranty trees and shrubs, for a period of one year after date of substantial completion, against defects including death and unsatisfactory growth, except for defects resulting from neglect by Owner, abuse or damage by others, or unusual phenomena or incidents beyond Landscape Installer's control.
- C. Remove and replace trees, shrubs, or other plants dead or in unhealthy condition during warranty period. Make replacements during growth season following end of warranty period. Replace trees and shrubs which are in doubtful condition at end of warranty period, unless, in opinion of Architect, it is advisable to extend warranty period for a full growing season.

PART 2 - PRODUCTS

2.1 TOPSOIL

- A. If deemed usable, native topsoil shall be stockpiled for re-use in landscape work. Topsoil shall be fertile, friable, natural loam, surface soil, reasonably free of subsoil, clay lumps, brush, weeds, roots, stumps, slumps, stones larger than 1 inch in any dimension, and other extraneous or toxic matter harmful to plant growth.
1. Contractor shall send a minimum of three (3) representative topsoil samples for testing. See testing requirements below. Contractor is responsible for whatever soil additives are recommended by the tests. Submit to Architect for approval. Compost will be added to other additives and added regardless of test results.
 2. If quantity of stockpiled topsoil is insufficient, contractor to provide imported topsoil that is fertile, friable, natural loam, surface soil, reasonably free of subsoil, clay lumps, brush, weeds and other litter, and free of roots, stumps, stones larger than 1 inches in any dimension, and other extraneous or toxic matter harmful to plant growth.
 1. Obtain topsoil from local sources or areas with similar soil characteristics to that of project site. Obtain topsoil only from naturally well-drained sites where topsoil occurs in a depth of not less than 4 inches. Do not obtain from bogs or marshes.
 2. Composition: Topsoil shall contain from 1 to 20% organic matter as determined by the Organic Carbon, 6A, Chemical Analysis Method described in USDA Soil Survey Investigation Report No. 1. Maximum particle size, 3/4-inch, with maximum 3% retained on 1/4-inch screen. Other components shall conform to the following limits:

pH	6.5 to 7.5
Soluble Salts	600 ppm maximum
Silt	25-50%
Clay	10-30%
Sand	20-50%
3. Contractor shall submit representative soil report on imported topsoil proposed for use for approval. Report shall meet standards below. Contractor is responsible for whatever soil additives are recommended by the test. Compost will be in addition to other additives and added regardless of test results.

C. Soil Testing

1. Soil tests are required for this project (see above for requirements). Test shall be provided as follows:
- a. Provide certified analysis at time of sample submitted (three samples imported topsoil). Amend soils per chemist's recommendations and as herein specified unless otherwise approved by Architect.
2. Test shall include, but not limited to: recommendations on chemical distributions, organic contents, pH factors, and sieve analysis as necessary. Test #1T by Western Laboratories (1-800-658-3858) is required.
3. Contractor is responsible for whatever soil additives are recommended by the soil testing laboratory.
4. Contractor shall coordinate, obtain and pay for all soil tests.
5. If regenerative noxious weeds are present in the soil, remove all resultant growth including roots throughout one-year period after acceptance of work, at no cost to Owner.

2.2 pH ADJUSTERS

- A. When pH does not comply with this specification, commercial grade aluminum sulfate shall be used to adjust soil pH.

2.3 SOIL AMENDMENTS

- A. Compost: Compost "Cascade Compost" from Cloverdale Nursery (208) 375-5262 and NuSoil Compost (208) 629-0112 or approved equal in equal amounts by volume.
- B. Commercial Fertilizer: Fertilizer shall be complete, standard commercial brand fertilizer. It shall be free-flowing and packaged in new waterproof, non-overlaid bags clearly labeled as to weight, manufacturer, and content. Protect materials from deterioration during delivery and while stored at site.
1. Commercial fertilizer "A" for trees and shrubs during planting; slow release Agriform Planting 5-gram tablets 20-10-5 type or equal.
 2. Commercial fertilizer "B" for lawn areas, applied to bed prior to sodding, to be 16-16-17 applied at the rate of ten pounds per acre.
 3. Commercial fertilizer "C" for lawn areas three to four weeks after planting sod. Organic Fertilizer Milorganite (8-2-2) type or equal.
- C. Herbicide: Pre-emergent for topical application in planting beds. Oxadiazon 2G brand or pre-approved equal. Use in accordance with manufacturer's recommendation on all planting beds.

2.4 PLANT MATERIALS

- A. Quality: Provide trees, shrubs, and other plants of size, genus, species, and variety shown for landscape work and complying with recommendations and requirements of ANSI Z60.1 "American Standard for Nursery Stock".
- B. Deciduous Trees: Provide trees of height and caliper scheduled or shown with branching configuration recommended by ANSI Z60.1 for type and species required. Single stem trees except where special forms are shown or listed.
- C. Deciduous Shrubs: Provide shrubs of the height shown or listed, not less than minimum number of canes required by ANSI Z60.1 for type and height of shrub.
- D. Coniferous and Broadleaved Evergreens: Provide evergreens of sizes shown or listed. Dimensions indicate minimum spread for spreading and semi-spreading type evergreens and height for other types, such as globe, dwarf, cone, pyramidal, broad upright, and columnar. Provide normal quality evergreens with well balanced form complying with requirements for other size relationships to the primary dimension shown.

2.5 GRASS MATERIALS

- A. Lawn sod: Provide strongly rooted sod, not less than 1 growing season old, and free of weeds and undesirable native grasses. Provide only sod capable of growth and development when planted (viable, not dormant).
1. Provide sod of uniform pad sizes with maximum 5% deviation in either length or width. Broken pads or pads with uneven ends will not be acceptable. Sod pads incapable of supporting their own weight when suspended vertically with a firm grasp on upper 10% of pad will be rejected.
- B. Provide sod composed of: Rhizomatous Tall Fescue (RTF) from the Turf Company, Meridian, ID (208) 888-3760 or approved equal.

2.6 MISCELLANEOUS LANDSCAPE MATERIALS

- A. Anti-Desiccant Emulsion type, film-forming agent designed to permit transpiration, but retard excessive loss of moisture from plants. Deliver in manufacturer's fully identified containers and mix in accordance with manufacturer's instructions.
- B. Mulch: Mulch for planting beds shall be medium ground bark mulch, free of splinters, consistent in appearance, and shall contain no toxic substance detrimental to plant life.
- C. Stakes and Guy: Provide stakes and deadmen of sound new hardwood, treated softwood, or redwood, free of knot holes and other defects. Provide wire ties and guys of 2-strand, twisted, pliable galvanized iron wire, not lighter than 12 ga. with zinc-coated turnbuckles. Provide not less than 2 inch diameter rubber or plastic hose, cut to required lengths and end of uniform color, material, and size to protect tree trunks from damage by wires.

PART 3 - EXECUTION

3.1 PREPARATION - GENERAL

- A. General Contractor shall be responsible for excavating planting areas to appropriate depths for placement of topsoil as specified herein.
- B. Lay out individual tree and shrub locations and areas for multiple plantings. Stake locations and outline areas and secure Architect's acceptance before start of planting work. Make minor adjustments as may be required.

3.2 PREPARATION OF PLANTING SOIL

- A. Before mixing, clean topsoil of roots, plants, sod, stones, clay lumps, and other extraneous materials harmful or toxic to plant growth.
- B. Mix specified compost and fertilizers with topsoil at rates specified. Delay mixing fertilizer if planting will not follow placing of planting soil in a few days.
- Compost: Lawn Areas: 1/4 compost, 3/4 topsoil.
Shrub Areas: 1/3 compost, 2/3 topsoil.
Fertilizer: Per soil test and manufacturer's recommendations.
- C. For shrub and lawn area, mix planting soil either prior to planting or apply on surface of topsoil and mix thoroughly before planting.

3.3 PREPARATION FOR PLANTING LAWNS

- A. After excavating and removing surface material to proper depth, loosen subgrade of lawn areas to a minimum depth of 4 inches. Remove stones measuring over 1-1/2 inches in any dimension. Remove sticks, roots, rubbish, and other extraneous matter. Limit preparation to areas which will be planted promptly after preparation.
1. Spread topsoil mix to minimum depth of 4 inches for sodded lawns as required to meet lines, grades, and elevations shown, after light rolling, addition of amendments, and natural settlement. Place approximately 1/2 of total amount of topsoil required. Work into top of loosened subgrade to create a transition layer and then place remainder of planting soil. Add specified soil amendments as required and mix thoroughly into upper 4 inches of topsoil.

3.4 PREPARATION OF PLANTING BEDS

- A. Loosen subgrade of planting areas to a minimum depth of 6 inches using a culti-mulcher or similar equipment. Remove stones measuring over 1 1/2 inches in any dimension. Remove sticks, stones, rubbish, and other extraneous matter.
- B. Spread planting soil mixture to minimum 12 inch depth required to meet lines, grades, and elevations shown, after light rolling and natural settlement. Add 1 1/2 inches of specified topsoil over entire planting area and mix thoroughly into upper 6 inches of topsoil. Place approximately 1/2 of total amount of planting soil required. Work into top of loosened subgrade to create a transition layer, then place remainder of the planting soil.
- C. Apply Pre-Emergent per manufacturer's recommendation.

3.5 PLANTING TREES AND SHRUBS

- A. Set balled and burlapped (B&B) stock on layer of compacted planting soil mixture, plumb and in center of pit or trench with top of ball at same elevation as adjacent finished landscape grades. Remove burlap from sides of balls; retain on bottoms. When set, place additional backfill around base and sides of ball, and work each layer to settle backfill and eliminate voids and air pockets. Place fertilizer tablets in excavated area per manufacturer's written instructions. When excavation is approximately 23 full, water roughly before placing remainder of backfill. Repeat watering until no more is absorbed. Water again after placing final layer of backfill. Remove all ties from around base of trunk.
- B. Set container grown stock, as specified, for balled burlapped stock, except cut cans on 2 sides with an approved can cutter and remove can; remove bottoms of wooden boxes after partial backfilling so as not to damage root balls.
- C. Dish top of backfill to allow for mulching.
- D. Muck pits, and planted areas. Provide not less than following thickness of mulch, and work into top of backfill and finish level with adjacent finish grades.
1. Provide 3 inches thickness of mulch.
- E. If season and weather conditions dictate, apply anti-desiccant, using power spray, to provide an adequate film over trunks, branches, stems, twigs and foliage.
- F. Prune, thin out, and shape trees and shrubs in accordance with standard horticultural practice. Prune trees to retain required height and spread. Unless otherwise directed by Architect, do not cut tree leaders, and remove only injured or dead branches from flowering trees, or any, Prune shrubs to retain natural character.
- G. Remove and replace excessively pruned or malformed stock resulting from improper pruning.
- H. Guy and stake trees immediately after planting, as indicated.
- I. Apply approved herbicide to all shrub bed areas at manufacturer specified rate. Re-apply as necessary for elimination of weeds.

3.6 SODDING NEW LAWNS

- A. General: Install lawn sod in all areas designated on the drawings.
- B. Soil Preparation
1. Any sod lawn areas that may have become compacted prior to sodding must be scarified to a depth of eight (8) inches by approved means, then finish graded as hereinbefore described.
 2. Lay sod within 24 hours from time of shipping. Do not plant dormant sod or if ground is frozen.
 3. Sod Placement
 1. Sod will be brought onto lawn areas by wheeled means with proper protection of sod beds. Sod layers shall be experienced, or if inexperienced, shall be constantly supervised by an experienced foreman. The Contractor shall insure that the base immediately ahead of sod layer is moist. Sod shall be laid tight with no gaps. Allowance shall be made for shrinkage. Lay sod with long edges perpendicular to primary slope.
 2. Lay to form a solid mass with tightly fitted joints. Butt ends and sides of strips; do not overlap. Stagger strips to offset joints in adjacent courses. Work on boards to avoid damage to subgrade or sod. Tamp or roll lightly to ensure contact with subgrade. Water sifted soil into minor cracks between pieces; remove excess to avoid smothering of adjacent grass.
 3. Sod shall be rolled with a two hundred (200) pound roller after installation to insure proper contact between soil and sod. Final rolling must provide a uniform surface. After final rolling, the sod lawn shall be moved and watered. Approval of sod lawns shall be based on uniform, healthy and vigorous growth with no dry or dead spots.
 4. Add fertilizer "B" at the manufacturer's recommended application rate.
 4. Water sod thoroughly with a fine spray immediately after planting.
 5. Sodded Lawn Establishment
 1. The Contractor shall be responsible for first mowing, subsequent mowings and fertilizing of sod lawn areas until Final Acceptance of the project.
 2. Mowing shall be done by an approved "reel" type mower. Mower blades shall be set at two (2) inches high for all mowings.
 3. Subsequent fertilizing shall occur three to four weeks after installation. Apply fertilizer as per the Manufacturer's recommended application rate. Verify all methods of application. Contractor shall notify the Architect in writing that the fertilizer applications have occurred and on what dates.

3.7 MAINTENANCE

- A. Begin landscape maintenance immediately after planting. Maintenance shall continue until Project Final Acceptance.
- B. Maintain trees, shrubs, and other plants by pruning, cultivating, and weeding as required for healthy growth. Restore planting saucers. Tighten and repair stake and guy supports and reset trees and shrubs to proper grades or vertical position as required. Restore or replace damaged wrappings. Spray as required to keep trees and shrubs free of insects and disease.
- C. Maintain lawns by watering, fertilizing, weeding, mowing, thinning, and other operations such as tilling, regrading and replanting as required to establish a smooth, acceptable lawn, free of eroded or bare areas.
- D. Maintain lawns for no less than period stated above, or longer as required to establish acceptable lawn.

3.8 CLEANUP AND PROTECTION

- A. During landscape work, keep pavements clean and work area in an orderly condition.
- B. Protect landscape work and materials from damage due to landscape operations, operations by other contractors and trades, and trespassers. Maintain protection during installation and maintenance periods. Treat, repair, or replace damaged landscape work as directed.

3.9 INSPECTION AND ACCEPTANCE

- A. When landscape work is completed, including maintenance, Architect will, upon request, make an inspection to determine acceptability.
- B. When inspected landscape work does not comply with requirements, replace rejected work and continue specified maintenance until reinspected by Architect and found to be acceptable. Remove rejected plants and materials promptly from project site.

END OF SECTION

SECTION 02810 - SPRINKLER IRRIGATION

PART 1 - GENERAL

1.1 CONDITIONS AND REQUIREMENTS:

- A. General and Supplementary Conditions, and Division 1 General Requirements.

1.2 SUMMARY

- A. Work included:
1. Provide and install a complete and operating automatic irrigation system for all lawn and planting areas.
 2. Connect to main water supply at existing site stubout as provided.
 3. Sleeving under paved areas (if others)
 4. Obtain and pay for all permits and fees for the work of this section.
 5. Perform work on a design/construct basis, subject to the requirements of the Contract Documents, applicable codes, and good design practice.
 6. Winterization of system.

1.3 SUBMITTALS

- A. Within 30 days after Contractor's receipt of Owner's Notice to Proceed, submit:
1. Manufacturer's printed product information and catalog cut sheets for all system components; five copies.
 2. Shop Drawings: Submit shop drawings for underground irrigation system including plan layout and details illustrating location and type of head, type and size of valve, piping circuits, circuit GPM, pipe size, controls, and accessories.
 3. Record Drawings: At completion of this work, submit to the Contractor:
 1. Record Drawings; reproducible and five prints.
 2. Operations and Maintenance information (2 copies), including:
 - a. Information including descriptive details, parts list, specifications, maintenance schedules and procedures for system components.
 - b. Operation, adjustment of system and components instructions.
 - c. Winterization procedures.
 - d. Schedule indicating required open valve time to produce given precipitation amounts and seasonal adjustments.
 - e. Warranties and guarantees.
 - f. Submit five copies.

1.4 GUARANTEE

- A. Guarantee in writing all materials, equipment and workmanship furnished to be free of all defects of workmanship and materials. Within one year after date of Substantial Completion repair or replace all defective parts or workmanship that may be found at an additional cost to Owner.
- B. Fill and repair all depressions and replace all necessary lawn and planting which result from the settlement of irrigation trenches for one year after date of Substantial Completion.
- C. Supply all manufacturer's printed guarantees.

1.5 QUALITY ASSURANCE

- A. Contractor shall be licensed in the State in which this work is being performed.
- B. Contractor shall have at least two years prior experience in projects of equal or larger scope. Provide minimum of three references and list of similar projects with owners' names, addresses, and phone numbers, when requested by Owner.
- C. Contractor shall employ on site at all times a foreman who is thoroughly experienced and competent in all phases of the work of this Section.

1.6 SYSTEM DESCRIPTION

- A. Design requirements:
1. Minimum water coverage: Planting areas - 85%, Lawn areas - 100%
 2. Layout system to obtain optimum coverage using manufacturer's standard heads. Spray on walks, walls or paved areas is not acceptable.
 3. Zoning shall be designed for optimum use of available pressure and efficient distribution for types of plantings and shapes of planting areas.
 4. Design pressures: Install pressure regulating equipment as necessary.
 5. Provide/install approved fixed tee or coupling device for air blow winterization. Location shall be on main supply line downstream from main shut off valve.
 6. Install approved backflow prevention device in conformance with local or prevailing codes, and in approved site location. Provide for drainage without erosive damage.

1.7 EXTRA EQUIPMENT

- A. In addition to installed system, furnish owner with the following:
1. Valve operating key and marker key.
 2. Wrench for each sprinkler head cover type.
 3. Two (2) sprinkler head bodies of each size and type.
 4. Two (2) nozzles for each size and type used.
 5. Store above items safely until Substantial Completion.
 6. Deliver above items at Substantial Completion.

PART 2 - PRODUCTS

2.1 PIPE AND FITTINGS

- A. PVC 1120, ASTM D-1784, permanently marked with manufacturer's name, schedule rating, size, type, Solvent-weld type:
1. Pipes:
 - a. Pressure lines: Schedule 40 solvent weld.
 - b. Lateral lines: Class 200 pvc.
 - c. Sleeving: Class 200 pvc.
 2. Fittings: Schedule 40 PVC, solvent-weld type. Install threaded joints where required at valves, risers, etc.
 3. Risers: Lawn and shrub heads - flexible and damage-resistant plastic "polypipe" riser.
 4. Solvent NSF approved solvent for Type I & II PVC.
 6. Polyethylene Pipe
 1. Pipe: Class 100, 3/4" lateral line, tor use on drip irrigation zone(s) where drip tubing is not otherwise used.
 2. Fittings: Schedule 80 PVC.
 3. Clamps: Stainless Steel.
- C. Drip Line: Netafim Techline Dripperline, with 6 GPH drippers at 18" spacing.

2.2 SPRINKLER HEADS

- A. Description: Appropriate for application in throw, pressure and discharge. Each type of head shall be of a single manufacturer.
1. Lawn heads: pop-up type.
- B. Manufacturer: Rainbird, Hunter, Weathermatic Irrigation Company.

2.3 AUTOMATIC CONTROL SYSTEM

- A. General: Furnish low voltage system manufactured expressly for control of automatic circuit valves of underground irrigation systems. Provide unit of capacity to suit number of circuits as indicated.
- B. Control Enclosure: Manufacturer's standard wall mount with locking cover, complying with NFPA 70.
- C. Circuit Control: each circuit variable from approximately 5 to 60 minutes. Including switch for manual or automatic operation of each circuit.
- D. Timing Device: Adjustable 24-hour and 7 or 14 day cycles to operate any time of day and skip any day in a 7 or 14 day period.
- E. Wiring: Solid or stranded direct-burial type as recommended by manufacturer of control unit; type AWG-UF, UL approved.

2.4 VALVING

- A. Manual valves: brass or bronze for direct burial, gate valves, 150 pound class, threaded connection with cross type handle designed to receive operating key.
- B. Automatic circuit valves: high impact plastic with corrosion-resistant internal parts. Low power solenoid control, normally closed, with manual flow adjustment, same manufacturer as control unit.
1. Valve for drip system shall be 3/4" Hardie 700 series Ultraflow.
 2. Standard sprinkler valve shall be Rainbird PEB-PRS-B.
- C. Quick coupler valve: brass or bronze construction with hinged top. One per zone.
- D. Manual drain valves:
1. Bronze construction, straight type, 150 pound class, threaded connections, with cross type operating handle designed to receive operating key. Calco, Champion 100, or approved equal.
 2. Size: 3/4 inch.

- E. Pressure Regulator: Netafim Model PRV075HF35, 3/4", one per zones.
- F. Flushing Valve: Netafim Model TLFV-1, two per zone (each end).
- G. Filter: Netafim Model DF075-120, 3/4" filter, one per drip zone.
- H. Air Relief Valve: Netafim Model TLAVRV.

2.5 MISCELLANEOUS

- A. Chemicals: primer and solvent glue as required by pipe manufacturer.
- B. Valve box - high impact plastic, green in color.
- C. Valve cover and frame - compatible with valve box with provision for locking.
- D. Drainage backfill - clean gravel or crushed stone, graded from 3" maximum to 3/4" minimum.

PART 3 - EXECUTION

3.1 GENERAL

- A. Install system to provide for adequate protection against freeze damage.
- B. Install system in accordance with approved Contractor design drawings. All deviations from the plans must be approved, and clearly recorded on record drawing.
- C. Install system and components in strict accordance with manufacturer's recommendations.
- D. Install quick couple(s) on main supply line, approximately equal spacing, at valve box locations or intervals of approximately 200 feet, whichever is greater. Locate adjacent to paved surfaces, at valve boxes where practical.

3.2 SURFACE CONDITIONS

- A. Examine the areas and conditions under which work will be performed. Notify Contractor of conditions detrimental to timely and proper completion of Section work. Do not proceed until unsatisfactory conditions are corrected.
- B. Locate all underground utilities and structures and notify Architect of any conflict with Section work. Protect structures and utilities. Repair or replace said structures or utilities damaged by this work at no cost to the Owner.

3.3 SLEEVING

- A. Sleeving installed by others. Coordinate with other trades.

3.4 TRENCHING AND BACKFILLING

- A. Trenching and backfilling shall be per applicable ISPPWC Section.
- B. Cut trenches straight and without abrupt grade changes to allow the following minimum cover:
1. Main Lines and Sleeving: 18 inches.
 2. PVC Laterals: 12 inches.
- C. Surround lines with 2 inches of clean rock-free material on all sides.

3.5 MISCELLANEOUS VALVES

- A. Install manual drain valves up stream. Install device at mainline tap in accordance with manufacturer requirements for complete operation. Install backflow provision and connect to controller.

3.6 CIRCUIT VALVES

- A. Install in valve box, arranged for easy adjustment and removal.
1. Provide union on downstream side.
 2. Adjust automatic control valves to provide flow rate of rated operating pressure required for each sprinkler circuit.

3.7 PIPE INSTALLATION

- A. Lay PVC pipe in accordance with standard and acceptable practice. Thrust blocks to be used at points of intersection and change of direction in main line pipe as per manufacturer's recommended specifications. Install manual drains.
- B. PVC pipe joints, solvent welded as indicated. Cut pipe square, deburr, wipe from surface oil saw chips, dust, dirt, moisture and any foreign matter which may contaminate the cemented joint. Apply cleanser/primer and solvent cement, make joints in accordance with manufacturer's recommendations. Use Teflon thread sealant (tape) at all threaded joints.
- C. Contractor shall pipe size according to schedule provided. Flow velocities shall not exceed 5 feet/second in all cases. Lateral lines shall be laid out and installed per zone to balance the pressure loss and provide minimum fluctuation in system operating pressures.
- | Pipe Size | Pipe Section | Pipe Size | Pipe Section |
|-----------|--------------|-----------|--------------|
| 3/4" | 0-9 GPM | 1 1/2" | 26-34 GPM |
| 1" | 10-17 GPM | 2" | 35-50 GPM |
| 1 1/4" | 18-25 GPM | 2 1/2" | 51-80 GPM |

- D. Techline Drip Line: Place in shallow furrow at finish grade, below layer of specified mulch. Lay in uniform pattern in groundcover areas, or as per shrub pattern layout. Coil 20 linear feet at each balled and burlapped tree around base and to allow for tree removal if required. Flush all lines with full head of water prior to installation of flush valve at end of circuit runs.
- E. Flush Valves: Install flush valve at end of each drip line run.

3.8 SPRINKLER HEADS

- A. Flush circuit lines with full head of water prior to head installation.
1. Install heads at level with meter.
 2. Locate part-circle shubbery heads to maintain a minimum distance of six inches (6") from walls and four inches (4") from other boundaries unless otherwise indicated. Keep overspray to a minimum.

3.9 CONTROL WIRE INSTALLATION

- A. Bury wires beside or below main line pipe in same trench.
- B. Bundle multiple wires together with tape at ten feet (10') maximum intervals.
- C. Provide 36 inch loop in wires at each valve where controls are connected and at 100' maximum intervals between.
- D. Make all electrical joints (splices) in boxes only. Make electrical joints waterproof. Scotch-Lock connectors, or approved.

3.10 AUTOMATIC CONTROLLER

- A. Install on site as approved. Verify location with Owner Representative.
- B. Install typewritten legend inside controller door.

3.11 TESTING

- A. Do not allow or cause any work of this Section to be covered up or enclosed until it has been inspected and tested.
- B. Pressure testing:
1. Make necessary provision for thoroughly bleeding the line of air and debris.
 2. Before testing, cap all risers, and install all valves.
 3. Fill all main supply lines with water. Pressurize to 100 psi. Close air supply and test for leakage. Test shall be approved if no greater than 5 psi loss occurs in 15 minutes.
 4. Fill all zone lines with water to static pressure. Hold for 15 minutes. Inspect for leakage.
5. Contractor shall provide all required testing equipment and personnel. Test shall be performed in presence of Architect. Contractor shall make notice of test (48) hours in advance.
6. Provide required testing equipment and personnel.
7. Repair leaks, and retest until acceptance by the Architect.
- C. Coverage inspection: Upon completion of all systems, perform a coverage test to determine if coverage of water afforded all areas is complete, adequate and uniform. Change heads, nozzles, orifices and/or adjustment as directed to provide uniform coverage.
- D. Final inspection:
- a. Clean, adjust, and balance all systems. Verify that:
 - b. Remote control valves are properly balanced;
 - b. Heads are properly adjusted for radius and arc of coverage;
 - c. The installed system is workable, clean and efficient.
- E. Winterization: Winterize system at the end of first season of system operation. Review procedures with Owner Representative.

END OF SECTION

Issue Description	Date
ISSUE	6-13-19





Sawtooth Land Surveying, LLC

P: (208) 398-8104 F: (208) 398-8105
2030 S. Washington Ave., Emmett, ID 83617

Legal Description

A parcel of land located in the SW1/4 of Section 15, Township 2 North, Range 1 West of the Boise Meridian, Ada County, Idaho, more particularly described as follows;

COMMENCING at the W1/4 corner of said Section 15, marked by an aluminum cap/PLS 7729, from which the C1/4 corner of said Section 15, marked by an aluminum cap/illegible, bears South 89°51'25" East, 2651.71 feet;

Thence South 89°51'25" East, coincident with the north line of said SW1/4 of Section 15, a distance of 25.00 feet to the **POINT OF BEGINNING**;

Thence continuing South 89°51'25" East, coincident with said north line, a distance of 1201.76 feet to the northwest corner of Block 21 of Crimson Point Subdivision-Phase 4, Book 96, Pages 11874-11877, Ada County Records;

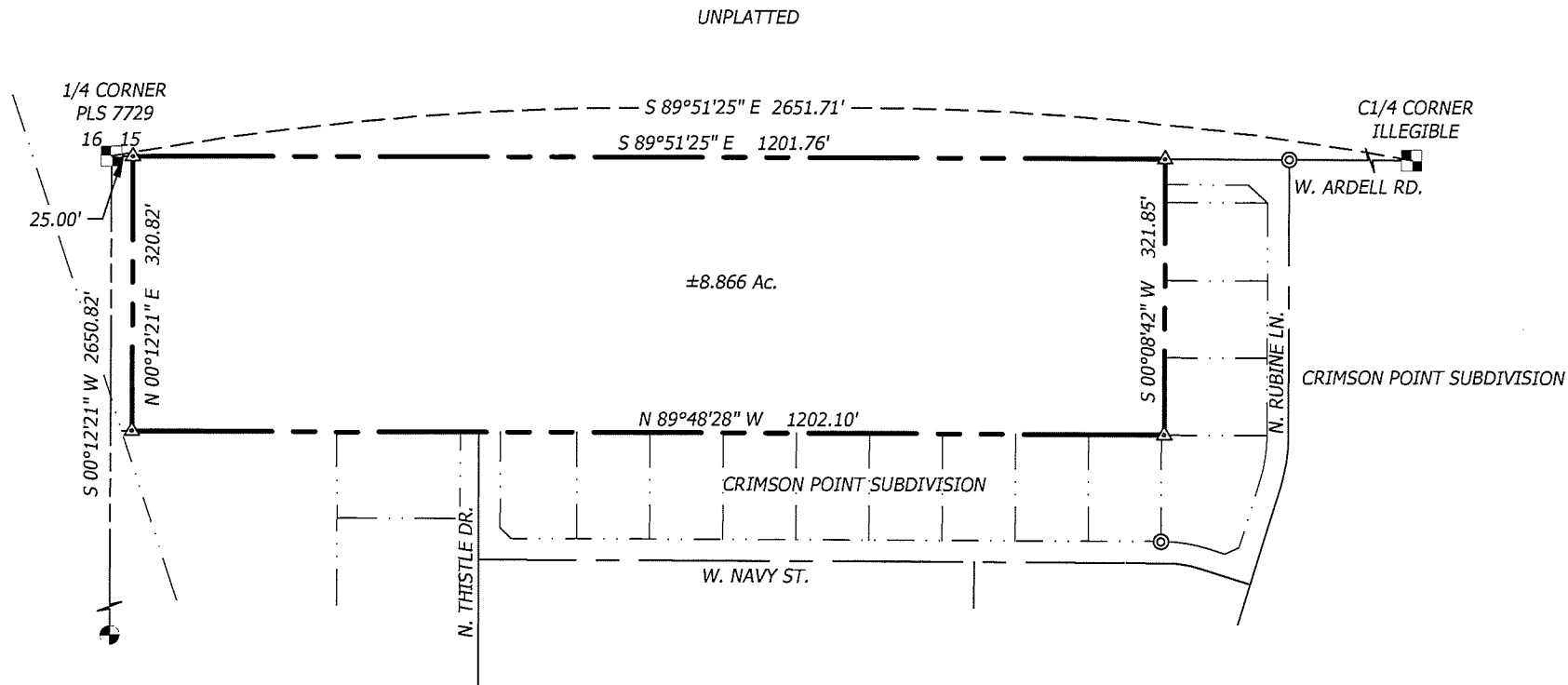
Thence South 00°08'42" West, coincident with the west line of said Block 21, a distance of 321.85 feet to an angle point on said west line of Block 21;

Thence North 89°48'28" West, coincident with the north line of Lot 5, Block 21 of said Crimson Point Subdivision-Phase 4, and the north lines of Crimson Point Subdivision-Phase 6, Book 107, Pages 14845-14848, and Crimson Point Subdivision-Phase 1, Book 90, Pages 10621-10626, Ada County Records, a distance of 1202.10 feet;

Thence North 00°12'21" East, parallel with and offset 25.00 feet east of the west line of said SW1/4 of Section 15, a distance of 320.82 feet to the **POINT OF BEGINNING**.

The above described parcel contains 8.866 acres, more or less.

BASIS OF BEARINGS for this legal description is South 89°51'25" East between the W1/4 corner and the C1/4 corner of Section 15, T. 2 N., R. 1 W., B.M., Ada County, Idaho.



LEGEND

	PROPERTY BOUNDARY LINE		FOUND 5/8\" REBAR AS NOTED
	EXISTING DEED OR LOT LINE		FOUND ALUMINUM CAP MONUMENT
	CENTERLINE		FOUND BRASS CAP MONUMENT
	SECTIONAL LINE		CALCULATED POINT



1 INCH = 200 FEET

PROJECT: ARDELL RD PROJECT PARCEL BOUNDARY	OWNER/DEVELOPER: CONGER GROUP	 2030 S. WASHINGTON AVE. EMMETT, ID 83617 P: (208) 398-8104 F: (208) 398-8105 WWW.SAWTOOTHLS.COM	DWG # 19095
	DATE: 5/28/19		PROJECT# 19095 SHEET 1 OF 1



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: An application for annexation, design review and preliminary plat consisting of 33 residential building lots on 8.681 acres of land in the proposed R-8 zoning district.

Date and time of neighborhood meeting: April 11, 2019 at 6pm

Location of neighborhood meeting: The intersection of Ardell Road and Rubine Lane in Kuna.

Location: Quarter: NW Section: 15 Township: 2N Range: 1W Total Acres: 8.681

Subdivision Name: Indian Creek at Crimson Point Lot: Block:

Site Address: 3001 W. Ardell Road Kuna, ID 83643 Tax Parcel Number(s): S1315325550

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

CURRENT PROPERTY OWNER:

Name: Arnold C. and Delores Watkins Trust

Address: 2829 S. Givens Way City: Meridian State: ID Zip: 83642

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

Name: Marcel Lopez Business (if applicable): ACME LLC

Address: 4824 W. Fairview Ave City: Boise State: ID Zip: 83706



PROPOSED USE:

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

Application Type**Brief Description**

Annexation

Annexation of 8.681 acres of land to the R-8 zoning district

Re-zone

Subdivision (Sketch Plat and/or Prelim. Plat)

A 33 lot residential subdivision

Special Use

Variance

Expansion of Extension of a Nonconforming Use

Zoning Ordinance Map Amendment

APPLICANT:Name: ACME LLCAddress: 4824 W. Fairview Ave.City: BoiseState: IDZip: 83706Telephone: 208-336-5355

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

6-13-19

NEIGHBORHOOD MEETING MINUTES

Meeting Date: 4-11-19 Number of Attendees: 9
 Meeting Location: Arnell RD and Robin LN

Description of Project Presented:

A residential subdivision consisting of 33 building lots and 6 common lots which include 2 common driveways, on 8.681 acres of land.

Attendee's comments:

- Is 50 feet the biggest you'll go on the width?
- Who is the builder?
- Will Arnell be connected to the subdivision.
- Is there an approval plan for the property to the north.
- Will you attach to our fence?
- Will all of the houses be built at the same time?
- Will CBT be the builder?
- Will the property be included in the common pool HOA?
- Will they be single or 2 story?

I hereby certify that the above information is complete and correct to the best of my knowledge.

Joshua Becchi
 Printed Name

[Signature]
 Signature

6-13-19
 Date

C | G

Ardell at Indian Creek

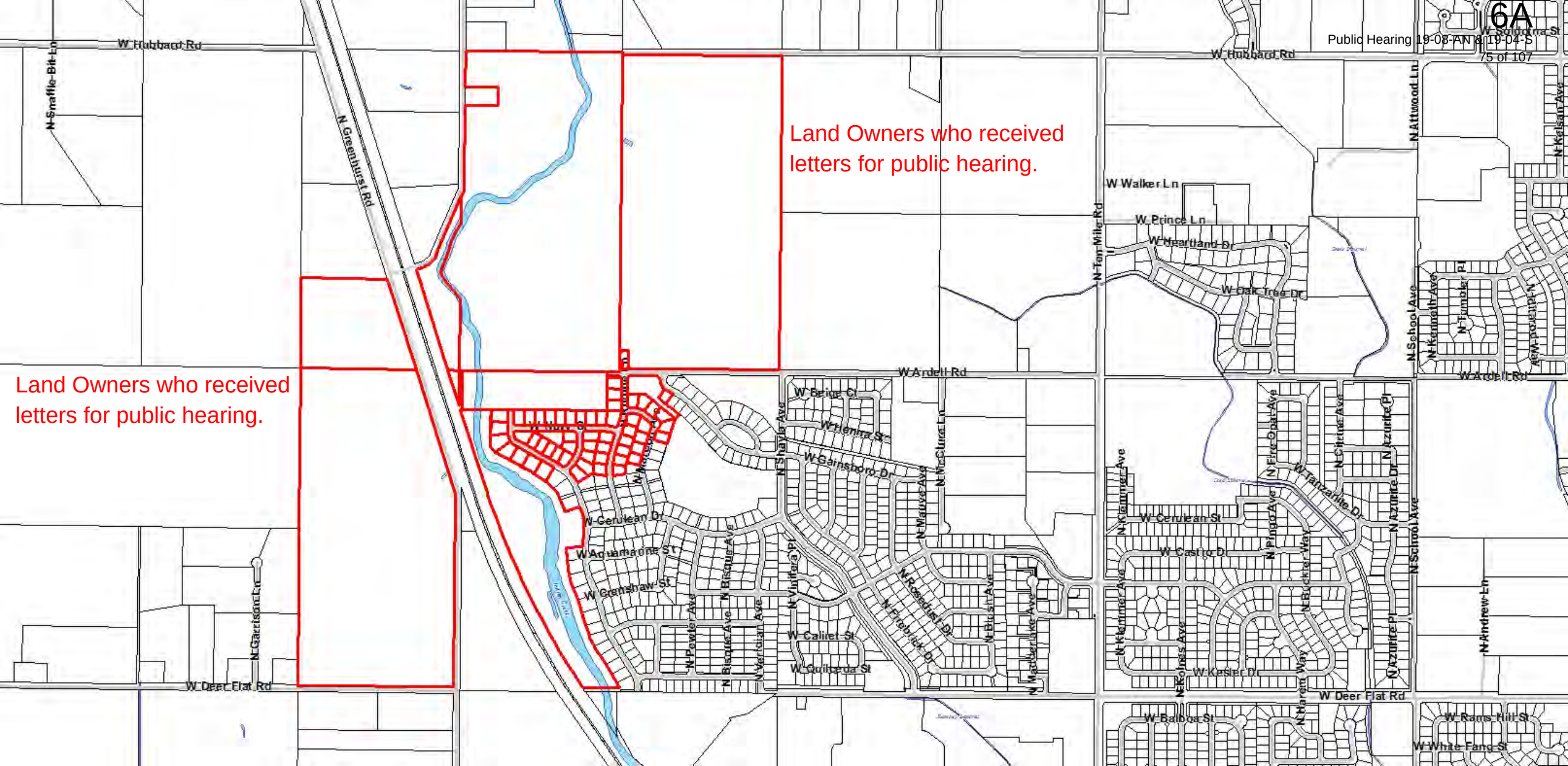
Neighborhood Meeting, 6:00 pm, April 11, 2019, at

3001 W. Ardell Road, Kuna, Idaho

[illegible]

Ardell at Indian Creek
Neighborhood Meeting – 04.11.2019

- Welcome:
- Marcel Lopez & Josh Beach: with Conger Group – developer of this project
- Thank you for coming out.
- Explain project
 - Residential Community
 - Builder not selected yet
 - 35 residential lots – for detached homes
 - 50' Lots
 - 1 – 2 story homes – similar to existing
 - Site Plan:
 - Large Open Space – 1.8 acres (20%) with pedestrian path to creek
 - Comprehensive Plan Designation: Medium Density Residential – residential development densities generally range from four to seven units per acres. Area made of single-family home, may include townhomes, row houses duplexes and other types of multi-family land uses.
 - Zoning: Current – Rural Residential (Ada County)
 Planned - R-6; minimum lot 4,500 square feet;
- Next Steps
 - Applications (Annexation, Zoning, Preliminary Plat)
- We will address any final questions.





