

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, August 18, 2020

6:00 P.M. REGULAR CITY COUNCIL

*Per the Order issued by Central District Health on July 14, 2020,
Social distancing and face masks will be required.*

*Due to social distancing protocol,
the Council Chambers Audience Occupancy Capacity is 15.*

The first 15 persons who appear will be allowed in Council Chambers. All other persons may access the meeting via Live Streaming. Elected Officials and staff will be participating virtually. Those attending in person can watch the meeting on the Council Chambers screen.

Live Streaming Instructions:

Members of the public may watch the August 18, 2020 Council Meeting via Facebook Live. Live feed will start at 6:00 P.M. on the City of Kuna Idaho Facebook page linked below:

<https://www.facebook.com/CityofKunaIdaho/>

For questions please call the Kuna City Clerk's Office at (208) 387-7726.

Public testimony will be received on the cases listed under Public Hearings within this Agenda. The instructions and options available for public testimony are listed below.

APPLICANT/PUBLIC ORAL PUBLIC HEARING TESTIMONY PROCESS:

Written – Up to noon the day of the Public Hearing

1. Submit any below stated option **prior to noon the day of the Public Hearing meeting**. Late submissions will not be included.
2. Submit testimony via our website on the [Public Testimony Form](#).
Kunacity.id.gov > Doing Business > Forms and Applications > Frequently Requested Applications and Forms > ONLINE Public Testimony Form
3. Submit testimony via email to PublicHearingTestimony@KunaID.gov
4. Submit via mail to:
City of Kuna
Attention: City Clerk's Office
PO Box 13
Kuna, ID 83634

Oral – Via electronic call during the Public Hearing

1. Submit request **no later than noon the day of the Public Hearing meeting**.

NOTICE: Copies of all agenda materials are available for public review in the Office of the City Clerk. Persons who have questions concerning any agenda item may call the City Clerk's Office at (208) 922-5546. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at 922-5546 at least forty-eight (48) hours prior to the meeting to allow the City to make reasonable arrangements to ensure accessibility to this meeting.

2. Email PublicHearingTestimony@KunaID.gov
 - ✓ Your name
 - ✓ Address
 - ✓ Phone Number you will be calling from to give testimony
 - ✓ Email Address
 - ✓ Date of Public Hearing
 - ✓ Case number or Identification of Public Hearing
3. Watch your email for a reply email with the information to join the meeting electronically. (Check your spam/junk folder as a precaution)
4. Follow the dial in information.
5. Call into the virtual lobby a minimum of 5 minutes prior to the meeting.

Oral – In Person Testimony during the Public Hearing.

All persons wishing to testify must, state their name and residential address. No person shall speak until recognized by the Mayor. A three (3) minute time limit will be placed on all testimonies.

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please call the Kuna City Clerk’s Office at (208) 387-7726.*

1. Call to Order and Roll Call

2. Invocation: None

3. Pledge of Allegiance: Mayor Stear

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

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

A. Regular City Council Meeting Minutes Dated August 4, 2020

B. Accounts Payable Dated August 13, 2020 in the amount of \$1,960,332.24

C. Case No. 20-07-FP (Final Plat) for Cazador Estates Subdivision No. 1

5. External Reports or Requests: None

6. Public Hearings:

Due to current health precautions associated with the Coronavirus, the City of Kuna is providing alternative ways for the community to submit comments at public hearings. To learn more about the process for written and oral testimony please follow the directions above or call the City of Kuna Clerk's Office at (208) 387-7726.

A. Spring Rock Subdivision

- 1. Consideration to reconsider denial of Case Nos. 19-10-AN (Annexation), 19-01-PUD (Planned Unit Development) & 19-06-S (Pre-Plat) & a DA (Development Agreement) ACTION ITEM**
- 2. Consideration to approve Findings of Fact & Conclusion of Law for Case No. 19-10-AN (Annexation) – Troy Behunin, Planner III and Bill Gigray, City Attorney ACTION ITEM**

B. Public Hearing tabled from July 21, 2020 and Consideration to Approve Northern Boundary Area of City Impact Expansion – Jace Hellman, Planner II ACTION ITEM

The City of Kuna requests consideration from the City Council for the expansion of Kuna's most northern boundary of its Area of City Impact (ACI) Boundary. This expansion, if approved, will align Kuna's ACI with the City of Meridian's ACI by extending the boundary from its current location at West Lake Hazel road to encompass previous annexed parcels south of Amity Road and West of Meridian Road.

Open Public Hearing

Receive evidence

Consideration to close evidence presentation and proceed to deliberation

Potential Motions:

Consideration to either:

Option 1: *Approve or Deny Northern Boundary Area of City Impact Expansion 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 and direct staff to prepare a draft Findings of Fact, Conclusions of Law and Order of Decision for consideration by the Council.*

C. Public Hearing tabled from July 21, 2020 and Consideration to approve Ordinance No. 2020-23 – Jace Hellman, Planner II ACTION ITEM

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

- **MAKING CERTAIN FINDINGS; AND**
- **AMENDING SUBSECTION 2 OF SECTION 6, CHAPTER 1, TITLE 5 ADDING DEFINITIONS ASSOCIATED WITH SIGNAGE; AND**
- **REPEALING CHAPTER 10 OF TITLE 5; AND**
- **AMENDING TITLE 5 BY THE ADDITION OF A NEW CHAPTER 10; 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

- D.** Public Hearing and consideration to approve Case No. 19-09-S (Preliminary Plat), Corbin’s Cove Subdivision – Troy Behunin, Planner III **ACTION ITEM**

Applicant, Gary McAllister, requests to subdivide approximately 6.00 acres in Kuna City Limits with Medium Density Residential Zoning into 22 total lots and has reserved the name Corbin’s Cove Subdivision. The site is near the Southwest Corner of Avalon St. and School Ave., Kuna, Idaho; in Section 26, T 2N, R 1W, APN #'s: R5080251061, R5070251161 and R5070251166.

Open Public Hearing

Receive evidence

Consideration to close evidence presentation and proceed to deliberation

Potential Motions:

Consideration to either:

Option 1: *Approve or Deny Case No. 19-09-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 and direct staff to prepare a draft Findings of Fact, Conclusions of Law and Order of Decision for consideration by the Council.*

7. Business Items:

- A.** Consideration to approve 20-01-LS (Lot Split) for Harry Knox – Doug Hanson, Planner I **ACTION ITEM**

On behalf of Harry Knox (owner), James Hallingshead (applicant) is requesting to split an approximately 0.08-acre parcel into three new parcels. The property is located on the NEC of W Main Street and N Avenue D, Kuna, ID 83634 (APN: R5070001086).

- B.** Consideration to approve Resolution No. R42-2020 – Chris Engels, City Clerk **ACTION ITEM**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KUNA:

- SETTING FORTH CERTAIN PURPOSES, AND

- ESTABLISHING A CITY OF KUNA IDAHO REBOUNDS SMALL BUSINESS GRANT MANAGEMENT POLICY; AND
- DIRECTING THE CITY CLERK; AND
- SETTING AN EFFECTIVE DATE.

C. Review of proposed Employee Cooperative Tutoring Plan – Jared Empey, City Treasurer
ACTION ITEM

Program Goal: To assist city employees to avoid employment disruptions due to school scheduling or cancellation changes due to COVID-19. Due to the ongoing changes in online and in person learning in large groups at the schools, the potential to lose employees becomes a concern as they need to care and educate their children.

D. Discussion on process for filling council vacancies – Mayor Stear

8. Ordinances:

Second Reading of Ordinance No. 2020-24

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

- AMENDING CHAPTER 8, TITLE 3; AND
- PROVIDING FOR ADDITIONAL DEFINITIONS; AND
- MAKING TECHNICAL CHANGES; AND
- PROVIDING FOR SPECIAL EVENTS REGULATIONS AND PERMITS;
- AND PROVIDING FOR PARADE SPECIAL EVENT REGULATIONS AND PERMITS; AND
- PROVIDING FOR BLOCK EVENT REGULATIONS; AND
- PROVIDING FOR TECHNICAL CORRECTIONS TO THE ATTENDEE PROJECTION GOOD FAITH ESTIMATE SPECIAL APPLICATION REGULATIONS; AND
- PROVIDING FOR PERMIT DENIAL AND PROCEDURE; AND
- PROVIDING FOR LIBERAL CONSTRUCTION OF ADMINISTRATIVE REGULATORY POWERS AND AUTHORITY PROVIDED; AND
- DIRECTING THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

9. Executive Session: None

10. Mayor/Council Announcements:

11. Adjournment:

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1. Call to Order and Roll Call

COUNCIL MEMBERS PRESENT:

Mayor Joe Stear

Council President Briana Buban-Vonder Haar – Via Zoom

Council Member Richard Cardoza – Via Zoom

Council Member Warren Christensen – Via Zoom

Council Member Greg McPherson – Via Zoom

CITY STAFF PRESENT:

Chris Engels, City Clerk

Jared Empey, City Treasurer – Via Zoom

Bill Gigray, City Attorney – Via Zoom

Lisa Holland, Economic Development Director – Via Zoom

Wendy Howell, Planning & Zoning Director – Via Zoom

Nancy Stauffer, Human Resources Director – Via Zoom

Paul Stevens, Public Works Director – Via Zoom

Bobby Withrow, Parks Director – Via Zoom

Troy Behunin, Planner III – Via Zoom

Jace Hellman, Planner II – Via Zoom

Jessica Reid, Customer Service Specialist III – Via Zoom

Ariana Welker, Deputy City Clerk

Mayor Stear said they would skip on to the Consent Agenda.

2. **Invocation:** None

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

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

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(Timestamp 00:00:18)

A. Regular City Council Meeting Minutes Dated July 21, 2020

B. Accounts Payable Dated July 30, 2020 in the amount of \$384,217.32

C. Resolutions:

1. Consideration to approve Resolution No. R38-2020

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO, APPROVING AND ADOPTING AN AMENDMENT TO THE CITY OF KUNA PERSONNEL POLICY MANUAL SECTION 6.19 REGARDING CELL PHONE USE WHILE DRIVING; DIRECTING THE HUMAN RESOURCES DIRECTOR; AND PROVIDING AN EFFECTIVE DATE.

2. Consideration to approve Resolution No. R40-2020

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING THE "REIMBURSEMENT AGREEMENT" BETWEEN THE CITY OF KUNA AND THE LETE FAMILY REVOCABLE TRUST FOR 4" SEWER SERVICE LINES IN THE PROSPECTOR SEWER PROJECT; AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

Mayor Stear asked if there was anything anyone would like to have removed for discussion or a motion to approve.

Motion To: Approve the Consent Agenda

Motion By: Council President Buban-Vonder Haar

Motion Seconded: Council Member McPherson

Further Discussion: None

Approved by the Following Roll Call Vote:

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

Voting No: None

Absent: None

Motion Passed: 4-0.

5. External Reports or Requests: None

6. Public Hearings:

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- A. Public Hearing continued from June 16, 2020 and tabled from July 7 and July 21, 2020, for additional public testimony and Consideration to approve Case No. 19-10-AN (Annexation), 19-01-PUD (Planned Unit Development) & 19-06-S (Pre-Plat) & a DA (Development Agreement) for Spring Rock Subdivision – Troy Behunin, Planner III & Dave Yorgason, Ten Mile Creek, LLC (Applicant) **ACTION ITEM**
(Timestamp 00:01:19)

Ten Mile Creek, LLC, requests approval for Annexation, Planned Unit Development (PUD), Preliminary Plat, and a Development Agreement. Applicant requests to annex approximately 761 ac. into Kuna City limits, with a variety of zones throughout the project; including R-6 (Medium Density Residential), R-12 (High Density Residential), R-20 (High Density Residential), C-1 (Neighborhood Commercial) and the C-2 (Area Commercial) zones. This is a multi-phased, Master-Planned Development proposing up to 2,274 dwelling units (Single Family [1,886] and Multi-Family [388]). Applicant requests Preliminary Plat approval in order to subdivide approximately 477 of the 761.44 acres into 757 Single family and 136 Multi-family lots, 34 common lots, 7 commercial lots, one school lot and two public facility lots. The remaining lands (approx. 284 ac.) will be developed in the future with separate applications. The project site is in Sections 14, 15, 23 & 24, all in T2N, R1E, near the northeast corner of Cloverdale and Kuna Roads.

Mayor Stear thought they were at the point of working on public testimony and answering questions. There were some issues at the last meeting with people not being able to hear. He invited Planner III Troy Behunin to add anything to this if he wanted.

Planner III Troy Behunin reviewed at the last meeting it was tabled and direction to staff was to include the minutes from the July 21, 2020 Council Meeting in the packet. Except for those minutes, it was the same packet Council was given on July 21, 2020, July 7, 2020, and June 16, 2020. There was nothing new.

Mayor Stear re-opened the public hearing. He stated there was no one signed up to testify in person or remotely. It was appropriate for Council to continue on with any questions or comments they had. He opened the floor to Council.

Support: None

Against: None

Neutral: None

Rebuttal: None

Council Member Cardoza said this was one of the hardest decisions he had to make probably in the fourteen to fifteen years he had been on the Council other than the waste water treatment plant. He didn't think the City should be annexing that far out. He had driven it that Sunday. It was approximately 7.3 miles to where it started and approximately ten miles to Cole Road. He thought it would be a strain on Kuna's police and the Ada County roads and definitely a strain on Kuna's infrastructure. Between here and there was plenty of vacant land. They needed to be sure there was capacity in the wastewater treatment plant and regional lift stations. It seemed excessive to go that far out annexing at that time. He thought they had enough problems at home that they shouldn't be looking ten miles from the downtown core.

Council Member McPherson was of the same opinion. It was so far out that, by the time it was pumped and pumped to get that all there, what was really gained. The size of the development was such that it needed its own trunk line to the plant because it would be ungodly to put a big enough pipe in for people to hook to in the future on all the miles in between which was typically what they tried to do. He agreed with Council Member Cardoza on the strain on adding that many people that far away from designated services and all of that until all that kind of infrastructure could be built. It was a recipe for disaster. He was not super in favor of it at that time from what he had seen.

Mayor Stear clarified they had talked about providing for their own waste water treatment out there so it wouldn't be on Kuna's sewer treatment plant. He knew that was just one of their concerns. The waste water treatment wouldn't actually be a burden on Kuna's existing system; it would be a new system.

Council Member Christensen said what Council Members Cardoza and McPherson said resonated with his thoughts but Mayor Stear had piggy backed directly on something he had realized when it came to the wastewater side. When it came to the services, asking Kuna's fire and police to drive way out there, that was where his concerns lay but he thought, if they were going to be annexing things out there because it was part of Kuna's impact, the concern would have been brought up by police and fire saying that would be a strain for them. It may not be such. He also piggybacked on what Council President Buban-Vonder Haar had said at the last meeting in regards to the City itself and the type of development this had to offer when it came to the grand scheme of things; with the school offerings, the fishing ponds, the 20% open space, all those. That absolutely was something the city had been craving as well. Whether or not it was seven miles out or two miles out, he didn't think it would make that much of a strained impact on Kuna's services as people thought. His concerns probably were not as grave as Council Members McPherson's and Cardoza's were. He definitely felt this was the type of community and growth they had been looking for. He had no dire concerns.

Council President Buban-Vonder Haar asked Council Members Cardoza and McPherson if it allayed their concerns at all that this proposed development was next to Falcon Crest which had already been annexed and they would already be providing services to. She got the concern of annexing far away from hubs but it seemed like Falcon Crest would

already be a large service area so having some additional adjacent development there might be preferred to another random spot or something like that.

Council Member Cardoza was also concerned about putting 26,351 more cars on the road and that was probably a conservative count. He didn't think the roads were ready for that big of a development in that locale east of town. If you took Falcon Crest and added this subdivision in addition, it would put a big strain on the police department with the response time of probably ten to fifteen minutes. If an officer needed back up, there went Kuna's other police officer until Ada County could send an officer into downtown Kuna to pick up for those officers that were gone. His observation on most police calls was an officer would probably be out there a minimum of a half hour to an hour depending on the seriousness of the call. That left the rest of Kuna pretty much unprotected until south Ada could get an officer there. They had to draw the line somewhere and allow the growth to start closer to Kuna and not so far away from the core. That was his biggest concern. He had no problem with the development and thought Mr. Yorgason was doing a great job. He would love to have it closer to town. He would be the first to vote for it. He just thought they were expanding their infrastructure a little too far. He imagined the sewer facility would have to be manned by the City of Kuna which meant hiring other people to maintain that. He did not think it was a wise choice at that time for Kuna to extend the city limits that far. The roads weren't adequate and police protection wasn't adequate. He couldn't speak for the fire department but he thought they were pushing them to the ultimate of what they could achieve.

Mayor Stear called on Council Member McPherson and noted that he saw Dave Yorgason's comment. He thought they would get through this and then let him chime in. He wasn't ignoring him; just putting him off.

Council Member McPherson agreed with Council Member Cardoza. It was a very well-planned development. Long term, looking at the layout, open space, school sites, the potential for a public service building with a joint police-fire type station, it was all very great. Council Member Cardoza hit heavily on the police presence and the ability to service that and maintain good service there. He thought worse off would be the fire department. They were looking at trying to get staffing up. Before they could staff a station that far out it would be so long and that just put so much that farther away from where the station was. Council President Buban-Vonder Haar mentioned it was directly over the hill from Falcon Crest but by actual road miles it was two and half to three more miles of travel and, in the grand scheme of things, when grandma was having a heart attack, those three miles were life or death. To him, it was just too big and too far out. Even if it was smaller it was still too far out in his opinion. It just didn't make good feasible sense for the City to reach quite that far. He did like the layout. It was fantastic how they designed everything and all that. He gave them an A+ for that but, as far as what Kuna had to offer or gain by it, he felt it just stretched them too thin.

Mayor Stear invited Mr. Yorgason to chime in.

Dave Yorgason, Ten Mile Creek, LLC, the applicant, appreciated the questions and the concerns. They had thought a lot about those concerns. He started with streets. They had the approval from ACHD because they were not only paying almost \$10 million in

impact fees but they would have multi millions of dollars of off-site road improvements. That was in addition to all of the impact fees they were paying. In the packet there were a couple maps that showed where those off-site road improvements were required just with this first preliminary plat. There would be other off-site improvements required with future development as they rolled this forward in the second and third portions of site development. That was why ACHD wrote the letter recognizing the general concerns but also recognizing they had the approval because of all the off-site improvements. He agreed with Council Member Cardoza, if they did not have off-site road improvements required of this site, they would be putting too much of a burden on the infrastructure with impact fees alone, but they weren't doing that. They were paying substantially and would have off-site road improvements at various intersections. He hoped that helped alleviate that one concern.

Mr. Yorgason touched on a couple other concerns. He appreciated Council President Buban-Vonder Haar's comment. Their roads would be connected. When they built Five Mile through the site, they would be tying into the backside of Falcon Crest; at some point all the way to Kuna Road. It actually was not a two to three-mile detour around the site, but actual heavy connectivity with streets as well as pathways through Falcon Crest. There was actually some efficiency and some joint sharing of services to support each other.

Mr. Yorgason understood a fire station would be built at the corner of Cloverdale and Kuna Road. That would really bring the fire service a whole lot closer to the site. By building development he thought on an annual basis it was like a million dollars or more each year to the fire department just with property taxes. That would staff a fire district. Fire staffing was through the tax basis. He knew that providing a site was needed if they wanted a second site so they were there to support with that. Lastly, with the police department, he did have a conversation as he mentioned in the last Council Meeting, with Chief McDaniel. The conversation was there was already some level of service, though not significant, and it would be improved over time as there were more houses out in that area. Just north of them, in Ada County, there was police/sheriff service. Through the joint service agreement with Kuna they knew the sheriff was there. The developer was there to help, not provide more of a burden, with that joint service facility with public works, police, and fire. They could have close proximity service a whole lot better than the far northern ends of the city, up by Lake Hazel and Ten Mile for example. He didn't know how far it was to get up there but it had to be similar as far as service distance was concerned.

Mr. Yorgason hoped Council could see they were trying to provide solutions in working with the partner agencies. He didn't see anything in the record from the fire department, police department, or ACHD that was recommending denial because they were partnering with them and providing these services to enable the project to be a success. They really were a partner with the community. They were local and cared deeply about the development of their community. Their commitment was to continue to partner with these agencies; police, fire, schools, and ACHD. He was happy to answer any questions. They understood if it was two miles closer maybe folks would feel a little more comfortable, but they also understood this was exactly consistent with the comprehensive

plan Council approved just over a year ago. He was happy to answer any questions and thanked Mayor Stear for the time.

Mayor Stear summarized the concerns he believed he was hearing from some of the Council Members. Expanding the city to that extent at that point in time would create a lot of concern for them. It was a good project but he was assuming there was a lot of concern about the projects already going on and the stress on the other roads in and out of town. That was one of his concerns. They ended up plugging all of the roads because there were too many things going on at once. This area was in their Area of City Impact. The Area of City Impact was adopted for future planning not necessarily meaning it was a ready set go type of situation. He did echo those same concerns. They did have a lot of road issues and things already because of development already occurring. He just had concern with doing this project at that point in time. That was where he stood on this. It was a great project and they were trying to accommodate and alleviate the situation so they wouldn't be so burdensome. He thought it was just one of those that couldn't help but be that way because of location and size. He realized it was a 20 year build out but, he was afraid for Kuna to expand residential out that much more would be a disservice to the citizens of the city of Kuna. That summarized his feelings on it.

Council President Buban-Vonder Haar understood where everyone was coming from but what she was struggling with, and maybe why she was thinking about it differently, was they lamented frequently when they had piecemeal developments and infill developments and all the same lot sizes and types of housing. When she saw these opportunities with a variety of housing opportunities and commercial mixed in; it was an entire developed planned out area, it seemed to hit a lot of issues they frequently saw, and having that level of planning for all the different things going in, it better allowed for them to plan for things like ACHD planning for roads and where expansions and improvements needed to happen. The fact that there could be some concessions made by the developer that wouldn't occur when it was piecemeal, small projects at a time, that sort of thing, the contributions to the infrastructure of dealing with sewer stuff on site, there were a lot of things they wouldn't see normally, it seemed like a more favorable type of growth. The kind of thing they frequently wished they saw. With the degree of planning and knowing it would happen over the next 20 years, it wasn't like they would be servicing 26,000 additional residents, or cars rather, tomorrow. It seemed like the type of thing that allowed for much better planning and in conjunction with the fact it was adjacent to Falcon Crest which would already be a large development, it allayed a lot of her concerns regarding stretching services to far away from town or impacting roads too much. They did not have negative input from any of the agencies they were concerned were being over stressed. She always talked about feeling like she needed to defer to ACHD about roads. It wasn't up to her to decide whether the roads would be over-taxed. It was up to the highway district because it was their wheelhouse. If none of the partner agencies were saying this was going to be a problem, she struggled a little bit with being able to say that herself. That was her two cents. She would let others chime in.

Council Member Cardoza pointed out Exhibit B2, a letter from Ada County Highway District dated December 11, 2019. At the end of the third page it said, "Due to current and future budgets forecasts ACHD may be unable to complete the improvements

necessary to the north/south corridors.” That concerned him. If there were already traffic problems and Ada County was trying to tell them that they may not have the funds, the City didn’t have an obligation to listen to them, but they did have an obligation to listen to their constituents who were complaining about the roads. By putting another 26,351 cars on those roads they were not necessarily improving the lot of their constituents when Ada County was telling them they may not have the funds necessary to improve the north/south corridors.

Council Member Christensen said Council Member Cardoza brought up a very valid point. That was something he was looking at right then. It was something they always talked about out there. The one thing that really resonated with him was the fact that, as they built this out in phases, with each phase they would be going back to ACHD to see what was plausible for each phase. They would stay in constant communication to ensure that things were still in line with what they were seeing for future growth for that. He did see in Exhibit B2 what Council Member Cardoza was bringing up and it did trigger a concern of his; something they had looked at and talked about. He asked Mr. Yorgason if he had been in discussion with ACHD in regards to that concern outside just a general approval.

Mr. Yorgason thanked them for asking the question. It got to the heart of what he was trying to explain. He recognized the staff report was really thick because of all the analysis they had done. When talking about north/south corridors, Cloverdale was their north/south corridor for this site on the western side of the project. Pleasant Valley was on the east side of the project but the concern wasn’t Pleasant Valley; it was Cloverdale. To the point about constituents, the residents, and his friends and neighbors that lived in that area, they had several off-site improvements on Cloverdale, both intersection and lane widening improvement requirements for this development. If they just had a 50-lot subdivision, they would have zero off-site road improvement requirements. If they had 20 subdivisions, all 100 lots at a time, they would pretty much have zero off-site improvements but, because they were doing a master planned community, ACHD had taken the opportunity to burden this development, which they had all agreed to do, to have those off-site improvements on Cloverdale. There was the intersection of Hubbard and Cloverdale, the intersection of Columbia and Cloverdale, and so forth, of which they were specifically required to improve, both for this first preliminary plat and then, as Council Member Christensen identified, they would have to go back at 350 lots and do another traffic impact study. They couldn’t have more than 350 lots. Even though the offsite improvement requirement was a trigger, staff wanted to make sure the improvement was going in at the right time. Before they had 350 lots, not homes, they had to have another traffic impact study reviewed and approved by ACHD before they could proceed forward. They had to have multiple, not just that number but multiple, triggers down the road that way ACHD ensured this development paid for its fair share of the off-site improvements in addition to the impact fees they were paying. He had never seen this in over 20 years of development but they had agreed to it because he knew it was the right thing for the community. He knew there were concerns about schools and streets. That was why they partnered with these agencies, so they could be a solution and not just kick the can down the road further. They had specific requirements in the ACHD

staff report to make sure those off-site improvements were done and the phasing of those were also identified. He hoped that answered the question.

Council Member Christensen said thank you, it did. That was all he had.

Mayor Stear said something to keep in mind was, as school sites needed to be developed and fire stations needed to be added, that would require bonding and they knew how difficult that could be in this area. He asked if any other Council Members had anything.

Council Members McPherson and Cardoza were good.

Mayor Stear asked if there was anything else anyone wanted to discuss or if they were ready to close the public hearing and move on to a decision.

Motion To: Close the public hearing and approve Case Nos. 19-10-AN (Annexation), 19-01-PUD (Planned Unit Development) & 19-06-S (Pre-Plat), and a DA (Development Agreement), and the Findings of Fact, Conclusions of Law and Order of Decision as presented in the packet.

Motion By: Council President Buban-Vonder Haar

Motion Seconded: Council Member Christensen

Further Discussion: None

Roll Call Vote:

Voting Aye: Council Members Christensen and Buban-Vonder Haar

Voting No: Council Members Cardoza and McPherson, Mayor Stear

Absent: None

Motion Failed: 2-3.

Mayor Stear said as far as he was concerned, he wasn't sure how it worked, but he thought they could keep the request on the record and, if they wanted to bring it back in a couple of years, when Kuna maybe had a chance to clean up some of the issues in the rest of the city, perhaps they could do that.

City Attorney Bill Gigray understood the motion by Council President Buban-Vonder Haar was a motion to close the public hearing and approve all of the pending applications. That motion was defeated so they were back to the hearing still being open and there was no further action. If there was a motion to deny the annexation that was approved, it would make motions for the other applications moot because, without the annexation, they had no jurisdiction to grant the other applications.

Mayor Stear clarified they needed to go back to a motion to close the public hearing.

Mr. Gigray replied yes. They could have that motion alone and then decide what action, if any, they wanted to take but, unless there was some affirmative action with regards to these applications, and the annexation would be number one, it seemed to him that it was still pending.

Mayor Stear asked for a motion to close the public hearing.

Motion To: Close the public hearing.

Motion By: Council Member Cardoza

Motion Seconded: Council Member McPherson

Further Discussion:

Council Member Cardoza asked Mr. Gigray if Case No. 19-10-AN should be taken separately as a vote since the Planned Unit Development, Pre-Plat, and DA were all contingent on the annexation.

Mr. Gigray explained it was his opinion that would be the first action item they consider because without annexation the other applications would be moot. If annexation was granted, they could proceed on the consideration of the others or, as Council President Buban-Vonder Haar did, they could consider all of them at once. At this point the annexation was the main issue and, if they determined to deny the annexation, he recommended they request staff to prepare findings and conclusions for their consideration for final action at the next meeting. In essence all they were doing was closing the receipt of testimony and evidence. They were continuing the hearing until this was finished.

Mayor Stear said they had a motion to close the public hearing and testimony from Council Member Cardoza and seconded by Council Member McPherson. He asked if there was any additional comment or discussion to that motion.

Council President Buban-Vonder Haar asked for clarification on what the next motion was going to be. She asked, if it was going to be to direct staff to prepare an annexation denial for consideration/review and approval at the next meeting, was there any chance they would want to receive any additional information at that time.

Mayor Stear didn't think so because what they usually did was have staff prepare findings of fact and bring it back to the next meeting. Generally, the decision had been made so it was a consent agenda item. He asked Mr. Gigray if that was correct.

Mr. Gigray's preference was to leave the hearing open but, when they closed it for testimony and evidence then, all they did at the hearing was reconvene the hearing, receive the staff findings, and then approve them. That was the procedure he liked to see followed. It didn't mean there was additional evidence or comment received. The findings were just presented by staff and Council and the mayor commented on whether they wanted any changes in the findings. If they didn't, they just approved them as submitted and that would conclude the matter.

Mayor Stear clarified he was talking about leaving the public hearing and testimony open.

Mr. Gigray said yeah, in his mind, and he knew there were different approaches to it, it was kind of like a trial. A trial opened up, a record was made, and that record continued until the judge made a final decision or the jury came back with their verdict and the court finalized it. He looked at it from that standpoint because it was really the bookends of the record of proceedings.

Mayor Stear stated, at that point, based on the original motion, they just wanted to direct staff to come back with Findings of Fact and Conclusions of Law, ask Council Member Cardoza to remove his motion to close the public hearing and testimony, and ask for Council Member McPherson to remove his second. He asked if that sounded reasonable.

Mr. Gigray said that was reasonable. Then somebody would need to make a motion to deny the application for annexation.

Mayor Stear asked Council Members Cardoza and McPherson if it sounded reasonable to withdraw their motion and second.

Motion and Second Withdrawn: Council Members Cardoza and McPherson

Mayor Stear asked if Council Member Cardoza or McPherson would like to make a motion to deny Case No. 19-10-AN, the annexation, and request staff come back with Findings of Fact, Conclusions of Law.

Motion To: Deny Case No. 19-10-AN (Annexation) and to direct staff to come back with the Findings of Fact, Conclusions of Law

Motion By: Council Member Cardoza

Motion Seconded: Council Member McPherson

Further Discussion: None

Roll Call Vote:

Voting Aye: Council Members Cardoza and McPherson, Mayor Stear

Voting No: Council Members Christensen and Buban-Vonder Haar

Absent: None

Motion Passed: 3-2.

Mr. Gigray stated, just as a matter of procedure, those findings would be brought back for final action. They would need to continue the hearing to a time and date certain for the receipt of those findings.

Mayor Stear asked for a motion to continue the hearing to the August 18, 2020 meeting. He assumed that was plenty of time for staff. Then they could make that conclusion.

Motion To: Continue the hearing to August 18, 2020 for staff to come back with Findings of Fact, Conclusions of Law for Council to finalize

Motion By: Council Member Cardoza

Motion Seconded: Council Member McPherson

Further Discussion: None

Approved by the Following Roll Call Vote:

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

Voting No: None

Absent: None

Motion Passed: 4-0.

Planning & Zoning Director Wendy Howell asked Mr. Gigray if Council needed to give specific reasons for denial and what was needed for an annexation to be approved.

Mr. Gigray thought the reasons for denial would be stated by the Council Members and the Mayor in the record. If they wanted to have specifics included in the findings, they would need another motion to identify exactly what those were. The findings would be prepared based on the record they received. Those could be included in the findings and then Council could review them and determine whether they supported them or not.

Ms. Howell clarified the Council did not need to state on record what, if anything, could be done to approve it.

Mr. Gigray said that would be true with the applications but with annexation it was a matter of discretion. If Mayor or a Council Member wanted to include specific findings as to the basis of denial, he recommended they entertain a motion to further clarify the denial.

Mayor Stear asked if any Council Members wanted to add anything to the record or just continue with the record they had so far. Hearing none he moved on.

B. *Public Hearing tabled from July 21, 2020 on the Status of CDBG Funded Grant Activities – Chris Engels, City Clerk and Lisa Bachman, JUB Engineers Project Manager (Timestamp 00:47:07)*

Lisa Bachman, JUB Engineers Project Manager, 250 S Beechwood Avenue, Boise, Idaho 83709, read through the memo included in the packet. She noted construction was slated to be completed in September instead of August as stated in the memo. Mike Cole, the contractor with Knife River, could correct her if she was wrong on that. They did run into some delays due to COVID and different things like that. Also, the memo was a little dated due to the hearing being tabled. They had just put the third request for funds together and just received the fourth pay app from the contractor that would be paid with different federal funding sources. The table in the memo reflected just the CDBG dollars allocated to the project. There were a lot of other federal aid grant dollars and funding partners participating in this that would finish out funding the project. She stood for questions and reminded everyone Mr. Cole was available for questions as well.

Mayor Stear asked if anyone had questions for Ms. Bachman or Mr. Cole. He noted the project was coming along pretty well. They had met the week before and looked some things over. He thought it was going along pretty well. He was excited to get it finished up and completed. He appreciated everyone's hard work. He knew it was not always easy to work on a project that involved a lot of stakeholders. He thought they had done great job with that and keeping people in the mix. He appreciated ACHD and their support and their staff that was working on the project as well as the construction crew, JUB, the City Clerk, the Public Works folks, and everyone involved. He asked again if Council had anything they wanted to talk about.

Mayor Stear opened the public hearing. There was no one signed up to testify in person or via zoom. He asked City Clerk Chris Engels if that was correct.

Ms. Engels confirmed that was correct.

Support: None

Against: None

Neutral: None

Rebuttal: None

Mayor Stear asked, if there was no other comment or testimony, could they have a motion to close the public hearing.

Motion To: Close the public hearing on CDBG funded grant activities.

Motion By: Council President Buban-Vonder Haar

Motion Seconded: Council Member McPherson

Further Discussion: None

Motion Passed: 4-0

7. *Business Items:*

- A. *Tabled from July 21, 2020* Consideration to approve 20-03-LLA (Lot Line Adjustment) for Kelleher Subdivision No. 2 – Jessica Reid, Customer Service Specialist III **ACTION ITEM**

(Timestamp 00:54:36)

On behalf of Open Door Rentals, LLC (Owner), Shawn Brownlee with Trilogy Development seeks Lot Line Adjustment approval to ensure proper building setback requirements. The subject properties are located at 1585 W. Hubbard Road and 1595 W. Hubbard Road, Kuna, ID, 83634 (APNS: R4865430140 and R4865430160).

Customer Service Specialist III Jessica Reid presented the application and stood for questions.

Motion To: Approve 20-03-LLA

Motion By: Council President Buban-Vonder Haar

Motion Seconded: Council Member McPherson

Further Discussion: None

Motion Passed: 4-0.

- B. Consideration to approve Resolution No. R41-2020 – Lisa Holland, Economic Development Director **ACTION ITEM**

(Timestamp 00:56:59)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KUNA:

- SETTING FORTH CERTAIN PURPOSES, AND
- ESTABLISHING A CITY OF KUNA BUSINESS CONFIDENTIALITY MANAGEMENT POLICY; AND
- DIRECTING THE CITY CLERK; AND

- SETTING AN EFFECTIVE DATE.

Economic Development Director Lisa Holland explained she worked closely with City Attorney Bill Gigray on drafting up a confidentiality policy as well as a resolution asking for the ability for her to sign off on these requests. Every once in a while, they worked on a project, whether it was industrial, manufacturing, or commercial, who asked for a confidentiality agreement. It didn't happen very often but, it had happened a few times recently. They thought it would be better to have a policy in place and a standard agreement rather than using a form sent their way that might have some risk or obligations to the City they didn't want to take on. Mr. Gigray helped her draft a sample non-disclosure agreement and the request was that Council allow her to enter into those agreements with companies as needed. Anything that was a land use decision would still have to go through the appropriate processes, going through P&Z and City Council, and, if there was any negotiation with a company on an incentive, they would have to bring that to City Council in an executive session. It still allowed for all of those things but, allowed them to be able to disclose more information so staff could get them details about specific sites, infrastructure, and to learn a little bit more about who they were without them being as vague as they were sometimes. She stood for questions.

Mayor Stear added this was one thing that had come up a couple times and it was always a concern to have those out there. A lot of these developers did not want information out as they were trying to keep things secret as to what they were doing. They wanted Kuna to say they wouldn't spout that out and report it to the press. It put Ms. Holland in a predicament where occasionally she had to bring in other agencies for comment and they had to give a certain amount of information. Basically, this was designed to keep Ms. Holland from getting into trouble. Anything fiscal would have to come back to Council. That was the gist of it. He appreciated Mr. Gigray's help through the agreement solution. He asked if there were any other questions.

Motion To: Approve Resolution No. R41-2020

Motion By: Council President Buban-Vonder Haar

Motion Seconded: Council Member McPherson

Further Discussion: None

Motion Passed: 4-0.

C. *Informational Only* Economic Development Update on Urban Renewal – Lisa Holland, Economic Development Director
(Timestamp 01: 00:29)

Economic Development Director Lisa Holland noted the memo included in the packet that gave a brief update on where they were at with the urban renewal process. They had tried really hard to make sure City Council and their public agencies were involved throughout the process of establishing this proposed district. In the packet, on page 832, there was a map with some minor adjustments they were proposing for the district boundary that they would be bringing forward to Council. After a lot of conversation and feedback from Ada County, there were some concerns from Ada County originally about including as many AG parcels as they had. After really looking at what they wanted to accomplish within the district and the feedback they had gotten from Council and the

Economic Development Committee and their strategic planning efforts, they thought they probably wouldn't be able to accomplish everything they wanted to within the district so they decided to tone it down to what was feasible and what they could move forward with. The yellow area on the map was the few parcels they were working with Ada County Commissioners on to establish a joint agency agreement that they would work with Kuna on creating this boundary district. They met with them the previous week and they were in favor of partnering with Kuna with the new modifications. The Urban Renewal Board would be meeting the next evening at 6:00 P.M. and going through some draft maps and ideas for priorities in the plan. On August 27, 2020 they would be hosting a virtual workshop at noon and 6:00 P.M. They would send out a calendar invite and open it up to anyone from the Planning & Zoning Commission, City Council, and Urban Renewal Board, as well as some supporting agencies. They would make sure they published a notice so they could get good feedback on the plan and where they were at. They also wanted to be sure they were transparent with everybody within those boundaries. There were roughly 430 property owners within the boundary they were looking at, even with the reduced limit, so they had a draft letter that was included in the packet that might have some minor changes to it. They just wanted Council to be aware of the letter they were planning on sending out on behalf of the City. They would be attaching an Urban Renewal Frequently Asked Questions Guide as well as a survey. There would probably be a link for them to come back to the City with so, if they wanted to be involved with the process, they could give their input. They would keep email communication with them and have direct communication with anyone who had more interest. It was moving along and their goal was to finish the district proposal by December 31, 2020, if they could get there. They would be bringing it through Planning & Zoning and City Council for approval after the Urban Renewal agency approved the draft. Their goal was to have a plan in front of them by the September Urban Renewal meeting. They were moving fast and furious but she thought they had made some great progress. She was happy to answer any questions.

There were no questions.

Mayor Stear thanked Ms. Holland.

D. Informational Only Budget Results Report – Jared Empey, City Treasurer
(Timestamp 01:04:19)

City Treasurer Jared Empey reviewed the summary of the cash the City had in custody. They had approximately \$33 million in their custody which was held through various LGIP funds, in savings, in their General Funds account with US Bank, and also their CD that was being held through ICCU that would mature that month. They would be deciding what to do with that, given the maturity, in the coming days. The next item was a recap of how the City was doing on everything. On page 2 everything had really turned around; especially after March and April which were, frankly, kind of scary given what was happening in the economy. Property Tax Revenue at the end of June already surpassed the budget amount. They got the last payment the other day which was around a million dollars. Essentially, they had received all their funds for Property Tax Revenue. Also, a couple items to keep in mind that weren't captured as of the end of June but

would be as of the end of July, their State Sales Tax Revenue came in very strong. In fact, he would say it was probably the strongest the City ever had for sales tax sharing. They surpassed that as well. They were already at a million dollars for their State Tax Revenue Share and they still had one more payment to go. They were paid quarterly on that. He assumed they would be about \$500,000 over what was forecasted for the State Revenue Share. Essentially, they would come in at about \$1.2 or \$1.3 million there. Very surprisingly, Building Permits, the 1-4360, at the end of June was at about \$719,000 which was running behind what the previous year was but, at the end of July the results had really turned around and they were actually ahead of where they were the previous year. He thought they would still end up at budget or even above budget on that. Really, building had turned around given the low interest rate and despite all the lock downs and disruptions in the economy. Things still stayed steady. Lots of good news budget wise for that fiscal year. He thought that was the main thing. The other funds, Water, Sewer, Irrigation, looked healthy. He wasn't concerned about those. His main concern a few months prior had been the General Fund given that Building had dropped off significantly in March due to the disruption in the economy. That had really turned around and he was pleased with where they sat now. He was available for any questions.

There were no questions.

Mayor Stear thanked Mr. Empey.

E. Consideration to approve Tentative FY 2021 Budget – Jared Empey, City Treasurer

ACTION ITEM

(Timestamp 01:09:02)

City Treasurer Jared Empey noted this was a tentative budget, not the final budget, they were required to pass prior to their final budget which would be in September. It was a starting point for formalizing the budget. They would publish the budget twice in the Kuna Melba News prior to their official budget hearing the first meeting in September and then they would vote on the final version. Essentially, the tentative budget they had on the first page was just the very basic elements of it and on the following pages they had all the details they had in the past. Not much had changed since their previous discussions. Any items that would have changed would have been pretty small. They finalized Animal Control and Prosecutorial Services, he updated some amounts like Telephone Expense, he also, due to the large amount they received for Sales Tax Revenue, increased that slightly. Other than that, essentially, most line items were exactly the same as their previous discussion. He asked if there were any questions.

Mayor Stear clarified this would be the copy they would publish for final approval for their first meeting in September.

Mr. Empey said this was the tentative budget they would use as a starting point for publishing the final budget. There could be a few differences between the tentative budget and the final budget in that they would absolutely finalize the Property Tax Revenue line because the number in the budget then was off by a couple thousand. They got their final numbers one day after the deadline for this meeting. Also, on August 8, 2020 they would have their final number for Law Enforcement Services. Although this

tentative budget wouldn't be exactly the same as what they published for their final budget it would be essentially the same, within a few thousand dollars one way or the other. Materially it was the exact same.

City Attorney Bill Gigray understood Mr. Empey wanted action of the Council that evening. If Council approved the tentative budget, they could approve the publication of the tentative budget subject to and giving authority to the Treasure to make minor changes to the final Property Tax Numbers Law Enforcement Contract with Ada County, and any other minor changes. Mr. Empey could identify what those were. That motion could be made and approved which would allow that publication and the Treasurer to make those last-minute changes without the Council meeting again to approve it.

Mayor Stear asked if there were any questions from Council. If not, a motion would be in order to accept this for advertising with the changes to Property Tax, Law Enforcement, and other minor changes.

Motion To: Approve the Tentative FY 2021 Budget and provide the Treasurer the authority to make changes as discussed.

Motion By: Council President Buban-Vonder Haar

Motion Seconded: Council Member McPherson

Further Discussion: None

Voting No: None

Absent: None

Motion Passed: 4-0.

8. Ordinances:

A. Tabled from July 21, 2020 Consideration to approve Ordinance No. 2020-24 **ACTION ITEM**

(Timestamp 01:15:04)

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

- AMENDING CHAPTER 8, TITLE 3; AND
- PROVIDING FOR ADDITIONAL DEFINITIONS; AND
- MAKING TECHNICAL CHANGES; AND
- PROVIDING FOR SPECIAL EVENTS REGULATIONS AND PERMITS;
- AND PROVIDING FOR PARADE SPECIAL EVENT REGULATIONS AND PERMITS; AND
- PROVIDING FOR BLOCK EVENT REGULATIONS; AND
- PROVIDING FOR TECHNICAL CORRECTIONS TO THE ATTENDEE PROJECTION GOOD FAITH ESTIMATE SPECIAL APPLICATION REGULATIONS; AND
- PROVIDING FOR PERMIT DENIAL AND PROCEDURE; AND
- PROVIDING FOR LIBERAL CONSTRUCTION OF ADMINISTRATIVE REGULATORY POWERS AND AUTHORITY PROVIDED; AND
- DIRECTING THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

Council President Buban-Vonder Haar had noticed this ordinance prohibited the throwing of anything from parade floats. She didn't know if anyone could speak to that but she had a feeling it was something the public would be quite upset about.

Mayor Stear asked if City Clerk Chris Engels or Police Chief Jon McDaniel would care to address that. He knew it was something that had been in place for a while.

Ms. Engels deferred to Chief McDaniel.

Chief McDaniel stated they had that rule because they had asked parade participants to walk out to the crowd and away from the tires to hand out candy instead of throwing it. What happened the last several parades, even with that requirement as a rule, not necessarily a conditional rule which was why they liked these changes, was a lot of candy got dropped right off the float and got run over by the float tires. They had some close calls. In Pendleton, Oregon, he thought about two or three years prior, a child was run over. They just wanted to be responsible because it did get crazy and it was hard for parents to track their children at times.

Council President Buban-Vonder Haar said the clarification that people walking alongside the floats could still hand out candy and stuff like that seemed like a good compromise. She appreciated the insight. It addressed her only big concern about something the public might be mad about. She didn't realize it was already prohibited. She thanked Chief McDaniel.

Mayor Stear asked if there were any further questions, comments, or discussion on this item.

Council President Buban-Vonder Haar asked if they wanted to do the full three readings. She didn't imagine there would be any parades in the near future given the gathering size limits at that time. She asked if anyone had a strong preference.

Mayor Stear didn't see a need to fast track unless Council wanted to do that. They could go ahead and have the three readings.

Council President Buban-Vonder Haar's preference was to go slow because this was the kind of thing that would impact a larger portion of the population all at once and just in case anyone had comments or anything prior to them passing it.

Council Member McPherson was good either way.

Mayor Stear said they would consider this the first reading and have the second reading on the agenda for the next meeting.

B. Consideration to approve Ordinance No. 2020-25 ACTION ITEM
(Timestamp 01:19:55)

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

- MAKING CERTAIN FINDINGS; AND

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

Consideration to Waive Three Readings of Ordinance

Consideration to Approve Ordinance

Motion To: Waive three readings of Ordinance No. 2020-25

Motion By: Council President Buban-Vonder Haar

Motion Seconded: Council Member McPherson

Further Discussion: None

Motion Passed: 4-0.

Motion To: Approve Ordinance No. 2020-25

Motion By: Council President Buban-Vonder Haar

Motion Seconded: Council Member McPherson

Further Discussion: None

Approved by the Following Roll Call Vote:

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

Voting No: None

Absent: None

Motion Passed: 4-0.

9. *Executive Session: None*

10. *Mayor/Council Announcements:*

(Timestamp 01:22:17)

Mayor Stear asked Council President Buban-Vonder Haar if there was something she wanted to announce.

Council President Buban-Vonder Haar said yes. She thought everyone had seen it but, unfortunately, they had made the decision to move to be closer to family so she would be resigning from Council effective September 1, 2020. If they wanted to, they could approve somebody else. She thanked everyone. It had been a pleasure working with them over the last almost nine years. She appreciated the opportunity to serve the community. It was a hard decision but she thought it was the right one for their family. They would certainly miss everyone.

Council Members Christensen and Cardoza thanked her.

Council Member McPherson thanked her. He had learned a ton from her and would truly miss her. It had been a pleasure working beside her.

Council President Buban-Vonder Haar said thank you. The comments had been heartwarming.

Mayor Stear said they all knew sometimes these things weren't easy to get through and she had been putting herself out there like she had for almost nine years. It showed a lot and they certainly appreciated her service to the community. As he told her when she first told him, he always felt family should come first so he certainly respected her decision and wished her the best. They would get her for one more meeting or maybe two. He asked if anyone else had anything they wanted to talk about.

Mayor Stear shared his MAC Policy meetings, it was mayors and commissioners through Ada City County Emergency Management, met twice a week regarding COVID and talked to hospitals and health districts in both Ada and Canyon counties. It appeared the case counts were slacking off and leveling out. Hopefully that was a really good sign. He didn't know exactly what Central District Health would be considering over the next little bit but it sounded like they might actually be discussing reducing the number of people that gather from 50 or less to 25 or less. As far as he knew, there was nothing else major coming. Other than that, it sounded like the news was pretty good. The number of ventilators and ICU beds was in good shape. They had been keeping those open. It sounded like they were on a good roll for that and hopefully they would continue to do so without being any more impactful. He appreciated everyone. This had been a difficult time and it was certainly uncomfortable to wear masks around. He appreciated everyone doing the best they could to help each other keep safe and get through this. This was a great community and the people who lived here were very caring. He was proud to live in the city of Kuna and not somewhere else that was having a lot of problems.

11. Adjournment: 7:27 P.M.

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

Minutes prepared by Ariana Welker, Deputy City Clerk

Date Approved: CCM 08.18.2020



CITY OF KUNA

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

Aug. 4, 2020 – City Council Public Hearing (TABLED)

Case Name: 19-10-AN (Annex.), 19-01-PUD (Planned Unit Develop.), 19-06-S (Prelim. Plat) And a DA (Development Agreement) –Spring Rock Subdivision

Case Type: Ten Mile Creek, LLC, requests approval for Annexation, a PUD, Preliminary Plat & a Development Agreement. Applicant requests to annex approximately 761 ac. into Kuna City limits, with a variety of zones throughout the project; including R-6 (Medium Density Residential), R-12 (High Density Residential), R-20 (High Density Residential), C-1 (Neighborhood Commercial) and the C-2 (Area Commercial) zones. This is a multi-phased, Master-Planned Project with up to 2,274 dwelling units (Single Family [1,886] and Multi-Family [388]). Applicant requests Preliminary Plat approval in order to subdivide approximately 477 of the 761.44 acres into 757 Single family and 136 Multi-family lots, 34 common lots, 7 commercial lots, two school lots 7 two public facility lots. The remaining lands (approx. 284 ac.) will be developed in the future with separate applications. The project is in Sections 14, 15, 23 & 24, all in T2N, R1E, near the NEC of Cloverdale and Kuna Roads.