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)
) ss.
County of Ada)

I, GAIL L. SINGH, 2829 S. GIVENS WAY
Name Address
MERIDIAN, ID 83642
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 ACME LLC 4824 W. Fairview Ave. Boise, ID 83706
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 5 day of June, 2019

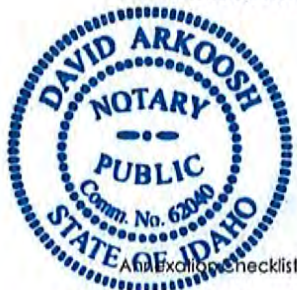
Gail L. Singh
Signature

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

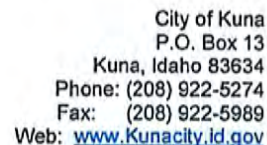
[Signature]
Notary Public for Idaho

Residing at: BOISE

My commission expires: 8/7/19



Am Exemption Checklist



Zip Code

Sept. 2017
Page 2



City of Kuna

Commission Findings of Fact & Conclusions of Law

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

To: Planning and Zoning Commission

Case Numbers: 19-08-AN (Annex), 19-04-S (Sub), & 19-19-DR (Design Review);
Indian Creek at Crimson Point Subdivision

Site Location: 3001 West Ardell Road
Kuna, ID 83634

Planner: Troy Behunin, Planner III

Hearing Date: August 27, 2019
Findings of Fact: September 24, 2019

Owner: Arnold C & Delores Watkins Trust
2829 South Givens Way
Meridian, ID 83634

Applicant/Engineer: ACME, LLC – Marcel Lopez
4824 West Fairview Avenue
Boise, ID 83706
208.336.5355
Acme208llc@gmail.com

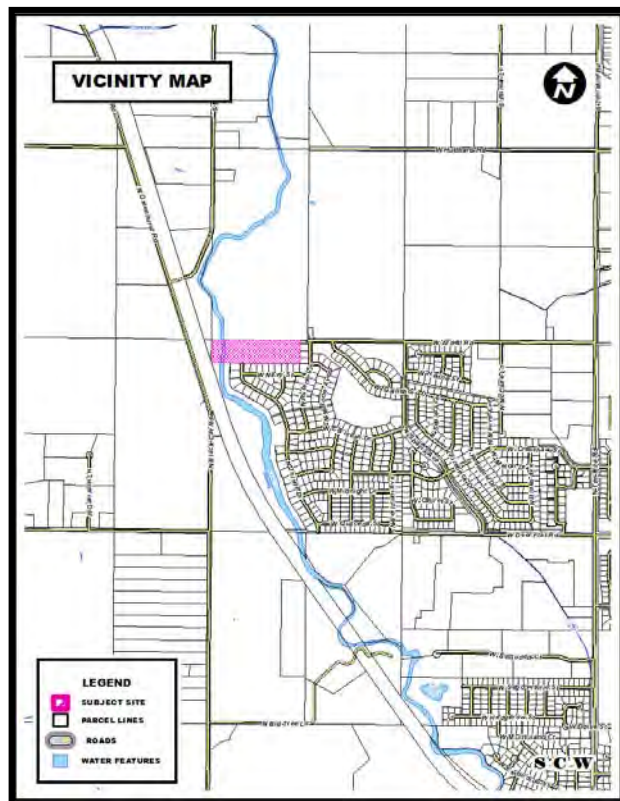


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| B. Applicant's Request | H. Factual Summary |
| C. Aerial Map | I. Comprehensive Plan Analysis |
| D. Site History | J. Kuna City Code Analysis |
| E. General Project Facts | K. Commission's Recommendation |
| F. Staff Analysis | L. Conditions of Approval |

A. Process and Noticing:

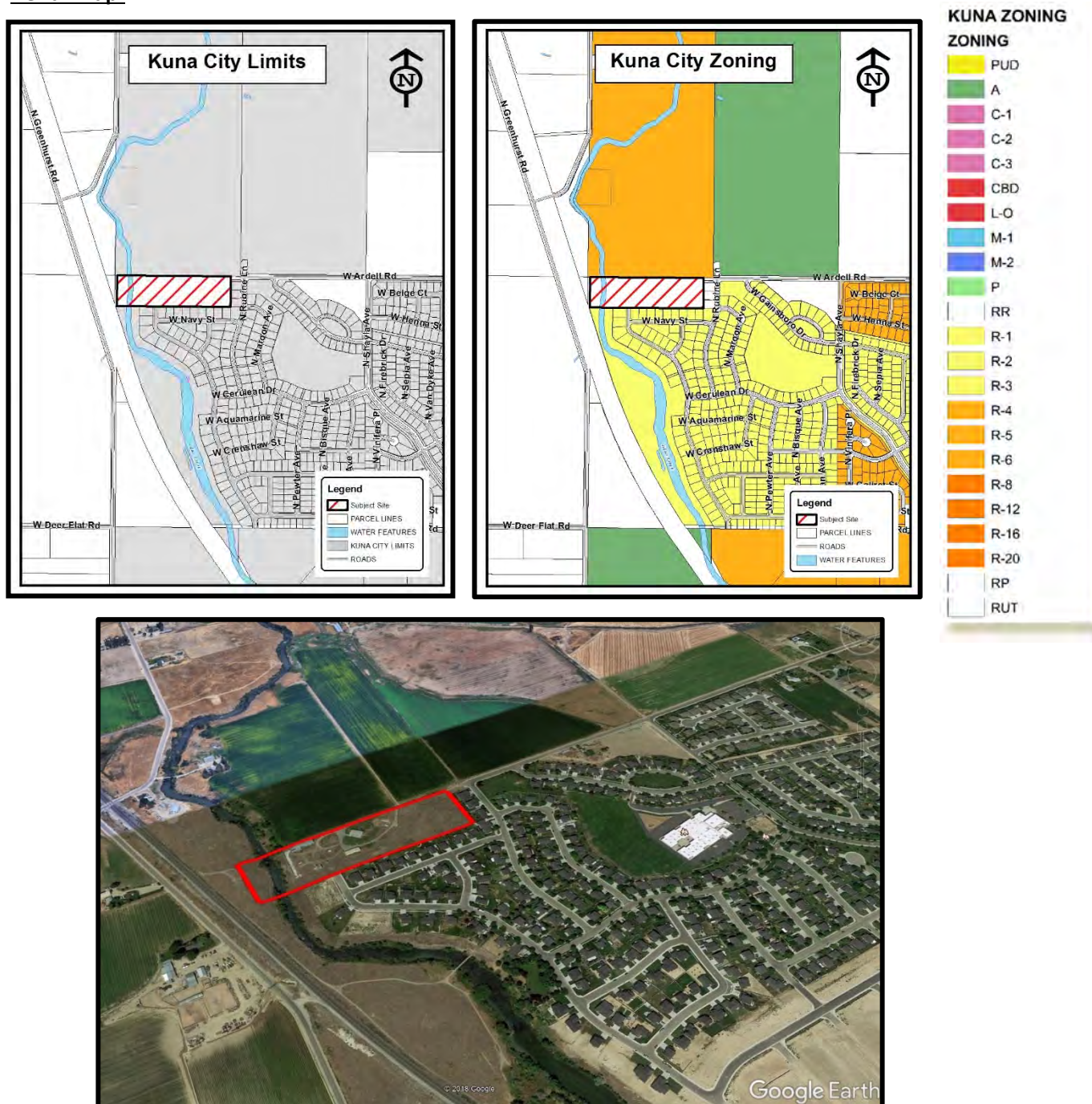
1. Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states that design reviews are designated as *public meetings*, with the Planning and Zoning Commission (acting as the Design Review Board) as the decision-making body; and that preliminary plats and annexations are designated as public hearings, with the Planning and Zoning 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 | April 11, 2019 (nine attendees) |
| ii. Agency Comment Request | July 18, 2019 |
| iii. Kuna Melba Newspaper | August 7, 2019 |
| iv. 450' Property Owners Notice | August 15, 2019 |
| v. Site Posted | August 17, 2019 |

B. Applicant's Request:

On behalf of Arnold C & Delores Watkins Trust, Marcel Lopez with ACME, LLC requests to annex a parcel approximately 8.68 acres located west of Ten Mile Road and south of Hubbard Road into Kuna City Limits with an R-8 (Medium Density Residential [MDR]) zone; and to subdivide the approx. 8.68 acres into 39 total lots, consisting of 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).

C. Aerial Map:

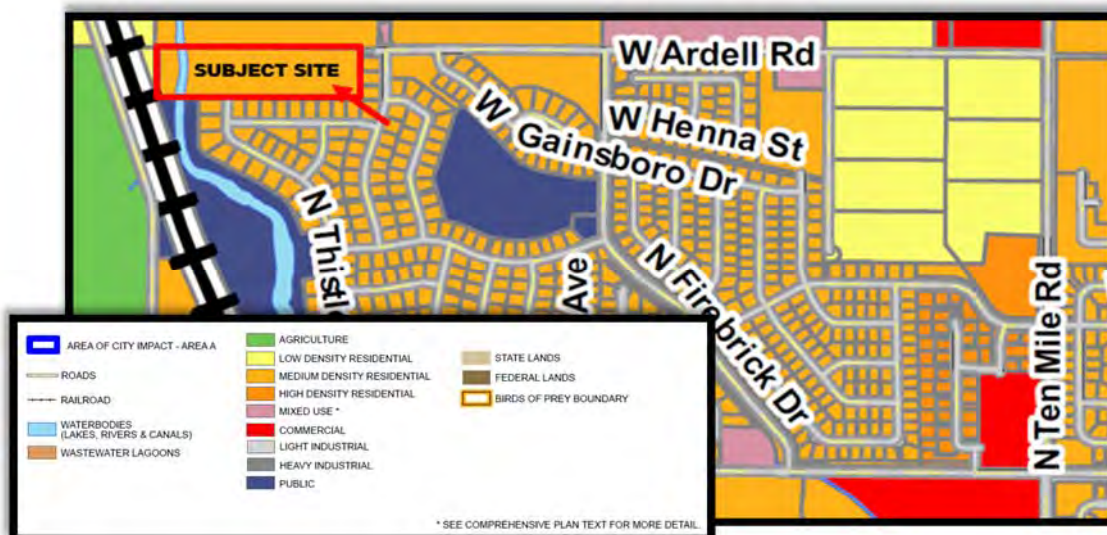
©COPYRIGHTED

D. Site History:

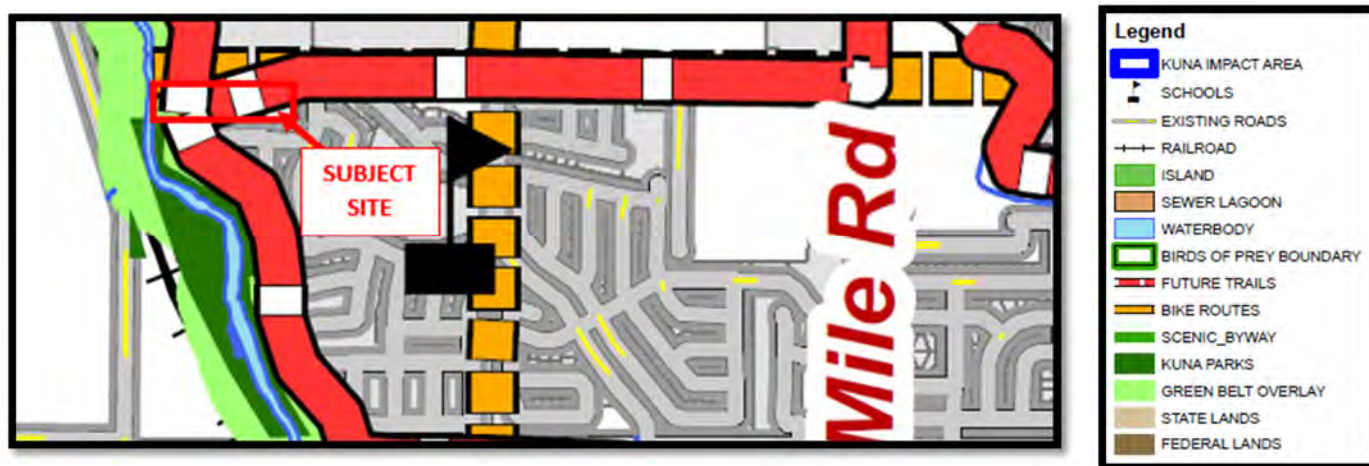
This parcel is currently zoned RR (Rural Residential) within Ada County. Historically, this parcel has served as a single-family residence with outbuildings and used for small Agriculture purposes.

E. General Projects Facts:**1. Comprehensive Plan Map:**

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 Future Land Use Map identifies the 8.68-acre site as Medium Density Residential (MDR).



2. **Recreation and Pathways Map:** The Pathways Master Plan Map indicates two future trails near the proposed project site along the future extension of Ardell Road and along Indian Creek. Additionally, the Master Plan features a future City park and extension of the Indian Creek Greenbelt along the western boundary of the subject site. Accordingly, it is the City's goal is to increase the number of trails and pathways and park spaces within Kuna. Staff highly recommends the developers design and construct trails and pathways to comply with the Master Plan's goals by either starting a pathway, or extending current ones at time of development.



3. **Surrounding Land Uses:**

North	R-4	Medium Density Residential – Kuna City
South	R-3	Medium Density Residential – Kuna City
East	R-3	Medium Density Residential – Kuna City
West	RR	Rural Residential – Ada County

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

Property Owner	Parcel Size	Current Zone:	Parcel Number
Arnold C & Delores Watkins Trust	8.68 acres	RR (Rural Residential)	S1315325550

1. **Services:**

Sanitary Sewer– City of Kuna	Fire Protection – Kuna Rural Fire District (KRFD)
Potable Water – City of Kuna	Police Protection – Kuna City Police (ACSO)
Irrigation District – Boise-Kuna Irrigation District	Sanitation Services – J & M Sanitation
Pressure Irrigation–Kuna Municipal Irr. System (KMIS)	

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

The proposed project site consists of a single-family residence and several outbuildings. The majority of the site is flat, but a small portion of the parcel along the western boundary has a slope of 13 percent (+/-), and a small portion of the parcel along the eastern boundary has a slope of 6 percent (+/-). Bedrock depth along the western boundary is estimated to be between 10 to 20 inches, and the remainder of the parcel has a bedrock depth greater than 60 inches, according to the USDA Soil Survey for Ada County.

3. **Transportation / Connectivity:**

Access to the site is proposed via one temporary EMS access driveway on the east side, and one stub street connection. The temporary EMS access is on West Ardell Road and the stub street connection exists via North Thistle Drive from Crimson Point Subdivision No. 6.

4. **Environmental Issues:**

The subject site falls within the nitrate priority area. Additionally, the Federal Emergency Management Agency (FEMA) 100-year floodplain runs through the western boundary of the site. Idaho Department of Environmental Quality (DEQ) has provided recommendations for surface and groundwater protection practices and requirements for development of the site.

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

- Kuna City Engineer Exhibit B-1
- Ada County Highway District (ACHD) Exhibit B-2
- Boise Project Board of Control Exhibit B-3
- Central District Health Department.....Exhibit B-4
- Department of Environmental Quality Exhibit B-5
- Idaho Transportation Department Exhibit B-6
- Kuna Rural Fire Department..... Exhibit B-7
- Kuna School District.....Exhibit B-8

F. **Staff Analysis:**

The applicant proposes to annex one parcel that is approximately 8.68 acres into Kuna City Limits with an R-8 zoning district; and to subdivide the 8.68 acres into 39 total lots, consisting of 33 single-family buildable lots and six common lots. Additionally, the applicant is proposing approximately two acres of the entire 8.68-acre site is dedicated to open space and landscaping, this includes the Indian Creek water way.

The applicant has proposed a zoning designation of R-8, which falls under the classification of Medium Density Residential (**MDR**). However, the applicant proposes a net density of 5.61 DUA, and 3.8 Gross DUA. Staff finds the proposal in in concert with the FLUM.

Kuna City Code [KCC 6-3-3] requires developers connect to existing stub streets, and provide stub streets for future connections. The applicant will be required to connect to Thistle Drive built with Crimson Point Subdivision No. 6. The applicant will construct a stub street for the future subdivision to the north and its developer will be required to connect to the stub street in Indian Creek. The subdivision to the north, Arroyo Vista, was approved before this application (Indian Creek @ C.P.) was submitted. Prior to Arroyo Vistas approval, a determination was made by the City and ACHD that Ardell Road would terminate at its current location and will not extend to the Indian Creek, nor go over it. Arroyo Vista will connect on the north side of where W. Ardell Road terminates and will serve as a connection to Ardell Road for all traffic in the area, including all Crimson Point traffic. While there may be short time that traffic from the Indian Creek Sub will use Navy Street, it will shift when Arroyo Vista is built beginning in early 2020. The applicant will be required to install a sign at the terminus of the stub street stating these roads will continue in the future. At the meeting staff will present a map to illustrate how these three neighboring subdivisions are interconnected and each of their roles for connectivity to each other and to W. Ardell Road.

This project lies on the south of West Hubbard Road and west of North Ten Mile Road. All major public utilities located within 300 feet of the subject site. Connection to all city services and associated connection fees will be required at time of building permit submittal. Applicant is hereby notified that sidewalks need to install curb and gutter along all roadways and follow all Kuna City Code (KCC). 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. Street Lights as well as other public improvements shall be shown on construction plans to be submitted to verified by staff and approved by the Public Works Department. Staff would note that these street lights must be designed and installed according to "Dark Skies" standards and follow KCC.

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

A design review application for common area landscaping and open space was included as a part of the overall application. The applicant proposes several dedicated landscaping and buffer areas throughout the project. Approximately 22%, or 1.94 acres of the project has been dedicated to common area. Staff finds the proposed landscaping, buffers and common space to be in compliance with Kuna City Code. Staff would recommend the applicant be conditioned to place sod wherever the landscape plan identifies "Lawn", and provide staff an updated landscaping plan accommodating requested change.

The Pathways Master Plan Map indicates two future trails within proposed project site along the future extension of West Ardell Road and Indian Creek. Staff highly recommends the developers be conditioned to work with the parks and rec department in order to comply with the Master Plan's goals and design and construct the identified pathways along Indian Creek to the standards set in Kuna City Code 6-4-2 (Required Public Improvements).

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 landscaping and street light compliance prior to signature on the final plat.

Staff has determined the annexation, preliminary plat and design review applications comply with Title Five and Title Six of Kuna City Code; Idaho Statutes § 67-6511 & § 50-222; and the goals and policies set in the Comprehensive Plan; and forwards a recommendation for a recommendation of approval for Case Nos. 19-08-AN (Annexation) and 19-04-S (Preliminary Plat), and forward a recommendation of approval for 19-19-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.
5. Idaho Code, Title 50, Chapter 2 – General Provisions – Government – Territory.
6. City of Kuna Future Land Use Map (FLUM).

H. Factual Summary:

The proposed project site is located south of West Hubbard Road and west of North Ten Mile Road. The applicant proposes to annex one parcel of approximately 8.68 acres into Kuna City Limits with an R-8 zoning district; and to subdivide the 8.68 acres into 39 total lots, consisting of 33 single-family buildable lots and six common lots. The applicant proposes to complete this project in one phase.

I. Comprehensive Plan Analysis:

The Kuna Planning and Zoning Commission may accept or reject the Comprehensive Plan components, and has determined the proposed annexation and preliminary plat requests for the site (*is/is not*) consistent with the following Comprehensive Plan components as described below:

Chapter 3 – Kuna's land use will support a desirable, district and well-designed community

- **Goal 3.A – Ensure community design directs growth and implements sustainable land use patterns**
 - o 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.
- **Goal 3.D – Encourage development of housing options and strong neighborhoods**
 - o Objective 3.D.1 – Encourage development of housing options for all citizens
 - *Policy 3.D.1.a: Encourage preservation and development of housing that meets demand for household sizes, lifestyles and settings.*
 - *Policy 3.D.1.f: Evaluate the housing demand and supply and adjust policies and regulations, as needed, to encourage development of diverse housing types and densities to accommodate Kuna's economic groups, lifestyles and ages.*
 - o Objective 3.D.2 – Create strong neighborhoods through preservation, new development, connectivity and programming.
 - *Policy 3.D.2.d: Work to ensure that all neighborhoods in Kuna benefit from good connectivity through sidewalk, pathway and trail, on-street and transit infrastructure.*

- **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.*

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 Planning and Zoning Commission feels the site is physically suitable for the proposed development.

Comment: *The 8.68-acre (approximate) site appears 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.*

6. The existing and proposed street and utility services in proximity to the site (are/are not) 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. 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's 19-08-AN (Annexation) and 19-04-S (Preliminary Plat), a subdivision request from ACME, LLC to annex and subdivide approximately 8.68 acres into 39 total lots (33 buildable single-family lots and six common lots), and hereby *approves* Case No. 19-19-DR (Design Review), subject to the following conditions of approval listed in section "L" of this staff report.

- *Applicant shall follow the conditions outlined in the staff report;*
- *Applicant shall work with Staff for an alternative for off street parking at the cul-de-sacs by providing additional on-street parking;*

- Applicant shall provide a wider pathway on the western side between lots two and four, common lot No. 3, preferably 8' for two directional movement;
- Applicant shall remove a lot or two on the southern side, lots 2-14 in block 2, to provide a better transition between this Sub and the Crimson Point Subdivision No. 7;
- The Zoning shall be R-6 MDR rather than R-8 MDR.

L. Recommended 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 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 (KMIS).
5. Connection to City Services (Sewer, Water, Pressurized Irrigation) is required. The applicant shall conform to all corresponding Master Plans.
6. Curb, gutter and sidewalk shall be installed along the proposed project sites frontages on West Ardell Road and North School Avenue.
7. Applicant shall work with staff in order to provide locations of street lights as required by Kuna City Code.
8. Street lights and parking lights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Skies practices.
9. Parking within the site shall comply with Kuna City Code. (Unless specifically approved otherwise).
10. Fencing within and around the site shall comply with Kuna City Code (Unless specifically approved otherwise and permitted).
11. All signage within/for the project shall comply with Kuna City Code and shall be approved through the design review process.
12. 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 the standards of these requirements. Maintenance and planting within public rights-of-way shall be with approval from the public entities owning the property.

13. If any revisions are approved, the applicant shall provide the Planning and Zoning Staff with a revised copy of the preliminary plat, the pre plat with the date 6.10.2019, will be considered a binding site plan.
14. 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.
15. Developer/owner/applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
16. Developer/owner/applicant shall comply with all local, state and federal laws.



City of Kuna

Planning and Zoning Commission Proposed Findings of Fact and Conclusions of Law

Public Hearing 19-08-AN & 19-04-S
P.O. Box 1387 of 107
Phone: (208) 922-5274
Fax: (208) 922-5989
www.Kunacity.id.gov

6A

Based upon the record contained in Case No's 19-08-AN, 19-04-S, and 19-19-DR including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, including the exhibits, and the testimony during the public hearing, the Kuna Commission hereby *approves* Case No's 19-19-DR and recommends *approval of* the Findings of Fact and Conclusions of Law, and the conditions of approval for Case Nos. 19-08-AN (Annexation) and 19-04-S (Preliminary Plat), an request from ACME, LLC to annex one parcel comprising of approximately 8.68 acres on south of West Hubbard Road and west of North Ten Mile Road into Kuna City Limits with an R-8 zoning district; and to subdivide the 8.68 acres into 39 total lots (33 buildable single-family lots and six common lots), subject to the following conditions of approval listed above in section "L" of this staff report.

If the Planning and Zoning Commission wishes to approve, deny or modify specific parts of the Findings of Facts and Conclusions of Law as detailed below, those changes must be specified.

1. Based on the evidence contained in Case Nos. 19-08-AN, 19-04-S, 19-19-DR, 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 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.

Staff Finding: *Neighborhood Notices were mailed out to residents within 450-FT of the proposed project site on August 15, 2019 and a legal notice was run in the Kuna Melba Newspaper on August 7, 2019. The applicant posted a sign on the property on August 17, 2019.*

3. Based on the evidence contained in Case Nos. 19-08-AN, 19-04-S., 19-19-DR, this proposal generally complies with the Comprehensive Plan.

Staff Finding: *The Comp Plan has listed numerous goals for providing a variety of housing densities and types to accommodate various lifestyles, ages and economic group in Kuna. The Comp Plan Map designates this property as Medium Density, and the applicant proposed an R-8 (medium density) zoning district.*

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.

Staff Finding: *Review by staff 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 *can* accommodate the proposed development.

Staff Finding: *Correspondence from 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).

Staff 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.*

7. The public *does* have the financial capability to provide supporting services to the proposed development.

Staff 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.

Staff 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.

9. All private landowners *have* consented to annexation.

Staff Finding: An affidavit of legal interest was signed by Arnold C & Delores Watkins Trust, ACME, LLC, to act on their behalf of this project, therefore consenting to the annexation of the proposed project site.

10. The proposed project lands *are* contiguous or adjacent to property within Kuna City Limits.

Staff Finding: The parcel is contiguous with City limits to the north, west, and south.

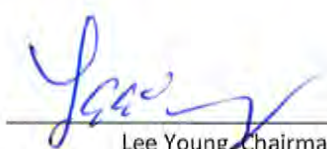
11. The site landscaping *does* minimize the impact on adjacent properties through the use of screening.

Staff Finding: Per the submitted landscape plan, the applicant is proposing a 1.8-acre landscape buffer around the western property line, and several internal landscape buffers ranging from five feet to 25 feet throughout the development. A six-foot vinyl fence is proposed along the northern property line and a portion of the southern property lines. Existing fencing will remain along the remainder of the southern property line and the eastern property line.

DATED this 24th day of September, 2019.

ATTEST:


Troy Behunin, Planner III
Kuna Planning and Zoning Department


Lee Young, Chairman
Kuna Planning and Zoning Commission

CITY OF KUNA PLANNING & ZONING COMMISSION

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PZ COMMISSION MEMBER	PRESENT	CITY STAFF PRESENT:	PRESENT
Chairman Lee Young	X	Wendy Howell, Planning Director	Absent
Commissioner Dana Hennis	N/A	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		

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 13, 2019.

Findings of Fact and Conclusions of Law For 16-13-DR (Design Review) – Winfield Springs Landscape Modification

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

2. PUBLIC HEARING

19-05-S (Preliminary Plat) & 19-03-ZC (Rezone) – Athleta Subdivision (Mulberry Place); 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) zone; and to subdivide the approx. 4.11 acres into 63 total lots (single-family home lots & common lots) and have reserved the name *Athleta Subdivision*. A Design Review Application for the common areas and buffer landscaping accompanies this application. The site is near the northwest corner of Ten Mile Road and Crenshaw Street, Kuna, Idaho in Section 15, Township 2N, Range 1W, APN #: S1315449223.

Troy Behunin: Good evening Commissioners, Troy Behunin, Planner III, 751 W 4th Street, Kuna Planning and Zoning Department. The application for the Athleta Subdivision has had all noticing procedures met to hold this public meeting and public hearing tonight for this application. Staff has been working with the applicant for a very long time. This project has been in the works in some degree for more than two years. Hopefully you've had a chance to read everything in the packet. The applicant is requesting a rezone from the commercial neighborhood district zone to the high-density residential zone. Originally, the applicant was pursuing a project that would've brought around 63 units of multifamily housing, in fourplexes on that property. During the course of time and the change of City Code that no longer allows for multifamily for a commercial zone. That occurred in February this year. The applicant had decided in early December, late November that they wanted to pursue a different product. In between the meetings we had, the idea was conceived that we should look at a different product. They brought back for-sale, small lots, connected buildings, single-family homes. It's a townhome project, each of these homes are intended to be sold. The applicant proposes a preliminary plat in order to have them sold. It will function just like every other subdivision in the City and in the nation for that matter. The project is 4.14 acres in size, very small. With the R-20 designation, that zone change would allow them to put in the townhome product. The proposed gross density is almost three units under the requirement. The net density, which is everything on the project, is much less than 20 units per acre. Athleta Subdivision is proposing almost 25 percent open space. They are proposing a gazebo and

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walking paths for residents. They are proposing a dog park and other usable open spaces. In addition to all of that, they are also proposing additional off-street parking. In addition to two driveway spots and a two-car garage for each unit even further than that. The applicant, had they come in last year at this time, they would've been able to put in four-plex units. They decided they wanted to do something different to leave a good impression with a fantastic product. What you have before you is that change. The applicant is proposing buildings that house 4-7 attached single-family homes. I will let the applicant give you the low down on what the project will actually be. The project complies with Kuna City Code, Comprehensive Plan, the Future Land Use Map. I'll stand for any questions you might have. **C/Gealy:** On the design review, we generally see that as a separate item listed. **Troy Behunin:** The design review actually took place for this earlier this year. You've already approved it this year. The applicant never brought a fourplex product to staff before. **C/Gealy:** You mentioned in the staff analysis that you would like the applicant to be conditioned to provide street lights throughout the subdivision. Do you feel like the conditions of approval cover the street lights? **Troy Behunin:** Yes, it's not a condition. **C/Laraway:** These buildings are going to be sold off, correct? **Troy Behunin:** They may be sold, just like single-family homes that are attached. Take Timbermist or Winfield Springs for example. Those are detached single-family homes. Anybody can buy or sell those at any point. Some of these units will be connected. That will be the only difference with this one. **C/Gealy:** Is there going to be a homeowner's association (HOA)? **Troy Behunin:** Yes, the HOA will be responsible for maintaining the 25 percent open space and common areas as well as the private streets. **C/Laraway:** Do you see Ada County Highway District (ACHD) being involved? **Troy Behunin:** Their responsibility ends where Ten Mile right-of-way ends. **C/Laraway:** What about snow removal? **Troy Behunin:** That will be 100 percent on the HOA. That would be a differentiating factor between other subdivisions and this one. Regular subdivisions rely on ACHD. **C/Laraway:** Just from my experience, the only problem that I have with this is that any type of vehicle accident is all private property. **Troy Behunin:** Law enforcement can also get involved with any kind of accident at the local grocery store or at the regional shopping mall or car dealership. **C/Laraway:** I'm looking after the homeowners. **Troy Behunin:** What's the concern? **C/Laraway:** This is the second one that we've done where we labeled it private property roads or private roads to where we're eliminating ACHD and some benefits of public streets. We're eliminating the normal procedure on public roads by making everything private within this subdivision. **Troy Behunin:** They will be responsible for maintaining them. The City requires that they maintain it at a good working condition at all times. **C/Laraway:** Potholes? **Troy Behunin:** Potholes, cracks, removal, replacement, installation, removal of snow, garbage collection. **C/Laraway:** Utilities will be the City's problem, correct? **Troy Behunin:** Only the one's that are in the easements. They'll work that out with the City Engineer. They'll have to provide that, just like any other plat. It's not going to be one big lot where there's utilities all over the place and the City has to figure out what's going on. There will be dedicated easements for all utilities and anything that happens with those public utility easements is our responsibility. **Jane Suggs:** Good evening Commissioners and members of the neighborhood, I appreciate you all coming out. I'm Jane Suggs with WH Pacific, 2141 West Airport Way. I'm here representing Athleta and Epic Development, and the developer is here if you want to ask more detailed questions about the operation of this. Troy did give a good summary of the report. I'm going to highlight a few items. The landscape plan for the project is the landscape plan that was presented during the design review application. Marla Carson with NeuDesign was here for that. She and her company Stack Rock did the landscaping, and NeuDesign did the design of the buildings. As Troy mentioned, one of the conditions of the design review approval that came was to rezone the property at the time that we came through with the preliminary plat. The rezone was from C-1 to R-20 and it does meet the Comprehensive Plan as Troy explained. By definition, R-20 zoning is a residential zone that should occur with direct access to a collector or an arterial, which it does have that access. It can be serviced by municipal, water/sewer and irrigation. That's one of the definitions in your code about R-20 in your Comprehensive Plan. C-1 was one of those zones where you could put fourplexes for rent, rental housing. When your code changed, not only did C-1 not allow multifamily, but you added townhomes. This is a little different. Townhomes are not necessarily considered multifamily, they are single-family attached. You're buying land with your townhome. You're not just buying the building, you're buying a piece of property underneath it. That's what I call the "Idaho Way", because everyone likes to have that little piece of land. After meeting with the City, we did explore other opportunities and

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came up with this attached townhome product. This is the type of home that allows individual for purchase. An individual can purchase one of the four to seven units in the building. You're purchasing your land and the townhome. You just have neighbors next door, and they're attached to you. This kind of development builds equity and wealth. That's one of the things that we're finding out that sometimes the rental properties don't allow you to do, you rent and rent but gain no equity and wealth that lets you transition into the community. When I think about building this wealth, I could kind of translate that equity into a different home. As I moved across the country, that's kind of what I think of when I think about the American Dream. This is what you do, you can purchase a small piece of property if you're single. Also, downsizers that don't really want to have a yard anymore. Maybe it's somebody that just wants to go low maintenance. They love Kuna, but they don't need the yard. They just want to live here in lovely Kuna. These townhomes may be just right for a certain population, and they really fit in with the area. You have single-family detached homes that are in Crimson Point, you have Crimson Point Villas, which is the for-rent fourplexes. Just in this community, this little area, you can have various housing types. This is a type of housing that really appeals to young people or even people downsizing. The rendering shows that each of these two-story craftsman homes have two bedrooms and two-baths, or three bedrooms and two baths. Best of all, as Troy said, each home has a two-car garage and there's parking for two additional vehicles in the driveway in front of the garage. The units don't cover the entire lot, but most of the lot. There's about a ten-foot setback from the front lot line to the front of the building itself. The property at 4.11 acres is 57 single-family attached townhomes, and the gross density is fourteen units to an acre. Typically, when you talk about densities in your comp plan or in your zoning code, we're talking gross densities, that's kind of right in the middle of that R-8 to R-20. Eight is the top of your medium density, and 20 is the top of your high density. This is right in between. You'll see on the plat, there's one entrance to the site close the north boundary. That allows plenty of separation from Crenshaw and Ten Mile. The second access, which is further to the south is actually for emergency vehicles only, because it's close to Crenshaw. We've been through ACHD, and they don't have any issues with the emergency access. We don't have issues with fire or any emergency vehicles as well. I think it's in the staff report, I think there were some concerns about possible access onto Crenshaw, but when Crenshaw got platted, they kept a strip of land that doesn't allow us access to the Crenshaw right-of-way, so we do not take access to Crenshaw. The strip of land belonged to someone who did not want to allow us access. Each of the homes will either face Crenshaw to the south, Ten Mile Road to the east. The properties to the north and to the west will actually face open space, a small amount of open space and ag land. It's located in the County. They're not so small, because when you look at the units themselves, they're something like 1,400 square feet, which is about the size of my single-family home in Boise. The smaller living spaces do demand that we need some well-planned common spaces. The central open space has a tot lot, a picnic pavilion for gatherings, and some parking spaces. Along the south side, you'll see a little pie-shaped piece that's a dog park. We also have a walking path made by the sidewalks that kind of circle the entire property. The sidewalk serves as the front door to the units facing Crenshaw and facing north and west and facing Ten Mile. They provide a nice, little walking path, kind of a little meandering walking path that goes around the entire property. As Troy mentioned, the rezone meets the Comprehensive Plan and the requirements for the plan as a high-density residential neighborhood. It mixes well with the other uses in the area. Our subdivision meets all the requirements of Kuna's Code. All the common areas will have lush landscaping that really enhances those common areas. We had folks come to our neighborhood meeting and some are here tonight. We read all of the conditions of approval, and most of them are very standard. We agree with all of them. I really appreciate the staff, because this is a little different, being attached single-family homes. We respectfully ask that the Commission send our rezone and preliminary plat for a recommendation of approval. I will stand for questions. **C/Gealy:** You mentioned in your letter that you would welcome a condition to limit the number of homes to 57. **Jane Suggs:** Yes. That's part of the rezone, often we don't do development agreements on the R-20 zone. This is because if we rezone at R-20 and over four acres, the idea is that some people come in with 80 homes, right? We want to make sure that one of the conditions is that we will be limited to this particular plat. Most of the rezone conditions of approval do tie this to the particular plan. In this, we say we want R-20 because it meets the dimensional standards. We want to limit to 57. **C/Gealy:** There was a letter from the school district asking for a school bus stop. **Jane Suggs:** We were a little surprised about that. We do

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understand that there will be kids living here, and there are kids going to Crimson Point. These kids will want to go to Crimson Point. They'll live right down the street. They wanted a bus pick up. We don't know if we can build a bus pick-up on someone else's property. I think that was written without recognition that the Crenshaw location was actually not in our project. There will be a fence there. We will definitely be working with the school district to make sure that we provide adequate access and a place for the buses to pick up our kids. Last time I talked to Kuna, they like to pick up kids on busier streets, because it saves them money. Now it looks like, going into Crimson Point they can pick up some kids there too. We just need to work with them to figure out where the kids can stand. **C/Gealy:** Will you work with the City on establishing a bus stop, correct? **Jane Suggs:** Yes, a bus stop and anything else that they may need there. As far as building something, we don't have permission to build on someone else's land. I think that the school thought that the Crenshaw strip of land belonged to us. It does not. **C/Young:** I'll go ahead and open up the public testimony at 6:28. **Stephen Harris:** Stephen Harris, 2255 North Ten Mile Road, Kuna, ID 83634. Good evening. In the late 80's I worked for Del Monte. We harvested lima beans in the Treasure Valley and some right here in Kuna. Kuna was a small farming community at that time. Now, people like to raise houses instead of lima beans. Houses are a fair crop, I guess, except they are permanent not seasonal. Along with the housing comes more of everything. We get crowded schools, roads, and many other congested areas. It's kind of like the cows that are squeezed into the dairy over on Deer Flat Road. The dairy is maybe the small-town attribute left in Kuna. If that dairy ever gets in financial trouble, I will be the first to donate to the cause and start a save the cows foundation. Back in 2016, I encouraged my wife to help my daughter Ivy while she was recovering from an operation. Ivy, our son in law, John, and my wife, came with a scheme for us to move to Kuna. They found 5.3 acres on 2255 N Ten Mile Road next to this proposed project. We plan on living in Kuna until our grandchildren graduate high school. I moved to Kuna, sight unseen. I have to admit that I was disappointed in the overgrowth Kuna has experienced. I remember a small farming community in the 80's. Fourplexes and houses have closed in on the 5.3 acres John and Ivy own. Having many big brother eyes, which shared walls looking down on us 24/7 with the awkward at best is what this project would present to us. I enjoyed helping out around the place, killing weeds, especially goat heads, irrigating and substitute feeding of the animals. I also enjoy riding my bicycle, fishing Indian Creek and the local pond. Plus, we have another daughter, Daphne, who lives up on Columbia, just off Ten Mile Road. I'm okay with a "Grapes of Wrath" setting, I can still harvest here. The way it is right now, I'm plenty okay with that. Speaking of grapes, it reminds me of a story. A duck walked into a bar and jumped up on the counter and asked, got any grapes? The bartender said no. The next day, the duck came back and asked, got any grapes? The same reply, no. On the third day, the bartender said, "If you come tomorrow asking the same question, I'm going to nail your feet to the bar top. The next day, the duck asked, have any nails? The bartender said no, then the duck asked, have any grapes? These townhouses are unprecedented in the Treasure Valley that I could find, putting 57 units on 4.11 acres, with shared walls between units. I ask if you're asking us to swallow these sour grapes? We have no nails, but we do have votes. I want to end with First Corinthians 14:40 which says, something we can all live by: "But let all things be done properly and in a royally manner." Thank you. **Jonathan Durfee:** Jonathan Durfee, 2255 North Ten Mile Road, Kuna, ID 83634. Mine is the property that borders the north and the west side of this proposed development. I am here tonight to oppose the development and rezoning of this property from C-1 to HDR. The development of this property will directly affect the current use of my property and create a large financial stressful burden upon my family. Already the proposed plan has caused me multiple days of stress and work rebuilding my barn to create more privacy for myself and my animal, because the proposed dwellings they want to build along my property line. Any development on these four acres will create multiple issues that will affect my property. The major concern I have is with the irrigation, watering system. Currently, my irrigation is on 3203 Ten Mile and I have to partially flood their property in order to irrigate my southeastern pasture. Major ditch pipe and engineering design will need to take place in order for me to maintain our watering abilities. That being said, the proposed development is downhill from my property and is at risk of flooding if something unforeseen was to happen during weekly irrigation. Whenever my family is irrigating our crops, we cannot be worried that we are giving flooding damage to neighboring houses. I definitely do not have the means or the ability to rebuild 600 feet of ditch line. I request that any developer coming in would address this issue to protect their property. My farm is home to a wide variety of animals who come with varying characteristics, including

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loud noises, unpleasant habits, sexual behaviors, large messes, and the ability to attract flies and pests. There are currently 37 animals on my property, including alpacas, llamas, large livestock, dogs, wildcats, chickens, roosters, and cows. There are also 10 or more active beehives on my property whose natural flight pattern runs through the 203 Ten Mile. With every dwelling that is built in 203 Ten Mile, the liability factor greatly increases. More people bringing this concern that my livestock could be injured has the negligence and curiosity of people. Animals don't understand property lines, and they do not respect the noise ordinances. I am constantly repairing fences damaged by mischievous livestock. I have had multiple animals break through the fences and end up on 203 Ten Mile. Any developer of this property must concern themselves with the proper securing of the boundary. A waterproof berm and livestock proof wall would ensure that the future owners would be safe having children playing in common areas bordering my land. I suggest a two-to-four-foot berm and a six-foot concrete wall be built to properly ensure the safety of this property. I understand the restrictions that this property faces with Ada County Highway District and the rights-of-way, but I still think that Kuna would benefit much more from a commercial development being at this location. There are no storage facilities anywhere on Ten Mile Road for the existing property owners to keep vehicles. The traffic in this area is already difficult to deal with, and adding 57 units in such a small space is not going to help the situation. It's only going to overcrowd schools, add more traffic with the limited services that Kuna can currently provide. If there were some way to allow a second entrance of this property onto Crenshaw, it would open more development options and help with traffic issues on Ten Mile Road. At this time, I do not think that the high-density residential matches Kuna's identity, and jamming more people into our small town is not a solution. I think we need to create more opportunities for businesses to come and create jobs. It will stimulate population growth and allow the residents of Kuna to work and play where they are instead of having to commute somewhere else.

Ivy Durfee: Ivy Durfee, 2255 N Ten Mile Road. Three years ago, my husband and I made a decision to buy a house on 5.35 acres in Kuna. Kuna has always been known for its small-town, country feel. We were excited to start this new adventure and enjoy the privacy of not having neighbors right up against our property. On April 23, 2019, we attended a neighborhood meeting. We were told about plans of a subdivision with 57 single-family attached homes to be built on the property next us. Their maps show that the plans of 15 homes would be against our property looking down on us like a fish in a glass bowl. I left the meeting frustrated, like our privacy was getting taken away and a great burden was placed on my shoulders. When they came up with this plan, they had no care or respect for us, the existing owners and our farm. We have 37 animals on our farm. Two of them are dogs. As guardian dogs, their job is to protect the animals and us from danger. This means that they bark. We have roosters who like to tell us good morning, we have alpacas and llamas who make a high pitch squeak sound when they are in danger. We have boxes of bees that pollenate and make delicious honey. We have two alfalfa grass-hay mix fields which are cut and baled two to three times in the summer. That causes a stirring up of dirt and loud noises from the machinery being used. All that to say that we are requesting that as a requirement of the conditions of approval, that any buyers for these units must sign a clause stating that they understand that they are moving next to an active farm and will not complain or report us. We have accepted the fact that something will be built on that property next to us. I'm opposed to the high-density residential rezoning. The property would be better off zoned commercial. This would allow for a small residential development, commercial property which would bring revenue and opportunity for the residents of Kuna, so that more families with kids to put in our already overcrowded schools. This high-density design plan belongs in the downtown area and not near country farms. Thank you.

Amy Harding: Amy Harding, 1852 West Crenshaw St. I'm not sure if there's anybody else from the Crenshaw development. I just moved into Kuna back in April. I moved my children here thinking it's a great place to live as there's country here. We picked a home that has no property next to us, a drainage ditch and five acres behind us for a reason. To see those of things go away is kind of sad to me. We want to keep developing smaller not so high-density areas. Also, we took my children and moved them from Lake Hazel Elementary School to Crimson Point Elementary and crammed my children into the classrooms, because there's already 36 children in each class that they were being put into. That was a challenge that brought challenges of not bringing enough attention to the children that are at the school district. That is a concern of mine, do we have enough teachers in schools to support putting 57 low-income, newer families with children into a school district. That's a huge concern on mine. Education to my children is very important. I have a

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master's degree of my own and I expect the same of my children. It's going to be difficult if they don't get a proper education. I just had a kindergartener start two days ago and she came home frustrated. That just concerns me that this may continue if we have too high of a density. I'm also a leader in a business where we are looking to develop. It's more medical oriented and I can see needs of that in Kuna. I would love to be able to see opportunities for other things that can provide more support to the current existing people here in Kuna. The other concern I had is that I did buy the end home right next to the flood area. To put in more low-income homes there, I am concerned about the values of the homes and is that going to be degraded if we have too many rental properties to limiting how many can be charged into rental properties would be something that I encourage. I was a first-time homebuyer at one point. It got me to where I'm at into Crenshaw, so I appreciate that and value that. Limiting how many rental properties there are if this were to go through. I would not encourage putting any more traffic onto Ten Mile Road. I go off Crenshaw, which is very difficult with the intersection so close by. Without lighting and traffic control, it's very difficult to get out onto Ten Mile. I leave at 6:30 every morning and I have a line at stop signs. It's very difficult to go from where I currently am right now to go to work. With construction, it takes me about 45 minutes to get to my current place of employment. Thank you for your time. **Glenda Nelson:** Glenda Nelson, 2082 N McClure Lane. My property is one of two that would physically touch bases with the property that we're speaking of this evening. I've lived in the Boise area since 1976 and in Kuna since 2011. When my husband and I bought our property, it was still quite a rural feel in Kuna. I know the roots of Kuna are in agriculture. We moved to Kuna, because we liked that small-town feel. I'm here to adamantly oppose this development for a variety of reasons already mentioned. I want to focus on safety. The proposed property borders my property as well the neighbors who have already spoken. I believe that a large number of people including children on the border of small farm provides inherent risks. First off all, I have horses and goats. My horses are enticing to children. As an example, we have a privacy fence along the Crimson Point Subdivision. We've had multiple episodes of children climbing over the fence. We've had three panels of that fence pushed and broken into our property. One time it was in the winter, and the kids were sledding in their little water hatchments. They came in while we had the horses turned out in the snow. We found several children in there. We've had to call the police about broken fences. There are currently about two broken fence panels in the back of our pasture right now. The neighbor kids that we know, they're not bad kids. They want to see the horses. They want to feed our animals in appropriate stuff like bananas. They come over to get their balls and throw them over the fence. About three days ago, my husband was on the trailer. He was cutting our hay field and two of the boys were in the hay field and popped up and scurried back over the fence. There are inherent risks, should my animals come in contact with them, even something that shouldn't be fed. Kids should not be around large animals, that could be inherently hit, bitten, stepped on, pushed, etc. I have goats that we use to mow the border of the fence line. They're pushy, they can knock kids over, and I think that we have six single-family homes on our fence line. Now we're talking about putting 57? All of them have several stories, which will be the most enticing things for the kids. They can look directly into our lovely property. It's already been mentioned that this is a draw for families to have this lovely open space to come and view. I feel like we are part of the fabric of Kuna. Those of us who live on farms, so even small ones, we have the right to enjoy our properties safely as well as newcomers to the community. I'm in agreement with those who spoke already. We need to understand that this property is going to be developed. Couldn't we put something on it that would be more useful to the community? Thank you. **Steven Nelson:** Steven Nelson, 2082 N McClure Lane. I'm just going to echo some of the stuff that's already been said, especially what John said. Two story units, picture windows looking right into his yard. I don't think anybody here wants that. The fencing issues, I've had more than one. I've had to monkey with their vinyl fence in the cold, trying to get it to snap back together to keep your animals in them. If they're going to put a vinyl fence around this and it get approved, I'd like to see it backed up with five-foot no climb at a minimum on our side of the fence so that when the kids do inevitably knock a panel out of it, the animals can't walk through it. I am opposed to the rezoning. It's been said that the traffic on Ten Mile is already horrible. I know that's not your issue, it's ACHD. We're concerned about 57 units going right into that little space. **Jane Suggs:** I do appreciate the neighbors coming out. I like this part of the process. That's what it's all about, everybody having their say. Let's see if I can address a few things, and I do recognize that just to the north and west of us are RUT zoned lands. Those are lands that are not in Kuna, they are still in Ada County. We

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don't know if they will ever be annexed into Kuna. They are in the area of impact, but I don't want to propose or suppose that those would go into the City at any time. We do recognize that there is agricultural use. We agree that there should be some kind of notification. There is always a Right to Farm Act, it is an Idaho Statute. It is on every plat. Who reads their plat when they buy a piece of property? You do sign a lot of documents, and we do know that in other places that are similarly situated, they often have a document that you have to sign. It should be something that very clearly states that you are buying a piece of property that is adjacent to agricultural land. There are sounds, smells, activities that can happen and you are buying next to them and they were here first. The purpose of that document is to let people know what they're buying next to, because the granite countertops always make you want to buy the house. Sometimes you forget what is next to the house. We agree that there should be a condition of approval that every purchase of a property there would have a special document that would allow the buyers to know that they're buying next to active agricultural land. As far as the Comprehensive Plan, we do meet the comprehensive plan as a high residential area. I've been looking at commercial properties all over town, because with other developers, not necessarily in Kuna, access is the big issue. You really have to have wonderful access and vehicle access to make a commercial property work. This is not that property. We're looking at something similar to this that is on State Street. With all that traffic, we can't make the commercial property work. These are not what I would consider low income housing, this is not going to be a project of any kind other than a great neighborhood. These are very well designed and with your permission, I can show you a couple of pictures of what these look like. You'll see this example of the product, which is being built now in Garden City. These are for-purchase, two-car garages with connected housing. I'm concerned about the fence, too. I think it's because I've had some other projects where kids will be kids. If there is some way that we can put in some sort of fence with a chain-link fence that normally we don't allow, but we put in a fence. Then we put a vinyl fence next to that, so that it actually can control the action behind that. Also, for John and Ivy, we will be piping in a big portion of that ditch that actually runs coming through the subject property. We know that the engineer's been out there. There is a ditch that runs along the north property boundary and then cuts across. We'll have to pipe that around our entire property, which would improve the flow. We think the irrigation of course, again another state statute that says we cannot interfere at any time with someone's irrigation. If irrigation is not on, we will be doing that pipe work. When the irrigation is on, it'll be great flow for him. It will move this flow around the property. Here is an example, this is not low-income housing, this is great design, great housing. Again, the smaller footprint makes it somewhat affordable as opposed to buying five acres or maybe even a Crimson Point home. A condition to work with the neighbors on the appropriate fencing and the City, so that we don't have a problem with animals getting out through some sort of vinyl fence. We like that, we like the condition of actually in fact. We should propose to do some sort of document so that people know they're buying next to active farm. I think that was most of what I heard from the neighbors. We do want to be a good neighbor, and we do think that this is an appropriate housing type in that location and in that mix. Again, if you want this type of housing, it needs to be on an arterial. Ten Mile is an arterial now that connects. I can stand for other questions or clarify things. If you remember this from approval back in April, through the design review, this is a condition of approval to come in with a plat and a recommendation for the rezone to meet the comprehensive plan. We very respectfully ask for your approval to move this up to City Council. **C/Young:** We'll close the public testimony at 6:57. This brings up our discussion. As far as the rezone itself from commercial to residential, looking at what's just south of this, the 20 or so fourplexes south of this, I think this model would be a welcomed change. There are other developments that I've seen like this in the valley. The additional parking and clearances for those look good. As far as the plat goes, it's a welcomed change to the fourplexes we've been seeing enter the City. **C/Laraway:** It inevitably starts to get east meeting west when we start doing stuff like this. The developer has the right to develop the property and the right to build within the zoning that we are requiring in our Comp Plan. Some of the concerns from the citizens are right on, but the agricultural noise, nobody can sign a noise complaint against an agricultural noise. The traffic, my specialty, ACHD approved this. I don't have the wisdom to override what they're thinking when they do this stuff. I do state my concern about the private roads, because the number one complaint from citizens is traffic. Law enforcement cannot enforce speed limits within private property. So, these cars are going to rolling down this road, homeowners are just going to have to contact the HOA. I did have an issue with the private

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road scenario, but it seems to be going down this road. It's not a big proponent of the R-20, of course that's based on history. As we've learned, our hands are tied sometimes. I love the idea of chain-link fencing if they approve it or if it's a condition, that will keep people safe but I don't think it will keep the kids off the property. No trespassing signs help. There's a lot of small things that are going to be irritating for the neighbors, but Kuna's growing, there's more stuff coming in, I'm with you I love the small atmosphere here. I'll die with the belief that this is a great little town, but it will have its hiccups and its growth. Developers will buy the land, and they have the right to develop it. I can't stop that. City Council can, but I cannot. I have to go by the Code and by the book, with my heartfelt concern for you. **C/Gealy:** We really do appreciate people coming out and sharing their concerns as Kuna grows. We are all concerned as Kuna grows, we are concerned about the schools, and schools need to continue to serve the children. We're all concerned about the traffic and ACHD, and building the roads that we need to have for the traffic as it grows. As Commissioner Laraway said, we have private property rights. People who buy property has a right to develop it. It's in the code, in the ordinances established in each community. I think our staff does a great job working with developers to make sure that when we have a proposal come before us, it meets the code required. I think this brings a different kind of housing product to our community. I like that there is ownership available for a small development. I especially appreciate the open space that's made available to the future residents of this community. I appreciate that there is access from this property to Ten Mile that limits the number of options that are there for development. I hear the neighbors concerns that irrigation and planning the property to the south, but to me it sounds like the developer is willing to work with the neighbors to mitigate those concerns with respect to irrigation and fencing. Which additional conditions will we include? **C/Young:** I think that certainly working with staff and the neighbors for the fencing along the agricultural properties is definitely one. Working with the district or location for the bus shelter as requested by the school district. **C/Gealy:** There was a condition to limit the number of houses to 57. There was a condition to work with staff and the neighbors on fencing and irrigation. **C/Young:** We can make two separate conditions out of that. Even without conditioning irrigation, that has to happen, but we can make that a condition that way. **C/Gealy:** The applicant wanted to prepare a document regarding the sale of the property. **C/Laraway:** Regarding the south entrance, it says emergency entrance. It is that open for the public or everybody? On the actual picture to the bottom, that's removed. I don't know if that will be an open access. **Jane Suggs:** It is for emergencies only, it will have bollards that will be knocked down or removed when emergency vehicles go through. It will not be open for anybody else to use. You can walk through and walk out.

Commissioner Gealy motions to recommend approval of Case Nos. 19-05-S and 19-03-ZC with the conditions as outlined in the staff report; With an additional condition that the applicant work with staff and the neighbors regarding fencing along the boundaries of the proposed subdivision; An additional condition that the applicant work with staff and the neighbors regarding irrigation issues; An additional condition that the applicant work with the Kuna School District about providing a bus shelter based on the number of homes within the subdivision (57); An additional condition that the applicant work with staff to provide a document regarding notifying future purchasers that are buying adjacent to the project; Commissioner Laraway seconds, all aye and motion carried 2-0.

19-08-AN (Annexation), 19-04-S (Preliminary Plat), 19-19-DR (Design Review) – Indian Creek at Crimson Point Subdivision; 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). A Design Review application proceeded this application. The subject site is located at 3001 West Ardell Road, Kuna, ID 83634, within Section 15, Township 2 North, Range 1 West; (APN# S1315325550).

Troy Behunin: Good evening again, Commissioners, Troy Behunin, Planner III. The application before you tonight for is Indian Creek at Crimson Point Subdivision. Staff is willing to present tonight even though there was no final staff report from ACHD. I received that report just late afternoon yesterday, and I have copies to pass to you tonight. Then you can let me know if we weren't receipted, or if you would like to postpone so you can take time to read the

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report. It really only has about nine pages of substance to it. Let the record show that this is going to be Exhibit B-2. Additionally, the Kuna School District did issue comments for the project. However, they misspoke when they put Hubbard Road as the proposed bus stop. As you're probably aware, that's nearly one half-mile north of this project. Late this afternoon, I also received an updated comments sheet from the Kuna School District. I'll pass that out as well. That's going to replace Exhibit B-8. It's up to the Commission which direction you would like to take. Why don't I go ahead through the staff analysis, and then you can render a decision on what you would like to do. All of the noticing procedures have been met for tonight's hearing. The site has been posted, it's in the newspaper and letters were sent out. The applicant is seeking annexation of approximately 8.68 acres from Ada County into the City of Kuna. They are seeking an R-8 designation. R-8 is within the medium density designation. The Future Land Use Map indicates that the property should be medium density residential. They are looking to put 33 homes on the property with six additional common. The net density, which is everything minus the streets would be 5.61 dwelling units per acre. Staff finds that this is in concert with the Future Land Use Map and they are connecting to existing stub streets to the south which is Thistle Drive, and they are continuing that connection through their subdivision and they will punch out to the north for another subdivision that will be coming before the City Council. That was already an approved subdivision from years ago. To meet all of our standards for connectivity and providing stub streets for future development, which is a very big deal for the City. For all of the reasons listed in the ACHD staff report, there's a lot of benefits for connecting to existing roads. Staff does back up all of those reasons from the ACHD staff report. We have worked very closely with the applicant to bring this project before you. They meet all of the Future Land Use Map goals. They meet all of the Comprehensive Plan goals and they are also providing a significant amount of open space and recreation in addition to providing a pathway that will continue on along Indian Creek. They will work with the Parks Department to dedicate that to the City. The Design Review App comes with the preliminary plat, and staff has found that it does comply with 5-17. I will stand for any questions you might have. **C/Young:** For the staff report from ACHD, shall we take a 5 to 7-minute recess to review that? **C/Gealy:** Yes, I would like to have time to review that. **C/Laraway:** I just have one clarification question. It talks about Ardell going through the subdivision and have a line through Navy Street to the subdivision that way? **Troy Behunin:** That's correct, Ardell Road will not be extended in the future due to the shear cost of going over the creek and the railroad tracks. There's just nothing to justify that at this point in time. Staff does support that Ardell ends where it is basically right about now with some kind of ending treatment, so that it looks better than it does now. It actually stands out as a dead end. However, it will funnel traffic south and north with the new subdivision. It was a difficult decision for ACHD I'm sure and also for the City, but there are better alternatives like Hubbard Road and other east-west connections. The separation between the railroad track and creek is a significant difference. You wouldn't have time to go up and over, down and back up. **C/Gealy:** I have a question regarding the pathways and open space. As I understand, most of the open space will be there on the west end, including across Indian Creek. **Troy Behunin:** Yes, both sides of Indian Creek and Indian Creek itself. **C/Gealy:** On the pathways map, though, it looks like there's a planned pathway across the entire northern part of the property. **Troy Behunin:** There is something, but again that's a general location. We can work with the developer for the northern piece. **C/Gealy:** Is it your intention to work with the developer to extend that pathway across the northern boundary? **Troy Behunin:** We will do whatever this body recommends that we do. **C/Young:** Along the lines of the pathway, the applicant's letter indicates property to the west that the City owns. Does the City also own property south, and is there separation? **Troy Behunin:** The parcel will actually touch. I believe that the piece it does touch that the City does own is a 29-acre parcel. **C/Young:** As far as the pathway for the applicant, with the creek going through there, are there easements from the back parcel line for housing units and the creek as far as the irrigation district or anything? **Troy Behunin:** I'm not aware of anything with the irrigation district, but at the back property line of the houses along Indian Creek or the lots in Crimson Point No. 6, where their fence line ends, that's where the City property begins. That would be a Parks and Recreation project, but they'll figure out how that will work. **C/Young:** It's just kind of an odd parcel having the canal running through both sides of it. At the same time, saying here's all this open space, but how much is really usable out of it? **Troy Behunin:** It is a challenging piece, because it's only about 6.5 acres on the development side of the creek. The other 2.5 acres does touch City property as well. Crimson Point is in the exact scenario that this is in, it's just a larger piece. That's lot 39

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for Crimson Point, and the bulk of that property is actually on the other side of the creek. There is a footbridge just off of Thistle not too far from Cerulean. I don't think it's necessarily from this applicant, but where Ardell terminates on the northeast corner of the property, currently it shows that there's existing landscaping there, but there isn't. There's a fence that separates the last residential parcel on Crimson Point No. 4. It's not landscaped. Going back to an issue several years ago, un-landscaped HOA land. The City is willing to work with everybody involved to make sure that takes place. I have no answers as to why that was never landscaped. Without looking at property lines and right-of-way, I suspect that most of the area you're actually inquiring about is actually ACHD public right-of-way.

Commissioner Gealy motions to take a recess to have the time to review the ACHD report; Commissioner Laraway seconds, all aye and motion carried 2-0.

C/Young: We'll officially come back to order at 7:34. **Troy Behunin:** In a phone conversation with Josh earlier today, he did indicate that they did receive, read, and accepted all of the ACHD conditions. **C/Gealy:** With respect to the pathway, ACHD has decided that they will not continue Ardell Road. Do I understand that ACHD does have a right-of-way that's not sufficient to extend the road? **Troy Behunin:** I believe that there is no Ardell right-of-way already existing on this property at all. It may touch the very northeast corner of this property but that's where it ends. It even stretches that far. Ardell does not continue. **C/Gealy:** Not even as a right of way? **Troy Behunin:** Not even as a dedication. ACHD reached that tough decision to not continue Ardell. Staff supports that, because of the shear cost and there's better alternatives. **C/Gealy:** My question is, if there is an existing right-of-way, can we put a pathway on it? **Troy Behunin:** There's a very big difference between public easement. Rights-of-way indicate that ACHD owns it. They maintain it and they expect certain things and certain provisions that they have to follow as the stewards of the right-of-way and Ada County. The pathways don't reach that. **C/Young:** There is no easement at this point. **Troy Behunin:** My maps don't show anything like that. **C/Laraway:** There is no imminent domain or something like that? **Troy Behunin:** The ACHD staff report says that they're not taking that position. In the event that right-of-way exists in the ACHD staff report, the existing right-of-way would have obliterated this site. **Josh Beach:** I'm Josh Beach, I work for Konger group, 4824 West Fairview Avenue in Boise. This is a 33-lot residential subdivision, R-6 common lots. We're not connecting to Ardell. If you look at the staff report for the highway district, there technically is right-of-way that touches the property, but it is not wide enough for a street section. It is a little more than half. There's enough room for an emergency access, which we will be providing until such time. As the road continues further north, if you have more than 30 blocks in any subdivision, you have to provide a secondary access, so we'll be doing that where Ardell touches the property. Lot 16 I believe shows an emergency access. One of the conditions from the Highway District is that there would be bollards there so that vehicles can't drive through there. Obviously, we're planning on putting a single-family there. I'm not sure how ACHD is going to clean that up long term. I'd like to thank Troy and Planning staff for the assistance and information they've given us through this process. We are in agreement with the staff report from the City. As far as the staff report from ACHD goes, we are currently showing a little bit narrower of a right-of-way section. We'll discuss that with them, but I don't see any big issues there. We've been working with staff and the highway district, public works and planning for several months, trying to get this ordinance to go. We are sandwiched between Crimson Point on the south and east side of our project and then the Arroyo Indio project just to the north of us is coming in to get their final plat approved. The reason you're getting the staff report later than you normally would have is because Dawn, one of the planners at ACHD, had the staff report written several weeks ago, but we are showing our stub street to their property not quite in alignment the way it needed to get lined up. We're close, and we'll get the engineer to get that to where it needs to be. We're in front of you asking for an approval this evening for this 33-lot subdivision with six common lots. We are providing an asphalt pathway from Thistle out the east side of Indian Creek and we'll be building a pathway section from the north side of the property to the south side of the property as required from the master plan as recommended by staff. With that, I'll stand for any questions you might have. **C/Gealy:** On the ACHD staff report, on the site-specific conditions of approval, they say terminate Ardell Road in a cul-de-sac turnaround and amend the turning radius at 45 feet. **Josh Beach:** They're referring to our Ardell, the one that we're going to construct as a cul-de-sac, absolutely.

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With respect to a pathway on the northern piece of property, it shows up on the master pathways plan. Would you be willing to work with our Parks and Rec Department regarding a pathway along the northern edge of the property? You'd be looking for a pathway from the east side of the property out to Indian Creek, that entire plank, the far northern boundary, correct? **C/Gealy**: Basically, it would connect to Ardell. **Josh Beach**: That would be a surprise to us, because nothing came up in discussions with the City in terms of providing a pathway along there. I know that there was discussion from them to build a pathway on the east side of the creek, but not along the northern boundary. **C/Gealy**: Is there any connection from your subdivision to the pathway on the western side of the creek. Is there any way for the people living here to get to the pathway? Other people could walk in for access to walk to the creek, correct? **Josh Beach**: Yes. **C/Gealy**: Are you willing to work with the school regarding the bus stop? **Josh Beach**: We will work with the school district to see what they're looking for. I will see what they're looking for based on the incorrect letter that we got previous to that. We won't be building a bus route for them, because we don't have any property offsite to be able to do that. We can get in touch with them and work with the school district on coming to some understanding of what they're looking for. **C/Gealy**: I did not understand the conversation about landscaping and common lots. **Josh Beach**: We own a section of property on the west side of Indian Creek, is that what you're referring to in terms of landscaping? **C/Gealy**: Would that be left undeveloped? **Josh Beach**: At this point, yes. We have been in some discussions at least initially with the City as to whether the parks department would want to do something and partner with us in making that a larger part of open space. As Troy mentioned, the City owns property on that west side. We have no plans for that right now, and it's not to say that we couldn't do something in the future with the City. **C/Young**: I'll open the public testimony at 7:45. **Holly Murray**: Holly Murray, 2327 Rubine Lane. I am one of the houses on the east that backs up to the new development. I actually submitted a safety concern. We will have a shared driveway in our backyard. I am curious to see what they are planning to do there. I did see that there is a 10-foot easement on our back fence. We still don't feel faith, so we want to make sure that barriers or something will be placed to prevent someone from getting into our backyard. We're going to be responsible for our back fence since our HOA isn't responsible. If something can be put there, we'd appreciate it. **C/Young**: Are you referring to the shared driveway on the east side or the one that runs going northbound? **Troy Behunin**: Actually, she lives off of Rubine Lane, which is to the east. She is one of the first two or three houses south of Ardell. There is an emergency only access on the far east cul-de-sac, as soon as there is a secondary access through another one, that EMS will go away. This will not be a permanent access. **Holly Murray**: There is an actual shared driveway with four homes, and this is our backyard. We're neutral, because we know that new development happens. We would love to oppose it, but that sums it up for me. We appreciate you making the effort to keep us safe. **Steven Alpha**: Steven Alpha, I live at 2247 North Rubine Lane, when I moved to my home five years ago, there was no Navy Street. There was no Crimson Point No. 6. Now there's a high volume that uses Navy Street to come to Rubine to get to Ardell to get to Crenshaw to the school or to leave our subdivision. There's a lot of traffic trying to get out onto Ten Mile Road off of Ardell now already. If this project is approved, there will be an additional approximately 60 to 80 more cars twice a day coming from Thistle to Navy to Rubine to Ardell until this other project is approved down the road. I have seven grandchildren and when they're not at my home, we have at least double the number of neighborhood kids. People speed down Rubine now. If you start adding that much more traffic, turning the corners, you have young people that are doing that at high rates of speed that creates a hassle for the children. It's a hindrance. I'm opposed to this project, because the volume of traffic will just continue to increase. A lot of the people that are adding into the sections of Crimson Point No. 6 are all coming down those back streets. They've got Navy to Rubine to Ardell. Very few people are going out the back side of the subdivision, because that road is horrible. That corner there is horrible. Anyway, that's the reason for my opposition to this project. The extra volume of traffic on Navy Street would be a major hindrance to the homeowners with all these young children there in that area right there. Of the four houses across there, each one has children. The houses on the corner of Rubine and Mahone have children. It's just impacting the volume of people that will be turned up and down that street. Thank you. **Jeff Carter**: Jeff Carter, 3002 West Navy Street. My home backs up to this project. I'm the third house from the west end of Main Street. I just want to put it out there that I'm really tired of builders giving plans that are packing houses. Nobody is really responsible for making our community grow. I would like to know that developers

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and builders have some responsibility, some impact fee that will help with our public schools. Right now, it seems like once we solve a problem with our public schools, we are already overcrowding what we can do with the limits and bonds that we have to improve. We have to improve new schools, step inside. We see a constant perpetual restructuring of school zones and trying to figure out bus schedules. This community needs its space, and the space it has is already tightened in the neighborhoods will impact traffic and some home value. Forget about the fact that this is 8.5 square acres that we're looking at. We're only talking about developing 6.5 acres of usable when you do the math, what's an acceptable space? Is it R-20, R-12, R-8? Redo the math and think about what we're actually putting on 6.5 acres. That two acres will not even be used. As it was mentioned, I live on Navy Street and when you count the number of homes that are on that street alone, the traffic will have to reroute and construction that has to go there before that. It is going to increase the traffic over three times on my street. I live in a single-level home and I will soon see two-story homes behind my house. These lots are so narrow, they're narrower than they are tall. I am going to end up with three new backyard neighbors to my one piece of property. It is not the Idaho dream to own a little piece of land. We all want some space. The east-to-west fence are going to end up with homes that have to share driveways, that was pointed out. There's no access to Ardell, take out the bollards and put a street through there. It doesn't have to have 33 homes on it. That's just what the developer wants, because it's a money-maker. We shouldn't be building homes based on the developer's mentality of if you build it, they will come. If I can just say one more thing, please consider building more commercial establishments, businesses, bring jobs to Kuna before we bring more homes and more population. **Scott Scally:** Scott Scally, 2270 North Rubine Lane. I am the house on the corner of Rubine and Mariben Drive. My opposition to the project is to the Ardell Road not going into that subdivision. As you can see, there are at least four intersections once you get into our subdivision there. There are at least 15 to 20 kids, age 14 and below. 99 percent of them are all friends, they've all grown up together. They literally play all the time, there's balls that run into the street. There's bicyclists and vehicles will come up Ardell Road at a high rate of speed. They already do. They will then continue down these roadways and create a significant hazard to our resident. I understand that ACHD said they think it's the right thing to do, because they don't want to punch through. I don't think anyone ever expected them to punch through Indian Creek. I don't understand, I guess it is because they don't live there, why we can't extend Ardell into the subdivision. We'll have an additional 70 vehicles twice a day driving through this area. I understand that it's going to be docked to another subdivision. That subdivision will cut out half a mile to the north and I guarantee you the people in the subdivision to the north of that are just on the border are not going to go to Hubbard to go out. They're going to come out through that subdivision into our subdivision. I'm probably not saying what I need to say, but the traffic safety is a very significant factor for me. This drainage ditch here off of Ardell and Rubine is a very common snow sledding area for the entire subdivision. Anytime there's a snow there, a snow day could have 50 to 100 kids that come all the way from over there. Adding that traffic, I would ask how to figure out how to get Ardell Road to punch into that subdivision so that there would be a safer access to that. I am on the HOA board, I'm not speaking on behalf of the board, because I don't think I can do that. I don't know if this is the right person to ask, but I do have a question about which HOA would be involved with this road. **C/Young:** I'm sure the applicant can answer that for you, and as a Commissioner for the City, we don't create or manage HOAs, it's a civil matter so that's not something we handle. **Scott Scally:** I was asking so that we could get the information to go back to people who are looking to annex into ours. **Jason Kotter:** Jason Kotter, 2240 North Glacier Blue Road. I echo the same concern as my other neighbors, I'm not opposed to the development because that's one thing that we cannot prevent. I would like to ask that we have a good safe means of getting those people to their home without impacting our neighborhood. Thank goodness I don't live directly on Navy, but I live close enough that I'm concerned about the safety of my children and their friends that play in that area. Also, I'm concerned about the number of homes, 33 homes will add maybe 70 extra cars not counting the teenage drivers that live in those homes too. All speeds are extremely excessive already. Maybe with the floating traffic and construction and the people that live amongst the neighborhood. I'm concerned about the smaller homes, usually smaller homes yield rentals. Usually rental people don't care about the neighborhood as much as owners would. Also, what is the plan for the future growth? I know the developer mentioned that they don't own the land north of that. I'm assuming whoever does is planning making a better exit for those 33 homes as Mr. Scally mentioned most

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likely they will just continue up Navy. This could be a permanent burden for the neighbors that live in there. **Tara Martinez:** I live at 1971 North Maroon Ave. I don't even think this project should be considered until another road is made for this community. Ardell is a pretty busy road. Coming into our community by several streets to get to a completely separate community by a different developer is only fair to the people that already lived in that community. The traffic is already not great between Ardell and Ten Mile. If you go out Ardell to get to Ten Mile, you already have for several cars in the morning. Adding more cars to that area is not going to benefit this community at all. There are a lot of kids in this neighborhood, having more kids playing in that area while more cars are coming up and down the hill. We already have another community within Crimson Point, and it has not been a great relationship that I am aware of. Building another community inside of our community just creates more tension within the community, because we have all these different HOAs. There are all these different rules they're trying to get everyone to abide by. Crimson Point Elementary is already a very packed school, and they just approved around 50 homes. I'm not sure where those kids are going to go. I definitely don't know where these kids are going to go. All of that together, I just don't think this is very good project. Thank you. **Kevin Johnson:** Kevin Johnson, 2958 West Navy Street, I'm the fifth house from the west. The concerns I have is the traffic and safety. I have two little children, one just turned three next week, one is six months old. There are two kids on our right and four kids on our left. There are several across the street as well. They get to play on the sidewalk, they go to each other's house. Now adding 33 homes and six common lots will add at least 70 more vehicles coming through. There are no speed bumps, no way to mitigate the speed to protect the children. I can't be there all the time to protect the kids. It falls on us to protect these children. The other thing that I think several of you have also mentioned, I don't think anyone planned on having Ardell cross over Indian Creek and go over the tracks to Black Cat. Rather, they were just looking to have a secondary access through Ardell just into the community and terminate wherever it's feasible. This could relieve some pressure off of the already crowded adjusted streets for the children as well. The only other concern I have is about these other new homes, the 57 homes from the previous case. Then approving these 33 additional homes. For the new homes, that's the concern we have. What's going to protect our children? **Josh Beach:** Josh Beach, 4824 W Fairview Avenue. To go through the list of comments from the neighbors, I heard a discussion about safety and making sure that children are safe playing outside. I am sensitive to that, because I have a seven-year-old and a four-year-old myself. I make sure they're safe when they're on the sidewalk. There will be an increase in traffic in the neighborhood. That's just the way that works when you have a residential subdivision. Traffic does increase. We rely on the highway district to give us the information as far as whether or not the existing roads have met capacity. If you look at the ACHD staff report, all of the information provided shows that all of the roads are well within the capacity range to handle the trips that the subdivision will be providing or the vehicles that will be passing through the subdivision. I understand the concerns, I don't live in the area so I'm not sure if there of lots of folks speeding down Ardell. I know that the Kuna Police Department would definitely be the ones to handle those types of concerns, There was some discussion about the size of the lots. My perspective is a little different than most of the folks in Kuna, I didn't grow up in the country. The smallest lot we have in the subdivision is 6300 square feet, which could be seen as small depending on your perspective. The largest is about 9400 square feet. The minimum lot width is one lot, and it's about 47 feet. These lots are generally about 50 feet wide and some 120-130 feet deep. The building area is about 4,000 square feet including the setbacks in the rear, front and the sides. You can fit a fairly decent-sized house in there. That's not to say that these homes will all be two-story, but some of them will be, some will be single-story. I have a builder picked out, so I don't know exactly what is going to be his style. Generally, those are between 1,800 to 2,600 square feet in size. The next one was a discussion about uncontrolled intersections. ACHD will review the traffic studies and determine whether or not traffic control is needed. Whether that be a stop sign, street light, that's on their per view. We've moved onto the next step, pulling from one of the residents, Ardell Road does have about 20 feet of right-of-way. The highway district requires 50 feet in order to build what they call a complete road section. The asphalt, curb, gutter, and sidewalk are about 28 feet, so even if we wanted to build a road coming from Ardell, it's just not possible. We don't own that property. There isn't enough right-of-way already dedicated there to make that work. The appetite from ACHD isn't there either. Regarding HOAs, we will have our own HOA, so we're not asking Crimson Point to include this property into their existing HOA. **C/Young:** Regarding

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the future development to the north, that's nothing that you can really speak to, because it's not your development.

Josh Beach: We don't know much about it, but we have worked a little bit with that developer in aligning our stub street with his to make sure it lines up. Other than that, I don't know what his timing is for construction or anything like that. **C/Young:** I'll close the public testimony at 8:15. We will now have our discussion. **C/Gealy:** I am concerned about the lot size and the open space. I appreciate that there is a significant amount of open space along the creek and across the creek, but it seems that there's a higher density of actual housing in the development part than warranted given the existing neighborhood and the location. You can sometimes make an argument that it's closer to a collector, it's on a busy street, it's closer to downtown. There may be a need for mitigating circumstances to argue in favor of a higher density. I don't see that in this location. I don't really understand why it's not an R-3 or R-4 in the surrounding area. I do appreciate the significant open space that's being provided. I agree with the neighbors, I don't understand why there's not additional access to this development from Ardell. If there's space for a 45-foot cul-de-sac, I don't understand why there's not space for an extension. Those are my concerns. **C/Laraway:** The ACHD report says that Ardell Road will not be required to be extended. In other words, it could be. I understand that it's a 45-foot turnaround, I just think the configuration of this, forcing everybody out and back around through the neighborhood when you're 50 feet from Ardell, doesn't make sense. Why not use Ardell? ACHD has the bigger stick so I get it, but we're left with these homes shuffling this traffic down onto Navy Street and I feel for the neighbors. Chances are that when Navy Street was being built, the neighbors were thinking that traffic is going to be a problem. It's a perpetuating thing to me, I didn't go to college for that stuff. Regarding the free space across the creek, I understand that we're offering this great travel experience. I realize people can go down the road to the creek and cross it with a foot path, but kids are going to be kids. They're going to try to cross the creek. That's not the best open space in my opinion. Those are my two biggest concerns, and I don't know how to fix it. I realize the developer is trying to do the best they can with what they're dealt, but it just doesn't make sense. **Josh Beach:** Josh Beach, 4824 West Fairview Avenue. **C/Young:** With respect to connection to Ardell, in lieu of the cul-de-sac, has there been thought to putting in some angled connection to hit Ardell at the northeast corner to give more ebb and flow for both ends of the subdivision. No, specifically because in discussions that we had with the highway district, they don't want to have that road go through. **C/Young:** I misspoke, not to extend Ardell, but to have one of your new streets connect to Ardell at the northeast corner where it exists currently. **Josh Beach:** You're saying not connected, correct? **C/Young:** I'm saying, how much effort has been put to extending your new section of Ardell instead of a cul-de-sac on the east corner or east end of the subdivision to the northeast corner to connect to Ardell? I'm not saying extending the one on the north property line, I'm saying drop down into your subdivision. **Josh Beach:** You're asking if we have made any effort to connect our Ardell with the existing Ardell at the northeast corner of our property. **C/Young:** Correct. **Josh Beach:** No, we haven't. The initial discussion with both the City and the highway district is that they don't want it to connect, so we didn't push to connect. If it meets the ordinances and requirements of the highway district without connecting to Ardell, then there's no space. It's not that we wouldn't if we were required to, but specifically the staff report from the highway district says to terminate Ardell Road in a cul-de-sac. There's no space for it. If you look at the property in Crimson Point that is not quite on the northeast corner, but just south of that common lot that's there, that is in conjunction with some large irrigation facility that is on the northern property. We don't control that property or the common lot that's there that we would need to facilitate the space required to connect. **C/Laraway:** You're saying ACHD says no, but the report says may not be required. **Josh Beach:** The actual condition of approval says to terminate Ardell Road in a cul-de-sac turnaround. **C/Laraway:** Technically you are extending it, so my point is that instead of that cul-de-sac at the end, you could get rid of one street at the very west end. That way, you could move it to that other end, so you're not really losing a lot. **Josh Beach:** Are you talking about Thistle? **C/Laraway:** Yes, to eliminate that street, that entrance, couldn't you just move it down here and have access to Ardell? **Josh Beach:** Where there is a stub street, which there is at Thistle, the highway district requires us to connect to that. We don't have a choice. When there's a stub street to the property, we have to connect to it. **C/Laraway:** The access that goes from your Ardell north to that unknown subdivision they haven't developed yet, they require that too? **Josh Beach:** They require us to connect to adjacent parcels, absolutely. **C/Laraway:** They won't let you connect at the end of the cul-de-sac, though? **Josh Beach:** They

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won't. Are you talking about the far eastern property line? **C/Laraway:** If ACHD is requiring you to have that entrance that goes to the north in the middle of your Ardell, why couldn't you move it down to the eastern end, still have access to that new subdivision when it comes in, and still have access to Ardell? **Josh Beach:** Sure, and maybe Troy can discuss a little bit more too, there's been some interesting happenings with the Arroyo Indio Subdivision to the north. I know they own a weird piece of property. I can show you on my computer, but I don't know if that's kosher. We've got the information here for their subdivision, which shows that they own a piece of property that will come from Ardell and go north to touch their eastern boundary in place of an Ardell. The highway district is already in process to make something like that happen. The whole plan is to not connect our Ardell and have our stub street head to the north, then have another stub street kind of on the southeast corner of that property that will then come down to Ardell. That's part of the plan right now, I'm not sure why other than there's not enough right of way, there's not enough space right now between the common lot and the irrigation facility. There's not enough right of way dedicated in order to facilitate a public street right there. Even if we push our stub street over to the side, that boundary, the highway district doesn't want Ardell to be there. I have not been per view to those discussions as to why, other than that they don't Ardell to go over the bridge and railroad tracks. **C/Laraway:** In understand that the way they're making it sound is, if you don't do it this way, you're landlocked? **Josh Beach:** If we don't connect to Thistle? **C/Laraway:** If you do it the way you have it developed, right here, hypothetically you're landlocked. There's no access to your development, correct? **Josh Beach:** Except for from Thistle, correct. **C/Young:** I'm kind of with you, John, I see ten pounds of stuff in a five-pound space. As far as R-8 districts go, the thought is there. If we have to go to shared driveways to make your subdivision work, then it needs to be reworked. It's not part of a planned use development or something. I'm not necessarily against R-8, but I think that the configuration that I see here is too dense, and you're trying to squeeze too much into the property and too much into the shared driveway. I think the biggest thing is trying to squeeze those additional lots with shared driveways. It's too dense for where it is and what's going on. If you happen to get the shared driveways, and you're not in a planned use development, to me you're just trying too hard. I understand making money, but at the same time I think it will cause too much congestion. **C/Gealy:** The annexation application is to annex with the R-8 zoning. **C/Young:** I could ask the applicant if as far as the annexation goes, would they be willing to come in under a less dense zone? **Josh Beach:** Josh Beach, 4824 West Fairview Avenue. We're not 100 percent committed to the R-8 zoning district as was mentioned, it's more for the lot sizes and setback requirements. As you talking about that and discussing that, I pulled up the requirements again for what we're looking for as far as frontage requirements and understanding that when we initially spoke with staff, they were a little flexible on those types of things. We encourage creativity in the design of its subdivisions, so and as was mentioned, there's several other zoning designations that are in the area. I think that we could fit in another zoning designation, but that doesn't necessarily change what the density would be. It would just be the zoning designation that we're calling ourselves. I guess that goes both ways, right. Technically, right now we have the majority of our lots at 50 feet wide. That meets the R-6 standards as well. It would not meet the R-4 standards, those are at 66 feet. Our smallest is about 47, which would still meet the R-6 standards as far as frontage goes, so if the Commission wants to recommend that we go for R-6 and comply with those standards, I don't see a huge issue with that. Again, I'm not sure what we're trying to achieve by doing that. **C/Young:** I'm trying to find a way to allow these to develop, but for me, without shared driveways, it's an issue. There are other avenues for shared driveways through land use development, but in a standard subdivision, I for one don't like that. I get that if it was a planned use development, you could say that you have all this open space over here. When it's the creek, it's not like there's a two-acre park over here. It's just a great view. **Josh Beach:** It's a tough piece. **C/Young:** I understand it's a hard parcel on your side as well, it's just that for me the shared driveways are the biggest thing. It just adds to the congestion. Trying to fit those extra couple lots in is adding more congestion and traffic problems for me. Making it a less dense subdivision was my request, and it sounds like you're maybe open to that. **Josh Beach:** As you mentioned, we would comply with the R-6 standards, but that still fits within the Comp Plan designation of medium. Even if we could rezone to R-6, the density of the project wouldn't necessarily be affected. We'd still have the same number of lots, but they would just be zoned as R-6. Rezoning this would not require us to lose any lots. **C/Young:** It's more to me about looking at the plat itself, a common driveway would be nice, but there's other things that we'd

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look for to make it something else. As an R-8 or R-6 or R-4, one-acre lots, driveways like this with four homes sharing the same driveway, I don't think it's appropriate. I guess I was asking if we potentially approve a rezone to a different annexation with a different zone. If not, we could recommend denial of the application to Council and start over. At the same time, there's a lot of time and effort that's gone into this. I guess what I'm asking is if we can recommend approval to Council with an R-6 zone. Then, as far as a recommendation, it would be for denial of the existing preliminary plat based on the layout and the potential traffic problems and the density that is in there. **C/Gealy:** I think that we wanted to see something with less density, keeping with the surrounding community. We would like to see another take on the access, coming back to ACHD and saying that this isn't making any sense to us. The Planning and Zoning Commission doesn't understand why this access was here. We haven't talked about it very much, but I'm concerned about this pathways plan. This shows two pathways through this little parcel here. If we just throw that out, where's all the access going to be to this wonderful greenbelt on the creek. Those are the three concerns that I have. We can't deny it, but we can recommend to City Council that they deny it. **C/Young:** To me, it's density and traffic, just the way it's laid out. Traffic and shared driveways are my concerns. **C/Gealy:** I'm going to ask staff a direct question. Do you feel that we have explained the reason we would recommend a denial, or do you feel like we need to go further with that explanation? **Troy Behunin:** The concerns about the driveway, I don't know that those would be valid. It sounds more like an "I don't like this." You need a reason. **C/Laraway:** How can the open space not be contiguous with the property? **Troy Behunin:** The open space touches the property. **C/Laraway:** There is no access to the property, though. **Troy Behunin:** Absolutely, there is, on the east side of the creek. **C/Laraway:** You have to leave to go across City property to get to it. **Troy Behunin:** Then, how many bridges do we build up and down Crimson Point lot 29, where the 29 acres are. We only have one footbridge there now. Are you suggesting that we go back and require that they put in ten more footbridges? **C/Laraway:** Do you think that it's appropriate open space? **Troy Behunin:** On a challenging piece like this, yes it's appropriate. They will have a foot path on the east side of the creek, in between the homes and the creek that connects to future pathway also on the east side that's directly south of them that leads to the footbridge. How many footbridges do we need? **C/Laraway:** The open space doesn't count, the Ardell we can't use because ACHD said no, shared driveways aren't a big issue. **Troy Behunin:** The thing with Ardell is, where Rubine is right now, there is dedicated right-of-way right now on another piece of property so that when the property to the north of it, which is ahead of this project actually, it's already been approved by ACHD in December of 2018 or January of this year, they've already set their connection to this property from the north. They are also providing a continuous road from that connection to Ardell through their subdivision. This property is actually already designed to something that's already been approved. **C/Laraway:** The big subdivision to the north already gives access to Ardell, but this one can't? **Troy Behunin:** There's no need to, because they've already got an approved access for the property to the north. **C/Gealy:** You'll have to figure out a way to get the subdivision to the north as an exhibit for the record. **C/Laraway:** Somewhere down the line, six months, nine months, whenever the status is going to be functional, traffic will leave your Ardell and go north and come out of that subdivision to the north? **Josh Beach:** That's correct. I'm not sure what the timing is, but that is what will be constructed. I'm not with ACHD, but I kind of understand why they don't want both of them to connect within 50 feet of each other. That's already in the works, that's already been approved. That property to the east of Arroyo Indio, they've already figured out a way to dedicate right-of-way to connect to their where their stub street and their east boundary will be. It's going to be an easy out for folks in the subdivision that we're proposing, to get out to Ardell. In theory, that's a lot easier of a trip. **C/Laraway:** That's the common sense I see, eventually, that's why I wanted to see that information. Chances are, most of your subdivision is going to leave out on the north and use that other subdivision to get through. **Josh Beach:** Correct. **Troy Behunin:** It is well within your right to table this until you get further clarification from ACHD. They have already made a decision on a piece of property that impacts this property. It is actually the third one in line, it's not the second one. But it is well within your right to table this until you get further clarification from ACHD. That way, you're not rendering a decision. That way, you don't have to worry about stepping into is this how and why and what.