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	
<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>	<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>	<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>
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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
2M COMPANY, INC.												
1461	2M COMPANY, INC.	20196753-00	10383	REBUILD KIT FOR ARDELL PUMP STATION, M. DAVILLA, AUG. '20	08/07/2020	236.40	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	8/20		
Total 20196753-00:						236.40	.00					
Total 2M COMPANY, INC.:						236.40	.00					
A.M.E. ELECTRIC, INC.												
1210	A.M.E. ELECTRIC, INC.	200853		TROUBLESHOOT TRANSDUCER AT BUTLER WELL, INSTALL NEW TRANSDUCER, AUG. '20	07/23/2020	414.25	.00	20-6150 M & R - SYSTEM	0	8/20		
Total 200853:						414.25	.00					
Total A.M.E. ELECTRIC, INC.:						414.25	.00					
ADA COUNTY HIGHWAY DISTRICT (IMPACT)												
5	ADA COUNTY HIGHWAY DISTRICT (IMPACT)	07312020ACH		ACHD IMPACT FEE, JUL.'20	07/31/2020	314,300.00	314,300.00	01-2510 ACHD IMPACT FEE TRANSFER	0	8/20	08/10/2020	
Total 07312020ACHDI:						314,300.00	314,300.00					
Total ADA COUNTY HIGHWAY DISTRICT (IMPACT):						314,300.00	314,300.00					
ADA COUNTY SHERIFF'S OFFICE												
6	ADA COUNTY SHERIFF'S OFFICE	071592		SHERIFF SERVICE CONTRACT FOR AUG 2020	08/04/2020	208,449.56	.00	01-6000 LAW ENFORCEMENT SERVICES	0	8/20		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 071592:						208,449.56	.00					
Total ADA COUNTY SHERIFF'S OFFICE:						208,449.56	.00					
ADVANCED COMMUNICATIONS, INC.												
1566	ADVANCED COMMUNICATIONS, INC.	000010230801		<u>INTERNET SERVICES FOR THE PARKS OFFICE, 8/1-31/2020</u>	08/01/2020	164.75	.00	<u>01-6290 UTILITIES</u>	1004	8/20		
Total 0000102308012020:						164.75	.00					
Total ADVANCED COMMUNICATIONS, INC.:						164.75	.00					
ALAN R. LYNSKEY												
1432	ALAN R. LYNSKEY	08032020AL	10371	<u>CARBURETOR FOR WHEEL LINE MOTOR AT FARM, R. WARWICK, AUG. '20</u>	08/03/2020	115.00	.00	<u>21-6090 FARM EXPENDITURES</u>	0	8/20		
Total 08032020AL:						115.00	.00					
Total ALAN R. LYNSKEY:						115.00	.00					
ALLSTREAM BUSINESS US, INC												
1411	ALLSTREAM BUSINESS US, INC	16971806		<u>TELEPHONE, DATA, AND NETWORK SERVICES FOR AUGUST 2020-ADMIN</u>	08/01/2020	341.39	.00	<u>01-6255 TELEPHONE</u>	0	8/20		
1411	ALLSTREAM BUSINESS US, INC	16971806		<u>TELEPHONE, DATA, AND NETWORK SERVICES FOR AUGUST 2020-P&Z</u>	08/01/2020	121.93	.00	<u>01-6255 TELEPHONE</u>	1003	8/20		
1411	ALLSTREAM BUSINESS US, INC	16971806		<u>TELEPHONE, DATA, AND NETWORK SERVICES FOR AUGUST 2020-WATER</u>	08/01/2020	317.00	.00	<u>20-6255 TELEPHONE EXPENSE</u>	0	8/20		
1411	ALLSTREAM BUSINESS US, INC	16971806		<u>TELEPHONE, DATA, AND NETWORK SERVICES FOR AUGUST 2020-PI</u>	08/01/2020	121.94	.00	<u>25-6255 TELEPHONE EXPENSE</u>	0	8/20		
1411	ALLSTREAM BUSINESS US, INC	16971806		<u>TELEPHONE, DATA, AND NETWORK SERVICES FOR AUGUST 2020-SEWER</u>	08/01/2020	317.00	.00	<u>21-6255 TELEPHONE EXPENSE</u>	0	8/20		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 16971806:						1,219.26	.00					
Total ALLSTREAM BUSINESS US, INC:						1,219.26	.00					
ANALYTICAL LABORATORIES												
1	ANALYTICAL LABORATORIES	73946		<u>MONTHLY BACTERIA SAMPLES JULY. '20 - WATER</u>	07/31/2020	475.95	.00	<u>20-6152 M & R - LABORATORY COSTS</u>	0	8/20		
Total 73946:						475.95	.00					
1	ANALYTICAL LABORATORIES	73947		<u>LAB TESTS, JULY. '20-SEWER</u>	07/31/2020	1,843.00	.00	<u>21-6152 M & R - LABORATORY COSTS</u>	0	8/20		
Total 73947:						1,843.00	.00					
Total ANALYTICAL LABORATORIES:						2,318.95	.00					
ASSOCIATION OF IDAHO CITIES												
8	ASSOCIATION OF IDAHO CITIES	200007015	10396	<u>ICCTFOA INSTITUTE TRAINING FOR A. WELKER, C. ENGELS, N. STANLEY, AUG. '20 - ADMIN</u>	08/11/2020	356.25	.00	<u>01-6265 TRAINING & SCH00LING</u>	0	8/20		
8	ASSOCIATION OF IDAHO CITIES	200007015	10396	<u>ICCTFOA INSTITUTE TRAINING FOR A. WELKER, C. ENGELS, N. STANLEY, AUG. '20 - WATER</u>	08/11/2020	7.50	.00	<u>20-6265 TRAINING & SCH00LING EXPENSE</u>	0	8/20		
8	ASSOCIATION OF IDAHO CITIES	200007015	10396	<u>ICCTFOA INSTITUTE TRAINING FOR A. WELKER, C. ENGELS, N. STANLEY, AUG. '20 - SEWER</u>	08/11/2020	7.50	.00	<u>21-6265 TRAINING & SCH00LING EXPENSE</u>	0	8/20		
8	ASSOCIATION OF IDAHO CITIES	200007015	10396	<u>ICCTFOA INSTITUTE TRAINING FOR A. WELKER, C. ENGELS, N. STANLEY, AUG. '20 - PJ</u>	08/11/2020	3.75	.00	<u>25-6265 TRAINING & SCH00LING EXPENSE</u>	0	8/20		
Total 200007015:						375.00	.00					
Total ASSOCIATION OF IDAHO CITIES:						375.00	.00					

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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
AUMA ACTUATORS INC												
2021	AUMA ACTUATORS INC	6284661	10041	<u>6 EA REPLACEMENT ACTUATORS. M.NADEAU, MAY. '20</u>	07/30/2020	9,825.50	.00	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	8/20		
Total 6284661:						9,825.50	.00					
Total AUMA ACTUATORS INC:						9,825.50	.00					
AUTOZONE, INC.												
1606	AUTOZONE, INC.	4126183397	10152	<u>1 ROLL SHOP TOWELS, M. NADEAU, JUNE. '20</u>	06/08/2020	3.71	.00	<u>21-6150 M & R - SYSTEM</u>	0	8/20		
Total 4126183397:						3.71	.00					
Total AUTOZONE, INC.:						3.71	.00					
BOISE-KUNA IRRIGATION DISTRICT												
12	BOISE-KUNA IRRIGATION DISTRICT	1401 - 070920		<u>SPRING ASSESSMENT FOR DANSKIN RIDGE #4 & 6, PT LT 52 BLK 1 AND PT LT 68 BLK 1, SEC 11 2N1W</u>	07/09/2020	4,750.00	.00	<u>25-6116 IRRIGATION / WATER COSTS</u>	0	8/20		
Total 1401 - 07092020BKID:						4,750.00	.00					
Total BOISE-KUNA IRRIGATION DISTRICT:						4,750.00	.00					
BOLEN'S CONTROL HOUSE, INC.												
617	BOLEN'S CONTROL HOUSE, INC.	S1308751.001	10376	<u>MOTORSAVER 201A AUTORANGE MOTOR STARTER FOR DANSKIN LIFT STATION, T. FLEMING, AUG'20</u>	08/05/2020	119.07	.00	<u>21-6150 M & R - SYSTEM</u>	0	8/20		
Total S1308751.001:						119.07	.00					
Total BOLEN'S CONTROL HOUSE, INC.:						119.07	.00					

BUYWYZ LLC

City of Kuna

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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	156648	10347	2 DOZ PENS, 1 DOZ RUBBER FINGERTIPS, 1 PKG POSTIT NOTES, SUPPLIES, CITY HALL, JUL.'20 - ADMIN	07/30/2020	22.40	.00	01-6165 OFFICE SUPPLIES	0	8/20		
1795	BUYWYZ LLC	156648	10347	2 DOZ PENS, 1 DOZ RUBBER FINGERTIPS, 1 PKG POSTIT NOTES, SUPPLIES, CITY HALL, JUL.'20 - WATER	07/30/2020	15.32	.00	20-6165 OFFICE SUPPLIES	0	8/20		
1795	BUYWYZ LLC	156648	10347	2 DOZ PENS, 1 DOZ RUBBER FINGERTIPS, 1 PKG POSTIT NOTES, SUPPLIES, CITY HALL, JUL.'20 - SEWER	07/30/2020	15.32	.00	21-6165 OFFICE SUPPLIES	0	8/20		
1795	BUYWYZ LLC	156648	10347	2 DOZ PENS, 1 DOZ RUBBER FINGERTIPS, 1 PKG POSTIT NOTES, SUPPLIES, CITY HALL, JUL.'20 - P.I	07/30/2020	5.90	.00	25-6165 OFFICE SUPPLIES	0	8/20		
1795	BUYWYZ LLC	156648	10347	3 PKGS BLUE CARDSTOCK, D.STEPHENS, JUL.'20	07/30/2020	58.35	.00	01-6165 OFFICE SUPPLIES	1005	8/20		
1795	BUYWYZ LLC	156648	10347	DESK DRAWER TRAY, 2 EA STAPLE REMOVERS, 1 PKG RUBBER BANDS, 1 PAIR SCISSORS, TREATMENT PLANT, JUL.'20 - WATER	07/30/2020	12.15	.00	20-6165 OFFICE SUPPLIES	0	8/20		
1795	BUYWYZ LLC	156648	10347	DESK DRAWER TRAY, 2 EA STAPLE REMOVERS, 1 PKG RUBBER BANDS, 1 PAIR SCISSORS, TREATMENT PLANT, JUL.'20 - SEWER	07/30/2020	12.15	.00	21-6165 OFFICE SUPPLIES	0	8/20		
1795	BUYWYZ LLC	156648	10347	DESK DRAWER TRAY, 2 EA STAPLE REMOVERS, 1 PKG RUBBER BANDS, 1 PAIR SCISSORS, TREATMENT PLANT, JUL.'20 - P.I	07/30/2020	4.62	.00	25-6165 OFFICE SUPPLIES	0	8/20		
Total 156648:						146.21	.00					
1795	BUYWYZ LLC	156951	10378	1 PKG TAPE, 5 BOXES STAPLES, 2 EA STENO BOOKS, 12 SETS BINDER DIVIDERS, CITY HALL, AUG.'20 - ADMIN	08/07/2020	19.13	.00	01-6165 OFFICE SUPPLIES	0	8/20		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1795	BUYWYZ LLC	156951	10378	1 PKG TAPE, 5 BOXES STAPLES, 2 EA STENO BOOKS, 12 SETS BINDER DIVIDERS, CITY HALL, AUG.'20 -	08/07/2020	13.09	.00	20-6165 OFFICE SUPPLIES	0	8/20		
1795	BUYWYZ LLC	156951	10378	1 PKG TAPE, 5 BOXES STAPLES, 2 EA STENO BOOKS, 12 SETS BINDER DIVIDERS, CITY HALL, AUG.'20 - SEWER	08/07/2020	13.09	.00	21-6165 OFFICE SUPPLIES	0	8/20		
1795	BUYWYZ LLC	156951	10378	1 PKG TAPE, 5 BOXES STAPLES, 2 EA STENO BOOKS, 12 SETS BINDER DIVIDERS, CITY HALL, AUG.'20 - P.I	08/07/2020	5.04	.00	25-6165 OFFICE SUPPLIES	0	8/20		
Total 156951:						50.35	.00					
Total BUYWYZ LLC:						196.56	.00					
CAPITAL PAVING CO												
20	CAPITAL PAVING CO	9909		WATER BREAK-SERVICE LINE, 153 3RD STREET, JULY, '20	07/23/2020	460.00	.00	20-6150 M & R - SYSTEM	0	8/20		
Total 9909:						460.00	.00					
Total CAPITAL PAVING CO:						460.00	.00					
CASELLE INC												
1239	CASELLE INC	103940		ADDITIONAL CASELLE LICENSE, CONTRACT SUPPORT AND MAINTENANCE, 9/1-30/20	08/01/2020	50.00	.00	01-6045 CONTINGENCY	1219	8/20		
1239	CASELLE INC	103940		CONTRACT SUPPORT AND MAINTENANCE FOR 9/1-30/20 - ADMIN	08/01/2020	606.80	.00	01-6052 CONTRACT SERVICES	0	8/20		
1239	CASELLE INC	103940		CONTRACT SUPPORT AND MAINTENANCE FOR 9/1-30/20 - WATER	08/01/2020	434.60	.00	20-6052 CONTRACT SERVICES	0	8/20		
1239	CASELLE INC	103940		CONTRACT SUPPORT AND MAINTENANCE FOR 9/1-30/20 - SEWER	08/01/2020	434.60	.00	21-6052 CONTRACT SERVICES	0	8/20		

City of Kuna

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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
1239	CASELLE INC	103940		<u>CONTRACT SUPPORT AND MAINTENANCE FOR 9/1-30/20 - PI</u>	08/01/2020	164.00	.00	<u>25-6052 CONTRACT SERVICES</u>	0	8/20		
Total 103940:						1,690.00	.00					
Total CASELLE INC:						1,690.00	.00					
CENTURYLINK												
62	CENTURYLINK	208922113658		<u>DEDICATED LANDLINE TO SCADA, TREATMENT PLANT, 07/25-08/24/2020 -WATER</u>	07/25/2020	22.38	.00	<u>20-6255 TELEPHONE EXPENSE</u>	0	8/20		
62	CENTURYLINK	208922113658		<u>DEDICATED LANDLINE TO SCADA, TREATMENT PLANT, 07/25-08/24/2020- SEWER</u>	07/25/2020	22.38	.00	<u>21-6255 TELEPHONE EXPENSE</u>	0	8/20		
62	CENTURYLINK	208922113658		<u>DEDICATED LANDLINE TO SCADA, TREATMENT PLANT, 07/25-08/24/2020-PI</u>	07/25/2020	8.53	.00	<u>25-6255 TELEPHONE EXPENSE</u>	0	8/20		
Total 208922113658B07252020:						53.29	.00					
62	CENTURYLINK	208922211037		<u>INTERNET SERVICE AT PARKS OFFICE , 07/25-08/24/2020</u>	07/25/2020	103.98	.00	<u>01-6255 TELEPHONE</u>	1004	8/20		
Total 208922211037B07252020:						103.98	.00					
62	CENTURYLINK	208922932280		<u>INTERNET SERVICE AT THE SHOP, 07/25-08/24/2020</u>	07/25/2020	100.58	.00	<u>01-6255 TELEPHONE</u>	1004	8/20		
Total 208922932280B072520:						100.58	.00					
Total CENTURYLINK:						257.85	.00					
CHALLENGER DEVELOPMENT INC												
1911	CHALLENGER DEVELOPMENT INC	08132020C		<u>MEMORY RANCH LIFT STATION ,LATE COMERS FUND</u>	08/13/2020	170,310.40	.00	<u>05-6306 SEWER MAIN CAPACITY REIMBURSE</u>	0	8/20		

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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
1911	CHALLENGER DEVELOPMENT INC	08132020C		<u>MEMORY RANCH PRESSURIZED IRRIGATION PUMP, LATE COMERS FUND</u>	08/13/2020	129,694.87	.00	<u>05-6307 PR IRR MAIN CAPACITY REIMBURSE</u>	0	8/20		
Total 08132020C:						300,005.27	.00					
Total CHALLENGER DEVELOPMENT INC:						300,005.27	.00					
CITY OF BOISE												
571	CITY OF BOISE	404		<u>JULY-SEPTEMBER 2020 CONTRIBUTION FOR ALLUMBAUGH HOUSE</u>	08/03/2020	3,219.74	.00	<u>01-6070 DONATIONS EXPENSE</u>	0	8/20		
Total 404:						3,219.74	.00					
Total CITY OF BOISE:						3,219.74	.00					
CLOVERDALE PLUMBING COMPANY												
1729	CLOVERDALE PLUMBING COMPANY	56397		<u>FROST FREE HOSE FAUCET REMOVED AND CAPPED, CITY HALL EXPANSION PROJECT, B. GILLOGLY, AUG. '20</u>	06/26/2020	280.61	.00	<u>01-6045 CONTINGENCY</u>	1220	8/20		
Total 56397:						280.61	.00					
Total CLOVERDALE PLUMBING COMPANY:						280.61	.00					
COLEMAN COMMUNITIES INC												
1827	COLEMAN COMMUNITIES INC	08132020C		<u>WINFIELD SPRINGS NO. 1 PRESSURIZED IRRIGATION, LATE COMERS FUND</u>	08/13/2020	24,443.12	.00	<u>05-6307 PR IRR MAIN CAPACITY REIMBURSE</u>	0	8/20		
Total 08132020C:						24,443.12	.00					
Total COLEMAN COMMUNITIES INC:						24,443.12	.00					
CONRAD & BISCHOFF INC												
2020	CONRAD & BISCHOFF INC	0420084-IN	10353	<u>OIL FOR TRUCK #39, OIL FOR 2 CHANGES, S. HOWELL, JULY'20</u>	07/30/2020	248.00	.00	<u>20-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	8/20		

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2020	CONRAD & BISCHOFF INC	0420084-IN	10353	<u>OIL FOR TRUCK #39, OIL FOR 2 CHANGES, S. HOWELL, JULY'20</u>	07/30/2020	62.00	.00	<u>25-6305 VEHICLE MAINTENANCE & REPAIR</u>	0	8/20		
Total 0420084-IN:						310.00	.00					
Total CONRAD & BISCHOFF INC:						310.00	.00					
CORE & MAIN LP												
63	CORE & MAIN LP	M268269		<u>2 EA COUPLINGS, 9 EA ANGLE BALL VALVE, AUG. '20</u>	08/04/2020	1,231.11	.00	<u>25-6150 MAINT. & REPAIRS - SYSTEM (PI)</u>	0	8/20		
Total M268269:						1,231.11	.00					
63	CORE & MAIN LP	M747707	10365	<u>95 METER REGISTERS, 200 EA GASKETS, M.SMITH, AUG.'20</u>	08/04/2020	28,795.50	.00	<u>20-6020 CAPITAL IMPROVEMENTS</u>	1089	8/20		
Total M747707:						28,795.50	.00					
Total CORE & MAIN LP:						30,026.61	.00					
CUSTOM ELECTRIC, INC.												
147	CUSTOM ELECTRIC, INC.	8448	10390	<u>TROUBLESHOOTING, REPLACED, AND PROGRAMMED MAIN CONTROL BOARD, DANSKIN WELL #10, D.CROSSLY, AUG'20</u>	08/06/2020	1,753.87	.00	<u>20-6150 M & R - SYSTEM</u>	0	8/20		
Total 8448:						1,753.87	.00					
147	CUSTOM ELECTRIC, INC.	8449	10386	<u>TROUBLESHOOTING WITH PUMP #1 & #2 AT ARDELL PI STATION D. CROSSLEY, AUG'20</u>	08/06/2020	297.50	.00	<u>25-6150 MAINT. & REPAIRS - SYSTEM (PI)</u>	0	8/20		
Total 8449:						297.50	.00					
Total CUSTOM ELECTRIC, INC.:						2,051.37	.00					

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D & B SUPPLY												
75	D & B SUPPLY	21490	10355	<u>3 PC. BLADE SET FOR OSCILLATING SAW, B.WITHROW, JUL.'20</u>	07/31/2020	25.99	.00	<u>01-6175 SMALL TOOLS</u>	1004	8/20		
Total 21490:						25.99	.00					
75	D & B SUPPLY	22231	10395	<u>2 EA PINCH CLAMP TOOL, J.WEBB, AUG.'20</u>	08/10/2020	13.58	.00	<u>25-6175 SMALL TOOLS</u>	0	8/20		
Total 22231:						13.58	.00					
75	D & B SUPPLY	43134		<u>1 EA- SPACKLE, BLADE SET, WOOD BLADE, STIFF SCRAPER, FOR CITY HALL EXPANSION PROJECT, B. GILLOGLY, AUG. '20</u>	08/03/2020	51.56	.00	<u>01-6045 CONTINGENCY</u>	1220	8/20		
Total 43134:						51.56	.00					
75	D & B SUPPLY	43435		<u>4 EA NAIL ADHESIVE, CITY HALL EXPANSION PROJECT, B.GILLOGLY, AUG. '20</u>	08/06/2020	15.96	.00	<u>01-6045 CONTINGENCY</u>	1220	8/20		
Total 43435:						15.96	.00					
75	D & B SUPPLY	43450	10382	<u>STRING, CUTTING DISC, BLADE FOR WEDEATER PARTS, M. MEADE, AUG'20</u>	08/06/2020	132.96	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	8/20		
Total 43450:						132.96	.00					
Total D & B SUPPLY:						240.05	.00					
DIGLINE												
25	DIGLINE	0063809-IN		<u>DIG FEES, JULY '20 - PI</u>	07/31/2020	167.44	.00	<u>25-6065 DIG LINE EXPENSE</u>	0	8/20		
25	DIGLINE	0063809-IN		<u>DIG FEES, JULY '20 - SEWER</u>	07/31/2020	439.53	.00	<u>21-6065 DIG LINE EXPENSE</u>	0	8/20		

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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
25	DIGLINE	0063809-IN		<u>DIG FEES, JULY '20 - WATER</u>	07/31/2020	439.53	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	8/20		
Total 0063809-IN:						1,046.50	.00					
Total DIGLINE:						1,046.50	.00					
DISCOUNTCCELL INC												
2045	DISCOUNTCCELL INC	OE-23755	10332	<u>30 EA CRADLEPOINT ROUTERS, 2 EA CELLULAR ROUTER AND WI FI, T. SHAFFER, JULY '20-WATER</u>	07/29/2020	5,735.52	.00	<u>20-6166 PP&E PURCHASES OPERATIONS</u>	1228	8/20		
2045	DISCOUNTCCELL INC	OE-23755	10332	<u>30 EA CRADLEPOINT ROUTERS, 2 EA CELLULAR ROUTER AND WI FI, T. SHAFFER, JULY '20-SEWER</u>	07/29/2020	5,735.52	.00	<u>21-6166 PP&E PURCHASES - OPERATIONS</u>	1228	8/20		
2045	DISCOUNTCCELL INC	OE-23755	10332	<u>30 EA CRADLEPOINT ROUTERS, 2 EA CELLULAR ROUTER AND WI FI, T. SHAFFER, JULY '20-PI</u>	07/29/2020	2,184.96	.00	<u>25-6166 PP&E PURCHASES - OPERATIONS</u>	1228	8/20		
Total OE-23755:						13,656.00	.00					
Total DISCOUNTCCELL INC:						13,656.00	.00					
DMH ENTERPRISES												
1745	DMH ENTERPRISES	07312020DMH		<u>PLUMBING PERMITS, JUL '20</u>	07/31/2020	16,125.00	16,125.00	<u>01-6052 CONTRACT SERVICES</u>	1005	8/20	08/10/2020	
Total 07312020DMH:						16,125.00	16,125.00					
Total DMH ENTERPRISES:						16,125.00	16,125.00					
DUBOIS CHEMICALS INC												
512	DUBOIS CHEMICALS INC	IN-2003875	10364	<u>1 TOTE OF SODIUM HYPOCHLORIDE FOR WELLS, D. CROSSLEY, AUG'20</u>	08/06/2020	751.06	.00	<u>21-6151 M & R - PROCESS CHEMICALS</u>	0	8/20		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total IN-2003875:						751.06	.00					
Total DUBOIS CHEMICALS INC:						751.06	.00					
ELECTRICAL CONTROLS & INSTRUMENTATION												
1744	ELECTRICAL CONTROLS & INSTRUMENTATION	07312020ECI		<u>ELECTRICAL PERMITS, JUL '20</u>	07/31/2020	13,345.83	13,345.83	<u>01-6052 CONTRACT SERVICES</u>	1005	8/20	08/10/2020	
Total 07312020ECI:						13,345.83	13,345.83					
Total ELECTRICAL CONTROLS & INSTRUMENTATION:						13,345.83	13,345.83					
FATBEAM LLC												
1831	FATBEAM LLC	13567		<u>MONTHLY RECURRING CHARGE FOR CONNECT INTERNET SERVICES 100 MB, AUG. '20 -ADMIN</u>	08/01/2020	95.00	.00	<u>01-6052 CONTRACT SERVICES</u>	0	8/20		
1831	FATBEAM LLC	13567		<u>MONTHLY RECURRING CHARGE FOR CONNECT INTERNET SERVICES 100 MB, AUG. '20 -WATER</u>	08/01/2020	65.00	.00	<u>20-6052 CONTRACT SERVICES</u>	0	8/20		
1831	FATBEAM LLC	13567		<u>MONTHLY RECURRING CHARGE FOR CONNECT INTERNET SERVICES 100 MB, AUG. '20 -ADMIN</u>	08/01/2020	65.00	.00	<u>21-6052 CONTRACT SERVICES</u>	0	8/20		
1831	FATBEAM LLC	13567		<u>MONTHLY RECURRING CHARGE FOR CONNECT INTERNET SERVICES 100 MB, AUG. '20 -ADMIN</u>	08/01/2020	25.00	.00	<u>25-6052 CONTRACT SERVICES</u>	0	8/20		
Total 13567:						250.00	.00					
Total FATBEAM LLC:						250.00	.00					
FLUID CONNECTOR PRODUCTS, INC.												
1083	FLUID CONNECTOR PRODUCTS, INC.	7670182	10397	<u>5 EA BANJO MEMBRANE HEADER, M. NADEAU, AUG. '20</u>	08/11/2020	20.18	.00	<u>21-6150 M & R - SYSTEM</u>	0	8/20		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 7670182:						20.18	.00					
Total FLUID CONNECTOR PRODUCTS, INC.:						20.18	.00					
FREUND PROPERTIES LLC												
2014	FREUND PROPERTIES LLC	2093		<u>SET UP NEW PC ON NETWORK FOR L. HOLLAND, CMIT MARATHON & GUARDIAN CONTRACT SERVICES, AUG. '20</u>	08/01/2020	1,278.70	1,278.70	01-6045 CONTINGENCY	0	8/20	08/10/2020	
2014	FREUND PROPERTIES LLC	2093		<u>SET UP NEW PC ON NETWORK FOR L. HOLLAND, CMIT MARATHON & GUARDIAN CONTRACT SERVICES, AUG. '20-WATER</u>	08/01/2020	874.90	874.90	20-6045 CONTINGENCY	0	8/20	08/10/2020	
2014	FREUND PROPERTIES LLC	2093		<u>SET UP NEW PC ON NETWORK FOR L. HOLLAND, CMIT MARATHON & GUARDIAN CONTRACT SERVICES, AUG. '20-SEWER</u>	08/01/2020	874.90	874.90	21-6045 CONTINGENCY	0	8/20	08/10/2020	
2014	FREUND PROPERTIES LLC	2093		<u>SET UP NEW PC ON NETWORK FOR L. HOLLAND, CMIT MARATHON & GUARDIAN CONTRACT SERVICES, AUG. '20 PI</u>	08/01/2020	336.50	336.50	25-6045 CONTINGENCY FUND	0	8/20	08/10/2020	
Total 2093:						3,365.00	3,365.00					
Total FREUND PROPERTIES LLC:						3,365.00	3,365.00					
IDAHO HUMANE SOCIETY												
833	IDAHO HUMANE SOCIETY	08/2020		<u>ANIMAL CONTROL CONTRACT SERVICES FOR AUGUST 2020</u>	08/01/2020	9,281.75	.00	01-6005 ANIMAL CONTROL SERVICES	0	8/20		
Total 08/2020:						9,281.75	.00					
Total IDAHO HUMANE SOCIETY:						9,281.75	.00					

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IDAHO MATERIALS & CONSTRUCTION												
418	IDAHO MATERIALS & CONSTRUCTION	5312927	10307	<u>ROCK FOR TENNIS COURT DRAIN, D. ABBOTT, JUL.'20</u>	08/03/2020	563.05	.00	<u>01-6045 CONTINGENCY</u>	1206	8/20		
Total 5312927:						563.05	.00					
Total IDAHO MATERIALS & CONSTRUCTION:						563.05	.00					
IDAHO POWER CO												
38	IDAHO POWER CO	07282020IP		<u>ELECTRIC SERVICE FOR 0624-0724/2020-STREET LIGHTS</u>	07/28/2020	1,216.80	.00	<u>01-6290 UTILITIES</u>	1002	8/20		
Total 07282020IP:						1,216.80	.00					
Total IDAHO POWER CO:						1,216.80	.00					
IDAHO PRESS TRIBUNE, LLC												
1802	IDAHO PRESS TRIBUNE, LLC	1213317	10293	<u>AD#2026523, LEGAL PUBLISHING, URA BUDGET HEARING NOTICE, L.HOLLAND, JUL.'20</u>	07/29/2020	163.87	.00	<u>01-6125 LEGAL PUBLICATIONS</u>	4000	8/20		
1802	IDAHO PRESS TRIBUNE, LLC	1213317	10325	<u>AD#2028136, LEGAL NOTICE, NORTHERN AREA CITY IMPACT EXPANSION, SIGN ORDINANCE, J. HELLMAN, JUL.'20</u>	07/29/2020	205.99	.00	<u>01-6125 LEGAL PUBLICATIONS</u>	1003	8/20		
Total 1213317:						369.86	.00					
Total IDAHO PRESS TRIBUNE, LLC:						369.86	.00					
IDAHO STATE POLICE												
1509	IDAHO STATE POLICE	07272020ISP		<u>NEW EMPLOYEE FINGERPRINTING, S.DIAZ, JUN.'20</u>	07/27/2020	10.00	.00	<u>01-6202 PROFESSIONAL SERVICES</u>	1004	8/20		
1509	IDAHO STATE POLICE	07272020ISP		<u>S0112218, S0112219, & S0114134, IDAHO FEDERAL BACKGROUND INVESTIGATIONS FOR SOLICITORS, JUL.'20</u>	07/27/2020	99.75	.00	<u>01-2075 UNEARNED REVENUE</u>	0	8/20		

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Total 07272020ISP:						109.75	.00					
Total IDAHO STATE POLICE:						109.75	.00					
INTERMOUNTAIN GAS CO												
37	INTERMOUNTAIN GAS CO	482135196062		<u>NATURAL GAS CONSUMPTION AT SENIOR CENTER, 06/27-07/27/20</u>	07/29/2020	36.76	36.76	<u>01-6290 UTILITIES</u>	1001	8/20	08/10/2020	
Total 482135196062707282020:						36.76	36.76					
37	INTERMOUNTAIN GAS CO	482195000070		<u>NATURAL GAS CONSUMPTION AT WASTERWATER TREATMENT PLANT, 07/08-08/04/20 - WATER</u>	08/05/2020	4.42	.00	<u>20-6290 UTILITIES EXPENSE</u>	0	8/20		
37	INTERMOUNTAIN GAS CO	482195000070		<u>NATURAL GAS CONSUMPTION AT WASTERWATER TREATMENT PLANT, 07/08-08/04/20 - SEWER</u>	08/05/2020	4.42	.00	<u>21-6290 UTILITIES EXPENSE</u>	0	8/20		
37	INTERMOUNTAIN GAS CO	482195000070		<u>NATURAL GAS CONSUMPTION AT WASTERWATER TREATMENT PLANT, 07/08-08/04/20 - PI</u>	08/05/2020	1.69	.00	<u>25-6290 UTILITIES EXPENSE</u>	0	8/20		
Total 4821950000708042020:						10.53	.00					
37	INTERMOUNTAIN GAS CO	482327707062		<u>NATURAL GAS CONSUMPTION AT THE ORCHARD PARKS OFFICE, 6/27-7/28/20</u>	07/29/2020	5.67	5.67	<u>01-6290 UTILITIES</u>	1004	8/20	08/10/2020	
Total 482327707062707282020:						5.67	5.67					
37	INTERMOUNTAIN GAS CO	482634665062		<u>NATURAL GAS CONSUMPTION AT CITY HALL, 06/27-07/27/20 - ADMIN</u>	07/29/2020	6.13	6.13	<u>01-6290 UTILITIES</u>	0	8/20	08/10/2020	
37	INTERMOUNTAIN GAS CO	482634665062		<u>NATURAL GAS CONSUMPTION AT CITY HALL, 06/27-07/27/20 - WATER</u>	07/29/2020	4.19	4.19	<u>20-6290 UTILITIES EXPENSE</u>	0	8/20	08/10/2020	

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37	INTERMOUNTAIN GAS CO	482634665062		<u>NATURAL GAS CONSUMPTION AT CITY HALL, 06/27-07/27/20 - SEWER</u>	07/29/2020	4.19	4.19	<u>21-6290 UTILITIES EXPENSE</u>	0	8/20	08/10/2020	
37	INTERMOUNTAIN GAS CO	482634665062		<u>NATURAL GAS CONSUMPTION AT CITY HALL, 06/27-07/27/20 - PI</u>	07/29/2020	1.63	1.63	<u>25-6290 UTILITIES EXPENSE</u>	0	8/20	08/10/2020	
Total 482634665062707282020:						16.14	16.14					
Total INTERMOUNTAIN GAS CO:						69.10	58.57					
INTERNATIONAL CODE COUNCIL												
764	INTERNATIONAL CODE COUNCIL	3284160		<u>MEMBERSHIP RENEWAL, MEMBER #1033834 - J.COULTER, (10/1/20-9/30/21)- BUILDING INSPECTION</u>	08/05/2020	145.00	.00	<u>01-6075 DUES & MEMBERSHIPS</u>	1005	8/20		
Total 3284160:						145.00	.00					
Total INTERNATIONAL CODE COUNCIL:						145.00	.00					
J & M SANITATION, INC.												
230	J & M SANITATION, INC.	07242020-073		<u>SANITATION RECEIPT TRANSFER 7/24-30/20</u>	07/31/2020	10,354.82	10,354.82	<u>26-7000 SOLID WASTE SERVICE FEES</u>	0	7/20	07/31/2020	
230	J & M SANITATION, INC.	07242020-073		<u>SANITATION RECEIPT TRANSFER LESS FRANCHISE FEES 7/24-30/20</u>	07/31/2020	-1,023.06	-1,023.06	<u>01-4170 FRANCHISE FEES</u>	0	7/20	07/31/2020	
Total 07242020-07302020:						9,331.76	9,331.76					
230	J & M SANITATION, INC.	07312020-080		<u>SANITATION RECEIPT TRANSFER 07/31-8/6/20</u>	08/10/2020	41,254.76	41,254.76	<u>26-7000 SOLID WASTE SERVICE FEES</u>	0	8/20	08/10/2020	
230	J & M SANITATION, INC.	07312020-080		<u>SANITATION RECEIPT TRANSFER LESS FRANCHISE FEES 07/31-8/6/20</u>	08/10/2020	-4,075.97	-4,075.97	<u>01-4170 FRANCHISE FEES</u>	0	8/20	08/10/2020	

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Total 07312020-08062020:						37,178.79	37,178.79					
230	J & M SANITATION, INC.	08012020J		<u>CONTAINER RENT FOR JUNE 2020, MAINTENANCE YARD- PARKS</u>	08/07/2020	15.00	.00	<u>01-6212 RENT- EQUIPMENT</u>	1004	8/20		
230	J & M SANITATION, INC.	08012020J		<u>CONTAINER RENT FOR JUNE 2020, MAINTENANCE YARD- WATER</u>	08/07/2020	6.00	.00	<u>20-6212 RENT - EQUIPMENT</u>	0	8/20		
230	J & M SANITATION, INC.	08012020J		<u>CONTAINER RENT FOR JUNE 2020, MAINTENANCE YARD- SEWER</u>	08/07/2020	6.00	.00	<u>21-6212 RENT- EQUIPMENT</u>	0	8/20		
230	J & M SANITATION, INC.	08012020J		<u>CONTAINER RENT FOR JUNE 2020, MAINTENANCE YARD-PI</u>	08/07/2020	3.00	.00	<u>25-6212 RENT - EQUIPMENT</u>	0	8/20		
Total 08012020J:						30.00	.00					
Total J & M SANITATION, INC.:						46,540.55	46,510.55					
J-U-B ENGINEERS, INC.												
1236	J-U-B ENGINEERS, INC.	0135520		<u>PROFESSIONAL SERVICES FOR THE 4TH STREET REVITALIZATION CONCEPT PLAN, GRANT MATCHING, 05/31 -06/30/2020</u>	07/16/2020	9,746.00	.00	<u>40-6020 CAPITAL IMPROVEMENTS</u>	1126	8/20		
Total 0135520:						9,746.00	.00					
1236	J-U-B ENGINEERS, INC.	0135527		<u>PROFESSIONAL SERVICES FOR THE 4TH STREET DOWNTOWN REVITALIZATION PHASE II BID/CONSTRUCTION EOR, 05/31-06/30/20.</u>	07/16/2020	2,813.04	.00	<u>03-6370 EXP - DOWNTOWN REVITALIZATION</u>	0	8/20		
Total 0135527:						2,813.04	.00					
Total J-U-B ENGINEERS, INC.:						12,559.04	.00					

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				FAUCET KEY-AYG. 20 CITY HALL EXPANSION	07/31/2020	24.72	.00	01-6045 CONTINGENCY	1220	8/20		
499	KUNA LUMBER	A115591		2 EA CLR ROOF SEALANT, AUG. 20-SEWER	07/31/2020	6.79	.00	21-6140 MAINT & REPAIR BUILDING	0	8/20		
499	KUNA LUMBER	A115591		2 EA CLR ROOF SEALANT, AUG. 20-PI	07/31/2020	2.60	.00	25-6140 MAINT & REPAIR BUILDING	0	8/20		
Total A115591:						78.62	.00					
499	KUNA LUMBER	A115720	10263	INDOOR EXTENSION CORD FOR WATER DEPT. J. COX, JULY'20	07/06/2020	3.58	.00	20-6165 OFFICE SUPPLIES	0	8/20		
499	KUNA LUMBER	A115720	10263	INDOOR EXTENSION CORD FOR WATER DEPT. J. COX, JULY'20	07/06/2020	.91	.00	25-6165 OFFICE SUPPLIES	0	8/20		
Total A115720:						4.49	.00					
499	KUNA LUMBER	A116180		1 EA INSERT CONTROL, J.COX, AUG. '20	07/24/2020	5.66	.00	20-6140 MAINT. & REPAIR BUILDING	0	8/20		
Total A116180:						5.66	.00					
499	KUNA LUMBER	A116460	10363	OUTDOOR WINDOW THERMOMETER FOR OFFICE BUILDING, C. MCDANIEL, AUG. '20	08/03/2020	5.66	.00	21-6140 MAINT & REPAIR BUILDING	0	8/20		
Total A116460:						5.66	.00					
499	KUNA LUMBER	B142032	10343	PATCH FIX FOR CITY HALL EXPANSION PROJECT, M.MEADE, JUL.'20	07/28/2020	32.02	.00	01-6045 CONTINGENCY	1220	8/20		
499	KUNA LUMBER	B142032	10343	FINISHING TROWEL, M.MEADE, JUL.'20 - ADMIN	07/28/2020	5.30	.00	01-6175 SMALL TOOLS	0	8/20		
499	KUNA LUMBER	B142032	10343	FINISHING TROWEL, M.MEADE, JUL.'20 - WATER	07/28/2020	3.62	.00	20-6175 SMALL TOOLS	0	8/20		

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499	KUNA LUMBER	B142032	10343	<u>FINISHING TROWEL, M.MEADE, JUL.'20 - SEWER</u>	07/28/2020	3.62	.00	<u>21-6175 SMALL TOOLS</u>	0	8/20		
499	KUNA LUMBER	B142032	10343	<u>FINISHING TROWEL, M.MEADE, JUL.'20 - P.I</u>	07/28/2020	1.40	.00	<u>25-6175 SMALL TOOLS</u>	0	8/20		
Total B142032:						45.96	.00					
499	KUNA LUMBER	B142066	10346	<u>1 PLUG FOR WHITE BARN, SERVICE CAPPED, B.BURR, JUL.'20</u>	07/29/2020	2.06	.00	<u>25-6150 MAINT. & REPAIRS - SYSTEM (PI)</u>	0	8/20		
Total B142066:						2.06	.00					
499	KUNA LUMBER	B142169	10358	<u>HOSE BIBB, NIPPLE, VACUUM BREAKER, PLUG, CAP, AND TEE FOR BUTLER WELL J.COX, JUL.'20</u>	07/31/2020	43.94	.00	<u>20-6150 M & R - SYSTEM</u>	0	8/20		
Total B142169:						43.94	.00					
499	KUNA LUMBER	B142308	10372	<u>1 EA -2 IN COUPLER FOR PI BREAK AT KARAT WAY, J. COX, AUG.'20</u>	08/04/2020	12.59	.00	<u>25-6150 MAINT. & REPAIRS - SYSTEM (PI)</u>	0	8/20		
Total B142308:						12.59	.00					
499	KUNA LUMBER	B142316	10373	<u>3 EA PVC PIPE FOR PI BREAK AT KARAT WAY, J.OSBORN, AUG.'20</u>	08/04/2020	4.06	.00	<u>25-6150 MAINT. & REPAIRS - SYSTEM (PI)</u>	0	8/20		
Total B142316:						4.06	.00					
Total KUNA LUMBER:						203.04	.00					
KUNA RURAL FIRE DISTRICT (IMPACT)												
1944	KUNA RURAL FIRE DISTRICT (IMPACT)	07312020KRF		<u>KRFD IMPACT FEES, JUL.'20</u>	07/31/2020	88,224.25	88,224.25	<u>01-2511 KRFD IMPACT FEE TRANSFER</u>	0	8/20	08/10/2020	

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 07312020KRFDI:						88,224.25	88,224.25					
Total KUNA RURAL FIRE DISTRICT (IMPACT):						88,224.25	88,224.25					
KUNA RURAL FIRE DISTRICT (PLAN REVIEW)												
1945	KUNA RURAL FIRE DISTRICT (PLAN REVIEW)	07312020KRF		<u>KRFD PLAN REVIEW FEES, JUL.'20</u>	07/31/2020	1,478.90	1,478.90	01-2512 KRFD PLAN REVIEW FEE TRANSFER	0	8/20	08/10/2020	
Total 07312020KRFDPR:						1,478.90	1,478.90					
Total KUNA RURAL FIRE DISTRICT (PLAN REVIEW):						1,478.90	1,478.90					
KUNA WELDING												
46	KUNA WELDING	6018	10388	<u>EXPANDED METAL SCREEN AND PLATE FOR ARDEL PUMP STATION, J.COX AUG. 20</u>	08/06/2020	2,780.63	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	8/20		
Total 6018:						2,780.63	.00					
Total KUNA WELDING:						2,780.63	.00					
LES SCHWAB TIRES												
221	LES SCHWAB TIRES	12800431143	10267	<u>1 EA DELUXE LAWN & GARDEN TUBE, 1 EA TURF SAVER TUBELESS FOR TIRE REPAIR ON MOWER, B.VILLANUEVA, JUL.'20</u>	07/07/2020	48.98	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	8/20		
Total 12800431143:						48.98	.00					
221	LES SCHWAB TIRES	12800434228	10330	<u>FRONT ROTORS FOR BRAKES ON TRUCK #26, S. HOWELL, JULY'20-WATER</u>	07/23/2020	23.51	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	8/20		
221	LES SCHWAB TIRES	12800434228	10330	<u>FRONT ROTORS FOR BRAKES ON TRUCK #26, S. HOWELL, JULY'20-SEWER</u>	07/23/2020	23.51	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	8/20		

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221	LES SCHWAB TIRES	12800434228	10330	<u>FRONT ROTORS FOR BRAKES ON TRUCK #26, S. HOWELL, JULY'20-PI</u>	07/23/2020	8.96	.00	<u>25-6305 VEHICLE MAINTENANCE & REPAIR</u>	0	8/20		
Total 12800434228:						55.98	.00					
Total LES SCHWAB TIRES:						104.96	.00					
MATHESON TRI-GAS INC												
1871	MATHESON TRI-GAS INC	22070249		<u>HYDROCHLORIC GAS CYLINDER RENTAL FOR JULY, '20</u>	07/31/2020	42.21	.00	<u>21-6150 M & R - SYSTEM</u>	0	8/20		
Total 22070249:						42.21	.00					
1871	MATHESON TRI-GAS INC	22095293		<u>SERVICE CHARGE ON PAST DUE AMOUNT, JULY, '20</u>	07/31/2020	1.77	.00	<u>01-6160 MISCELLANEOUS EXPENSES</u>	0	8/20		
Total 22095293:						1.77	.00					
Total MATHESON TRI-GAS INC:						43.98	.00					
NICK'S CUSTOM CURBS & DECORATIVE CONCRET												
1403	NICK'S CUSTOM CURBS & DECORATIVE CONCRET	1028		<u>CONCRETE FOR PARKING AREA FOR TENNIS COURTS AT KMS, B. WITHROW, AUG.'20</u>	08/05/2020	19,700.50	.00	<u>01-6045 CONTINGENCY</u>	1206	8/20		
Total 1028:						19,700.50	.00					
Total NICK'S CUSTOM CURBS & DECORATIVE CONCRET:						19,700.50	.00					
PAIGE MECHANICAL GROUP, INC.												
1654	PAIGE MECHANICAL GROUP, INC.	18687		<u>HVAC REPAIR/COOLING OVERLOAD AT LIFT STATION, T.SHAFER, JUL.'20</u>	07/29/2020	150.00	.00	<u>21-6140 MAINT & REPAIR BUILDING</u>	0	8/20		
Total 18687:						150.00	.00					

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1654	PAIGE MECHANICAL GROUP, INC.	18690	10282	<u>REPLACE LEAKING COILS ON HVAC SPLIT SYSTEMS. T. SHAFFER, JULY. '20</u>	07/29/2020	4,279.00	.00	<u>21-6140_MAINT & REPAIR BUILDING</u>	0	8/20		
Total 18690:						4,279.00	.00					
Total PAIGE MECHANICAL GROUP, INC.:						4,429.00	.00					
PARTS, INC.												
470	PARTS, INC.	217804	10344	<u>HYDRAULIC CAPS FOR WHEEL LINES, JUL.'20 - FARM</u>	07/28/2020	26.20	.00	<u>21-6090_FARM EXPENDITURES</u>	0	8/20		
Total 217804:						26.20	.00					
470	PARTS, INC.	217878	10349	<u>SPARK PLUGS, FOR WHEEL LINE MOTORS, R. WARWICK, JULY'20</u>	07/29/2020	11.82	.00	<u>21-6090_FARM EXPENDITURES</u>	0	8/20		
Total 217878:						11.82	.00					
Total PARTS, INC.:						38.02	.00					
PATAGONIA DEVELOPMENT LLC												
1888	PATAGONIA DEVELOPMENT LLC	08132020P		<u>PATAGONIA 1 SEWER LIFT STATION, LATE COMERS FUND</u>	08/13/2020	300,321.63	.00	<u>05-6306_SEWER MAIN CAPACITY REIMBURSE</u>	0	8/20		
1888	PATAGONIA DEVELOPMENT LLC	08132020P		<u>PATAGONIA 1 PRESSURIZED IRRIGATION PUMP STATION, LATE COMERS FUND</u>	08/13/2020	198,588.83	.00	<u>05-6307_PR IRR MAIN CAPACITY REIMBURSE</u>	0	8/20		
Total 08132020P:						498,910.46	.00					
Total PATAGONIA DEVELOPMENT LLC:						498,910.46	.00					
PCE PACIFIC INC												
2040	PCE PACIFIC INC	CD99066312	10323	<u>NUTS AND UNIONS, M.NADEAU, JUL.'20</u>	07/24/2020	967.48	.00	<u>21-6150_M & R - SYSTEM</u>	0	8/20		

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Total CD99066312:						967.48	.00					
Total PCE PACIFIC INC:						967.48	.00					
QUADIENT FINANCE USA INC												
1770	QUADIENT FINANCE USA INC	07312020QF		<u>POSTAGE REFILL FOR THE POSTAGE METER, JUL.'20 - ADMIN</u>	07/31/2020	150.92	.00	<u>01-6190 POSTAGE & BILLING</u>	0	8/20		
1770	QUADIENT FINANCE USA INC	07312020QF		<u>POSTAGE REFILL FOR THE POSTAGE METER, JUL.'20 - P & Z</u>	07/31/2020	53.90	.00	<u>01-6190 POSTAGE & BILLING</u>	1003	8/20		
1770	QUADIENT FINANCE USA INC	07312020QF		<u>POSTAGE REFILL FOR THE POSTAGE METER, JUL.'20 - WATER</u>	07/31/2020	140.14	.00	<u>20-6190 POSTAGE & BILLING</u>	0	8/20		
1770	QUADIENT FINANCE USA INC	07312020QF		<u>POSTAGE REFILL FOR THE POSTAGE METER, JUL.'20 - SEWER</u>	07/31/2020	140.14	.00	<u>21-6190 POSTAGE & BILLING</u>	0	8/20		
1770	QUADIENT FINANCE USA INC	07312020QF		<u>POSTAGE REFILL FOR THE POSTAGE METER, JUL.'20 - P.I</u>	07/31/2020	53.90	.00	<u>25-6190 POSTAGE & BILLING</u>	0	8/20		
Total 07312020QF:						539.00	.00					
Total QUADIENT FINANCE USA INC:						539.00	.00					
QUADIENT LEASING USA, INC												
615	QUADIENT LEASING USA, INC	N8418995		<u>MAIL METERING LEASE PAYMENT, 6/2-9/1/20 - ADMIN</u>	08/02/2020	121.99	.00	<u>01-6190 POSTAGE & BILLING</u>	0	8/20		
615	QUADIENT LEASING USA, INC	N8418995		<u>MAIL METERING LEASE PAYMENT, 6/2-9/1/20 - P & Z</u>	08/02/2020	17.43	.00	<u>01-6190 POSTAGE & BILLING</u>	1003	8/20		
615	QUADIENT LEASING USA, INC	N8418995		<u>MAIL METERING LEASE PAYMENT, 6/2-9/1/20 - WATER</u>	08/02/2020	185.88	.00	<u>20-6190 POSTAGE & BILLING</u>	0	8/20		
615	QUADIENT LEASING USA, INC	N8418995		<u>MAIL METERING LEASE PAYMENT, 6/2-9/1/20 - SEWER</u>	08/02/2020	185.88	.00	<u>21-6190 POSTAGE & BILLING</u>	0	8/20		
615	QUADIENT LEASING USA, INC	N8418995		<u>MAIL METERING LEASE PAYMENT, 6/2-9/1/20 - P.I</u>	08/02/2020	69.71	.00	<u>25-6190 POSTAGE & BILLING</u>	0	8/20		

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Total N8418995:						580.89	.00					
Total QUADIENT LEASING USA, INC.:						580.89	.00					
REXEL USA, INC.												
1613	REXEL USA, INC.	0P60298	10352	<u>2 EA PLUGS, 2 EA BUSHINGS, 2 EA LOCKNUTS. M. NADEAU, JULY'20</u>	07/31/2020	15.16	.00	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	8/20		
Total 0P60298:						15.16	.00					
Total REXEL USA, INC.:						15.16	.00					
RIMI INC												
1991	RIMI INC	07312020RIMI		<u>COMMERCIAL MECHANICAL PERMIT FEES, JUL.'20</u>	07/31/2020	869.76	869.76	<u>01-6052 CONTRACT SERVICES</u>	1005	8/20	08/10/2020	
Total 07312020RIMI:						869.76	869.76					
Total RIMI INC:						869.76	869.76					
ROBERT L NICHOLS												
2047	ROBERT L NICHOLS	001 KUNA		<u>LATH AND STUCCO, CITY HALL EXPANSION PROJECT, JUL.'20</u>	07/31/2020	6,454.00	6,454.00	<u>01-6045 CONTINGENCY</u>	1220	8/20	08/10/2020	
Total 001 KUNA:						6,454.00	6,454.00					
Total ROBERT L NICHOLS:						6,454.00	6,454.00					
RODDA PAINT CO.												
1723	RODDA PAINT CO.	75069490	10348	<u>PAIN AND SEALER FOR CITY HALL DOORS, CITY HALL EXPANSION, B.WITHROW, JULY 20</u>	07/29/2020	123.49	.00	<u>01-6045 CONTINGENCY</u>	1220	8/20		
Total 75069490:						123.49	.00					

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Total RODDA PAINT CO.:						123.49	.00					
SAFEGUARD BUSINESS SYSTEMS, INC												
32	SAFEGUARD BUSINESS SYSTEMS, INC	402961	10354	<u>NEW CHECKS, B. JACKSON, JUNE '19 - ADMIN</u>	08/07/2020	101.45	.00	01-6165 OFFICE SUPPLIES	0	8/20		
32	SAFEGUARD BUSINESS SYSTEMS, INC	402961	10354	<u>NEW CHECKS, B. JACKSON, JULY'20 - WATER</u>	08/07/2020	69.41	.00	20-6165 OFFICE SUPPLIES	0	8/20		
32	SAFEGUARD BUSINESS SYSTEMS, INC	402961	10354	<u>NEW CHECKS, B. JACKSON, JULY'20 - SEWER</u>	08/07/2020	69.41	.00	21-6165 OFFICE SUPPLIES	0	8/20		
32	SAFEGUARD BUSINESS SYSTEMS, INC	402961	10354	<u>NEW CHECKS, B. JACKSON, JULY'20 - P.I</u>	08/07/2020	26.71	.00	25-6165 OFFICE SUPPLIES	0	8/20		
Total 402961:						266.98	.00					
Total SAFEGUARD BUSINESS SYSTEMS, INC:						266.98	.00					
SHARP ELECTRONICS CORP -LEASE												
1734	SHARP ELECTRONICS CORP - LEASE	5011292714		<u>COPIER LEASE, MOD#MX2615N, TREATMENT PLANT, 5/1-8/31/20 - WATER</u>	07/23/2020	161.72	.00	20-6142 MAINT. & REPAIRS - EQUIPMENT	0	8/20		
1734	SHARP ELECTRONICS CORP - LEASE	5011292714		<u>COPIER LEASE, MOD#MX2615N, TREATMENT PLANT, 5/1-8/31/20 - SEWER</u>	07/23/2020	161.72	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	8/20		
1734	SHARP ELECTRONICS CORP - LEASE	5011292714		<u>COPIER LEASE, MOD#MX2615N, TREATMENT PLANT, 5/1-8/31/20 - P.I</u>	07/23/2020	61.60	.00	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	8/20		
Total 5011292714:						385.04	.00					
Total SHARP ELECTRONICS CORP -LEASE:						385.04	.00					
SPF WATER ENGINEERING, L.L.C.												
1498	SPF WATER ENGINEERING, L.L.C.	28441		<u>WELL CONSTRUCTION SUPPORT, 7/1-31/20</u>	07/31/2020	4,252.00	.00	20-6020 CAPITAL IMPROVEMENTS	1225	8/20		
Total 28441:						4,252.00	.00					

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Total SPF WATER ENGINEERING, L.L.C.:						4,252.00	.00					
TECHNOLOGY SOLUTIONS LLC												
1823	TECHNOLOGY SOLUTIONS LLC	4005		<u>IT WIRING, ACCESS CONTROL, INTRUSION ALARM ADDITIONS FOR CITY HALL EXPANSION PROJECT, AUG.'20</u>	08/03/2020	7,599.44	.00	<u>01-6045 CONTINGENCY</u>	1220	8/20		
Total 4005:						7,599.44	.00					
1823	TECHNOLOGY SOLUTIONS LLC	4016		<u>DATA DROPS FOR CITY HALL EXPANSION PROJECT, AUG.'20</u>	08/07/2020	1,021.35	.00	<u>01-6045 CONTINGENCY</u>	1220	8/20		
Total 4016:						1,021.35	.00					
Total TECHNOLOGY SOLUTIONS LLC:						8,620.79	.00					
THE JORDEL COMPANY												
1523	THE JORDEL COMPANY	00000005080	10333	<u>FINAL ELECTRICAL & PLUMBING INSPECTION TAGS, D. STEPHENS, JULY.'20</u>	07/24/2020	158.00	.00	<u>01-6165 OFFICE SUPPLIES</u>	1005	8/20		
Total 00000005080:						158.00	.00					
Total THE JORDEL COMPANY:						158.00	.00					
TREASURE VALLEY COFFEE												
992	TREASURE VALLEY COFFEE	2160:06834883	10329	<u>12 EA 5-GALLON WATER BOTTLES, 3 SLEEVES OF CUPS, TREATMENT PLANT, JUL.'20 - WATER</u>	07/23/2020	33.52	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	8/20		
992	TREASURE VALLEY COFFEE	2160:06834883	10329	<u>12 EA 5-GALLON WATER BOTTLES, 3 SLEEVES OF CUPS, TREATMENT PLANT, JUL.'20 - SEWER</u>	07/23/2020	33.52	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	8/20		
992	TREASURE VALLEY COFFEE	2160:06834883	10329	<u>12 EA 5-GALLON WATER BOTTLES, 3 SLEEVES OF CUPS, TREATMENT PLANT, JUL.'20 - P.I</u>	07/23/2020	12.76	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	8/20		

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Total 2160:06834883:						79.80	.00					
992	TREASURE VALLEY COFFEE	2160:06848326	10356	4 EA 5-GALLON WATER BOTTLES, MAINTENANCE SHOP, JUL.'20	07/31/2020	22.80	.00	01-6165 OFFICE SUPPLIES	1004	8/20		
Total 2160:06848326:						22.80	.00					
992	TREASURE VALLEY COFFEE	2160:06848376	10356	8 EA 5-GALLON WATER BOTTLES, 1 SLEEVE OF CUPS, JULY'20 - CITY HALL	07/31/2020	51.00	.00	01-6165 OFFICE SUPPLIES	0	8/20		
Total 2160:06848376:						51.00	.00					
992	TREASURE VALLEY COFFEE	2160:06857562	10380	10 EA 5-GALLON WATER BOTTLES, 2 EA SLEEVES OF CUPS 16OZ, 1 CASE COFFEE, 1 BOX HOT CHOCOLATE, 2 EA SUGAR CANISTERS, 2 EA SLEEVES OF CUPS 7OZ, TREATMENT PLANT, AUG.'20 - WATER	08/06/2020	63.69	.00	20-6165 OFFICE SUPPLIES	0	8/20		
992	TREASURE VALLEY COFFEE	2160:06857562	10380	10 EA 5-GALLON WATER BOTTLES, 2 EA SLEEVES OF CUPS, 1 CASE COFFEE, 1 BOX HOT CHOCOLATE, 2 EA SUGAR CANISTERS, 2 SLEEVES OF CUPS 7OZ, TREATMENT PLANT, AUG.'20 - SEWER	08/06/2020	63.69	.00	21-6165 OFFICE SUPPLIES	0	8/20		
992	TREASURE VALLEY COFFEE	2160:06857562	10380	10 EA 5-GALLON WATER BOTTLES, 2 EA SLEEVES OF CUPS, 1 CASE COFFEE, 1 BOX HOT CHOCOLATE, 2 EA SUGAR CANISTERS, 2 SLEEVES OF CUPS 7OZ, TREATMENT PLANT, AUG.'20 - P.I	08/06/2020	24.27	.00	25-6165 OFFICE SUPPLIES	0	8/20		
Total 2160:06857562:						151.65	.00					
Total TREASURE VALLEY COFFEE:						305.25	.00					

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U.S. BANK (VISA)												
1444	U.S. BANK (VISA)	104302070101		<u>THE HOME DEPOT. 1 SET BLINDS FOR THE CITY HALL EXPANSION PROJECT. N.STAUFFER, JUL.'20</u>	07/24/2020	47.67	.00	<u>01-6045 CONTINGENCY</u>	1220	8/20		
Total 10430207010191408260:						47.67	.00					
1444	U.S. BANK (VISA)	263802064000	10331	<u>WALMART, PRIZES FOR RANGER PROGRAM. J.LORENTZ, JUL.'20</u>	07/23/2020	200.36	.00	<u>01-6265 TRAINING & SCHOOLING</u>	1086	8/20		
Total 26380206400001193075:						200.36	.00					
1444	U.S. BANK (VISA)	310602030837		<u>POSGLOBAL.COM, WEBCAM AND MIC. COVID19. D.WALTMAN, JUL.'20 - WATER</u>	07/21/2020	46.86	.00	<u>20-6175 SMALL TOOLS</u>	0	8/20		
1444	U.S. BANK (VISA)	310602030837		<u>POSGLOBAL.COM, WEBCAM AND MIC. COVID19. D.WALTMAN, JUL.'20 - SEWER</u>	07/21/2020	46.86	.00	<u>21-6175 SMALL TOOLS</u>	0	8/20		
1444	U.S. BANK (VISA)	310602030837		<u>POSGLOBAL.COM, WEBCAM AND MIC. COVID19. D.WALTMAN, JUL.'20 - P.I</u>	07/21/2020	17.84	.00	<u>25-6175 SMALL TOOLS</u>	0	8/20		
Total 31060203083712705015:						111.56	.00					
1444	U.S. BANK (VISA)	316801978370	10292	<u>ALBERTSON, DISTILLED WATER FOR GOLF CART BATTERY, J.LORENTZ, JUL.'20</u>	07/14/2020	2.00	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	8/20		
Total 31680197837007963851:						2.00	.00					
1444	U.S. BANK (VISA)	330901904005		<u>IDAHO.GOV. LOCAL HWY TECHNICAL ASSISTANCE COUNCIL MANUALS. P.STEVENS, JUL.'20 - WATER</u>	07/08/2020	151.41	.00	<u>20-6265 TRAINING & SCHOOLING EXPENSE</u>	0	8/20		
1444	U.S. BANK (VISA)	330901904005		<u>IDAHO.GOV. LOCAL HWY TECHNICAL ASSISTANCE COUNCIL MANUALS. P.STEVENS, JUL.'20 - SEWER</u>	07/08/2020	151.41	.00	<u>21-6265 TRAINING & SCHOOLING EXPENSE</u>	0	8/20		