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Commissioner Gealy motions to table Case No. 19-08-AN, 19-04-S and 19-19-DR until we get further information from ACHD on the traffic in the area; Commissioner Laraway seconds, all aye and motion carried 2-0.

Josh Beach: I'd like to know the wording of the specific question you're looking for. Right now, it sounds pretty general. When you say traffic in the area, are you asking to know the timing of certain things? **C/Gealy:** I would like to know that this subdivision has other access to Ardell than what we're seeing on this. **C/Young:** A confirmation from ACHD, then? **C/Gealy:** Yes, on how they see the connectivity from this subdivision to the north and the proposed subdivision to the south. **Josh Beach:** You're seeking firm information as to Arroyo Indio, how that's connecting to Ardell, what's been approved. **C/Gealy:** Correct. **Troy Behunin:** We will need a new motion with that information. **C/Gealy:** I can't amend my old motion. **Josh Beach:** We can do that as quickly as you'd like. **C/Gealy:** Would two weeks be sufficient time? **Josh Beach:** Absolutely.

Commissioner Gealy motions to withdraw my previous motion; Commissioner Laraway seconds, all aye and motion carried 2-0.

Commissioner Gealy motions to seek clarification from ACHD regarding connectivity to the existing subdivision to the south as opposed to the subdivision to the north, and table Case No. 19-08-AN, 19-04-S and 19-19-DR to September 10, 2019 pending the information from ACHD.

19-04-ZC (Rezone) – Kuna Rural Fire District; 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 of South Cloverdale Road and East Kuna Road, Kuna, ID 83634 (APN: S1428111010).

Jace Hellman: Jace Hellman, Planner II, 751 West Fourth Street, Kuna, ID 83634. The application before you this evening is for the rezone located adjacent to the southwest corner South Cloverdale Road and East Kuna Road from it's current zoning classification of agricultural to public. There are no plans at this time to develop anything on the site. From what I understand, it's the Kuna Fire District's wish to get it rezoned for the potential of developing something in the future on it. The applicant's proposed zoning is compliant with the comprehensive plan and future land use map. Staff has determined that this rezone is compliant with Kuna City Code. I'll stand for any questions you may have. **Phil Roberts:** Phil Roberts, Kuna Fire Chief, Kuna Fire Department, 16378 North Franklin, Nampa, ID. The plan for this property is to get a rezone for future use. The only use that we would use for that is a future development for firemen. With the city planning and some of the commercial development that's going out in this area or is planned for this area but hasn't quite gotten to a development point. We want to secure some land for future sites for the Fire District. Right now, we don't have a plan to meet this need. The way the property is being developed and sold in this area as you have seen with the last two applicants is that we need to secure some piece of property in the future. Right now, there's no plan for the size of the fire station. It would just be to secure the lot. **C/Gealy:** I saw in the application that the property that is further out from Kuna Road and Five Mile was sold. **Phil Roberts:** Yes. An existing fire station that was there was determined prior to my employment with Kuna Fire, and that was by the past chief and the past commissioners. That site was not in the specific perfect location, and the building on that was undersized. **C/Young:** I'll open the public testimony at 8:55. **Cheryl Gerla:** My name is Cheryl Gerla, I live at 13340 South Cloverdale. My house is the one directly across from the proposed rezoned area. I came tonight just to hear what the plan was. We did get the brochure, invitation for this. We moved out to this property three years ago. My house sits at an angle that will look directly at whatever they put on this property. Right now, I have a view of the mountains and pastures and everything. Every time I look out my front window, I imagine this fire station. Although, I know they are important for the community. We lived in the West Bench in Boise near a fire station. We heard the noise, the alarms, the activity. We moved out here to get away from that. It just breaks my heart to think about this building going in across the street. This will change the way I feel about the area. I know

CITY OF KUNA PLANNING & ZONING COMMISSION

MEETING MINUTES Tuesday, August 27, 2019

progress happens, so I object to the rezoning just for the record. It's mostly emotional, but I just wanted to share that. **Phil Roberts:** We will address those concerns with design. With our future plan, this will be three to four years down the road. The other thing that we've determined over time is that we don't start out our engines initially when we know there are concerns. We will go down the road and then turn on our sirens and blinds. We are cognizant to neighborhoods and ask that denser areas come up as indicated. The other is that we would take her view into account, we'll try to make every accommodation when and if this ever developed. Right now, we just plan on securing the property for potential. We can't even guarantee that we'll build. We just need to secure some property on Cloverdale. We have CS Beef and some others. Kuna Mora Road is becoming more active. We've had three fires out there already this year. One of them was a 350-acre fire. Vegetation went out by the correctional facility. We have a need, and one of the future plans for this site, not to linger the conversation, but it's a more rural station that will not be staffed 24/7. Those plans are varying. We are working on what those phases will be, but we are sympathetic to the needs of the community. **C/Gealy:** When we actually come up with a plan for construction, that there will be another public hearing for design review. **Jace Hellman:** Commissioner Gealy, there will be a design review, not necessarily a public hearing. It will be a public meeting, which means we won't have public testimony for it. However, there will be an active application that people can view. I'm sure the fire district would be willing to work with people, not to mention they are going to be required to move improve the roadway, which you can see in the staff report. Sunbeam is actually to the south once it develops. There will also be landscape buffers, everything like that to buffer the use as well. As far as development purposes, unless they came back to plat it for some reason, there would be nothing but design review left at this point. **C/Gealy:** Would neighbors be notified? **Jace Hellman:** Not for a design review. We can encourage them to talk with the neighbors before they build, but they're not required to. I'll close the public testimony at 9:02. **C/Young:** Knowing what the future growth is going to be like out that way with Falcon Crest and the more interesting industrial areas, I think it's great that the City is trying to be proactive and find sites for the growth instead of being behind the curve brush. **C/Gealy:** I appreciate the fire district being willing to work with the neighbors.

Commissioner Laraway motions to recommend approval of Case No. 19-04-ZC with the conditions as outlined in the staff report; Commissioner Gealy seconds, all aye and motion carried 2-0.

Troy Behunin: For Indian Creek Subdivision, it was tabled, it needs to be continued. We will still hold the meeting on the tenth, but I need the motion to be modified to say continue rather than tabled.

Commissioner Gealy motions to seek clarification from ACHD regarding connectivity to the existing subdivision to the south as opposed to the subdivision to the north, and continue Case No. 19-08-AN, 19-04-S and 19-19-DR on September 10, 2019 pending the information from ACHD.

3. COMMISSION REPORTS

4. ADJOURNMENT

Commissioner Hennis motions to adjourn; Commissioner Damron Seconds, all aye and motion carried 2-0.

**CITY OF KUNA
PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, August 27, 2019**



Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:



Wendy I. Howell, Planning and Zoning Director
Kuna Planning and Zoning Department



City Council Memo

To: Mayor Stear and Members of City Council

File Numbers: 19-02-OA (Ordinance Amendment)

From: Wendy I. Howell, PCED

Hearing Date: November 19, 2019

A. Project Request

Consideration from City Council of an Ordinance for the City of Kuna, Idaho, repealing Section 20, Article A, Chapter 2, Title 4 Kuna City Code; and amending and re-designating Sections 21 through 38, Article A, Chapter 2 of Title 4; and amending Subsection 2 of Section 6, Chapter 1, Title 5 making a technical correction to the definition of "open space"; and amending Section 5, Chapter 5 of Title 5 making technical corrections regarding the general requirements of fence regulations; and repealing Section 4, Chapter 6, Title 5 Kuna City Code; and amending and re-designating Sections 4, 5, 6, 7, 8, and 9, Chapter 6, Title 5 making technical changes to design requirements and adding requirements for residential open space; and amending Sections 2, 4, 6, 10, 12, and 20, Chapter 17, Title 5 making technical changes to design requirements and adding requirements for residential open space; and amending Section 2, Chapter 4, Title 6, providing for a change in the text designation for definitions upon which city staff can rely and making a technical correction regarding the measurement of fence height and location of fencing; and providing a severability clause; directing the City Clerk; and providing an effective date.

B. Course of Proceedings

Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states ordinance amendments are designated as a public hearing with the Planning and Zoning Commission as the recommending body and City Council as the decision-making body. This request was given proper public notice and followed the requirements set forth in Idaho Code, Chapter 65, Local Land Use Planning Act and Kuna City Code, Title 5.

a. Notifications

i. Agencies	September 12, 2019
ii. P&Z Commission Hearing	October 8, 2019
iii. Kuna, Melba Newspaper	October 23, 2019
iv. Kuna, Melba Newspaper	October 30, 2019

C. Agency Responses

- Idaho Transportation Department responded on October 1, 2019.

D. Staff Analysis

This proposed code revision clarifies where the measurement of the height of a fence is taken from. The proposed code states: "All fences shall be measured from and along the finished grade of the property at the location the fences are constructed". This has been a debated issue at times during construction and if approved will provide clear directions to all.

Buffer areas and *endcaps* are being proposed to be added to the definition of "Open Space". Staff has not allowed buffer areas or endcaps to be used as open space and adding those specific areas to the definition will solidify the desire of the City. The definition will now read as follows:

OPEN SPACE: An area substantially open to the sky which may be on the same lot with a building. The area may include, along with the natural environmental features, water areas, swimming pools and tennis courts, and other recreational facilities that the planning and zoning commission deems permissible. Streets, parking areas, structures for habitation, buffer areas, endcaps, and the like shall not be included.

The City did an ordinance amendment regarding open space requirement earlier this year. However, after it was passed and applied to proposed developments, staff determined that the open space requirement was not working as we had hoped. Unfortunately, it was not enough open space in some developments while others had too much. Thus, staff came up with a tiered approach to the open space requirement. The tiered approach gets Kuna much closer to the goal of reaching one acre per eighty people and making it compatible with the new comprehensive plan.

Planning and Zoning Commission recommended to City Council approval on October 8, 2019.

E. Applicable Standards

1. Kuna Zoning Ordinance Title 5
2. Kuna Comprehensive Plan
3. Idaho Code, Title 67, Chapter 65, Local Land Use Planning Act

F. Comprehensive Plan

The following comprehensive goals, objectives and/or policies are consistent with the proposed zoning text amendment:

1. Goal 2.B: Maintain and expand parks and public gathering spaces.
 - a. Policies 2.B.1.b.: Continue to require neighborhood park development through the subdivision development process.
2. Goal 3.A: Ensure community design directs growth and implements sustainable land use patterns.
 - a. Policy 3.4.2.b: Encourage infill development to maximize the use of developable land, minimize infrastructure costs and preserve agricultural and open spaces.

G. Proposed Findings of Fact

Based on the evidence contained within Case #19-02-OA:

1. Public notices were published in the Kuna Melba News on September 18, 2019 and September 23, 2019 for the Planning and Zoning Commission public hearing on case number 19-02-OA.
2. The applicable agencies were notified September 12, 2019.
3. The Kuna Planning and Zoning Commission held a public hearing on October 8, 2019 and recommended approval to the City Council.

4. Public notices were published in the Kuna Melba News on October 23, 2019 and October 30, 2019 for the City Council public hearing on case number 19-02-OA.
5. City Council held a public hearing on November 19, 2019.
6. City Council finds that the zoning ordinance amendment, case number 19-02-OA complies with Kuna's Comprehensive Plan and assists with furthering Kuna's goal for every 80 citizens to have an acre of open space.
7. City Council finds this zoning code text amendment guides the appropriate use or development of land as a means to promote public health, safety and general welfare.

H. Proposed Conclusions of Law

1. The amendment is not detrimental to the health, safety and general welfare of the public.
2. The amendment appears to be consistent with the Comprehensive Plan.
3. The ordinance amendment will advance the public interest and be a benefit to the City of Kuna.

I. Proposed Order of Decision

City Council needs to consider and discuss the evidence including the staff report and public testimony presented during the public hearing prior to rendering a recommended decision.

Note: The following proposed motion is for an (approval, conditional approval or denial) of the said request outlined below:

Based upon the facts outlined in staff's report, agency responses, and public testimony as presented, the City Council (*decision*) an Ordinance of the City of Kuna, Idaho, repealing Section 20, Article A, Chapter 2, Title 4 Kuna City Code; and amending and re-designating Sections 21 through 38, Article A, Chapter 2 of Title 4; and amending Subsection 2 of Section 6, Chapter 1, Title 5 making a technical correction to the definition of "open space"; and amending Section 5, Chapter 5 of Title 5 making technical corrections regarding the general requirements of fence regulations; and repealing Section 4, Chapter 6, Title 5 Kuna City Code; and amending and re-designating Sections 4, 5, 6, 7, 8, and 9, Chapter 6, Title 5 making technical changes to design requirements and adding requirements for residential open space; and amending Sections 2, 4, 6, 10, 12, and 20, Chapter 17, Title 5 making technical changes to design requirements and adding requirements for residential open space; and amending Section 2, Chapter 4, Title 6, providing for a change in the text designation for definitions upon which city staff can rely and making a technical correction regarding the measurement of fence height and location of fencing; and providing a severability clause; directing the City Clerk; and providing an effective date.

Jace Hellman

From: D3 Development Services <D3Development.Services@itd.idaho.gov>
Sent: Tuesday, October 1, 2019 11:07 AM
To: Jace Hellman
Subject: Case No. 19-02-OA (Ordinance Amendment)

Good morning,

ITD has received application 19-02-OA for review. ITD does not anticipate any significant impact to the State Highway system from this development and has no objections to the proposed ordinance amendment.

Thank you,

Sarah Arjona
Development Services Coordinator
ITD District 3
(208) 334-8338

From: Jace Hellman <jhellman@kunaID.gov>
Sent: Thursday, September 12, 2019 12:19 PM
To: Ada County Engineer <agilman@adaweb.net>; Ada County Highway District <planningreview@achdidaho.org>; Adam Ingram <adam.ingram@cableone.biz>; Becky Rone - Kuna USPS Addressing <rebecca.i.rone@usps.gov>; Bob Bachman <bbachman@kunaid.gov>; Bobby Withrow <bwithrow@kunaid.gov>; Boise Project Board of Control (TRitthaler@boiseproject.org) <TRitthaler@boiseproject.org>; Cable One t.v. <cheryl.goettsche@cableone.biz>; Central District Health Dept. CDHD <lbadigia@cdhd.idaho.gov>; COMPASS <cmiller@compassidaho.org>; DEQ (Alicia.martin@deq.idaho.gov) <Alicia.martin@deq.idaho.gov>; Eric Adolfson <eadolfson@compassidaho.org>; Idaho Power <ahawkins@idahopower.com>; Idaho Power <bwatson2@idahopower.com>; Idaho Power Easements <easements@idahopower.com>; Idaho Power Easements 2 <kfunke@idahopower.com>; Intermountain Gas <bryce.ostler@intgas.com>; D3 Development Services <D3Development.Services@itd.idaho.gov>; J&M Sanitation - Chad Gordon <Chad.Gordon@jmsanitation.com>; jmcDaniel@adaweb.net; Julie Stanely - Regional Address Mgmt. <Julie.R.Stanley@usps.gov>; Kuna Postmaster - Marc C. Boyer <marc.c.boyer@usps.gov>; Kuna School District <kbekkedahl@kunaschools.org>; Kuna School District <bsaxton@kunaschools.org>; Kuna School District <wjohanson@kunaschools.org>; Lisa Holland <lholland@kunaid.gov>; Megan Leatherman <mleatherman@adaweb.net>; Nampa Meridian Irrigation District <nmid@nmid.org>; New York Irrigation <terri@nyid.org>; Paul Stevens <PStevens@kunaid.gov>; Perry Palmer <ppalmer@kunafire.com>; Planning Mgr: Ada County Development Services <jboal@adaweb.net>; Wendy Howell <whowell@kunaid.gov>
Subject: [EXTERNAL] City of Kuna Request for Agency Comment - Case No. 19-02-OA (Ordinance Amendment)

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

September 12, 2019

Notice is hereby given by the City of Kuna that the following action is under consideration by the Planning and Zoning Commission for:

FILE NUMBER	19-02-OA (Ordinance Amendment)
PROJECT DESCRIPTION	• MAKING CERTAIN FINDINGS; AND • REPEALING SECTION 20, ARTICLE A, CHAPTER 2, TITLE 4 AND

	RENUMBERING THE REMAINING SECTIONS; AND • AMENDING SUBSECTION 2 OF SECTION 6, CHAPTER 1, TITLE 5 MAKING A TECHNICAL CORRECTION TO THE DEFINITION OF “OPEN SPACE”; AND • AMENDING PART 8 OF SUBSECTION C, SECTION 5, CHAPTER 5, TITLE 5, MAKING A TECHNICAL CORRECTION REGARDING THE MEASURE OF FENCE HEIGHT; AND • REPEALING SECTION 4, CHAPTER 6, TITLE 5 AND RENUMBERING THE REMAINING SECTIONS OF SAID SECTION; AND • AMENDING SECTIONS 4, 5, 6, 7, 8, AND 9, CHAPTER 6, TITLE 5 TO REDESIGNATE THESE SECTIONS; AND • AMENDING SECTIONS 2, 4, 6, 10, 12, AND 20, CHAPTER 17, TITLE 5 MAKING TECHNICAL CHANGES TO DESIGN REQUIREMENTS AND ADDING REQUIREMENTS FOR RESIDENTIAL OPEN SPACE; AND • AMENDING SECTION 2, CHAPTER 4, TITLE 6, PROVIDING FOR A CHANGE IN THE TEXT DESIGNATION FOR DEFINITIONS UPON WHICH CITY STAFF CAN RELY AND MAKING A TECHNICAL CORRECTION REGARDING THE MEASURE OF FENCE HEIGHT AND LOCATION OF FENCING; AND • PROVIDING A SEVERABILITY CLAUSE; AND • DIRECTING THE CITY CLERK; AND • PROVIDING AN EFFECTIVE DATE.
APPLICANT/ REPRESENTATIVE	City of Kuna PO Box 13 Kuna, ID 83634
SCHEDULED HEARING DATE	Tuesday, October 8, 2019 at 6:00 pm
STAFF CONTACT	Wendy I. Howell, Planning & Zoning Director whowell@kunaaid.gov Phone: 208- 922-5274 Fax: 208-922-5989

Via email chris@kunaaid.gov

Attn: Mayor Stear and Kuna City Council

751 West 4th Street

Kuna, ID 83634

Re: Proposed Open Space Requirements

Dear Mayor Stear and Council Members:

I have been invested in Kuna for more than a decade and have brought dozens of residential developments to this Council. I fully support the City's efforts to implement open space standards, but the current draft ordinance has several flaws that need to be addressed both for the City's benefit and for the development community.

In February of 2019, Kuna adopted its first residential open space requirement, Ordinance 2019-04. Ordinance 2019-04 states that there shall be: "[a] minimum of five (5) percent useable open space per fifty (50) dwellings in residential developments."¹ This is the law in Kuna today. After adopting this Ordinance, City staff realized it was unworkable² and began the process of amending the open space requirements. A prior version of the draft ordinance before you went to the planning commission and was approved on June 11 but never made it to this Council due to ambiguities in the text.

The current draft ordinance imposes a sliding scale of required open space tied to the number of dwelling units proposed in a project. Density and zoning are irrelevant. The minimum open space required is 3% for projects with 100 units or less. For every additional 50 dwelling units, the percentage of open space required increases with no cap. Using the table in the draft ordinance, below is a sample of the open space required for residential projects with varying dwelling units:

- 100 dwelling units requires 3% open space
- 500 dwelling units requires 12% open space
- 1,500 dwelling units requires 20% open space
- 2,000 dwelling units requires 24% open space

For example, 24% open space would be required for a project with 2,000 units on 640 acres (3.125 DU/Acre). That is 153.6 acres of open space as illustrated in Figure 1.

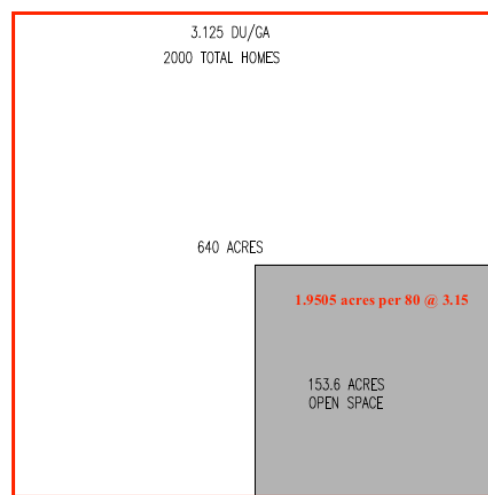


Figure 1

¹ K.C.C. § 5-17-12.

² See Planning and Zoning Commission Minutes from June 11, 2019 where Mr. Bobby Withrow testified: "I was looking at this before one of our Council Meetings. Before it passed, it was showing up as the five percent per 50 homes. We started looking at one of the subdivisions that was coming in front of us of approximately 600 homes. We started doing the math, and they weren't going to be able to do their project, because of the percentage that was going to have [sic] for open space."

November 14, 2019

Page 2

Requiring 24% open space will increase lot prices by approximately 60%, which will be passed on to home buyers. The cost to maintain this 153 acres would also be passed onto homebuyers through very high HOA assessments. Kuna's HOA fees at 24% open space would be 140% higher than Meridian's, where 10% open space is required. Additionally, Kuna's 153 open space acres would be untaxable, decreasing the City's tax base by almost $\frac{1}{4}$ on large projects.

Attached as Exhibit A is a depiction of seven potential residential developments. Exhibit A shows that the draft ordinance creates inconsistent results in terms of open space per home and actually creates more open space for low density projects with larger lots that need less open space.

As proposed, the draft ordinance penalizes larger projects and land owners with increased open space requirements. This will incentivize smaller piecemeal projects to avoid the higher open space percentages. Piecemeal projects will: (i) burden city staff; (ii) decrease connectivity and overall compatibility; and (iii) delay infrastructure improvements. Exhibit B shows how multiple applications for a single parcel will artificially keep the open space required at the minimum 3%.

Many of the City's projects are in the 100 unit range. I believe that only requiring 3% open space for these developments is not what the City intends or needs. Other jurisdictions in Ada County like Eagle and Meridian impose a fixed open space percentage. This treats all projects equally and prevents gamesmanship.

More time is needed study the impacts of open space on development in Kuna and to fine tune the City's open space requirements to work for the City, its residents and the development community. Please do not adopt this draft ordinance in a rush to override the existing open space requirement (K.C.C. § 5-17-12), which is also flawed. Under K.C.C. § 6-9-1, this Council can direct the repeal of the current flawed open space requirement. This is the best path forward.

Thank you for your consideration of this matter. I am planning on attending the public hearing on this matter and will be available for any questions.

Sincerely,

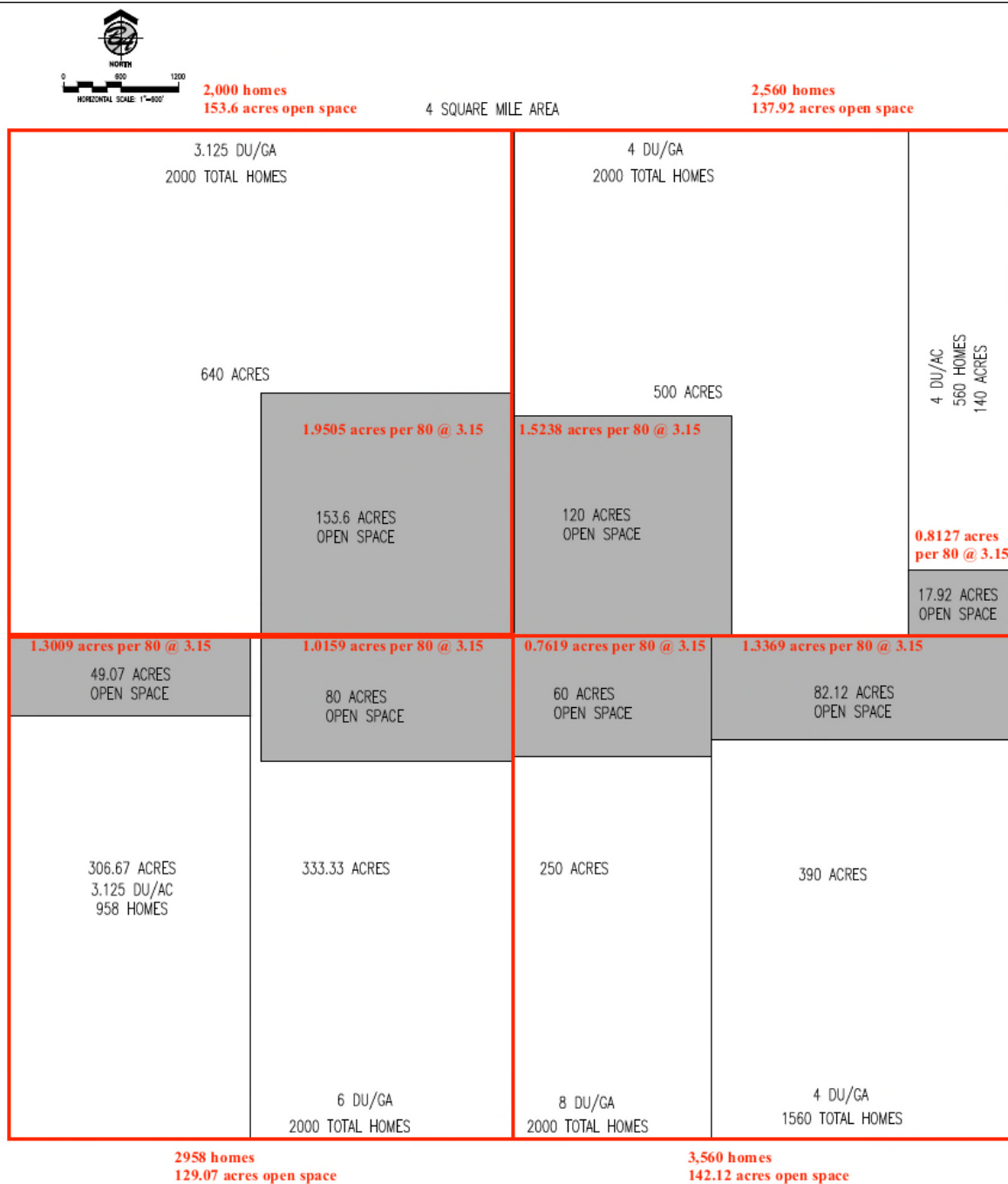
s/Tim Eck

cc: Givens Pursely LLP, c/o Jeffrey Bower

Page 3

EXHIBIT A

Open Space Requirements



Page 4

Piecemeal Development

32- 20 ACRE PARCELS 4 DU/GA 80 LOTS EA. 2560 TOTAL LOTS	32- 20 ACRE PARCELS 6 DU/GA 120 LOTS EA. 3840 TOTAL LOTS
19.2 ACRES OPEN SPACE	30.08 ACRES OPEN SPACE
40.96 ACRES OPEN SPACE	51.84 ACRES OPEN SPACE
16- 40 ACRE PARCELS 4 DU/GA 160 LOTS EA. 2560 TOTAL LOTS	16- 40 ACRE PARCELS 6 DU/GA 240 LOTS EA. 3840 TOTAL LOTS

Kuna City Council

Public Hearing
November 19, 2019

1

Current City Code

"A minimum of five (5) percent useable open space per fifty (50) dwellings in residential developments." K.C.C. 5-17-12(D)(1).

2

Draft Ordinance

a.

Proposed No. of Dwellings Units	Total % of Required Open Space
100 or less	3.0%

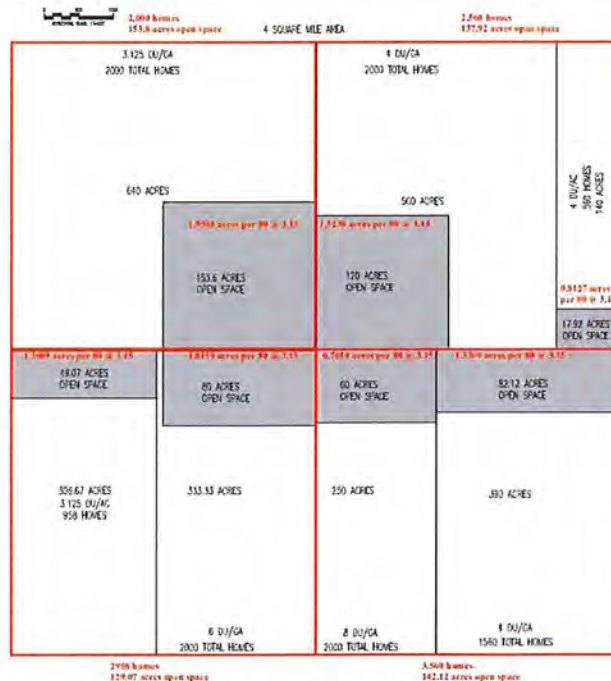
b.

Proposed Number of Dwellings/Units	Required Open Space Per 50 Dwellings/Units (Compounded)**	Total % of Required Open Space*** & ****
101 - 150	1.70%	4.70%
151 - 200	1.70%	6.40%
201 - 250	1.70%	8.10%
251 - 300	1.70%	9.80%
301 - 350	0.55%	10.35%
351 - 400	0.55%	10.90%
451 - 500	0.55%	12.00%
501 - 550	0.40%	12.40%
551 - 600	0.40%	12.80%
601 - 650	0.40%	13.20%
651 - 700	0.40%	13.60%
701 - 750	0.40%	14.00%
751 - 800	0.40%	14.40%
801 - 850	0.40%	14.80%
851 - 900	0.40%	15.20%
901 - 950	0.40%	15.60%
951 - 1000	0.40%	16.00%

1001 - 1050	0.40%	16.40%
1051 - 1100	0.40%	16.80%
1101 - 1150	0.40%	17.20%
1151 - 1200	0.40%	17.60%
1201 - 1250	0.40%	18.00%
1251 - 1300	0.40%	18.40%
1301 - 1350	0.40%	18.80%
1351 - 1400	0.40%	19.20%
1401 - 1450	0.40%	19.60%
1451 - 1500	0.40%	20.00%
1501 - 1550	0.40%	20.40%
1551 - 1600	0.40%	20.80%
1601 - 1650	0.40%	21.20%
1651 - 1700	0.40%	21.60%
1701 - 1750	0.40%	22.00%
1751 - 1800	0.40%	22.40%
1801 - 1850	0.40%	22.80%
1851 - 1900	0.40%	23.20%
1901 - 1950	0.40%	23.60%
1951 - 2000	0.40%	24.00%
2001 +	0.40% Per 50 units	

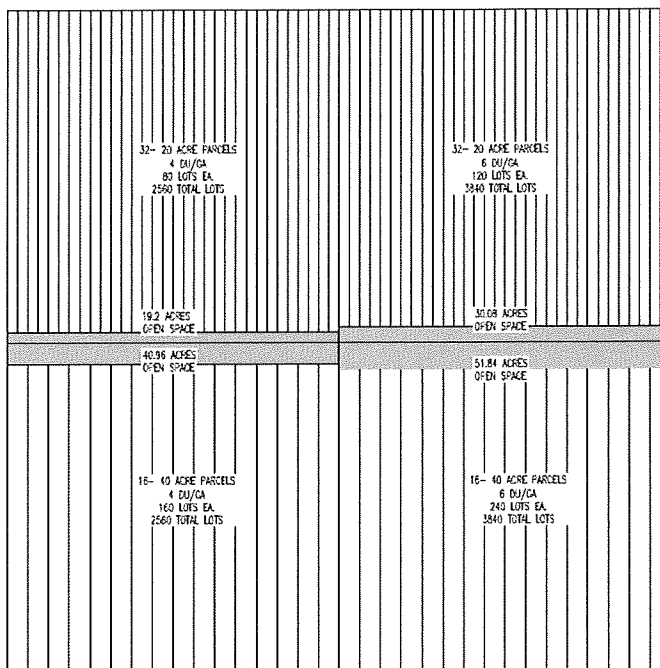
3

Examples Using Draft Ordinance



4

Encourages Small
Developments



**ORDINANCE NO. 2019-44
CITY OF KUNA
ZONING ORDINANCE AMENDMENT**

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

- **MAKING CERTAIN FINDINGS, PURPOSES AND ORDINANCE ENACTMENT HISTORY; AND**
- **REPEALING SECTION 20, ARTICLE A, CHAPTER 2, TITLE 4 KUNA CITY CODE; AND**
- **AMENDING AND REDESIGNATING SECTIONS 21 THROUGH 38, ARTICLE A, CHAPTER 2 OF TITLE 4 KUNA CITY CODE; AND**
- **AMENDING SUBSECTION 2 OF SECTION 6, CHAPTER 1, TITLE 5 KUNA CITY CODE MAKING A TECHNICAL CORRECTION TO THE DEFINITION OF “OPEN SPACE”; AND**
- **AMENDING SECTION 5, CHAPTER 5 OF TITLE 5 KUNA CITY CODE MAKING TECHNICAL CORRECTIONS REGARDING THE GENERAL REQUIREMENTS OF FENCE REGULATIONS; AND**
- **REPEALING SECTION 4, CHAPTER 6, TITLE 5 KUNA CITY CODE; AND**
- **AMENDING AND REDESIGNATING SECTIONS 4, 5, 6, 7, 8, AND 9 OF CHAPTER 6 OF TITLE 5 KUNA CITY CODE; AND**
- **AMENDING SECTIONS 2, 4, 6, 10, 12, AND 20, CHAPTER 17, TITLE 5 OF KUNA CITY CODE MAKING TECHNICAL CHANGES TO DESIGN REQUIREMENTS AND ADDING REQUIREMENTS FOR RESIDENTIAL OPEN SPACE; AND**
- **AMENDING SECTION 2, CHAPTER 4 OF TITLE 6 KUNA CITY CODE PROVIDING FOR A CHANGE IN THE TEXT DESIGNATION FOR DEFINITIONS UPON WHICH CITY STAFF CAN RELY AND MAKING A TECHNICAL CORRECTION REGARDING THE MEASUREMENT OF FENCE HEIGHT AND LOCATION OF FENCING; AND**
- **PROVIDING A SEVERABILITY CLAUSE; AND**
- **DIRECTING THE CITY CLERK; AND**
- **PROVIDING AN EFFECTIVE DATE.**

Section 1: The City Council findings: The City Council makes the following findings of its authority, purpose and the history of the enactment of this ordinance:

- 1.1 The 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 and zoning ordinances are established and codified in Title 5 of the Kuna City Code and are known and cited as the Kuna Zoning Regulations; and
- 1.2 The Planning and Zoning Commission of the City, pursuant to public notice as required by law, held a public hearing on October 8, 2019, as required by Sections 67-6511 and 67-6509, Idaho Code, and made a recommendation of approval by the Commission on October

8, 2019 where it was recommended to the Mayor and Council that this legislative proposal for amendments to the Kuna Zoning Regulations be approved; and

- 1.3 The Kuna City Council, pursuant to public notice as required by law, held a public hearing on October 23, 2019, and October 30, 2019 on the Legislative Proposal for Amendments to the Kuna Building, Zoning and Subdivision Regulations, as required by Sections 67-6511 and 67-6509, Idaho Code, and in accordance with the provisions of Kuna City Code Section 5-1A-7 the City Council has made findings (approved on _____) and determined that the legislative proposal for amendments to the Kuna Zoning Regulations be approved; and
- 1.4 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-7G, to complete the process of implementing the decision of the Kuna City Council to adopt and enact the legislative proposal for amendments to the Kuna Zoning Regulations.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KUNA, IDAHO, as follows:

Section 2: That Section 20, Article A, Chapter 2 of Title 4 Kuna City Code be and the same is hereby repealed.

~~4-2A-20:—FENCES:~~

~~A. Location, Height And Density: In any yard adjacent to a street and within ten feet (10') from the curb line to such street, fences, walls and hedges may be up to forty eight inches (48") in height, when that portion of the fence above twenty four inches (24") is at least seventy five percent (75%) open when measured at ninety degrees (90;deg;) to the fence. Fences located in a yard area other than above described may be up to six feet (6') in height.~~

~~B. Measurements Of Height Of Fences: All fences along a public right of way will be measured from and along the sidewalk, or if no sidewalk exists, from along the curb. All other fences will be measured from and along the finished grade of the property along the fence.~~

~~C. Use Of Hazardous Materials: Fences shall not be constructed of or contain any material which will do bodily harm, such as barbed wire, electric wires, broken glass, spikes or any other hazardous or dangerous material.~~

Section 3: Sections 21 through 38, Article A, Chapter 2 of Title 4 Kuna City Code are hereby amended to read as follows:

4-2A-210: - STORAGE:

A. General Requirements: A fenced area shall be provided for each manufactured home park for the storage of accessory items such as boats, vacation trailers, campers and related equipment owned by park residents. Such items shall be stored in the storage area and not be parked beside the manufactured home. The storage area shall contain a minimum of sixty (60) square feet per manufactured home space. The required fence shall be six feet (6') high, sight obscuring and contain a lockable gate.

B. Permanent Storage Building: In addition to the above, one permanent storage building containing a minimum of thirty-two (32) square feet of floor area shall be provided by the owner of the manufactured home park development for each manufactured home space. The building height shall not be less than seven feet (7') nor more than nine feet (9'). It shall have a minimum setback of fifteen feet (15') from adjacent manufactured home spaces and from any public street or highway right of way.

4-2A-211: - WALKS:

A. General Requirements: All parks shall be provided with safe, convenient, all-season pedestrian access of adequate width for intended use, durable and convenient to maintain, between individual manufactured homes, the park streets and all community facilities provided for park residents. Sudden changes in alignments and gradients shall be avoided.

B. Individual Walks: All manufactured home stands shall be connected to common walks, to paved streets and to paved driveways or parking spaces connecting to a paved street. Such individual walks shall have a minimum width of three feet (3').