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1444	U.S. BANK (VISA)	330901904005		<u>IDAHO GOV. LOCAL HWY TECHNICAL ASSISTANCE COUNCIL MANUALS, P.STEVENS, JUL.'20 - P.I</u>	07/08/2020	57.68	.00	<u>25-6265 TRAINING & SCHOOLING EXPENSE</u>	0	8/20		
Total 33090190400549006127:						360.50	.00					
1444	U.S. BANK (VISA)	330901954005	10280	<u>IBOL, LICENSE RENEWAL, #WWT1-23099, R.WARWICK, JUL.'20</u>	07/13/2020	30.00	.00	<u>21-6075 DUES & MEMBERSHIPS</u>	0	8/20		
Total 33090195400544002845:						30.00	.00					
1444	U.S. BANK (VISA)	330901954005	10280	<u>IBOL, LICENSE RENEWAL, #WWC1-22512, R.WARWICK, JUL.'20</u>	07/13/2020	30.00	.00	<u>21-6075 DUES & MEMBERSHIPS</u>	0	8/20		
Total 33090195400544002951:						30.00	.00					
1444	U.S. BANK (VISA)	365401820111	10093	<u>S & S WORLDWIDE, BINGO SET FOR RANGER PROGRAM, J.LORENTZ, JUN.'20</u>	06/29/2020	59.92	.00	<u>01-6265 TRAINING & SCHOOLING</u>	1086	8/20		
Total 36540182011111652778:						59.92	.00					
1444	U.S. BANK (VISA)	374701840000	10253	<u>CWI, REGISTRATION, M.NADEAU, JUL.'20</u>	07/01/2020	25.00	.00	<u>21-6265 TRAINING & SCHOOLING EXPENSE</u>	0	8/20		
Total 37470184000015012254:						25.00	.00					
1444	U.S. BANK (VISA)	513801990300		<u>MINUTEMAN INC, STOREROOM LEVER AND LEVER CYLINDER, BUTLER WELL HOUSE VANDALISM, JUL.'20</u>	07/16/2020	185.45	.00	<u>20-6140 MAINT. & REPAIR BUILDING</u>	0	8/20		
Total 51380199030043000116:						185.45	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
				JUL.'20	07/09/2020	6.46	.00	01-6045 CONTINGENCY	1220	8/20		
Total 92160191100961593102:						435.46	.00					
1444	U.S. BANK (VISA)	921602021002		AMAZON.COM. WIRELESS KEYBOARD AND MOUSE COMBO FOR THE 75" MONITOR. CITY HALL. COVID19. M.BORZICK. JUL.'20 - BUILDING DEPARTMENT	07/20/2020	26.50	.00	01-6165 OFFICE SUPPLIES	1005	8/20		
1444	U.S. BANK (VISA)	921602021002		AMAZON.COM. WIRELESS KEYBOARD AND MOUSE COMBO FOR THE 75" MONITOR. CITY HALL. COVID19. M.BORZICK. JUL.'20 - P & Z	07/20/2020	26.49	.00	01-6165 OFFICE SUPPLIES	1003	8/20		
Total 92160202100209207652:						52.99	.00					
1444	U.S. BANK (VISA)	921602061002	10336	LOWES. COUNTER TOP FOR NEW OFFICE. N.STAUFFER. JULY.'20	07/24/2020	116.00	.00	01-6045 CONTINGENCY	1220	8/20		
Total 92160206100284826646:						116.00	.00					
Total U.S. BANK (VISA):						2,059.43	.00					
ULTIMATE HEATING & AIR, INC.												
1538	ULTIMATE HEATING & AIR, INC.	8843-1J	10361	REPLACE MINI SPLIT. AC UNIT AT DANSKIN LIFT STATION. JULY'20	07/31/2020	5,975.00	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	8/20		
Total 8843-1J:						5,975.00	.00					
1538	ULTIMATE HEATING & AIR, INC.	92942		NITROGEN LEAK TEST. AC REPAIRS. WELL HOUSE #6. AUG'20	08/04/2020	492.00	.00	20-6140 MAINT. & REPAIR BUILDING	0	8/20		

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Total 92942:						492.00	.00					
Total ULTIMATE HEATING & AIR, INC.:						6,467.00	.00					
UNIVAR SOLUTIONS USA, INC.												
1410	UNIVAR SOLUTIONS USA, INC.	48635701	10208	<u>ALUMINUM SULFATE, T.SHAFER, JUN.'20</u>	06/29/2020	6,391.00	.00	<u>21-6151 M & R - PROCESS CHEMICALS</u>	0	8/20		
Total 48635701:						6,391.00	.00					
1410	UNIVAR SOLUTIONS USA, INC.	48664945	10313	<u>ALUMINUM SULFATE, T. SHAFER, JULY.'20</u>	07/24/2020	6,378.36	.00	<u>21-6151 M & R - PROCESS CHEMICALS</u>	0	8/20		
Total 48664945:						6,378.36	.00					
1410	UNIVAR SOLUTIONS USA, INC.	48679678	10368	<u>CITRIC ACID AND SODIUM HYPOCHLORIDE, T.SHAFER, AUG.'20</u>	08/05/2020	4,454.14	.00	<u>21-6151 M & R - PROCESS CHEMICALS</u>	0	8/20		
1410	UNIVAR SOLUTIONS USA, INC.	48679678	10368	<u>RETURNABLE CONTAINER DEPOSIT, T.SHAFER, AUG.'20</u>	08/05/2020	700.00	.00	<u>21-6097 DEPOSITS ON ACCOUNT</u>	0	8/20		
Total 48679678:						5,154.14	.00					
Total UNIVAR SOLUTIONS USA, INC.:						17,923.50	.00					
UTILITY REFUND #10												
2044	UTILITY REFUND #10	130600.04		<u>BRETT A COBLER, 1426 W WHEAT ST. UTILITY REFUND</u>	08/04/2020	18.74	.00	<u>20-4500 METERED WATER SALES</u>	0	8/20		
2044	UTILITY REFUND #10	130600.04		<u>BRETT A COBLER, 1426 W WHEAT ST. UTILITY REFUND</u>	08/04/2020	37.12	.00	<u>21-4600 SEWER USER FEES</u>	0	8/20		
2044	UTILITY REFUND #10	130600.04		<u>BRETT A COBLER, 1426 W WHEAT ST. UTILITY REFUND</u>	08/04/2020	23.30	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	8/20		
2044	UTILITY REFUND #10	130600.04		<u>BRETT A COBLER, 1426 W WHEAT ST. UTILITY REFUND</u>	08/04/2020	5.78	.00	<u>25-4700 PRESS. IRRIGATION USER</u>				

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								FEES	0	8/20		
	Total 130600.04:					84.94	.00					
2044	UTILITY REFUND #10	131280.01		<u>STEVEN AUSTIN BARRETT, 518 N GREAT OAKS AVE, UTILITY REFUND</u>	08/04/2020	32.41	.00	<u>20-4500 METERED WATER SALES</u>	0	8/20		
2044	UTILITY REFUND #10	131280.01		<u>STEVEN AUSTIN BARRETT, 518 N GREAT OAKS AVE, UTILITY REFUND</u>	08/04/2020	43.27	.00	<u>21-4600 SEWER USER FEES</u>	0	8/20		
2044	UTILITY REFUND #10	131280.01		<u>STEVEN AUSTIN BARRETT, 518 N GREAT OAKS AVE, UTILITY REFUND</u>	08/04/2020	33.87	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	8/20		
2044	UTILITY REFUND #10	131280.01		<u>STEVEN AUSTIN BARRETT, 518 N GREAT OAKS AVE, UTILITY REFUND</u>	08/04/2020	6.45	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	8/20		
	Total 131280.01:					116.00	.00					
2044	UTILITY REFUND #10	173170.02		<u>BYRON VANORDEN, 435 S WHIM AVE, UTILITY REFUND</u>	08/10/2020	97.14	.00	<u>20-4500 METERED WATER SALES</u>	0	8/20		
	Total 173170.02:					97.14	.00					
2044	UTILITY REFUND #10	180240.01		<u>GAIL M ALBRECHT, 1363 N KOLNES AVE, UTILITY REFUND</u>	07/29/2020	9.25	.00	<u>20-4500 METERED WATER SALES</u>	0	8/20		
2044	UTILITY REFUND #10	180240.01		<u>GAIL M ALBRECHT, 1363 N KOLNES AVE, UTILITY REFUND</u>	07/29/2020	.15	.00	<u>21-4600 SEWER USER FEES</u>	0	8/20		
2044	UTILITY REFUND #10	180240.01		<u>GAIL M ALBRECHT, 1363 N KOLNES AVE, UTILITY REFUND</u>	07/29/2020	3.74	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	8/20		
	Total 180240.01:					13.14	.00					
2044	UTILITY REFUND #10	181700.02		<u>AMANDA N GILL, 1649 N KLEMMER AVE, UTILITY REFUND</u>	08/03/2020	19.55	.00	<u>20-4500 METERED WATER SALES</u>	0	8/20		

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2044	UTILITY REFUND #10	181700.02		<u>AMANDA N GILL, 1649 N KLEMMER AVE, UTILITY REFUND</u>	08/03/2020	19.36	.00	<u>21-4600 SEWER USER FEES</u>	0	8/20		
2044	UTILITY REFUND #10	181700.02		<u>AMANDA N GILL, 1649 N KLEMMER AVE, UTILITY REFUND</u>	08/03/2020	16.34	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	8/20		
Total 181700.02:						55.25	.00					
2044	UTILITY REFUND #10	210050.02		<u>WALTER KITCHEN, 208 E HAWK OWL ST, UTILITY REFUND</u>	08/04/2020	69.58	.00	<u>20-4500 METERED WATER SALES</u>	0	8/20		
2044	UTILITY REFUND #10	210050.02		<u>WALTER KITCHEN, 208 E HAWK OWL ST, UTILITY REFUND</u>	08/04/2020	41.20	.00	<u>21-4600 SEWER USER FEES</u>	0	8/20		
2044	UTILITY REFUND #10	210050.02		<u>WALTER KITCHEN, 208 E HAWK OWL ST, UTILITY REFUND</u>	08/04/2020	33.79	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	8/20		
Total 210050.02:						144.57	.00					
2044	UTILITY REFUND #10	21140.01		<u>JUDY THORNTON, 421 S SCHOOL AVE, UTILITY REFUND</u>	08/04/2020	85.55	.00	<u>20-4500 METERED WATER SALES</u>	0	8/20		
2044	UTILITY REFUND #10	21140.01		<u>JUDY THORNTON, 421 S SCHOOL AVE, UTILITY REFUND</u>	08/04/2020	45.30	.00	<u>21-4600 SEWER USER FEES</u>	0	8/20		
2044	UTILITY REFUND #10	21140.01		<u>JUDY THORNTON, 421 S SCHOOL AVE, UTILITY REFUND</u>	08/04/2020	38.19	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	8/20		
Total 21140.01:						169.04	.00					
2044	UTILITY REFUND #10	220935.04		<u>TYSON M WARTH, 603 E CINNABEAR DR, UTILITY REFUND</u>	08/03/2020	93.17	93.17	<u>20-4500 METERED WATER SALES</u>	0	8/20	08/10/2020	
Total 220935.04:						93.17	93.17					

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				REFUND	08/04/2020	6.66	.00	21-4600 SEWER USER FEES	0	8/20		
2044	UTILITY REFUND #10	262005.03		CHAD BRAVENDER, 2038 N MAROON AVE, UTILITY REFUND	08/04/2020	4.11	.00	20-4500 METERED WATER SALES	0	8/20		
2044	UTILITY REFUND #10	262005.03		CHAD BRAVENDER, 2038 N MAROON AVE, UTILITY REFUND	08/04/2020	5.11	.00	26-4975 SOLID WASTE USER FEES	0	8/20		
2044	UTILITY REFUND #10	262005.03		CHAD BRAVENDER, 2038 N MAROON AVE, UTILITY REFUND	08/04/2020	1.96	.00	25-4700 PRESS. IRRIGATION USER FEES	0	8/20		
Total 262005.03:						17.84	.00					
2044	UTILITY REFUND #10	264120.03		WILLIAM S HARDING, 1852 W CRENSHAW ST, UTILITY DEPOSIT	07/29/2020	33.78	.00	20-4500 METERED WATER SALES	0	8/20		
2044	UTILITY REFUND #10	264120.03		WILLIAM S HARDING, 1852 W CRENSHAW ST, UTILITY DEPOSIT	07/29/2020	33.27	.00	21-4600 SEWER USER FEES	0	8/20		
2044	UTILITY REFUND #10	264120.03		WILLIAM S HARDING, 1852 W CRENSHAW ST, UTILITY DEPOSIT	07/29/2020	22.34	.00	26-4975 SOLID WASTE USER FEES	0	8/20		
Total 264120.03:						89.39	.00					
2044	UTILITY REFUND #10	264790.03		JESSE KEECH, 2095 N SEPIA AVE, UTILITY REFUND	08/04/2020	4.30	.00	20-4500 METERED WATER SALES	0	8/20		
2044	UTILITY REFUND #10	264790.03		JESSE KEECH, 2095 N SEPIA AVE, UTILITY REFUND	08/04/2020	6.58	.00	21-4600 SEWER USER FEES	0	8/20		
2044	UTILITY REFUND #10	264790.03		JESSE KEECH, 2095 N SEPIA AVE, UTILITY REFUND	08/04/2020	5.54	.00	26-4975 SOLID WASTE USER FEES	0	8/20		
2044	UTILITY REFUND #10	264790.03		JESSE KEECH, 2095 N SEPIA AVE, UTILITY REFUND	08/04/2020	2.01	.00	25-4700 PRESS. IRRIGATION USER FEES	0	8/20		

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Total 264790.03:						18.43	.00					
2044	UTILITY REFUND #10	265055.02		<u>MANUEL T LOPES, 2322 W BEIGE CT, UTILITY REFUND</u>	07/29/2020	1.25	.00	<u>20-4500 METERED WATER SALES</u>	0	8/20		
2044	UTILITY REFUND #10	265055.02		<u>MANUEL T LOPES, 2322 W BEIGE CT, UTILITY REFUND</u>	07/29/2020	4.92	.00	<u>21-4600 SEWER USER FEES</u>	0	8/20		
2044	UTILITY REFUND #10	265055.02		<u>MANUEL T LOPES, 2322 W BEIGE CT, UTILITY REFUND</u>	07/29/2020	3.43	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	8/20		
Total 265055.02:						9.60	.00					
2044	UTILITY REFUND #10	274350.02		<u>BRODY L LEIKVOLD, 2427 N BLUEBLOSSOM DR, UTILITY REFUND</u>	08/11/2020	22.23	.00	<u>20-4500 METERED WATER SALES</u>	0	8/20		
2044	UTILITY REFUND #10	274350.02		<u>BRODY L LEIKVOLD, 2427 N BLUEBLOSSOM DR, UTILITY REFUND</u>	08/11/2020	35.50	.00	<u>21-4600 SEWER USER FEES</u>	0	8/20		
2044	UTILITY REFUND #10	274350.02		<u>BRODY L LEIKVOLD, 2427 N BLUEBLOSSOM DR, UTILITY REFUND</u>	08/11/2020	27.16	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	8/20		
2044	UTILITY REFUND #10	274350.02		<u>BRODY L LEIKVOLD, 2427 N BLUEBLOSSOM DR, UTILITY REFUND</u>	08/11/2020	5.29	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	8/20		
Total 274350.02:						90.18	.00					
2044	UTILITY REFUND #10	274900.02		<u>ANTHONY & AILEEN LANE, 3119 W GINGER GOLD DR, UTILITY REFUND</u>	08/03/2020	101.81	.00	<u>20-4500 METERED WATER SALES</u>	0	8/20		
2044	UTILITY REFUND #10	274900.02		<u>ANTHONY & AILEEN LANE, 3119 W GINGER GOLD DR, UTILITY REFUND</u>	08/03/2020	30.73	.00	<u>21-4600 SEWER USER FEES</u>	0	8/20		
2044	UTILITY REFUND #10	274900.02		<u>ANTHONY & AILEEN LANE, 3119 W GINGER GOLD DR, UTILITY REFUND</u>	08/03/2020	23.39	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	8/20		

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Total 274900.02:						155.93	.00					
2044	UTILITY REFUND #10	278062.03		<u>CHANCE ELIOTT SASSAMAN, 8963 S PINOVA AVE, UTILITY REFUND</u>	08/04/2020	33.63	.00	<u>20-4500 METERED WATER SALES</u>	0	8/20		
2044	UTILITY REFUND #10	278062.03		<u>CHANCE ELIOTT SASSAMAN, 8963 S PINOVA AVE, UTILITY REFUND</u>	08/04/2020	33.05	.00	<u>21-4600 SEWER USER FEES</u>	0	8/20		
2044	UTILITY REFUND #10	278062.03		<u>CHANCE ELIOTT SASSAMAN, 8963 S PINOVA AVE, UTILITY REFUND</u>	08/04/2020	27.82	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	8/20		
Total 278062.03:						94.50	.00					
2044	UTILITY REFUND #10	281020.00		<u>PALOMINO FINE HOMES, 1262 W WINSETT ST, UTILITY REFUND</u>	07/26/2020	20.87	.00	<u>20-4500 METERED WATER SALES</u>	0	8/20		
2044	UTILITY REFUND #10	281020.00		<u>PALOMINO FINE HOMES, 1262 W WINSETT ST, UTILITY REFUND</u>	07/26/2020	29.25	.00	<u>21-4600 SEWER USER FEES</u>	0	8/20		
2044	UTILITY REFUND #10	281020.00		<u>PALOMINO FINE HOMES, 1262 W WINSETT ST, UTILITY REFUND</u>	07/26/2020	23.73	.00	<u>25-4700 PRESS, IRRIGATION USER FEES</u>	0	8/20		
Total 281020.00:						73.85	.00					
2044	UTILITY REFUND #10	290095.01		<u>DEBBI FULLMER, 4408 W SADDLE RIDGE DR, UTILITY REFUND</u>	08/10/2020	18.24	.00	<u>20-4500 METERED WATER SALES</u>	0	8/20		
Total 290095.01:						18.24	.00					
2044	UTILITY REFUND #10	290465.03		<u>VALARIE WADLEY, 8095 S SLIDE CREEK LN, UTILITY REFUND</u>	08/04/2020	40.87	.00	<u>20-4500 METERED WATER SALES</u>	0	8/20		
2044	UTILITY REFUND #10	290465.03		<u>VALARIE WADLEY, 8095 S SLIDE CREEK LN, UTILITY REFUND</u>	08/04/2020	37.04	.00	<u>21-4600 SEWER USER FEES</u>	0	8/20		

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2044	UTILITY REFUND #10	290465.03		<u>VALARIE WADLEY, 8095 S SLIDE CREEK LN, UTILITY REFUND</u>	08/04/2020	27.67	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	8/20		
Total 290465.03:						105.58	.00					
2044	UTILITY REFUND #10	300565.03		<u>ROBERT WHALEN, 2651 N HOSE GULCH AVE, UTILITY REFUND</u>	08/04/2020	32.97	.00	<u>20-4500 METERED WATER SALES</u>	0	8/20		
2044	UTILITY REFUND #10	300565.03		<u>ROBERT WHALEN, 2651 N HOSE GULCH AVE, UTILITY REFUND</u>	08/04/2020	35.82	.00	<u>21-4600 SEWER USER FEES</u>	0	8/20		
2044	UTILITY REFUND #10	300565.03		<u>ROBERT WHALEN, 2651 N HOSE GULCH AVE, UTILITY REFUND</u>	08/04/2020	27.11	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	8/20		
Total 300565.03:						95.90	.00					
2044	UTILITY REFUND #10	301028.02		<u>THOMAS KLOESS, 1226 E WHITBECK DR, UTILITY REFUND</u>	08/04/2020	22.33	.00	<u>20-4500 METERED WATER SALES</u>	0	8/20		
2044	UTILITY REFUND #10	301028.02		<u>THOMAS KLOESS, 1226 E WHITBECK DR, UTILITY REFUND</u>	08/04/2020	30.43	.00	<u>21-4600 SEWER USER FEES</u>	0	8/20		
2044	UTILITY REFUND #10	301028.02		<u>THOMAS KLOESS, 1226 E WHITBECK DR, UTILITY REFUND</u>	08/04/2020	26.68	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	8/20		
2044	UTILITY REFUND #10	301028.02		<u>THOMAS KLOESS, 1226 E WHITBECK DR, UTILITY REFUND</u>	08/04/2020	5.28	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	8/20		
Total 301028.02:						84.72	.00					
2044	UTILITY REFUND #10	302229.01		<u>JOHN E MILLS, 485 E ANDES DR, UTILITY REFUND</u>	08/11/2020	21.83	.00	<u>20-4500 METERED WATER SALES</u>	0	8/20		

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2044	UTILITY REFUND #10	302229.01		<u>JOHN E MILLS, 485 E ANDES DR, UTILITY REFUND</u>	08/11/2020	30.89	.00	<u>21-4600 SEWER USER FEES</u>	0	8/20		
2044	UTILITY REFUND #10	302229.01		<u>JOHN E MILLS, 485 E ANDES DR, UTILITY REFUND</u>	08/11/2020	25.08	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	8/20		
2044	UTILITY REFUND #10	302229.01		<u>JOHN E MILLS, 485 E ANDES DR, UTILITY REFUND</u>	08/11/2020	8.52	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	8/20		
Total 302229.01:						86.32	.00					
2044	UTILITY REFUND #10	302316.00		<u>OLYMPIC HOMES, 9006 S LA PAMPA WAY, UTILITY REFUND</u>	07/22/2020	10.30	.00	<u>20-4500 METERED WATER SALES</u>	0	8/20		
Total 302316.00:						10.30	.00					
2044	UTILITY REFUND #10	302325.00		<u>KW HOMES, 8969 S . LA PAMPA WAY, UTILITY REFUND</u>	07/20/2020	3.56	.00	<u>20-4500 METERED WATER SALES</u>	0	8/20		
Total 302325.00:						3.56	.00					
2044	UTILITY REFUND #10	310022.02		<u>STEPHEN J FIFE, 9458 S SARATOV WAY, UTILITY REFUND</u>	08/04/2020	33.66	.00	<u>20-4500 METERED WATER SALES</u>	0	8/20		
2044	UTILITY REFUND #10	310022.02		<u>STEPHEN J FIFE, 9458 S SARATOV WAY, UTILITY REFUND</u>	08/04/2020	38.36	.00	<u>21-4600 SEWER USER FEES</u>	0	8/20		
2044	UTILITY REFUND #10	310022.02		<u>STEPHEN J FIFE, 9458 S SARATOV WAY, UTILITY REFUND</u>	08/04/2020	29.16	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	8/20		
Total 310022.02:						101.18	.00					
2044	UTILITY REFUND #10	32150.01		<u>GREGG K ALEXANDRE, 1137 W ASHWOOD CT, UTILITY REFUND</u>	08/11/2020	5.96	.00	<u>20-4500 METERED WATER SALES</u>	0	8/20		

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2044	UTILITY REFUND #10	32150.01		<u>GREGG K ALEXANDRE, 1137 W ASHWOOD CT. UTILITY REFUND</u>	08/11/2020	5.17	.00	<u>21-4600 SEWER USER FEES</u>	0	8/20		
2044	UTILITY REFUND #10	32150.01		<u>GREGG K ALEXANDRE, 1137 W ASHWOOD CT. UTILITY REFUND</u>	08/11/2020	3.94	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	8/20		
Total 32150.01:						15.07	.00					
2044	UTILITY REFUND #10	323093.00		<u>TED MASON SIGNATURE HOMES, 1709 N ROCKDALE AVE. UTILITY REFUND</u>	07/22/2020	33.95	.00	<u>20-4500 METERED WATER SALES</u>	0	8/20		
2044	UTILITY REFUND #10	323093.00		<u>TED MASON SIGNATURE HOMES, 1709 N ROCKDALE AVE. UTILITY REFUND</u>	07/22/2020	52.19	.00	<u>21-4600 SEWER USER FEES</u>	0	8/20		
2044	UTILITY REFUND #10	323093.00		<u>TED MASON SIGNATURE HOMES, 1709 N ROCKDALE AVE. UTILITY REFUND</u>	07/22/2020	36.69	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	8/20		
Total 323093.00:						122.83	.00					
2044	UTILITY REFUND #10	91230.02		<u>JOSHUA M ULMER, 957 N QUARTZITE AVE. UTILITY REFUND</u>	08/03/2020	.88	.00	<u>20-4500 METERED WATER SALES</u>	0	8/20		
2044	UTILITY REFUND #10	91230.02		<u>JOSHUA M ULMER, 957 N QUARTZITE AVE. UTILITY REFUND</u>	08/03/2020	.52	.00	<u>21-4600 SEWER USER FEES</u>	0	8/20		
2044	UTILITY REFUND #10	91230.02		<u>JOSHUA M ULMER, 957 N QUARTZITE AVE. UTILITY REFUND</u>	08/03/2020	.73	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	8/20		
Total 91230.02:						2.13	.00					
Total UTILITY REFUND #10:						2,178.09	93.17					
UTILITY REFUND #9												
2004	UTILITY REFUND #9	174216.00		<u>CBH, 926 S TANAMI AVE. UTILITY REFUND</u>	07/17/2020	19.80	.00	<u>20-4500 METERED WATER SALES</u>	0	8/20		

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2004	UTILITY REFUND #9	174216.00		<u>CBH, 926 S TANAMI AVE, UTILITY REFUND</u>	07/17/2020	30.28	.00	<u>21-4600 SEWER USER FEES</u>	0	8/20		
2004	UTILITY REFUND #9	174216.00		<u>CBH, 926 S TANAMI AVE, UTILITY REFUND</u>	07/17/2020	21.82	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	8/20		
Total 174216.00:						71.90	.00					
2004	UTILITY REFUND #9	174216.00A		<u>CBH, 926 S TANAMI AVE, UTILITY REFUND</u>	08/10/2020	19.80	.00	<u>20-4500 METERED WATER SALES</u>	0	8/20		
2004	UTILITY REFUND #9	174216.00A		<u>CBH, 926 S TANAMI AVE, UTILITY REFUND</u>	08/10/2020	30.28	.00	<u>21-4600 SEWER USER FEES</u>	0	8/20		
2004	UTILITY REFUND #9	174216.00A		<u>CBH, 926 S TANAMI AVE, UTILITY REFUND</u>	08/10/2020	21.82	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	8/20		
Total 174216.00A:						71.90	.00					
2004	UTILITY REFUND #9	174224.00		<u>CBH, 974 S RANGIPO AVE, UTILITY REFUND</u>	07/26/2020	17.88	.00	<u>20-4500 METERED WATER SALES</u>	0	8/20		
2004	UTILITY REFUND #9	174224.00		<u>CBH, 974 S RANGIPO AVE, UTILITY REFUND</u>	07/26/2020	25.97	.00	<u>21-4600 SEWER USER FEES</u>	0	8/20		
2004	UTILITY REFUND #9	174224.00		<u>CBH, 974 S RANGIPO AVE, UTILITY REFUND</u>	07/26/2020	25.35	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	8/20		
Total 174224.00:						69.20	.00					
2004	UTILITY REFUND #9	174225.00		<u>CBH, 989 S RANGIPO AVE, UTILITY REFUND</u>	07/20/2020	18.91	.00	<u>20-4500 METERED WATER SALES</u>	0	8/20		
2004	UTILITY REFUND #9	174225.00		<u>CBH, 989 S RANGIPO AVE, UTILITY REFUND</u>	07/20/2020	29.20	.00	<u>21-4600 SEWER USER FEES</u>	0	8/20		
2004	UTILITY REFUND #9	174225.00		<u>CBH, 989 S RANGIPO AVE, UTILITY REFUND</u>	07/20/2020	22.10	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	8/20		

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Total 174225.00:						70.21	.00					
2004	UTILITY REFUND #9	241025.00A		<u>HATHAWAY HOMES, 1109 E FOLGADO ST, UTILITY REFUND</u>	08/10/2020	63.56	.00	<u>20-4500 METERED WATER SALES</u>	0	8/20		
Total 241025.00A:						63.56	.00					
2004	UTILITY REFUND #9	268103.01		<u>CBH, 2800 W MIDNIGHT DR, UTILITY REFUND</u>	07/26/2020	50.74	.00	<u>20-4500 METERED WATER SALES</u>	0	8/20		
2004	UTILITY REFUND #9	268103.01		<u>CBH, 2800 W MIDNIGHT DR, UTILITY REFUND</u>	07/26/2020	23.08	.00	<u>21-4600 SEWER USER FEES</u>	0	8/20		
Total 268103.01:						73.82	.00					
2004	UTILITY REFUND #9	268301.00		<u>CBH, 1703 N THISTLE DR, UTILITY REFUND</u>	07/22/2020	16.21	.00	<u>20-4500 METERED WATER SALES</u>	0	8/20		
2004	UTILITY REFUND #9	268301.00		<u>CBH, 1703 N THISTLE DR, UTILITY REFUND</u>	07/22/2020	25.88	.00	<u>21-4600 SEWER USER FEES</u>	0	8/20		
2004	UTILITY REFUND #9	268301.00		<u>CBH, 1703 N THISTLE DR, UTILITY REFUND</u>	07/22/2020	32.19	.00	<u>25-4700 PRESS, IRRIGATION USER FEES</u>	0	8/20		
Total 268301.00:						74.28	.00					
2004	UTILITY REFUND #9	268308.00		<u>CBH, 2665 W QUILCEDA ST, UTILITY REFUND</u>	07/20/2020	25.15	.00	<u>20-4500 METERED WATER SALES</u>	0	8/20		
2004	UTILITY REFUND #9	268308.00		<u>CBH, 2665 W QUILCEDA ST, UTILITY REFUND</u>	07/20/2020	39.62	.00	<u>21-4600 SEWER USER FEES</u>	0	8/20		
2004	UTILITY REFUND #9	268308.00		<u>CBH, 2665 W QUILCEDA ST, UTILITY REFUND</u>	07/20/2020	27.32	.00	<u>25-4700 PRESS, IRRIGATION USER FEES</u>	0	8/20		
Total 268308.00:						92.09	.00					

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2004	UTILITY REFUND #9	281015.00		<u>STACY CONSTRUCTION INC, 1344 W CERULEAN ST. UTILITY REFUND</u>	07/29/2020	59.12	.00	<u>20-4500 METERED WATER SALES</u>	0	8/20		
2004	UTILITY REFUND #9	281015.00		<u>STACY CONSTRUCTION INC, 1344 W CERULEAN ST. UTILITY REFUND</u>	07/29/2020	23.12	.00	<u>21-4600 SEWER USER FEES</u>	0	8/20		
Total 281015.00:						82.24	.00					
2004	UTILITY REFUND #9	320063.00		<u>HAYDEN HOMES, 1917 E PORTER ST. UTILITY REFUND</u>	07/22/2020	8.61	.00	<u>20-4500 METERED WATER SALES</u>	0	8/20		
Total 320063.00:						8.61	.00					
2004	UTILITY REFUND #9	320067.00		<u>HAYDEN HOMES, 1881 E CAVE FALLS ST. UTILITY REFUND</u>	07/22/2020	10.72	.00	<u>20-4500 METERED WATER SALES</u>	0	8/20		
2004	UTILITY REFUND #9	320067.00		<u>HAYDEN HOMES, 1881 E CAVE FALLS ST. UTILITY REFUND</u>	07/22/2020	21.22	.00	<u>21-4600 SEWER USER FEES</u>	0	8/20		
2004	UTILITY REFUND #9	320067.00		<u>HAYDEN HOMES, 1881 E CAVE FALLS ST. UTILITY REFUND</u>	07/22/2020	41.91	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	8/20		
Total 320067.00:						73.85	.00					
2004	UTILITY REFUND #9	323022.00		<u>TRESIDIO HOMES, 1759 N RYDE AVE. UTILITY REFUND</u>	07/26/2020	15.94	.00	<u>20-4500 METERED WATER SALES</u>	0	8/20		
2004	UTILITY REFUND #9	323022.00		<u>TRESIDIO HOMES, 1759 N RYDE AVE. UTILITY REFUND</u>	07/26/2020	23.99	.00	<u>21-4600 SEWER USER FEES</u>	0	8/20		
2004	UTILITY REFUND #9	323022.00		<u>TRESIDIO HOMES, 1759 N RYDE AVE. UTILITY REFUND</u>	07/26/2020	26.83	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	8/20		
Total 323022.00:						66.76	.00					
2004	UTILITY REFUND #9	323094.00		<u>TODD CAMPBELL HOMES, 1727 N ROCKDALE AVE. UTILITY REFUND</u>	07/29/2020	46.54	.00	<u>20-4500 METERED WATER SALES</u>	0	8/20		

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2004	UTILITY REFUND #9	323094.00		<u>TODD CAMPBELL HOMES, 1727 N ROCKDALE AVE. UTILITY REFUND</u>	07/29/2020	25.57	.00	<u>21-4600 SEWER USER FEES</u>	0	8/20		
Total 323094.00:						72.11	.00					
2004	UTILITY REFUND #9	330013.00		<u>TOLL BROS INC. 987 E BUCK DR. UTILITY REFUND</u>	08/10/2020	63.56	.00	<u>20-4500 METERED WATER SALES</u>	0	8/20		
Total 330013.00:						63.56	.00					
2004	UTILITY REFUND #9	330153.00		<u>TOLL BROS INC. 1031 E WHITETAIL ST. UTILITY REFUND</u>	07/26/2020	81.30	.00	<u>20-4500 METERED WATER SALES</u>	0	8/20		
2004	UTILITY REFUND #9	330153.00		<u>TOLL BROS INC. 1031 E WHITETAIL ST. UTILITY REFUND</u>	07/26/2020	118.30	.00	<u>21-4600 SEWER USER FEES</u>	0	8/20		
2004	UTILITY REFUND #9	330153.00		<u>TOLL BROS INC. 1031 E WHITETAIL ST. UTILITY REFUND</u>	07/26/2020	52.36	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	8/20		
Total 330153.00:						251.96	.00					
2004	UTILITY REFUND #9	330162.00		<u>TOLL BROS INC. 1617 N GREENVILLE AVE. UTILITY REFUND</u>	08/10/2020	110.89	.00	<u>20-4500 METERED WATER SALES</u>	0	8/20		
Total 330162.00:						110.89	.00					
2004	UTILITY REFUND #9	330163.00		<u>TOLL BROS INC. 1629 N GREENVILLE AVE. UTILITY REFUND</u>	08/10/2020	109.43	.00	<u>20-4500 METERED WATER SALES</u>	0	8/20		
Total 330163.00:						109.43	.00					
2004	UTILITY REFUND #9	330174.00		<u>TOLL BROS INC. 1761 N GREENVILLE AVE. UTILITY REFUND</u>	07/29/2020	59.05	.00	<u>20-4500 METERED WATER SALES</u>	0	8/20		

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2004	UTILITY REFUND #9	330174.00		<u>TOLL BROS INC, 1761 N GREENVILLE AVE, UTILITY REFUND</u>	07/29/2020	49.32	.00	<u>21-4600 SEWER USER FEES</u>	0	8/20		
2004	UTILITY REFUND #9	330174.00		<u>TOLL BROS INC, 1761 N GREENVILLE AVE, UTILITY REFUND</u>	07/29/2020	30.68	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	8/20		
Total 330174.00:						139.05	.00					
2004	UTILITY REFUND #9	330178.00		<u>TOLL BROS INC, 1809 N GREENVILLE AVE, UTILITY REFUND</u>	08/10/2020	63.56	.00	<u>20-4500 METERED WATER SALES</u>	0	8/20		
Total 330178.00:						63.56	.00					
2004	UTILITY REFUND #9	330199.00		<u>TOLL BROS INC, 1008 E WHITETAIL ST, UTILITY REFUND</u>	07/26/2020	58.28	.00	<u>20-4500 METERED WATER SALES</u>	0	8/20		
2004	UTILITY REFUND #9	330199.00		<u>TOLL BROS INC, 1008 E WHITETAIL ST, UTILITY REFUND</u>	07/26/2020	93.06	.00	<u>21-4600 SEWER USER FEES</u>	0	8/20		
2004	UTILITY REFUND #9	330199.00		<u>TOLL BROS INC, 1008 E WHITETAIL ST, UTILITY REFUND</u>	07/26/2020	64.99	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	8/20		
Total 330199.00:						216.33	.00					
2004	UTILITY REFUND #9	330200.00		<u>TOLL BROS INC, 1030 E WHITETAIL ST, UTILITY REFUND</u>	08/10/2020	62.13	.00	<u>20-4500 METERED WATER SALES</u>	0	8/20		
2004	UTILITY REFUND #9	330200.00		<u>TOLL BROS INC, 1030 E WHITETAIL ST, UTILITY REFUND</u>	08/10/2020	108.01	.00	<u>21-4600 SEWER USER FEES</u>	0	8/20		
2004	UTILITY REFUND #9	330200.00		<u>TOLL BROS INC, 1030 E WHITETAIL ST, UTILITY REFUND</u>	08/10/2020	56.33	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	8/20		

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Total 330200.00:						226.47	.00					
2004	UTILITY REFUND #9	330204.00		<u>TOLL BROS INC. 1953 N WINDMILL WAY, UTILITY REFUND</u>	08/10/2020	108.51	.00	<u>20-4500 METERED WATER SALES</u>	0	8/20		
Total 330204.00:						108.51	.00					
2004	UTILITY REFUND #9	330209.00		<u>TOLL BROS INC. 1241 E TIMBER TRAIL DR. UTILITY REFUND</u>	07/26/2020	56.66	.00	<u>20-4500 METERED WATER SALES</u>	0	8/20		
2004	UTILITY REFUND #9	330209.00		<u>TOLL BROS INC. 1241 E TIMBER TRAIL DR. UTILITY REFUND</u>	07/26/2020	89.48	.00	<u>21-4600 SEWER USER FEES</u>	0	8/20		
2004	UTILITY REFUND #9	330209.00		<u>TOLL BROS INC. 1241 E TIMBER TRAIL DR. UTILITY REFUND</u>	07/26/2020	61.01	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	8/20		
Total 330209.00:						207.15	.00					
2004	UTILITY REFUND #9	330211.00		<u>TOLL BROS INC. 1273 E TIMBER TRAIL DR. UTILITY REFUND</u>	08/10/2020	33.50	.00	<u>20-4500 METERED WATER SALES</u>	0	8/20		
Total 330211.00:						33.50	.00					
2004	UTILITY REFUND #9	330212.00		<u>TOLL BROS INC. 1289 E TIMBER TRAILS DR. UTILITY REFUND</u>	08/10/2020	99.30	.00	<u>20-4500 METERED WATER SALES</u>	0	8/20		
Total 330212.00:						99.30	.00					
2004	UTILITY REFUND #9	330213.00		<u>TOLL BROS INC. 1958 N SNOWFIELD AVE. UTILITY REFUND</u>	08/10/2020	63.56	.00	<u>20-4500 METERED WATER SALES</u>	0	8/20		

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Total 330213.00:						63.56	.00					
2004	UTILITY REFUND #9	330222.00		<u>TOLL BROS INC. 1242 E IMLAY ST. UTILITY REFUND</u>	08/10/2020	129.25	.00	<u>20-4500 METERED WATER SALES</u>	0	8/20		
2004	UTILITY REFUND #9	330222.00		<u>TOLL BROS INC. 1242 E IMLAY ST. UTILITY REFUND</u>	08/10/2020	1.40	.00	<u>21-4600 SEWER USER FEES</u>	0	8/20		
2004	UTILITY REFUND #9	330222.00		<u>TOLL BROS INC. 1242 E IMLAY ST. UTILITY REFUND</u>	08/10/2020	6.82	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	8/20		
Total 330222.00:						137.47	.00					
2004	UTILITY REFUND #9	330223.00		<u>TOLL BROS INC. 1226 E IMLAY ST. UTILITY REFUND</u>	08/10/2020	58.05	.00	<u>20-4500 METERED WATER SALES</u>	0	8/20		
2004	UTILITY REFUND #9	330223.00		<u>TOLL BROS INC. 1226 E IMLAY ST. UTILITY REFUND</u>	08/10/2020	5.51	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	8/20		
Total 330223.00:						63.56	.00					
2004	UTILITY REFUND #9	330224.00		<u>TOLL BROS INC. 1210 E IMLAY ST. UTILITY REFUND</u>	08/10/2020	125.39	.00	<u>20-4500 METERED WATER SALES</u>	0	8/20		
Total 330224.00:						125.39	.00					
2004	UTILITY REFUND #9	330226.00		<u>TOLL BROS INC. 1178 E IMLAY ST. UTILITY REFUND</u>	08/10/2020	64.81	.00	<u>20-4500 METERED WATER SALES</u>	0	8/20		
Total 330226.00:						64.81	.00					
2004	UTILITY REFUND #9	330227.00		<u>TOLL BROS INC. 1937 N HOSE GULCH WAY. UTILITY REFUND</u>	08/10/2020	101.32	.00	<u>20-4500 METERED WATER SALES</u>	0	8/20		
Total 330227.00:						101.32	.00					

City of Kuna

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Report dates: 7/31/2020-8/13/2020

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
2004	UTILITY REFUND #9	330228.00		<u>TOLL BROS INC, 1925 N HOSE GULCH WAY, UTILITY REFUND</u>	08/10/2020	63.56	.00	<u>20-4500_METERED WATER SALES</u>	0	8/20		
Total 330228.00:						63.56	.00					
2004	UTILITY REFUND #9	330229.00		<u>TOLL BROS INC, 1913 N HOSE GULCH WAY, UTILITY REFUND</u>	08/10/2020	63.56	.00	<u>20-4500_METERED WATER SALES</u>	0	8/20		
Total 330229.00:						63.56	.00					
2004	UTILITY REFUND #9	330234.00		<u>TOLL BROS INC, 1914 N HOSE GULCH WAY, UTILITY REFUND</u>	07/29/2020	59.77	.00	<u>20-4500_METERED WATER SALES</u>	0	8/20		
2004	UTILITY REFUND #9	330234.00		<u>TOLL BROS INC, 1914 N HOSE GULCH WAY, UTILITY REFUND</u>	07/29/2020	94.75	.00	<u>21-4600_SEWER USER FEES</u>	0	8/20		
2004	UTILITY REFUND #9	330234.00		<u>TOLL BROS INC, 1914 N HOSE GULCH WAY, UTILITY REFUND</u>	07/29/2020	68.58	.00	<u>25-4700_PRESS, IRRIGATION USER FEES</u>	0	8/20		
Total 330234.00:						223.10	.00					
2004	UTILITY REFUND #9	330241.00		<u>TOLL BROS INC, 1957 N SNOWFIELD AVE, UTILITY REFUND</u>	08/10/2020	125.39	.00	<u>20-4500_METERED WATER SALES</u>	0	8/20		
Total 330241.00:						125.39	.00					
2004	UTILITY REFUND #9	340001.01		<u>CBH, 7034 S CATFISH CREEK AVE, UTILITY REFUND</u>	07/22/2020	49.68	.00	<u>20-4500_METERED WATER SALES</u>	0	8/20		
2004	UTILITY REFUND #9	340001.01		<u>CBH, 7034 S CATFISH CREEK AVE, UTILITY REFUND</u>	07/22/2020	22.49	.00	<u>21-4600_SEWER USER FEES</u>	0	8/20		
Total 340001.01:						72.17	.00					
2004	UTILITY REFUND #9	340008.01		<u>CBH, 1556 W QUEENS RIVER ST, UTILITY REFUND</u>	07/29/2020	56.20	.00	<u>20-4500_METERED WATER SALES</u>	0	8/20		

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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
2004	UTILITY REFUND #9	340008.01		<u>CBH, 1556 W QUEENS RIVER ST. UTILITY REFUND</u>	07/29/2020	12.21	.00	<u>21-4600 SEWER USER FEES</u>	0	8/20		
Total 340008.01:						68.41	.00					
2004	UTILITY REFUND #9	340024.01		<u>CBH, 6872 S CATFISH CREEK AVE. UTILITY REFUND</u>	07/26/2020	57.54	.00	<u>20-4500 METERED WATER SALES</u>	0	8/20		
2004	UTILITY REFUND #9	340024.01		<u>CBH, 6872 S CATFISH CREEK AVE. UTILITY REFUND</u>	07/26/2020	31.49	.00	<u>21-4600 SEWER USER FEES</u>	0	8/20		
Total 340024.01:						89.03	.00					
2004	UTILITY REFUND #9	340025.01		<u>CBH, 6890 S CATFISH CREEK AVE. UTILITY REFUND</u>	07/29/2020	66.60	.00	<u>20-4500 METERED WATER SALES</u>	0	8/20		
2004	UTILITY REFUND #9	340025.01		<u>CBH, 6890 S CATFISH CREEK AVE. UTILITY REFUND</u>	07/29/2020	17.72	.00	<u>21-4600 SEWER USER FEES</u>	0	8/20		
Total 340025.01:						84.32	.00					
2004	UTILITY REFUND #9	340027.01		<u>CBH, 1511 W BUFFALO RIVER DR. UTILITY REFUND</u>	07/17/2020	27.55	.00	<u>20-4500 METERED WATER SALES</u>	0	8/20		
2004	UTILITY REFUND #9	340027.01		<u>CBH, 1511 W BUFFALO RIVER DR. UTILITY REFUND</u>	07/17/2020	30.88	.00	<u>21-4600 SEWER USER FEES</u>	0	8/20		
Total 340027.01:						58.43	.00					
Total UTILITY REFUND #9:						3,924.32	.00					
VALLI INFORMATION SYSTEMS, INC												
857	VALLI INFORMATION SYSTEMS, INC	60351		<u>LOCKBOX TRANSACTIONS FOR JULY*2020 - ADMIN</u>	07/31/2020	41.63	.00	<u>01-6505 BANK FEES</u>	0	8/20		
857	VALLI INFORMATION SYSTEMS, INC	60351		<u>LOCKBOX TRANSACTIONS FOR JULY*2020 - WATER</u>	07/31/2020	65.42	.00	<u>20-6505 BANK FEES</u>	0	8/20		
857	VALLI INFORMATION SYSTEMS, INC	60351		<u>LOCKBOX TRANSACTIONS FOR JULY*2020 - SEWER</u>	07/31/2020	65.42	.00	<u>21-6505 BANK FEES</u>	0	8/20		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
857	VALLI INFORMATION SYSTEMS, INC	60351		<u>LOCKBOX TRANSACTIONS FOR JULY'2020 - PI</u>	07/31/2020	25.78	.00	<u>25-6505 BANK FEES</u>	0	8/20		
Total 60351:						198.25	.00					
857	VALLI INFORMATION SYSTEMS, INC	60431		<u>POSTAGE, IMAGING, PRINTING BILLS, AND MONTHLY SHREDDING FOR JUN & JUL.'20 - ADMIN</u>	07/31/2020	2,074.01	.00	<u>01-6190 POSTAGE & BILLING</u>	0	8/20		
857	VALLI INFORMATION SYSTEMS, INC	60431		<u>POSTAGE, IMAGING, PRINTING BILLS, AND MONTHLY SHREDDING FOR JUN & JUL.'20 - WATER</u>	07/31/2020	3,259.16	.00	<u>20-6190 POSTAGE & BILLING</u>	0	8/20		
857	VALLI INFORMATION SYSTEMS, INC	60431		<u>POSTAGE, IMAGING, PRINTING BILLS, AND MONTHLY SHREDDING FOR JUN & JUL.'20 - SEWER</u>	07/31/2020	3,259.16	.00	<u>21-6190 POSTAGE & BILLING</u>	0	8/20		
857	VALLI INFORMATION SYSTEMS, INC	60431		<u>POSTAGE, IMAGING, PRINTING BILLS, AND MONTHLY SHREDDING FOR JUN & JUL.'20 - P.I</u>	07/31/2020	1,283.91	.00	<u>25-6190 POSTAGE & BILLING</u>	0	8/20		
Total 60431:						9,876.24	.00					
Total VALLI INFORMATION SYSTEMS, INC:						10,074.49	.00					
VERIZON WIRELESS												
1575	VERIZON WIRELESS	9859677533		<u>NATIONAL EMAIL & DATA REFUND, 19 SERVICE DAYS REFUNDED, 7/10-28/20 - ADMIN</u>	07/28/2020	-23.76	.00	<u>01-6255 TELEPHONE</u>	0	8/20		
1575	VERIZON WIRELESS	9859677533		<u>NATIONAL EMAIL & DATA REFUND, 19 SERVICE DAYS REFUNDED, 7/10-28/20 - P & Z</u>	07/28/2020	-38.27	.00	<u>01-6255 TELEPHONE</u>	1003	8/20		
1575	VERIZON WIRELESS	9859677533		<u>NATIONAL EMAIL & DATA REFUND, 19 SERVICE DAYS REFUNDED, 7/10-28/20 - PARKS</u>	07/28/2020	-314.44	.00	<u>01-6255 TELEPHONE</u>	1004	8/20		
1575	VERIZON WIRELESS	9859677533		<u>NATIONAL EMAIL & DATA REFUND, 19 SERVICE DAYS REFUNDED, 7/10-28/20 - BUILDING INSPECTION</u>	07/28/2020	-57.48	.00	<u>01-6255 TELEPHONE</u>	1005	8/20		

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Report dates: 7/31/2020-8/13/2020

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1575	VERIZON WIRELESS	9859677533		<u>NATIONAL EMAIL & DATA REFUND, 19 SERVICE DAYS REFUNDED, 7/10-28/20 - WATER</u>	07/28/2020	-290.51	.00	<u>20-6255 TELEPHONE EXPENSE</u>	0	8/20		
1575	VERIZON WIRELESS	9859677533		<u>NATIONAL EMAIL & DATA REFUND, 19 SERVICE DAYS REFUNDED, 7/10-28/20 - SEWER</u>	07/28/2020	-352.67	.00	<u>21-6255 TELEPHONE EXPENSE</u>	0	8/20		
1575	VERIZON WIRELESS	9859677533		<u>NATIONAL EMAIL & DATA REFUND, 19 SERVICE DAYS REFUNDED, 7/10-28/20 - P.I</u>	07/28/2020	-78.94	.00	<u>25-6255 TELEPHONE EXPENSE</u>	0	8/20		
1575	VERIZON WIRELESS	9859677533		<u>NATIONAL EMAIL & DATA REFUND, 19 SERVICE DAYS REFUNDED, 7/10-28/20 - ECONOMIC DEVELOPMENT</u>	07/28/2020	-33.36	.00	<u>01-6255 TELEPHONE</u>	4000	8/20		
1575	VERIZON WIRELESS	9859677533		<u>EQUIPMENT CHARGES, C.ENGELS, ONLINE MEETINGS, COVID19</u>	07/28/2020	359.99	.00	<u>01-6255 TELEPHONE</u>	0	8/20		
Total 9859677533:						-829.44	.00					
1575	VERIZON WIRELESS	9859814159		<u>TABLET AND IPAD SERVICE, 7/2 -8/1/20 - ADMIN</u>	08/01/2020	37.02	.00	<u>01-6255 TELEPHONE</u>	0	8/20		
1575	VERIZON WIRELESS	9859814159		<u>TABLET AND IPAD SERVICE, 7/2 -8/1/20 - P & Z</u>	08/01/2020	123.40	.00	<u>01-6255 TELEPHONE</u>	1003	8/20		
1575	VERIZON WIRELESS	9859814159		<u>TABLET AND IPAD SERVICE, 7/2 -8/1/20 - PARKS</u>	08/01/2020	38.21	.00	<u>01-6255 TELEPHONE</u>	1004	8/20		
1575	VERIZON WIRELESS	9859814159		<u>TABLET AND IPAD SERVICE, 7/2 -8/1/20 - BUILDING INSPECTION</u>	08/01/2020	51.83	.00	<u>01-6255 TELEPHONE</u>	1005	8/20		
1575	VERIZON WIRELESS	9859814159		<u>TABLET AND IPAD SERVICE, 7/2 -8/1/20 - WATER</u>	08/01/2020	111.31	.00	<u>20-6255 TELEPHONE EXPENSE</u>	0	8/20		
1575	VERIZON WIRELESS	9859814159		<u>TABLET AND IPAD SERVICE, 7/2 -8/1/20 - SEWER</u>	08/01/2020	126.11	.00	<u>21-6255 TELEPHONE EXPENSE</u>	0	8/20		

City of Kuna

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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
1575	VERIZON WIRELESS	9859814159		<u>TABLET AND IPAD SERVICE, 7/2-8/1/20 - P.I</u>	08/01/2020	30.36	.00	25-6255 <u>TELEPHONE EXPENSE</u>	0	8/20		
Total 9859814159:						518.24	.00					
1575	VERIZON WIRELESS	9859814160		<u>TABLET LINE ACCESS REFUND, 7/2-8/1/20 - ADMIN</u>	08/01/2020	-1.84	.00	01-6255 <u>TELEPHONE</u>	0	8/20		
1575	VERIZON WIRELESS	9859814160		<u>TABLET LINE ACCESS REFUND, 7/2-8/1/20 - PARKS</u>	08/01/2020	-7.34	.00	01-6255 <u>TELEPHONE</u>	1004	8/20		
1575	VERIZON WIRELESS	9859814160		<u>TABLET LINE ACCESS REFUND, 7/2-8/1/20 - WATER</u>	08/01/2020	-2.42	.00	20-6255 <u>TELEPHONE EXPENSE</u>	0	8/20		
1575	VERIZON WIRELESS	9859814160		<u>TABLET LINE ACCESS REFUND, 7/2-8/1/20 - SEWER</u>	08/01/2020	-2.42	.00	21-6255 <u>TELEPHONE EXPENSE</u>	0	8/20		
1575	VERIZON WIRELESS	9859814160		<u>TABLET LINE ACCESS REFUND, 7/2-8/1/20 - P.I</u>	08/01/2020	-66	.00	25-6255 <u>TELEPHONE EXPENSE</u>	0	8/20		
Total 9859814160:						-14.68	.00					
1575	VERIZON WIRELESS	9859814161		<u>CELL PHONE SERVICE AND IPAD SERVICE, 7/2-8/1/20 - ADMIN</u>	08/01/2020	42.26	.00	01-6255 <u>TELEPHONE</u>	0	8/20		
1575	VERIZON WIRELESS	9859814161		<u>CELL PHONE SERVICE AND IPAD SERVICE, 7/2-8/1/20 - P & Z</u>	08/01/2020	-20.09	.00	01-6255 <u>TELEPHONE</u>	1003	8/20		
1575	VERIZON WIRELESS	9859814161		<u>CELL PHONE SERVICE AND IPAD SERVICE, 7/2-8/1/20 - PARKS</u>	08/01/2020	313.06	.00	01-6255 <u>TELEPHONE</u>	1004	8/20		
1575	VERIZON WIRELESS	9859814161		<u>CELL PHONE SERVICE AND IPAD SERVICE, 7/2-8/1/20 - BUILDING INSPECTION</u>	08/01/2020	2.72	.00	01-6255 <u>TELEPHONE</u>	1005	8/20		
1575	VERIZON WIRELESS	9859814161		<u>CELL PHONE SERVICE AND IPAD SERVICE, 7/2-8/1/20 - WATER</u>	08/01/2020	307.73	.00	20-6255 <u>TELEPHONE EXPENSE</u>	0	8/20		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1575	VERIZON WIRELESS	9859814161		<u>CELL PHONE SERVICE AND IPAD SERVICE, 7/2-8/1/20 - SEWER</u>	08/01/2020	294.12	.00	<u>21-6255 TELEPHONE EXPENSE</u>	0	8/20		
1575	VERIZON WIRELESS	9859814161		<u>CELL PHONE SERVICE AND IPAD SERVICE, 7/2-8/1/20 - P.I</u>	08/01/2020	82.33	.00	<u>25-6255 TELEPHONE EXPENSE</u>	0	8/20		
1575	VERIZON WIRELESS	9859814161		<u>CELL PHONE SERVICE AND IPAD SERVICE, 7/2-8/1/20 - ECONOMIC DEVELOPMENT</u>	08/01/2020	68.06	.00	<u>01-6255 TELEPHONE</u>	4000	8/20		
Total 9859814161:						1,090.19	.00					
1575	VERIZON WIRELESS	9859814162		<u>CELL PHONE SERVICE, 7/10- 8/1/20 - ADMIN</u>	08/01/2020	149.62	.00	<u>01-6255 TELEPHONE</u>	0	8/20		
1575	VERIZON WIRELESS	9859814162		<u>CELL PHONE SERVICE, 7/10- 8/1/20 - P & Z</u>	08/01/2020	58.61	.00	<u>01-6255 TELEPHONE</u>	1003	8/20		
1575	VERIZON WIRELESS	9859814162		<u>CELL PHONE SERVICE, 7/10- 8/1/20 - PARKS</u>	08/01/2020	431.22	.00	<u>01-6255 TELEPHONE</u>	1004	8/20		
1575	VERIZON WIRELESS	9859814162		<u>CELL PHONE SERVICE, 7/10- 8/1/20 - BUILDING INSPECTION</u>	08/01/2020	130.67	.00	<u>01-6255 TELEPHONE</u>	1005	8/20		
1575	VERIZON WIRELESS	9859814162		<u>CELL PHONE SERVICE, 7/10- 8/1/20 - WATER</u>	08/01/2020	350.34	.00	<u>20-6255 TELEPHONE EXPENSE</u>	0	8/20		
1575	VERIZON WIRELESS	9859814162		<u>CELL PHONE SERVICE, 7/10- 8/1/20 - SEWER</u>	08/01/2020	481.02	.00	<u>21-6255 TELEPHONE EXPENSE</u>	0	8/20		
1575	VERIZON WIRELESS	9859814162		<u>CELL PHONE SERVICE, 7/10- 8/1/20 - P.I</u>	08/01/2020	97.27	.00	<u>25-6255 TELEPHONE EXPENSE</u>	0	8/20		
Total 9859814162:						1,698.75	.00					
Total VERIZON WIRELESS:						2,463.06	.00					

WEX BANK

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	66841131		<u>FUEL, JUL.'20 - ADMIN</u>	07/31/2020	.68	.00	<u>01-6300 FUEL</u>	0	8/20		
1234	WEX BANK	66841131		<u>FUEL, JUL.'20 - PARKS</u>	07/31/2020	433.06	.00	<u>01-6300 FUEL</u>	1004	8/20		
1234	WEX BANK	66841131		<u>FUEL, JUL.'20 - BUILDING INSPECTION</u>	07/31/2020	324.73	.00	<u>01-6300 FUEL</u>	1005	8/20		
1234	WEX BANK	66841131		<u>FUEL, JUL.'20 - WATER</u>	07/31/2020	227.33	.00	<u>20-6300 FUEL</u>	0	8/20		
1234	WEX BANK	66841131		<u>FUEL, JUL.'20 - SEWER</u>	07/31/2020	13.30	.00	<u>21-6300 FUEL</u>	0	8/20		
1234	WEX BANK	66841131		<u>FUEL, JUL.'20 - P.I</u>	07/31/2020	57.75	.00	<u>25-6300 FUEL</u>	0	8/20		
Total 66841131:						1,056.85	.00					
Total WEX BANK:						1,056.85	.00					
Grand Totals:						1,960,332.24	740,421.86					

Dated: _____

Mayor: _____

City Council: _____

City Treasurer: _____

City of Kuna

Payment Approval Report - City Council Approval
Report dates: 7/31/2020-8/13/2020

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



City of Kuna

City Council

Staff Memo

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

To: **Kuna City Council**

Case Number: 20-07-FP (Final Plat) –
Cazador Estates No. 1

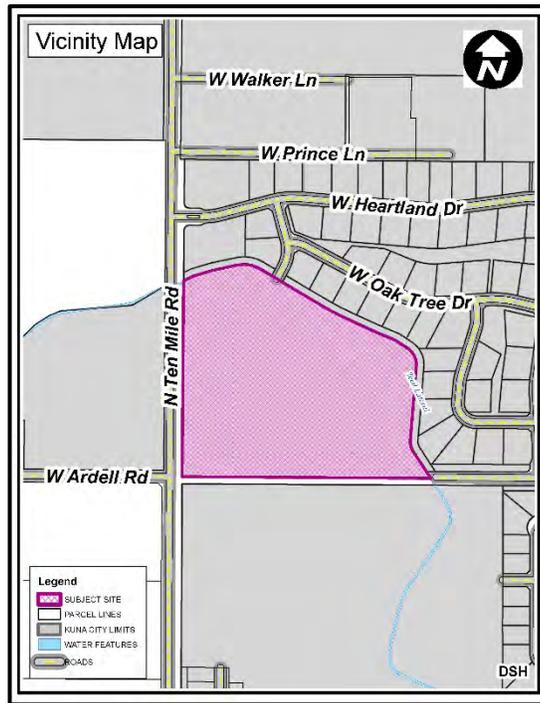
Location: 2480 N Ten Mile Road,
Kuna Idaho 83634

Planner: Doug Hanson, Planner I

Meeting Date: August 18, 2020

Applicant/ Owner: Lee Abrams
20655 Muddy Puddle Lane
Greenleaf, ID 83626

Representative: KM Engineering
9233 W State Street
Boise, ID 83714
208.639.6939
kgrabo@kmengllp.com



A. General Project Facts:

1. KM Engineering is requesting final plat approval for Cazador Estates No. 1 which has 21 residential building lots and 3 common lots on a total of approximately 7.5 acres (Ada County Assessor Parcel No. S1314233801).