4-2A-232: - MANUFACTURED HOME STANDS:

The owner or developer of a manufactured home park development shall provide a manufactured home stand for each space. The area of the manufactured home stand shall be improved to provide adequate support for the placement and tie-down of the manufactured home, thereby securing the superstructure against uplift, sliding, rotation and overturning. The manufactured home stand shall not heave, shift or settle unevenly under the weight of the manufactured home due to frost action, inadequate drainage, vibration or other forces acting on the structure.

4-2A-243: - WATER SUPPLY:

A. Water Distribution System: The park shall use city water and shall be in compliance with the provisions of [title 7](#), chapter 5 of this code. The water supply system of the manufactured home park shall have one meter and shall be connected by pipes to all manufactured homes, buildings and other facilities requiring water by the manufactured home park owner or developer. All water piping, fixtures and other

equipment shall be constructed and maintained in accordance with state and local regulations and shall be of a type and in locations approved by the city. The water piping system shall not be connected with nonpotable or questionable water supplies and shall be protected against the hazards of backflow or back siphonage. The system shall be so designed and maintained as to provide a pressure of not less than thirty-five (35) pounds per square inch under normal operating conditions at service buildings and other locations requiring potable water supply and be of the size required by the city. The water distribution system shall be designed by a registered Idaho professional engineer. The plans and specifications for the water system shall be submitted for review and written approval by the division of environmental quality (DEQ) prior to construction. All water service lines and connections shall be installed and maintained in accordance with the rules and regulations of the state department of labor and industrial services, plumbing division.

B. Fire Hydrants: Fire hydrants shall be installed and maintained in accordance with safe standards for fire protection and shall not be located more than four hundred fifty feet (450') from any manufactured home stand. All water mains in the manufactured home park which serve fire hydrants shall not be less than six inches (6") in diameter.

C. Individual Water Riser Pipes ~~A~~and Connections: Individual water riser pipes shall be located within the confined area of the manufactured home stand at a point where the water connection will approximate a vertical position. Water riser pipes shall extend at least four inches (4") above ground elevation. The pipe shall be at least three-quarter inch (3/4") in diameter. The water outlet shall be capped when a manufactured home does not occupy the lot. Adequate provisions shall be made to prevent freezing of service lines, valves and riser pipes and to protect risers from heaving and thawing actions of ground during freezing weather. Surface drainage shall be diverted from the location of the riser pipe.

4-2A-2~~54~~: - SEWAGE DISPOSAL:

A. General Requirements: All plumbing in the manufactured home park shall comply with state and local plumbing laws and regulations and must connect to the public sewer of the city and shall conform to all applicable ordinances, rules and regulations of the city.

B. Sewer Mains: All sewer mains shall be constructed in accordance with the rules and regulations of the Idaho public works division. Mains shall not be less than eight inches (8") in diameter with manholes located no more than three hundred feet (300') apart. All mains shall terminate in a manhole. Cleanouts shall not be allowed except on individual service lines. The sewage disposal system shall be designed by a registered Idaho professional engineer. The plans and specifications for the sewage disposal system shall be submitted for review and written approval by the division of environmental quality (DEQ) prior to construction. All sewage disposal lines and connections shall be installed and maintained in accordance with the rules and regulations of the state department of labor and industrial services, plumbing division.

C. Individual Sewer Connections: The connection of each manufactured home, building or other facility requiring sewer to the manufactured home park sewer mains shall be provided by the manufactured home park owner or developer. Each manufactured home stand shall be provided with at least a four-inch (4") diameter sewer riser pipe. The sewer riser pipe shall be so located on each stand that the sewer connection to the manufactured home drain outlet will approximate a vertical position. The sewer connection (see definition of sewer connection) ^[1] shall be laid with a minimum drop of one-quarter inch (1/4") slope per foot. The sewer connection shall consist of one pipe line only without any branch fittings. All joints shall be watertight. All materials used for sewer connections shall be semirigid, corrosive resistant, absorbent and durable. The inner surface shall be smooth. Provision shall be made for plugging the sewer riser pipe when a manufactured home does not occupy the lot. Surface drainage shall be diverted away from the riser. The rim of the riser pipe shall extend at least four inches (4") above ground elevation.

4-2A-265: - PLUMBING WITHIN MANUFACTURED HOMES:

All plumbing within each manufactured home shall conform to the minimum standards of the state and local regulations and laws. All plumbing within the manufactured home park shall comply with state and local plumbing standards of the state and local regulations and laws, as well as the city.

4-2A-276: - ELECTRICAL DISTRIBUTION SYSTEM:

A. General Requirements: Every park shall contain an electrical wiring system consisting of wiring, fixtures, equipment and appurtenances which shall be installed and maintained in accordance with applicable codes and regulations governing such systems.

B. Power Distribution Lines: Main power lines shall be installed underground and must comply with all local and state requirements. All direct burial conductors or cable shall comply with all state and local regulations, with a minimum buried distance of eighteen inches (18") below the ground surface and specially designed for the purpose. Such conductors shall be located not less than one foot (1') radial distance from water, sewer, gas or communication lines.

C. Individual Electrical Connections: The electrical connection for each individual manufactured home shall be provided by the manufactured home park owner or developer and shall conform to the requirements of the electrical code of the state of Idaho.

D. Required Grounding: All exposed noncurrent-carrying metal parts of manufactured homes and all other equipment shall be grounded by means of an approved grounding conductor with branch circuit conductors or other approved method of grounded

metallic wiring. The neutral conductor shall not be used as an equipment ground for manufactured homes or other equipment.

4-2A-287: - SERVICE BUILDINGS AND OTHER COMMUNITY SERVICE FACILITIES:

A. General Requirements: The requirements of this section shall apply to all service buildings, recreation buildings and other community service facilities, including, but not limited to, management offices, repair shops, storage areas, sanitary facilities, laundry facilities, indoor recreation areas and commercial uses supplying essential goods or services for the exclusive use of park occupants.

B. Service Buildings: Every manufactured home park that accepts or accommodates dependent manufactured homes shall provide adequate flush-type toilet fixtures and laundry facilities. In no instance shall there be less than one laundry unit, two (2) water closets, one lavatory and one shower or bathtub for women and one shower or bathtub for men. The foregoing listed facilities shall be the minimum required facilities to accommodate up to twenty (20) dependent manufactured homes. One additional water closet for each sex shall be provided for every ten (10) additional dependent manufactured homes. (Urinals may be substituted for 1/3 of the additional water closets.) One additional lavatory for each sex shall be provided for every ten (10) additional dependent coaches, and one additional shower or bathtub for each sex for every twenty (20) additional dependent coaches. Dependent manufactured homes shall be parked not more than two hundred feet (200') from the service buildings. There shall be one laundry tray for every twenty (20) dependent manufactured home spaces. One shall be located at least fifteen feet (15') or more from any manufactured home space.

C. Structural Requirements ~~F~~for Service Building ~~A~~and Service Facilities: All structures and buildings shall conform to all applicable ordinances, rules and regulations of the state and city code. All portions of the structure shall be properly protected from destructive elements. Exterior portions shall be of such materials and be so constructed and protected as to prevent entrance or penetration of moisture and weather.

D. Sanitary ~~A~~and Laundry Facilities: All sanitary and laundry facilities shall:

1. Have resistant walls extending to the ceiling between male and female sanitary facilities. Walls and partitions around showers, bathtubs, lavatories and other plumbing fixtures shall be constructed of dense, nonabsorbent, waterproof material or covered with moisture resistant material.
2. Have at least one window or skylight facing directly to the outdoors. The minimum aggregate gross area of windows for each required room shall be not less than ten percent (10%) of floor space served by them. Such openings shall be adequately screened.

3. Have at least one window which can be easily opened, or a mechanical device which will adequately ventilate the room. Such opening or openings shall be adequately screened, to prevent insect infiltration.

E. Toilets: Toilets shall be located in separate compartments equipped with self-closing doors. Shower stalls shall be of the individual type. The rooms shall be screened to prevent direct view of the interior when the exterior doors are open.

F. Illumination ~~Of~~ Service Buildings: Illumination levels shall be maintained as follows:

1. Laundry room work area: forty (40) foot-candles.
2. Toilet room, in front of mirrors: forty (40) foot-candles.

G. Hot ~~A~~and Cold Water: Hot and cold water shall be furnished to every lavatory, sink, bathtub, shower and laundry fixture, and cold water shall be furnished to every water closet and urinal.

H. Heating Facilities: Heating facilities shall be maintained at a temperature of seventy degrees Fahrenheit (70;deg;F) during cold weather, and shall supply a minimum of three (3) gallons of hot water per hour per manufactured home space during time of peak demand.

I. Outdoor Fireplace Facilities: All barbecue pits, fireplaces, stoves, incinerators and cooking shelters and the like shall be so located, constructed, maintained and used as to minimize fire hazards and smoke nuisance both on the property on which used and on neighboring property. No open fire shall be permitted except in facilities provided. No open fire shall be left unattended. No fuel shall be used or material burned which emits dense smoke or objectionable odors.

4-2A-2~~98~~: - REFUSE HANDLING:

The storage, collection and disposal of refuse in the manufactured home park shall be so conducted as to create no health hazards, rodent harborage, insect breeding areas, accident or fire hazards or air pollution. All refuse shall be stored in fly_tight, watertight, rodent_proof containers, which shall be located not more than one hundred fifty feet (150') from any manufactured home lot. Containers shall be provided in sufficient number and capacity to properly store all refuse and shall conform to the state and local minimum health standards. Refuse collection stands shall be provided for all refuse containers. Such container stands shall be so designed as to prevent containers from being tipped, to minimize spillage and container deterioration and to facilitate cleaning around them or as set forth by state and local garbage collection regulations. All refuse containing garbage shall be collected at least once a week.

4-2A-~~3029~~: - INSECT AND RODENT CONTROL:

Grounds, buildings and structures shall be maintained free of insect and rodent harborage and infestation. Extermination methods and other measures to control insects and rodents shall conform with the requirements and regulations of the state of Idaho, department of agriculture. Parks shall be maintained free of accumulations of debris which may provide rodent harborage or breeding places for flies, mosquitoes and other pests. Storage areas shall be so maintained as to prevent rodent harborage. Lumber, pipe and other building material shall be stored at least one foot (1') aboveground. Where the potential for insect and rodent infestation exists, all exterior openings in or beneath any structure shall be appropriately screened with wire mesh or other suitable materials. The growth of brush, weeds and grass shall be controlled to prevent harborage of noxious insects. Parks shall be so maintained as to prevent the growth of noxious and unsightly weeds, and those which could be injurious to health. Open areas as well as areas about and under the manufactured home shall be maintained free of heavy undergrowth of any description.

4-2A-~~310~~: - FUEL SUPPLY AND STORAGE:

A. Natural Gas System: Natural gas piping systems shall, where natural gas is available, be installed and maintained by the manufactured home park owner or developer in accordance with applicable codes and regulations governing such systems. The hookup for each system shall be provided by the manufactured home park owner or developer at the manufactured home stand. Each manufactured home lot provided with piped gas shall have an approved manual shut-off valve installed upstream of the gas outlet. The outlet shall be equipped with an approved cap to prevent accidental discharge of gas when the outlet is not in use.

B. Liquefied Petroleum Gas System: Liquefied petroleum gas systems shall be devices to relieve excessive pressures and shall be arranged so that the discharge terminates at a safe location. They shall be provided with safety devices to relieve excessive pressures and shall be arranged so that the discharge terminates at a safe location. They shall have at least one accessible means for shutting off gas. Such means shall be located outside the manufactured home and shall be maintained in effective operating condition. All LPG piping outside of the manufactured home shall be well supported and protected against mechanical injury. Undiluted liquefied petroleum gas in liquid form shall not be conveyed through piping equipment and systems in manufactured homes. Liquefied petroleum gas containers installed on a manufactured home lot shall be securely but not permanently fastened to prevent accidental overturning. Such containers shall not be less than five (5) nor more than two hundred (200) U.S. gallons gross capacity. No liquefied petroleum gas vessel shall be stored or located inside or beneath any storage cabinet, carport, manufactured home or any other structure, unless such installations are approved by the city council and placed fifteen feet (15') or more from any adjacent lot line.

C. Fuel Oil Supply Systems: All fuel oil supply systems shall be installed and maintained in accordance with applicable codes and regulations governing such

systems. All piping from outside fuel storage tanks or cylinders to manufactured homes shall be permanently installed and securely fastened in place. All fuel oil storage tanks or cylinders shall be securely fastened in place and shall not be located inside or beneath any manufactured home or less than five feet (5') from any manufactured home exit. Storage tanks located in areas subject to traffic shall be protected against physical damage.

4-2A-3~~2~~1: - FIRE PROTECTION:

Manufactured home parks shall be kept free of litter, rubbish and other flammable materials. Portable fire extinguishers rated for class B and C fires shall be kept in service buildings. Their capacity shall not be less than two and one-half (2 1/2) pounds. Fires shall be made only in stoves and other equipment intended for such purposes. Fire hydrants shall be located within four hundred fifty feet (450') of any manufactured home, service building or other structure in the park. The manufactured home park shall be subject to the city fire prevention codes ^[1] and authority.

4-2A-3~~3~~2: - RESPONSIBILITIES OF PARK MANAGEMENT:

The person to whom a permit for a manufactured home park is issued shall operate the park in compliance with this article and shall provide adequate supervision to maintain the park, its facilities and equipment in good repair and in a clean and sanitary condition. The park management shall notify park occupants of all applicable provisions of this article and inform them of their duties and responsibilities under this article. The park management shall be present during and supervise and be responsible for the placement of each manufactured home on its manufactured home pad and shall, prior to occupancy of any manufactured home, obtain a certificate of occupancy from the public works director. The park management shall maintain a register containing the names of all park occupants identified by lot number or street address. Such register shall be available to any authorized person inspecting the park. Fire extinguishers for class B and C fires shall be kept at each service building and community service facility and maintained in good working condition.

4-2A-3~~4~~3: - RESPONSIBILITIES OF PARK OCCUPANTS:

A. General Requirements: Every park occupant shall comply with all applicable ordinances, regulations and rules of the city and shall maintain his manufactured home lot, manufactured home, its facilities and equipment in good repair and in a clean and sanitary condition. Manufactured homes shall be subject to all building, electrical, plumbing, water and sewer codes and requirements.

B. Installation ~~O~~of Utility Connections: Each park occupant shall be responsible for proper installation of all utility connections in accordance with the instructions of the park management, and all applicable ordinances, regulations and rules of the city.

C. Garbage ~~A~~and Trash Disposal: Every park occupant shall comply with the provisions of section 8-1-5 of this code and shall also store and dispose of all his

rubbish and garbage in a clean, sanitary and safe manner. The garbage container shall be rodent proof, insect proof and watertight.

D. Pets: Pets shall be prohibited to run at large or to commit any nuisance within the limits of any manufactured home lot. Owners of any animals shall be subject to all applicable provisions of this code relating to dog or animal control ^[1].

E. Skirting, Porches ~~A~~and Awnings: Skirting, porches, awnings and other additions shall be installed only if permitted and approved by the park management. When installed, they shall be maintained in good repair. The space immediately underneath a manufactured home shall be used for storage only if permitted by the park management. If permitted, the following conditions shall be satisfied:

1. The storage area shall be provided with a base of impervious material.
2. Stored items shall be located so as not to interfere with the underneath inspection of the manufactured home.
3. The storage area shall be enclosed by skirting.

4-2A-3~~5~~4: - CONFLICTING PROVISIONS; SEVERABILITY CLAUSE:

A. In any case where a provision of this article is found to be in conflict with a provision of any other ordinance or code of the city, existing on the effective date of this article, the provision which, in the judgment of the city council, establishes the higher standard for the promotion and protection of the health and safety of the people shall prevail.

B. If any section, subsection, paragraph, sentence, clause or phrase of this article should be declared invalid for any reason whatsoever, such decision shall not affect the remaining portions of this article which shall remain in full force and effect; and to this end the provisions of this article are hereby declared to be severable.

4-2A-3~~6~~5: - NONCONFORMING MANUFACTURED HOME PARKS:

Any manufactured home park which is in existence at the date of the passage of this article shall not be subject to provisions of this article; provided, however, that if any manufactured home park is enlarged, added to or extended after the passage of this article, the entire manufactured home park shall be subject to the provisions of this article.

4-2A-3~~7~~6: - PENALTIES:

Penalties for failure to comply with the provisions of this article or failure to comply with any of its requirements shall constitute a misdemeanor. A separate offense shall be deemed committed for each day such violation shall continue. The manufactured home owner, manufactured home tenant, manufactured home park owner, park manager, or any other person who commits, participates in, assists in or maintains such violation may each be found guilty of a separate offense. Each offense may be punished by a fine of up to three hundred dollars

(\$300.00). Nothing herein contained shall prevent the council or any other public official or private citizen from taking such lawful action as is necessary to restrain or prevent any violation of this article or of the Idaho Code.

4-2A-387: - TREES:

The manufactured home park owner or developer shall plant at least one tree for every two (2) lots in the manufactured home development.

Section 4: That Subsection 2 of Section 6, Chapter 1 of Title 5 Kuna City Code be and the same is hereby amended to read as follows:

5-1-6-2: - MEANINGS OF TERMS OR WORDS:

For the meanings of zoning terms or words not found in Kuna City Code 5-1-6-2, the city staff shall rely upon the latest A Planners Dictionary, edited by Michael Davidson and Fay Dolnick, American Planning Association and Planning Advisory Service, for interpretation purposes.

OPEN SPACE: An area substantially open to the sky which may be on the same lot with a building. The area may include, along with the natural environmental features, water areas, swimming pools and tennis courts, and other recreational facilities that the planning and zoning commission deems permissible. Streets, parking areas, structures for habitation, buffer areas, endcaps, and the like shall not be included.

Section 5: That Section 5, Chapter 5 of Title 5 Kuna City Code be and the same is hereby amended to read as follows:

5-5-5: - REGULATIONS FOR FENCES, WALLS AND HEDGES:

A. Permit required: It is unlawful for any person to construct or replace a fence upon any property within the city limits without first having applied for and obtained a building permit to do so and without thereafter complying with all the provisions of said permit with the exception of normal maintenance.

B. Fences on rights-of-way or easements: Fences may be permitted to be constructed on public rights-of-way and easements subject to the sidewalk and vision clearance restrictions set forth herein. Permission to construct fences on rights-of-way shall be obtained from the city council and ACHD or appropriate agency. Upon notification from the city, it is the property owner's responsibility to remove fences from public rights-of-way or easements, at the owner's expense, should the city need to utilize any right-of-way or easement for maintenance or construction of any public facility or improvements or if it is determined to be in the best interest of the city, or in the opinion of the city, the fence creates a safety hazard. Fences which constitute structures as defined under this section shall not be permitted upon public rights-of-way or easements.

C. *General requirements:* For the purposes of this section, wall, latticework, screens, hedges and planting shall be considered fences and shall be built and maintained in compliance with the provisions herein.

1. Electric fences and barbed wire fences are prohibited within the city except in those instances where it can be demonstrated to the building official that the use is solely for the containment of animals kept in compliance with city animal control regulations and the fence is not located on the public right-of-way. The building official shall have the authority to revoke authorization for an electric fence or barbed wire fence upon declaration of a finding by him that such fence would be detrimental to public health, safety or welfare or would be potentially injurious to persons, properties or improvements in the vicinity.
2. Barbed wire may be permitted in commercial or industrial zones when used as the top section for security fences, provided barbed wires are a minimum of seventy-two (72) inches above grade and do not project over public right-of-way.
3. No fence shall be permitted ~~on~~ the sidewalk ~~area~~ or in a location which may impair the construction of sidewalks.
4. In the event any fence restricts access to or use of established rights-of-way and easements, it shall be the fence owner's responsibility, at his expense, to provide access upon demand of the city or other entitled party.
5. Any fence that exceeds six (6) feet in height must have an approved waiver according to KCC 5-5-5-I special permit.
6. Any fence which restricts access to any utility meter or fire hydrant shall provide a way of access through the fence by a hand gate and remain unlocked.
7. Vision clearance for fences at street and alley intersections shall be as defined in subsection 5-5-2.A of this chapter.
8. All fence heights ~~shall must~~ be measured from the base of the fence existing sidewalk or proposed sidewalk to the highest point.

D. *Residential districts:*

1. *Interior lots:* Solid or closed non-vision fences to a height of thirty-six (36) inches, or open vision fences to a height of forty-eight (48) inches may be built within the front yard setback to the inside of the existing sidewalk or to the inside of the proposed future sidewalk with a license agreement from the Ada County Highway District, or other appropriate agency who controls use of the public rights-of-way. A fence of seventy-two (72) inches in height may be built behind the front dwelling setback along the property boundary. See illustration 1 attached to the ordinance codified herein and available for inspection in the office of the city clerk.
2. *Corner lots:* Solid or closed non-vision fences to a height of thirty-six (36) inches, or open vision fences to a height of forty-eight (48) inches may be built within the front dwelling and street side yard setback to the inside of the right-of-way line with a license agreement from Ada County Highway District, or other appropriate agency who controls use of the public right-of-way. A fence of seventy-two (72) inches in height may be built along the side property lines adjacent to an interior lot from the front dwelling setbacks.

See illustration 2 attached to the ordinance codified herein and available for inspection in the office of the city clerk.

3. *Back-to-back corner lots:* Where two (2) corner lots are back-to-back, with no vehicle access to the roadway adjacent to the side yard of either home, the side yard fence may be solid, or open to a maximum height of seventy-two (72) inches, except within the clear vision sight triangle as identified in subsection 5-5-2:A of this chapter. See illustration 3 attached to the ordinance codified herein and available for inspection in the office of the city clerk.
- E. *Commercial or industrial districts:* Fences adjacent to residential areas must be sight obscuring. Fences not to exceed eight (8) feet in height may be located or maintained on any property line except within vision clearance areas. In the case of security fences, when a barbed wire top section is utilized, the eight-foot maximum height limitation may be exceeded by up to thirty (30) inches only by the barbed wire security top section.
- Open vision fences to a height of six (6) feet may be built out to the inside of the property line, provided no barbed wire or other security top section is utilized and fences comply with vision clearance requirements for fences to be located at intersections.
- F. *Pathway/greenbelt fencing:*
1. Pathway fencing is required.
 2. In order to design for crime prevention, the following design standards will be followed:
 - a. The use of "see-through" fencing is required, as it provides better visibility from adjacent homes or buildings. If solid fencing is used, it may not exceed four (4) feet in height. Wrought iron, a vinyl four-foot solid with two-foot lattice, or equal quality fence is preferred.
 - b. All pathway fencing shall be constructed prior to the issuance of building permits for the subdivision.
- G. *Fences required for sight obstruction:*
1. Certain uses are declared and others may be declared in the future by the city to possess characteristics that require sight obstruction in order to preclude damage, hazard, nuisance or other detriment to public health, safety or welfare, or to prevent a materially injurious situation to property or improvements in a given vicinity.
 2. Sight obscuring fences, where required by provision of this subsection, shall be of dense coniferous planting or climbing varieties of nondeciduous vines on permanently installed aluminum mesh fencing or solid nonvision-type fencing of such design and material that retains its attractiveness with nominal maintenance.
 3. The following uses are declared to require sight obscuring fences: Junkyards, wrecking yards, equipment or vehicle salvage storage yards, trailer parks, auction blocks, lumberyards, RV parks, sanitary landfills, recycling collection stations and temporary recycling collection stations, and any other uses determined to be similar in nature to the preceding uses.

H. *Abatement of unlawful fences:* The following fences are declared unlawful nuisances and shall be subject to the enforcement provisions of title 8, chapter 1 of this Code:

1. Any fence constructed or maintained which is in whole or in part weak, unsafe, or constructed of broken, unsightly, inferior or old worn material of an inflammable nature which may impair the value of the adjoining land.
2. Any fence constructed or maintained for the purpose of maliciously annoying the owners or occupants of adjoining property.
3. Any fence not constructed or maintained in accordance with this section.

I. *VarianeeWaiver:* If an owner or applicant desires to obtain a ~~variance-waiver~~ from the provisions in this subsection, ~~it shall not be treated as a variance pursuant to the provisions of KCC 5-11-4 of this title, and the procedure for such variance shall not be governed by the aforementioned section.~~ The special procedure for a waiver variances from this subsection shall be as follows:

1. The owner or applicant shall file an application for a fence ~~variance-waiver~~ with the city planning and zoning director or their designee assignee. ~~The -which-~~ application shall be provided by the city.
2. Upon receipt of the fence ~~variance-waiver~~ application, ~~the assignee staff~~ shall review each application on a case-by-case basis using the following criteria:
 - a. Setback requirements waiver shall consider the safety and clear-vision sight triangle standards (see KCC 5-3-1) to determine if the application is appropriate.
 - b. Height of fence waiver shall only be considered when the grade between two lots has a difference of two (2) feet or more and is on the request is for the lower of the two properties.
3. Upon hearing the request for the fence ~~variance~~waiver, the planning and zoning director shall either approve, deny, or approve with conditions, the application for a fence ~~variance~~waiver. No written findings of fact will be required but a written decision shall be sent to the applicant and to any party requesting written notification of the decision ~~at the hearing~~.

J. *Appeal:* Any aggrieved party may appeal the decision of the planning and zoning director directly to the planning and zoning commission pursuant to section 5-11-2 of this title. Written notice of an appeal of the director's decision should be filed along with a nonrefundable fee to be established by resolution of the city council, with the city clerk within twenty (20) days after the decision of the director.

Section 6: That Section 4, Chapter 6 of Title 5 Kuna City Code be and the same is hereby repealed.

Section 7: That Sections 4, 5, 6, 7, 8 and 9 of Chapter 6 of Title 5 Kuna City Code be and the same are hereby amended to read as follows:

5-6-54: - SUPPLEMENTARY CONDITIONS AND SAFEGUARDS:

In granting any special use, the planning and zoning commission may prescribe appropriate conditions, bonds and safeguards in conformity with this title. Violations of such conditions, bonds or safeguards, when made a part of the terms under which the special use is granted, shall be deemed a violation of this title.

5-6-65: - PROCEDURE FOR HEARING NOTICE:

Prior to granting a special use permit, at least one (1) public hearing in which interested persons shall have an opportunity to be heard shall be held. At least fifteen (15) days prior to the hearing, notice of the time and place and a summary of the proposal shall be published in the official newspaper or paper of general circulation within the jurisdiction. Notice may also be made available to other newspapers, radio and television stations serving the jurisdiction for use as a public service announcement. Notice shall also be provided to property owners and residents within three hundred (300) feet of the external boundaries of the land being considered, and any additional area that may be substantially impacted by the proposed special use as determined by the commission. When notice is required to two hundred (200) or more property owners or residents, in lieu of the mailing notice, two (2) additional hearing notices shall be provided.

5-6-76: - ACTION BY COMMISSION:

Within thirty (30) days after the public hearing, the planning and zoning commission shall either approve; conditionally approve; or disapprove the applications as presented. If the application is approved or approved with modifications, the commission shall direct the planning and zoning director to issue a special use permit listing the specific conditions specified by the commission for approval.

A. Upon granting a special use permit, conditions may be attached to a special use permit including, but not limited to those:

1. Minimizing adverse impact on other development;
2. Controlling the sequence and timing of developments;
3. Controlling the duration of the development;
4. Assuring that development is maintained properly;
5. Designating the exact location and nature of the development;
6. Requiring the provision for on-site or off-site public facilities or services;
7. Requiring more restrictive standards than those generally required in an ordinance.

B. Prior to granting a special use permit, studies may be required of the social, economic, fiscal and environmental effects of the proposed special use. A special use permit shall not be considered as establishing a binding precedent to grant other special use permits. A special use permit is not transferable from one parcel of land to another.

C. Prior to granting or denying an application, the commission shall specify:

1. The ordinance and standards used in evaluating the application;
2. The reasons for approval or denial; and
3. The actions, if any, that the applicant could take to obtain a permit.

D. The applicant or any affected person who appeared in person or in writing before the commission may appeal the decision of the commission to the council, provided the appeal is submitted to the council within fifteen (15) days from receipt of notification of the commission's action.

5-6-87: - NOTIFICATION TO APPLICANT:

Within ten (10) days after a decision has been rendered, the planning and zoning director or their designee shall provide the applicant with written notice of the action on the request.

5-6-98: - APPEAL TO COUNCIL:

Upon receipt of an appeal from the action of the planning and zoning commission, the city council shall set a hearing date to consider all information, testimony and commission's minutes of the public hearing to reach a decision to uphold, conditionally uphold or overrule the commission by a favorable vote of one-half plus one (1) of the full council.

5-6-109: - HARDSHIP CASES:

The planning and zoning commission may grant a special use permit for retail business use in any residential zone upon a showing that, due to extreme hardship resulting from the physical disability of the applicant, it is impractical for the applicant to operate his or her business elsewhere. No such special use permit shall be granted unless the following conditions have been found to exist:

A. The applicant has a physical disability which prevents the applicant from traveling to a business location outside of his or her residential premises, and there does not exist adequate public transportation for such purpose.

B. All of the standards set forth in section 5-6-3 of this chapter, except subsection 5-6-3.A of this chapter, have been satisfied.

Any special use permit so granted shall be personal to the applicant and shall not run with the land, shall not be transferable, and shall terminate when the applicant ceases to do business at the location stated in the permit or when adequate public transportation is available, whichever occurs first. The grant or denial of an application for a special use permit hereunder shall be subject to appeal by any interested party pursuant to section 5-6-9 of this chapter.

Section 8: That Section 2, 4, 6, 10, 12, and 20 Chapter 17 of Title 5 Kuna City Code be and the same are hereby amended to read as follows:

5-17-2: - DEFINITIONS:

BUFFER: A landscape buffer is a combination of physical space and vertical elements; including, but not limited to: Trees, shrubs, berms, fences and/or walls that separate and screen incompatible land uses from one another. A common lot is a lot that is separate from individual building lots. Landscape coverage shall be comprised of one hundred (100) percent organic materials, thus, ~~no gravel or~~ hardscape materials may not substitute for landscape purposes. ~~The~~ All landscaping shall be supported by a non-potable irrigation source, unless the public works director determines surface waters are not available for this irrigating purpose. All subdivision landscape buffers and open space areas shall be placed on a common lot, owned and maintained by the subdivision homeowner's association (HOA) or business owner's association (BOA), the city shall not maintain nonpublic common lots. Landscape buffers associated with new residential development, located outside a subdivision, shall be the property owner's responsibility.

5-17-4: - EXISTING VEGETATION:

A. *Retention of existing trees:* Existing trees shall be retained unless removal is approved in writing by the city. Where trees are approved by the city to be removed from the project site (or from abutting rights-of-way), replacement of all trees with an acceptable species is required. Acceptable replacement shall be greater in size or equal to the size of the tree(s) removed.

Example: An acceptable replacement for a six-inch (6") caliper tree could be either a new six-inch (6") caliper tree or two (2), three-inch (3") caliper trees.

In all cases, planting within public rights-of-way shall be with approval from the public and/or private entities owning the property.

B. *Damage during construction:* Existing trees or shrubs that are retained shall be protected from damage to bark, branches, or roots during construction. Any damaged tree or shrub shall be replaced in accordance with section 5-17-7 of this chapter.

C. *Minimum landscaping:* Existing vegetation which is to be retained can be used to satisfy the minimum required landscaping (staff approval required).

5-17-6: - INSTALLATION AND MINIMUM STANDARDS:

A. Accepted nursery standards and practices shall be followed in the planting and maintenance of landscaped areas.

B. Soil and slope stabilization must result after landscape installation.

C. Root barriers shall be installed for all new trees planted adjacent to existing or proposed public or private sidewalks and paving. Ada County Highway District (ACHD) requires continuous root barriers for planter strips proposed to be less than eight (8) feet in width with trees. ACHD does not allow trees to be planted in a planter strip less than six (6) feet wide.

D. The minimum acceptable size for deciduous trees shall be two-inch caliper, balled and burlapped with wire baskets, twine and rope removed from the top half of the ball after being placed in the ground.

E. The minimum acceptable size for evergreen trees shall be six (6) ~~to seven (7)~~-feet balled and burlapped with wire baskets, twine and rope removed from the top half of the ball after being placed in the ground.

F. The minimum acceptable size for woody shrubs is a two (2) Gallon pot.

~~FG.~~ All landscaped areas adjacent to vehicular areas are to be protected with an approved curbing material (staff approval required).

5-17-10: - BERMS:

A. ~~Three~~Four to one (~~34~~:1) maximum slopes are ~~recommended~~allowed for berms. ~~Grass that requires mowing shall not be used on slopes steeper than three to one (3:1).~~

B. The height of berms and fences employed as a landscape application shall be measured from the base of the fence ~~elevation of the final grade of the adjacent roadway (measured at the centerline to the top of the proposed berming/fencing and to the highest point not exceed city height standards.~~

5-17-12: - BUFFER AREAS; COMMON LOTS; OPEN SPACE:

A. Materials:

1. All buffer areas shall be comprised of, but not limited to, a mix of evergreen and deciduous trees, shrubs and groundcover in which evergreen plant materials comprise a minimum of sixty (60) percent of the total plant material used.
2. Height requirements shall be accomplished with plant material with a fence or decorative wall.
3. The required buffer area shall result in an effective barrier within three (3) years and be maintained such that sixty (60) percent or more of the vertical surface is closed and prevents the passage of vision through it.
4. Chainlink fencing, with slats or otherwise, ~~and cedar fencing~~ is prohibited for screening in or adjacent to residential areas.

B. *Major roadways:* New residential development shall be buffered through landscape applications from the adjoining collectors, arterials, or highways according to the city's landscape requirements, to protect residents from roadway activity. This buffer shall be placed

on an individual lot, an easement or in a common open space. The buffer area shall be owned and maintained by a homeowners' association or business association. Landscape buffers associated with new residential development, located outside a subdivision, shall be the property owner's responsibility. Landscape placed within the public rights-of-way shall not be credited towards buffer area requirements.

C. *Common area landscapes:* New residential subdivision common area landscapes shall be comprised of the following:

1. Lawn, either seed or sod.

a. All required buffers along classified roads shall be planted with sod.

b. Interior end caps, open spaces, and other approved areas may be planted with seed with prior approval from the planning and zoning director or their designee. All seeded areas shall be mature at time of inspection request.

2. A minimum of one (1) deciduous shade tree per ~~one thousand eight hundred~~ (1,000800) square feet of site.

3. For design flexibility, half of the required shade trees may be substituted on a two to one (2:1) basis with ornamental and evergreen trees.

4. Buffer areas should include a variety of species, arranged to create varied and attractive views. Fences, walls and berms may be used. Height changes, offset angles, different materials and other design techniques are required so as to create variety.

D. *Design requirements for ~~residential developments~~open space:*

~~1. A minimum of five (5) percent useable open space per fifty (50) dwellings in residential developments.~~

1. Open space is required for all residential developments* in accordance with the following tables: ~~A minimum of 5% useable open space per 50 dwellings in residential developments.~~

a.

<u>Proposed No. of Dwellings Units</u>	<u>Total % of Required Open Space</u>
<u>100 or less</u>	<u>3.0%</u>

b.

<u>Proposed Number of Dwellings/Units</u>	<u>Required Open Space Per 50 Dwellings/Units (Compounded)**</u>	<u>Total % of Required Open Space*** & ****</u>
<u>101 - 150</u>	<u>1.70%</u>	<u>4.70%</u>
<u>151 - 200</u>	<u>1.70%</u>	<u>6.40%</u>
<u>201 - 250</u>	<u>1.70%</u>	<u>8.10%</u>

<u>251 - 300</u>	<u>1.70%</u>	<u>9.80%</u>
<u>301 - 350</u>	<u>0.55%</u>	<u>10.35%</u>
<u>351 - 400</u>	<u>0.55%</u>	<u>10.90%</u>
<u>451 - 500</u>	<u>0.55%</u>	<u>12.00%</u>
<u>501 - 550</u>	<u>0.40%</u>	<u>12.40%</u>
<u>551 - 600</u>	<u>0.40%</u>	<u>12.80%</u>
<u>601 - 650</u>	<u>0.40%</u>	<u>13.20%</u>
<u>651 - 700</u>	<u>0.40%</u>	<u>13.60%</u>
<u>701 - 750</u>	<u>0.40%</u>	<u>14.00%</u>
<u>751 - 800</u>	<u>0.40%</u>	<u>14.40%</u>
<u>801 - 850</u>	<u>0.40%</u>	<u>14.80%</u>
<u>851 - 900</u>	<u>0.40%</u>	<u>15.20%</u>
<u>901 - 950</u>	<u>0.40%</u>	<u>15.60%</u>
<u>951 - 1000</u>	<u>0.40%</u>	<u>16.00%</u>
<u>1001 - 1050</u>	<u>0.40%</u>	<u>16.40%</u>
<u>1051 - 1100</u>	<u>0.40%</u>	<u>16.80%</u>
<u>1101 - 1150</u>	<u>0.40%</u>	<u>17.20%</u>
<u>1151 - 1200</u>	<u>0.40%</u>	<u>17.60%</u>
<u>1201 - 1250</u>	<u>0.40%</u>	<u>18.00%</u>
<u>1251 - 1300</u>	<u>0.40%</u>	<u>18.40%</u>
<u>1301 - 1350</u>	<u>0.40%</u>	<u>18.80%</u>
<u>1351 - 1400</u>	<u>0.40%</u>	<u>19.20%</u>
<u>1401 - 1450</u>	<u>0.40%</u>	<u>19.60%</u>
<u>1451 - 1500</u>	<u>0.40%</u>	<u>20.00%</u>
<u>1501 - 1550</u>	<u>0.40%</u>	<u>20.40%</u>
<u>1551 - 1600</u>	<u>0.40%</u>	<u>20.80%</u>
<u>1601 - 1650</u>	<u>0.40%</u>	<u>21.20%</u>
<u>1651 - 1700</u>	<u>0.40%</u>	<u>21.60%</u>
<u>1701 - 1750</u>	<u>0.40%</u>	<u>22.00%</u>
<u>1751 - 1800</u>	<u>0.40%</u>	<u>22.40%</u>
<u>1801 - 1850</u>	<u>0.40%</u>	<u>22.80%</u>
<u>1851 - 1900</u>	<u>0.40%</u>	<u>23.20%</u>
<u>1901 - 1950</u>	<u>0.40%</u>	<u>23.60%</u>
<u>1951 - 2000</u>	<u>0.40%</u>	<u>24.00%</u>
<u>2001 +</u>	<u>0.40% Per 50 units</u>	

Example 1 - 340 dwellings = 10.35% open space.

Example 2 - 723 dwellings would be 14.0% required open space.

*The open space tables above do not apply to planned unit developments. See KCC 5-7-11.

**Subdivisions over one hundred (100) dwellings/units have compounding open space requirements at increments of fifty (50) dwellings.

*** A portion of the storm retention pond may be considered open space on a case by case basis, if it is determined there is a useable area of a minimum of two (2) feet from the bottom of the retention pond.

~~**** A portion of a school site may be considered open space on a case by case basis, if its open to the public after school hours and on weekends.~~

~~E. Design requirement for apartments and/or multi-family developments:~~

~~—1. A minimum of 200 square feet of usable open space is required per dwelling unit.~~

~~E. Design *considerations options* for *e*Commercial *d*Development:~~

~~1. Mulching: Mulch shall be used in all required planting areas. With prior approval, mulches may be organic, including but not limited to bark, soil aid, or rock products, such as "perma-bark" or similar products. Use of mulch, organics or rock, as the exclusive ground cover in required planting areas is prohibited. Mulch may not total more than thirty five percent (35%) of all ground cover. Pea gravel, drain rock, road base gravel, or similar products shall not be considered mulch. All mulch shall be confined by a concrete curb or other approved edging method to prevent mulch migrating to adjacent surfaces. If rock mulch is used, a weed barrier fabric shall be used beneath the rock. Plastic weed barriers that are impermeable are prohibited as they restrict water and oxygen to the plants. If approved by the City engineer, mulch used in stormwater facilities may not float. See size requirements for rock below in E-2, of this section.~~

~~2. Vegetation Coverage: Required landscape areas shall be at least seventy percent (70%) covered with vegetation at maturity, installing mulch under and/or around all shrubs and trees.~~

~~F. Alternative method of compliance:~~

~~1. Water Conserving Design: in order to qualify for water conserving designs, the applicant shall demonstrate the following:~~

- ~~a. The design includes water conserving trees, shrubs, boulders, rocks and other ground covers.~~
- ~~b. The design includes plants that can thrive in climates with approximately ten (10) to twelve inches (12") of annual rainfall.~~
- ~~c. Lawn and turf areas shall not comprise more than fifty five percent (55%) of the total landscaped areas and shall consist of water conserving grasses, including, but not limited to, Buffalo Grass, Blue Gamma Grass, Compact Fescue, Zerilawn, and/or Rhyzomotuous Tall Fescue.~~
- ~~d. Herbaceous and/or perennial ground cover shall be drought tolerant and able to withstand dry conditions once established. As a guide, refer to the recommended plants in the city of Boise parks and recreation department "Water Conservation Guidelines".~~
- ~~e. Boulders, rocks and/or other materials to be used as sod substitutes shall be at least a minimum size approved by the design review committee on a case by case basis. Pea gravel, drain rock, road base gravel, or similar products shall not be used.~~

2. Vegetation Coverage: An exception to F-1-b listed above may be approved by the planning and zoning director for water conserving designs that meet both standards listed below:

a. The design incorporates a variety of water conserving trees, water conserving shrubs, boulders, rocks, decorative walls and/or permeable hardscape materials such as pavers and flagstones; and

b. Required landscape areas shall be at least forty percent (40%) covered with vegetation at maturity.