B. Staff Analysis:

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

C. Applicable Standards:

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

D. Conditions of Approval:

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



Aerial Map



Legend

-  SUBJECT SITE
-  WATER FEATURES
-  ROADS

Received
3.17.20



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

Commission & Council Review Application

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

*Please submit the appropriate checklist (s) with application

Type of Review (check all that apply):

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

For Office Use Only	
File Number (s)	20-07-FP
Project name	CAZADOR ESTATES NO. 1
Date Received	3.17.20
Date Accepted/ Complete	4.14.20
Cross Reference Files	—
Commission Hearing Date	—
City Council Hearing Date	8.18.20

Contact/Applicant Information

Owners of Record: <u>Lee Abrams</u>	Phone Number: _____
Address: <u>20655 Muddy Puddle Lane</u>	E-Mail: _____
City, State, Zip: <u>Greenleaf, ID 83626</u>	Fax #: _____
Applicant (Developer): <u>same as owner</u>	Phone Number: _____
Address: _____	E-Mail: _____
City, State, Zip: _____	Fax #: _____
Engineer/Representative: <u>KM Engineering, LLP</u>	Phone Number: <u>208.639.6939</u>
Address: <u>9233 West State Street</u>	E-Mail: <u>kgrabo@kmengllp.com</u>
City, State, Zip: <u>Boise, Idaho 83714</u>	Fax #: <u>208.639.6930</u>

Subject Property Information

Site Address: <u>2480 N. Ten Mile Road</u>
Site Location (Cross Streets): <u>NEC of Ten Mile Rd & Ardell Rd</u>
Parcel Number (s): <u>S1314233801</u>
Section, Township, Range: <u>Sec. 14, T2N, R1W</u>
Property size : <u>7.5 acres</u>
Current land use: <u>AG</u> Proposed land use: <u>SFR</u>
Current zoning district: <u>R6</u> Proposed zoning district: <u>R6</u>

A1

Project Description

Project / subdivision name: Cazador Estates Subdivision No. 1

General description of proposed project / request: final plat for single family residential subdivision

Type of use proposed (check all that apply):

Residential single family detached

Commercial _____

Office _____

Industrial _____

Other _____

Amenities provided with this development (if applicable): landscaped common lots

Residential Project Summary (if applicable)

Are there existing buildings? Yes No

Please describe the existing buildings: _____

Any existing buildings to remain? Yes No

Number of residential units: 21 Number of building lots: 21

Number of common and/or other lots: 2 Common lots + 1 Shared Driveway

Type of dwellings proposed:

Single-Family detached

Townhouses _____

Duplexes _____

Multi-Family _____

Other _____

Minimum Square footage of structure (s): n/a

Gross density (DU/acre-total property): 2.8 Net density (DU/acre-excluding roads): 3.5

Percentage of open space provided: 11.9% Acreage of open space: 0.89

Type of open space provided (i.e. landscaping, public, common, etc.): landscaped common areas

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: 3.17.20



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

Final Plat Checklist

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

Project name: Cazador Estates Subdivision No. 1	Applicant: DB Development, LLC
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All applications are required to contain one copy of the following:

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

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

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

PLAT OF
Cazador Estates Subdivision No. 1
A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14,
TOWNSHIP 2 NORTH, RANGE 1 WEST, B.M.,
CITY OF KUNA, ADA COUNTY, IDAHO
2020

SHEET INDEX

- SHEET 1 - SUBDIVISION MAP AND LEGEND
- SHEET 2 - NOTES, CURVE AND LINE TABLES, AND CERTIFICATE OF OWNERS
- SHEET 3 - CERTIFICATES AND APPROVALS

REFERENCES

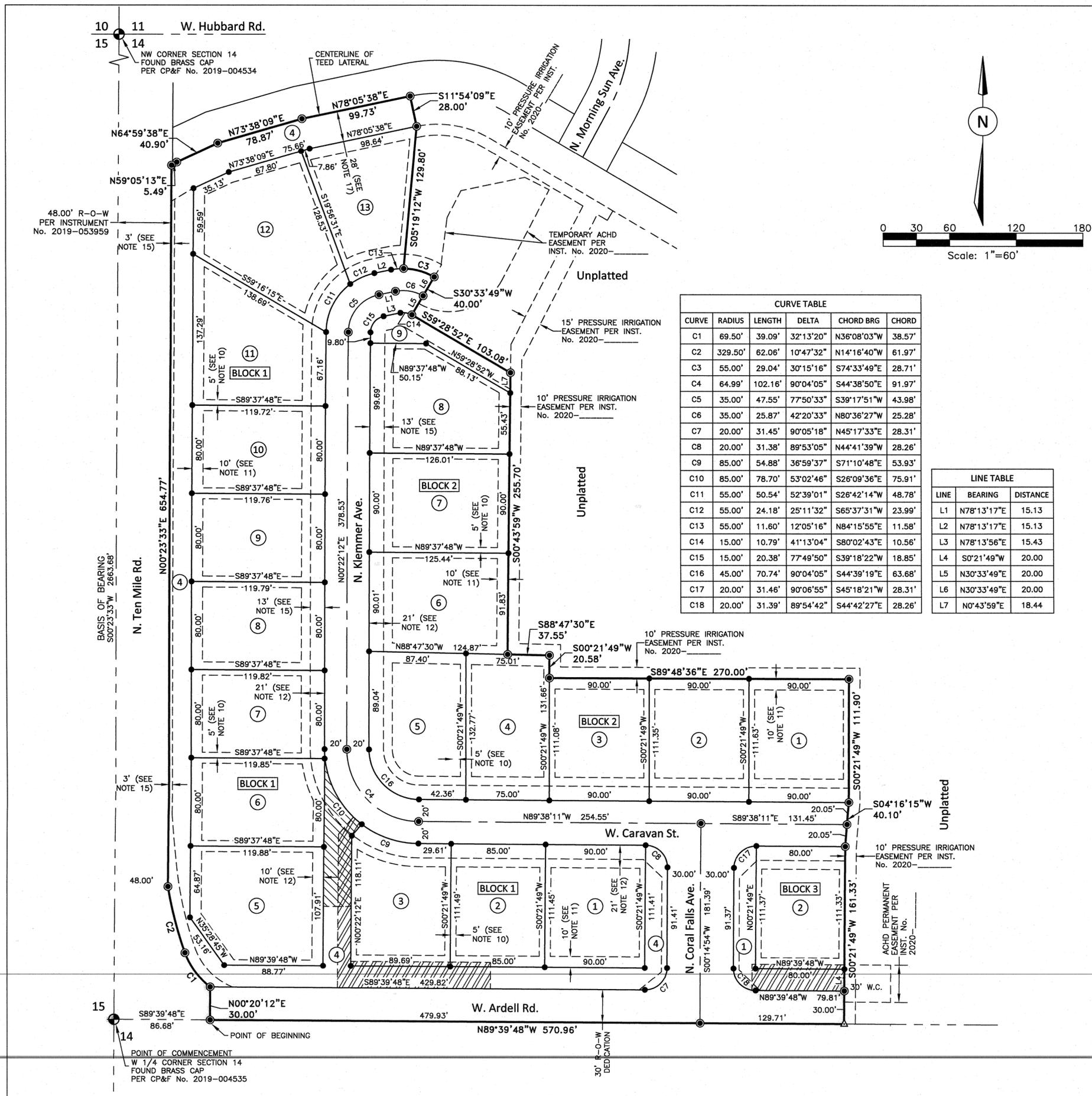
- R1. PLAT OF GALIANO ESTATES SUBDIVISION, BOOK 99 OF PLATS AT PAGES 12780-12783, RECORDS OF ADA COUNTY, IDAHO.
- R2. RECORD OF SURVEY No. 11697, RECORDS OF ADA COUNTY, IDAHO.
- R3. PLAT OF CAZADOR SUBDIVISION No. 2, BOOK ____ OF PLATS AT PAGES _____, RECORDS OF ADA COUNTY, IDAHO.
- R4. QUITCLAIM DEED PER INSTRUMENT No. 2019-021830, RECORDS OF ADA COUNTY, IDAHO.

LEGEND

- ⊕ FOUND BRASS CAP AS NOTED
- ⊙ FOUND 5/8" REBAR AS NOTED
- FOUND 1/2" REBAR AS NOTED
- SET 5/8" REBAR WITH PLASTIC CAP MARKED "ALB 12459"
- SET 1/2" REBAR WITH PLASTIC CAP MARKED "ALB 12459"
- ⊙ SET BRASS PLUG (WITH MAGNETIC INSERT) MARKED "ALB PLS 12459"
- △ CALCULATED POINT, NOTHING FOUND OR SET
- ⑭ LOT NUMBER
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- ADJACENT BOUNDARY LINE
- - - SECTION LINE
- - - ROAD/LATERAL CENTERLINE
- - - EASEMENT LINE
- ▨ ACHD EASEMENT (SEE NOTE 13)
- ▨ INGRESS/EGRESS EASEMENT (SEE NOTE 16)

SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE LAND SHOWN HEREON. THE SURVEY IS BASED UPON THE RETRACEMENT OF PLATS, SURVEYS AND DEEDS LISTED IN THE REFERENCES HEREON AND A FIELD SURVEY OF EXISTING MONUMENTATION. MONUMENTATION RECOVERED WAS FOUND TO BE IN SUBSTANTIAL CONFORMANCE WITH THE REFERENCES LISTED HEREON. ALL PROPERTY CORNERS WHERE MONUMENTS OF RECORD WERE NOT FOUND WERE SET/RESET AS SHOWN HEREON.



CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	69.50'	39.09'	32°13'20"	N36°08'03"W	38.57'
C2	329.50'	62.06'	10°47'32"	N14°16'40"W	61.97'
C3	55.00'	29.04'	30°15'16"	S74°33'49"E	28.71'
C4	64.99'	102.16'	90°04'05"	S44°38'50"E	91.97'
C5	35.00'	47.55'	77°50'33"	S39°17'51"W	43.98'
C6	35.00'	25.87'	42°20'33"	N80°36'27"W	25.28'
C7	20.00'	31.45'	90°05'18"	N45°17'33"E	28.31'
C8	20.00'	31.38'	89°53'05"	N44°41'39"W	28.26'
C9	85.00'	54.88'	36°59'37"	S71°10'48"E	53.93'
C10	85.00'	78.70'	53°02'46"	S26°09'36"E	75.91'
C11	55.00'	50.54'	52°39'01"	S26°42'14"W	48.78'
C12	55.00'	24.18'	25°11'32"	S65°37'31"W	23.99'
C13	55.00'	11.60'	12°05'16"	N84°15'55"E	11.58'
C14	15.00'	10.79'	41°13'04"	S80°02'43"E	10.56'
C15	15.00'	20.38'	77°49'50"	S39°18'22"W	18.85'
C16	45.00'	70.74'	90°04'05"	S44°39'19"E	63.68'
C17	20.00'	31.46'	90°06'55"	S45°18'21"W	28.31'
C18	20.00'	31.39'	89°54'42"	S44°42'27"E	28.26'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N78°13'17"E	15.13
L2	N78°13'17"E	15.13
L3	N78°13'56"E	15.43
L4	S0°21'49"W	20.00
L5	N30°33'49"E	20.00
L6	N30°33'49"E	20.00
L7	N0°43'59"E	18.44



3.3.2020
DEVELOPER
DB Development, LLC
MERIDIAN, IDAHO



PLAT OF Cazador Estates Subdivision No. 1

CERTIFICATE OF OWNERS

KNOW ALL MEN/WOMEN BY THESE PRESENTS: THAT THE UNDERSIGNED IS THE OWNER OF THE REAL PROPERTY HEREAFTER DESCRIBED.

A PARCEL OF LAND SITUATED IN A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 1 WEST, B.M., CITY OF KUNA, ADA COUNTY, IDAHO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRASS CAP MARKING THE WEST 1/4 CORNER OF SAID SECTION 14, WHICH BEARS S00°23'33"W A DISTANCE OF 2,663.68 FEET FROM A FOUND BRASS CAP MARKING THE NORTHWEST CORNER OF SAID SECTION 14, THENCE FOLLOWING THE SOUTHERLY LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4, S89°39'48"E A DISTANCE OF 86.68 FEET TO A SET 5/8-INCH REBAR AND BEING THE POINT OF BEGINNING.

THENCE LEAVING SAID SOUTHERLY LINE, N00°20'12"E A DISTANCE OF 30.00 FEET TO A SET 5/8-INCH REBAR ON THE EASTERLY RIGHT-OF-WAY LINE OF N. TEN MILE RD.; THENCE FOLLOWING SAID EASTERLY RIGHT-OF-WAY LINE, 39.09 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 69.50 FEET, A DELTA ANGLE OF 32°13'20", A CHORD BEARING OF N36°08'03"W AND A CHORD DISTANCE OF 38.57 FEET TO A SET 5/8-INCH REBAR;

THENCE FOLLOWING SAID EASTERLY RIGHT-OF-WAY LINE, 62.06 FEET ALONG A COMPOUND CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 329.50 FEET, A DELTA ANGLE OF 10°47'32", A CHORD BEARING OF N14°16'40"W AND A CHORD DISTANCE OF 61.97 FEET TO A SET 5/8-INCH REBAR;

THENCE FOLLOWING SAID EASTERLY RIGHT-OF-WAY LINE, N00°23'33"E A DISTANCE OF 654.77 FEET TO A SET 5/8-INCH REBAR ON THE CENTERLINE OF TEED LATERAL AND THE SOUTHERLY BOUNDARY OF GALIANO ESTATES SUBDIVISION (BOOK 99, PAGES 12780-12783, RECORDS OF ADA COUNTY, IDAHO);

THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE AND FOLLOWING SAID CENTERLINE AND SAID SOUTHERLY BOUNDARY THE FOLLOWING FOUR (4) COURSES:

1. N59°05'13"E (FORMERLY N58°41'44"E) A DISTANCE OF 5.49 FEET TO A SET 5/8-INCH REBAR;
2. N64°59'38"E (FORMERLY N64°36'09"E) A DISTANCE OF 40.90 FEET TO A SET 5/8-INCH REBAR;
3. N73°38'09"E (FORMERLY N73°14'40"E) A DISTANCE OF 78.87 FEET TO A SET 5/8-INCH REBAR;
4. N78°05'38"E (FORMERLY N77°42'09"E) A DISTANCE OF 99.73 FEET TO A SET 5/8-INCH REBAR;

THENCE LEAVING SAID CENTERLINE AND SAID SOUTHERLY BOUNDARY, S11°54'09"E A DISTANCE OF 28.00 FEET TO A SET 5/8-INCH REBAR;

THENCE S05°19'12"W A DISTANCE OF 129.80 FEET TO A SET 5/8-INCH REBAR; THENCE 29.04 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 55.00 FEET, A DELTA ANGLE OF 30°15'16", A CHORD BEARING OF S74°33'49"E AND A CHORD DISTANCE OF 28.71 FEET TO A SET 5/8-INCH REBAR;

THENCE S30°33'49"W A DISTANCE OF 40.00 FEET TO A SET 5/8-INCH REBAR;

THENCE S59°28'52"E A DISTANCE OF 103.08 FEET TO A SET 5/8-INCH REBAR;

THENCE S00°43'59"W A DISTANCE OF 255.70 FEET TO A SET 5/8-INCH REBAR;

THENCE S88°47'30"E A DISTANCE OF 37.55 FEET TO A SET 5/8-INCH REBAR;

THENCE S00°21'49"W A DISTANCE OF 20.58 FEET TO A SET 5/8-INCH REBAR;

THENCE S89°48'36"E A DISTANCE OF 270.00 FEET TO A SET 5/8-INCH REBAR;

THENCE S00°21'49"W A DISTANCE OF 111.90 FEET TO A SET 5/8-INCH REBAR;

THENCE S04°16'15"W A DISTANCE OF 40.10 FEET TO A SET 5/8-INCH REBAR;

THENCE S00°21'49"W A DISTANCE OF 161.33 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4, SAID POINT BEING WITNESSED BY A SET 5/8-INCH REBAR WHICH BEARS N00°21'49"E A DISTANCE OF 30.00 FEET FROM SAID POINT;

THENCE FOLLOWING SAID SOUTHERLY LINE, N89°39'48"W A DISTANCE OF 570.96 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 7.463 ACRES, MORE OR LESS.

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE SAID LAND IN THIS PLAT. THE EASEMENTS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC BUT THE RIGHTS TO USE SAID EASEMENTS ARE HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES AS SHOWN ON THIS PLAT. NO STRUCTURES OTHER THAN FOR SUCH UTILITY AND OTHER DESIGNATED PUBLIC USES ARE TO BE ERRECTED WITHIN THE LIMITS OF SAID EASEMENTS UNLESS NOTED OTHERWISE ON THIS PLAT. THE UNDERSIGNED, BY THESE PRESENTS, DEDICATES TO THE PUBLIC ALL PUBLIC STREETS AS SHOWN ON THIS PLAT. ALL LOTS WITHIN THIS PLAT WILL RECEIVE WATER SERVICE FROM SUEZ WATER IDAHO, INC. AND SUEZ WATER IDAHO, INC. HAS AGREED IN WRITING TO SERVE ALL OF THESE LOTS.


BRETT LEE ABRAMS


NIKEELA RENAE ABRAMS

ACKNOWLEDGMENT

STATE OF IDAHO }
ADA COUNTY } SS

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON March 25, 2020, BY BRETT LEE ABRAMS AND NIKEELA RENAE ABRAMS, A MARRIED COUPLE.


SIGNATURE OF NOTARY PUBLIC

MY COMMISSION EXPIRES 2-20-24



NOTES

1. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE CITY OF KUNA ZONING ORDINANCE AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT. ALL LOT, PARCEL AND TRACT SIZES SHALL MEET THE MINIMAL DIMENSIONAL STANDARDS AS REQUIRED IN THE CITY OF KUNA ZONING ORDINANCE.
2. ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF KUNA IN EFFECT AT THE TIME OF RESUBDIVISION.
3. LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
4. NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN THE SANITARY RESTRICTION RELEASE.
5. REFERENCE IS MADE TO THE PUBLIC HEALTH LETTER ON FILE REGARDING ADDITIONAL RESTRICTIONS.
6. DIRECT LOT OR PARCEL ACCESS TO N. TEN MILE RD. AND W. ARDELL RD. IS PROHIBITED.
7. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
8. IRRIGATION WATER HAS BEEN PROVIDED FROM THE CITY OF KUNA IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(b). LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND WILL BE OBLIGATED FOR ASSESSMENTS FROM THE CITY OF KUNA.
9. LOT 4, BLOCK 1, LOT 9, BLOCK 2, AND LOT 1, BLOCK 3 ARE COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY THE CAZADOR ESTATES SUBDIVISION HOMEOWNER'S ASSOCIATION, OR ASSIGNS. THESE COMMON LOTS ARE SUBJECT TO BLANKET EASEMENTS FOR PUBLIC UTILITIES AND CITY OF KUNA PRESSURE IRRIGATION.
10. UNLESS OTHERWISE SHOWN, ALL INTERIOR SIDE LOT LINES CONTAIN A 5.00 FOOT WIDE EASEMENT, EACH SIDE, FOR CITY OF KUNA PRESSURE IRRIGATION AND LOT DRAINAGE.
11. UNLESS OTHERWISE SHOWN, ALL REAR LOT LINES CONTAIN A 10.00 FOOT WIDE PERMANENT EASEMENT FOR CITY OF KUNA IRRIGATION AND LOT DRAINAGE.
12. UNLESS OTHERWISE SHOWN, ALL FRONT LOT LINES COMMON TO THE PUBLIC RIGHT-OF-WAYS CONTAIN A 21.00 FOOT WIDE PERMANENT EASEMENT FOR PUBLIC UTILITIES, CITY OF KUNA STREET LIGHTS, CITY OF KUNA PRESSURE IRRIGATION AND LOT DRAINAGE. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF DRIVEWAYS AND SIDEWALKS TO EACH LOT.
13. A PORTION OF LOTS 2-4, BLOCK 1 AND A PORTION OF LOTS 1-2, BLOCK 3 ARE SERVIENT TO AND CONTAIN THE ACHD STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCUMBERED BY THAT CERTAIN FIRST AMENDED MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON NOVEMBER 10, 2015, AS INSTRUMENT No. 2015-103256, OFFICIAL RECORDS OF ADA COUNTY, AND INCORPORATED HEREIN BY THIS REFERENCE AS IF SET FORTH IN FULL (THE "MASTER EASEMENT"). THE MASTER EASEMENT AND THE STORM WATER DRAINAGE SYSTEM ARE DEDICATED TO ACHD PURSUANT TO SECTION 40-2302, IDAHO CODE. THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.
14. THIS PLAT IS SUBJECT TO AN ACHD LANDSCAPE LICENSE AGREEMENT PER INSTRUMENT No. 2020-_____, RECORDS OF ADA COUNTY, IDAHO.
15. ACHD PERMANENT EASEMENT (SIDEWALK) PER INSTRUMENT No. 20_____, RECORDS OF ADA COUNTY, IDAHO.
16. A PORTION OF LOT 4, BLOCK 1, AS SHOWN HEREON IS SUBJECT TO AN EASEMENT FROM A COMMON DRIVEWAY TO PROVIDE ACCESS TO LOTS 5 AND 6, BLOCK 1. SEE THE SUBDIVISION COVENANT'S, CONDITIONS AND RESTRICTIONS FOR MAINTENANCE AND REPAIR RESPONSIBILITIES OF SAID COMMON DRIVEWAY.
17. AS SHOWN HEREON, A PORTION OF LOT4, BLOCK 1 IS SUBJECT TO A 28.00 FOOT WIDE EASEMENT FOR THE OPERATION AND MAINTENANCE OF TEED LATERAL IN FAVOR OF BOISE PROJECT BOARD OF CONTROL.
18. THIS SUBDIVISION IS SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS THAT ARE TO BE FILED FOR RECORD AT THE ADA COUNTY RECORDER'S OFFICE, AND MAY BE AMENDED FROM TIME TO TIME.
19. THE HOMEOWNERS' ASSOCIATION (HOA), IT'S OWNERSHIP AND MAINTENANCE COMMITMENTS CANNOT BE DISSOLVED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE CITY OF KUNA, IDAHO. ALL IMPROVED INDIVIDUAL LOTS ARE SUBJECT TO A FRACTIONAL SHARE OF THE IRRIGATION ASSESSMENT FOR EACH HOA COMMON LOT(S) THAT RECEIVE(S) MUNICIPAL IRRIGATION. IF THE ASSESSMENT IS NOT PAID BY THE HOA, THE INDIVIDUAL IMPROVED LOTS ARE SUBJECT TO A LIEN FOR NON-PAYMENT.
20. MAINTENANCE OF ANY IRRIGATION AND DRAINAGE PIPES OR DITCHES CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE ENTITY. SUCH LOTS MUST REMAIN FREE OF ENCROACHMENTS AND OBSTRUCTIONS TO SAID IRRIGATION/DRAINAGE FACILITIES.

CERTIFICATE OF SURVEYOR

I, AARON L. BALLARD, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT OF CAZADOR ESTATES SUBDIVISION No. 1 AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" AND AS SHOWN ON THE ATTACHED PLAT, WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

AARON L. BALLARD, P.L.S. 12459



DEVELOPER
DB Development, LLC
MERIDIAN, IDAHO



PLAT OF Cazador Estates Subdivision No. 1

ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE _____ DAY OF _____, 2019.

PRESIDENT
ADA COUNTY HIGHWAY DISTRICT

APPROVAL OF CITY ENGINEER

I, THE UNDERSIGNED CITY ENGINEER IN AND FOR THE CITY OF KUNA, ADA COUNTY, IDAHO, HEREBY STATE THAT THE RECOMMENDED CONDITIONS OF APPROVAL HAVE BEEN SATISFIED.

CITY OF KUNA ENGINEER, P.E. No. _____

DATE

APPROVAL OF CITY COUNCIL

I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF KUNA, ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE _____ DAY OF _____, A.D. 2019, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

CITY CLERK
KUNA, IDAHO

CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR FOR ADA COUNTY, IDAHO, HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND FIND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

ADA COUNTY SURVEYOR

DATE

HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER OR HIS AGENT LISTING THE CONDITIONS OF APPROVAL. SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

HEALTH OFFICER

DATE

CERTIFICATE OF ADA COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

COUNTY TREASURER

DATE

CERTIFICATE OF COUNTY RECORDER

STATE OF IDAHO }
ADA COUNTY } SS

I HEREBY CERTIFY THAT THIS PLAT OF CAZADOR ESTATES SUBDIVISION No. 1 WAS FILED AT THE REQUEST OF _____ AT _____ MINUTES PAST _____ O'CLOCK _____ M., THIS _____ DAY OF _____, _____ A.D., IN MY OFFICE AND WAS DULY RECORDED AS BOOK _____ OF PLATS AT PAGES _____ THRU _____.
INSTRUMENT NUMBER _____.

DEPUTY

EX-OFFICIO RECORDER

FEE:



3-3-2020
DEVELOPER
DB Development, LLC
MERIDIAN, IDAHO



CAZADOR ESTATES SUBDIVISION NO. 1

KUNA, ID

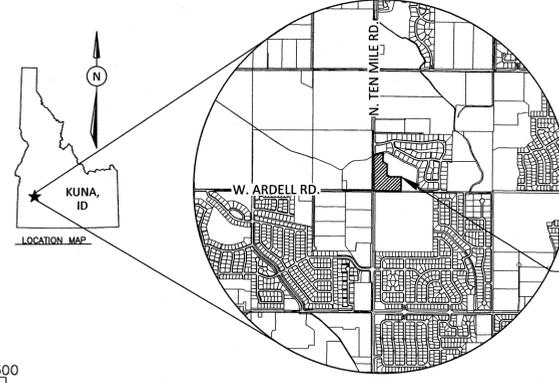
CONSTRUCTION PLANS



Digitally signed by
Kevin McCarthy, PE
Date: 2020.03.04
12:54:32 -07'00'

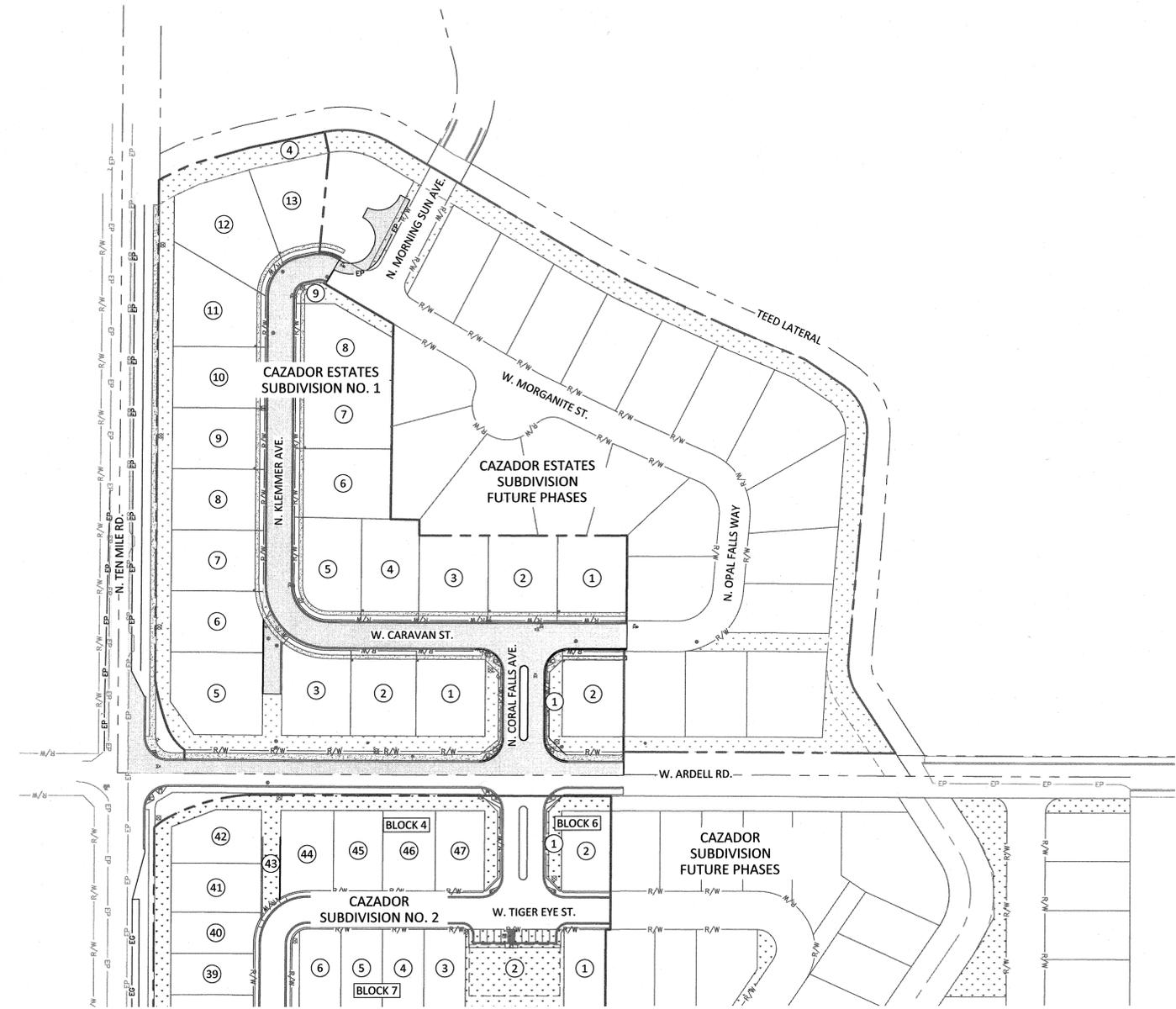
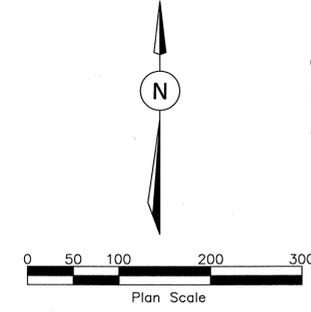


Digitally signed by
Matthew S. Derr, PE
Date: 2020.03.04
13:35:19 -07'00'



PROJECT SITE

VICINITY MAP
NO SCALE



INDEX OF DRAWINGS

SHEET NO.	SHEET TITLE	SHEET DESCRIPTION
C1.0	GENERAL IMPROVEMENT PLANS	COVER SHEET
C1.1	GENERAL IMPROVEMENT PLANS	NOTES & ABBREVIATIONS
C1.2	GENERAL IMPROVEMENT PLANS	NOTES & LEGEND
C1.3	GENERAL IMPROVEMENT PLANS	EXISTING CONDITIONS AND DEMOLITION PLAN
C1.4	GENERAL IMPROVEMENT PLANS	MASTER UTILITY & STREET LIGHT IMPROVEMENT PLAN
C2.1	ROADWAY IMPROVEMENT PLANS	N. KLEMMER AVE. PLAN AND PROFILE
C2.2	ROADWAY IMPROVEMENT PLANS	W. CARAVAN ST. PLAN AND PROFILE
C2.3	ROADWAY IMPROVEMENT PLANS	N. CORAL FALLS AVE. PLAN AND PROFILE
C2.4	ROADWAY IMPROVEMENT PLANS	W. ARDELL RD. PLAN AND PROFILE
C2.5	ROADWAY IMPROVEMENT PLANS	N. TEN MILE RD. IMPROVEMENT PLAN
C2.6	ROADWAY IMPROVEMENT PLANS	N. TEN MILE RD. STRIPING PLAN
C2.7	ROADWAY IMPROVEMENT PLANS	DETAILS
C3.1	LOT GRADING PLAN	
C4.1	STORM WATER IMPROVEMENT PLANS	STORM WATER IMPROVEMENT PLANS
C5.1	SEWER IMPROVEMENT PLANS	SEWER ALIGNMENT "G" PLAN AND PROFILE
C5.2	SEWER IMPROVEMENT PLANS	SEWER ALIGNMENT "E" PLAN AND PROFILE
C6.1	WATER IMPROVEMENT PLANS	
C6.2	WATER IMPROVEMENT PLANS	DETAILS
C7.1	PRESSURE IRRIGATION IMPROVEMENT PLANS	
C7.2	PRESSURE IRRIGATION IMPROVEMENT PLANS	DETAILS
L1.0	LANDSCAPE PLAN	
L2.0	LANDSCAPE PLAN DETAILS	
L3.0	CONSTRUCTION NOTES AND DETAILS	
--	FINAL PLAT	

CAZADOR ESTATES SUBDIVISION NO. 1
 KUNA, ID
 GENERAL IMPROVEMENT PLANS
 COVER SHEET

DRAWING STATUS:
APPROVED FOR CONSTRUCTION

ENGINEERS · SURVEYORS · PLANNERS
9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE (208) 639-6939
FAX (208) 639-6930

DESIGN BY:	RSP
DRAWN BY:	RSP
CHECKED BY:	MSD
DATE:	10/24/2019
PROJECT:	18-115
SHEET NO.	C1.0

APPROVED FOR CONSTRUCTION

LEGAL DESCRIPTION
A PARCEL OF LAND SITUATED IN A PORTION OF THE NW1/4 OF THE SW1/4 OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF KUNA, ADA COUNTY, IDAHO

SURVEY CONTROL NOTES

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

CONTACT INFORMATION

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

OWNER
LEE ABRAMS
20655 MUDDY PUDDLE LANE
GREENLEAF IDAHO 83626

ACHD COMPLIANCE

THE ENGINEER OF RECORD CERTIFIES THAT THE PLANS ARE PREPARED IN SUBSTANTIAL CONFORMANCE WITH THE ACHD POLICY AND STANDARDS IN EFFECT AT THE TIME OF PREPARATION. THE ENGINEER ACKNOWLEDGES THAT ACHD ASSUMES NO LIABILITY FOR ERRORS OR DEFICIENCIES IN THE DESIGN. ALL VARIANCES FROM ACHD POLICY SHALL BE APPROVED IN WRITING. THE FOLLOWING VARIANCES, LISTED BY DATE AND SHORT DESCRIPTION, WERE APPROVED FOR THE PROJECT:

- NONE

DIGLINE

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BY CALLING DIGLINE AT PHONE # (800) 342-1585 BEFORE COMMENCING WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES TO EXISTING UNDERGROUND UTILITIES.

Plans Are Accepted For Public Street Construction

By stamping and signing the improvement plans, the Registered Engineer ensures the District that the plans conform to all District policies and standards. Variances or waivers must be specifically and previously approved by the District in writing. Acceptance of the improvement plans by the District does not relieve the Registered Engineer of these responsibilities.
By: *[Signature]* DATE: 3/4/2020
ADA COUNTY HIGHWAY DISTRICT

Water, sewer, and irrigation plans are approved for construction. The design registered professional engineer's responsibilities and obligations listed in IDAPA 10.01.02 remain in effect.

By: *[Signature]*
Paul A. Stevens, P.E.
Kuna City Engineer
Date: 4 MARCH 2020



NO.	REVISIONS	DATE
1	REV. PER AGENCY COMMENTS	1/28/20
2	REV. PER CITY OF KUNA COMMENTS	2/14/2020
3	REV. PER CITY OF KUNA COMMENTS	2/21/2020
4	REV. PER AGENCY COMMENTS	3/4/20

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4	REV. PER AGENCY COMMENTS	3/4/20

CAZADOR ESTATES SUBDIVISION NO. 1
 KUNA, ID
 GENERAL IMPROVEMENT PLANS
 NOTES & ABBREVIATIONS

DRAWING STATUS:
APPROVED FOR CONSTRUCTION

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

DESIGN BY: RSP
 DRAWN BY: RSP
 CHECKED BY: MSD
 DATE: 10/24/2019
 PROJECT: 18-115

SHEET NO.
C1.1

APPROVED FOR CONSTRUCTION

PROJECT GENERAL NOTES

- ALL WORK (INCLUDING BUT NOT LIMITED TO CONSTRUCTION OF PRESSURIZED IRRIGATION, SEWER, WATER, STREETS, CURB, UTILITY, SIDEWALK, AND STREETLIGHTS) SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE KUNA STANDARD CONSTRUCTION SPECIFICATIONS, ADA COUNTY HIGHWAY DISTRICT SPECIFICATIONS, IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION, IDAHO STATE PLUMBING CODE, IDAHO STATE ELECTRICAL CODE, FEDERAL AND STATE LAWS.
- CONTRACTOR SHALL REQUEST CITY OF KUNA INSPECTION OF PRESSURIZED IRRIGATION, SEWER, WATER LINES AND APPURTENANCES AT LEAST TWENTY-FOUR (24) HOURS BEFORE BACKFILLING.
- CONTRACTOR SHALL NOTIFY OWNER'S ENGINEER AND THE CITY OF KUNA FORTY-EIGHT HOURS BEFORE INITIAL CONSTRUCTION BEGINS.
- CONTRACTOR SHALL NOTIFY THE CITY OF KUNA WHEN SHUTTING DOWN A JOB FOR ANY REASON AND PROVIDE 48 HOURS NOTICE BEFORE RESTARTING WORK.
- CONTRACTOR SHALL STAMP PI, S, OR W IN THE SIDEWALK OR CURB WHERE PRESSURIZED IRRIGATION, SEWER, OR WATER CROSS UNDER THE SIDEWALK OR CURB. WATER (W) STAMP SHALL BE IN LINE WITH THE WATER METER BOX.
- ALL PIPE (PRESSURIZED IRRIGATION, SEWER & WATER) MAINS AND SERVICES, SHALL BE BEDDED WITH TYPE I OR TYPE III BEDDING. IN AREAS OF ROCK EXCAVATION, BEDDING BELOW THE BOTTOM OF PIPE SHALL BE SIX (6) INCHES THICK.
- CONTRACTOR(S) SHALL REMOVE ALL OBSTRUCTIONS, ABOVE AND BELOW GROUND, AS REQUIRED FOR THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS. THIS SHALL INCLUDE CLEARING THE GROUND SURFACE OF ALL TREES, STUMPS, BRUSH, UNDERGROWTH, HEDGES, HEAVY GROWTH OF GRASS OR WEEDS, FENCE STRUCTURES, DEBRIS, RUBBISH AND MATERIALS WHICH, IN THE OPINION OF THE ENGINEER, ARE UNSUITABLE FOR THE FOUNDATION OF PAVEMENTS.
- ALL MATERIAL(S) NOT SUITABLE FOR FUTURE USE ON SITE SHALL BE DISPOSED OF OFF SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS.
- SURVEY CONTROL POINTS WHICH ARE CRITICAL TO THE CONSTRUCTION OF THE PROJECT ARE TO BE LOCATED WITHIN THE WORK LIMITS. THE CONTRACTOR SHALL PROTECT SURVEY CONTROL POINTS.
- SURVEY CONTROL MONUMENTS SHALL BE PRESERVED, SET, AND/OR RESTORED IN ACCORDANCE WITH IDAHO CODE 50-1303.
- CONTRACTOR SHALL MAINTAIN ALL EXISTING DRAINAGE FACILITIES WITHIN THE CONSTRUCTION AREA UNTIL REPLACEMENT DRAINAGE FACILITIES ARE IN PLACE, FUNCTIONING, AND ACCEPTED BY ACHD OR CITY.
- ALL CONTRACTORS WORKING WITHIN THE PROJECT BOUNDARIES ARE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE SAFETY LAWS OF ANY JURISDICTIONAL BODY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RAINFALLS, TRENCH SHORING, SAFETY DEVICES AND TRAFFIC CONTROL WITHIN AND AROUND THE CONSTRUCTION AREA.
- EXISTING A.C. PAVEMENT SHALL BE SAW CUT TO A NEAT, STRAIGHT LINE PARALLEL OR PERPENDICULAR TO THE STREET CENTERLINE AND THE EXPOSED EDGE SHALL BE TACKED WITH EMULSION BEFORE PAVING.
- ALL MATERIALS MUST MEET THE MINIMUM REQUIREMENTS OF THE APPROVING AGENCIES OR AS SET FORTH HEREIN, WHICHEVER IS MORE RESTRICTIVE. ALL MATERIALS AND EQUIPMENT SHALL BE NEW.
- ALL CONTRACTORS WORKING WITHIN THE PUBLIC ROAD RIGHT-OF-WAY SHALL SECURE A RIGHT-OF-WAY PERMIT FROM ACHD AT LEAST 24 HOURS BEFORE ANY CONSTRUCTION.
- ALL COSTS OF RETESTING FAILED TESTS SHALL BE BORNE BY THE CONTRACTOR.
- ALL COSTS FOR CORRECTING DEFICIENT WORK SHALL BE BORNE BY THE CONTRACTOR. FAILURE TO CORRECT DEFECTIVE WORK WILL BE CAUSE FOR A STOP WORK ORDER.
- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CURBS, GUTTERS, STORM DRAINS, CHANNEL CROSSINGS AND SEWER ELEVATIONS OR INVERTS BEFORE BEGINNING CONSTRUCTION AND SHALL NOTIFY THE OWNER'S ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PROJECT DRAWINGS.
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL EXCEED THE DEPTH OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- EACH CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING REQUIRED NPDES PERMITS, SUBMITTING NOTICE OF INTENT (NOI) TO DISCHARGE STORM WATER, AND PREPARING A POLLUTION PREVENTION PLAN (PPP) IN ACCORDANCE WITH ENVIRONMENTAL PROTECTION AGENCY (EPA) REGULATIONS. CONTACT THE EPA AT (208) 378-5746 FOR REQUIRED INFORMATION. STORM WATER PERMIT SHALL BE PRESENTED TO THE ENGINEER AT LEAST 48 HOURS BEFORE BEGINNING CONSTRUCTION.
- ALL UTILITIES, INCLUDING SERVICE LINES, WITHIN STREET TRAVEL WAYS SHALL BE IN PLACE, TESTED AND FULLY FUNCTIONAL, PRIOR TO CURB, GUTTER, SIDEWALK AND STREET CONSTRUCTION.
- PAVEMENT AND CONCRETE REMOVED OR DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITHIN SEVEN (7) CALENDAR DAYS FROM THE TIME THE PAVEMENT AND/OR CONCRETE IS REMOVED PER ISWPC AND ACHD STANDARDS.
- PAVING SHALL NOT PROCEED UNTIL THE CONTRACTOR OBTAINS WRITTEN APPROVAL OF ALL INSTALLED WATER, SEWER, AND PRESSURE IRRIGATION FACILITIES FROM THE CITY OF KUNA.
- ALL ROCK BLASTING SHALL OCCUR BEFORE INSTALLING SEWER MAINS, WATER MAINS, PRESSURE IRRIGATION MAINS OR SERVICE LINE CROSSINGS. BLASTING IN THE PROXIMITY OF EXISTING UTILITIES MAY BE PERFORMED AS LONG AS THE HORIZONTAL DISTANCE FROM THE EXISTING UTILITY IS EQUAL TO OR GREATER THAN THE EXCAVATION DEPTH FROM THE EXISTING UTILITY OR FIFTEEN (15) FEET, WHICHEVER IS GREATER. THE BLASTING CONTRACTOR SHALL BE RESPONSIBLE FOR ANY/ALL DAMAGE TO ANY/ALL EXISTING UTILITIES.
- THE DEVELOPER SHALL RETAIN AN IDAHO REGISTERED PROFESSIONAL ENGINEER TO PERFORM INSPECTION SERVICES DURING CONSTRUCTION. THE ENGINEER SHALL PROVIDE A WRITTEN CERTIFICATION LETTER TO THE CITY OF KUNA THAT THE PROJECT WAS COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS. COPIES OF ALL AIR TESTS, DEFLECTION TESTS, PRESSURE TESTS, AND BACTERIOLOGICAL TEST RESULTS SHALL BE FURNISHED WITH THE CERTIFICATION LETTER.
- THE CITY OF KUNA WILL PROVIDE PERIODIC INSPECTION AND OBSERVE TESTING FOR AN EIGHT (8) HOUR DAY, FROM 8:00 A.M. TO 5:00 P.M., FOR A FORTY (40) HOUR WORK WEEK. CONTRACTOR SHALL REIMBURSE THE CITY AT RATES ESTABLISHED BY THE CITY FOR INSPECTIONS EXCEEDING THE NORMAL WORK WEEK, INCLUDING LEGAL HOLIDAYS. OVERTIME INSPECTION RATES, A LIST OF LEGAL HOLIDAYS, AND A REQUEST FOR INSPECTION OUTSIDE STANDARD CITY BUSINESS HOURS FORM CAN BE OBTAINED FROM THE CITY PUBLIC WORKS DEPARTMENT.
- WHEN CONSTRUCTION IS SATISFACTORILY COMPLETED, CLEANED AND TESTED, AND AFTER ALL OTHER UTILITIES ARE INSTALLED, THE DEVELOPER SHALL REQUEST A CITY OF KUNA FINAL ACCEPTANCE INSPECTION. AT A MINIMUM, THE FINAL ACCEPTANCE INSPECTION SHALL INCLUDE:
 - CLEAN ALL SEWER MAINLINES
 - DEFLECTION TEST SEWER MAINLINE
 - VISUALLY INSPECT EACH MANHOLE
 - WITNESS SEWER MAINLINE AIR PRESSURE TEST
 - WITNESS WATER MAINLINE PRESSURE TEST
 - WITNESS PRESSURE IRRIGATION PRESSURE TEST
 - CLEAN AND TELEVIEW ALL SEWER MAIN LINES
 - VISUAL INSPECTION OF THE SEWER MAINS
 - PROVIDE A DVD OF ALL SEWER MAIN VISUAL INSPECTION
 - ALL TESTING SHALL BE PROVIDED AND PAID FOR BY THE DEVELOPER
- CITY HAS THE RIGHT TO INSPECT THE WORK AT ANY TIME DURING CONSTRUCTION. ANY WORK NOT CONFORMING TO THE APPROVED PLANS AND SPECIFICATIONS SHALL BE REJECTED.
- THE DEVELOPER SHALL GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR FOLLOWING ACCEPTANCE BY THE CITY. THIS GUARANTEE SHALL COVER ALL DAMAGE, MATERIALS, LABOR, AND WORKMANSHIP.
- DEVELOPER SHALL NOTIFY ALL PURCHASERS OF LOTS, AND THEIR CONTRACTORS, THAT CITY UTILITY SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. ANY DAMAGE TO THESE SYSTEMS DURING HOME CONSTRUCTION SHALL BE BILLED DIRECTLY TO THE OWNER OF RECORD WHEN THE DAMAGE IS FOUND.
- THE DEVELOPER SHALL PROVIDE RECORD DRAWINGS: ONE (1) SET OF ELECTRONIC DRAWINGS ON CD IN PDF FORMAT, AND TWO (2) 24" X 36" SETS ON WHITE PAPER BEFORE FINAL PLAT OR WITHIN 30 DAYS OF FINAL ACCEPTANCE.

WATER NOTES

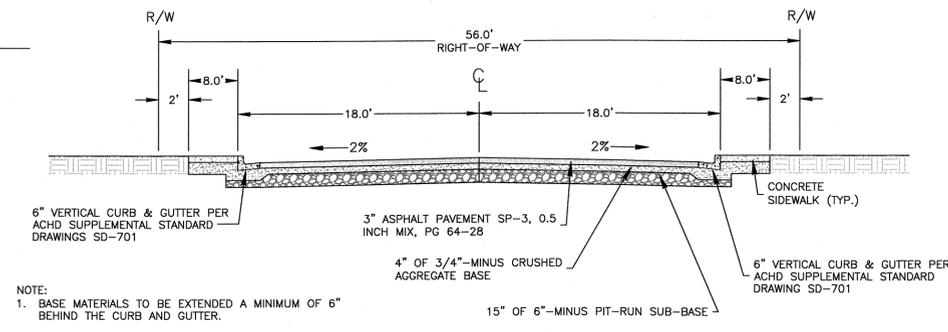
- CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER SERVICE TO ALL EXISTING WATER USERS AFFECTED BY CONSTRUCTION.
- CONTRACTOR SHALL PREVENT THE ENTRY OF ANIMALS, DIRT AND OTHER FOREIGN MATTER INTO PIPES AND SHALL NOT LEAVE ANY OPEN PIPE END AT ANY TIME WHEN ABSENT FROM THE WORK SITE.
- ALL WATER MAIN LINE PIPE SHALL BE PVC CONFORMING TO AWWA C-900 DR 18 (235 PSI) OR CLASS 152 CEMENT MORTAR LINED DUCTILE IRON CONFORMING TO AWWA C-152. ALL FITTINGS SHALL BE DUCTILE IRON CONFORMING TO AWWA C-110.
- ALL WATER MAIN LINE PIPE, AND SERVICES SHALL BE BEDDED WITH TYPE I OR TYPE III BEDDING. IN AREAS OF ROCK EXCAVATION, BEDDING SHALL BE SIX (6) INCHES BELOW THE BOTTOM OF PIPE.
- MINIMUM DEPTH FOR ALL WATER MAIN PIPE SHALL BE FOUR (4) FEET FROM FINISHED GRADE TO TOP OF PIPE.
- COMPACT TRENCH BACKFILL TO 95% OF ASTM D 698 (MINIMUM).
- TAPE NO. 12 DIRECT BURIAL TRACER WIRE TO THE CROWN OF WATER MAIN PIPE AND SERVICE LINES. LOOP THE TRACER WIRE FROM THE MAIN LINE TO EACH SERVICE VAULT ALONG THE SERVICE PIPE AND BACK TO THE MAIN LINE. THE TRACER WIRE SHALL BE ACCESSIBLE AT ALL VALVE BOXES AND SHALL BE EXTENDED ALONG THE OUTSIDE OF THE LOWER PORTION AND ALONG THE INSIDE OF THE UPPER PORTION OF THE VALVE BOX. WIRE SHALL BE TAPED TO GATE VALVES SO IT IS ACCESSIBLE FROM ABOVE WITHOUT INTERFERING WITH VALVE OPERATION. CONDUCT AN ELECTRICAL CONTINUITY VERIFICATION TEST BEFORE PAVING.
- ALL MAIN LINE WATER VALVES SHALL BE RESILIENT WEDGE GATE VALVES CONFORMING TO ANSI/AWWA C-509. ACCEPTABLE VALVES ARE MUELLER MODEL A-2360 AND A-2361 OR CLOW MODEL 2639 AND 2640. OTHER WATER VALVES MUST BE APPROVED BY THE CITY ENGINEER.
- FURNISH ALL WATER VALVES WITH A STANDARD CAST IRON 5-1/4 INCH DIAMETER 3-PIECE ADJUSTABLE VALVE BOX. THE CAST IRON COVER SHALL BE DESIGNED TO SLIP INSIDE THE TOP BELL, MARKED WITH THE WORD "WATER" AS AN INTEGRAL PART OF THE COVER. A CONCRETE COLLAR SHALL BE REQUIRED WHEN LOCATED IN PAVEMENT.
- ALL TEES, PLUGS, BENDS, AND OTHER LOCATIONS WHERE UNBALANCED FORCES EXIST, SHALL BE SECURED AND ANCHORED BY SUITABLE THRUST BLOCKING AS SHOWN ON ISWPC SD-403.
- SLEEVE WATER SERVICE LINES IN A FOUR (4) INCH DIAMETER SCHEDULE 80 WATER CLASS PIPE WHEREVER THE SERVICE LINE CROSSES A STREET DRAINAGE SEEPAGE BED.
- OPEN EACH METER SETTER AND VERIFY THAT THE CORPORATION STOP IS OPEN AND THE SERVICE IS OPERABLE BEFORE PAVING.
- OPERATE EACH VALVE AND FIRE HYDRANT TO ENSURE PROPER FUNCTION BEFORE PAVING. A CITY OF KUNA REPRESENTATIVE SHALL OBSERVE THE TESTING.
- LEAK-TEST, FLUSH AND DISINFECT ALL WATER MAIN LINES AFTER INSTALLATION OF ALL UTILITIES, BEFORE CONNECTING TO THE WATER DISTRIBUTION SYSTEM, AND BEFORE PAVING. PRESSURE TEST THE DISTRIBUTION SYSTEM PER ISWPC SECTION 401.
- THE CONTRACTOR MAY PRESSURE TEST ALL WATER LINES AFTER DISINFECTION AND FLUSHING BUT BEFORE INSTALLATION OF OTHER UTILITIES ARE INSTALLED AND PRIOR TO PAVING THE CONTRACTOR SHALL PERFORM A FINAL PRESSURE TEST WITH CITY PERSONNEL IN ATTENDANCE. THE CONTRACTOR SHALL FURNISH ALL PERSONNEL AND EQUIPMENT NECESSARY TO CONDUCT THE TEST.
- DISINFECT AND FLUSH WATER MAINLINES ACCORDING TO ISWPC DIVISION 400. THE DISINFECTION AND FINAL FLUSHING SHALL BE TESTED TO DETERMINE IF THE APPROPRIATE MINIMUM CHLORINE RESIDUALS HAVE BEEN MET.
- SAMPLE AND TEST ALL WATER LINES FOR BACTERIAL COLIFORMS. ALL WATER LINES SHALL PASS THE REQUIRED BACTERIOLOGICAL TEST BEFORE BEING PUT INTO SERVICE.
- CONTRACTOR SHALL PROVIDE BACTERIAL TEST REPORTS FROM A CERTIFIED LABORATORY SHOWING THAT THE WATER LINES HAVE PASSED BACTERIA SAFETY REQUIREMENTS. A CITY OF KUNA REPRESENTATIVE SHALL OBSERVE THE SAMPLE EVENT.
- LOCATE VALVES, FLANGED OR M.J., IN THE STREET UNLESS EXPLICITLY APPROVED BY THE CITY ENGINEER. SET ALL GATE VALVES AS CLOSE (FLANGE CONNECTED) AS POSSIBLE TO WATER MAIN LINE FITTINGS.
- CONTRACTOR SHALL FIELD VERIFY ALL VALVE BOX LID ELEVATIONS TO ENSURE THAT LID ELEVATIONS MATCH FINAL STREET GRADE, AND ALL METER LID ELEVATIONS MATCH SIDEWALK ELEVATIONS.
- LOCATE ALL WATER METERS AND FIRE HYDRANTS OUT OF THE ROAD RIGHT-OF-WAY. PROVIDE AT LEAST ONE (1) FOOT SEPARATION BETWEEN BACK OF SIDEWALK (OR CURB IF NO SIDEWALK) AND THE LEADING EDGE OF ANY FIRE HYDRANT.
- THE CONTRACTOR SHALL LOCATE AND MARK ALL EXISTING SERVICE CONNECTIONS WITH AN 8 FOOT 2"x4" BOARD OR METAL T POST PAINTED BLUE.
- PAVING CONTRACTOR SHALL SET WATER VALVE RISERS IN CONCRETE COLLARS PER ISWPC STANDARD DRAWING SD-406.
- ALL FIRE HYDRANTS SHALL BE DRY BARREL CONFORMING TO AWWA C-502, INSTALLED PER ISWPC SECTION 403 AND ISWPC DWG SD-404. FIRE HYDRANTS SHALL HAVE A FIVE (5) FOOT SETTING MINIMUM, 150 PSI WORKING PRESSURE, ONE 4-1/2 INCH DIAMETER NATIONAL STANDARD PUMPER NOZZLE EQUIPPED WITH STORZ FITTINGS, AND TWO 2-1/2 INCH DIAMETER NATIONAL STANDARD THREAD FIRE HOSE NOZZLES. THE VALVE OPERATOR SHALL OPEN COUNTER CLOCKWISE. THE HYDRANT SHALL BE EQUIPPED WITH A DRAIN THAT OPENS WHEN THE HYDRANT IS CLOSED, AND A SIX (6) INCH FLANGED BY MECHANICAL JOINT RESILIENT WEDGE GATE VALVE ATTACHED DIRECTLY TO THE WATER MAIN LINE TEE. ALPHA RESTRAINT ALLOWED.
- FIRE HYDRANTS SHALL BE CLOW MEDALLION, WATEROUS PACER 100, OR MUELLER A423. NO OTHERS WILL BE ACCEPTED. MAXIMUM HYDRANT SPACING SHALL BE 500 FEET. HYDRANT LOCATIONS SHALL BE APPROVED IN WRITING BY THE KUNA RURAL FIRE DEPARTMENT AND SUBMITTED WITH THE CONSTRUCTION PLANS FOR FINAL REVIEW AND APPROVAL BY THE CITY ENGINEER.
- INSTALL INDIVIDUAL ONE (1)-INCH WATER SERVICES FOR EACH CONNECTION FROM A SINGLE OR DUAL METER VAULT. EXTEND THE ONE (1)-INCH WATER SERVICE FOR EACH CONNECTION AT LEAST 10- FEET ON THE HOUSE SIDE OF THE METER, OR AS REQUIRED TO EXTEND PAST OTHER UTILITIES LOCATED WITHIN THE 10-FOOT UTILITY EASEMENT. DETAILS SHALL BE AS NOTED IN ISWPC DWG SD-401.
- THE CITY OF KUNA SHALL FURNISH AND INSTALL WATER METERS.
- CONTRACTOR SHALL PROVIDE EACH WATER SERVICE LEG WITH 18-INCH TALL 3/4-INCH COPPER METER SETTER, CURB STOP, LOCKABLE SHUTOFF VALVE AND CHECK VALVE, 20-INCH DIAMETER BY 36-INCH TALL INSULATED METER BOX AS MANUFACTURED BY "MID-STATES PLASTICS, INC." WITH 20" X 11" FOAM INSULATION PADS AND A CAST IRON FRAME AND COVER TAPPED WITH A 1-INCH DIAMETER RECESSED HOLE FOR THE CITY AUTOREAD METER SENSOR AS APPROVED BY THE CITY.
- METER BOXES SHALL BE LOCATED ON THE NORTH OR EAST SIDE OF THE PROPERTY, OR IN CASE OF DUAL WATER SERVICE, ON THE NORTH OR EAST SIDE OF THE COMMON PROPERTY LOT LINE.
- THE CENTERLINE OF THE METER SETTER SHALL BE LOCATED 18-INCHES BELOW FINISH GRADE. METERS SHALL BE PLACED 18-INCHES INSIDE THE PROPERTY LINE AND 18-INCHES AWAY FROM THE SIDE LOT LINE.
- MULTIPLE TAPS IN THE SAME PIPE JOINT SHALL BE STAGGERED AND SHALL BE SEPARATED BY A MINIMUM OF ONE AND A HALF (1 1/2) FEET OR AS LISTED IN THE PIPE MANUFACTURERS RECOMMENDATIONS, WHICHEVER IS GREATER.

SEWER NOTES

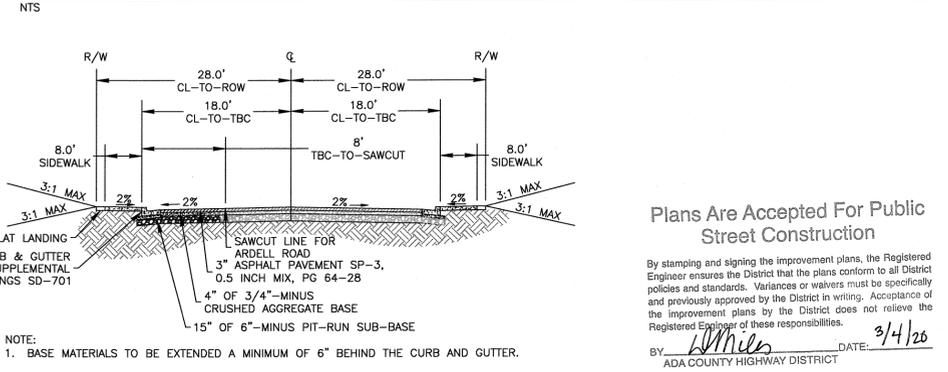
- THE HORIZONTAL SEPARATION OF POTABLE WATER AND SEWER MAINS SHALL BE A MINIMUM OF TEN (10) FEET FROM PIPE EDGE TO PIPE EDGE AS SHOWN IN ISWPC SD 407.
- GROUNDWATER LEVELS SHALL BE MAINTAINED BELOW THE BOTTOM OF THE TRENCH DURING PIPE LAYING AND JOINING OPERATIONS.
- TRENCH BACKFILL ABOVE THE PIPE ZONE SHALL BE INSPECTED BY ACHD OR BY THE OWNER'S ENGINEER IN ACCORDANCE WITH THE LATEST EDITION OF THE "CONSTRUCTION QUALITY ASSURANCE MANUAL". COMPACTION TESTS ARE REQUIRED IN THE BACKFILL ABOVE THE PIPE ZONE, WITHIN PUBLIC RIGHT-OF-WAY, ACCORDING TO ACHD REQUIREMENTS. SUBMIT DENSITY TEST RESULTS TO THE CITY OF KUNA AND ACHD BEFORE FINAL ACCEPTANCE.
- CONTRACTOR SHALL LEAVE THE EXCAVATION FOR THE UPSTREAM END OF ALL SERVICE LINES OPEN TO ALLOW ON SITE VERIFICATION OF THE INVERT ELEVATIONS AND SLOPES BY THE CITY'S INSPECTOR. CONTRACTOR SHALL NOT BACKFILL THE ENDS OF SERVICE LINES UNTIL APPROVED BY THE CITY OF KUNA INSPECTOR OR OTHER ARRANGEMENTS HAVE BEEN MADE FOR THE VERIFICATION OF SERVICE LINE INVERT ELEVATIONS AND SLOPES.
- CONTRACTOR SHALL INSTALL A REMOVABLE PLUG IN THE DOWN STREAM SIDE OF THE EXISTING MANHOLE WHERE THE NEW CONNECTION WILL BE MADE. THE PLUG SHALL REMAIN IN PLACE UNTIL FINAL ACCEPTANCE OF THE SEWER PROJECT.
- ALL SEWER PIPE AND FITTINGS 4 INCH THROUGH 15 INCH DIAMETER SHALL BE POLYVINYL CHLORIDE (PVC) CONFORMING TO ASTM D-3034, SDR-35. SEWER PIPE AND FITTINGS SIZES 18 INCH THROUGH 36 INCH DIAMETER SHALL BE PVC CONFORMING TO ASTM F 679. PRESSURE SEWER PIPE SHALL CONFORM TO AWWA C900 PVC, DR 18 (235 PSI).
- SEWER SERVICE LINES SHALL BE INSTALLED BEFORE STREET IMPROVEMENTS & SEWER SERVICE MARKERS SHALL BE IN PLACE BEFORE FINAL INSPECTION. CONTRACTOR SHALL NOTIFY THE CITY WHEN SEWER SERVICE STUB OUTS ARE INSTALLED, MARKED & READY FOR INSPECTION.
- CONSTRUCT ALL MANHOLES WATER TIGHT. THE TOP OF MANHOLE CONE SHALL BE WITHIN TWELVE (12) INCHES OF FINISHED GRADE. CONTRACTOR SHALL SUPPLY ALL LID ASSEMBLIES AND GRADE RINGS.
- SEWER CONSTRUCTION SHALL MEET THE SPECIFIC DETAILS AND REQUIREMENTS OF THE FOLLOWING STANDARD DRAWINGS AND ACCOMPANYING SPECIFICATIONS FOUND IN IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION AND ACHD STANDARD DRAWINGS:
 - STANDARD MANHOLE - TYPE A, DRAWING NO. SD-501 AND SD-501A.
 - STANDARD SHALLOW MANHOLE - DRAWING NO. SD-505.
 - MANHOLE COLLAR DETAIL - DRAWING NO. SD-508.
 - MANHOLE COVER AND FRAME - DRAWING NO. SD-507.
 - STANDARD SEWER SERVICE LINE - DRAWING NO. SD-511 & SD-511A.
 - SEWER SERVICE MARKER - DRAWING NO. SD-512.
- MANHOLE: APPLY NON-SHRINK GROUT BETWEEN THE METAL FRAME AND GRADE RINGS. GRADE RINGS SHALL NOT BE STACKED WITHOUT NON-SHRINK GROUT OR MORTAR.
- CONTRACTOR SHALL FIELD VERIFY THE TOP ELEVATION OF MANHOLE CONES TO ASSURE THAT ALL RING ELEVATIONS MATCH FINAL STREET GRADES.
- PAVING CONTRACTOR SHALL SET THE GRADE RINGS AND POUR THE CONCRETE COLLARS PER ISWPC DRAWING NO. SD-508. THE PAVING CONTRACTOR SHALL CONTACT ACHD 24 HOURS PRIOR TO POURING CONCRETE COLLARS.
- SET EACH GRADE RING IN A BED OF NON-SHRINK GROUT OR MORTAR. TROWEL SMOOTH WITH THE INSIDE OF THE MANHOLE.
- PRIOR TO CONNECTING TO THE EXISTING SEWER SYSTEM, WHERE THE CONNECTION IS MADE BETWEEN MANHOLES AND EXISTING SERVICES, ALL SEWER MAINS AND SERVICES MUST BE AIR TESTED.
- COMPLETE INTEGRITY TESTING, AFTER ALL UTILITIES ARE INSTALLED AND BEFORE PAVING.
- CONTRACTOR SHALL CONTACT OWNER'S ENGINEER AND THE CITY OF KUNA AT LEAST 24 HOURS BEFORE TESTING. SEWER LINES SHALL BE TESTED IN ACCORDANCE WITH DIVISION 500 OF THE ISWPC SPECIFICATIONS. A CITY REPRESENTATIVE MUST OBSERVE THE TESTING. TESTING SHALL INCLUDE AIR PRESSURE TESTING, DEFLECTION TESTING, INVERT ELEVATION SURVEY AND VISUAL INSPECTION USING A CLOSED-CIRCUIT TELEVISION (CCTV) CAMERA. ALL SEWER LINES SHALL BE CLEANED AND CHECKED FOR DEFLECTION BEFORE BEGINNING THE CCTV CAMERA INSPECTION. PROVIDE A COPY (DVD) OF THE VISUAL INSPECTION TO THE CITY OF KUNA FOR QUALITY VERIFICATION. NO SEWER MAINLINE SHALL BE CONSIDERED APPROVED AND ACCEPTED UNTIL THE VISUAL REVIEW IS COMPLETE.
- SEWER CONSTRUCTION INSPECTIONS WILL BE PERFORMED BY THE OWNER'S ENGINEER OR DESIGNATED REPRESENTATIVE. SUCH APPROVAL SHALL NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY OF PERFORMING THE WORK IN AN ACCEPTABLE MANNER, IN CONFORMANCE WITH THE APPROVED MASTER PLAN, CONTRACT DRAWINGS, AND ASSOCIATED SPECIFICATIONS.
- CITY OF KUNA SHALL PROVIDE FINAL APPROVAL AND ACCEPTANCE OF ALL SEWER CONSTRUCTION.

ABBREVIATIONS

- CL - CENTERLINE
- CO - CLEANOUT
- E - EASTING
- ELEV - ELEVATION
- EP - EDGE OF PAVEMENT
- FL - FLOW LINE
- FLG - FLANGE
- GI - GRAVITY IRRIGATION
- HP - HIGH POINT
- INV - INVERT
- LI - LINEAL FOOT
- LIP - LIP OF GUTTER
- MA - MATCH EXISTING
- MJ - MECHANICAL JOINT
- MW - MONITORING WELL
- N - NORTHING
- OHP - OVERHEAD POWER
- PC - POINT OF CURVATURE
- PI - PRESSURE IRRIGATION
- PS - PRESSURE SEWER
- PT - POINT OF TANGENCY
- R - STATION OFFSET RIGHT
- RIM - RIM OF STRUCTURE
- SD - STORM DRAIN
- SDMH - STORM DRAIN MANHOLE
- SG - SAND AND GREASE TRAP
- SS - SANITARY SEWER
- SMH - SEWER MANHOLE
- STA - ROADWAY STATION FROM CENTERLINE
- SW - SIDEWALK
- TBC - TOP BACK OF CURB
- TOC - TOP OF CONCRETE



TYPICAL FULL ROAD SECTION (W. ARDELL RD.)



TYPICAL HALF ROAD SECTION (W. ARDELL RD.)

Plans Are Accepted For Public Street Construction

By stamping and signing the improvement plans, the Registered Engineer ensures the District that the plans conform to all District policies and standards. Variances or waivers must be specifically and previously approved by the District. In writing. Acceptance of the improvement plans by the District does not relieve the Registered Engineer of these responsibilities.

BY: *W. Miles* DATE: 3/4/20
 ADA COUNTY HIGHWAY DISTRICT

P:\18-115\CONSTRUCTION\PLANS\18-115 NOTES KUNA.DWG, SCOTT MILLHAM, 3/4/2020, DWG TO PDF.CPL, 2/25/11 (199)

- SHEET NOTES**
- SEE SHEET C1.1 AND C1.2 FOR LEGEND, GENERAL AND DEMOLITION NOTES.
- KEYNOTES (#)**
- RETAIN AND PROTECT EXISTING WATER MAIN.
 - RETAIN AND PROTECT EXISTING PRESSURE SEWER MAIN.
 - RETAIN AND PROTECT EXISTING GAS MAIN.
 - RETAIN AND PROTECT EXISTING PRESSURE IRRIGATION MAIN.
 - RETAIN AND PROTECT EXISTING UTILITY LINES.
 - SAWCUT 2" MINIMUM INTO EXISTING PAVEMENT AND PAVEMENT PATCH PER ISPC SD-303 AND ACHD REQUIREMENTS.
 - REMOVE EXISTING FENCE.
 - PRESERVE AND PROTECT SANITARY SEWER CLEANOUTS. CONTRACTOR TO VERIFY ROUTE OF PRESSURE SEWER MAIN WITH THE CITY OF KUNA.
 - ABANDON ANY EXISTING WELL ON PROPERTY PER IDAHO DEPARTMENT OF WATER RESOURCES REQUIREMENTS.
 - REMOVE EXISTING TREES AND VEGETATION.
 - REMOVE EXISTING STRUCTURES.
 - REMOVE EXISTING POWER POLE AND POWER LINES.
 - RELOCATE EXISTING POWER POLE. CONTRACTOR TO COORDINATE WITH IDAHO POWER, ANY OTHER UTILITY PROVIDERS USING POWER POLES, AND OWNER.
 - REMOVE AND RELOCATE EXISTING FIRE HYDRANT, SEE SHEET C6.0 OF CAZADOR SUBDIVISION NO.2 CONSTRUCTION PLANS FOR MORE INFORMATION.
 - RETAIN AND PROTECT EXISTING SURVEY MONUMENT.
 - REMOVE EXISTING CONCRETE PAD.
 - RETAIN AND PROTECT EXISTING POWER POLE.
 - OBLITERATE EXISTING PAVEMENT STRIPING PER ACHD REQUIREMENTS. SEE SHEET C2.6 AND SHEET C2.7 OF CAZADOR SUBDIVISION NO. 2 CONSTRUCTION PLANS FOR MORE INFORMATION.
 - RETAIN AND PROTECT EXISTING STREET SIGN.
 - RETAIN AND PROTECT EXISTING FENCE.



REVISIONS

NO.	ITEM	DATE
1	REV. PER AGENCY COMMENTS	1/28/20
2	REV. PER CITY OF KUNA COMMENTS	2/14/2020
3	REV. PER CITY OF KUNA COMMENTS	2/21/2020
4	REV. PER AGENCY COMMENTS	3/4/20

**CAZADOR ESTATES SUBDIVISION NO. 1
KUNA, ID**

**GENERAL IMPROVEMENT PLANS
EXISTING CONDITIONS AND DEMOLITION PLAN**

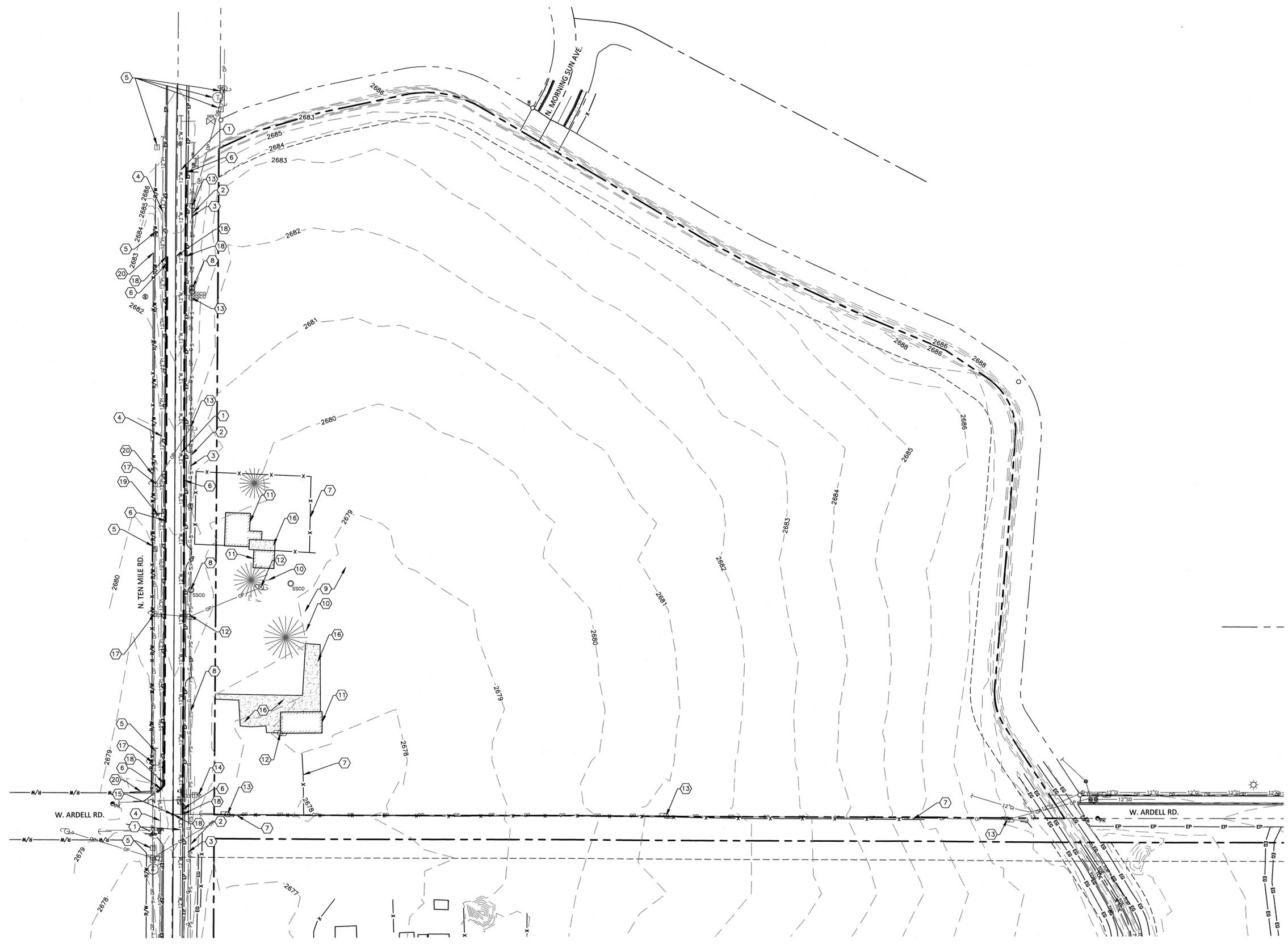
DRAWING STATUS:
APPROVED FOR CONSTRUCTION

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

DESIGN BY:	RSP
DRAWN BY:	RSP
CHECKED BY:	MSD
DATE:	10/24/2019
PROJECT:	18-115

SHEET NO.
C1.3

APPROVED FOR CONSTRUCTION



EXISTING CONDITIONS AND DEMOLITION PLAN

Plan Scale: 1" = 100'

P:\18-115\CONSTRUCTION PLANS\18-115 EXISTING.DWG, SCOTT PILLAYAMA, 3/4/2020, DWG TO PDF.PCL, 2/25/24, [109]



SHEET NOTES

A. CONTRACTOR TO VERIFY STREET LIGHT LOCATIONS WITH CITY OF KUNA AND ACHD PRIOR TO INSTALLATION AND NOTIFY ENGINEER IF SAFETY HAZARDS OR UTILITY CONFLICTS EXIST.

B. STREET LIGHTS SHALL BE OWNED/MAINTAINED BY THE CITY OF KUNA.

C. SERVICE - ALL STREET LIGHTS SHALL HAVE UNDERGROUND ELECTRICAL SERVICES PROVIDED. SERVICE VOLTAGE SHALL BE 120 OR 240 VOLTS ONLY. CONTRACTOR SHALL DETERMINE CONDUIT SLEEVE LOCATIONS, SIZES, AND AMOUNT REQUIRED AT ALL UTILITY AND PAVEMENT CROSSINGS.

D. METERING - CONTRACTOR SHALL COORDINATE METER LOCATIONS WITH IDAHO POWER AND CITY OF KUNA.

WHERE A METERED SYSTEM IS REQUIRED, NEW DEVELOPMENTS SHALL INSTALL CONDUIT WITH ONE NO. 10 STRANDED PULLWIRE FROM THE LAST LIGHT ON EACH END OF THE SYSTEM TO THE ADJACENT PROPERTY LINE ON A STUBBED STREET, WHERE THE ADJACENT PROPERTY HAS NO EXISTING STREET LIGHT SYSTEM. THIS WILL ALLOW FOR THE CONTINUATION OF THE STREET LIGHTS WHEN THE ADJACENT PROPERTY IS DEVELOPED.

LEGEND

☒ INSTALL LED STREET LIGHT POLE IN ACCORDANCE WITH THE CITY OF KUNA, DEPARTMENT OF PUBLIC WORKS IMPROVEMENT STANDARDS FOR STREET LIGHTING, "DARK SKIES" STANDARDS, AND THE CITY OF KUNA STANDARD METAL STREET LIGHT DETAIL, STANDARD DRAWING KSD-1116. INSTALL STREET LIGHT POLE AND HEAD PER CITY OF KUNA STANDARD METAL STREET LIGHT DETAIL, STANDARD DRAWINGS KSD-1116. ALL INTERIOR SUBDIVISION STREET LIGHTS TO BE AUTOBAHN SERIES ATBO CLASS "A" WITH LED CLASS 50 BULB. ALL LIGHTS ALONG TEN MILE ROAD TO BE AUTOBAHN SERIES ATBO CLASS "A" WITH CLASS 100 BULB.

☒ EXISTING STREET LIGHT

REVISIONS

NO.	ITEM	DATE
1	REV. PER AGENCY COMMENTS	1/28/20
2	REV. PER CITY OF KUNA COMMENTS	2/14/2020
3	REV. PER CITY OF KUNA COMMENTS	2/21/2020
4	REV. PER AGENCY COMMENTS	3/4/20

**CAZADOR ESTATES SUBDIVISION NO. 1
KUNA, ID**

**GENERAL IMPROVEMENT PLANS
MASTER UTILITY & STREET LIGHT IMPROVEMENT PLAN**

DRAWING STATUS:
APPROVED FOR CONSTRUCTION

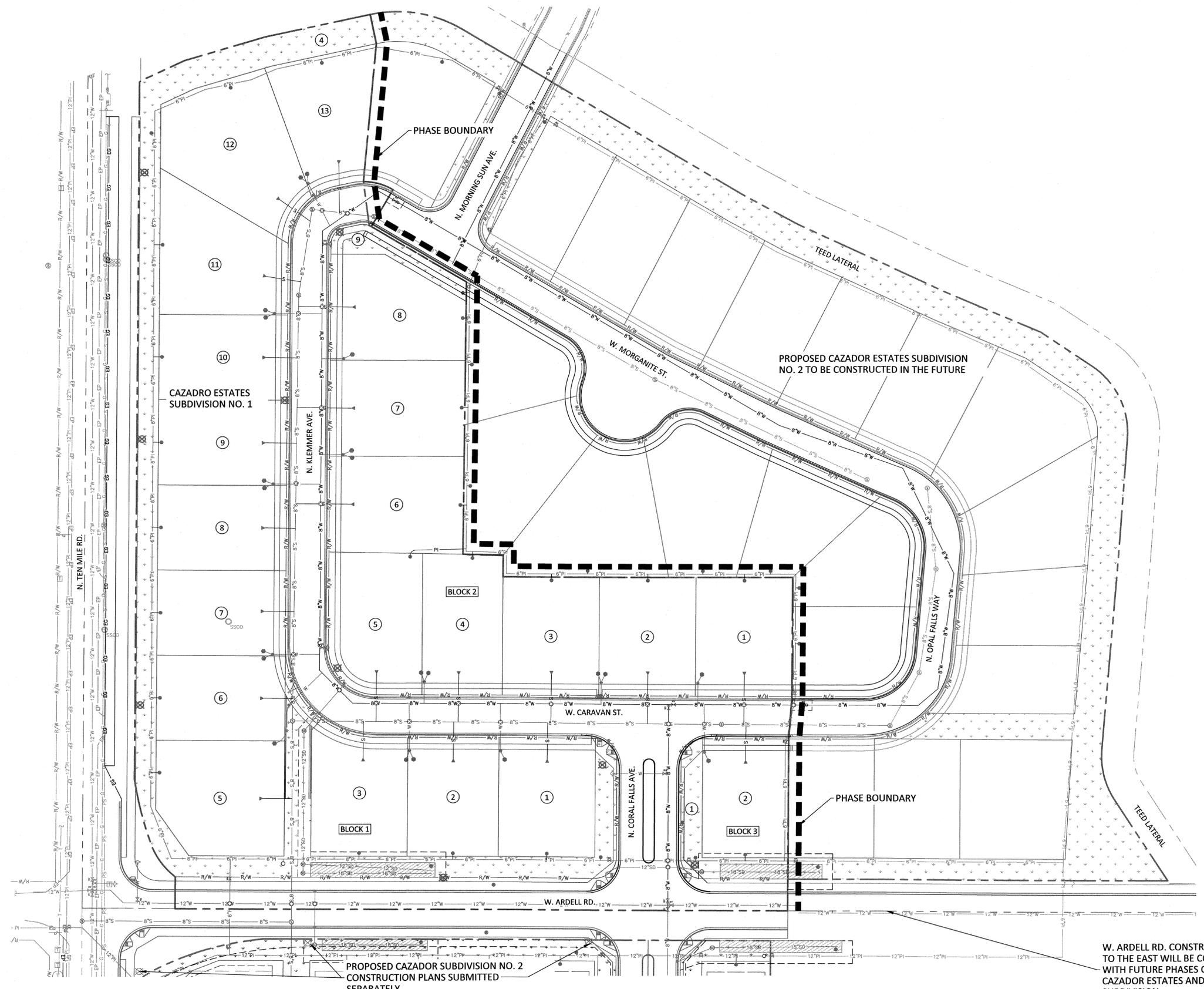


ENGINEERS · SURVEYORS · PLANNERS
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BOISE, IDAHO 83714
PHONE (208) 639-6939
FAX (208) 639-6930

DESIGN BY: RSP
DRAWN BY: RSP
CHECKED BY: MSP
DATE: 10/24/2019
PROJECT: 18-115

SHEET NO.
C1.4

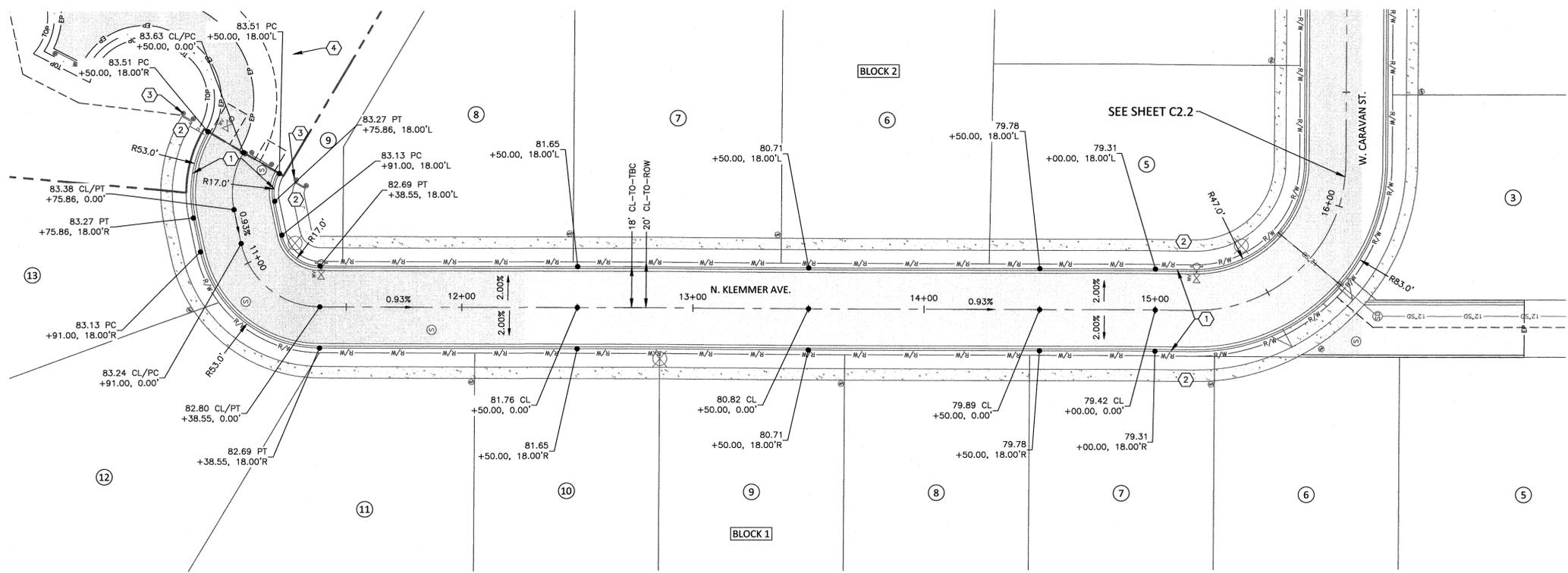
APPROVED FOR CONSTRUCTION



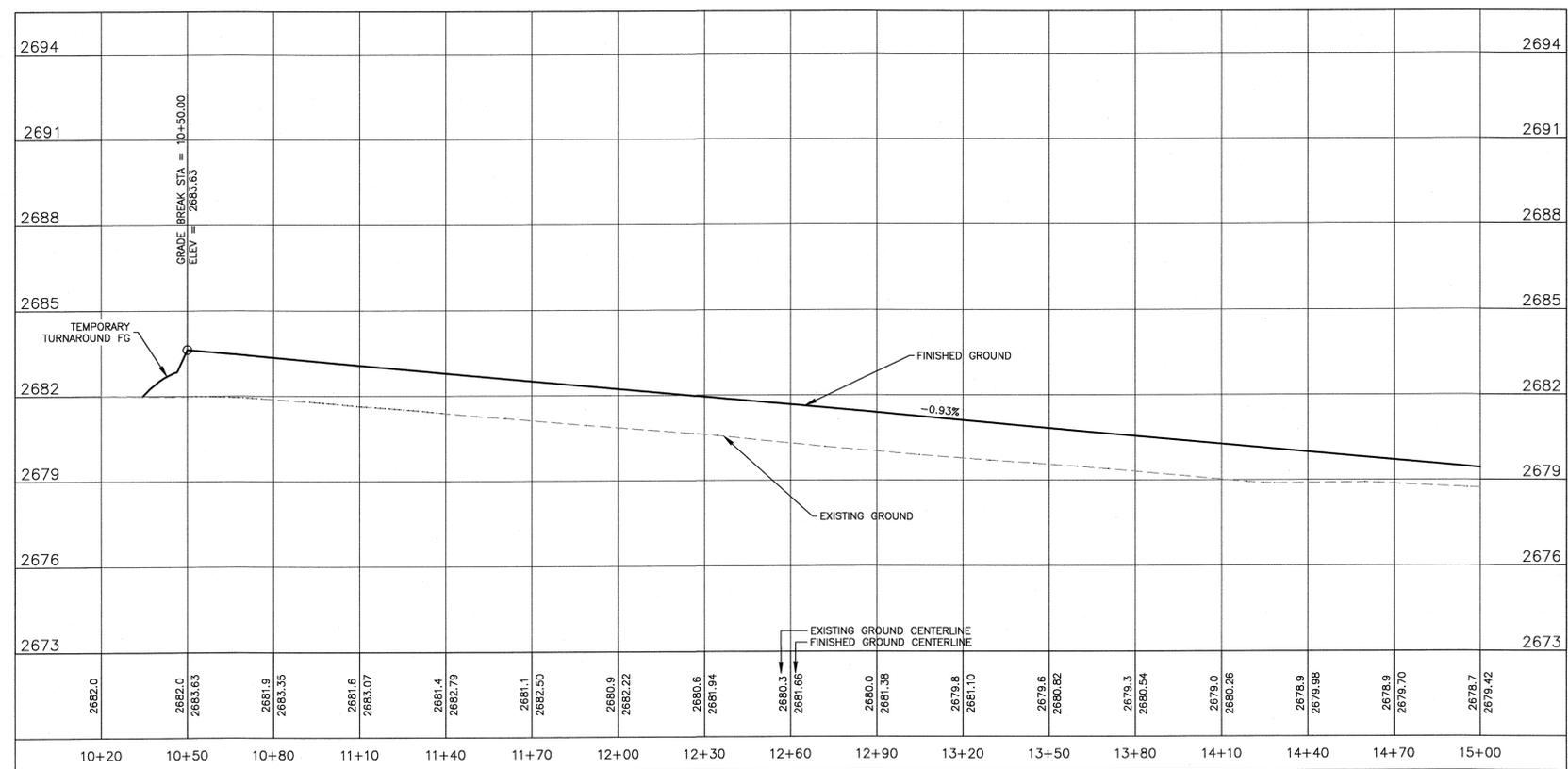
W. ARDELL RD. CONSTRUCTION TO THE EAST WILL BE CONTINUED WITH FUTURE PHASES OF CAZADOR ESTATES AND CAZADOR SUBDIVISION

MASTER UTILITY & STREET LIGHT IMPROVEMENT PLAN

0 50 100 150
Plan Scale: 1" = 50'



N. KLEMMER AVE. PLAN AND PROFILE
 Plan/Profile Scale: 1" = 30'
 Profile Vertical Scale: 1" = 3'



SHEET LEGEND

- ELE. & DESCRIPTION STA., OFFSET SIDE FINISHED GRADE ELEVATION
- 1.50% FINISHED GRADE SLOPE
- GB GRADE BREAK

CIVIL ACRONYMS

ALL GRADES ARE TO TOP BACK OF CURB UNLESS NOTED AS FOLLOWS:

- STA. - ROADWAY STATION FROM CENTERLINE
- CL - ROADWAY CENTERLINE
- PC - POINT OF CURVATURE
- PT - POINT OF TANGENCY
- ELE. - ELEVATION
- L - STATION OFFSET LEFT
- R - STATION OFFSET RIGHT
- TBC - TOP BACK OF CURB
- RIM - RIM OF STRUCTURE
- LIP - LIP OF GUTTER
- MA - MATCH EXISTING
- SW - SIDEWALK
- EP - EDGE OF PAVEMENT
- FL - FLOW LINE
- TOC - TOP OF CONCRETE
- HP - HIGH POINT
- LP - LOW POINT
- CR - CURB RETURN
- POC - POINT ON CURVE
- INT - INTERSECTION

SHEET NOTES

- SEE SHEET C1.2 FOR GENERAL, GRADING, AND ACHD NOTES.
- SEE SHEETS C1.1 AND C1.2 FOR TYPICAL ROAD SECTIONS.
- SEE SHEET C2.7 FOR ROADWAY DETAILS.
- SEE SHEETS C3.1 FOR LOT GRADING.
- SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2.0%. NO TOLERANCES WILL BE ALLOWED.
- ALL STATION AND OFFSET LABELING RELATED TO EACH SPOT ELEVATIONS ARE REFERENCED TO THE ROAD ALIGNMENT.
- SEE SHEETS C4.1 FOR ADDITIONAL STORM WATER INFORMATION.

KEYNOTES

- INSTALL 3" ROLLED CURB AND GUTTER PER ACHD SUPPLEMENTAL STANDARD DRAWING SD-702, PROVIDED ON SHEET C2.7.
- INSTALL 5' WIDE DETACHED CONCRETE SIDEWALK PER ACHD SUPPLEMENTAL STANDARD DRAWING SD-709, PROVIDED ON SHEET C2.7.
- INSTALL TERMINUS BARRICADE TYPE II WITH KICK PLATE PER ACHD SUPPLEMENTAL STANDARD DRAWING SD-1132A. BARRICADES SHALL HAVE THICKENED EDGE ALUMINUM WITH 6" WIDE REFLECTIVE RED/WHITE DIAGONAL DECALS. PAINTED SIGNS NO LONGER ALLOWED.
- INSTALL TEMPORARY GRAVEL TURNAROUND PER ISPWC STANDARD DRAWING SD-305. GRAVEL TURNAROUND SHALL BE CONSTRUCTED PER ISPWC STANDARD DRAWING SD-304 ACCESS ROAD TYPE 3", 3" OF 2"-MINUS ROAD MIX GRAVEL OVER 8" 6"-MINUS PITRUN GRAVEL COMPACTED TO 95% DRY DENSITY. SEE SHEET C3.1 FOR MORE INFORMATION.



REVISIONS

NO.	DATE	ITEM	REV. PER AGENCY COMMENTS
1	1/28/20		
2	2/14/2020		
3	2/21/2020		
4	3/4/20		

CAZADOR ESTATES SUBDIVISION NO. 1
 KUNA, ID
 ROADWAY IMPROVEMENT PLANS
 N. KLEMMER AVE. PLAN AND PROFILE

DRAWING STATUS:
 APPROVED FOR CONSTRUCTION



ENGINEERS . SURVEYORS . PLANNERS
 9233 WEST STATE STREET
 BOISE, IDAHO 83714
 PHONE (208) 639-6939
 FAX (208) 639-6930

Plans Are Accepted For Public Street Construction

By stamping and signing the improvement plans, the Registered Engineer ensures the District that the plans conform to all District policies and standards. Variances or waivers must be specifically and previously approved by the District in writing. Acceptance of the improvement plans by the District does not relieve the Registered Engineer of these responsibilities.

DATE: 3/4/20
 PROJECT: 18-115

DESIGN BY: RSP
DRAWN BY: RSP
CHECKED BY: MSD
DATE: 10/24/2019
PROJECT: 18-115

SHEET NO.
 C2.1

APPROVED FOR CONSTRUCTION



DATE	REVISIONS
1/28/20	REV. PER AGENCY COMMENTS
2/14/2020	REV. PER CITY OF KUNA COMMENTS
2/21/2020	REV. PER CITY OF KUNA COMMENTS
3/4/20	REV. PER AGENCY COMMENTS

NO.	REVISIONS
1	REV. PER AGENCY COMMENTS
2	REV. PER CITY OF KUNA COMMENTS
3	REV. PER CITY OF KUNA COMMENTS
4	REV. PER AGENCY COMMENTS

NO.	REVISIONS
1	REV. PER AGENCY COMMENTS
2	REV. PER CITY OF KUNA COMMENTS
3	REV. PER CITY OF KUNA COMMENTS
4	REV. PER AGENCY COMMENTS

- SHEET LEGEND**
- ELE. & DESCRIPTION STA., OFFSET SIDE FINISHED GRADE ELEVATION
 - 1.50% FINISHED GRADE SLOPE
 - GB GRADE BREAK
- CIVIL ACRONYMS**
- ALL GRADES ARE TO TOP BACK OF CURB UNLESS NOTED AS FOLLOWS:
- STA. - ROADWAY STATION FROM CENTERLINE
 - CL - ROADWAY CENTERLINE
 - PC - POINT OF CURVATURE
 - PT - POINT OF TANGENCY
 - ELE. - ELEVATION
 - L - STATION OFFSET LEFT
 - R - STATION OFFSET RIGHT
 - TBC - TOP BACK OF CURB
 - RIM - RIM OF STRUCTURE
 - LIP - LIP OF GUTTER
 - MA - MATCH EXISTING
 - SW - SIDEWALK
 - EP - EDGE OF PAVEMENT
 - FL - FLOW LINE
 - TOC - TOP OF CONCRETE
 - HP - HIGH POINT
 - LP - LOW POINT
 - CR - CURB RETURN
 - POC - POINT ON CURVE
 - INT - INTERSECTION
- SHEET NOTES**
- SEE SHEET C1.1 FOR GENERAL, GRADING, AND ACHD NOTES.
 - SEE SHEET C1.1 AND C1.2 FOR TYPICAL ROAD SECTIONS.
 - SEE SHEET C2.7 FOR ROADWAY DETAILS.
 - SEE SHEET C3.1 FOR LOT GRADING.
 - SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2.0%. NO TOLERANCES WILL BE ALLOWED.
 - ALL STATION AND OFFSET LABELING RELATED TO EACH SPOT ELEVATIONS ARE REFERENCED TO THE ROAD ALIGNMENT.
 - SEE SHEETS C4.1 FOR ADDITIONAL STORM WATER INFORMATION.
- KEYNOTES**
- INSTALL 3" ROLLED CURB AND GUTTER PER ACHD SUPPLEMENTAL STANDARD DRAWING SD-702, PROVIDED ON SHEET C2.7.
 - INSTALL 5' WIDE DETACHED CONCRETE SIDEWALK PER ACHD SUPPLEMENTAL STANDARD DRAWING SD-709, PROVIDED ON SHEET C2.7.
 - INSTALL TERMINUS BARRICADE TYPE II WITH KICK PLATE PER ACHD SUPPLEMENTAL STANDARD DRAWING SD-1132A. BARRICADES SHALL HAVE THICKENED EDGE ALUMINUM WITH 6" WIDE REFLECTIVE RED/WHITE DIAGONAL DECALS. PAINTED SIGNS NO LONGER ALLOWED.
 - INSTALL TERMINUS BARRICADE TYPE III PER ACHD SUPPLEMENTAL STANDARD DRAWING SD-1132B. BARRICADES SHALL HAVE THICKENED EDGE ALUMINUM WITH 6" WIDE REFLECTIVE RED/WHITE DIAGONAL DECALS. PAINTED SIGNS NO LONGER ALLOWED. INCLUDE SIGN STATING, "THIS ROAD TO BE EXTENDED IN THE FUTURE."
 - INSTALL PEDESTRIAN RAMP TYPE "h2" PER ACHD SUPPLEMENTAL STANDARD DRAWING SD-712H, WITH TRUNCATED DOMES PER ACHD SUPPLEMENTAL DRAWINGS SD-712, PROVIDED ON SHEET C2.7. DOMES SHALL BE RIGID INSERTS WET-SET INTO THE CONCRETE (CONCRETE STAMP AND ADHESIVE MATS NOT ALLOWED) AND SHALL BE COLORED "TRAFFIC YELLOW."
 - INSTALL DRIVEWAY APPROACH PER ACHD SUPPLEMENTAL STANDARD DRAWING SD-710C, PROVIDED ON SHEET C2.7.
 - INSTALL PEDESTRIAN RAMP TYPE "A" PER ISPEC STANDARD DRAWING SD-712A, WITH TRUNCATED DOMES PER ACHD SUPPLEMENTAL DRAWINGS SD-712. DOMES SHALL BE RIGID INSERTS WET-SET INTO THE CONCRETE (CONCRETE STAMP AND ADHESIVE MATS NOT ALLOWED) AND SHALL BE COLORED "TRAFFIC YELLOW."
 - INSTALL 5' TRANSITION FROM VERTICAL CURB TO ROLLED CURB.

CAZADOR ESTATES SUBDIVISION NO. 1
KUNA, ID
ROADWAY IMPROVEMENT PLANS
W. CARAVAN ST. PLAN AND PROFILE

DRAWING STATUS:
APPROVED FOR CONSTRUCTION



ENGINEERS . SURVEYORS . PLANNERS
9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE (208) 639-6939
FAX (208) 639-6930

DESIGN BY: RSP
DRAWN BY: RSP
CHECKED BY: MSD
DATE: 10/24/2019
PROJECT: 18-115

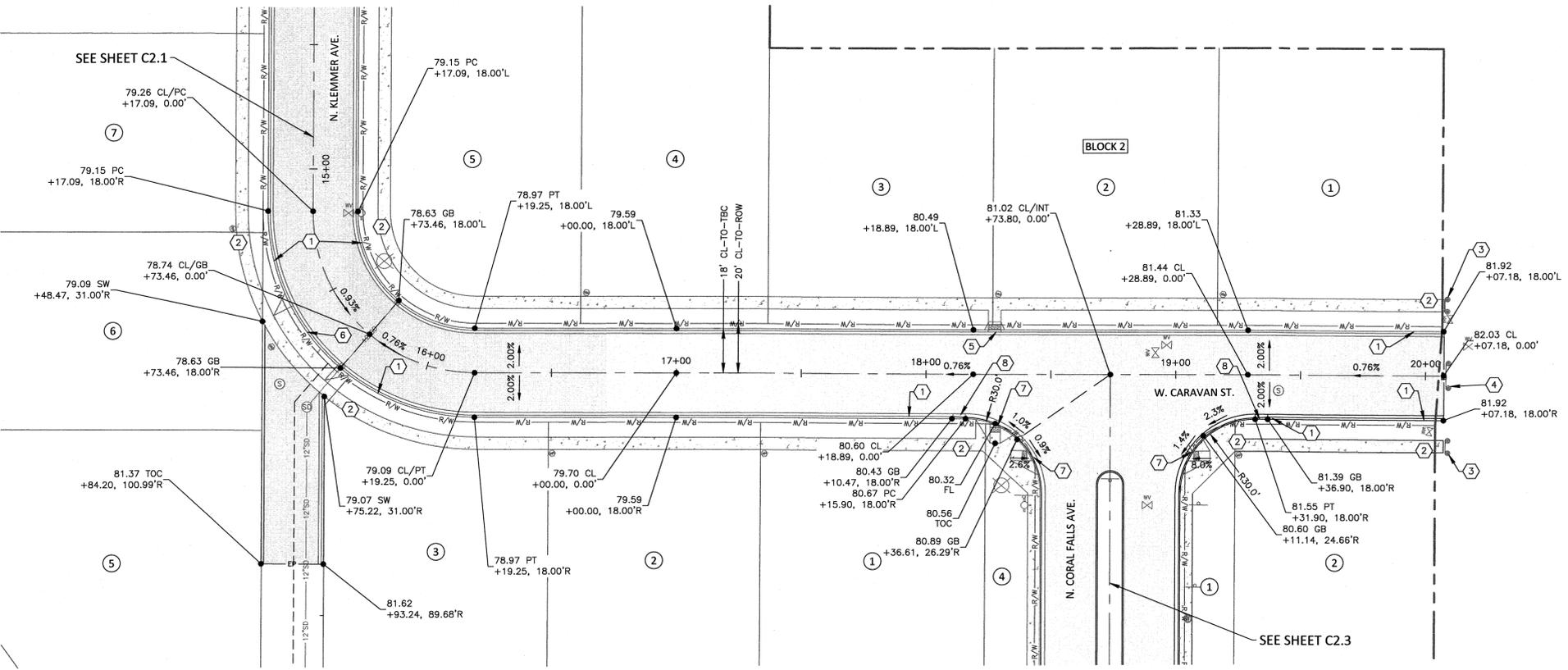
SHEET NO.
C2.2

APPROVED FOR CONSTRUCTION

Plans Are Accepted For Public Street Construction

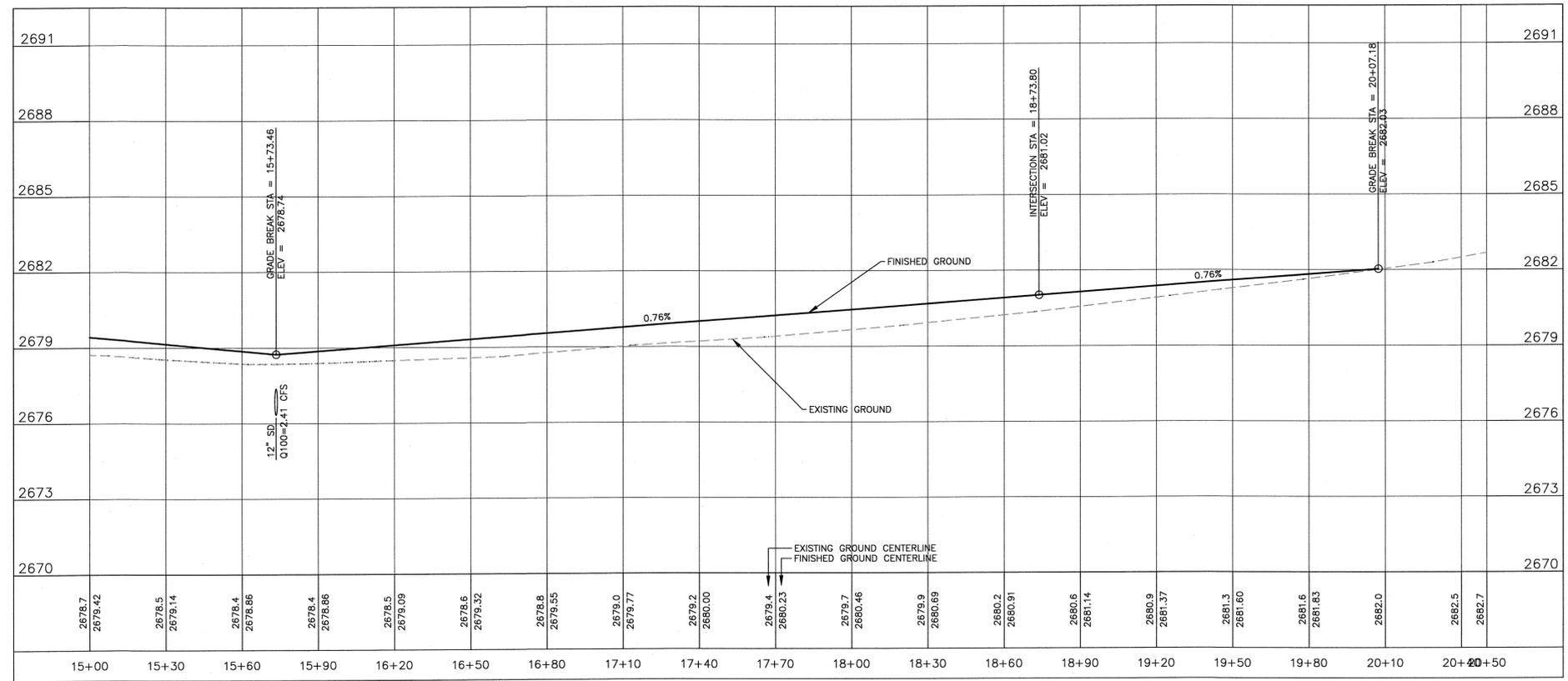
By stamping and signing the improvement plans, the Registered Engineer ensures the District that the plans conform to all District policies and standards. Variations or waivers must be specifically and previously approved by the District in writing. Acceptance of the improvement plans by the District does not relieve the Registered Engineer of these responsibilities.