~~F. Design considerations for residential developments:~~

~~1. For design flexibility, half of the required shade trees may be substituted on a two to one (2:1) basis with ornamental and evergreen trees.~~

~~2. Buffer areas should include a variety of species, arranged to create varied and attractive views. Fences, walls and berms may be used. Height changes, offset angles, different materials and other design techniques are required so as to create variety.~~

5-17-20: - LANDSCAPING WITHIN RIGHT-OF-WAY:

A. The distance separation from the edge of the roadway pavement to the curb or its alignment, where there is a separation, requires a landscape treatment - see KCC 6-4-2:S. A distance separation of less than ten (10) feet from the edge of pavement to the public curb or its alignment requires an approved landscape treatment to include a non-potable irrigation source located underground. A distance separation greater than ten (10) feet from edge of pavement to the public curb or its alignment ~~requires~~ may allow the remaining right-of-way area to be improved with a rock, or other application treatment acceptable to the ~~city planning and zoning director~~ and the transportation authority with jurisdiction.

B. Landscaping placed in the public rights-of-way shall not be credited towards buffer area requirements (KCC 5-17-12:B).

Section 9: That Section 2, Chapter 4 of Title 6 Kuna City Code be and is hereby amended to read as follows:

6-4-2: - REQUIRED PUBLIC IMPROVEMENTS:

Every subdivider as part of the final subdivision platting process shall be required to install the following public and other improvements in accordance with the conditions and specifications as follows:

Note: for amendment purposes, subdivider and developer are intended to be interchangeable words.

For the meanings of subdivision terms or words not found in Kuna City Code section 5-1-6-2, the city staff shall rely upon ~~the "Latest Illustrated Book of Development Definitions", by Moskowitz and Lindbloom~~ the latest *A Planners Dictionary*, edited by Michael Davidson and Fay Dolnick, American Planning Association and Planning Advisory Service, for interpretation purposes.

A. *Bicycle lanes*: A subdivision shall feature bicycle lanes along its roadways to accommodate bicycle enthusiasts. Sidewalks shall not substitute for bicycle lanes, rather the bike lane shall be included as a feature of the street section or located in a separate easement. Bike lane specifications shall be according to city and ACHD standards.

B. *Cell towers*: Cell tower placement is subject to the provisions of the city's wireless communication facilities ordinance.

C. *Curb and gutter*: Vertical curb and gutter shall be installed on functionally classified collector and arterial streets. The street's functionality shall be determined based on the city's adopted functionally classified roadmap. Other street classifications may feature rolled or vertical curbs, and supporting stormwater devices.

The use of drainage swales for stormwater conveyance in lieu of curb and gutter is prohibited unless necessary to preserve a historical drainage right that would be impeded by the swale's removal as determined by the city engineer. There shall be no mixing of irrigation drainage water and road runoff water. All construction shall be in accordance with Idaho Standards for Public ~~Construction~~ Work Construction [ISPC~~WWC~~] or other standards established by the city engineer or Public Works Director.

D. *Driveway and other approaches*: Driveway and other approaches' curb cuts shall be installed according to the city, ITD and ACHD's access management standards. Driveway and other approach placement, alignment, width and apron features shall be designed and constructed

E. According to standards established by the authority with jurisdictional over the subject roadway. The width of driveways and other approaches that are installed in office, commercial and industrial zoning districts, where the city's zoning does not establish a minimum lot width standard, shall be constructed wide enough to accommodate commercially designed driveway entrances accessing the street frontage. All curb returns shall be constructed with a twenty-eight-foot minimum curb return radius.

F. *Fencing*: Fencing shall be installed according to ~~the approved fencing plan KCC 5-5-5.~~ The subdivision shall feature permanent fencing along its outer perimeter with the exception of those portions of its perimeter that feature common open space or park area accessible from the street. The fencing that is placed next to an arterial or collector road shall be punctuated with a minimum three (3) feet of parallel fencing offset, every two hundred fifty (250) linear feet [maximum] to minimize the monotony of the fence's facade. Fences shall be ~~a maximum six (6) feet in height (measured from base of fence to the highest point and crest of the road at the location the fences are constructed);~~

permanent in nature and maintenance free. Fencing shall be constructed of metal, rock or vinyl materials with an approved post hole footing. ~~Wood and e~~Chainlink fencing ~~are is~~ not permitted in a subdivision, except for school related purposes. The school authority may rely upon a powder coated or vinyl coated chainlink type fencing for security related purposes. Architecturally designed cedar fences up to 6 feet with metal posts may be allowed with administrative determination approval from planning and zoning director or public works director. Applicant must submit a drawing or sketch with material and concept clearly depicted. Ditch or irrigation fencing shall be determined with input from the irrigation ~~p~~surveyor. Fencing placed along a subdivision's internal pathways shall be of a see-through type construction to minimize tunneling effects and provide for pedestrian safety. If fencing is used in combination with a landscaped berm, the fence ~~shall may~~ be placed ~~behind the berm, and under no circumstances, placed~~ on the berm.

G. *Fire hydrants:* Subdivision fire hydrants shall be installed in such a manner as to meet the city and fire district's water supply requirements and according to standards established for the type of fire hydrant installed and the accompanying waterline connection(s). Fire hydrants shall be installed at locations identified by the Kuna Rural Fire District and shown on all of the final approved construction drawings and record drawings. Fire hydrants shall be operable prior to any combustible materials being brought on the subdivision property. Fire hydrants shall be painted bright red [or other prescribed color] and the steamer connection must meet fire district requirements. Where there is the possibility a fire hydrant is susceptible to collision potential, the subdivider may be directed to install bollards for its safekeeping.

H. *Flag lot:* Residential subdivision flag lots shall be developed via a common private driveway access that connects with a public street. The driveway shall not extend more than one hundred fifty (150) feet from the public street right-of-way. A common [or shared] driveway shall be relied upon to access the lots contained within the flag lot configuration, with a maximum of three (3) contiguous lots contained within a flag lot. A cross-access driveway agreement qualifying the methods of common driveway care and maintenance responsibility shall be recorded with each lot of the flag lot. The pole portion of the flag lot shall front on the street a minimum thirty (30) feet. The driveway access shall be centered on the pole portion of the flag lot and designed and constructed with a minimum twenty-foot-wide curb cut to include a concrete apron. The common driveway shall be constructed of a material approved by the city engineer. The flag lot is subject to street frontage improvements. The area of the flag lot pole is exclusive of each lot's minimum square footage. Each flag lot shall meet the zoning conditions of the underlying zone. Structure(s) placed on the flag lot shall face the public street and be setback a minimum of twenty (20) feet from edge of driveway. Commercial flag lots shall be evaluated on a case by case basis.

I. *Greenbelt pathways:* Greenbelts pathways are required to be installed at developer's expense within the subdivision to: mitigate land incompatibilities that arise between the subdivision property and the adjoining highways, waterbodies, railroad rights-of-way, transmission lines and other like features; or as shown on the recreation and pathways master plan, as adopted by the city council. Greenbelt pathways are subject to design

review. Subdivision plats shall show the location of greenbelt pathways. These pathways shall be a minimum ten (10) feet wide and located within a thirty-foot wide public easement. The city council may accept a pathway that is nine (9) feet wide, upon making findings that this width is not a safety hazard and it is in the interests of the city to allow the narrower pathway width. The greenbelt pathway shall feature lighting bollards at appropriate distances, directional signage and landscape consisting of trees, bushes and other organic materials to include an irrigation source. The greenbelt pathway shall feature park benches, vistas at appropriate locations and be marked with mileage indicators for sport and safety purposes. These pathways shall be constructed of a material in keeping with the Americans with Disabilities Act (ADA) accessibility guidelines. Greenbelt pathways located along waterbodies shall be placed on one (1) side or the other of the water feature in such a fashion as to provide an uninterrupted pathway alignment and be separated from the waterbody by the installation of fencing constructed consistent with the fencing standards found in Kuna City Code subsection 6-4-2.E. If there are trees located along the waterbody, these shall be reviewed by the city forester for preservation purpose. Where possible, the greenbelt pathway shall connect with other pathways.

Section 10: Severability Provision

10.1 This ordinance is hereby declared to be severable. Should any portion of this ordinance be declared invalid by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect and shall be read to carry out the purpose(s) of the ordinance before the declaration of partial invalidity.

Section 11: Directing the City Clerk

11.1 The City Clerk is directed to file, this Ordinance in the official records of the City and to provide a conformed copy to the, Planning and Zoning Director.

Section 12: Effective Date

12.1 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.

ADOPTED this ____ day of _____, 2019.

CITY OF KUNA

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

**ORDINANCE NO. 2019-44
CITY OF KUNA
ZONING ORDINANCE AMENDMENT**

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

- **MAKING CERTAIN FINDINGS, PURPOSES AND ORDINANCE ENACTMENT HISTORY; AND**
- **REPEALING SECTION 20, ARTICLE A, CHAPTER 2, TITLE 4 KUNA CITY CODE; AND**
- **AMENDING AND REDESIGNATING SECTIONS 21 THROUGH 38, ARTICLE A, CHAPTER 2 OF TITLE 4 KUNA CITY CODE; AND**
- **AMENDING SUBSECTION 2 OF SECTION 6, CHAPTER 1, TITLE 5 KUNA CITY CODE MAKING A TECHNICAL CORRECTION TO THE DEFINITION OF “OPEN SPACE”; AND**
- **AMENDING SECTION 5, CHAPTER 5 OF TITLE 5 KUNA CITY CODE MAKING TECHNICAL CORRECTIONS REGARDING THE GENERAL REQUIREMENTS OF FENCE REGULATIONS; AND**
- **REPEALING SECTION 4, CHAPTER 6, TITLE 5 KUNA CITY CODE; AND**
- **AMENDING AND REDESIGNATING SECTIONS 4, 5, 6, 7, 8, AND 9 OF CHAPTER 6 OF TITLE 5 KUNA CITY CODE; AND**
- **AMENDING SECTIONS 2, 4, 6, 10, 12, AND 20, CHAPTER 17, TITLE 5 OF KUNA CITY CODE MAKING TECHNICAL CHANGES TO DESIGN REQUIREMENTS AND ADDING REQUIREMENTS FOR RESIDENTIAL OPEN SPACE; AND**
- **AMENDING SECTION 2, CHAPTER 4 OF TITLE 6 KUNA CITY CODE PROVIDING FOR A CHANGE IN THE TEXT DESIGNATION FOR DEFINITIONS UPON WHICH CITY STAFF CAN RELY AND MAKING A TECHNICAL CORRECTION REGARDING THE MEASUREMENT OF FENCE HEIGHT AND LOCATION OF FENCING; AND**
- **PROVIDING A SEVERABILITY CLAUSE; AND**
- **DIRECTING THE CITY CLERK; AND**
- **PROVIDING AN EFFECTIVE DATE.**

Section 1: The City Council findings: The City Council makes the following findings of its authority, purpose and the history of the enactment of this ordinance:

- 1.1 The 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 and zoning ordinances are established and codified in Title 5 of the Kuna City Code and are known and cited as the Kuna Zoning Regulations; and
- 1.2 The Planning and Zoning Commission of the City, pursuant to public notice as required by law, held a public hearing on October 8, 2019, as required by Sections 67-6511 and 67-6509, Idaho Code, and made a recommendation of approval by the Commission on October

8, 2019 where it was recommended to the Mayor and Council that this legislative proposal for amendments to the Kuna Zoning Regulations be approved; and

- 1.3 The Kuna City Council, pursuant to public notice as required by law, held a public hearing on October 23, 2019, and October 30, 2019 on the Legislative Proposal for Amendments to the Kuna Zoning Regulations, as required by Sections 67-6511 and 67-6509, Idaho Code, and in accordance with the provisions of Kuna City Code Section 5-1A-7 the City Council has made findings (approved on _____) and determined that the legislative proposal for amendments to the Kuna Zoning Regulations be approved; and
- 1.4 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-7G, to complete the process of implementing the decision of the Kuna City Council to adopt and enact the legislative proposal for amendments to the Kuna Zoning Regulations.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KUNA, IDAHO, as follows:

Section 2: That Section 20, Article A, Chapter 2 of Title 4 Kuna City Code be and the same is hereby repealed.

Section 3: Sections 21 through 38, Article A, Chapter 2 of Title 4 Kuna City Code are hereby amended to read as follows:

4-2A-20: - STORAGE:

- A. General Requirements: A fenced area shall be provided for each manufactured home park for the storage of accessory items such as boats, vacation trailers, campers and related equipment owned by park residents. Such items shall be stored in the storage area and not be parked beside the manufactured home. The storage area shall contain a minimum of sixty (60) square feet per manufactured home space. The required fence shall be six feet (6') high, sight obscuring and contain a lockable gate.
- B. Permanent Storage Building: In addition to the above, one permanent storage building containing a minimum of thirty-two (32) square feet of floor area shall be provided by the owner of the manufactured home park development for each manufactured home space. The building height shall not be less than seven feet (7') nor more than nine feet (9'). It shall have a minimum setback of fifteen feet (15') from adjacent manufactured home spaces and from any public street or highway right of way.

4-2A-21: - WALKS:

- A. General Requirements: All parks shall be provided with safe, convenient, all-season pedestrian access of adequate width for intended use, durable and convenient to maintain, between individual manufactured homes, the park streets and all community

facilities provided for park residents. Sudden changes in alignments and gradients shall be avoided.

- B. Individual Walks: All manufactured home stands shall be connected to common walks, to paved streets and to paved driveways or parking spaces connecting to a paved street. Such individual walks shall have a minimum width of three feet (3').

4-2A-22: - MANUFACTURED HOME STANDS:

The owner or developer of a manufactured home park development shall provide a manufactured home stand for each space. The area of the manufactured home stand shall be improved to provide adequate support for the placement and tie-down of the manufactured home, thereby securing the superstructure against uplift, sliding, rotation and overturning. The manufactured home stand shall not heave, shift or settle unevenly under the weight of the manufactured home due to frost action, inadequate drainage, vibration or other forces acting on the structure.

4-2A-23: - WATER SUPPLY:

- A. Water Distribution System: The park shall use city water and shall be in compliance with the provisions of [title 7](#), chapter 5 of this code. The water supply system of the manufactured home park shall have one meter and shall be connected by pipes to all manufactured homes, buildings and other facilities requiring water by the manufactured home park owner or developer. All water piping, fixtures and other equipment shall be constructed and maintained in accordance with state and local regulations and shall be of a type and in locations approved by the city. The water piping system shall not be connected with non-potable or questionable water supplies and shall be protected against the hazards of backflow or back siphonage. The system shall be so designed and maintained as to provide a pressure of not less than thirty-five (35) pounds per square inch under normal operating conditions at service buildings and other locations requiring potable water supply and be of the size required by the city. The water distribution system shall be designed by a registered Idaho professional engineer. The plans and specifications for the water system shall be submitted for review and written approval by the division of environmental quality (DEQ) prior to construction. All water service lines and connections shall be installed and maintained in accordance with the rules and regulations of the state department of labor and industrial services, plumbing division.
- B. Fire Hydrants: Fire hydrants shall be installed and maintained in accordance with safe standards for fire protection and shall not be located more than four hundred fifty feet (450') from any manufactured home stand. All water mains in the manufactured home park which serve fire hydrants shall not be less than six inches (6") in diameter.
- C. Individual Water Riser Pipes and Connections: Individual water riser pipes shall be located within the confined area of the manufactured home stand at a point where the

water connection will approximate a vertical position. Water riser pipes shall extend at least four inches (4") above ground elevation. The pipe shall be at least three-quarter inch (3/4") in diameter. The water outlet shall be capped when a manufactured home does not occupy the lot. Adequate provisions shall be made to prevent freezing of service lines, valves and riser pipes and to protect risers from heaving and thawing actions of ground during freezing weather. Surface drainage shall be diverted from the location of the riser pipe.

4-2A-24: - SEWAGE DISPOSAL:

- A. General Requirements: All plumbing in the manufactured home park shall comply with state and local plumbing laws and regulations and must connect to the public sewer of the city and shall conform to all applicable ordinances, rules and regulations of the city.
- B. Sewer Mains: All sewer mains shall be constructed in accordance with the rules and regulations of the Idaho public works division. Mains shall not be less than eight inches (8") in diameter with manholes located no more than three hundred feet (300') apart. All mains shall terminate in a manhole. Cleanouts shall not be allowed except on individual service lines. The sewage disposal system shall be designed by a registered Idaho professional engineer. The plans and specifications for the sewage disposal system shall be submitted for review and written approval by the division of environmental quality (DEQ) prior to construction. All sewage disposal lines and connections shall be installed and maintained in accordance with the rules and regulations of the state department of labor and industrial services, plumbing division.
- C. Individual Sewer Connections: The connection of each manufactured home, building or other facility requiring sewer to the manufactured home park sewer mains shall be provided by the manufactured home park owner or developer. Each manufactured home stand shall be provided with at least a four-inch (4") diameter sewer riser pipe. The sewer riser pipe shall be so located on each stand that the sewer connection to the manufactured home drain outlet will approximate a vertical position. The sewer connection (see definition of sewer connection) ^[1] shall be laid with a minimum drop of one-quarter inch (1/4") slope per foot. The sewer connection shall consist of one pipe line only without any branch fittings. All joints shall be watertight. All materials used for sewer connections shall be semirigid, corrosive resistant, absorbent and durable. The inner surface shall be smooth. Provision shall be made for plugging the sewer riser pipe when a manufactured home does not occupy the lot. Surface drainage shall be diverted away from the riser. The rim of the riser pipe shall extend at least four inches (4") above ground elevation.

4-2A-25: - PLUMBING WITHIN MANUFACTURED HOMES:

All plumbing within each manufactured home shall conform to the minimum standards of the state and local regulations and laws. All plumbing within the manufactured home park shall

comply with state and local plumbing standards of the state and local regulations and laws, as well as the city.

4-2A-26: - ELECTRICAL DISTRIBUTION SYSTEM:

- A. General Requirements: Every park shall contain an electrical wiring system consisting of wiring, fixtures, equipment and appurtenances which shall be installed and maintained in accordance with applicable codes and regulations governing such systems.
- B. Power Distribution Lines: Main power lines shall be installed underground and must comply with all local and state requirements. All direct burial conductors or cable shall comply with all state and local regulations, with a minimum buried distance of eighteen inches (18") below the ground surface and specially designed for the purpose. Such conductors shall be located not less than one foot (1') radial distance from water, sewer, gas or communication lines.
- C. Individual Electrical Connections: The electrical connection for each individual manufactured home shall be provided by the manufactured home park owner or developer and shall conform to the requirements of the electrical code of the state of Idaho.
- D. Required Grounding: All exposed noncurrent-carrying metal parts of manufactured homes and all other equipment shall be grounded by means of an approved grounding conductor with branch circuit conductors or other approved method of grounded metallic wiring. The neutral conductor shall not be used as an equipment ground for manufactured homes or other equipment.

4-2A-27: - SERVICE BUILDINGS AND OTHER COMMUNITY SERVICE FACILITIES:

- A. General Requirements: The requirements of this section shall apply to all service buildings, recreation buildings and other community service facilities, including, but not limited to, management offices, repair shops, storage areas, sanitary facilities, laundry facilities, indoor recreation areas and commercial uses supplying essential goods or services for the exclusive use of park occupants.
- B. Service Buildings: Every manufactured home park that accepts or accommodates dependent manufactured homes shall provide adequate flush-type toilet fixtures and laundry facilities. In no instance shall there be less than one laundry unit, two (2) water closets, one lavatory and one shower or bathtub for women and one shower or bathtub for men. The foregoing listed facilities shall be the minimum required facilities to accommodate up to twenty (20) dependent manufactured homes. One additional water closet for each sex shall be provided for every ten (10) additional dependent manufactured homes. (Urinals may be substituted for 1/3 of the additional

water closets.) One additional lavatory for each sex shall be provided for every ten (10) additional dependent coaches, and one additional shower or bathtub for each sex for every twenty (20) additional dependent coaches. Dependent manufactured homes shall be parked not more than two hundred feet (200') from the service buildings. There shall be one laundry tray for every twenty (20) dependent manufactured home spaces. One shall be located at least fifteen feet (15') or more from any manufactured home space.

- C. Structural Requirements for Service Building and Service Facilities: All structures and buildings shall conform to all applicable ordinances, rules and regulations of the state and city code. All portions of the structure shall be properly protected from destructive elements. Exterior portions shall be of such materials and be so constructed and protected as to prevent entrance or penetration of moisture and weather.
- D. Sanitary and Laundry Facilities: All sanitary and laundry facilities shall:
 - 1. Have resistant walls extending to the ceiling between male and female sanitary facilities. Walls and partitions around showers, bathtubs, lavatories and other plumbing fixtures shall be constructed of dense, nonabsorbent, waterproof material or covered with moisture resistant material.
 - 2. Have at least one window or skylight facing directly to the outdoors. The minimum aggregate gross area of windows for each required room shall be not less than ten percent (10%) of floor space served by them. Such openings shall be adequately screened.
 - 3. Have at least one window which can be easily opened, or a mechanical device which will adequately ventilate the room. Such opening or openings shall be adequately screened, to prevent insect infiltration.
- E. Toilets: Toilets shall be located in separate compartments equipped with self-closing doors. Shower stalls shall be of the individual type. The rooms shall be screened to prevent direct view of the interior when the exterior doors are open.
- F. Illumination of Service Buildings: Illumination levels shall be maintained as follows:
 - 1. Laundry room work area: forty (40) foot-candles.
 - 2. Toilet room, in front of mirrors: forty (40) foot-candles.
- G. Hot and Cold Water: Hot and cold water shall be furnished to every lavatory, sink, bathtub, shower and laundry fixture, and cold water shall be furnished to every water closet and urinal.
- H. Heating Facilities: Heating facilities shall be maintained at a temperature of seventy degrees Fahrenheit (70;deg;F) during cold weather, and shall supply a minimum of three (3) gallons of hot water per hour per manufactured home space during time of peak demand.

- I. Outdoor Fireplace Facilities: All barbecue pits, fireplaces, stoves, incinerators and cooking shelters and the like shall be so located, constructed, maintained and used as to minimize fire hazards and smoke nuisance both on the property on which used and on neighboring property. No open fire shall be permitted except in facilities provided. No open fire shall be left unattended. No fuel shall be used or material burned which emits dense smoke or objectionable odors.

4-2A-28: - REFUSE HANDLING:

The storage, collection and disposal of refuse in the manufactured home park shall be so conducted as to create no health hazards, rodent harborage, insect breeding areas, accident or fire hazards or air pollution. All refuse shall be stored in fly tight, watertight, rodent proof containers, which shall be located not more than one hundred fifty feet (150') from any manufactured home lot. Containers shall be provided in sufficient number and capacity to properly store all refuse and shall conform to the state and local minimum health standards. Refuse collection stands shall be provided for all refuse containers. Such container stands shall be so designed as to prevent containers from being tipped, to minimize spillage and container deterioration and to facilitate cleaning around them or as set forth by state and local garbage collection regulations. All refuse containing garbage shall be collected at least once a week.

4-2A-29: - INSECT AND RODENT CONTROL:

Grounds, buildings and structures shall be maintained free of insect and rodent harborage and infestation. Extermination methods and other measures to control insects and rodents shall conform with the requirements and regulations of the state of Idaho, department of agriculture. Parks shall be maintained free of accumulations of debris which may provide rodent harborage or breeding places for flies, mosquitoes and other pests. Storage areas shall be so maintained as to prevent rodent harborage. Lumber, pipe and other building material shall be stored at least one foot (1') aboveground. Where the potential for insect and rodent infestation exists, all exterior openings in or beneath any structure shall be appropriately screened with wire mesh or other suitable materials. The growth of brush, weeds and grass shall be controlled to prevent harborage of noxious insects. Parks shall be so maintained as to prevent the growth of noxious and unsightly weeds, and those which could be injurious to health. Open areas as well as areas about and under the manufactured home shall be maintained free of heavy undergrowth of any description.

4-2A-30: - FUEL SUPPLY AND STORAGE:

- A. Natural Gas System: Natural gas piping systems shall, where natural gas is available, be installed and maintained by the manufactured home park owner or developer in accordance with applicable codes and regulations governing such systems. The hookup for each system shall be provided by the manufactured home park owner or developer at the manufactured home stand. Each manufactured home lot provided with piped gas shall have an approved manual shut-off valve installed upstream of the

gas outlet. The outlet shall be equipped with an approved cap to prevent accidental discharge of gas when the outlet is not in use.

- B. Liquefied Petroleum Gas System: Liquefied petroleum gas systems shall be devices to relieve excessive pressures and shall be arranged so that the discharge terminates at a safe location. They shall be provided with safety devices to relieve excessive pressures and shall be arranged so that the discharge terminates at a safe location. They shall have at least one accessible means for shutting off gas. Such means shall be located outside the manufactured home and shall be maintained in effective operating condition. All LPG piping outside of the manufactured home shall be well supported and protected against mechanical injury. Undiluted liquefied petroleum gas in liquid form shall not be conveyed through piping equipment and systems in manufactured homes. Liquefied petroleum gas containers installed on a manufactured home lot shall be securely but not permanently fastened to prevent accidental overturning. Such containers shall not be less than five (5) nor more than two hundred (200) U.S. gallons gross capacity. No liquefied petroleum gas vessel shall be stored or located inside or beneath any storage cabinet, carport, manufactured home or any other structure, unless such installations are approved by the city council and placed fifteen feet (15') or more from any adjacent lot line.
- C. Fuel Oil Supply Systems: All fuel oil supply systems shall be installed and maintained in accordance with applicable codes and regulations governing such systems. All piping from outside fuel storage tanks or cylinders to manufactured homes shall be permanently installed and securely fastened in place. All fuel oil storage tanks or cylinders shall be securely fastened in place and shall not be located inside or beneath any manufactured home or less than five feet (5') from any manufactured home exit. Storage tanks located in areas subject to traffic shall be protected against physical damage.

4-2A-31: - FIRE PROTECTION:

Manufactured home parks shall be kept free of litter, rubbish and other flammable materials. Portable fire extinguishers rated for class B and C fires shall be kept in service buildings. Their capacity shall not be less than two and one-half (2 1/2) pounds. Fires shall be made only in stoves and other equipment intended for such purposes. Fire hydrants shall be located within four hundred fifty feet (450') of any manufactured home, service building or other structure in the park. The manufactured home park shall be subject to the city fire prevention codes ^[1] and authority.

4-2A-32: - RESPONSIBILITIES OF PARK MANAGEMENT:

The person to whom a permit for a manufactured home park is issued shall operate the park in compliance with this article and shall provide adequate supervision to maintain the park, its facilities and equipment in good repair and in a clean and sanitary condition. The park management shall notify park occupants of all applicable provisions of this article and inform

them of their duties and responsibilities under this article. The park management shall be present during and supervise and be responsible for the placement of each manufactured home on its manufactured home pad and shall, prior to occupancy of any manufactured home, obtain a certificate of occupancy from the public works director. The park management shall maintain a register containing the names of all park occupants identified by lot number or street address. Such register shall be available to any authorized person inspecting the park. Fire extinguishers for class B and C fires shall be kept at each service building and community service facility and maintained in good working condition.

4-2A-33: - RESPONSIBILITIES OF PARK OCCUPANTS:

- A. General Requirements: Every park occupant shall comply with all applicable ordinances, regulations and rules of the city and shall maintain his manufactured home lot, manufactured home, its facilities and equipment in good repair and in a clean and sanitary condition. Manufactured homes shall be subject to all building, electrical, plumbing, water and sewer codes and requirements.
- B. Installation of Utility Connections: Each park occupant shall be responsible for proper installation of all utility connections in accordance with the instructions of the park management, and all applicable ordinances, regulations and rules of the city.
- C. Garbage and Trash Disposal: Every park occupant shall comply with the provisions of section 8-1-5 of this code and shall also store and dispose of all his rubbish and garbage in a clean, sanitary and safe manner. The garbage container shall be rodent proof, insect proof and watertight.
- D. Pets: Pets shall be prohibited to run at large or to commit any nuisance within the limits of any manufactured home lot. Owners of any animals shall be subject to all applicable provisions of this code relating to dog or animal control ^[1].
- E. Skirting, Porches and Awnings: Skirting, porches, awnings and other additions shall be installed only if permitted and approved by the park management. When installed, they shall be maintained in good repair. The space immediately underneath a manufactured home shall be used for storage only if permitted by the park management. If permitted, the following conditions shall be satisfied:
 - 1. The storage area shall be provided with a base of impervious material.
 - 2. Stored items shall be located so as not to interfere with the underneath inspection of the manufactured home.
 - 3. The storage area shall be enclosed by skirting.

4-2A-34: - CONFLICTING PROVISIONS; SEVERABILITY CLAUSE:

- A. In any case where a provision of this article is found to be in conflict with a provision of any other ordinance or code of the city, existing on the effective date of this article,

the provision which, in the judgment of the city council, establishes the higher standard for the promotion and protection of the health and safety of the people shall prevail.

- B. If any section, subsection, paragraph, sentence, clause or phrase of this article should be declared invalid for any reason whatsoever, such decision shall not affect the remaining portions of this article which shall remain in full force and effect; and to this end the provisions of this article are hereby declared to be severable.

4-2A-35: - NONCONFORMING MANUFACTURED HOME PARKS:

Any manufactured home park which is in existence at the date of the passage of this article shall not be subject to provisions of this article; provided, however, that if any manufactured home park is enlarged, added to or extended after the passage of this article, the entire manufactured home park shall be subject to the provisions of this article.

4-2A-36: - PENALTIES:

Penalties for failure to comply with the provisions of this article or failure to comply with any of its requirements shall constitute a misdemeanor. A separate offense shall be deemed committed for each day such violation shall continue. The manufactured home owner, manufactured home tenant, manufactured home park owner, park manager, or any other person who commits, participates in, assists in or maintains such violation may each be found guilty of a separate offense. Each offense may be punished by a fine of up to three hundred dollars (\$300.00). Nothing herein contained shall prevent the council or any other public official or private citizen from taking such lawful action as is necessary to restrain or prevent any violation of this article or of the Idaho Code.

4-2A-37: - TREES:

The manufactured home park owner or developer shall plant at least one tree for every two (2) lots in the manufactured home development.

Section 4: That Subsection 2 of Section 6, Chapter 1 of Title 5 Kuna City Code be and the same is hereby amended to read as follows:

5-1-6-2: - MEANINGS OF TERMS OR WORDS:

For the meanings of zoning terms or words not found in Kuna City Code 5-1-6-2, the city staff shall rely upon the latest A Planners Dictionary, edited by Michael Davidson and Fay Dolnick, American Planning Association and Planning Advisory Service, for interpretation purposes.

OPEN SPACE: An area substantially open to the sky which may be on the same lot with a building. The area may include, along with the natural environmental features, water areas, swimming pools and tennis courts, and other recreational facilities that the planning and

zoning commission deems permissible. Streets, parking areas, structures for habitation, buffer areas, endcaps, and the like shall not be included.

Section 5: That Section 5, Chapter 5 of Title 5 Kuna City Code be and the same is hereby amended to read as follows:

5-5-5: - REGULATIONS FOR FENCES, WALLS AND HEDGES:

- A. *Permit required:* It is unlawful for any person to construct or replace a fence upon any property within the city limits without first having applied for and obtained a building permit to do so and without thereafter complying with all the provisions of said permit with the exception of normal maintenance.
- B. *Fences on rights-of-way or easements:* Fences may be permitted to be constructed on public rights-of-way and easements subject to the sidewalk and vision clearance restrictions set forth herein. Permission to construct fences on rights-of-way shall be obtained from the city council and ACHD or appropriate agency. Upon notification from the city, it is the property owner's responsibility to remove fences from public rights-of-way or easements, at the owner's expense, should the city need to utilize any right-of-way or easement for maintenance or construction of any public facility or improvements or if it is determined to be in the best interest of the city, or in the opinion of the city, the fence creates a safety hazard. Fences which constitute structures as defined under this section shall not be permitted upon public rights-of-way or easements.
- C. *General requirements:* For the purposes of this section, wall, latticework, screens, hedges and planting shall be considered fences and shall be built and maintained in compliance with the provisions herein.
 - 1. Electric fences and barbed wire fences are prohibited within the city except in those instances where it can be demonstrated to the building official that the use is solely for the containment of animals kept in compliance with city animal control regulations and the fence is not located on the public right-of-way. The building official shall have the authority to revoke authorization for an electric fence or barbed wire fence upon declaration of a finding by him that such fence would be detrimental to public health, safety or welfare or would be potentially injurious to persons, properties or improvements in the vicinity.
 - 2. Barbed wire may be permitted in commercial or industrial zones when used as the top section for security fences, provided barbed wires are a minimum of seventy-two (72) inches above grade and do not project over public right-of-way.
 - 3. No fence shall be permitted on the sidewalk or in a location which may impair the construction of sidewalks.
 - 4. In the event any fence restricts access to or use of established rights-of-way and easements, it shall be the fence owner's responsibility, at his expense, to provide access upon demand of the city or other entitled party.

5. Any fence that exceeds six (6) feet in height must have an approved waiver according to KCC 5-5-5-I.
6. Any fence which restricts access to any utility meter or fire hydrant shall provide a way of access through the fence by a hand gate and remain unlocked.
7. Vision clearance for fences at street and alley intersections shall be as defined in subsection 5-5-2.A of this chapter.
8. All fence heights shall be measured from the base of the fence to the highest point.

D. *Residential districts:*

1. *Interior lots:* Solid or closed non-vision fences to a height of thirty-six (36) inches, or open vision fences to a height of forty-eight (48) inches may be built within the front yard setback to the inside of the existing sidewalk or to the inside of the proposed future sidewalk with a license agreement from the Ada County Highway District, or other appropriate agency who controls use of the public rights-of-way. A fence of seventy-two (72) inches in height may be built behind the front dwelling setback along the property boundary. See illustration 1 attached to the ordinance codified herein and available for inspection in the office of the city clerk.
2. *Corner lots:* Solid or closed non-vision fences to a height of thirty-six (36) inches, or open vision fences to a height of forty-eight (48) inches may be built within the front dwelling and street side yard setback to the inside of the right-of-way line with a license agreement from Ada County Highway District, or other appropriate agency who controls use of the public right-of-way. A fence of seventy-two (72) inches in height may be built along the side property lines adjacent to an interior lot from the front dwelling setbacks. See illustration 2 attached to the ordinance codified herein and available for inspection in the office of the city clerk.
3. *Back-to-back corner lots:* Where two (2) corner lots are back-to-back, with no vehicle access to the roadway adjacent to the side yard of either home, the side yard fence may be solid, or open to a maximum height of seventy-two (72) inches, except within the clear vision sight triangle as identified in subsection 5-5-2:A of this chapter. See illustration 3 attached to the ordinance codified herein and available for inspection in the office of the city clerk.

- E. *Commercial or industrial districts:* Fences adjacent to residential areas must be sight obscuring. Fences not to exceed eight (8) feet in height may be located or maintained on any property line except within vision clearance areas. In the case of security fences, when a barbed wire top section is utilized, the eight-foot maximum height limitation may be exceeded by up to thirty (30) inches only by the barbed wire security top section.

Open vision fences to a height of six (6) feet may be built out to the inside of the property line, provided no barbed wire or other security top section is utilized and fences comply with vision clearance requirements for fences to be located at intersections.

F. *Pathway/greenbelt fencing:*

1. Pathway fencing is required.
2. In order to design for crime prevention, the following design standards will be followed:
 - a. The use of "see-through" fencing is required, as it provides better visibility from adjacent homes or buildings. If solid fencing is used, it may not exceed four (4) feet in height. Wrought iron, a vinyl four-foot solid with two-foot lattice, or equal quality fence is preferred.
 - b. All pathway fencing shall be constructed prior to the issuance of building permits for the subdivision.

G. *Fences required for sight obstruction:*

1. Certain uses are declared and others may be declared in the future by the city to possess characteristics that require sight obstruction in order to preclude damage, hazard, nuisance or other detriment to public health, safety or welfare, or to prevent a materially injurious situation to property or improvements in a given vicinity.
2. Sight obscuring fences, where required by provision of this subsection, shall be of dense coniferous planting or climbing varieties of non-deciduous vines on permanently installed aluminum mesh fencing or solid non-vision-type fencing of such design and material that retains its attractiveness with nominal maintenance.
3. The following uses are declared to require sight obscuring fences: Junkyards, wrecking yards, equipment or vehicle salvage storage yards, trailer parks, auction blocks, lumberyards, RV parks, sanitary landfills, recycling collection stations and temporary recycling collection stations, and any other uses determined to be similar in nature to the preceding uses.

H. *Abatement of unlawful fences:* The following fences are declared unlawful nuisances and shall be subject to the enforcement provisions of title 8, chapter 1 of this Code:

1. Any fence constructed or maintained which is in whole or in part weak, unsafe, or constructed of broken, unsightly, inferior or old worn material of an inflammable nature which may impair the value of the adjoining land.
2. Any fence constructed or maintained for the purpose of maliciously annoying the owners or occupants of adjoining property.
3. Any fence not constructed or maintained in accordance with this section.

I. *Waiver:* If an owner or applicant desires to obtain a waiver from the provisions in this subsection of this title. The special procedure for a waiver from this subsection shall be as follows:

1. The owner or applicant shall file an application for a fence waiver with the city planning and zoning director or their designee. The application shall be provided by the city.

2. Upon receipt of the fence waiver application, staff shall review each application on a case-by-case basis using the following criteria:
 - a. *Setback requirements* waiver shall consider the safety and clear-vision sight triangle standards (see KCC 5-3-1) to determine if the application is appropriate.
 - b. *Height of fence* waiver shall only be considered when the grade between two lots has a difference of two (2) feet or more and is on the request is for the lower of the two properties.
3. Upon hearing the request for the fence waiver, the planning and zoning director shall either approve, deny, or approve with conditions, the application for a fence waiver. No written findings of fact will be required but a written decision shall be sent to the applicant and to any party requesting written notification of the decision.

- J. *Appeal*: Any aggrieved party may appeal the decision of the planning and zoning director directly to the planning and zoning commission pursuant to section 5-11-2 of this title. Written notice of an appeal of the director's decision should be filed along with a nonrefundable fee to be established by resolution of the city council, with the city clerk within twenty (20) days after the decision of the director.

Section 6: That Section 4, Chapter 6 of Title 5 Kuna City Code be and the same is hereby repealed.

Section 7: That Sections 4, 5, 6, 7, 8 and 9 of Chapter 6 of Title 5 Kuna City Code be and the same are hereby amended to read as follows:

5-6-4: - SUPPLEMENTARY CONDITIONS AND SAFEGUARDS:

In granting any special use, the planning and zoning commission may prescribe appropriate conditions, bonds and safeguards in conformity with this title. Violations of such conditions, bonds or safeguards, when made a part of the terms under which the special use is granted, shall be deemed a violation of this title.

5-6-5: - PROCEDURE FOR HEARING NOTICE:

Prior to granting a special use permit, at least one (1) public hearing in which interested persons shall have an opportunity to be heard shall be held. At least fifteen (15) days prior to the hearing, notice of the time and place and a summary of the proposal shall be published in the official newspaper or paper of general circulation within the jurisdiction. Notice may also be made available to other newspapers, radio and television stations serving the jurisdiction for use as a public service announcement. Notice shall also be provided to property owners and residents within three hundred (300) feet of the external boundaries of the land being considered, and any additional area that may be substantially impacted by the proposed special use as determined by the commission. When notice is required to two hundred (200) or more property owners or residents, in lieu of the mailing notice, two (2) additional hearing notices shall be provided.

5-6-6: - ACTION BY COMMISSION:

Within thirty (30) days after the public hearing, the planning and zoning commission shall either approve; conditionally approve; or disapprove the applications as presented. If the application is approved or approved with modifications, the commission shall direct the planning and zoning director to issue a special use permit listing the specific conditions specified by the commission for approval.

- A. Upon granting a special use permit, conditions may be attached to a special use permit including, but not limited to those:
 - 1. Minimizing adverse impact on other development;
 - 2. Controlling the sequence and timing of developments;
 - 3. Controlling the duration of the development;
 - 4. Assuring that development is maintained properly;
 - 5. Designating the exact location and nature of the development;
 - 6. Requiring the provision for on-site or off-site public facilities or services;
 - 7. Requiring more restrictive standards than those generally required in an ordinance.
- B. Prior to granting a special use permit, studies may be required of the social, economic, fiscal and environmental effects of the proposed special use. A special use permit shall not be considered as establishing a binding precedent to grant other special use permits. A special use permit is not transferable from one parcel of land to another.
- C. Prior to granting or denying an application, the commission shall specify:
 - 1. The ordinance and standards used in evaluating the application;
 - 2. The reasons for approval or denial; and
 - 3. The actions, if any, that the applicant could take to obtain a permit.
- D. The applicant or any affected person who appeared in person or in writing before the commission may appeal the decision of the commission to the council, provided the appeal is submitted to the council within fifteen (15) days from receipt of notification of the commission's action.

5-6-7: - NOTIFICATION TO APPLICANT:

Within ten (10) days after a decision has been rendered, the planning and zoning director or their designee shall provide the applicant with written notice of the action on the request.

5-6-8: - APPEAL TO COUNCIL:

Upon receipt of an appeal from the action of the planning and zoning commission, the city council shall set a hearing date to consider all information, testimony and commission's

minutes of the public hearing to reach a decision to uphold, conditionally uphold or overrule the commission by a favorable vote of one-half plus one (1) of the full council.