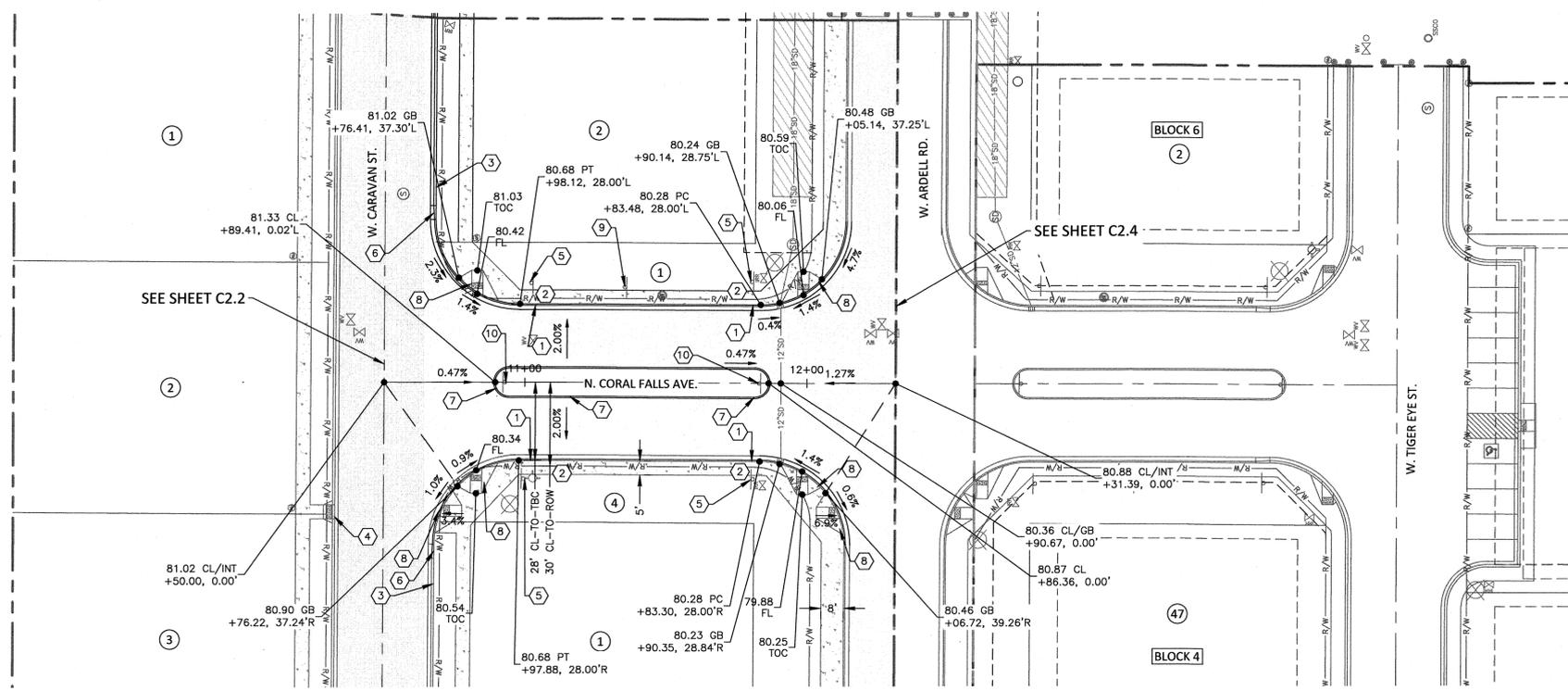
BY: *Whiles* DATE: 3/4/20
ADA COUNTY HIGHWAY DISTRICT



W. CARAVAN ST. PLAN AND PROFILE

Plan/Profile Scale: 1" = 30'
Profile Vertical Scale: 1" = 3'





SHEET LEGEND

- ELE. & DESCRIPTION STA., OFFSET SIDE FINISHED GRADE ELEVATION
- 1.50% FINISHED GRADE SLOPE
- GB GRADE BREAK

CIVIL ACRONYMS

ALL GRADES ARE TO TOP BACK OF CURB UNLESS NOTED AS FOLLOWS:

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- CL - ROADWAY CENTERLINE
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- PT - POINT OF TANGENCY
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- R - STATION OFFSET RIGHT
- TBC - TOP BACK OF CURB
- RIM - RIM OF STRUCTURE
- LIP - LIP OF GUTTER
- MA - MATCH EXISTING
- SW - SIDEWALK
- EP - EDGE OF PAVEMENT
- FL - FLOW LINE
- TOC - TOP OF CONCRETE
- HP - HIGH POINT
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- CR - CURB RETURN
- POC - POINT ON CURVE
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SHEET NOTES

- SEE SHEET C1.1 FOR GENERAL, GRADING, AND ACHD NOTES.
- SEE SHEET C1.1 AND C1.2 FOR TYPICAL ROAD SECTIONS.
- SEE SHEET C2.7 FOR ROADWAY DETAILS.
- SEE SHEET C3.1 FOR LOT GRADING.
- SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2.0%. NO TOLERANCES WILL BE ALLOWED.
- ALL STATION AND OFFSET LABELING RELATED TO EACH SPOT ELEVATIONS ARE REFERENCED TO THE ROAD ALIGNMENT.
- SEE SHEETS C4.1 FOR ADDITIONAL STORM WATER INFORMATION.

KEYNOTES (#)

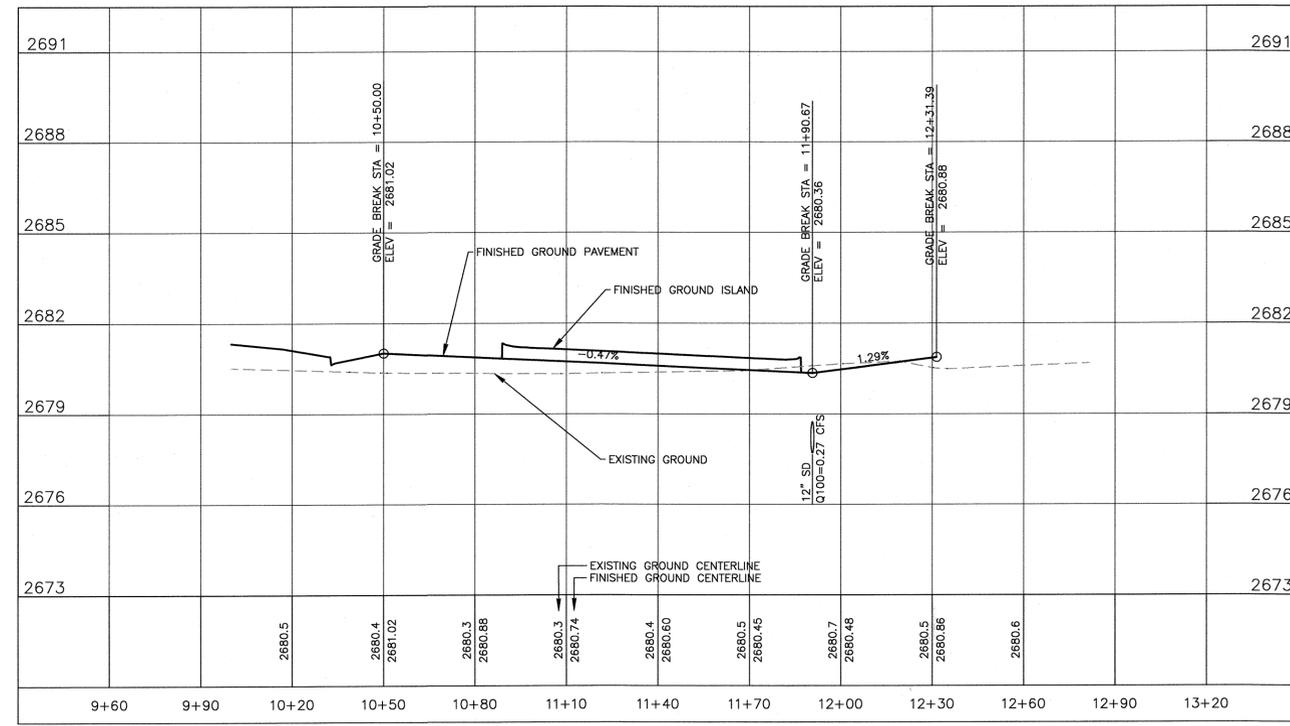
- INSTALL 6" VERTICAL CURB AND GUTTER PER ACHD SUPPLEMENTAL STANDARD DRAWING SD-701, PROVIDED ON SHEET C2.7.
- INSTALL 5' WIDE ATTACHED CONCRETE SIDEWALK PER ACHD SUPPLEMENTAL STANDARD DRAWING SD-709, PROVIDED ON SHEET C2.7.
- INSTALL 3" ROLLED CURB AND GUTTER PER ACHD SUPPLEMENTAL STANDARD DRAWING SD-702, PROVIDED ON SHEET C2.7.
- INSTALL PEDESTRIAN RAMP TYPE "12" PER ACHD SUPPLEMENTAL STANDARD DRAWING SD-712H, WITH TRUNCATED DOMES PER ACHD SUPPLEMENTAL DRAWINGS SD-712, PROVIDED ON SHEET C2.7. DOMES SHALL BE RIGID INSERTS WET-SET INTO THE CONCRETE (CONCRETE STAMP AND ADHESIVE MATS NOT ALLOWED) AND SHALL BE COLORED "TRAFFIC YELLOW".
- PROVIDE MUTCD R8-31 NO PARKING FIRE LANE SIGN, INSTALL PER ACHD AND MUTCD GUIDELINES.
- INSTALL 5' TRANSITION FROM VERTICAL CURB TO ROLLED CURB.
- INSTALL 6" VERTICAL CURB (NO GUTTER) PER ISPEC STANDARD DRAWING SD-701A. CURB SHALL BE EXPOSED 6" ABOVE FINAL PAVEMENT SURFACE.
- INSTALL PEDESTRIAN RAMP TYPE "A" PER ISPEC STANDARD DRAWING SD-712A, WITH TRUNCATED DOMES PER ACHD SUPPLEMENTAL DRAWINGS SD-712. DOMES SHALL BE RIGID INSERTS WET-SET INTO THE CONCRETE (CONCRETE STAMP AND ADHESIVE MATS NOT ALLOWED) AND SHALL BE COLORED "TRAFFIC YELLOW".
- INSTALL "SPEED LIMIT 25 MPH" R2-1 SIGN PER MUTCD AND ACHD GUIDELINES.
- INSTALL KEEP RIGHT AND OBJECT MARKERS SIGNS R4-7A AND OM-3L PER MUTCD AND ACHD GUIDELINES.

REVISIONS

NO.	DATE	ITEM
1	1/28/20	REV. PER AGENCY COMMENTS
2	2/14/2020	REV. PER CITY OF KUNA COMMENTS
3	2/21/2020	REV. PER CITY OF KUNA COMMENTS
4	3/4/20	REV. PER AGENCY COMMENTS

N. CORAL FALLS AVE. PLAN AND PROFILE

Plan/Profile Scale: 1" = 30'
Profile Vertical Scale: 1" = 3'



CAZADOR ESTATES SUBDIVISION NO. 1
KUNA, ID
ROADWAY IMPROVEMENT PLANS
N. CORAL FALLS AVE. PLAN AND PROFILE

DRAWING STATUS:
APPROVED FOR CONSTRUCTION



ENGINEERS . SURVEYORS . PLANNERS
9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE (208) 639-6939
FAX (208) 639-6930

Plans Are Accepted For Public Street Construction

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BY: *M. Derr* DATE: 3/4/20
ADA COUNTY HIGHWAY DISTRICT

DESIGN BY:	RSP
DRAWN BY:	RSP
CHECKED BY:	MSD
DATE:	10/24/2019
PROJECT:	18-115

SHEET NO.
C2.3

APPROVED FOR CONSTRUCTION



SHEET LEGEND

- ELE. & DESCRIPTION FINISHED GRADE ELEVATION
- STA., OFFSET SIDE
- 1.50% FINISHED GRADE SLOPE
- GB GRADE BREAK

CIVIL ACRONYMS

ALL GRADES ARE TO TOP BACK OF CURB UNLESS NOTED AS FOLLOWS:

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- SW - SIDEWALK
- EP - EDGE OF PAVEMENT
- FL - FLOW LINE
- TOC - TOP OF CONCRETE
- HP - HIGH POINT
- LP - LOW POINT
- CR - CURB RETURN
- POC - POINT ON CURVE
- INT - INTERSECTION

SHEET NOTES

- SEE SHEET C1.1 FOR GENERAL, GRADING, AND ACHD NOTES.
- SEE SHEET C1.1 AND C1.2 FOR TYPICAL ROAD SECTIONS.
- SEE SHEET C2.7 FOR ROADWAY DETAILS.
- SEE SHEET C3.1 FOR LOT GRADING.
- SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2.0%. NO TOLERANCES WILL BE ALLOWED.
- ALL STATION AND OFFSET LABELING RELATED TO EACH SPOT ELEVATIONS ARE REFERENCED TO THE ROAD ALIGNMENT.
- SEE SHEETS C4.1 FOR ADDITIONAL STORM WATER INFORMATION.
- CAZADOR SUBDIVISION NO. 2 AND CAZADOR ESTATES ARE PROPOSED TO BE CONSTRUCTED SIMULTANEOUSLY. CAZADOR SUBDIVISION NO. 2 PLANS HAVE BEEN SUBMITTED SEPARATELY FOR REVIEW. THE FULL SECTION OF W. ARDELL ROAD IS PROPOSED TO BE CONSTRUCTED AS A PART OF CAZADOR SUBDIVISION NO. 2 AND IS PROVIDED SHEET C1.1. IF FULL ARDELL ROAD SECTION IS NOT CONSTRUCTED THEN HALF SECTION PLUS 12 FEET WILL BE USED FOR W. ARDELL ROAD AS SHOWN IN TYPICAL HALF ROAD SECTION PROVIDED SHEET C1.1 OF CAZADOR SUBDIVISION NO. 2 CONSTRUCTION PLANS. NORTH HALF SECTION OF W. ARDELL ROAD IS PROVIDED ON SHEET C1.1 OF CAZADOR ESTATES SUBDIVISION CONSTRUCTION PLANS IF ENTIRE ROADWAY IS NOT CONSTRUCTED CONCURRENTLY.

KEYNOTES (#)

- INSTALL 6" VERTICAL CURB AND GUTTER PER ACHD SUPPLEMENTAL STANDARD DRAWING SD-701, PROVIDED SHEET C2.7.
- INSTALL 8" WIDE ATTACHED CONCRETE SIDEWALK PER ACHD SUPPLEMENTAL STANDARD DRAWING SD-709, PROVIDED SHEET C2.7.
- INSTALL PEDESTRIAN RAMP TYPE "A" PER ISWPC STANDARD DRAWING SD-712A, WITH TRUNCATED DOMES PER ACHD SUPPLEMENTAL DRAWINGS SD-712. DOMES SHALL BE RIGID INSERTS WET-SET INTO THE CONCRETE (CONCRETE STAMP AND ADHESIVE MATS NOT ALLOWED) AND SHALL BE COLORED "TRAFFIC YELLOW".
- INSTALL TERMINUS BARRICADE TYPE II WITH KICK PLATE PER ACHD SUPPLEMENTAL STANDARD DRAWING SD-1132A. BARRICADES SHALL HAVE THICKENED EDGE ALUMINUM WITH 6" WIDE REFLECTIVE RED/WHITE DIAGONAL DECALS. PAINTED SIGNS NO LONGER ALLOWED.
- INSTALL TERMINUS BARRICADE TYPE III PER ACHD SUPPLEMENTAL STANDARD DRAWING SD-1132B. BARRICADES SHALL HAVE THICKENED EDGE ALUMINUM WITH 6" WIDE REFLECTIVE RED/WHITE DIAGONAL DECALS. PAINTED SIGNS NO LONGER ALLOWED. INCLUDE SIGN STATING, "THIS ROAD TO BE EXTENDED IN THE FUTURE."
- INSTALL "SPEED LIMIT 40 MPH" R2-1 SIGN PER MUTCD AND ACHD GUIDELINES.

REVISIONS

NO.	DATE	ITEM
1	1/28/20	REV. PER AGENCY COMMENTS
2	2/14/2020	REV. PER CITY OF KUNA COMMENTS
3	2/21/2020	REV. PER CITY OF KUNA COMMENTS
4	3/4/20	REV. PER AGENCY COMMENTS

CAZADOR ESTATES SUBDIVISION NO. 1
KUNA, ID
ROADWAY IMPROVEMENT PLANS
W. ARDELL RD. PLAN AND PROFILE

DRAWING STATUS:
APPROVED FOR CONSTRUCTION

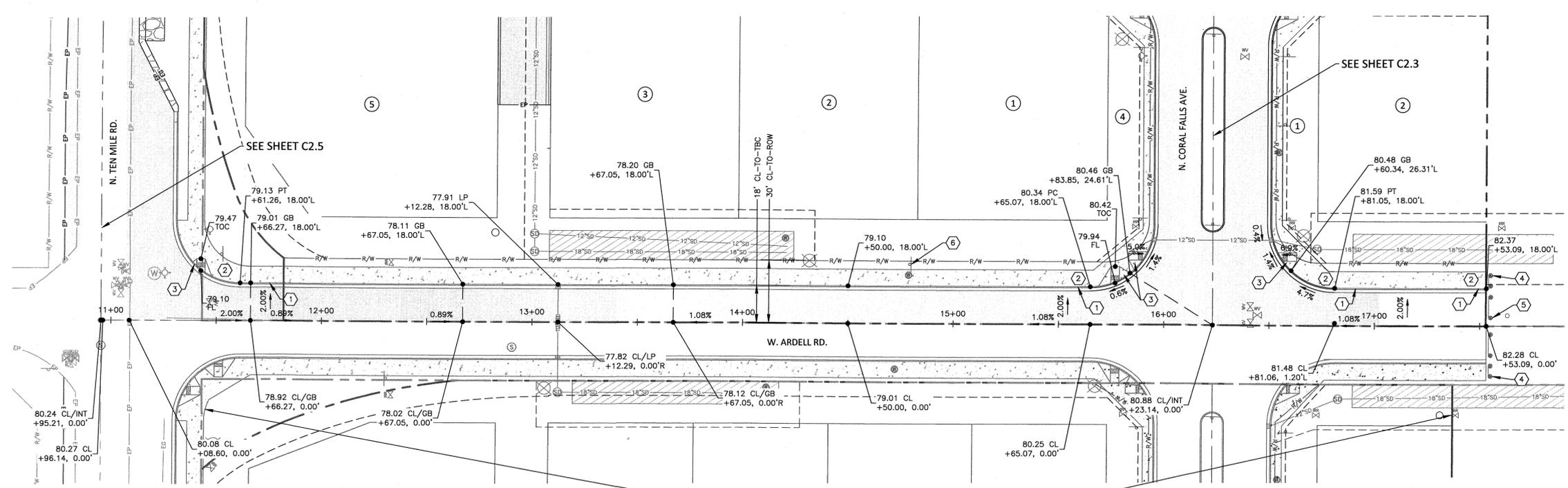


ENGINEERS . SURVEYORS . PLANNERS
9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE (208) 639-6939
FAX (208) 639-6930

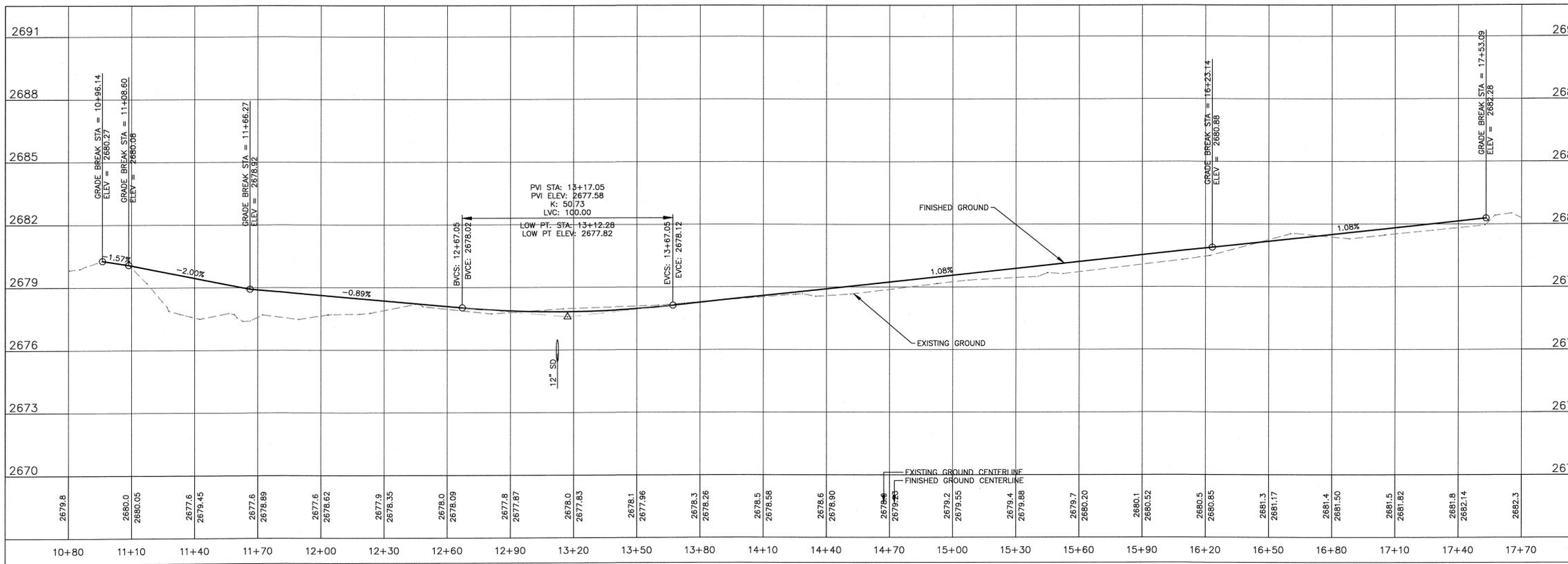
DESIGN BY: RSP
DRAWN BY: RSP
CHECKED BY: MSD
DATE: 10/24/2019
PROJECT: 18-115

SHEET NO.
C2.4

APPROVED FOR CONSTRUCTION



PROPOSED CAZADOR SUBDIVISION NO. 2 CONSTRUCTION PLANS SUBMITTED SEPARATELY. SEE SHEET NOTE H FOR MORE INFORMATION



Plans Are Accepted For Public Street Construction

By stamping and signing the improvement plans, the Registered Engineer ensures the District that the plans conform to all District policies and standards. Variances or waivers must be specifically and previously approved by the District in writing. Acceptance of the improvement plans by the District does not relieve the Registered Engineer of these responsibilities.

By: *[Signature]* DATE: 3/4/20
ADA COUNTY HIGHWAY DISTRICT

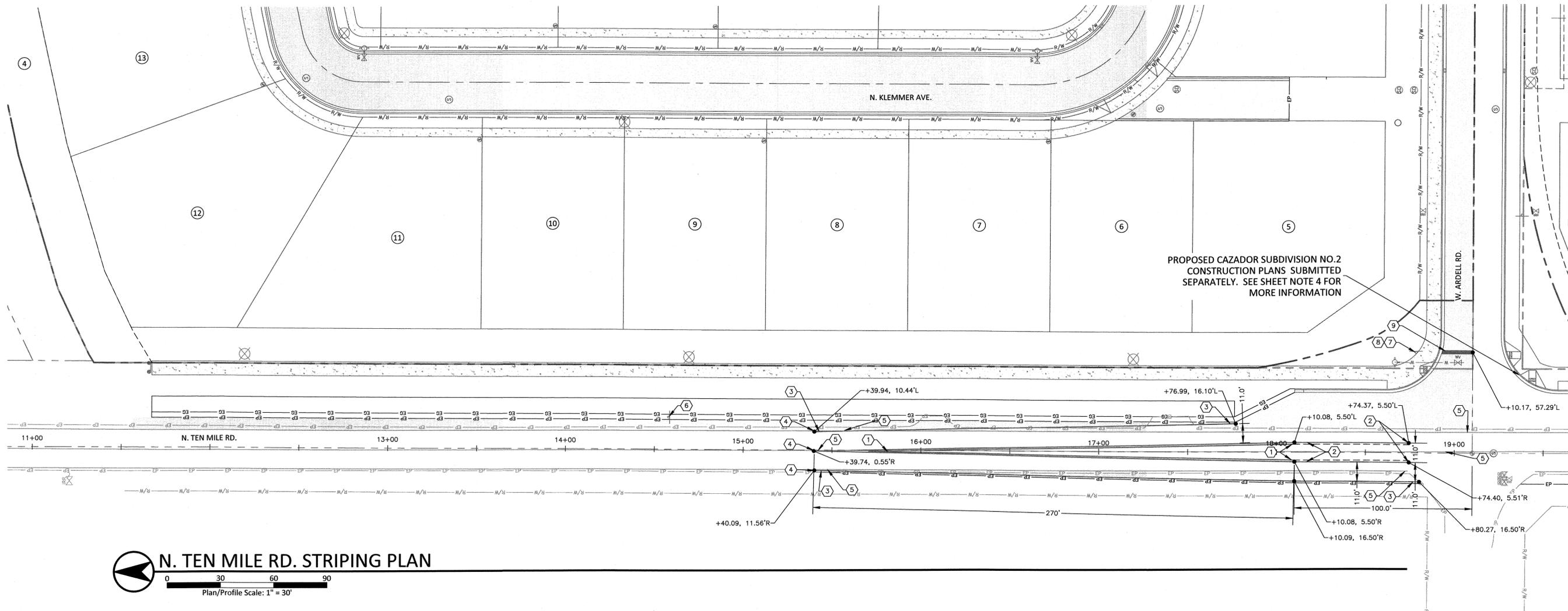
- KEYNOTES**
- 4-INCH WIDE SOLID DOUBLE YELLOW LINES PER ACHD STANDARD DRAWING TS-1112, STRIPING DETAIL #7.
 - 4-INCH WIDE TWO-WAY LEFT TURN YELLOW LINES, 12/38" GAP PER ACHD STANDARD DRAWING TS-1112, STRIPING DETAIL #10.
 - 4-INCH WIDE SOLID WHITE LINE ACHD STANDARD DRAWING TS-1112, STRIPING DETAIL #15.
 - END OF TAPER, MATCH EXISTING STRIPING.
 - OBLITERATE EXISTING PAVEMENT MARKINGS PER ACHD REQUIREMENTS.
 - INSTALL "SPEED LIMIT 50 MPH" R2-1 SIGN PER MUTCD AND ACHD GUIDELINES.
 - INSTALL "STOP" R1-1 SIGN PER MUTCD AND ACHD GUIDELINES.
 - INSTALL STREET SIGN "N. TEN MILE RD. X W. ARDELL RD. PER MUTCD D3-1 AND ACHD GUIDELINES.
 - INSTALL 24" SOLID WHITE STOP BAR PER ACHD SUPPLEMENTAL TRAFFIC DRAWING TS-1112, DETAIL #19

- SHEET NOTES**
- REFER TO ACHD STANDARD DETAIL TS-1112 FOR ADDITIONAL STRIPING INFORMATION.
 - FOR SUBDIVISION SIGN INSTALLATION, OUTSIDE INSTALLERS MUST BE BONDED WITH ACHD AND OBTAIN A NO-CHARGE RIGHT-OF-WAY PERMIT.
 - PRIOR TO PLACEMENT OF ANY PAVEMENT MARKINGS CONTACT ACHD INSPECTION FOR VERIFICATION OF COMPLIANCE WITH POLICY AND EXISTING PAVEMENT MARKINGS.
 - CAZADOR SUBDIVISION NO. 2 AND CAZADOR ESTATES ARE PROPOSED TO BE CONSTRUCTED SIMULTANEOUSLY. WIDENING AND STRIPING PLANS FOR S. TEN MILE ROAD SOUTH OF W. ARDELL ROAD ARE INCLUDED IN CAZADOR SUBDIVISION NO. 2 CONSTRUCTION PLANS.
 - PRIOR TO PLACEMENT OF ANY PAVEMENT MARKINGS CONTACT ACHD INSPECTION FOR VERIFICATION OF COMPLIANCE WITH POLICY AND EXISTING PAVEMENT MARKINGS.



REVISIONS

NO.	ITEM	DATE
1	REV. PER AGENCY COMMENTS	2/28/20
2	REV. PER CITY OF KUNA COMMENTS	2/14/2020
3	REV. PER CITY OF KUNA COMMENTS	2/21/2020
4	REV. PER AGENCY COMMENTS	3/4/20



N. TEN MILE RD. STRIPING PLAN
Plan/Profile Scale: 1" = 30'

**CAZADOR ESTATES SUBDIVISION NO. 1
KUNA, ID
ROADWAY IMPROVEMENT PLANS
N. TEN MILE RD. STRIPING PLAN**

DRAWING STATUS:
APPROVED FOR CONSTRUCTION

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

Plans Are Accepted For Public Street Construction

By stamping and signing the Improvement plans, the Registered Engineer ensures the District that the plans conform to all District policies and standards. Variances or waivers must be specifically and previously approved by the District in writing. Acceptance of the improvement plans by the District does not relieve the Registered Engineer of these responsibilities.

BY: *M. Derr* DATE: 3/4/20
ADA COUNTY HIGHWAY DISTRICT

DESIGN BY:	RSP
DRAWN BY:	RSP
CHECKED BY:	MSD
DATE:	10/24/2019
PROJECT:	18-115

SHEET NO.
C2.6

APPROVED FOR CONSTRUCTION



NO.	DATE	REVISIONS
1	1/28/20	REV. PER AGENCY COMMENTS
2	2/14/20	REV. PER CITY OF KUNA COMMENTS
3	2/21/20	REV. PER CITY OF KUNA COMMENTS
4	3/4/20	REV. PER AGENCY COMMENTS

CAZADOR ESTATES SUBDIVISION NO. 1
 KUNA, ID
 ROADWAY IMPROVEMENT PLANS
 DETAILS

DRAWING STATUS:
APPROVED FOR CONSTRUCTION



ENGINEERS - SURVEYORS - PLANNERS
 9233 WEST STATE STREET
 BOISE, IDAHO 83714
 PHONE (208) 639-6939
 FAX (208) 639-6930

DESIGN BY: RSP
 DRAWN BY: RSP
 CHECKED BY: MSD
 DATE: 10/24/2019
 PROJECT: 18-115
 SHEET NO.

C2.7

APPROVED FOR CONSTRUCTION

DETACHED SIDEWALKS

LEGEND

- ① 1.5% ± 0.25% (2% Max. Slope)
- ② 7.5% ± 1.0% (8.25% Max. Slope)
- ③ 9% ± 1.0% (10% Max. Slope)

DIRECTIONAL RAMPS - STANDARD DOMES

NON DIRECTIONAL RAMPS W/ RADIAL DOMES

NOTES:

- RAMPS FOR CORNERS WITH A MIN. 15' RADI AND UTILIZING ROLLED CURB.
- RAMPS ARE CONTAINED WITHIN THE CURB RADIUS.
- RAMP DIMENSIONS, MINIMUM DIMENSION INDICATED MUST ALSO MEET SLOPE CRITERIA IDENTIFIED ABOVE.
 - CURB TYPE = STANDARD 3" ROLLED PER ISPWIC SD-702
 - THROAT DEPTH = 4" FROM FACE OF CURB
 - THROAT WIDTH = 4" MIN
 - WING = 5' TRAVERSABLE
 - WING = 1.5' NON TRAVERSABLE
- RAMPS REQUIRE A MINIMUM 4'x4' LANDING IN SIDEWALK @ 1.5% ± 0.25% (2% Max. Slope)
- RAMPS SHALL NOT EXCEED 12:1 (8.3%) SLOPE & TRAVERSABLE WINGS 10:1 (10%)
- NON TRAVERSABLE AREA = PATTERNED CONCRETE/LAWN/GRAVEL, ETC.
- 4'x4' FLAT STREET SIDE LANDING - CONCRETE FLEET IS REQUIRED (AS SHOWN) CONCRETE FLEET MUST HAVE A THICKNESS OF 6" AS SHOWN ON SD-708
- CURB IS NOT REQUIRED TO BE FULL-HEIGHT

2017 ACHD REVISION
 SHEET 1 OF 3

Plans Are Accepted For Public Street Construction

By stamping and signing the improvement plans, the Registered Engineer ensures the District that the plans conform to all District policies and standards. Variations or waivers must be specifically and previously approved by the District in writing. Acceptance of the improvement plans by the District does not relieve the Registered Engineer of these responsibilities.

BY: *M. Mills* DATE: 3/4/20
 ADA COUNTY HIGHWAY DISTRICT

BORROW DITCH

PLAN N.T.S.

SECTION A-A N.T.S.

NOTES:

- BORROW DITCHES SHALL BE DESIGNED TO CONVEY RUNOFF TO A DISCHARGE POINT OR INFILTRATE STORMWATER. SIZE FOR 100-YEAR DESIGN STORM.
- DROUGHT TOLERANT PLANT SPECIES AND/OR ASTM C-33 SAND WINDOWS IN INVERT. BACKSLOPE OF BORROW DITCH MAY HAVE GRASS.
- IF SAND WINDOWS ARE USED IN LIEU OF CONTINUOUS SAND TRENCH, PROVIDE DRAINAGE CALCULATIONS TO SHOW INFILTRATION OF 90% VOLUME IN 48-HOURS IS MET.
- 4:1 MAX SLOPE OF GRAVEL SHOULDER FOR ROADS >45 MPH; 3:1 MAX SLOPE OF GRAVEL SHOULDER FOR ROADS <45 MPH.
- BORROW DITCH WIDTH AND DEPTH VARIES BASED ON SIZING REQUIREMENTS
- CURBING MAY BE REQUIRED
- USE INTENDED FOR UNDEVELOPED, RURAL AREALS

2017 ACHD REVISION
 STANDARD DRAWING
 DETAIL 05

SEEPAGE BED WITH OPTIONAL CHAMBERS

SECTION N.T.S.

NOTES:

- BMP 1-4 OR VEGETATED PRETREATMENT IS REQUIRED.
- CONTACT DESIGN PROFESSIONAL FOR SEEPAGE BED REDESIGN IF GROUNDWATER IS ENCOUNTERED ABOVE MAX H2O ELEVATION
- ALL VAULTS, MANHOLES, & SAND AND GREASE TRAPS SHALL BE HS25 OR GREATER LOAD RATED
- SEEPAGE BED SHALL BE SHOWN ON BOTH PLAN AND PROFILE VIEWS
- OPTIONAL CHAMBERS PER MANUFACTURERS SPECIFICATIONS
- ALL GEOTEXTILE SEAMS SHALL OVERLAP 1 FOOT MINIMUM
- EL. IN >= EL. BOTTOM PERFORATIONS IN 18" PERF PIPE
- MAXIMUM BED LENGTH IS 400-FT BETWEEN MANHOLES
- BED WIDTH SHALL REMAIN CONSTANT
- WATERTIGHT CONNECTION REQUIRED
- HIGH FLOW BYPASS PIPE ONLY NEEDED IF Q100 VELOCITY THROUGH STRUCTURE > 0.5 FPS

COVER NOTES:

- FOR SEEPAGE BEDS OUTSIDE PUBLIC RIGHT-OF-WAY:
 - A MINIMUM 1.5-FT COVER FROM TOP OF BED TO FINISH GRADE IS REQUIRED
- FOR SEEPAGE BEDS IN PUBLIC RIGHT-OF-WAY:
 - A MINIMUM 1.0-FT COVER FROM TOP OF BED TO PAVEMENT SUBGRADE IS REQUIRED
 - BACKFILL OVER BED TO SUBGRADE WITH 6"-8" MINUS PITRUN
 - NOVEN GEOTEXTILE FABRIC REQUIRED OVER TOP OF BED
 - TOP OF BED UNDER SIDEWALK SHALL BE MIN 1.0-FT BELOW PAVEMENT SUBGRADE
 - IF < 1.0-FT COVER FROM TOP OF BED TO SUBGRADE, ANGULAR 3" TO 2" ROCK IS REQUIRED WITH MINIMUM 50% SINGLE FRACTURED FACE IN PLACE OF 2" DRAIN ROCK
 - FULL ROADWAY SECTION IS REQUIRED OVER SEEPAGE BEDS. SEEPAGE BEDS SHALL NOT EXTEND ABOVE SUBGRADE
 - THE DESIGN PROFESSIONAL IS SOLELY RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE OF THE SUBGRADE SOILS AND DETERMINING THE DEPTH OF FOUNDATION STONE

2017 ACHD REVISION
 STANDARD DRAWING
 BMP 20
 SHEET 1 OF 3

SEEPAGE BED WITH OPTIONAL CHAMBERS

OPTIONAL CHAMBER SECTION N.T.S.

STANDARD SECTION A-A N.T.S.

PLAN N.T.S.

REQUIREMENTS FOR FACILITIES IN RIGHT-OF-WAY

- BED IS LIMITED TO AREA WITHIN 5-FT OF CURB FACE UNDER ROADWAY;
- NO GREATER THAN 10- FEET IN DEPTH TO THE BOTTOM OF THE ROCK;
- MAY NOT EXTEND OUTSIDE OF THE RIGHT-OF-WAY (MAY NOT ENCRUCH ON PRIVATE LOT IN AN EASEMENT);

2017 ACHD REVISION
 STANDARD DRAWING
 BMP 20
 SHEET 2 OF 3

CONCRETE SIDEWALK

NOTES:

- LOCATION GRADE AND WIDTH TO BE ESTABLISHED OR APPROVED BY THE OWNER.
- BASE TO BE COMPACTED TO EXCEED 95% OF STANDARD DENSITY.
- SLOPE SIDEWALK TOWARD THE STREET NOT TO EXCEED 1.75% ± 0.25% UNLESS OTHERWISE SPECIFIED BY THE OWNER.
- SCORE AT INTERVALS TO MATCH WIDTH OF WALK NOT TO EXCEED 5 FEET SPACING.
- 1/2" TRANSVERSE PREFORMED BITUMINOUS JOINTS AT THE TERMINUS POINTS FOR CURVE AND WHERE SIDEWALK IS PLACED BETWEEN TWO PERMANENT FOUNDATIONS, PLACE 1/2" EXPANSION JOINT MATERIAL ALONG THE BACK OF WALK THE FULL LENGTH.
- DRIVEWAY APPROACH ACROSS PLANTER STRIP TO BE 5" MINIMUM CONCRETE OVER 4" OF 3/4" MINUS CRUSHED BASE.

2017 ACHD REVISION
 STANDARD DRAWING
 NO. SD-709

6" VERTICAL CURB AND GUTTER

NOTES:

- GRADE AND ALIGNMENT TO BE ESTABLISHED OR APPROVED BY THE ENGINEER AND THE PUBLIC AGENCY HAVING JURISDICTION.
- BASE: 4-INCH COMPACTED DEPTH OF 3/4-INCH MINUS CRUSHED AGGREGATE BASE MATERIAL, PLACE AS SPECIFIED AND PAID UNDER SECTION-802 ISPWIC, COMPACTED TO EXCEED 95% OF STANDARD PROCTOR.
- SUBBASE: PLACE TO LENGTH BEHIND CURB AS SHOWN IN ABOVE FOR AGGREGATE BASE MATERIAL. PLACEMENT DEPTH PER PLAN OR AS DIRECTED AND PAID UNDER SECTION-801 ISPWIC, COMPACTION SHALL MEET REQUIREMENTS OF SECTION 801-ISPWIC.
- CONTINUOUS PLACEMENT PREFERRED, SCORE INTERVALS AT 10- FEET MAXIMUM SPACING (OR CONSISTENT WITH 2X SIDEWALK WIDTH FOR SCORE SPACING).
- MATERIALS AND CONSTRUCTION IN COMPLIANCE WITH ISPWIC SPECIFICATIONS.
- BACKFILL AS PER SECTION-706.
- SECURE RIGHT-OF-WAY PERMIT BEFORE BEGINNING CONSTRUCTION IN PUBLIC RIGHT-OF-WAY.
- STANDARD CURB TO BE USED ON:
 - 1. COLLECTOR AND ARTERIAL STREETS, UNLESS OTHERWISE INDICATED.
 - 2. ALL RADI PLUS 5- FEET EACH END WITH 2- FEET TRANSITION TO ROLL CURB.
 - 3. TO MATCH EXISTING CURBS.
 - 4. SEE SD-709 FOR CURB CONSTRUCTION WHEN SIDEWALK IS INCLUDED.

2017 ACHD REVISION
 STANDARD DRAWING
 NO. SD-701

3" ROLLED CURB AND GUTTER

NOTES:

- GRADE AND ALIGNMENT TO BE ESTABLISHED OR APPROVED BY THE ENGINEER AND THE PUBLIC AGENCY HAVING JURISDICTION.
- BASE: 4-INCH COMPACTED DEPTH OF 3/4-INCH MINUS CRUSHED AGGREGATE BASE MATERIAL, PLACE AS SPECIFIED AND PAID UNDER SECTION-802 ISPWIC, COMPACTED TO EXCEED 95% OF STANDARD PROCTOR.
- SUBBASE: PLACE TO LENGTH BEHIND CURB AS SHOWN IN ABOVE FOR AGGREGATE BASE MATERIAL. PLACEMENT DEPTH PER PLAN OR AS DIRECTED AND PAID UNDER SECTION-801 ISPWIC, COMPACTION SHALL MEET REQUIREMENTS OF SECTION 801-ISPWIC.
- CONTINUOUS PLACEMENT PREFERRED, SCORE INTERVALS AT 10- FEET MAXIMUM SPACING (OR CONSISTENT WITH 2X SIDEWALK WIDTH FOR SCORE SPACING).
- MATERIALS AND CONSTRUCTION IN COMPLIANCE WITH ISPWIC SPECIFICATIONS.
- BACKFILL AS PER ISPWIC SECTION-706.
- SECURE RIGHT-OF-WAY PERMIT BEFORE BEGINNING CONSTRUCTION IN PUBLIC RIGHT-OF-WAY.
- USE ROLLED CURB IN RESIDENTIAL AREAS. WHEN LOCAL JURISDICTION REQUIRES VERTICAL CURB AT INTERSECTIONS VERTICAL CURB LENGTH TO BE FULL RADIUS PLUS 5 FEET AT EACH END. TRANSITION LENGTH FROM ROLLED CURB TO VERTICAL CURB 2 FEET.

2017 ACHD REVISION
 STANDARD DRAWING
 NO. SD-702

CONCRETE DRIVEWAY WITH DETACHED SIDEWALK

NOTES:

- APPROACH TO CONFORM TO THE LATEST A.D.A. STANDARDS
- INSTALL EXPANSION JOINT AT TIP OF APPROACH WINGS AND WHERE SIDEWALK CHANGES THICKNESS.
- BASE TO BE A 4" THICKNESS OF 3/4" MINUS CRUSHED AGGREGATE PER SECTION - 802
- RESIDENTIAL APPROACHES SHALL BE CONSTRUCTED WITH CONCRETE 5" THICK FROM TIP OF WING TO TIP OF WING UP TO THE EXPANSION JOINT. WHEN SIDEWALK IS SEPARATE FROM CURB THE SIDEWALK IMMEDIATELY BEHIND THE APPROACH THROAT SHALL BE 6" THICK ALSO.
- COMMERCIAL APPROACH THROAT WIDTH SET BY POLICY AND APPLICATION. ALL CONCRETE TO BE 6" THICK FROM TIP OF WING TO TIP OF WING UP TO THE EXPANSION JOINT. WHEN SIDEWALK IS SEPARATE FROM CURB THE SIDEWALK IMMEDIATELY BEHIND THE APPROACH THROAT SHALL BE 6" THICK ALSO.
- ALL CONCRETE SHALL BE CLASS 3000 PER SECTION - 703.
- SIDEWALK WIDTH MAY VARY.

2017 ACHD REVISION
 STANDARD DRAWING
 NO. SD-710C



NO.	DATE	REVISIONS
1	1/28/20	REV. PER AGENCY COMMENTS
2	2/14/20	REV. PER CITY OF KUNA COMMENTS
3	2/21/20	REV. PER CITY OF KUNA COMMENTS
4	3/4/20	REV. PER AGENCY COMMENTS

CAZADOR ESTATES SUBDIVISION NO. 1
KUNA, ID
LOT GRADING PLAN

DRAWING STATUS:
APPROVED FOR CONSTRUCTION

Plans Are Accepted For Public Street Construction

By: *Whites* DATE: 3/4/20
 ADA COUNTY HIGHWAY DISTRICT

Water, sewer, and irrigation plans are approved for construction. The design registered professional engineer's responsibilities and obligations listed in IDAPA 10.01.02 remain in effect.

By: *Paul A. Stevens, P.E.*
 Kuna City Engineer

Date: 4 March 2020

DESIGN BY: RSP
 DRAWN BY: RSP
 CHECKED BY: MSP
 DATE: 10/24/2019
 PROJECT: 18-115

SHEET NO.
C3.1

APPROVED FOR CONSTRUCTION

GRADING LEGEND

- 74.50 FINISHED GRADE ELEVATION
- 1.50% FINISHED GRADE SLOPE
- 2626 FINISHED GRADE CONTOUR
- 2645 EXISTING GRADE CONTOUR

CIVIL ACRONYMS

ALL GRADES ARE TO TOP BACK OF CURB UNLESS NOTED AS FOLLOWS:

- STA: ROADWAY STATION FROM CENTERLINE
- CL: ROADWAY CENTERLINE
- PC: POINT OF CURVATURE
- PT: POINT OF TANGENCY
- ELEV: ELEVATION
- L: STATION OFFSET LEFT
- R: STATION OFFSET RIGHT
- TBC: TOP BACK OF CURB
- LIP: LIP OF GUTTER
- FG: FINISHED GRADE

SHEET NOTES

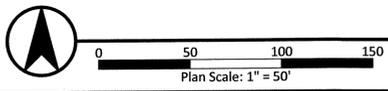
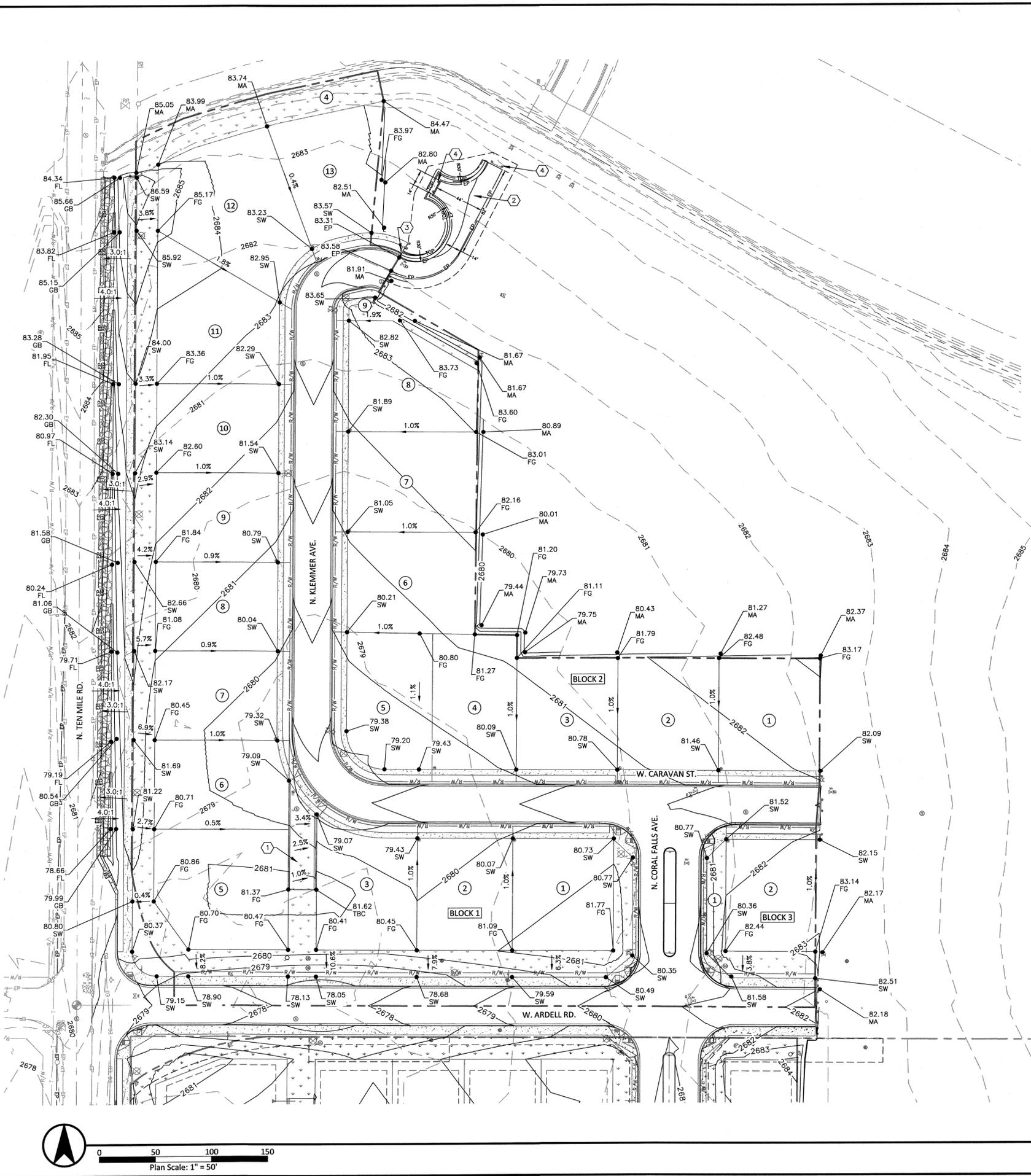
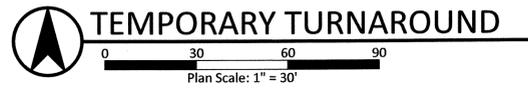
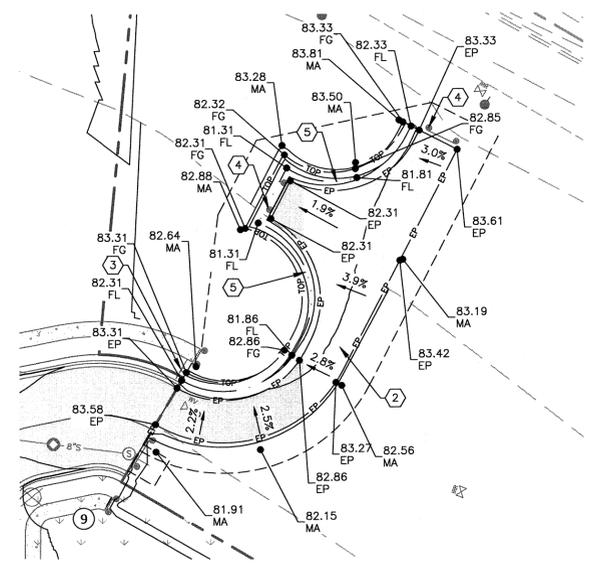
- SEE SHEET C1.1 & C1.2 FOR TYPICAL ROAD SECTIONS.
- SEE SHEET C1.1 AND C1.2 FOR GENERAL AND GRADING NOTES.
- ALL ELEVATIONS ARE RELATIVE TO THE NAVD88 VERTICAL DATUM.
- ALL FINISHED FLOORS OR TOP OF STEM WALLS SHALL BE A MINIMUM OF 18 INCHES ABOVE THE LOWEST CURB ELEVATION FOR EACH LOT.

KEYNOTES (#)

- INSTALL SHARED DRIVEWAY PER TYPICAL SECTION PROVIDED SHEET C1.2 AT GRADES SHOWN.
- INSTALL TEMPORARY TURNAROUND PER ISPCW STANDARD DRAWING SD-305. TURNAROUND SHALL BE CONSTRUCTED PER ISPCW STANDARD DRAWING SD-304 ACCESS ROAD TYPE 3" 2.5" OF SP-3 0.5" MIX PG 64-28" 4" 3" MINUS CRUSHED AGGREGATE BASE, 11" OF 6" MINUS PITRUM SUBBASE.
- INSTALL "NO PARKING BEYOND THIS POINT" SIGN R7-52 PER ACHD AND MUTCD GUIDELINES.
- INSTALL TERMINUS BARRICADE TYPE III PER ACHD SUPPLEMENTAL STANDARD DRAWING SD-1132B. BARRICADES SHALL HAVE THICKENED EDGE ALUMINUM WITH 6" WIDE REFLECTIVE RED/WHITE DIAGONAL DECALS. PAINTED SIGNS NO LONGER ALLOWED. INCLUDE SIGN STATING, "THIS ROAD TO BE EXTENDED IN THE FUTURE."
- INSTALL TEMPORARY BORROW DITCH AT GRADES SHOWN.

SURVEY CONTROL NOTES

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



P:\18-115\CAD\CONSTRUCTION\PLANS\18-115 GRADING.DWG, SCOTT PHILLIPMAN, 3/4/2020, DWG TO PDF, C3, 22x34, [PDF]

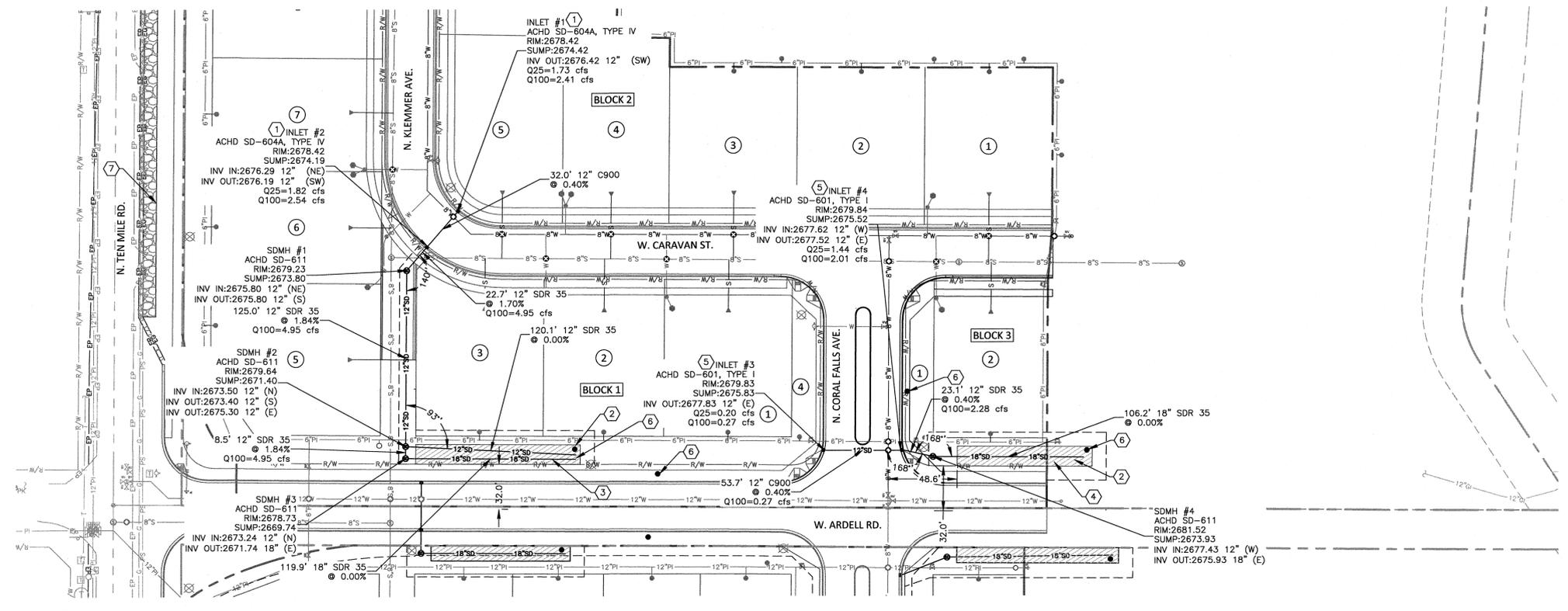


- ### SHEET NOTES
- SEE SHEET C1.1 FOR GENERAL, ACHD, AND UTILITY NOTES.
 - SEE THIS SHEET FOR STORM WATER DETAILS.
 - REFER TO THE GEOTECHNICAL REPORT PREPARED BY SITE CONSULTING, LLC, DATED AUGUST 16, 2017. GROUNDWATER IS EXPECTED TO REMAIN AT OR BELOW A DEPTH OF APPROXIMATELY 85' BELOW EXISTING GROUND. CONTACT DESIGN ENGINEER FOR SEEPAGE BED REDESIGN IF GROUNDWATER IS ENCOUNTERED ABOVE MAX HSGW ELEVATION.
 - PROVIDE WATER-TIGHT SEALS AT PIPING ENTRANCES/EXITS FOR SAND AND GREASE TRAP AND CATCH BASINS.
 - INSTALL ALL STORM DRAIN MANHOLES PER ISPCW STANDARD DRAWING SD-611.
 - ALL STORM PIPE WITHIN ROW SHALL BE C900 WHERE COVER OVER PIPE IS LESS THAN 2 FEET. OUTSIDE OF ROW OR WHERE COVER IS GREATER THAN 2 FEET THE STORM PIPE SHALL BE ADS N-12 HP PIPE OR APPROVED EQUAL FLOWABLE FILL SHALL BE USED WHEN LESS THAN 5- FEET OF SEPARATION BETWEEN STRUCTURES.
 - ALL DRAINAGE STRUCTURES SHALL BE PER ISPCW STANDARDS AND THE ACHD SUPPLEMENTS TO THE ISPCW. STORM DRAIN STRUCTURES SHALL HAVE HS-25 TRAFFIC RATED LIDS UNLESS OTHERWISE SPECIFIED.
 - THE CONTRACTOR SHALL COMPLY WITH ALL THE REQUIREMENTS FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITY. THIS INCLUDES IMPLEMENTING THE BMP'S RECOMMENDED IN THE SWPP PLAN PREPARED FOR THIS SITE, REGULAR SITE INSPECTIONS, DOCUMENTATION OF MODIFICATIONS TO THE SWPPP AND OTHER REQUIREMENTS AS SET FORTH IN THE NPDES GENERAL PERMIT.
 - ALL CHANGES REQUIRE APPROVAL BY THE DESIGN ENGINEER AND ACHD.
 - THE CONTRACTOR SHALL PROVIDE AND INSTALL STORM DRAIN MONUMENTS TO IDENTIFY ALL STORM DRAIN MANHOLES, SEDIMENT BOXES, DROP INLETS, AND OTHER PIPE JUNCTIONS OR TERMINUSES IN ACCORDANCE WITH SECTION 8018 OF THE ACHD DEVELOPMENT POLICY MANUAL AND ISPCW SD-623.

REVISIONS

NO.	DATE	ITEM
1	1/28/20	REV. PER AGENCY COMMENTS
2	2/12/20	REV. PER CITY OF KUNA COMMENTS
3	2/21/20	REV. PER CITY OF KUNA COMMENTS
4	3/4/20	REV. PER AGENCY COMMENTS

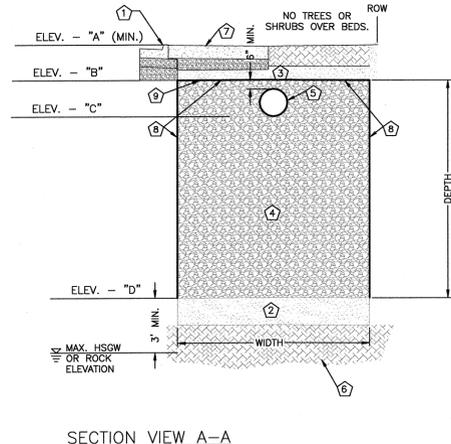
- ### KEYNOTES
- INSTALL INLET CATCH BASIN TYPE IV (ROLLED CURB) PER ACHD SUPPLEMENTAL STANDARD DRAWING SD-604A, OR APPROVED EQUIVALENT.
 - CONTRACTOR SHALL COORDINATE WITH ACHD INSPECTION FOR PLACEMENT OF ELECTRONIC MARKERS AT EACH CORNER OF SEEPAGE BEDS PRIOR TO BACKFILLING. ACHD IS CURRENTLY SUPPLYING THE DEVICES.
 - SEEPAGE BED #1 SEE DETAIL SHEET C4.1, AND ACHD SD-BMP 20 PROVIDED SHEET C2.7 FOR MORE INFORMATION. (14' W x 10' D x 116' L)
 - SEEPAGE BED #2 SEE DETAIL SHEET C4.1, AND ACHD SD-BMP 20 PROVIDED SHEET C2.7 FOR MORE INFORMATION. (14' W x 5.5' D x 95' L)
 - INSTALL INLET CATCH BASIN TYPE I (VERTICAL CURB) PER ACHD SUPPLEMENTAL STANDARD DRAWING SD-604A OR APPROVED EQUIVALENT.
 - INSTALL GROUND WATER OBSERVATION WELL PER ACHD SD-527. INSTALL WITHIN THE INFILTRATION BED 5' FROM THE END AND OUTSIDE OF BED A MINIMUM OF 50' FROM THE PERIMETER OF THE BED.
 - INSTALL BORROW DITCH BETWEEN NORTH SIDE OF W. ARDELL RD AND TEED LATERAL CROSSING OF N. TEN MILE RD, PER ACHD STANDARD DRAWING DETAIL 5, PROVIDED SHEET C2.7. SEE SHEET C2.5 FOR MORE INFORMATION.



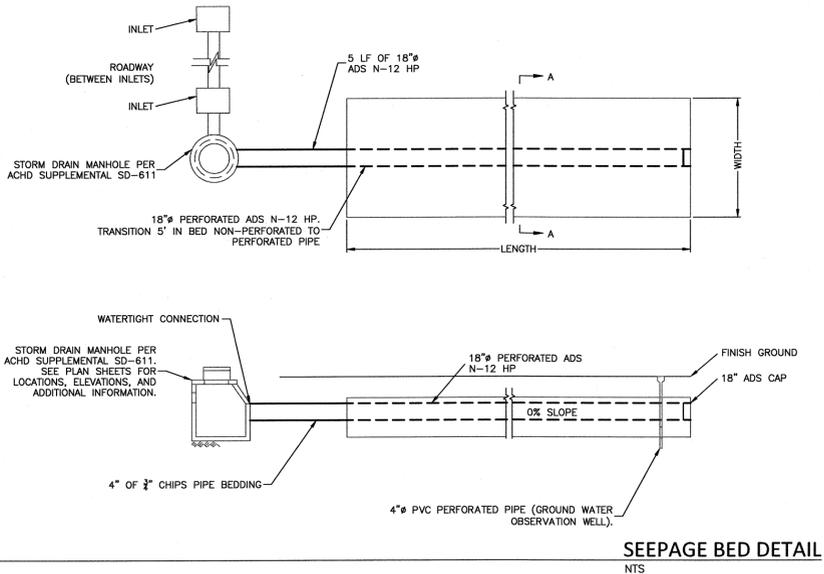
STORM WATER IMPROVEMENT PLANS

0 50 100 150
Plan Scale: 1" = 50'

- ### GENERAL NOTES
- REFER TO THE LIMITED SUBSURFACE INVESTIGATION REPORT PREPARED BY SITE CONSULTING, LLC, DATED AUGUST 16, 2017. GROUNDWATER IS EXPECTED TO REMAIN AT OR BELOW A DEPTH OF APPROXIMATELY 85' BELOW EXISTING GROUND, IN THE AREAS OF THE PROPOSED SEEPAGE BEDS. CONTACT DESIGN ENGINEER FOR SEEPAGE BED REDESIGN IF GROUNDWATER IS ENCOUNTERED ABOVE MAX HSGW ELEVATION.
 - ALL STORM DRAIN MANHOLES SHALL BE HS25 OR GREATER LOAD RATED.
 - ALL GEOTEXTILE SEAMS SHALL OVERLAP 1 FOOT MINIMUM.
 - BED WIDTH SHALL REMAIN CONSTANT.
 - THE MINIMUM DESIGN PERCOLATION RATE FOR THE STORM DRAIN FACILITY IS 1.0 IN/HR TO MEET THE REQUIREMENT OF 90% VOLUME WITHIN 24HR AND SHALL BE VERIFIED IN FIELD.
 - IF ROCK IS ENCOUNTERED, CONTRACTOR MUST HAVE A PERCOLATION TEST PERFORMED BY A SOILS ENGINEER AFTER SEEPAGE BED IS FULLY EXCAVATED. (NOTE: AN ACHD INSPECTOR MUST BE PRESENT FOR THE TEST). IF THE PERCOLATION IS LESS THAN SPECIFIED BY THE SOILS REPORT AND ENGINEER, CONTRACTOR MAY NEED TO BAST OR BORE TO CREATE CONDUIT FOR DRAINAGE TO OCCUR OR RE-DESIGN THE SYSTEM TO ACHIEVE THE REQUIRED INFILTRATION.
 - WATER AND SEWER SERVICES CROSSING SEEPAGE BED SHALL BE SLEEVED PER OPTION 2 OF ACHD STORMWATER DESIGN GUIDELINES SECTION 8200 DETAIL 12.
 - STORAGE VOLUME DOESN'T INCLUDE SAND WINDOW.
 - FOR UNDERGROUND INFILTRATION SYSTEMS, INSTALL ELECTRONIC MARKERS ON EACH CORNER OF THE FACILITY. THE CONTRACTOR SHALL COORDINATE WITH THE ACHD INSPECTION DEPARTMENT FOR PLACEMENT OF THE MARKERS DURING CONSTRUCTION AND PRIOR TO BACKFILLING.



- ### KEY
- CURB AND GUTTER PER ROADWAY PLANS.
 - 1.5" FILTER SAND, ISPCW 801 OR ASTM C33 FILTER SAND.
 - MINIMUM OF 1.5" COVER FROM TOP OF BED TO FINISH GRADE. BACKFILL WITH NATIVE TOPSOIL.
 - ANGULAR 3" TO 2" ROCK.
 - 18" PERFORATED PIPE. INSTALL PERFORATIONS PER ACHD STORMWATER DESIGN GUIDELINES DETAIL BMP 20.
 - EXTEND 2" (MIN.) INTO FREE DRAINING MATERIAL.
 - 5" WIDE SIDEWALK PER ROADWAY PLANS.
 - NON-WOVEN FABRIC SHALL BE PROFLEX GEOTEX 401 OR APPROVED EQUAL MEETING SPECIFICATIONS STATED IN PER ACHD STORMWATER DESIGN GUIDELINES SECTION 8200.23. OVERLAP MINIMUM OF 1-FT TOP AND SIDES ONLY.
 - FULL ROADWAY GRAVEL SECTION IS REQUIRED OVER SEEPAGE BEDS. SEEPAGE BEDS SHALL NOT EXTEND ABOVE SUBGRADE.



SEEPAGE BED TABLE

SEEPAGE BED	BED LENGTH	BED WIDTH	BED DEPTH	ELEVATION "A"	ELEVATION "B"	ELEVATION "C"	ELEVATION "D"	GROUND WATER EL.	100-YR VOLUME PROVIDED
SB #1	116'	14.0'	10.0'	2678.30	2676.80	2671.74	2666.80	2593.00±	6,631 CF
SB #2	95'	14.0'	5.5'	2681.74	2680.24	2675.93	2674.74	2596.00±	3,054 CF

Plans Are Accepted For Public Street Construction

By stamping and signing the improvement plans, the Registered Engineer ensures the District that the plans conform to all District policies and standards. Variances or waivers must be specifically and previously approved by the District in writing. Acceptance of the improvement plans by the District does not relieve the Registered Engineer of these responsibilities.

BY: *Matthew S. Derr* DATE: 3/4/20
ADA COUNTY HIGHWAY DISTRICT

CAZADOR ESTATES SUBDIVISION NO. 1
KUNA, ID
STORM WATER IMPROVEMENT PLANS
STORM WATER IMPROVEMENT PLANS

DRAWING STATUS:
APPROVED FOR CONSTRUCTION

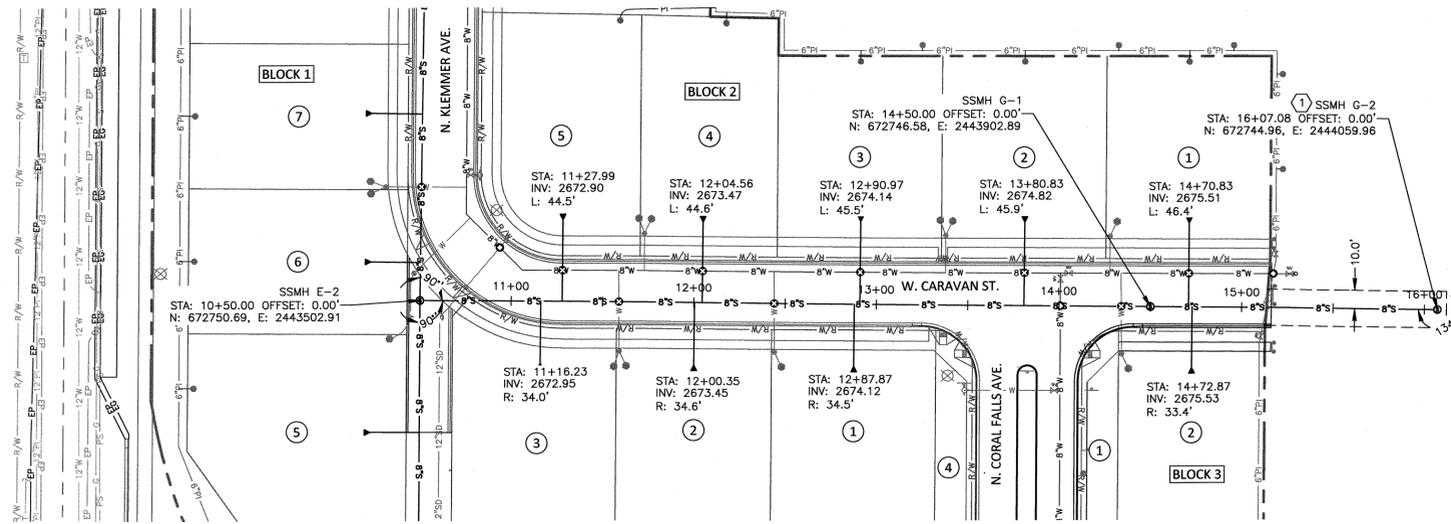


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BOISE, IDAHO 83714
PHONE (208) 639-6939
FAX (208) 639-6930

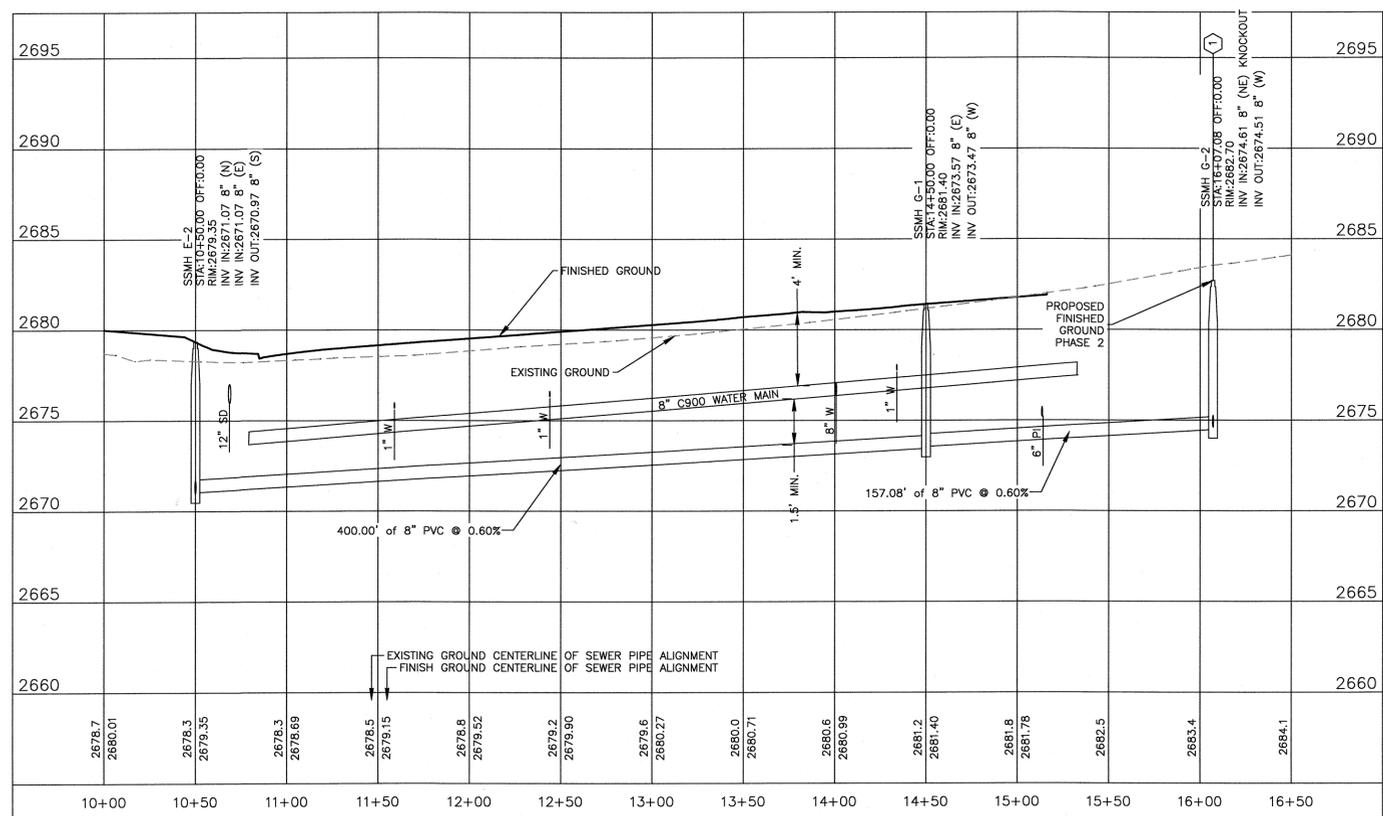
DESIGN BY: RSP
DRAWN BY: RSP
CHECKED BY: MSD
DATE: 10/24/2019
PROJECT: 18-115
SHEET NO.

C4.1

APPROVED FOR CONSTRUCTION



SEWER ALIGNMENT "G" PLAN AND PROFILE
 Plan/Profile Scale: 1" = 50'
 Profile Vertical Scale: 1" = 5'



SHEET NOTES

- SEE SHEET C1.1 FOR GENERAL AND SANITARY SEWER NOTES.
- STATIONING BASED ON SEWER ALIGNMENT CENTERLINE.
- SEWER MANHOLES SHALL BE 48" IN DIAMETER STANDARD MANHOLE TYPE A (ECCENTRIC PER ISWPC STANDARD DRAWING SD-501, INSTALL MANHOLE FRAME AND COVER PER ISWPC STANDARD DRAWING SD-507 AND MANHOLE COVER PER ISWPC STANDARD DRAWING SD-508).
- INSTALL STANDARD SERVICE MARKERS PER ISWPC SECTION 504 AND SD-512. ALL SEWER SERVICES SHALL BE 4" PVC SDR-35, ASTM D-3034. SEWER SERVICES WITH LESS THAN 18" VERTICAL CLEARANCE FROM POTABLE WATER SHALL USE 4" PVC C900 WATER CLASS PIPE.
- CONTRACTOR IS RESPONSIBLE FOR INSTALLING SEWER SERVICES 5' BEYOND JOINT TRENCH EASEMENT. VERIFY EXACT LOCATION OF SEWER SERVICES WITH OWNER PRIOR TO INSTALLATION. SERVICE LENGTH AND INVERT ARE BASED ON STUB LOCATION. STATIONING TAKEN FROM CENTERLINE OF SEWER ALIGNMENT.
- SEWER SERVICES SHALL BE INSTALLED WITH MINIMUM SLOPE OF 2% FROM THE PROPERTY LINE TO SANITARY SEWER MAIN AND SHALL BE 4" DIAMETER.
- SANITARY SEWER PIPE DIMENSION AND SLOPE IN PROFILE VIEW IS FROM CENTER OF MANHOLE TO CENTER OF MANHOLE.
- SAWCUT (2" MINIMUM INTO EXISTING PAVEMENT) AND PAVEMENT PATCH PER ISWPC SD-301, SD-303, SD-806, AND ACHD REQUIREMENTS AS NEEDED WHEN PAVEMENT EXCAVATION IS REQUIRED.

KEYNOTES

- UTILITY MAIN/MAIN CROSSING MAINTAIN HORIZONTAL AND VERTICAL SEPARATION OF THE POTABLE WATER AND NON-POTABLE PIPELINES (SEWER, STORM DRAIN, IRRIGATION, AMENITY, ETC.). SEE PROJECT GENERAL NOTE 4 & WATER NOTE 27, SHEET C1.1 FOR MORE INFORMATION.
- UTILITY MAIN/SERVICE CROSSING MAINTAIN HORIZONTAL AND VERTICAL SEPARATION OF THE POTABLE WATER AND NON-POTABLE PIPELINES (SEWER, STORM DRAIN, IRRIGATION, AMENITY, ETC.). SEE PROJECT GENERAL NOTE 4 & WATER NOTE 28, SHEET C1.1 FOR MORE INFORMATION.
- PROVIDE KNOCKOUT FOR INCOMING SEWER MAIN AT ELEVATION AND ANGLE SHOWN.



REVISIONS	
NO.	DATE
1	1/28/20
2	2/14/2020
3	2/21/2020
4	3/4/20

CAZADOR ESTATES SUBDIVISION NO. 1
 KUNA, ID
 SEWER IMPROVEMENT PLANS
 SEWER ALIGNMENT "G" PLAN AND PROFILE

DRAWING STATUS:
APPROVED FOR CONSTRUCTION



DESIGN BY: RSP
 DRAWN BY: RSP
 CHECKED BY: MSD
 DATE: 10/24/2019
 PROJECT: 18-115
SHEET NO. C5.1

Water, sewer, and irrigation plans are approved for construction. The design registered professional engineer's responsibilities and obligations listed in IDAPA 10.01.02 remain in effect.
 By: Paul A. Stevens, P.E.
 Kuna City Engineer
 Date: 4 MAR 2020



SHEET NOTES

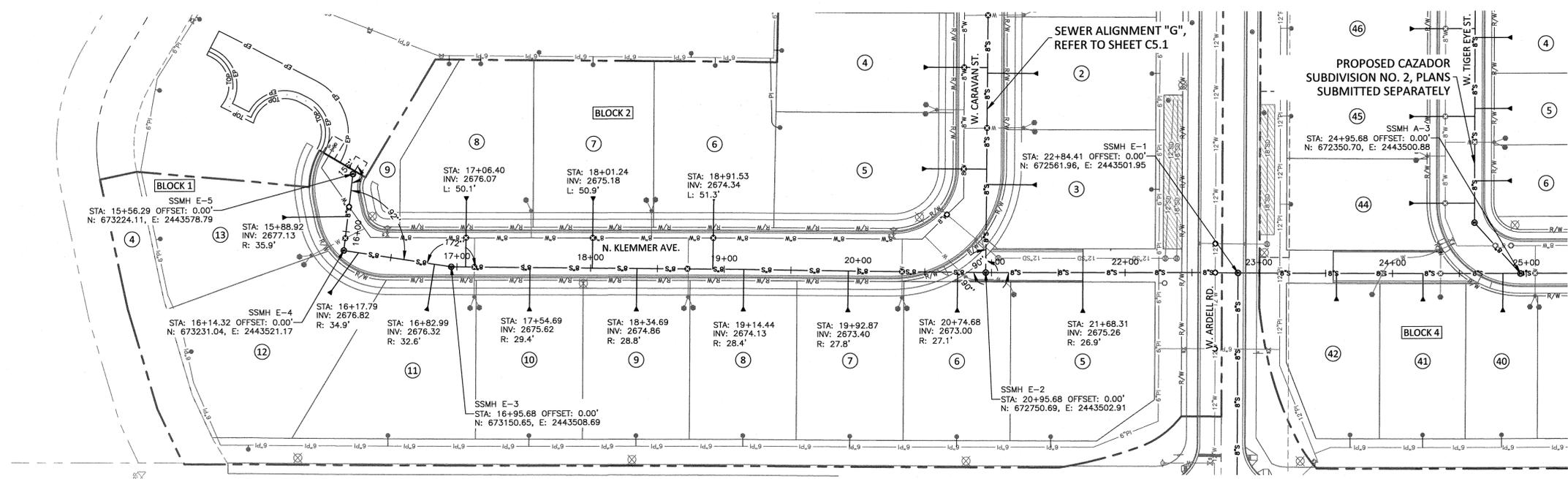
- SEE SHEET C1.1 FOR GENERAL AND SANITARY SEWER NOTES.
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KEYNOTES

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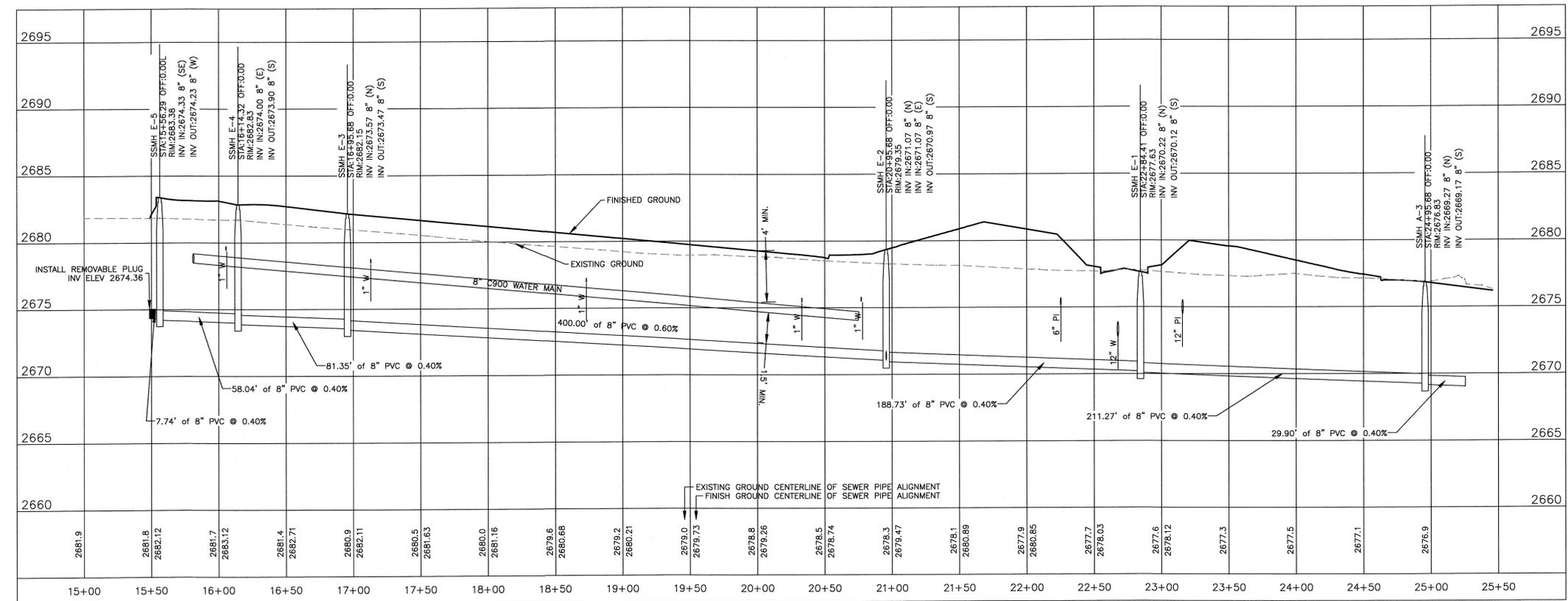
REVISIONS

NO.	ITEM	DATE	REV. PER AGENCY COMMENTS
1		2/28/20	
2		2/14/2020	
3		2/21/2020	
4		3/4/20	



SEWER ALIGNMENT "E" PLAN AND PROFILE

0 50 100 150 0 5 10 15
Plan/Profile Scale: 1" = 50'



CAZADOR ESTATES SUBDIVISION NO. 1
KUNA, ID
SEWER IMPROVEMENT PLANS
SEWER ALIGNMENT "E" PLAN AND PROFILE

DRAWING STATUS:
APPROVED FOR CONSTRUCTION



ENGINEERS . SURVEYORS . PLANNERS
9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE (208) 639-6939
FAX (208) 639-6930

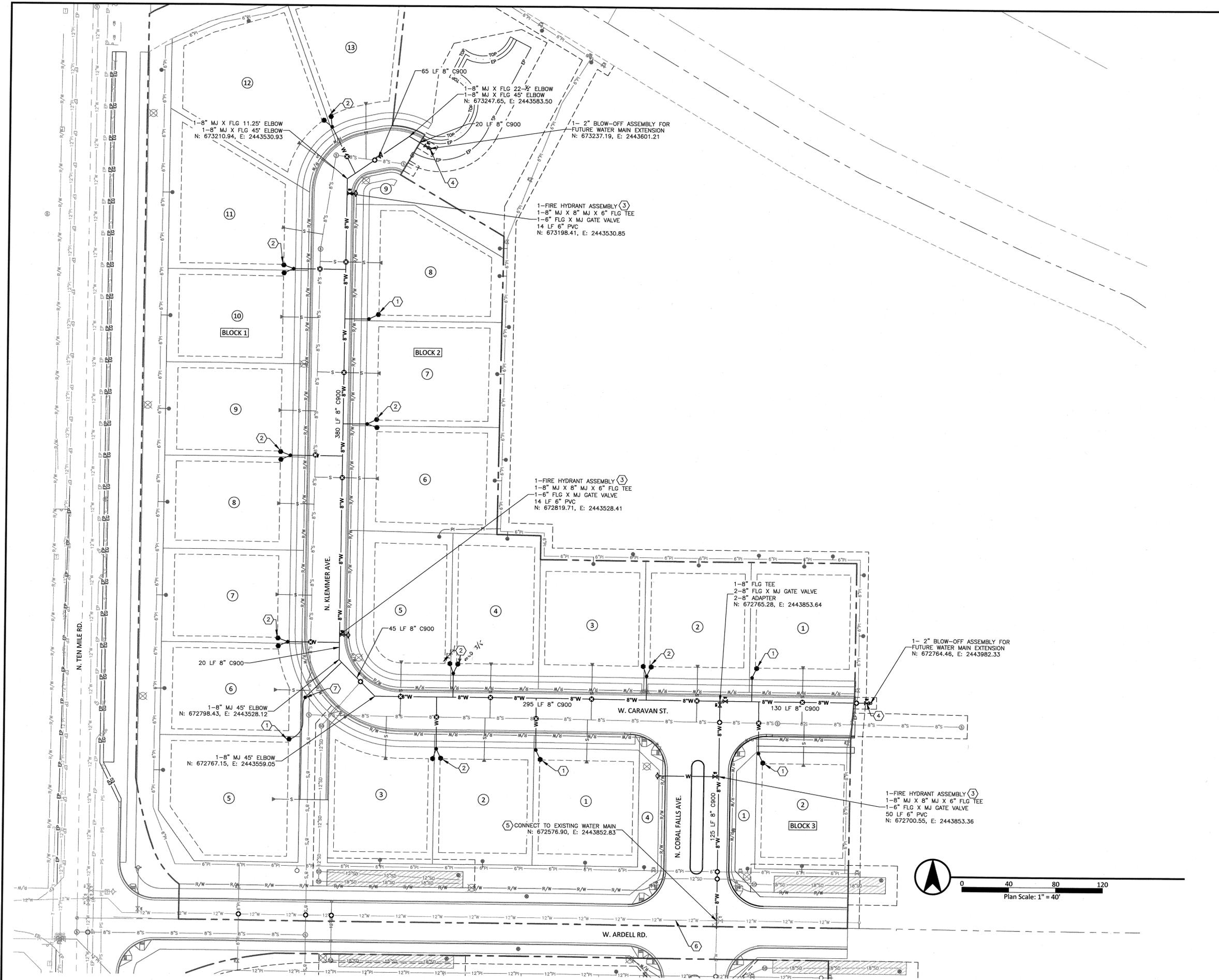
Water, sewer, and irrigation plans are approved for construction. The design registered professional engineer's responsibilities and obligations listed in IDAPA 10.01.02 remain in effect.

By: *Paul A. Stevens, P.E.*
Paul A. Stevens, P.E.
Kuna City Engineer

Date: 4 MARCH 2020

DESIGN BY: RSP
DRAWN BY: RSP
CHECKED BY: MSD
DATE: 10/24/2019
PROJECT: 18-115
SHEET NO. C5.2

APPROVED FOR CONSTRUCTION



CIVIL ACRONYMS

STA: — ROAD STATION
 MJ: — MECHANICAL JOINT
 FLG: — FLANGE
 N: — NORTHING
 E: — EASTING
 L: — STATION OFFSET LEFT
 R: — STATION OFFSET RIGHT

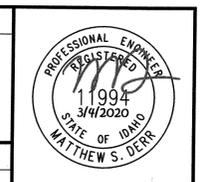
SHEET NOTES

A. SEE SHEET C1.1 FOR GENERAL AND WATER NOTES.
 B. SEE SHEET C6.2 FOR WATER DETAILS.
 C. THRUST OR ANCHOR BLOCKS ARE REQUIRED AT ALL CHANGES OF DIRECTION PER CITY OF KUNA REQUIREMENTS.
 D. 8" WATER MAINS SHALL HAVE A MINIMUM OF 48" OF COVER DEPTH.
 E. SAWCUT 92" MINIMUM INTO EXISTING PAVEMENT) AND PAVEMENT PATCH PER ISPCW SD-301, SD-303, SD-806, AND ACHD REQUIREMENTS AS NEEDED IN AREAS WHERE EXCAVATION BELOW EXISTING PAVEMENT IS REQUIRED.

KEYNOTES (#)

○ UTILITY MAIN/CROSSING MAINTAIN HORIZONTAL AND VERTICAL SEPARATION OF THE POTABLE WATER AND NON-POTABLE PIPELINES (SEWER, STORM DRAIN, IRRIGATION, AMENITY, ETC.). SEE PROJECT GENERAL NOTE 4 & WATER NOTE 27, SHEET C1.1 FOR MORE INFORMATION.
 ⊗ UTILITY MAIN/SERVICE CROSSING MAINTAIN HORIZONTAL AND VERTICAL SEPARATION OF THE POTABLE WATER AND NON-POTABLE PIPELINES (SEWER, STORM DRAIN, IRRIGATION, AMENITY, ETC.). SEE PROJECT GENERAL NOTE 4 & WATER NOTE 28, SHEET C1.1 FOR MORE INFORMATION.

- INSTALL SINGLE METERED SERVICE CONNECTION PER CITY OF KUNA STANDARD DRAWINGS K-401-1 AND K-402, SHEET C6.2.
- INSTALL DOUBLE METERED SERVICE CONNECTION PER CITY OF KUNA STANDARD DRAWINGS K-401-1 AND K-402, SHEET C6.2.
- INSTALL FIRE HYDRANT WITH STORZ FITTING PER ISPCW STANDARD DRAWING SD-404, PROVIDED SHEET C6.2.
- INSTALL 8-INCH GATE VALVE.
- CONNECT TO EXISTING WATER MAIN. CONTRACTOR TO COORDINATE WITH THE CITY OF KUNA REGARDING LIVE MAIN CONNECTION REQUIREMENTS.
- SEE CAZADOR SUBDIVISION NO. 2 CONSTRUCTION PLANS FOR MORE INFORMATION REGARDING 12" MAIN EXTENDING EAST FROM N TEN MILE RD INTO W. ARDELL RD.
- PROVIDE TRAFFIC RATED METER VAULT AND LID FOR WATER SERVICE.



REVISIONS

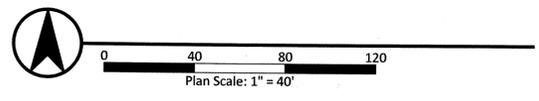
NO.	ITEM	DATE
1	REV. PER AGENCY COMMENTS	1/28/20
2	REV. PER CITY OF KUNA COMMENTS	2/14/2020
3	REV. PER CITY OF KUNA COMMENTS	2/21/2020
4	REV. PER AGENCY COMMENTS	3/4/20

**CAZADOR ESTATES SUBDIVISION NO. 1
 KUNA, ID
 WATER IMPROVEMENT PLANS**

DRAWING STATUS:
 APPROVED FOR CONSTRUCTION

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

DESIGN BY: RSP
 DRAWN BY: RSP
 CHECKED BY: MSD
 DATE: 10/24/2019
 PROJECT: 18-115
SHEET NO. C6.1



Water, sewer, and irrigation plans are approved for construction. The design registered professional engineer's responsibilities and obligations listed in IDAPA 10.01.02 remain in effect.

By: *Paul A. Stevens, P.E.*
 Paul A. Stevens, P.E.
 Kuna City Engineer

Date: 4 MARCH 2020



NO.	REVISIONS	DATE
1	REV. PER AGENCY COMMENTS	1/28/20
2	REV. PER CITY OF KUNA COMMENTS	2/14/2020
3	REV. PER CITY OF KUNA COMMENTS	2/21/2020
4	REV. PER AGENCY COMMENTS	3/4/20

CAZADOR ESTATES SUBDIVISION NO. 1
KUNA, ID
WATER IMPROVEMENT PLANS
DETAILS

DRAWING STATUS:

APPROVED FOR CONSTRUCTION



ENGINEERS - SURVEYORS - PLANNERS
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 BOISE, IDAHO 83714
 PHONE (208) 639-6939
 FAX (208) 639-6930

DESIGN BY: RSP
 DRAWN BY: RSP
 CHECKED BY: MSP
 DATE: 10/24/2019
 PROJECT: 18-115

SHEET NO. C6.2

APPROVED FOR CONSTRUCTION

NOTES:

- ALL PRODUCTS AS LISTED OR APPROVED SUBSTITUTIONS
- NO GALVANIZED PIPE OR YELLOW BRASS FITTINGS TO BE USED
- SERVICE PIPE: 1" CLASS 250 POLYETHYLENE SIDR 7 PIPE
- SADDLE COUPLINGS: USED FOR CONNECTION OF ALL SERVICE LINES TO PVC MAIN. SERVICE SADDLES: EPOXY COATED STEEL WITH STAINLESS STEEL BAND AND MUELLER THREADS (TYPE CC)
- NO SERVICE CONNECTIONS WITHIN ONE (1) FOOT OF THE PIPE ENDS. STAGGER MULTIPLE CONNECTIONS MADE ON THE SAME JOINT OF PIPE ALONG THE CIRCUMFERENCE AND SEPARATED BY A MINIMUM OF 18 INCHES.
- CENTER METER BOXES LOCATED IN CONCRETE DRIVEWAYS IN A 4' X 4' SQUARE OF CONCRETE, SEPARATED FROM THE REST OF THE DRIVEWAY CONCRETE BY EXPANSION JOINT MATERIAL. USE A TRAFFIC RATED LID AND LID SHALL BE MARKED "WATER".
- SET OF METER LID TWO (2) INCHES ABOVE FINISHED GRADE
- COPPER SETTERS MUST BE 7" (SHORT LAY) METER SETS
- INSTALL ONE (1) 20" X 1" DIC FOAM PAD 1.2# FOR EVERY METER PIT INSTALLED
- PROVIDE ONE (1) - FORD TEST PORT #RETRO-SS-3CHC FOR EACH PHASE OF A SUBDIVISION OR PROJECT, PREFERRED IN A SINGLE METER PIT IF APPLICABLE.

1 FORD FB-1101 OR MUELLER BALL CORPORATION STOP - ONE (1) INCH
 2 PACK JOINT COMPRESSION FITTING
 3 NO. 12 COPPER LOCATE/TRACER WIRE LOOPED BACK TO WATERMAIN
 4 20" DIA X 30" DEEP METER BOX (NOTCH FOR SERVICE LINES)
 5 EPOXY COATED TAPPING SADDLE WITH STAINLESS STEEL BAND
 6 WATERMAIN (SIZE VARIES - 8" TYP.)
 7 USE 1" DIA. CLASS 250 POLYETHYLENE SIDR 7 PIPE (TYP.) NO SPLICING IS ALLOWED
 8 SWIVEL IRON PIPE THREAD CONNECTION
 9 FULL OPENING 3/4" BALL VALVE
 10 PACK JOINT CURB STOP ADAPTER
 11 FUTURE 7" METER INSTALLED BY THE CITY OF KUNA
 12 FIRM UNDISTURBED EARTH OR COMPACTED SAND/GRAVEL
 13 DOUBLE PURPOSE COUPLING
 14 FORD VBHC92-18W-11-33-NL WITH MALE CONNECTION
 15 VALVE PER ITEM #14
 16 D&L L2342 CAST IRON LID WITH TWO (2) RECESSED HOLES FOR DUAL SERVICE PITS AND ONE (1) RECESSED HOLE FOR SINGLE SERVICE METER PITS; 1 1/2" OPENING - 1 1/2" PENTAGONAL NUT
 17 CARTRIDGE CHECK VALVE FOR BACK-FLOW PREVENTION PER ITEM #14

v.18/02/05



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

WATER SERVICE CONNECTION
STANDARD 5/8" x 3/4" WATER SERVICE
KUNA STD DWG K401-.75

DOUBLE WATER METER BRANCH FITTING AND LOCATION -NTS-

- 20" DIAMETER BY 36" TALL METER BOX (NOTCH FOR SERVICES)
- 1" CLASS 250 POLYETHYLENE SERVICE SIDR 7 PIPE
- 1" BRANCH FITTING (ADAPTABLE TO ITEM #4)
- COPPER METER SETTER WITH LOCKABLE SHUT OFF VALVE AND ANGLE DUAL CARTRIDGE CHECK VALVE PART NUMBER PER APPROPRIATE SERVICE SIZE.
- WATER METER (7" METER TYP.) FURNISHED BY CITY OF KUNA
- No. 12 TRACER WIRE- LOOPED TO WATERMAIN
- 2" X 4" MARKING POST PAINTED BLUE
- FULL OPENING BALL VALVE BASED ON SERVICE SIZE
- STAMPED "W" IN FRONT OF WATER METER PIT

v.18/11/2018



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

WATER SERVICE CONNECTION
WATER METER & PIT LAYOUT
KUNA WATER DETAIL K402

FIRE HYDRANT DETAIL
 N.T.S.

NOTES:

- HYDRANTS THAT ARE TO BE RELOCATED AS CALLED FOR ON THE PLAN VIEW SHALL BE REINSTALLED IN ACCORDANCE WITH THIS DETAIL. LOCATION TO BE SET IN ACCORDANCE WITH LOCAL STANDARDS OR AS DIRECTED BY THE ENGINEER.
- ALL AUXILIARY VALVES TO BE LOCATED AT THE TEE ON THE WATER MAIN AS SHOWN ON THIS DETAIL OR AS DIRECTED BY THE ENGINEER. WHERE EXISTING FITTINGS ARE NOT COMPATIBLE WITH NEW MAIN CONSTRUCTION, USE SUITABLE ADAPTERS OR NEW FITTINGS UPON APPROVAL BY THE ENGINEER.
- ALL ANCHORS AND BLOCKING TO BEAR AGAINST UNDISTURBED SOIL.
- IF WATER SERVICE TO HYDRANT IS TO COMMENCE PRIOR TO SETTING OF CONCRETE THRUST BLOCKING, USE A COMBINATION OF CONCRETE AND UNI-FLANGE SERIES 1300 JOINT RESTRAINT.
- PLACE LOCATOR WIRE DIRECTLY ABOVE PIPE. SECURE FINDER WIRE UNDER (M) BOLT AT MAIN.
- JOINT RESTRAINT DEVICES MAY BE USED AS AN ALTERNATE TO THRUST BLOCK WITH ENGINEER'S APPROVAL.

1 FIRE HYDRANT (PAINT IN ACCORDANCE WITH LOCAL STANDARDS)
 2 BREAK AWAY BOLTS
 3 END OF TRENCH, EDGE OF RIGHT-OF-WAY
 4 DRAIN - KEEP CLEAR
 5 CAST IN PLACE CONCRETE THRUST BLOCK (4 SQ. FT. OF THRUST BLOCK REQUIRED) (SEE NOTE D)
 6 1" DRAIN ROCK EXTENDS 12" HORIZONTALLY FROM EACH SIDE OF CONCRETE BASE AND THRUST BLOCK AND VERTICALLY TO 2" ABOVE HYDRANT DRAIN WALL
 7 PRECAST CONCRETE BLOCK 1' X 1' X 6" THICK
 8 VALVE SUPPORT (PRECAST OR CAST IN PLACE)
 9 TEE (M X M X FLANGE) WITH THRUST BLOCK
 10 6" C.I. AUXILIARY VALVE (M J FLANGE)
 11 CAST IRON VALVE BOX
 12 NO. 12 AWG. COPPER WIRE FINDER. SEE SD-514 FOR SPLICING (SEE NOTE C)
 13 5 1/4" LOCKING LID (TYLER NO. 6855)
 14 24" X 6" CONCRETE COLLAR WITH (2) #4 REBAR HOOPS
 15 FINISHED GRADE
 16 SIDEWALK
 17 MECHANICAL CONNECTION
 18 COVER DRAIN ROCK WITH FILTER FABRIC
 19 6" DIAMETER PIPE

2015

IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION

FIRE HYDRANT DETAIL

STANDARD DRAWING NO. SD-404

NOTES:

- ALL PRODUCTS AS LISTED OR APPROVED SUBSTITUTIONS
- WHEN CONSTRUCTING THIS BLOW-OFF AS TEMPORARY USE, INSTALL A 3' LENGTH OF PIPE INTO THE BELL END OF THE LAST LENGTH OF WATERMAIN

LEGEND:

- 2" THREADED COUPLING FEMALE X FEMALE ADAPTER
- 2" MALE ADAPTER CAP
- 2" THREADED GALVANIZED PIPE
- 1/2" DRAIN HOLE DRILLED PERPENDICULAR TO DRAIN LINE
- PRE-CAST CONCRETE BLOCKS WEDGED IN PLAC
- 2" THREADED GALVANIZED 90° ELBOW
- 2" GATE VALVE
- 2" THREADED GALVANIZED NIPPLE
- PRE-CAST GRADE 2" RING USED TO SUPPORT CMP (X 35" O.D.) CONCRETE
- 30" CMP CUT TO LENGTH IN THE FIELD FOR BLOW-OFF OUTSIDE THE R.W. WITHIN R.W. USE ROAD GRADE MANHOLE
- 4" X 35" O.D. PRE-CAST CONCRETE GRADE RING MIN 2-4" GRADE RING, MAX 2-4" GRADE RING AND 2-4" GRADE RING (OTHERWISE CMP EXTENSION AND CMP BAND)

NO. 12 COPPER FINDER WIRE (TO BE LAID ON TOP OF PIPE AND FASTENED EVERY 10' WITH DUCT TAPE)

WATERMAIN - SIZE VARIES

HAMMERHEAD THRUST BLOCK - 10.3 S.F.

3/4" +/- RODS 2 REQUIRED ON 6" AND SMALLER, 3/4" +/- RODS 4 REQUIRED ON 8" AND LARGER

EYE-BOLTS

ALL PRODUCTS AS LISTED OR APPROVED SUBSTITUTIONS

v.12/11/2018



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

2" BLOW-OFF ASSEMBLY DETAIL
 TO BE USED ON MAINS <12" DIA
 KUNA STD DWG K-405

Water, sewer, and irrigation plans are approved for construction. The design registered professional engineer's responsibilities and obligations listed in IDAPA 10.01.02 remain in effect.

By: *Paul A. Stevens, P.E.*
 Paul A. Stevens, P.E.
 Kuna City Engineer

Date: 4 MARCH 2020

SHEET NOTES

- SEE SHEET C1.1 GENERAL, IRRIGATION, AND ACHD NOTES.
- SEE SHEET C7.2 FOR PRESSURE IRRIGATION DETAILS.
- ALL FITTINGS AND VALVES SHALL BE THE SAME SIZE AS THE LARGEST DIAMETER PIPE COMING INTO THE FITTING OR VALVE.
- ALL ROAD-CROSSINGS SHALL BE SLEEVED PER TYPICAL SLEEVED ROAD CROSSING DETAIL, SHEET C7.2.
- THRUST OR ANCHOR BLOCKS ARE REQUIRED AT ALL CHANGES OF DIRECTIONS PER ISPCW STANDARD DRAWING SD-403.
- THE PROPOSED PRESSURE IRRIGATION SYSTEM WILL BE OWNED, MAINTAINED, AND OPERATED BY THE CITY OF KUNA.
- ALL PRESSURE IRRIGATION MAIN LINE VALVES SHALL BE INSTALLED PER STANDARD DRAWING KIRR-01, PROVIDED SHEET C7.2.

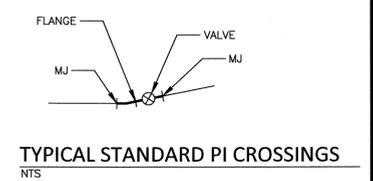
KEYNOTES

- UTILITY MAIN/MAIN CROSSING MAINTAIN HORIZONTAL AND VERTICAL SEPARATION OF THE POTABLE WATER AND NON-POTABLE PIPELINES (SEWER, STORM DRAIN, IRRIGATION, AMENITY, ETC.). SEE PROJECT GENERAL NOTE 4 & WATER NOTE 27, SHEET C1.1 FOR MORE INFORMATION.
- UTILITY MAIN/SERVICE CROSSING MAINTAIN HORIZONTAL AND VERTICAL SEPARATION OF THE POTABLE WATER AND NON-POTABLE PIPELINES (SEWER, STORM DRAIN, IRRIGATION, AMENITY, ETC.). SEE PROJECT GENERAL NOTE 4 & WATER NOTE 28, SHEET C1.1 FOR MORE INFORMATION.
- INSTALL AWWA C-900 SLEEVE PER DETAIL, SHEET C7.2.
- INSTALL SERVICE AS AIR RELEASE SERVICE.
- INSTALL PI SHORT-SIDE SERVICE PER STANDARD DRAWING KIRR-02-01, PROVIDED SHEET C7.2.
- INSTALL PI LONG SERVICE PER STANDARD DRAWING KIRR-02-02, PROVIDED SHEET C7.2.
- SEE CAZADOR SUBDIVISION NO.2 CONSTRUCTION PLANS FOR MORE INFORMATION.
- CONNECT TO EXISTING PI MAIN.
- INSTALL DRAIN VALVE PER STANDARD DRAWING KIRR-03, PROVIDED SHEET C7.2.
- INSTALL C900 SLEEVES FROM LOT 1, BLOCK 3 AND LOT 4, BLOCK 1 TO PROVIDE PI SERVICE TO ISLAND. PROVIDE VALVES TO ISOLATE INDIVIDUAL SERVICES TO THE ISLAND.
- INSTALL 6-INCH GATE VALVE.
- INSTALL GATE VALVES AND FITTINGS AT ROADWAY CROSSINGS PER DETAIL PROVIDED THIS SHEET.
- ALL PRESSURE IRRIGATION MAIN LINES CONSTRUCTED OUTSIDE OF THE PLAT BOUNDARY SHALL MEET MINIMUM COVER REQUIREMENTS FOR EXISTING GROUND AT TIME OF CONSTRUCTION.



REVISIONS	
NO.	DATE
1	2/28/20
2	2/14/20
3	2/21/20
4	3/4/20

**CAZADOR ESTATES SUBDIVISION NO. 1
KUNA, ID
PRESSURE IRRIGATION IMPROVEMENT PLANS**



Plans Are Accepted For Public Street Construction

By stamping and signing the improvement plans, the Registered Engineer ensures the District that the plans conform to all District policies and standards. Variances or waivers must be specifically and previously approved by the District in writing. Acceptance of the improvement plans by the District does not relieve the Registered Engineer of these responsibilities.

BY: *[Signature]* DATE: 3/4/20
ADA COUNTY HIGHWAY DISTRICT

Water, sewer, and irrigation plans are approved for construction. The design registered professional engineer's responsibilities and obligations listed in IDAPA 10.01.02 remain in effect.

By: *[Signature]* P.E.
Paul A. Stevens, P.E.
Kuna City Engineer

Date: 4 MARCH 2020

DRAWING STATUS:

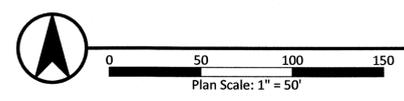
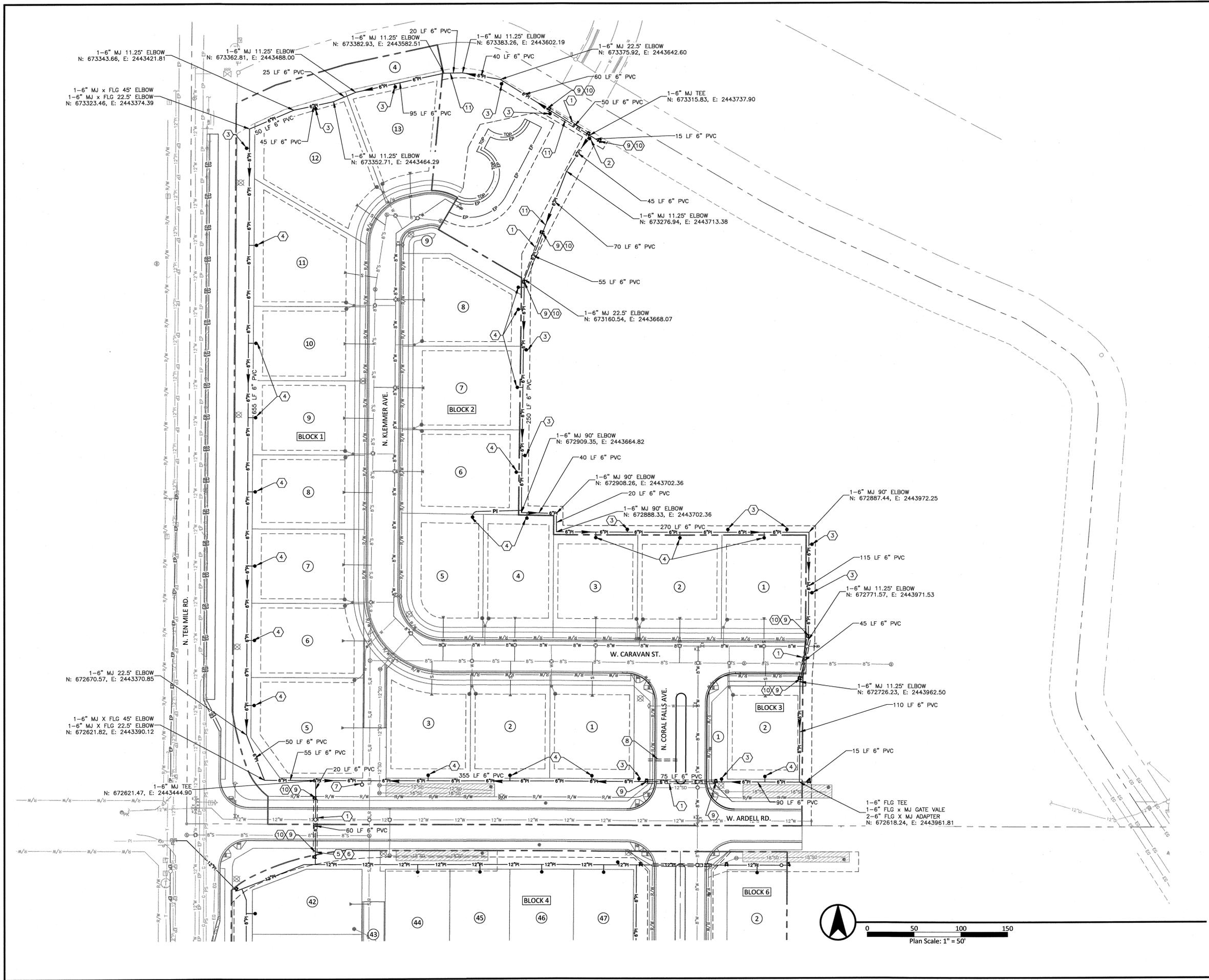
APPROVED FOR CONSTRUCTION

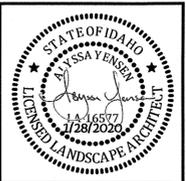
km ENGINEERING
ENGINEERS - SURVEYORS - PLANNERS
9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE (208) 639-6939
FAX (208) 639-6930

DESIGN BY:	RSP
DRAWN BY:	RSP
CHECKED BY:	MSD
DATE:	10/24/2019
PROJECT:	18-115

SHEET NO.
C7.1

APPROVED FOR CONSTRUCTION





KEY NOTES

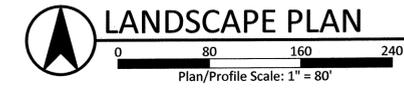
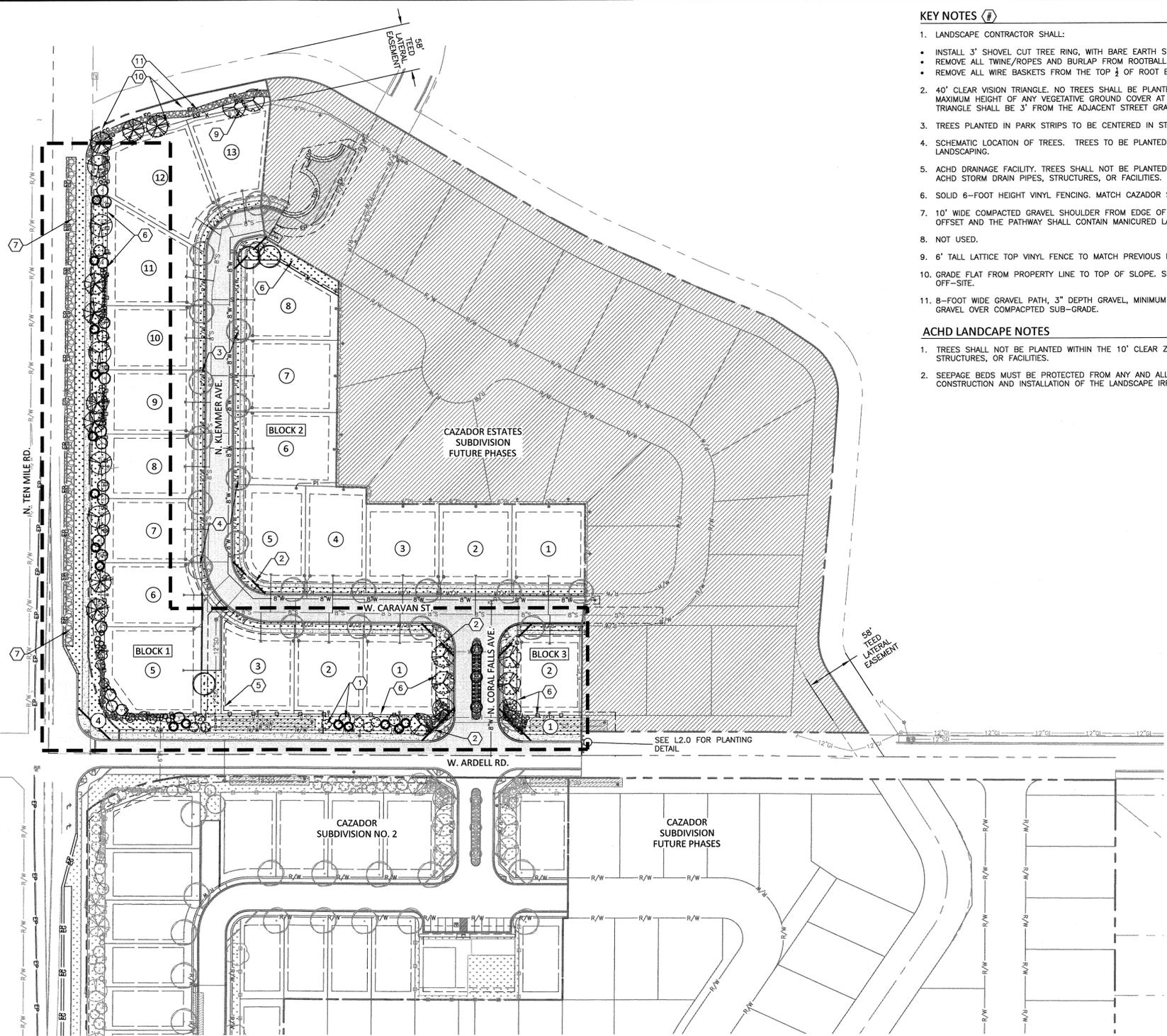
- LANDSCAPE CONTRACTOR SHALL:
 - INSTALL 3" SHOVEL CUT TREE RING, WITH BARE EARTH SURFACE AT ALL TREES WITHIN TURF AREAS.
 - REMOVE ALL TWINE/ROPES AND BURLAP FROM ROOTBALL.
 - REMOVE ALL WIRE BASKETS FROM THE TOP 1/2 OF ROOT BALL.
- 40' CLEAR VISION TRIANGLE. NO TREES SHALL BE PLANTED WITHIN A CLEAR VISION TRIANGLE. THE MAXIMUM HEIGHT OF ANY VEGETATIVE GROUND COVER AT MATURITY WITHIN THE CLEAR VISION TRIANGLE SHALL BE 3' FROM THE ADJACENT STREET GRADE.
- TREES PLANTED IN PARK STRIPS TO BE CENTERED IN STRIP.
- SCHEMATIC LOCATION OF TREES. TREES TO BE PLANTED IN CONJUNCTION WITH INDIVIDUAL LOT LANDSCAPING.
- ACHD DRAINAGE FACILITY. TREES SHALL NOT BE PLANTED WITHIN THE 10' CLEAR ZONE OF ALL ACHD STORM DRAIN PIPES, STRUCTURES, OR FACILITIES.
- SOLID 6-FOOT HEIGHT VINYL FENCING. MATCH CAZADOR SUBDIVISION NO. 2.
- 10' WIDE COMPACTED GRAVEL SHOULDER FROM EDGE OF PAVEMENT. ANY AREAS BETWEEN THE 10' OFFSET AND THE PATHWAY SHALL CONTAIN MANICURED LAWN.
- NOT USED.
- 6' TALL LATTICE TOP VINYL FENCE TO MATCH PREVIOUS PHASE.
- GRADE FLAT FROM PROPERTY LINE TO TOP OF SLOPE. SLOPE TO DRAIN. DISPOSE OF DEBRIS OFF-SITE.
- 8-FOOT WIDE GRAVEL PATH, 3" DEPTH GRAVEL, MINIMUM 5' AWAY FROM TOP OF SLOPE. PLACE GRAVEL OVER COMPACTED SUB-GRADE.