5-6-9: - HARDSHIP CASES:

The planning and zoning commission may grant a special use permit for retail business use in any residential zone upon a showing that, due to extreme hardship resulting from the physical disability of the applicant, it is impractical for the applicant to operate his or her business elsewhere. No such special use permit shall be granted unless the following conditions have been found to exist:

- A. The applicant has a physical disability which prevents the applicant from traveling to a business location outside of his or her residential premises, and there does not exist adequate public transportation for such purpose.
- B. All of the standards set forth in section 5-6-3 of this chapter, except subsection 5-6-3.A of this chapter, have been satisfied.

Any special use permit so granted shall be personal to the applicant and shall not run with the land, shall not be transferable, and shall terminate when the applicant ceases to do business at the location stated in the permit or when adequate public transportation is available, whichever occurs first. The grant or denial of an application for a special use permit hereunder shall be subject to appeal by any interested party pursuant to section 5-6-9 of this chapter.

Section 8: That Section 2, 4, 6, 10, 12, and 20 Chapter 17 of Title 5 Kuna City Code be and the same are hereby amended to read as follows:

5-17-2: - DEFINITIONS:

BUFFER: A landscape buffer is a combination of physical space and vertical elements; including, but not limited to: Trees, shrubs, berms, fences and/or walls that separate and screen incompatible land uses from one another. A common lot is a lot that is separate from individual building lots. Landscape coverage shall be comprised of one hundred (100) percent organic materials, thus, hardscape materials may not substitute for landscape purposes. All landscaping shall be supported by a non-potable irrigation source, unless the public works director determines surface waters are not available for this irrigating purpose. All subdivision landscape buffers and open space areas shall be placed on a common lot, owned and maintained by the subdivision homeowner's association (HOA) or business owner's association (BOA), the city shall not maintain nonpublic common lots. Landscape buffers associated with new residential development, located outside a subdivision, shall be the property owner's responsibility.

5-17-4: - EXISTING VEGETATION:

- A. *Retention of existing trees:* Existing trees shall be retained unless removal is approved in writing by the city. Where trees are approved by the city to be removed from the project site (or from abutting rights-of-way), replacement of all trees with an acceptable species is required. Acceptable replacement shall be greater in size or equal to the size of the tree(s) removed.

Example: An acceptable replacement for a six-inch (6") caliper tree could be either a new six-inch (6") caliper tree or two (2), three-inch (3") caliper trees.

In all cases, planting within public rights-of-way shall be with approval from the public and/or private entities owning the property.

- B. *Damage during construction:* Existing trees or shrubs that are retained shall be protected from damage to bark, branches, or roots during construction. Any damaged tree or shrub shall be replaced in accordance with section 5-17-7 of this chapter.
- C. *Minimum landscaping:* Existing vegetation which is to be retained can be used to satisfy the minimum required landscaping (staff approval required).

5-17-6: - INSTALLATION AND MINIMUM STANDARDS:

- A. Accepted nursery standards and practices shall be followed in the planting and maintenance of landscaped areas.
- B. Soil and slope stabilization must result after landscape installation.
- C. Root barriers shall be installed for all new trees planted adjacent to existing or proposed public or private sidewalks and paving. Ada County Highway District (ACHD) requires continuous root barriers for planter strips proposed to be less than eight (8) feet in width with trees. ACHD does not allow trees to be planted in a planter strip less than six (6) feet wide.
- D. The minimum acceptable size for deciduous trees shall be two-inch caliper, balled and burlapped with wire baskets, twine and rope removed from the top half of the ball after being placed in the ground.
- E. The minimum acceptable size for evergreen trees shall be six (6) feet balled and burlapped with wire baskets, twine and rope removed from the top half of the ball after being placed in the ground.
- F. The minimum acceptable size for woody shrubs is a two (2) Gallon pot.

- G. All landscaped areas adjacent to vehicular areas are to be protected with an approved curbing material (staff approval required).

5-17-10: - BERMS:

- A. Four to one (4:1) maximum slopes are allowed for berms.
- B. The height of berms and fences employed as a landscape application shall be measured from the base of the fence to the highest point.

5-17-12: - BUFFER AREAS; COMMON LOTS; OPEN SPACE:

A. *Materials:*

1. All buffer areas shall be comprised of, but not limited to, a mix of evergreen and deciduous trees, shrubs and groundcover in which evergreen plant materials comprise a minimum of sixty (60) percent of the total plant material used.
2. Height requirements shall be accomplished with plant material with a fence or decorative wall.
3. The required buffer area shall result in an effective barrier within three (3) years and be maintained such that sixty (60) percent or more of the vertical surface is closed and prevents the passage of vision through it.
4. Chain link fencing, with slats or otherwise is prohibited for screening in or adjacent to residential areas.

- B. *Major roadways:* New residential development shall be buffered through landscape applications from the adjoining collectors, arterials, or highways according to the city's landscape requirements, to protect residents from roadway activity. This buffer shall be placed on an individual lot, an easement or in a common open space. The buffer area shall be owned and maintained by a homeowners' association or business association. Landscape buffers associated with new residential development, located outside a subdivision, shall be the property owner's responsibility. Landscape placed within the public rights-of-way shall not be credited towards buffer area requirements.

- C. *Common area landscapes:* New residential subdivision common area landscapes shall be comprised of the following:

1. Lawn, either seed or sod.
 - a. All required buffers along classified roads shall be planted with sod.
 - b. Interior end caps, open spaces, and other approved areas may be planted with seed with prior approval from the planning and zoning director or their designee. All seeded areas shall be mature at time of inspection request.
2. A minimum of one (1) deciduous shade tree per eight hundred (800) square feet of site.

3. For design flexibility, half of the required shade trees may be substituted on a two to one (2:1) basis with ornamental and evergreen trees.
4. Buffer areas should include a variety of species, arranged to create varied and attractive views. Fences, walls and berms may be used. Height changes, offset angles, different materials and other design techniques are required so as to create variety.

D. Design requirements for open space:

1. Open space is required for all residential developments* in accordance with the following tables:

a.

Proposed No. of Dwellings Units	Total % of Required Open Space
100 or less	3.0%

b.

Proposed Number of Dwellings/Units	Required Open Space Per 50 Dwellings/Units (Compounded)**	Total % of Required Open Space*** & ****
101 - 150	1.70%	4.70%
151 - 200	1.70%	6.40%
201 - 250	1.70%	8.10%
251 - 300	1.70%	9.80%
301 - 350	0.55%	10.35%
351 - 400	0.55%	10.90%
451 - 500	0.55%	12.00%
501 - 550	0.40%	12.40%
551 - 600	0.40%	12.80%
601 - 650	0.40%	13.20%
651 - 700	0.40%	13.60%
701 - 750	0.40%	14.00%
751 - 800	0.40%	14.40%
801 - 850	0.40%	14.80%
851 - 900	0.40%	15.20%
901 - 950	0.40%	15.60%
951 - 1000	0.40%	16.00%
1001 - 1050	0.40%	16.40%
1051 - 1100	0.40%	16.80%
1101 - 1150	0.40%	17.20%
1151 - 1200	0.40%	17.60%
1201 - 1250	0.40%	18.00%
1251 - 1300	0.40%	18.40%
1301 - 1350	0.40%	18.80%
1351 - 1400	0.40%	19.20%
1401 - 1450	0.40%	19.60%

1451 - 1500	0.40%	20.00%
1501 - 1550	0.40%	20.40%
1551 - 1600	0.40%	20.80%
1601 - 1650	0.40%	21.20%
1651 - 1700	0.40%	21.60%
1701 - 1750	0.40%	22.00%
1751 - 1800	0.40%	22.40%
1801 - 1850	0.40%	22.80%
1851 - 1900	0.40%	23.20%
1901 - 1950	0.40%	23.60%
1951 - 2000	0.40%	24.00%
2001 +	0.40% Per 50 units	

Example 1 - 340 dwellings = 10.35% open space.

Example 2 - 723 dwellings would be 14.0% required open space.

*The open space tables above do not apply to planned unit developments. See KCC 5-7-11.

**Subdivisions over one hundred (100) dwellings/units have compounding open space requirements at increments of fifty (50) dwellings.

*** A portion of the storm retention pond may be considered open space on a case by case basis, if it is determined there is a useable area of a minimum of two (2) feet from the bottom of the retention pond.

**** A portion of a school site may be considered open space on a case by case basis, if its open to the public after school hours and on weekends.

E. Design options for Commercial Development:

1. **Mulching:** Mulch shall be used in all required planting areas. With prior approval, mulches may be organic, including but not limited to bark, soil aid, or rock products, such as "perma-bark" or similar products. Use of mulch, organics or rock, as the exclusive ground cover in required planting areas is prohibited. Mulch may not total more than thirty five percent (35%) of all ground cover. Pea gravel, drain rock, road base gravel, or similar products shall not be considered mulch. All mulch shall be confined by a concrete curb or other approved edging method to prevent mulch migrating to adjacent surfaces. If rock mulch is used, a weed barrier fabric shall be used beneath the rock. Plastic weed barriers that are impermeable are prohibited as they restrict water and oxygen to the plants. If approved by the City engineer, mulch used in stormwater facilities may not float. See size requirements for rock below in E-2, of this section.
2. **Vegetation Coverage:** Required landscape areas shall be at least seventy percent (70%) covered with vegetation at maturity, installing mulch under and/or around all shrubs and trees.

F. Alternative method of compliance:

1. Water Conserving Design: in order to qualify for water conserving designs, the applicant shall demonstrate the following:
 - a. The design includes water conserving trees, shrubs, boulders, rocks and other ground covers.
 - b. The design includes plants that can thrive in climates with approximately ten (10) to twelve inches (12") of annual rainfall.
 - c. Lawn and turf areas shall not comprise more than fifty five percent (55%) of the total landscaped areas and shall consist of water conserving grasses, including, but not limited to, Buffalo Grass, Blue Gamma Grass, Compact Fescue, Zerilawn, and/or Rhyzomotuous Tall Fescue.
 - d. Herbaceous and/or perennial ground cover shall be drought tolerant and able to withstand dry conditions once established. As a guide, refer to the recommended plants in the city of Boise parks and recreation department "Water Conservation Guidelines".
 - e. Boulders, rocks and/or other materials to be used as sod substitutes shall be at least a minimum size approved by the design review committee on a case by case basis. Pea gravel, drain rock, road base gravel, or similar products shall not be used.
2. Vegetation Coverage: An exception to F-1-b listed above may be approved by the planning and zoning director for water conserving designs that meet both standards listed below:
 - a. The design incorporates a variety of water conserving trees, water conserving shrubs, boulders, rocks, decorative walls and/or permeable hardscape materials such as pavers and flagstones; and
 - b. Required landscape areas shall be at least forty percent (40%) covered with vegetation at maturity.

5-17-20: - LANDSCAPING WITHIN RIGHT-OF-WAY:

- A. The distance separation from the edge of the roadway pavement to the curb or its alignment, where there is a separation, requires a landscape treatment - see KCC 6-4-2:S. A distance separation of less than ten (10) feet from the edge of pavement to the public curb or its alignment requires an approved landscape treatment to include a non-potable irrigation source located underground. A distance separation greater than ten (10) feet from edge of pavement to the public curb or its alignment may allow the remaining right-of-way area to be improved with a rock, or other application treatment acceptable to the planning and zoning director and the transportation authority with jurisdiction.
- B. Landscaping placed in the public rights-of-way shall not be credited towards buffer area requirements (KCC 5-17-12:B).

Section 9: That Section 2, Chapter 4 of Title 6 Kuna City Code be and is hereby amended to read as follows:

6-4-2: - REQUIRED PUBLIC IMPROVEMENTS:

Every subdivider, as part of the final subdivision platting process, shall be required to install the following public and other improvements in accordance with the conditions and specifications as follows:

Note: for amendment purposes, subdivider and developer are intended to be interchangeable words.

For the meanings of subdivision terms or words not found in Kuna City Code section 5-1-6-2, the city staff shall rely upon the latest *A Planners Dictionary*, edited by Michael Davidson and Fay Dolnick, American Planning Association and Planning Advisory Service, for interpretation purposes.

- A. *Bicycle lanes:* A subdivision shall feature bicycle lanes along its roadways to accommodate bicycle enthusiasts. Sidewalks shall not substitute for bicycle lanes, rather the bike lane shall be included as a feature of the street section or located in a separate easement. Bike lane specifications shall be according to city and ACHD standards.
- B. *Cell towers:* Cell tower placement is subject to the provisions of the city's wireless communication facilities ordinance.
- C. *Curb and gutter:* Vertical curb and gutter shall be installed on functionally classified collector and arterial streets. The street's functionality shall be determined based on the city's adopted functionally classified roadmap. Other street classifications may feature rolled or vertical curbs, and supporting stormwater devices.
The use of drainage swales for stormwater conveyance in lieu of curb and gutter is prohibited unless necessary to preserve a historical drainage right that would be impeded by the swale's removal as determined by the city engineer. There shall be no mixing of irrigation drainage water and road runoff water. All construction shall be in accordance with Idaho Standards for Public Work Construction [ISPMC] or other standards established by the city engineer or Public Works Director.
- D. *Driveway and other approaches:* Driveway and other approaches' curb cuts shall be installed according to the city, ITD and ACHD's access management standards. Driveway and other approach placement, alignment, width and apron features shall be designed and constructed.
- E. According to standards established by the authority with jurisdictional over the subject roadway. The width of driveways and other approaches that are installed in office, commercial and industrial zoning districts, where the city's zoning does not establish a

minimum lot width standard, shall be constructed wide enough to accommodate commercially designed driveway entrances accessing the street frontage. All curb returns shall be constructed with a twenty-eight-foot minimum curb return radius.

- F. *Fencing*: Fencing shall be installed according to KCC 5-5-5. The subdivision shall feature permanent fencing along its outer perimeter with the exception of those portions of its perimeter that feature common open space or park area accessible from the street. The fencing that is placed next to an arterial or collector road shall be punctuated with a minimum three (3) feet of parallel fencing offset, every two hundred fifty (250) linear feet [maximum] to minimize the monotony of the fence's facade. Fences shall be measured from base of fence to the highest point and permanent in nature and maintenance free. Fencing shall be constructed of metal, rock or vinyl materials with an approved post hole footing. Chain link fencing is not permitted in a subdivision, except for school related purposes. The school authority may rely upon a powder coated or vinyl coated chain link type fencing for security related purposes. Architecturally designed cedar fences up to 6 feet with metal posts may be allowed with administrative determination approval from planning and zoning director or public works director. Applicant must submit a drawing or sketch with material and concept clearly depicted. Ditch or irrigation fencing shall be determined with input from the irrigation surveyor. Fencing placed along a subdivision's internal pathways shall be of a see-through type construction to minimize tunneling effects and provide for pedestrian safety. If fencing is used in combination with a landscaped berm, the fence may be placed on the berm.
- G. *Fire hydrants*: Subdivision fire hydrants shall be installed in such a manner as to meet the city and fire district's water supply requirements and according to standards established for the type of fire hydrant installed and the accompanying waterline connection(s). Fire hydrants shall be installed at locations identified by the Kuna Rural Fire District and shown on all of the final approved construction drawings and record drawings. Fire hydrants shall be operable prior to any combustible materials being brought on the subdivision property. Fire hydrants shall be painted bright red [or other prescribed color] and the steamer connection must meet fire district requirements. Where there is the possibility a fire hydrant is susceptible to collision potential, the subdivider may be directed to install bollards for its safekeeping.
- H. *Flag lot*: Residential subdivision flag lots shall be developed via a common private driveway access that connects with a public street. The driveway shall not extend more than one hundred fifty (150) feet from the public street right-of-way. A common [or shared] driveway shall be relied upon to access the lots contained within the flag lot configuration, with a maximum of three (3) contiguous lots contained within a flag lot. A cross-access driveway agreement qualifying the methods of common driveway care and maintenance responsibility shall be recorded with each lot of the flag lot. The pole portion of the flag lot shall front on the street a minimum thirty (30) feet. The driveway access shall be centered on the pole portion of the flag lot and designed and constructed with a minimum twenty-foot-wide curb cut to include a concrete apron.

The common driveway shall be constructed of a material approved by the city engineer. The flag lot is subject to street frontage improvements. The area of the flag lot pole is exclusive of each lot's minimum square footage. Each flag lot shall meet the zoning conditions of the underlying zone. Structure(s) placed on the flag lot shall face the public street and be setback a minimum of twenty (20) feet from edge of driveway. Commercial flag lots shall be evaluated on a case by case basis.

- I. *Greenbelt pathways*: Greenbelts pathways are required to be installed at developer's expense within the subdivision to: mitigate land incompatibilities that arise between the subdivision property and the adjoining highways, waterbodies, railroad rights-of-way, transmission lines and other like features; or as shown on the recreation and pathways master plan, as adopted by the city council. Greenbelt pathways are subject to design review. Subdivision plats shall show the location of greenbelt pathways. These pathways shall be a minimum ten (10) feet wide and located within a thirty-foot wide public easement. The city council may accept a pathway that is nine (9) feet wide, upon making findings that this width is not a safety hazard and it is in the interests of the city to allow the narrower pathway width. The greenbelt pathway shall feature lighting bollards at appropriate distances, directional signage and landscape consisting of trees, bushes and other organic materials to include an irrigation source. The greenbelt pathway shall feature park benches, vistas at appropriate locations and be marked with mileage indicators for sport and safety purposes. These pathways shall be constructed of a material in keeping with the Americans with Disabilities Act (ADA) accessibility guidelines. Greenbelt pathways located along waterbodies shall be placed on one (1) side or the other of the water feature in such a fashion as to provide an uninterrupted pathway alignment and be separated from the waterbody by the installation of fencing constructed consistent with the fencing standards found in Kuna City Code subsection 6-4-2.E. If there are trees located along the waterbody, these shall be reviewed by the city forester for preservation purpose. Where possible, the greenbelt pathway shall connect with other pathways.

Section 10: Severability Provision

- 10.1 This ordinance is hereby declared to be severable. Should any portion of this ordinance be declared invalid by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect and shall be read to carry out the purpose(s) of the ordinance before the declaration of partial invalidity.

Section 11: Directing the City Clerk

- 11.1 The City Clerk is directed to file, this Ordinance in the official records of the City and to provide a conformed copy to the, Planning and Zoning Director.

Section 12: Effective Date

- 12.1 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.

ADOPTED this 19th day of November, 2019.

CITY OF KUNA

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk



City of Kuna

Staff Memo

City Council

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

To: **Kuna City Council**

Case Number: 19-03-TE (Time Extension) – Rising Sun Estates

Location: 2067 E. Kuna Road,
Kuna, ID 83634

Planner: Doug Hanson, Planner I

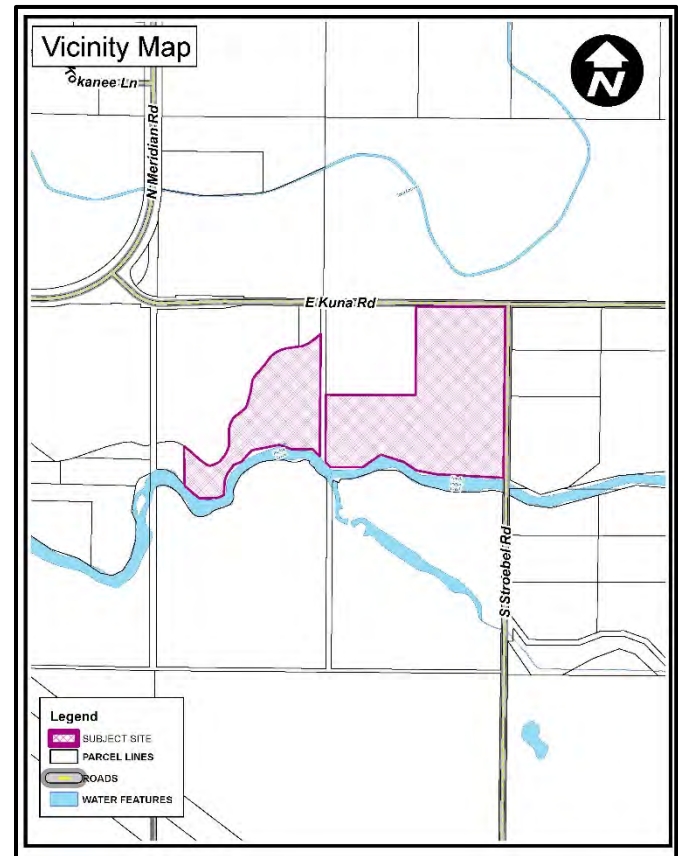
Meeting Date: November 19, 2019

Owner: Dennis and Susan Hournay
PO Box 122
Freedom, WY 83120

Applicant: Steve Arnold
A Team Land Consultants
1785 S. Whisper Cove Ave.
Boise, ID 83709

Table of Contents:

- A. Course Proceedings
- B. General Project Facts
- C. Staff Analysis
- D. Applicable Standards
- E. Council's Proposed Order of Decision



A. Course Proceedings:

1. A time extension is designated in Kuna City Code (KCC) 1-14-3, as a public meeting with City Council as the decision-making body. As a public meeting, this application does not require public notices as set forth in Idaho Code, Chapter 65; Idaho Local Land Use Planning Act. The guidelines for decision making by the Council is outline in KCC 1-14-3 and have been adhered to.

B. General Project Facts:

1. A Team Land Consultants is requesting time extension approval for Rising Sun Estates Subdivision Preliminary Plat (Ada County Assessor Parcel No. R0615250650).

C. Staff Analysis:

1. In accordance with Kuna City Code (KCC) Title 6 Subdivision Regulations, this application seeks time extension approval Rising Sun Estates Preliminary Plat.
2. The approved preliminary plat includes phasing. If the time extension is granted, the time schedule for all remaining phases will be reset.
3. An approved preliminary plat time extension shall be valid for two (2) years from the date of approval of the findings of fact and conclusions of law of the extension by City Council.
4. The City Council is under no obligation to grant a time extension. In approving or denying the request for time extension, the City Council may add additional conditions to its approval of the request for time extension.

D. 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.

E. Council's Order of Decision:

Based on the facts outlined in staff's report and testimony presented at the public meeting, the City Council of Kuna, Idaho, hereby *approves/denies* Case No. 19-03-TE, a preliminary plat time extension request from B&A Engineers, Inc. for Rising Sun Estates Subdivision.



City of Kuna
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

Based upon the record contained in Case No. 19-03-TE (Time Extension) including the Kuna City Code, Staff's Memorandums, exhibits, and the testimony during the public meeting, the Kuna City Council hereby *approves/denies* the Findings of Fact and Conclusions of Law for Case Nos. 19-03-TE, a preliminary plat time extension request from A Team Land Consultants for Rising Sun Estates Subdivision.

If the City Council wishes to approve, deny or modify specific parts of the Findings of Fact and Conclusions of Law as detailed below, those changes must be specified.

1. *Based on the evidence contained in Case No. 19-03-TE, this proposal does generally comply with Kuna City Code.*

Staff Finding: *The applicant has submitted a complete application, and following staff review, the application appears to be in general compliance with Kuna City Code Title 6.*

2. *The contents of the time extension application does contain all of the necessary requirements as listed in Kuna City Code 6-2-3: - Preliminary Plat.*

Staff Finding: *Review by Staff of the proposed preliminary plat confirms all requirements listed in KCC 6-2-3 were provided.*

3. *The applicant has requested a preliminary plat time extension at least sixty days prior to the expiration of the two-year approval period of the approved preliminary plat.*

Staff Finding: *The Rising Sun Estates Subdivision Preliminary Plat was approved by City Council on November 28, 2017. Based on the two (2) year approval timeline, the Preliminary Plat for Rising Sun Estates Subdivision is set to expire on November 28, 2019. Staff confirms that the applicants request for Preliminary Plat time extension was filed with the Planning and Zoning Department prior to the sixty (60) day deadline.*

DATED this 19th day of November, 2019.



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

RECEIVED
SEP 27 2019
CITY OF KUNA

Time Extension Application For Preliminary Subdivision Plat

Fee: \$300

For Office Use Only	
File Number (s)	19-03-FE
Project name	Rising Sun Estates Time Extension
Date Received	9.27.19
Date Accepted/ Complete	9.27.19
Cross Reference Files	
City Council Hearing Date	11/19/19

Reason for request:

We need more time to move forward with
the development due to current labor
shortages & delays in deliveries of services

Date of Time Extension:

9/24/2019

Contact/Applicant Information

Owners of Record: <u>Dennis R Hourany & Susan L. Hourany</u>	Phone Number: <u>925.766.2875</u>
Address: <u>PO Box 122</u>	E-Mail: <u>dennis@newearthdevelopment.com</u>
City, State, Zip: <u>Freedom, WY 83120</u>	Fax #: <u>n/a</u>
Applicant (Developer): <u>New Earth Development, Inc.</u>	Phone Number: <u>925.766.2875</u>
Address: <u>PO Box 14856</u>	E-Mail: <u>ottilia@newearthdevelopment.com</u>
City, State, Zip: <u>Jackson, WY 83002</u>	Fax #: <u>n/a</u>
Engineer/Representative: <u>A Team Land Consultants</u>	Phone Number: <u>208.871.7020</u>
Address: <u>1785 S Whisper Cove Ave</u>	E-Mail: <u>steve@ateamboise.com</u>
City, State, Zip: <u>Boise, ID 83709</u>	Fax #: <u>208.401.9011</u>

Subject Property Information

Subdivision Name: <u>Rising Sun Estates Subdivision - 17-07-S</u>
Site Address: <u>2067 E Kuna Road, Kuna, ID</u>
Site Location (Cross Streets): <u>SW corner of East Kuna Road & South Stroebel</u>
Parcel Number (s): <u>R0615250650</u>
Section, Township, Range: <u>Section 30, T2N, R1E</u>

Signature: _____

Ottilia Ballo
Ottilia Ballo, VP of New Earth
Development, Inc.

Date: _____

9/24/19

NOTES:

1. KUNA CITY SEWER AND WATER WILL BE EXTENDED TO ALL LOTS
2. ALL LOTS SHALL HAVE A PERMANENT EASEMENT FOR PUBLIC UTILITIES, STREET LIGHTS, IRRIGATION AND LOT DRAINAGE OVER THE 10 (TEN) FEET ADJACENT TO ANY PUBLIC OR PRIVATE STREET. THERE SHALL BE A 5 (FIVE) FOOT PUBLIC UTILITY, IRRIGATION AND LOT DRAINAGE EASEMENT ADJACENT TO ANY LOT LINE NOT ADJACENT TO PUBLIC OR PRIVATE STREET.
3. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF THE CITY OF KUNA AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT.
4. EACH LOT SHALL BE PROVIDED WITH PRESSURIZED IRRIGATION.
5. STORM DRAINAGE SHALL BE RETAINED ON SITE THROUGH SURFACE AND SUBSURFACE FACILITIES AS APPROVED BY ACHD.
6. A PORTION OF THE SUBJECT PROPERTY FALLS WITHIN THE FEMA 100 YEAR FLOOD HAZARD ZONE AS SHOWN. REFERENCE FIRM PANEL 16001C400J, DATED OCTOBER 2, 2003.
7. ALL COMMON LOTS SHALL BE OWNED AND MAINTAINED BY THE RISING SUN ESTATES HOME OWNER'S ASSOCIATION.

PRELIMINARY DEVELOPMENT FEATURES

<u>PARCEL NO's</u>	R0615250650
<u>ADDRESSES:</u>	2087 E. KUNA RD. KUNA, ID 83634
EXISTING ZONE:	RUT
PROPOSED ZONE:	R-4
<u>PROPERTY SIZE:</u>	36.305 AC
<u>BUILDABLE LOTS:</u>	

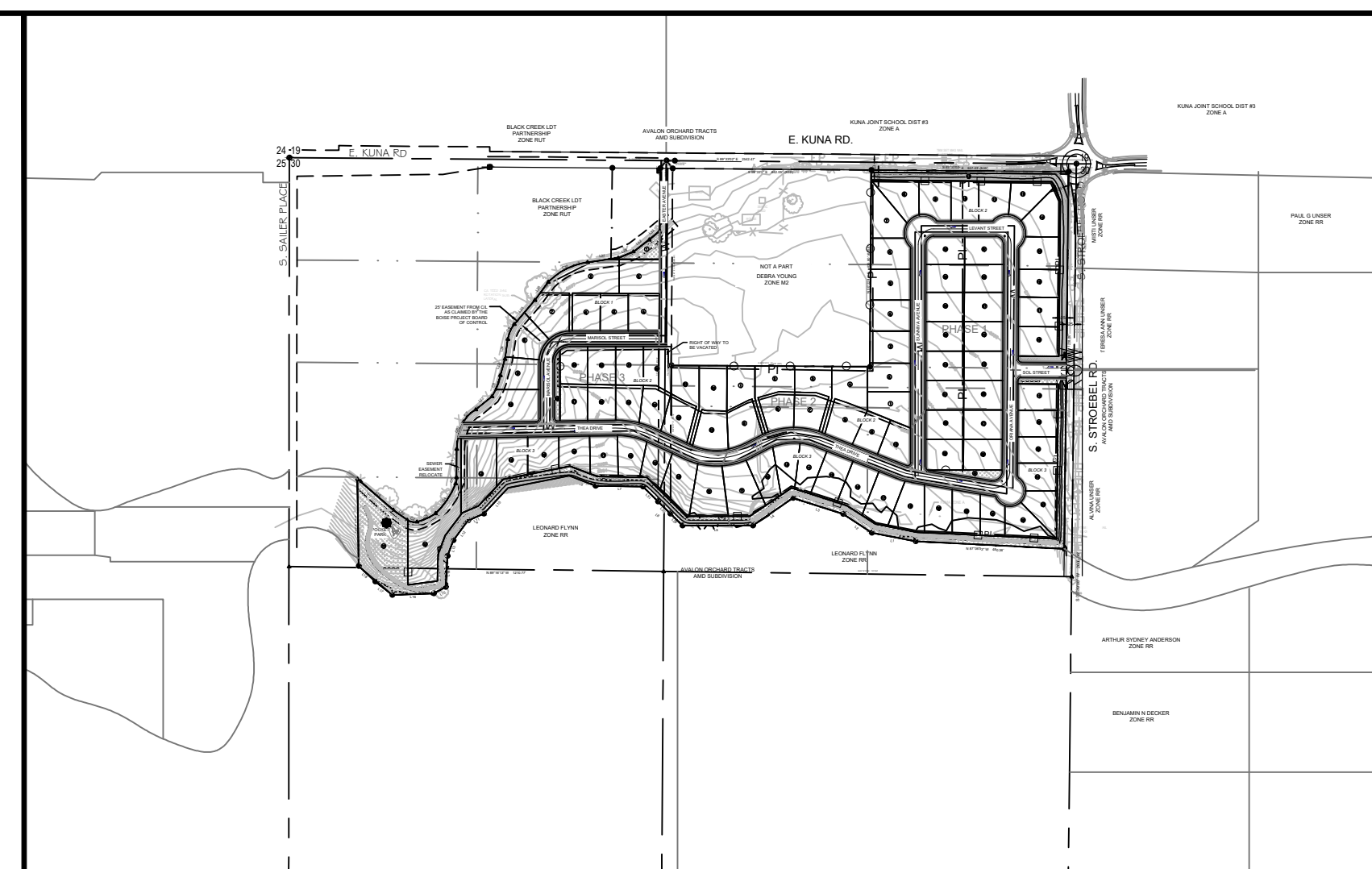
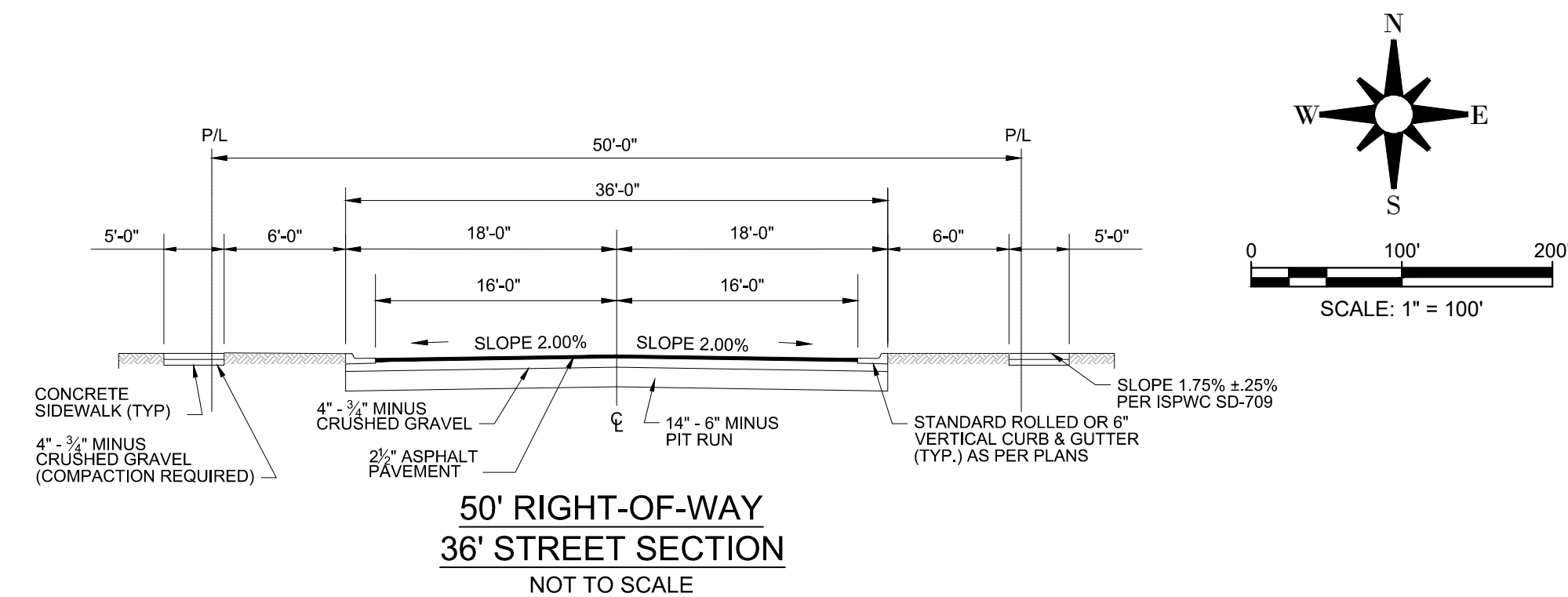
COMMON LOTS:	5
RESIDENTIAL:	91
<u>DENSITY:</u>	2.51

SITE DETAILS:

COMMON LANDSCAPE AREA	4.17 AC
PAVED PUBLIC STREET AREA:	5.76 AC
PRIVATE DRIVE ISLE AREA:	.22 AC
RESIDENTIAL AREA:	26.16
LINEAR STREET LENGTH:	5017'

SETBACK:

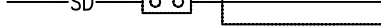
ZONING: 20'
BACK: 15'
SIDE: 5'



VICINITY MAP

SCALE: 1" = 500'

LEGEND

	SITE BOUNDARY LINE		FOUND ALUMINUM CAP MONUMENT
	LOT LINE		CALCULATED POINT
	RIGHT-OF-WAY LINE		SURVEY CONTROL POINT
	8" SANITARY SEWER LINE		SANITARY SEWER MANHOLE
	WATER LINE		STORM DRAIN MANHOLE
	PRESSURE IRRIGATION LINE		CATCH BASIN
	STORM DRAINAGE RETENTION SYSTEM		SURFACE FLOW DIRECTION
	ZONING BOUNDARY		FIRE HYDRANT
	EXISTING PARCEL/LOT LINE		WATER VALVE
	ACHD SLOPE EASEMENT LINE		WATER SERVICE
	CENTERLINE		IRRIGATION VALVE
	SECTION LINE		WATER METER
	EXISTING FENCE LINE		EXISTING LOT NUMBER
	TOP OF WATER LINE		NATURAL GAS LINE MARKER
	EXISTING SANITARY SEWER LINE		TELEPHONE SERVICE RISER
	EXISTING STORM DRAIN LINE		ELECTRIC TRANSFORMER BOX
	EXISTING OVER HEAD POWER LINE		SIGNAL JUNCTION BOX
	EXISTING WATER LINE		GUY WIRE ANCHOR
	EXISTING IRRIGATION LINE		POWER/UTILITY POLE
	EXISTING EDGE OF PAVEMENT		STREET SIGN
	EXISTING EDGE OF GRAVEL		DECIDUOUS TREE
	EXISTING CURB LINE		CONIFEROUS TREE
			MAILBOX
			STREET LIGHT

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 78°58'51" W	144.70
L2	N 56°46'55" W	110.79
L3	N 27°16'58" W	169.65
L4	S 55°44'02" W	157.47
L5	S 89°56'46" W	227.37
L6	N 45°19'05" W	179.01
L7	N 89°06'33" W	153.27
L8	N 69°19'34" W	91.26
L9	S 78°51'30" W	201.10
L10	S 43°46" W	114.28
L11	S 66°48'52" W	55.20
L12	S 37°04'11" W	79.52
L13	S 20°11'11" W	54.91
L14	S 3°24'44" W	100.21
L15	S 62°79" W	42.84
L16	S 87°46'26" W	124.59
L17	N 51°43'01" W	70.13
L18	N 47°20'08" W	72.74
L19	N 48°50'32" W	141.03
L20	N 54°24'31" W	55.42
L21	S 00°27'36" W	91.98
L22	S 51°08'47" W	67.26
L23	S 15°27'33" W	54.66
L24	S 08°29'03" W	64.63
L25	S 40°39'46" W	102.55
L26	S 36°40'07" W	72.95
L27	S 81°53'51" W	76.23
L28	N 89°33'02" W	154.55
L29	N 45°19'05" W	54.78
L30	N 45°19'05" W	55.89
L31	N 45°19'05" W	68.34

CURVE	CURVE TABLE				
	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD
C1	12.35	197.19	03°38'18"	N 52°34'51" W	12.35
C2	33.43	380.03	50°21'13"	S 79°34'54" E	33.36
C3	66.12	196.51	19°04'58"	N 65°42'15" E	65.61
C4	116.76	277.85	24°04'36"	S 23°39'54" E	115.90
C5	20.01	45.42	25°14'38"	N 09°00'08" E	19.85
C6	91.59	192.42	27°16'22"	S 14°56'46" W	90.73
C7	56.46	95.00	34°03'00"	S 44°45'33" W	55.63
C8	73.93	215.91	19°37'08"	N 21°44'37" E	73.57
C9	53.06	105.54	28°48'13"	S 22°55'36" W	52.50
C10	144.55	214.67	38°34'46"	S 63°14'57" W	141.83

SURVEYOR
COMPASS LAND SURVEYING, PLLC
3818 E. NEWBY ST.
SUITE 103
NAMPA, IDAHO 83667
PH (208) 442-0115

PLANNER / CONTACT
STEVE ARNOLD
A-TEAM LAND CONSULTANTS
1785 WHISPER COVE AVE.
BOISE, ID 83709
208-871-7020

DEVELOPER
IDAHO LAND HOLDING, LLC
P.O. BOX 14856
JACKSON, WY 83002
PHONE: (307) 413-5703

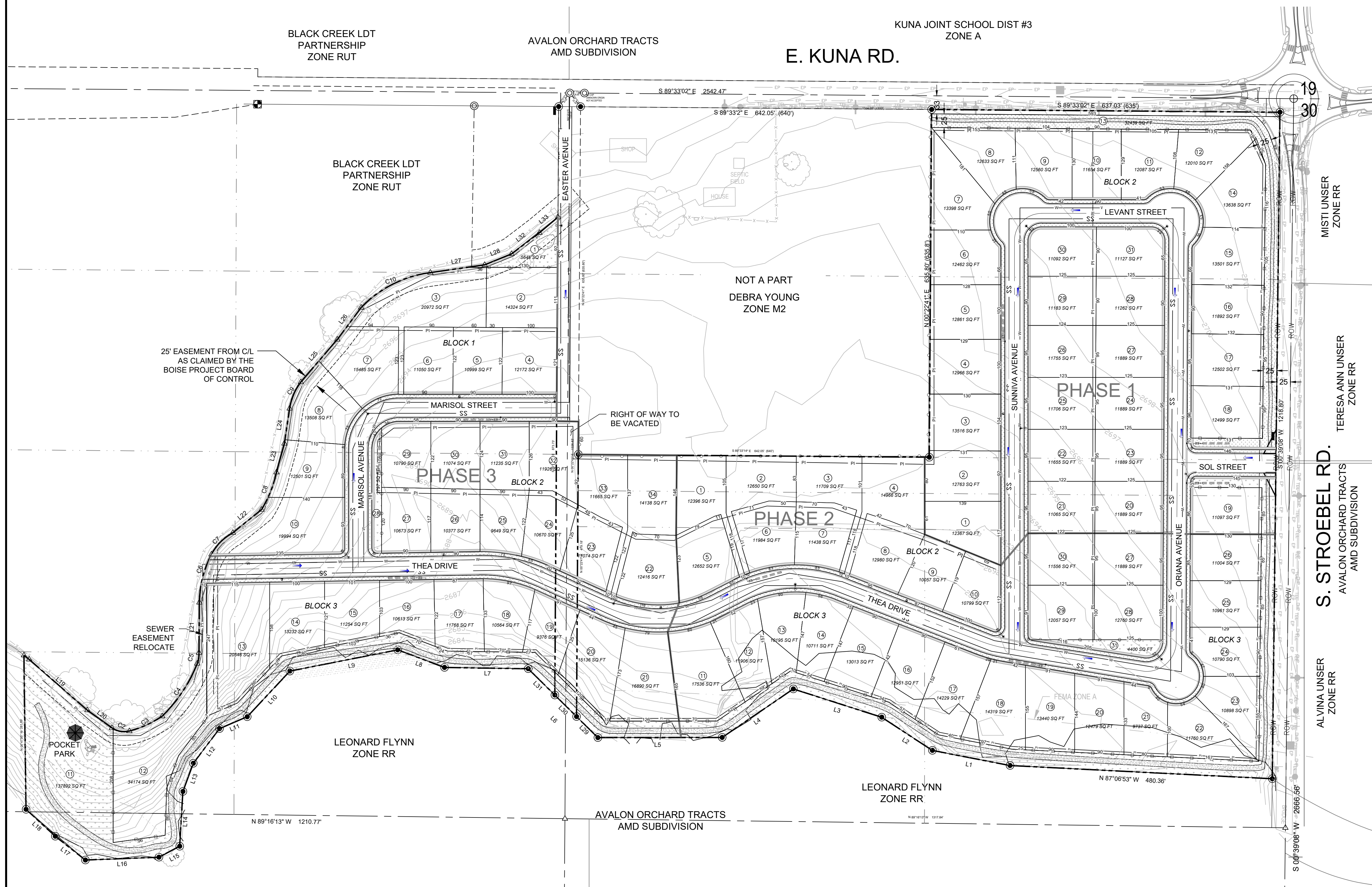
PRELIMINARY PLAT MAP
RISING SUN ESTATES SUBDIVISION

***N 1/2 NW 1/4 OF SECTION 30, T 2 N, R. EW., B.M.
CITY OF KUNA, ADA COUNTY, IDAHO 83634***



SHEET 1 OF 1

DRAWN BY: CJ SHERLOCK
DATE: 06-19-2017
FILE:



NOTES:

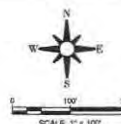
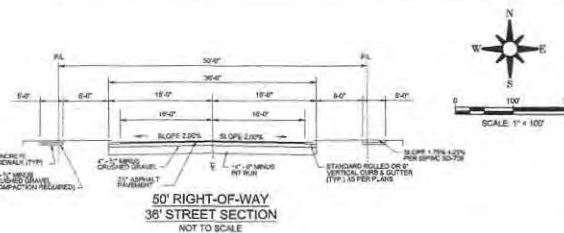
- KUHA CITY SEWER AND WATER WILL BE EXTENDED TO ALL LOTS
- ALL LOTS SHALL HAVE A PERMANENT EASEMENT FOR PUBLIC UTILITIES, STREET LIGHTS, IRRIGATION AND LOT DRAINAGE OVER THE 10' (TEN FEET) ADJACENT TO ANY PUBLIC OR PRIVATE STREET. THERE SHALL BE A 5' (FIVE) FOOT PUBLIC UTILITY, IRRIGATION AND LOT DRAINAGE EASEMENT ADJACENT TO ANY LOT LINE NOT ADJACENT TO PUBLIC OR PRIVATE STREET.
- MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF THE CITY OF KUHA AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT.
- EACH LOT SHALL BE PROVIDED WITH PRESSURIZED IRRIGATION.
- STORM DRAINAGE SHALL BE RETAINED ON SITE THROUGH SURFACE AND SUBSURFACE FACILITIES AS APPROVED BY ACD.
- A PORTION OF THE SUBJECT PROPERTY FALLS WITHIN THE FEMA 100 YEAR FLOOD HAZARD ZONE AS SHOWN. REFERENCE FIRM PANEL 19001C400J, DATED OCTOBER 2, 2003.
- ALL COMMON LOTS SHALL BE OWNED AND MAINTAINED BY THE RISING SUN ESTATES HOME OWNERS ASSOCIATION.