ACHD LANDSCAPE NOTES

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

PLANT SCHEDULE

OTHER SYMBOLS	BOTANICAL / COMMON NAME	SIZE	MATURE HXW	CLASS	QTY
(Symbol)	INDIVIDUAL LOT TREE SCHEMATIC LOCATION PER KUNA CITY CODE 6-4-2V INSTALL ONE TREE PER LOT. INDIVIDUAL LOT TREES SHALL BE INSTALLED BY THE INDIVIDUAL HOME BUILDER IN CONJUNCTION WITH THE INDIVIDUAL LOT DEVELOPMENT. THESE TREES ARE NOT THE RESPONSIBILITY OF THE DEVELOPER.	2" CAL. B&B		CLASS II	21
DECIDUOUS TREES					
(Symbol)	ACER PLATANOIDES 'CRIMSON KING' CRIMSON KING MAPLE	2" CAL. B&B	35'X38'	CLASS II	9
(Symbol)	ACER RUBRUM 'RED SUNSET' RED SUNSET MAPLE	2" CAL. B&B	45'X38'	CLASS II	3
(Symbol)	GLEDTISIA TRIACANTHOS 'SKYLINE' SKYLINE HONEY LOCUST	2" CAL. B&B	35'X38'	CLASS II	14
(Symbol)	PYRUS CALLERYANA 'CAPITAL' CAPITAL CALLERY PEAR	2" CAL. B&B	35'X15'	CLASS II	13
(Symbol)	PYRUS CALLERYANA 'CHANTICLEER' CHANTICLEER PEAR	2" CAL. B&B	40'X15'	CLASS II	3
EVERGREEN TREES					
(Symbol)	JUNIPERUS SCOPULORUM 'MOONGLOW' MOONGLOW JUNIPER	6"-8" B&B	18'X6'		6
(Symbol)	PICEA PUNGENS 'HOOPSII' HOOPSII BLUE SPRUCE	6"-8" B&B	35'X15'		22
(Symbol)	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' VANDERWOLF'S PYRAMID PINE	6"-8" B&B	25'X15'		15
SHRUBS					
(Symbol)	PHYSOCARPUS OPUULIFOLIUS 'SUMMER WINE' SUMMER WINE NINEBARK	2 GAL.	5'X5'		15
(Symbol)	ROSA X 'CHAMPLAIN' CHAMPLAIN HARDY SHRUB ROSE	2 GAL.	4'X4'		76
(Symbol)	ROSA X 'NEARLY WILD' NEARLY WILD ROSE	2 GAL.	2'X3'		39
(Symbol)	SPIRAEA NIPPONICA 'SNOWMOUND' SNOWMOUND SPIREA	2 GAL.	4'X4'		32
GRASSES/PERENNIALS					
(Symbol)	COREOPSIS VERTICILLATA 'MOONBEAM' THREADLEAF COREOPSIS	1 GAL.	1'X2'		14
(Symbol)	HEMEROCALLIS X 'CHERRY CHEEKS' CHERRY CHEEKS DAYLILY	1 GAL.	3'X2'		40
(Symbol)	MISCANTHUS SINENSIS 'LITTLE KITTEN' LITTLE KITTEN EULALIA GRASS	1 GAL.	3'X2'		37
GROUND COVERS					
(Symbol)	TURF SOD BLUEGRASS KENTUCKY BLUEGRASS	SOD			47,058



OPEN SPACE TREE CALCULATIONS (1TREE/1000SF)

BLOCK #	LOT #	LOT AREA (SF)	QUALIFIED OPEN SPACE	REQUIRED	PROVIDED
1	4	35,998	9,198	9.00	9.00
			EXCLUDES TEN MILE AND ARDELL BUFFER		
3	2	4044	1,640	2.00	2.00
			EXCLUDES ARDELL BUFFER		
2	9	1,504	1,504	2.00	2.00
TOTAL OPEN SPACE TREES				13.00	13.00

STREET FRONTAGE CALCULATIONS

STREET NAME	CALCULATION	REQUIRED	TREES PROVIDED
N. TEN MILE RD	(704 LF/100) * 2	14	14
	(704 LF/100) * 3	21	27
	(704 LF/100) * 12	83	87
W. ARDELL RD	(534 LF/100) * 2	11	11
	(534 LF/100) * 3	16	16
	(534 LF/100) * 12	64	73
TOTAL STREET TREES		62	70

REVISIONS

NO.	DATE	ITEM	REV. PER AGENCY COMMENTS
1	1/28/20		

CAZADOR ESTATES SUBDIVISION NO. 1
KUNA, ID
LANDSCAPE PLAN

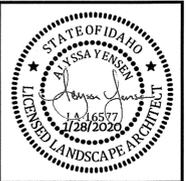
DRAWING STATUS:

APPROVED FOR CONSTRUCTION

DESIGN BY:	AY
DRAWN BY:	LL
CHECKED BY:	AY
DATE:	10/24/2019
PROJECT:	18-115

SHEET NO.
L1.0

APPROVED FOR CONSTRUCTION



REVISIONS	
NO.	DATE / REV. PER AGENCY COMMENTS
1	1/28/20

CAZADOR ESTATES SUBDIVISION NO. 1
KUNA, ID
LANDSCAPE PLAN DETAILS

DRAWING STATUS:
APPROVED FOR CONSTRUCTION

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

DESIGN BY:	AY
DRAWN BY:	LL
CHECKED BY:	AY
DATE:	10/24/2019
PROJECT:	18-115

SHEET NO.
L2.0

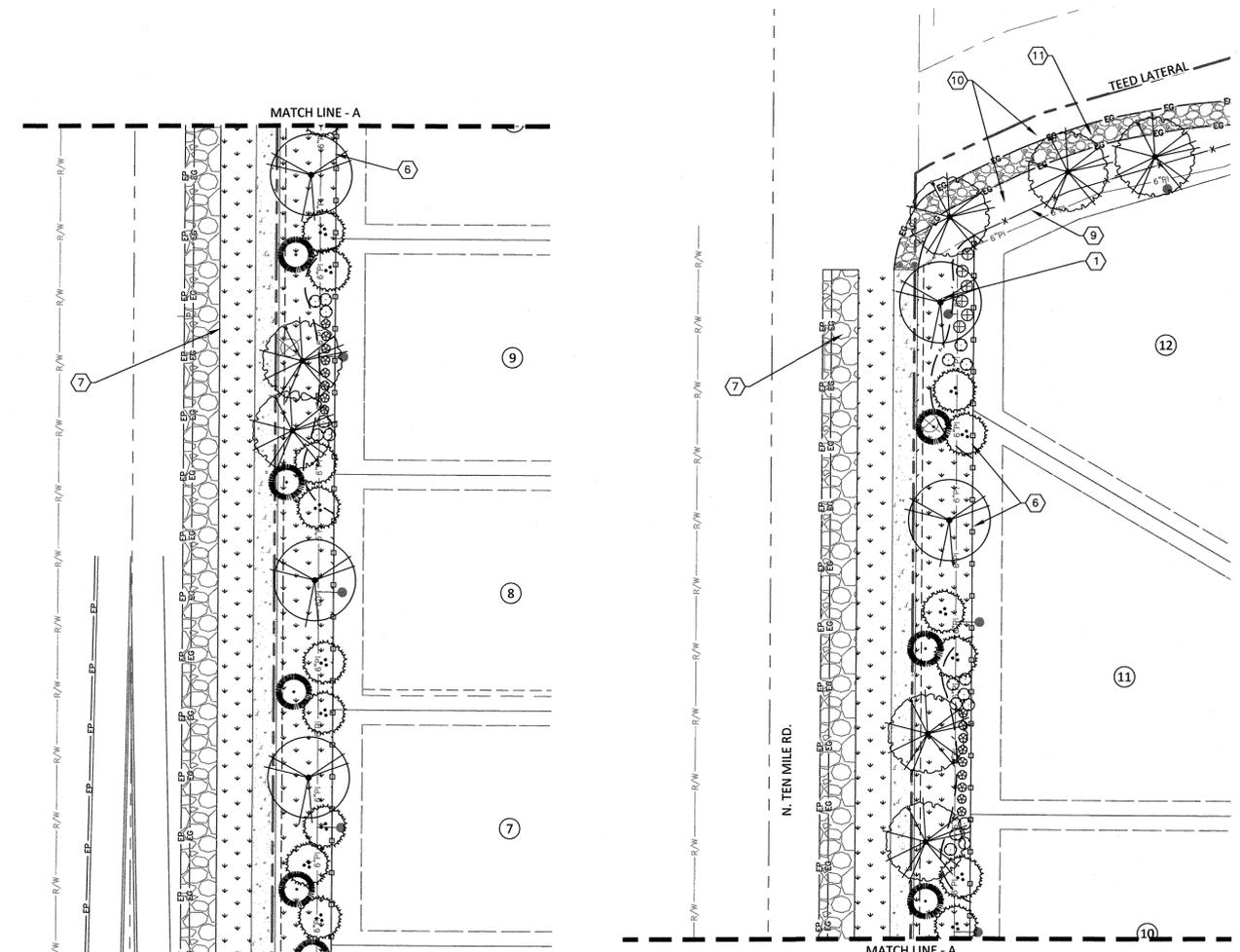
APPROVED FOR CONSTRUCTION

KEY NOTES

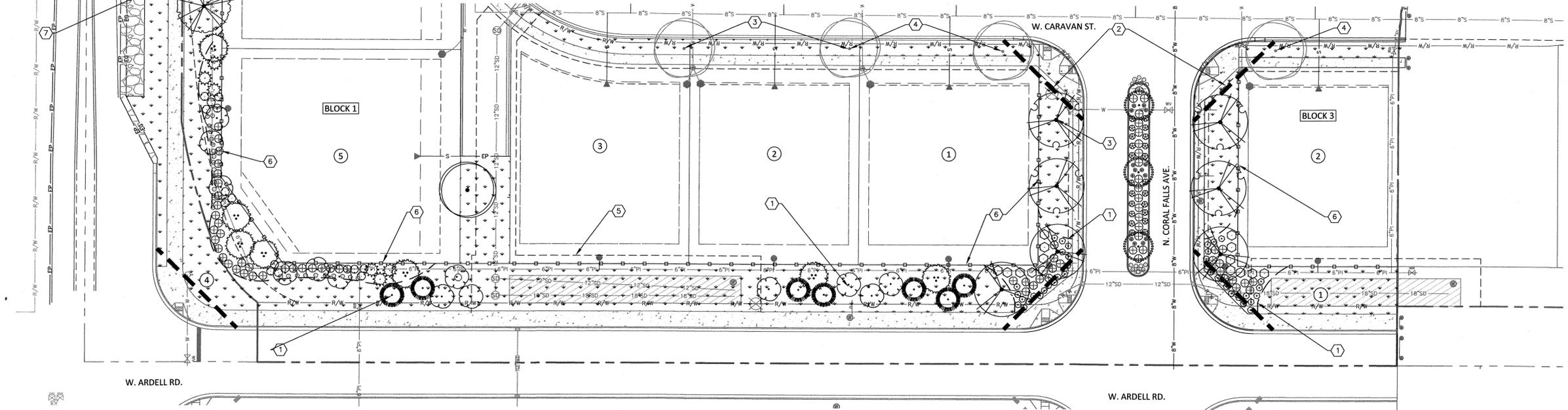
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PLANT SCHEDULE

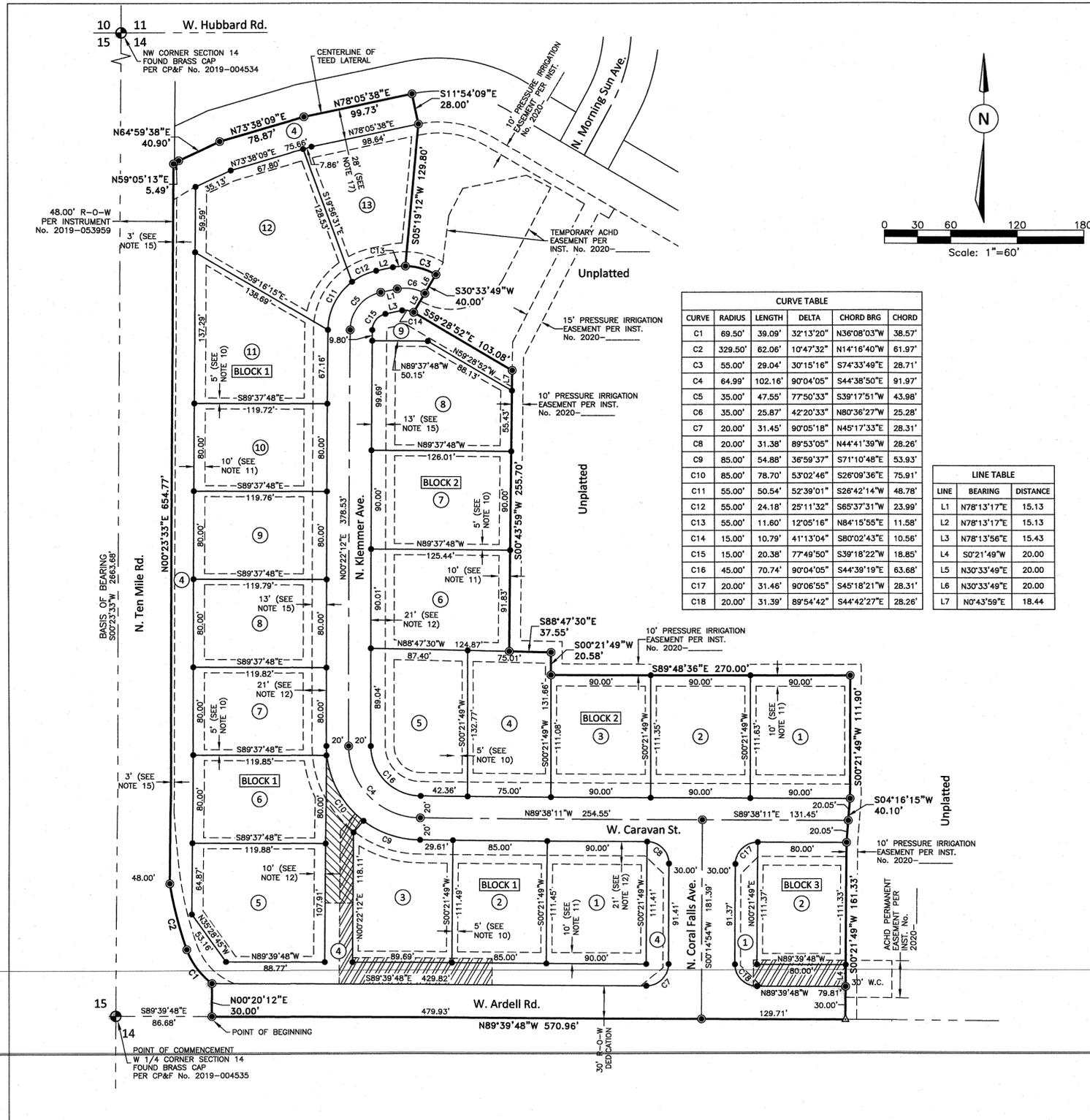
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GROUND COVERS				
	BOTANICAL / COMMON NAME	CONT	MATURE HXW	CLASS
	TURF SOD BLUEGRASS	SOD		
	KENTUCKY BLUEGRASS	SOD		



LANDSCAPE PLANTING DETAIL
Plan/Profile Scale: 1" = 30'



LANDSCAPE PLANTING DETAIL
Plan/Profile Scale: 1" = 30'

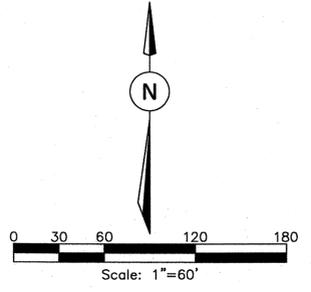


CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	69.50'	39.09'	32°13'20"	N36°08'03"W	38.57'
C2	329.50'	62.06'	10°47'32"	N14°16'40"W	61.97'
C3	55.00'	29.04'	30°15'16"	S74°33'49"E	28.71'
C4	64.99'	102.18'	90°04'05"	S44°38'50"E	91.97'
C5	35.00'	47.55'	77°50'33"	S39°17'51"W	43.98'
C6	35.00'	25.87'	42°20'33"	N80°36'27"W	25.28'
C7	20.00'	31.45'	90°05'18"	N45°17'33"E	28.31'
C8	20.00'	31.38'	89°53'05"	N44°41'39"W	28.26'
C9	85.00'	54.88'	36°59'37"	S71°10'48"E	53.93'
C10	85.00'	78.70'	53°02'46"	S26°09'36"E	75.91'
C11	55.00'	50.54'	52°39'01"	S26°42'14"W	48.78'
C12	55.00'	24.18'	25°11'32"	S65°37'31"W	23.99'
C13	55.00'	11.60'	12°05'16"	N84°15'58"E	11.58'
C14	15.00'	10.79'	41°13'04"	S80°02'43"E	10.56'
C15	15.00'	20.38'	77°49'50"	S39°18'22"W	18.85'
C16	45.00'	70.74'	90°04'05"	S44°39'19"E	63.68'
C17	20.00'	31.46'	90°06'55"	S45°18'21"W	28.31'
C18	20.00'	31.39'	89°54'42"	S44°42'27"E	28.26'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N78°13'17"E	15.13
L2	N78°13'17"E	15.13
L3	N78°13'56"E	15.43
L4	S0°21'49"W	20.00
L5	N30°33'49"E	20.00
L6	N30°33'49"E	20.00
L7	N0°43'59"E	18.44



PLAT OF
Cazador Estates Subdivision No. 1
A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14,
TOWNSHIP 2 NORTH, RANGE 1 WEST, B.M.,
CITY OF KUNA, ADA COUNTY, IDAHO
2020

SHEET INDEX

- SHEET 1 - SUBDIVISION MAP AND LEGEND
- SHEET 2 - NOTES, CURVE AND LINE TABLES, AND CERTIFICATE OF OWNERS
- SHEET 3 - CERTIFICATES AND APPROVALS

REFERENCES

- R1. PLAT OF GALIANO ESTATES SUBDIVISION, BOOK 99 OF PLATS AT PAGES 12780-12783, RECORDS OF ADA COUNTY, IDAHO.
- R2. RECORD OF SURVEY No. 11697, RECORDS OF ADA COUNTY, IDAHO.
- R3. PLAT OF CAZADOR SUBDIVISION No. 2, BOOK ____ OF PLATS AT PAGES ____, RECORDS OF ADA COUNTY, IDAHO.
- R4. QUITCLAIM DEED PER INSTRUMENT No. 2019-021830, RECORDS OF ADA COUNTY, IDAHO.

LEGEND

- FOUND BRASS CAP AS NOTED
- FOUND 5/8" REBAR AS NOTED
- FOUND 1/2" REBAR AS NOTED
- SET 5/8" REBAR WITH PLASTIC CAP MARKED "ALB 12459"
- SET 1/2" REBAR WITH PLASTIC CAP MARKED "ALB 12459"
- SET BRASS PLUG (WITH MAGNETIC INSERT) MARKED "ALB PLS 12459"
- △ CALCULATED POINT, NOTHING FOUND OR SET
- ⑭ LOT NUMBER
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- ADJACENT BOUNDARY LINE
- SECTION LINE
- ROAD/LATERAL CENTERLINE
- EASEMENT LINE
- ACHD EASEMENT (SEE NOTE 13)
- INGRESS/EGRESS EASEMENT (SEE NOTE 16)

SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE LAND SHOWN HEREON. THE SURVEY IS BASED UPON THE RETRACEMENT OF PLATS, SURVEYS AND DEEDS LISTED IN THE REFERENCES HEREON AND A FIELD SURVEY OF EXISTING MONUMENTATION. MONUMENTATION RECOVERED WAS FOUND TO BE IN SUBSTANTIAL CONFORMANCE WITH THE REFERENCES LISTED HEREON. ALL PROPERTY CORNERS WHERE MONUMENTS OF RECORD WERE NOT FOUND WERE SET/RESET AS SHOWN HEREON.



DEVELOPER
DB Development, LLC
MERIDIAN, IDAHO

PLAT OF Cazador Estates Subdivision No. 1

CERTIFICATE OF OWNERS

KNOW ALL MEN/WOMEN BY THESE PRESENTS: THAT THE UNDERSIGNED IS THE OWNER OF THE REAL PROPERTY HEREAFTER DESCRIBED.

A PARCEL OF LAND SITUATED IN A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 1 WEST, B.M., CITY OF KUNA, ADA COUNTY, IDAHO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRASS CAP MARKING THE WEST 1/4 CORNER OF SAID SECTION 14, WHICH BEARS S00°23'33"W A DISTANCE OF 2,663.68 FEET FROM A FOUND BRASS CAP MARKING THE NORTHWEST CORNER OF SAID SECTION 14, THENCE FOLLOWING THE SOUTHERLY LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4, S89°39'48"E A DISTANCE OF 86.68 FEET TO A SET 5/8-INCH REBAR AND BEING THE POINT OF BEGINNING.

THENCE LEAVING SAID SOUTHERLY LINE, N00°20'12"E A DISTANCE OF 30.00 FEET TO A SET 5/8-INCH REBAR ON THE EASTERLY RIGHT-OF-WAY LINE OF N. TEN MILE RD.;
THENCE FOLLOWING SAID EASTERLY RIGHT-OF-WAY LINE, 39.09 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 69.50 FEET, A DELTA ANGLE OF 32°13'20", A CHORD BEARING OF N38°08'03"W AND A CHORD DISTANCE OF 38.57 FEET TO A SET 5/8-INCH REBAR;
THENCE FOLLOWING SAID EASTERLY RIGHT-OF-WAY LINE, 62.06 FEET ALONG A COMPOUND CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 329.50 FEET, A DELTA ANGLE OF 10°47'32", A CHORD BEARING OF N14°16'40"W AND A CHORD DISTANCE OF 61.97 FEET TO A SET 5/8-INCH REBAR;
THENCE FOLLOWING SAID EASTERLY RIGHT-OF-WAY LINE, N00°23'33"E A DISTANCE OF 654.77 FEET TO A SET 5/8-INCH REBAR ON THE CENTERLINE OF TEED LATERAL AND THE SOUTHERLY BOUNDARY OF GALIANO ESTATES SUBDIVISION (BOOK 99, PAGES 12780-12783, RECORDS OF ADA COUNTY, IDAHO);
THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE AND FOLLOWING SAID CENTERLINE AND SAID SOUTHERLY BOUNDARY THE FOLLOWING FOUR (4) COURSES:

1. N59°05'13"E (FORMERLY N58°41'44"E) A DISTANCE OF 5.49 FEET TO A SET 5/8-INCH REBAR;
2. N64°59'38"E (FORMERLY N64°36'09"E) A DISTANCE OF 40.90 FEET TO A SET 5/8-INCH REBAR;
3. N73°38'09"E (FORMERLY N73°14'40"E) A DISTANCE OF 78.87 FEET TO A SET 5/8-INCH REBAR;
4. N78°05'38"E (FORMERLY N77°42'09"E) A DISTANCE OF 99.73 FEET TO A SET 5/8-INCH REBAR;

THENCE LEAVING SAID CENTERLINE AND SAID SOUTHERLY BOUNDARY, S11°54'09"E A DISTANCE OF 28.00 FEET TO A SET 5/8-INCH REBAR;
THENCE S05°19'12"W A DISTANCE OF 129.80 FEET TO A SET 5/8-INCH REBAR;
THENCE 29.04 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 55.00 FEET, A DELTA ANGLE OF 30°15'16", A CHORD BEARING OF S74°33'49"E AND A CHORD DISTANCE OF 28.71 FEET TO A SET 5/8-INCH REBAR;
THENCE S30°33'49"W A DISTANCE OF 40.00 FEET TO A SET 5/8-INCH REBAR;
THENCE S58°28'52"E A DISTANCE OF 103.08 FEET TO A SET 5/8-INCH REBAR;
THENCE S00°43'59"W A DISTANCE OF 255.70 FEET TO A SET 5/8-INCH REBAR;
THENCE S88°47'36"E A DISTANCE OF 37.55 FEET TO A SET 5/8-INCH REBAR;
THENCE S00°21'49"W A DISTANCE OF 20.58 FEET TO A SET 5/8-INCH REBAR;
THENCE S89°48'36"E A DISTANCE OF 270.00 FEET TO A SET 5/8-INCH REBAR;
THENCE S00°21'49"W A DISTANCE OF 111.90 FEET TO A SET 5/8-INCH REBAR;
THENCE S04°16'15"W A DISTANCE OF 40.10 FEET TO A SET 5/8-INCH REBAR;
THENCE S00°21'49"W A DISTANCE OF 161.33 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4, SAID POINT BEING WITNESSED BY A SET 5/8-INCH REBAR WHICH BEARS N00°21'49"E A DISTANCE OF 30.00 FEET FROM SAID POINT;
THENCE FOLLOWING SAID SOUTHERLY LINE, N89°39'48"W A DISTANCE OF 570.96 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 7.463 ACRES, MORE OR LESS.

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE SAID LAND IN THIS PLAT. THE EASEMENTS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC BUT THE RIGHTS TO USE SAID EASEMENTS ARE HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES AS SHOWN ON THIS PLAT. NO STRUCTURES OTHER THAN FOR SUCH UTILITY AND OTHER DESIGNATED PUBLIC USES ARE TO BE ERRECTED WITHIN THE LIMITS OF SAID EASEMENTS UNLESS NOTED OTHERWISE ON THIS PLAT. THE UNDERSIGNED, BY THESE PRESENTS, DEDICATES TO THE PUBLIC ALL PUBLIC STREETS AS SHOWN ON THIS PLAT. ALL LOTS WITHIN THIS PLAT WILL RECEIVE WATER SERVICE FROM SUEZ WATER IDAHO, INC. AND SUEZ WATER IDAHO, INC. HAS AGREED IN WRITING TO SERVE ALL OF THESE LOTS.

JUSTIN BLACKSTOCK, MANAGER
DB DEVELOPMENT, LLC

ACKNOWLEDGMENT

STATE OF IDAHO }
ADA COUNTY } SS

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON _____, 2019, BY JUSTIN BLACKSTOCK, AS MANAGER OF DB DEVELOPMENT, LLC.

SIGNATURE OF NOTARY PUBLIC

MY COMMISSION EXPIRES _____

NOTES

1. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE CITY OF KUNA ZONING ORDINANCE AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT. ALL LOT, PARCEL AND TRACT SIZES SHALL MEET THE MINIMAL DIMENSIONAL STANDARDS AS REQUIRED IN THE CITY OF KUNA ZONING ORDINANCE.
2. ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF KUNA IN EFFECT AT THE TIME OF RESUBDIVISION.
3. LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
4. NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN THE SANITARY RESTRICTION RELEASE.
5. REFERENCE IS MADE TO THE PUBLIC HEALTH LETTER ON FILE REGARDING ADDITIONAL RESTRICTIONS.
6. DIRECT LOT OR PARCEL ACCESS TO N. TEN MILE RD. AND W. ARDELL RD. IS PROHIBITED.
7. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
8. IRRIGATION WATER HAS BEEN PROVIDED FROM THE CITY OF KUNA IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(b). LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND WILL BE OBLIGATED FOR ASSESSMENTS FROM THE CITY OF KUNA.
9. LOT 4, BLOCK 1, LOT 9, BLOCK 2, AND LOT 1, BLOCK 3 ARE COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY THE CAZADOR ESTATES SUBDIVISION HOMEOWNER'S ASSOCIATION, OR ASSIGNS. THESE COMMON LOTS ARE SUBJECT TO BLANKET EASEMENTS FOR PUBLIC UTILITIES AND CITY OF KUNA PRESSURE IRRIGATION.
10. UNLESS OTHERWISE SHOWN, ALL INTERIOR SIDE LOT LINES CONTAIN A 5.00 FOOT WIDE EASEMENT, EACH SIDE, FOR CITY OF KUNA PRESSURE IRRIGATION AND LOT DRAINAGE.
11. UNLESS OTHERWISE SHOWN, ALL REAR LOT LINES CONTAIN A 10.00 FOOT WIDE PERMANENT EASEMENT FOR CITY OF KUNA IRRIGATION AND LOT DRAINAGE.
12. UNLESS OTHERWISE SHOWN, ALL FRONT LOT LINES COMMON TO THE PUBLIC RIGHT-OF-WAYS CONTAIN A 21.00 FOOT WIDE PERMANENT EASEMENT FOR PUBLIC UTILITIES, CITY OF KUNA STREET LIGHTS, CITY OF KUNA PRESSURE IRRIGATION AND LOT DRAINAGE. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF DRIVEWAYS AND SIDEWALKS TO EACH LOT.
13. A PORTION OF LOTS 2-4, BLOCK 1 AND A PORTION OF LOTS 1-2, BLOCK 3 ARE SERVANT TO AND CONTAIN THE ACHD STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCLUMBERED BY THAT CERTAIN FIRST AMENDED MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON NOVEMBER 10, 2015, AS INSTRUMENT No. 2015-103256, OFFICIAL RECORDS OF ADA COUNTY, AND INCORPORATED HEREIN BY THIS REFERENCE AS IF SET FORTH IN FULL (THE "MASTER EASEMENT"). THE MASTER EASEMENT AND THE STORM WATER DRAINAGE SYSTEM ARE DEDICATED TO ACHD PURSUANT TO SECTION 40-2302, IDAHO CODE. THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.
14. THIS PLAT IS SUBJECT TO AN ACHD LANDSCAPE LICENSE AGREEMENT PER INSTRUMENT No. 2020-_____, RECORDS OF ADA COUNTY, IDAHO.
15. ACHD PERMANENT EASEMENT (SIDEWALK) PER INSTRUMENT No. 20-_____, RECORDS OF ADA COUNTY, IDAHO.
16. A PORTION OF LOT 4, BLOCK 1, AS SHOWN HEREON IS SUBJECT TO AN EASEMENT FROM A COMMON DRIVEWAY TO PROVIDE ACCESS TO LOTS 5 AND 6, BLOCK 1. SEE THE SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS FOR MAINTENANCE AND REPAIR RESPONSIBILITIES OF SAID COMMON DRIVEWAY.
17. AS SHOWN HEREON, A PORTION OF LOT 4, BLOCK 1 IS SUBJECT TO A 28.00 FOOT WIDE EASEMENT FOR THE OPERATION AND MAINTENANCE OF TEED LATERAL IN FAVOR OF BOISE PROJECT BOARD OF CONTROL.
18. THIS SUBDIVISION IS SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS THAT ARE TO BE FILED FOR RECORD AT THE ADA COUNTY RECORDER'S OFFICE, AND MAY BE AMENDED FROM TIME TO TIME.
19. THE HOMEOWNERS' ASSOCIATION (HOA), ITS OWNERSHIP AND MAINTENANCE COMMITMENTS CANNOT BE DISSOLVED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE CITY OF KUNA, IDAHO. ALL IMPROVED INDIVIDUAL LOTS ARE SUBJECT TO A FRACTIONAL SHARE OF THE IRRIGATION ASSESSMENT FOR EACH HOA COMMON LOT(S) THAT RECEIVE(S) MUNICIPAL IRRIGATION. IF THE ASSESSMENT IS NOT PAID BY THE HOA, THE INDIVIDUAL IMPROVED LOTS ARE SUBJECT TO A LIEN FOR NON-PAYMENT.
20. MAINTENANCE OF ANY IRRIGATION AND DRAINAGE PIPES OR DITCHES CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE ENTITY. SUCH LOTS MUST REMAIN FREE OF ENCROACHMENTS AND OBSTRUCTIONS TO SAID IRRIGATION/DRAINAGE FACILITIES.

CERTIFICATE OF SURVEYOR

I, AARON L. BALLARD, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT OF CAZADOR ESTATES SUBDIVISION No. 1 AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" AND AS SHOWN ON THE ATTACHED PLAT, WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

AARON L. BALLARD, P.L.S. 12459



DEVELOPER
DB Development, LLC
MERIDIAN, IDAHO



PLAT OF
Cazador Estates Subdivision No. 1

ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE _____ DAY OF _____, 2019.

PRESIDENT
ADA COUNTY HIGHWAY DISTRICT

APPROVAL OF CITY ENGINEER

I, THE UNDERSIGNED CITY ENGINEER IN AND FOR THE CITY OF KUNA, ADA COUNTY, IDAHO, HEREBY STATE THAT THE RECOMMENDED CONDITIONS OF APPROVAL HAVE BEEN SATISFIED.

CITY OF KUNA ENGINEER, P.E. No. _____

DATE

APPROVAL OF CITY COUNCIL

I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF KUNA, ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE _____ DAY OF _____, A.D. 2019, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

CITY CLERK
KUNA, IDAHO

CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR FOR ADA COUNTY, IDAHO, HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND FIND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

ADA COUNTY SURVEYOR

DATE

HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER OR HIS AGENT LISTING THE CONDITIONS OF APPROVAL. SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

HEALTH OFFICER

DATE

CERTIFICATE OF ADA COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

COUNTY TREASURER

DATE

CERTIFICATE OF COUNTY RECORDER

STATE OF IDAHO }
ADA COUNTY } SS

I HEREBY CERTIFY THAT THIS PLAT OF CAZADOR ESTATES SUBDIVISION No. 1 WAS FILED AT THE REQUEST OF _____ AT _____ MINUTES PAST _____ O'CLOCK _____ M., THIS _____ DAY OF _____, _____ A.D., IN MY OFFICE AND WAS DULY RECORDED AS BOOK _____ OF PLATS AT PAGES _____ THRU _____.

INSTRUMENT NUMBER _____

DEPUTY

EX-OFFICIO RECORDER

FEE:



3-5-2020

DEVELOPER
DB Development, LLC
MERIDIAN, IDAHO



JOB NO. 18-115

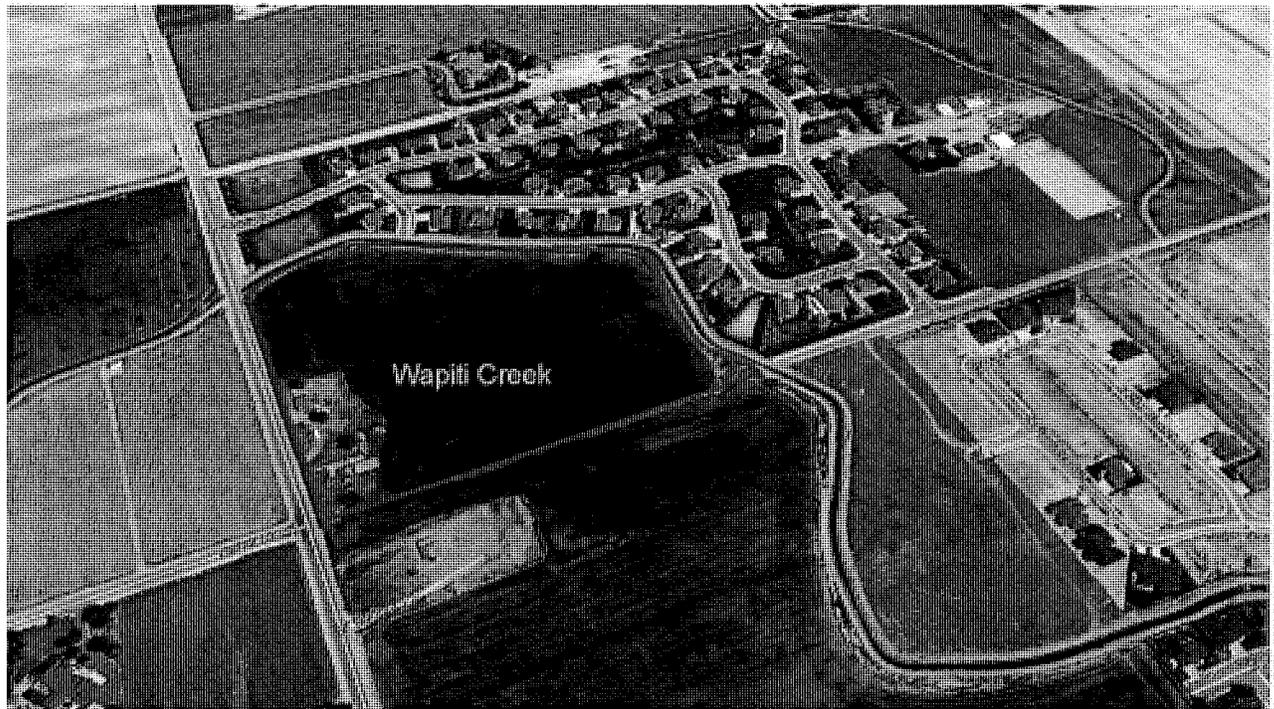
SHEET 3 OF 3

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

B. Applicant Request:

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

2. Site Location Map:

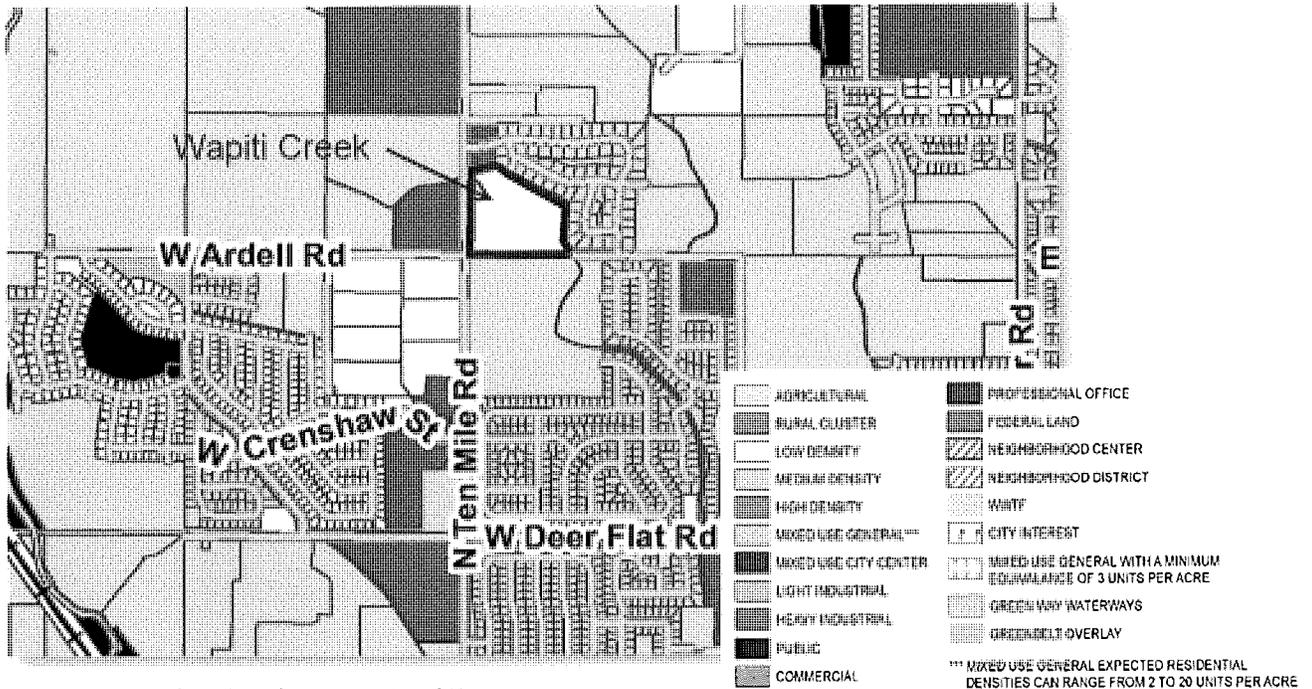


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- C. History:** The approximate 15.82-acre subject site is currently in Ada County, however, it is contiguous to Kuna City limits on all sides of the parcel (parcel south was recently approved for annexation), and has historically been used for a single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

D. General Projects Facts:

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



Kuna Comprehensive Plan Future Land Use Map:

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

2. Kuna Recreation and Pathways Master Plan Map:

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

**CITY OF KUNA
RECREATION AND
PATHWAYS MASTER PLAN MAP**



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

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

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

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

5. **Services:**

Sanitary Sewer– City of Kuna
 Potable Water – City of Kuna
 Irrigation District – Boise-Kuna Irrigation District
 Pressurized Irrigation – City of Kuna (KMID)
 Fire Protection – Kuna Rural Fire District
 Police Protection – Kuna City Police (Ada County Sheriff's office)
 Sanitation Services – J & M Sanitation

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

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

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

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

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

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

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

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

E. **Staff Analysis:**

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

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

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

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

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

F. **Applicable Standards:**

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

G. **Procedural Background:**

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

H. **Factual Summary:**

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

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

I. Comprehensive Plan Analysis:

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

Goals, Policies and Objectives from the Kuna Comprehensive Plan:

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

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

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

Economic Development Goals and Objectives - Section 5 - Summary:

Ensure an adequate supply of housing for all income levels and facilitate pedestrian connections, both visually and physically, to enhance pedestrian movement.

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

Land Use Goals and Objectives - Section 6 - Summary:

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

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

Natural Resources Goals and Objectives - Section 7 - Summary:

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

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

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

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

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

Transportation Goals and Objectives - Section 9 - Summary:

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

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

Recreation Goals and Objectives - Section 10 - Summary:

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

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

Housing Goals and Objectives - Section 12 - Summary:

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

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

Community Design Goals and Objectives - Section 13 - Summary:

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

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

J. Conclusions of Law:

Based on the evidence contained in Case No's 17-06-AN and 17-08-S, the Kuna Council finds Case No's 17-06-AN and 17-08-S complies with Kuna City Code, the Kuna Comprehensive Plan as proposed or conditioned.

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

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

2. The site is physically suitable for a subdivision.

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

3. The annexation and subdivision uses are not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.
Comment: The land to be annexed is not used as wildlife habitat. Roads, homes and open spaces are planned for construction according the City requirements and best practices. Staff is not aware of any environmental damage or loss of habitat associated with the proposed development.
4. The annexation and subdivision application is not likely to cause adverse public health problems.
Comment: The annexation of the property requires a zoning designation per Kuna Code 5-13-9. The low density zone requires connection to public sewer and water, therefore eliminating the occurrence of adverse public health problems. Through correspondence with public service providers and application evaluation, this project appears to avoid detriment to surrounding uses.
5. The application appears to avoid detriment to the present and potential surrounding uses; to the health, safety, and general welfare of the public taking into account the physical features of the site, public facilities and existing adjacent uses.
Comment: The annexation, rezone and design of the subdivision did consider the location of the property adjacent to Teed Lateral, classified roadways (Ten Mile and Ardell.) and the system. The subject property can be connected to the City's public sewer, water and pressure irrigation facilities. The adjacent uses are complimentary uses (Kuna) as proposed in the Kuna Comprehensive Plan Future Land Use Map.
6. The existing and proposed street and utility services in proximity to the site are suitable and adequate for residential purposes.
Comment: Correspondence from ACHD and Kuna Public Works confirms that the proposed streets and utility services are suitable and adequate for this residential project. ACHD confirms that the proposed streets within and adjacent to the subdivision are adequate for the proposed development.

K. Findings of Fact:

Based upon the record in 17-06-AN and 17-08-S, including the Comprehensive Plan, Kuna City Code, Staff's report, including the exhibits, and the testimony elicited during the public hearing, the Council hereby *approves* Case No's 17-06-AN and 17-08-S, a request for annexation and subdivision preliminary plat to Council as follows:

The Council concludes that the Application complies with the City of Kuna's Zoning regulations (Title 5) of KCC and the Subdivision regulations outlined in title 6 of KCC and the Landscape Code in title 5.

1. In making a decision regarding the Subdivision application, the Council is to consider Idaho Code §67-6535 (2), which states the following:
The approval or denial of any application required or authorized pursuant to this chapter shall be in writing and accompanied by a reasoned statement that explains the criteria and standards considered relevant, states the relevant contested facts relied upon, and explains the rationale for the decision based on the applicable provisions of the comprehensive plan, relevant ordinance and statutory provisions, pertinent constitutional principles and factual information contained in the record.

In addition, Idaho Code §67-6535(2) (a), provides that:

Failure to identify the nature of compliance or noncompliance with express approval standards or failure to explain compliance or noncompliance with relevant decision criteria shall be grounds for invalidation of an approved permit or site-specific authorization, or denial of same, on appeal.

2. The Council has the authority to approve or deny Case No's 17-06-AN and 17-08-S. On January 2, 2018 the Council voted to approve these applications.
3. The public notice requirements were met and the public hearing was conducted within the guidelines of applicable Idaho Code and City Ordinances to hold a public hearing on January 2, 2018, with the Council.

L. Commissions' Recommendation to Council:

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

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

M. Order of Decision by the Council:

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

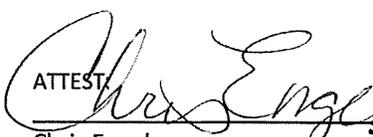
- *Applicant shall follow the conditions as outlined in the staff report and packet.*
1. The applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
 - a. The City Engineer shall approve the sewer hook-ups.
 - b. The City Engineer shall approve drainage and grading plans.
 - c. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties".
 - d. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
 - e. The Kuna Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District is required.
 - f. The *Boise Project and Board of Control* shall approval any modifications to the existing irrigation system.
 - g. Approval from Ada County Highway District shall be obtained and Impact Fees must be paid prior to issuance of any building permit.
 - h. Idaho Transportation Department. No public street construction may be commenced without the approval and permit from Ada County Highway District and Idaho Transportation Department.
 - i. All public rights-of-way shall be dedicated and constructed to standards of the City, Ada County Highway District,
 2. Installation of utility service facilities shall comply with requirements of the public utility or irrigation district providing services. All utilities shall be installed underground, see KCC 6-4-2-W.
 3. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site.

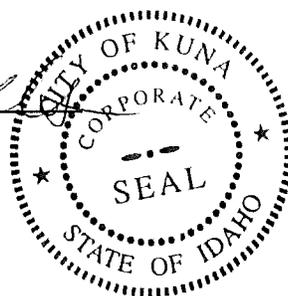
4. Street lighting shall use LED lights, with spacing and wattages meeting KCC 5-4-6; applicant shall coordinate a street light plan for P&Z approval in concert with the prepared construction drawings for the project.
5. Parking within the site shall comply with KCC 5-9-3. A separate Design Review application is required for the community clubhouse and parking lot.
6. Fencing within and around the site shall comply with Kuna City standards – KCC 5-5-5- A-J and KCC 6-4-2-E.
7. A sign permit is required prior to any subdivision entrance sign construction and shall comply with KCC 5-10-4. Monument signs will require a separate design review.
8. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within three days or as the planting season permits as required to meet KCC 5-17-7 standards. Maintenance and planting within public rights-of-way shall be approved from the public entities owning the property.
9. Submit a petition to the City consenting to the pooling of irrigation surface water rights for delivery purposes and requesting to annex the irrigation surface water rights appurtenant to the property to the Kuna Municipal Pressure Irrigation system of the City (KMID) prior to requesting final plat signature from the City Engineer.
10. The land owner/applicant/developer and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the Commission and/or Council, or seek amending them through public hearing processes.
11. The applicant's proposed preliminary plat (dated 06/19/17) and landscape plan (dated 06/19/2017) shall be considered binding site plans, or as modified and approved through the public hearing process.
12. Applicant shall bring landscape buffers into compliance as described in Kuna City Code 5-17, and submit a PDF bearing these changes for approval.
13. Applicant shall follow staff, city engineer and other agency recommended requirements as applicable.
14. Applicant shall demonstrate permanent access, maintenance and care for all lots affected by shared driveways as proposed on the preliminary plat bearing the same date as above.
15. Compliance with all local, state and federal laws is required.

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



Joe Stear, Mayor
Kuna City

ATTEST

Chris Engels
Kuna City Clerk





City of Kuna AFFIDAVIT OF LEGAL INTEREST

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

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

State of Idaho)
)
County of Ada)

I, Lee Abrams , 20655 Muddy Puddle Lane
Name Address
Greenleaf , ID 83626
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 KM Engineering, LLP 9233 West State Street, Boise, ID 83714
Name Address

to submit the accompanying application pertaining to that property.

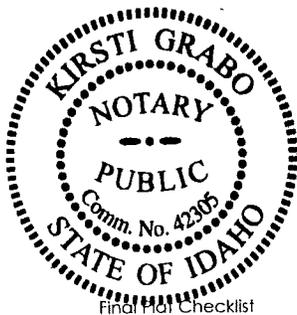
B. I agree to indemnify, defend and hold City of Kuna and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.

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 16 day of March, 2020

[Signature]
Signature

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



[Signature]
Notary Public for Idaho
Residing at: Star, Idaho
My commission expires: 2.20.24

ADA COUNTY RECORDER Phil McGrane
BOISE IDAHO Pgs=2 LISA BATT
BRET ABRAMS

2019-006930
01/28/2019 12:47 PM
AMOUNT:\$15.00

ADA COUNTY RECORDER Phil McGrane
BOISE IDAHO Pgs=3 CHE FOWLER
FIDELITY NATIONAL TITLE - BOISE

2019-021830
03/20/2019 11:20 AM
\$15.00



QUITCLAIM DEED

Re-record to correct notary acknowledgements.

FOR VALUE RECEIVED, **AP DEVELOPMENTS, LLC**, does hereby convey, release, remise and forever quitclaim unto, **BRET LEE ABRAMS** and **NIKEELA RENAE ABRAMS**, a married couple, as their sole and separate property, whose address is 20655 Muddy Muddle Lane, Greenleaf, Idaho, all of AP Developments, LLC's, rights, title and interest in the real property known as Wapiti Creek located at 2480 S. Ten Mile Road, Meridian, Idaho, and more particularly described as follows to-wit:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 1 WEST, OF BOISE-MERIDIAN, IN ADA COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 14;

THENCE NORTH ALONG THE WEST LINE OF SAID SECTION 14 A DISTANCE OF 759.89 FEET TO A POINT IN THE CENTERLINE OF THE TEED LATERAL;

THENCE NORTH 75°33'38" EAST ALONG SAID CENTERLINE A DISTANCE OF 296.49 FEET;

THENCE SOUTH 61°56'43" EAST ALONG SAID CENTERLINE A DISTANCE OF 745.56 FEET;

THENCE SOUTH 02°17'01" WEST ALONG SAID CENTERLINE A DISTANCE OF 355.08 FEET;

THENCE SOUTH 32°52'42" EAST ALONG SAID CENTERLINE A DISTANCE OF 152.03 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER;

THENCE WEST ALONG SAID SOUTH LINE A DISTANCE OF 1013.46 FEET, MORE OR LESS TO THE POINT OF THE BEGINNING.

EXCEPT ANY PORTION LYING WITHIN THE RIGHT OF WAY OF TEN MILE ROAD.

Ada County Assessor Parcel S1314233800

together with their appurtenances.

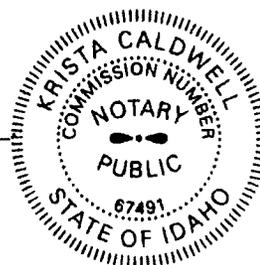
Notary Acknowledgement
Attached to Quitclaim Deed
(original recording Instr #2019-006930)

State of Idaho

County of Ada

On this 3rd day of January, 2019, before me the undersigned, a Notary Public in and for said state, personally appeared Bret Lee Abrams, known or identified to me to be the person(s) whose name is/are subscribed to the within instrument as the Managing Partner of AP Developments, LLC and acknowledged to me that he executed the same as such Managing Partner.

Krista Caldwell
Notary Public Name: Krista Caldwell
Residing at Boise, Idaho
My Commission Expires: 4/12/2022

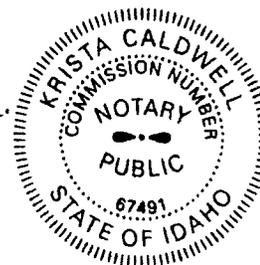


State of Idaho

County of Ada

On this 20th day of January, 2019, before me the undersigned, a Notary Public in and for said state, personally appeared Kelly Perryman, known or identified to me to be the person(s) whose name is/are subscribed to the within instrument as the Partner of AP Developments, LLC and acknowledged to me that he executed the same as such Partner.

Krista Caldwell
Notary Public Name: Krista Caldwell
Residing at Boise, Idaho
My Commission Expires: 4/12/2022





March 16, 2020
Project No. 18-115

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

**RE: Cazador Estates Subdivision No. 1 (fka Wapiti Creek Subdivision) – Kuna, ID
Final Plat Application**

Dear Troy:

On behalf of Mr. Lee Abrams, we are pleased to submit the attached application and required supplements for the final plat of Cazador Estates Subdivision No. 1.

The final plat for this phase encompasses approximately 7.5 acres of the overall site and includes 21 buildable