PRELIMINARY DEVELOPMENT FEATURES

PARCEL NO.	R0615220050
ADDRESSES	2007 E. KUNA RD. KUNA, ID 83634
EXISTING ZONE	RUT
PROPOSED ZONE	R-4
PROPERTY SIZE	38.300 AC
SUBDIVISIBLE LOTS	
COMMON LOTS	5
RESIDENTIAL	91
DENSITY	2.51
SITE DETAILS	
COMMON LANDSCAPE AREA	4.17 AC
PAVED PUBLIC STREET AREA	5.76 AC
PRIVATE DRIVE ISLE AREA	22 AC
RESIDENTIAL AREA	26.19
LINEAR STREET LENGTH	5017'

SETBACK

ZONING	20'
BACK	10'
SIDE	5'

BLACK CREEK LOT
PARTNERSHIP
ZONE RUTAVALON ORCHARD TRACTS
AND SUBDIVISION

E. KUNA RD.

KUNA JOINT SCHOOL DIST #3
ZONE ABLACK CREEK LOT
PARTNERSHIP
ZONE RUT20' EASEMENT FROM CL
AS CLAIMED BY THE
BOISE PROJECT BOARD
OF CONTROLBLACK CREEK LOT
PARTNERSHIP
ZONE RUTBLACK CREEK LOT
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ZONE RUTNOT A PART
DEBRA YOUNG
ZONE M2RIGHT OF WAY TO
BE VACATEDBLACK CREEK LOT
PARTNERSHIP
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PARTNERSHIP
ZONE RUTAVALON ORCHARD TRACTS
AND SUBDIVISIONLEONARD FLYNN
ZONE RRS. STROEBEL RD.
AVALON ORCHARD TRACTS
AND SUBDIVISIONS. STROEBEL RD.
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AVALON ORCHARD TRACTS
AND SUBDIVISIONS. STROEBEL RD.
AVALON ORCHARD TRACTS
AND SUBDIVISION

LEGEND

- SITE BOUNDARY LINE
- LOT LINE
- RIGHT-OF-WAY LINE
- 1" SANITARY SEWER LINE
- WATER LINE
- PRESSURE IRRIGATION LINE
- STORM DRAINAGE RETENTION SYSTEM
- ZONING BOUNDARY
- EXISTING PARCEL/LOT LINE
- 40% SLOPE EASEMENT LINE
- FENCE LINE
- SECTION LINE
- EXISTING FENCE LINE
- TOP OF WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM DRAIN LINE
- EXISTING OVER HEAD POWER LINE
- EXISTING WATER LINE
- EXISTING IRRIGATION LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING EDGE OF DRIVE
- EXISTING CURB LINE
- FORM KUNIAWAY CAP MONUMENT
- CALCULATED POINT
- SURVEY CONTROL POINT
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- CATCH BASIN
- SURFACE FLOW DIRECTION
- FIRE HYDRANT
- WATER VALVE
- WATER SERVICE
- IRRIGATION VALVE
- WATER METER
- EXISTING LOT NUMBER
- NATURAL GAS LINE MARKER
- TELEPHONE SERVICE RISER
- ELECTRIC TRANSFORMER BOX
- SIGNAL JUNCTION BOX
- GUY WIRE ANCHOR
- POWER/UTILITY POLE
- STREET SIGN
- DECIDUOUS TREE
- CONIFEROUS TREE
- MAILBOX
- STREET LIGHT

LINE	BEARING	DISTANCE
L1	N 78°45'31" W	144.70
L2	N 54°40'51" W	110.73
L3	N 71°42'50" E	108.49
L4	S 89°44'42" E	107.42
L5	S 89°44'42" E	227.32
L6	N 40°12'50" E	139.61
L7	N 68°18'24" W	103.72
L8	N 68°18'24" W	91.26
L9	S 78°14'38" W	201.10
L10	S 47°28'10" E	114.88
L11	S 54°40'51" W	50.20
L12	S 27°24'11" W	70.52
L13	S 20°11'11" W	56.81
L14	S 17°24'10" E	100.21
L15	S 87°17'10" E	40.84
L16	S 87°40'26" W	134.59
L17	N 61°42'51" W	70.13
L18	N 47°28'08" W	72.74
L19	N 48°28'02" W	141.03
L20	N 54°40'51" W	55.45
L21	S 87°27'30" E	91.96
L22	S 51°28'47" W	87.26
L23	S 15°27'37" W	54.66
L24	S 38°23'07" W	64.63
L25	S 40°18'46" W	103.95
L26	S 38°48'12" W	72.95
L27	S 21°14'53" W	70.23
L28	N 80°28'32" W	104.55
L29	N 40°12'50" E	34.76
L30	N 47°12'37" W	86.89
L31	N 40°12'37" W	80.54

CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD
C1	12.35	197.19	63°25'18"	N 52°45'11" W	12.35
C2	22.43	28.63	107°21'22"	S 17°34'51" E	22.36
C3	48.13	105.51	17°45'02"	N 82°24'57" E	45.81
C4	116.73	277.85	24°54'38"	N 82°09'54" E	115.50
C5	20.21	45.42	29°14'36"	N 80°07'39" E	19.85
C6	91.59	102.42	27°10'12"	S 14°44'40" W	80.73
C7	54.48	106.20	34°03'09"	S 14°46'31" W	56.83
C8	73.93	115.81	19°37'38"	N 17°44'37" E	73.52
C9	93.68	105.54	24°48'11"	S 27°12'37" W	92.55
C10	144.55	214.87	30°54'40"	S 37°14'52" W	141.82

SURVEYOR
CORRIGAN LAND SURVEYING, PLLC
2018 E. MONY RD.
SUITE 100
KUNA, IDAHO 83601
PH: (208) 442-8115

PLANNER / CONTACT
STEVE BRIDGES
A-TEAM LAND CONSULTANTS
1700 WINDFARM DRIVE AVE.
BOISE, ID 83725
208-871-7000

DEVELOPER
RISING SUN LAND HOLDING, LLC
2018 E. MONY RD.
SUITE 100
KUNA, IDAHO 83601
PH: (208) 442-8115

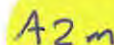
PRELIMINARY PLAT MAP
RISING SUN ESTATES SUBDIVISION

1/4 SEC 10, T2S, R4E, S4W, S4E
CITY OF KUNA, ADA COUNTY, IDAHO 83604

TEAM
Land Development & Real Estate Services

SHEET 1 OF 1
DRAWN BY: J. BRIDGES
DATE: 06-16-2017
FILE

RECEIVED
6:19.17
Exhibit A2K
Exhibit A20



**CITY OF KUNA****P.O. BOX 13****KUNA, ID 83634****www.kunacity.id.gov****Telephone (208) 922-5546 Fax (208) 922-5989**

MEMORANDUM

TO: MAYOR AND COUNCIL

FROM: JARED EMPEY, KUNA CITY TREASURER

RE: CONTINGENCY REQUEST

Mayor and Council,

As a result of a recent internal review of IT service, I am submitting a request for contingency funding to perform the following: upgrade utility billing computers to perform the billing process, enhance security and reliability of data through offsite backups, reliable round-the-clock monitoring of servers, and additional on-site service to complete necessary upgrades.

As stated above, seven utility billing related computers must be upgraded by January 31, 2020 in order to maintain compatibility with current accounting and billing software. In addition, two servers must be upgraded to meet specification requirements. Without the necessary upgrade, the City would not be able to bill or record payments for enterprise or general fund services.

In addition, this request would enhance the reliability of our backup data in the case of a cyber attack or disaster that resulted in a physical loss of data. In the event of a catastrophe, data would be available through storage offsite that could be retrieved with minimal down time.

Lastly, the request would enable reliable round-the-clock monitoring of the City's servers with testing every three minutes and notifications in the event of an outage. This would greatly enhance City staff's ability to shorten downtime of services, even when an outage occurs on a weekend or after hours.

In order to make these necessary and vital enhancements, I request \$40,000 be authorized from contingency, which will be drawn from the following funds: General \$15,200; Water \$10,400; Sewer \$10,400; and Irrigation \$4000.

Thank you,

Jared Empey
Treasurer

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

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

MEMO

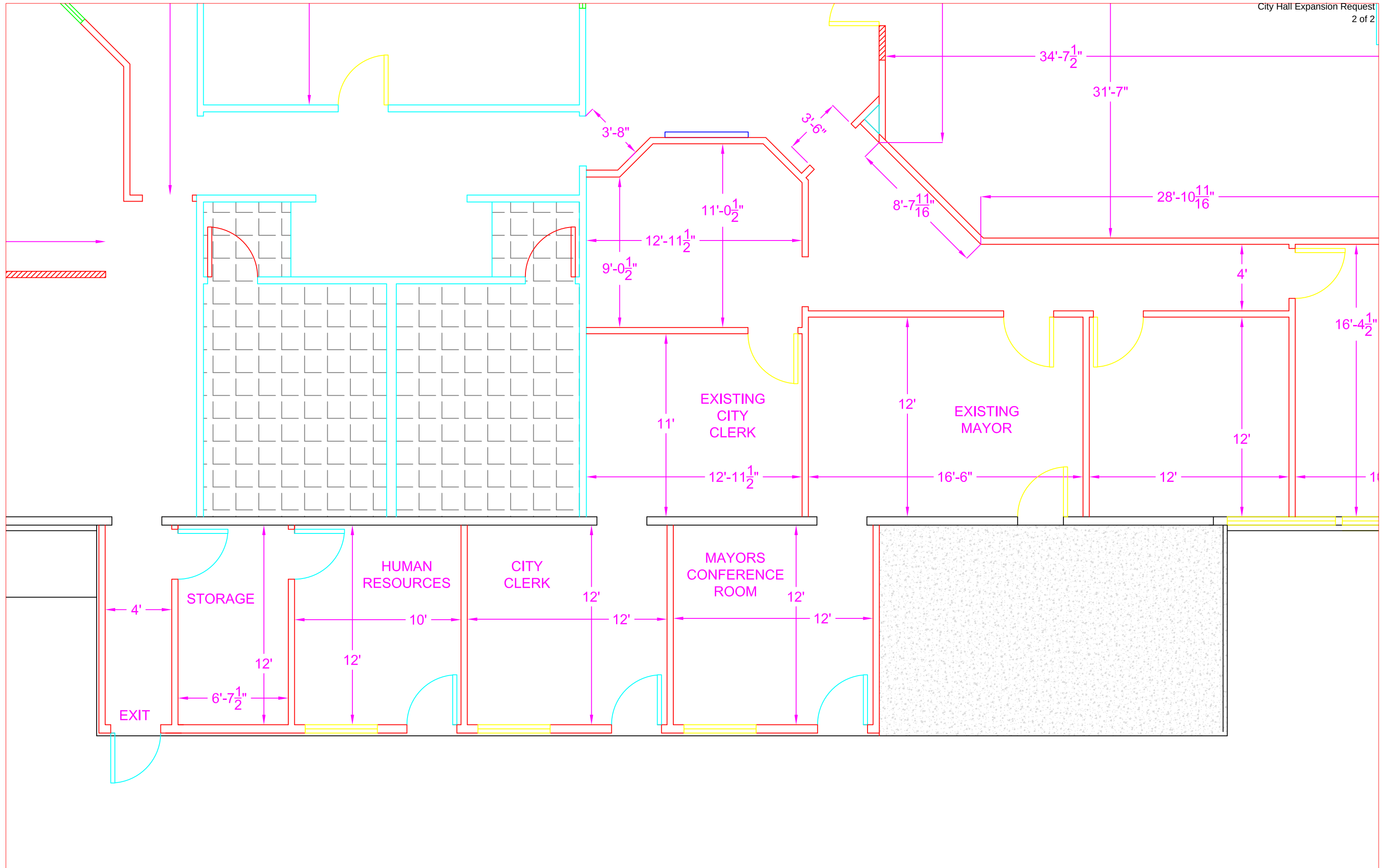
Date: 11-19-2019**From: Bob Bachman, Public Works Director****To: Mayor and Council****RE: Request for Contingency Funds for City Hall Expansion**

Mayor and Council,

This request is for contingency money to build additional office space for the Clerk's office and HR. We would like to build out the back onto the patio. This would create two additional offices and free up a lot of space in the current Clerks office for the staff to have more working area. As the city grows, it is important that HR has privacy and space to work. Moving HR to the new space will allow the Building Department more room to accommodate the current staff level and future levels. Attached is a basic floor plan. The request is for \$50,000 and it includes new desks for both spaces.

Please let me know if you have any questions,

Bob Bachman



**CITY OF KUNA****P.O. BOX 13****KUNA, ID 83634****www.kunacity.id.gov****Telephone (208) 922-5546****Email: CEngels@kunaID.gov**

MEMORANDUM

TO: Mayor Stear and Council

FROM: Bob Bachman, Public Works Director and Chris Engels, City Clerk

RE: Kuna Downtown Revitalization Phase II

DATE: November 19, 2019

The request to council is authorization to proceed with advertisement and bidding of the Kuna Phase II Project pending Plans Specs and Estimate approval from the Ada County Highway District (ACHD) and obligation authority of federal funds from the Local Highway Technical Assistance Council (LHTAC).

- J-U-B Engineers, Inc. is currently working closely with ACHD's Development Services Department to address the final plan comments received on 11/14/2019.
- Obligation authority from LHTAC is anticipated within the next couple weeks.

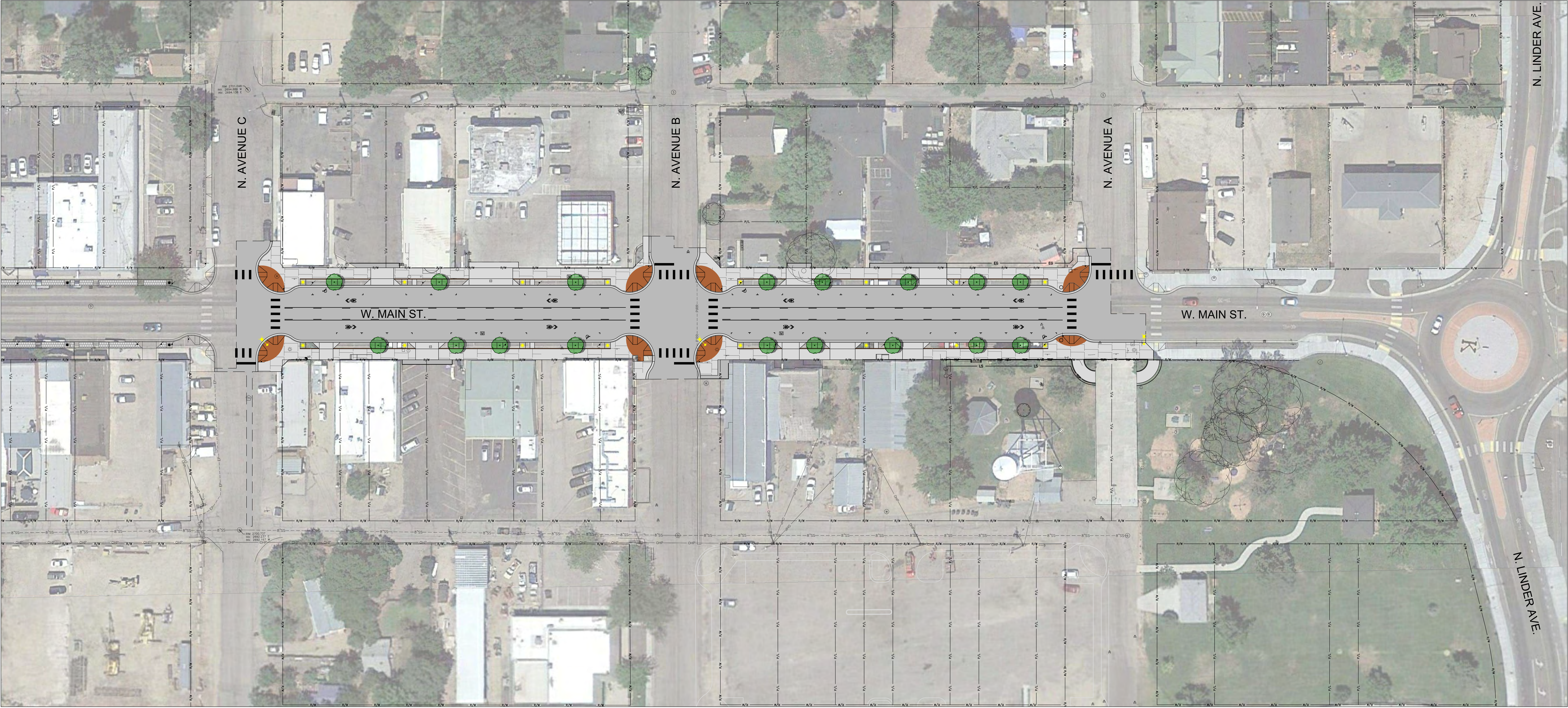
Project Description: The Kuna Downtown Revitalization Project is described as a full rebuild of approximately 750 linear feet along two blocks of Main Street from Avenue A to Avenue C, including sidewalk and landscaping improvements. The purpose of the project is to improve blighted conditions by installing lighting, curb, gutter, sidewalk, drainage, water, irrigation, streetscape improvements and other related work in downtown Kuna. This project will improve pedestrian access and safety, resolve inadequate infrastructure issues, to revitalize Kuna's Central Business District.

See attached project map with the above area shown. All federal and local agency funds have been secured and are in line with the latest engineer's construction estimate.

Thank you,

Bob Bachman
Public Works Director

Chris Engels
City Clerk



**RESOLUTION NO. R88-2019
CITY OF KUNA, IDAHO**

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING THE “PROFESSIONAL SERVICES AGREEMENT” WITH JUB ENGINEERING, INC. FOR DEVELOPING DOWNTOWN DESIGN STANDARDS; AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

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

Section 1. The “*Professional Services Agreement*” with JUB Engineering, Inc. for Developing Downtown Design Standards, 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 19th day of November, 2019.

APPROVED BY THE MAYOR of Kuna, Idaho this 19th day of November, 2019.

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

CITY OF KUNA, IDAHO PROFESSIONAL SERVICES AGREEMENT

This AGREEMENT is made between the City of Kuna, Idaho, a political subdivision of the state of Idaho, herein "*KUNA*" and J-U-B ENGINEERS, Inc., herein "*CONTRACTOR*").

THE PARTIES AGREE AS FOLLOWS:

1. **SCOPE OF WORK:**

KUNA engages *CONTRACTOR* to assist the City of Kuna with developing Downtown Design Standards as detailed in "**Exhibit A**" attached hereto.

2. **KUNA'S RESPONSIBILITIES:**

1. *KUNA* agrees to provide *CONTRACTOR* with information as to *KUNA*'s requirements for the *Project*, including design objectives, capacity and performance requirements, and other documents in its possession, or reasonably obtainable.
2. *KUNA* agrees to obtain, arrange and pay for all advertisements for bids, permits and licenses, and similar fees and charges required, and provide all land, easements, rights-of-ways and access necessary for *CONTRACTOR*'s services and the *Project*.
3. *KUNA* agrees to provide right of access to all properties as required during the execution of the work.

3. **CONTRACTOR'S RESPONSIBILITIES:**

1. *CONTRACTOR* agrees to provide the services of all professional and technical personnel required by this Agreement and detailed in **Exhibit A**.

4. **RISK ALLOCATION:**

KUNA agrees that *CONTRACTOR* is not responsible for damages arising directly or indirectly from any delays for causes beyond *CONTRACTOR*'s control. For purposes of this Agreement, such causes include, but are not limited to, strikes or labor disputes; severe weather disruptions or other natural disasters; fire, riots, war or other emergencies or acts of God; failure of any government agency or other third party to act in a timely manner; failure of performance by *KUNA* or *KUNA*'s contractors or consultants; or discovery of any hazardous substance or differing site conditions. In addition, if said delays directly result in the increase in cost or time required by *CONTRACTOR* to perform its services in an orderly and efficient manner, *CONTRACTOR* shall be entitled to request an equitable adjustment in the schedule and payment.

5. **PAYMENT:**

KUNA agrees to pay *CONTRACTOR* for its services rendered under this Agreement an amount not to exceed the total sum of **\$24,950** for said services rendered from for the Project. The

parties agree that *CONTRACTOR* will invoice *KUNA* for payment under this Agreement for services rendered herein in accordance with Part 3 Compensation of Exhibit A table at page 4 therein.

6. RIGHT OF CONTROL:

KUNA agrees that it will have no right to control or direct the details, manner, or means by which *CONTRACTOR* accomplishes the results of the services performed hereunder. *CONTRACTOR* has no obligation to work any particular hours or days or any particular number of hours or days. *CONTRACTOR* agrees, however, that his other contracts or services shall not interfere with the performance of his services under this Agreement.

7. INDEPENDENT CONTRACTOR RELATIONSHIP:

CONTRACTOR is an independent contractor and is not an employee, servant, agent, partner, or joint venturer of *KUNA*. *KUNA* shall determine the work to be done by *CONTRACTOR*, but *CONTRACTOR* shall determine the legal means by which it accomplishes the work specified by *KUNA*.

8. FEDERAL, STATE, AND LOCAL PAYROLL TAXES:

Neither federal, state or local income taxes, nor payroll taxes of any kind shall be withheld and paid by *KUNA* on behalf of *CONTRACTOR* or the employees of *CONTRACTOR*. *CONTRACTOR* shall not be treated as an employee with respect to the services performed hereunder for federal or state tax purposes. *CONTRACTOR* understands that *CONTRACTOR* is responsible to pay, according to law, *CONTRACTOR*'s income tax. *CONTRACTOR* further understands that *CONTRACTOR* may be liable for self-employment (Social Security) tax to be paid by *CONTRACTOR* according to law.

9. LICENSES AND LAW:

CONTRACTOR represents that it possess the skill and experience necessary and all licenses required to perform the services under this agreement. *CONTRACTOR* further agrees to comply with all applicable laws in the performance of the services hereunder.

10. FRINGE BENEFITS:

Because *CONTRACTOR* is engaged in its own independently established business, *CONTRACTOR* is not eligible for, and shall not participate in, any employee pension, health, or other fringe benefit plans of *KUNA*.

11. WORKER'S COMPENSATION:

CONTRACTOR shall maintain in full force and effect worker's compensation for *CONTRACTOR* and any agents, employees, and staff that the *CONTRACTOR* may employ, and provide proof to *KUNA* of such coverage or that such worker's compensation insurance is not required under the circumstances.

12. EQUIPMENT, TOOLS, MATERIALS OR SUPPLIES:

CONTRACTOR shall supply, at *CONTRACTOR*'s sole expense, all equipment, tools, materials and/or supplies to accomplish the services to be provided herein.

13. DATE OF COMPLETION:

This contract shall be completed on or before December 30, 2020.

14. WARRANTY:

CONTRACTOR warrants that work performed in this agreement shall be in accordance with and limited to the applicable standard of care for like professional services. *CONTRACTOR* acknowledges that it will be liable for any breach of this warranty.

15. INDEMNIFICATION AND INSURANCE PROVISIONS:

CONTRACTOR agrees to the following:

1. As respects acts, errors or omissions in the performance of professional services, *CONTRACTOR* agrees to indemnify and hold harmless KUNA, its officers, employees, and KUNA-designated volunteers from and against any and all claims, demands, defense costs, or liability of any kind or nature to the extent arising directly out of *CONTRACTOR*'s negligent acts, errors or omissions in the performance of its professional services under the terms of this contract.
2. As respects all acts or omissions which do not arise directly out of the performance of professional services, but limited to those acts or omissions ~~ally~~ covered by *CONTRACTOR*'s general and automobile liability insurance, *CONTRACTOR* agrees to indemnify, defend (at KUNA's option), and hold harmless KUNA, its officers, agents, employees, representatives, and volunteers from and against any and all claims, demands, defense costs, liability, or consequential damages of any kind or nature arising out of or in connection with *CONTRACTOR*'s (or *CONTRACTOR*'s subcontractors, if any) performance or failure to perform, under the terms of this contract; excepting those which *CONTRACTOR* is not legally liable.

Without limiting KUNA's right to indemnification, it is agreed that *CONTRACTOR* shall secure prior to commencing any activities under this Agreement, and maintain during the term of this Agreement, insurance coverage as follows:

1. Worker's compensation insurance as required by Idaho statutes.
2. Comprehensive general liability insurance or commercial general liability insurance, including coverage for premises and operations, contractual liability, personal injury liability, products/completed operations liability, broad-form property damage (if applicable) and independent contractor's liability (if applicable), in an amount of not less than One Million Dollars (\$1,000,000.00) per occurrence, combined single limit, written on an occurrence form.
3. Comprehensive automobile liability coverage including, as applicable, owned, non-owned and hired autos, in an amount of not less than One Million Dollars (\$1,000,000.00) per occurrence, combined single limit, written on an occurrence form.
4. Professional liability insurance coverage, in an amount not less than One Million Dollars (\$1,000,000.00), and *CONTRACTOR* shall maintain such coverage for at least four (4) years from the termination of this Agreement; and during this four-

year period, *CONTRACTOR* shall use *CONTRACTOR*'s best efforts to ensure that there is no change of the retroactive date on this insurance coverage.

The policy or policies shall provide *CONTRACTOR* thirty (30) days prior notice in case of cancellation, non-renewal, or significant coverage changes. *CONTRACTOR* shall immediately provide notice to *KUNA* in such an event.

KUNA is hereby authorized to reduce the requirements set forth above in the event he/she determines that such reduction is in *KUNA*'s best interest.

It is agreed that any insurance maintained by *KUNA* shall apply in excess of and not contribute with insurance provided by this policy.

Each insurance policy required by this Agreement, excepting policies for worker's compensation and professional liability shall provide that:

KUNA, its officers, agents, employees, representatives and volunteers are added as additional insureds as respects operations and activities of, or on behalf of, the named insured, performed under contract with *KUNA*. Prior to commencing any work under this Agreement, *CONTRACTOR* shall deliver to *KUNA* insurance certificates confirming the existence of the insurance required by this Agreement, and including the applicable clauses referenced above. Also, within thirty (30) days of the execution date of this Agreement, *CONTRACTOR* shall provide to *KUNA* endorsements to the above-required policies, which add to these policies the applicable clauses referenced above. Said endorsements shall be signed by an authorized representative of the insurance company and shall include the signature's company affiliation and title. Should it be deemed necessary by *KUNA*, it shall be *CONTRACTOR*'s responsibility to see that *KUNA* receives documentation acceptable to *KUNA* which sustains that the individual signing said endorsements is indeed authorized to do so by the insurance company. Also, *KUNA* has the right to demand, and to receive within a reasonable time period, copies of any insurance policies required under this Agreement.

In addition to any other remedies *KUNA* may have if *CONTRACTOR* fails to provide or maintain any insurance policies or policy endorsements to the extent and within the time herein required, *KUNA* may, at its sole option:

1. Obtain such insurance and deduct and retain the amount of the premiums for such insurance from any sums due under the Agreement;
 - A. Order *CONTRACTOR* to stop work under this Agreement and/or withhold any payment(s) which become due to *CONTRACTOR* hereunder until *CONTRACTOR* demonstrates compliance with the requirements hereof.
 - B. Terminate this Agreement.

Exercise of any of the above remedies, however, is an alternative to other remedies *KUNA* may have and is not the exclusive remedy for *CONTRACTOR*'s failure to maintain insurance or secure appropriate endorsements.

Nothing herein contained shall be construed as limiting in any way the extent to which *CONTRACTOR* may be held responsible for payments of damages to persons or property resulting from *CONTRACTOR's*, or its subcontractor's, negligent performance of the work covered under this Agreement.

16. NON-WAIVER:

Failure of either party to exercise any of the rights under this Agreement, or breach thereof, shall not be deemed to be a waiver of such right or a waiver of any subsequent breach.

17. CHOICE OF LAW:

Any dispute under this Agreement, or related to this Agreement, shall be decided in accordance with the laws of the state of Idaho.

18. ENTIRE AGREEMENT:

This is the entire Agreement of the parties and can only be modified or amended in writing by the parties.

19. SEVERABILITY:

If any part of this Agreement is held unenforceable, the remaining portions of the Agreement will nevertheless remain in full force and effect.

20. ATTORNEY FEES:

Determination of how reasonable attorney fees shall be awarded in any action to enforce this Agreement or to declare or termination of this Agreement shall be in accordance with Idaho Code Section 12-117 (1) or recodification or amendment of said statute.

DATED this _____ day of _____, 2019.

KUNA:

KUNA

Joe Stear
Mayor

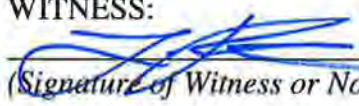
CONTRACTOR:

By 
Brian D. Smith, P.E.
J-U-B ENGINEERS, Inc.
250 S. Beechwood Ave., Suite No. 201
Boise, Idaho 83709
Its Area Manager

ATTEST:

Chris Engels
City Clerk

WITNESS:


(Signature of Witness or Notary Public)

Form and content approved by _____, as attorney KUNA.



J-U-B ENGINEERS, Inc. AGREEMENT FOR PROFESSIONAL SERVICES

For City of Kuna Downtown Design Standards Exhibit A – Scope of Services, Schedule, and Basis of Fee

This Agreement for Professional Services, dated November 5, 2019 between J-U-B ENGINEERS, INC. and the City of Kuna (CLIENT or City) shall include the Scope of Services for developing downtown design standards.

This scope of work includes services to develop downtown standards for the City of Kuna, as identified as a top priority by the community in the Kuna Downtown Revitalization Plan to “Evaluate current standards and develop appropriate guidelines for streetscapes, facades and other applicable standards to bring the desired character to downtown”.

PART 1 - SCOPE OF SERVICES

A. PROJECT UNDERSTANDING

The Kuna Downtown Design Standards are needed to assist staff with providing guidelines to property owners, developers and business owners for streetscape improvements, façade upgrades and public/private gathering spaces.

Assumptions

This scope of work is based on the following project assumptions:

- City to provide on-going review of J-U-B’s work within a time frame acceptable to the City and J-U-B, if applicable.
- The Advisory Committee will consist of 12 members representing stakeholders, property owners, funding agencies, City Council members, etc.
- City to provide the list of the committee members and contact information and assist J-U-B with the necessary scheduling, notifications and correspondence of meeting participants.
- City to provide a meeting room and refreshments for Advisory Committee and Agency Coordination meetings.
- City to provide all mailings, if necessary.
- City staff to be the liaison with the City Council.
- Two (2) Advisory Committee meetings will be limited to 1.5-2 hours each.
- City staff to provide utility data to J-U-B including water, sewer, irrigation, right-of-way, drainage information, etc.
- No design work is included in this scope of work.
- A licensed architect will support the project as a sub-consultant to produce guidance and graphics/renderings for façade and building guidelines.

B. SCOPE OF SERVICES TO BE PROVIDED BY J-U-B

J-U-B's scope of services under this Agreement is limited to the following tasks.

TASK 1 – PROJECT MANAGEMENT AND MEETINGS

- a. **Kick-off Meeting:** J-U-B will prepare for and conduct a kick-off meeting with City staff for the purpose of discussing the project approach and obtaining information that may be available, reviewing project schedule, etc. The kick-off meeting is an initial step for this project to give all parties an understanding of the project goals, issues, and concerns prior to beginning design standard efforts.
- b. **Monthly Updates to Staff:** Prepare monthly project updates including; job to date invoicing summary and percent complete.
- c. **Project Management, Administration and Tracking:** Prepare updated project schedule with milestones, project management, and coordination with the project team, City Clerk's office and other applicable City staff. Monitor team progress, action item lists, task deadlines, items needed from City; provide documentation, permitting milestones, and critical path items as needed.

Task 1 Deliverables:

- Kick-off meeting notes
- Detailed project schedule

TASK 2 – PUBLIC INVOLVEMENT

This purpose of this task is to address community outreach that is early, continuous, and meaningful during this project. Activities listed below will provide public awareness and involvement to reflect the community's vision in the project. Efforts for the downtown design standards will be coordinated with other outreach activities such as the Urban Renewal District Eligibility Study and 4th Street Concept planning.

- a. **Online Public Survey:** J-U-B will prepare an online public survey to gather input from the public on the draft design standards. J-U-B will also prepare an Online Public Survey Summary that includes all public comments.
- b. **Advisory Committee Meetings:** J-U-B will convene and facilitate up to two (2) Advisory Committee meetings to develop design standards.

Task 2 Assumptions:

- City will produce a list of Advisory Committee members, key stakeholders and mailing list.
- City will be responsible for distribution of project mailings, social media updates, etc.

Task 2 Deliverables:

- Advisory Committee Meeting Notes
- Online Public Survey Summary

Task 3 – STREETSCAPE DESIGN STANDARDS

- a. **Location/Applicability:** J-U-B will develop a map showing the location of the applicable streetscape design standards. Specific areas for streetscape design standards may include the

“Downtown Welcoming Theme” corridors identified in the Comprehensive Plan, transitional/adjacent neighborhoods and/or Main Street.

- b. **Streetscape Design Standards:** J-U-B will prepare up to three (3) streetscape design standards. Streetscape design standards will include a graphical typical section and specifications for lighting, landscaping, street furniture, banners, sidewalks, bike/pedestrian facilities, roadway striping and crosswalks.
- c. **Streetscape Design Standards Coordination:** Streetscape design standards will be coordinated with existing plans and Ada County Highway District (ACHD) standards. It is anticipated that ACHD, the Kuna School District and other applicable agencies will participate on the Advisory Committee to provide input and help coordinate existing plans and standards.

Task 3 Deliverables:

- Location/applicability map
- Version 1: Draft Advisory Committee Review; Version 2: Final Draft Advisory Committee + Public Review; Version 3: Final for Adoption:
 - o Up to three (3) Typical Sections
 - o Specifications for streetscape facilities

Task 4 – FAÇADE AND BUILDING DESIGN STANDARDS

- a. **Location/Applicability:** J-U-B will develop a map showing the location of the applicable façade and building design standards.
- b. **Façade Design Standards:** J-U-B and a licensed architect will prepare façade design standards. Façade design standards with graphics will include standards for color, line, shape, texture, form and unity/harmony.
- c. **New Building Design Standards:** J-U-B and a licensed architect will prepare new building design standards and graphics for color, orientation, line, shape, texture, form and unity/harmony.

Task 4 Deliverables:

- Location/applicability map
- Version 1: Draft Advisory Committee Review; Version 2: Final Draft Advisory Committee + Public Review; Version 3: Final for Adoption:
 - o Façade Design Standards and Graphics
 - o New Building Design Standards and Graphics
 - o Specifications for Façade Improvements and New Buildings

PART 2 - SCHEDULE OF SERVICES

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

Task Number	Task	Anticipated Schedule/Duration
Task 1	Project Management and Meetings	November 2019 – August 2020
Task 2	Public Involvement	December 2019 – August 2020

Task 3	Streetscape Design Standards	December 2019 – August 2020
Task 4	Façade and Building Design Standards	December 2019 – August 2020

PART 3 - BASIS OF FEE

The CITY shall pay J-U-B for the identified Basic Services as follows:

1. For Lump Sum fees:
 - a. The portion of the Lump Sum amount billed for J-U-B's services will be based upon J-U-B's estimate of the percentage of the total services actually completed during the billing period.

COMPENSATION

The CITY will pay J-U-B for its services and reimbursable expenses on a not to exceed basis of the total listed below.

Task Number	Task Name	Fee Type	Amount
Task 1	Project Management and Meetings	Lump Sum	\$2,500
Task 2	Public Involvement	Lump Sum	\$5,150
Task 3	Streetscape Design Standards	Lump Sum	\$8,700
Task 4	Façade and Building Design Standards (J-U-B)	Lump Sum	\$2,300
	Façade and Building Design Standards (Licensed Architect)	Lump Sum	\$6,000
	Reimbursable expenses (mileage, copies, equipment use)	Lump Sum	\$300
TOTAL			\$24,950

ORDINANCE NO. 2019-45 CITY OF KUNA

AN ORDINANCE OF THE CITY COUNCIL OF KUNA, IDAHO

- AMENDING SECTION 3 OF CHAPTER 6 OF TITLE 1 KUNA CITY CODE ESTABLISHING THE REGULAR MEETINGS SCHEDULE OF THE CITY COUNCIL AND PROVIDING FOR THE CITY CLERK TO POST THE REGULAR MEETINGS SCHEDULE; AND
- DIRECTING THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Kuna, Ada County, Idaho:

Section 1: That Section 3 of Chapter 6 of Title 1 of the Kuna City Code be and the same is hereby amended to read as follows:

1-6-3: - COUNCIL MEETINGS:

- A. *Regular:* The regular meeting of the Kuna City Council shall be held at the Kuna City Hall, 751 W. 4th Street, Kuna, Idaho, commencing at 6:00 p.m. on the first and third Tuesdays of each calendar month, ~~pursuant to IC § 74-204(1)~~. If the regular meeting day is a holiday or a general or special election day held in the city, the regular meeting shall be held on the following day at the regular hour ~~unless or~~ postponed one (1) week, by the City Council at the discretion of the mayor.
- B. *Open Meeting Law Posting of Notice of Regular Monthly Meeting Schedule: The City Clerk shall post a notice of the regular meeting schedule of the City Council as provided in this section at least once each year as provided in IC § 74-204 (1).*
- C. ~~B.~~*Special:* The mayor or one-half plus one (1) of the membership of the council may call special meetings, the object of which must be submitted to the members in writing and the call, object and the disposition thereof shall be entered upon the journal by the clerk.

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.

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 _____ day of _____, 2019

CITY OF KUNA

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

**ORDINANCE NO. 2019-45
CITY OF KUNA**

AN ORDINANCE OF THE CITY COUNCIL OF KUNA, IDAHO

- **AMENDING SECTION 3 OF CHAPTER 6 OF TITLE 1 KUNA CITY CODE ESTABLISHING THE REGULAR MEETINGS SCHEDULE OF THE CITY COUNCIL AND PROVIDING FOR THE CITY CLERK TO POST THE REGULAR MEETINGS SCHEDULE; AND**
- **DIRECTING THE CITY CLERK; AND**
- **PROVIDING AN EFFECTIVE DATE.**

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DATED this 19th day of November, 2019

CITY OF KUNA

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk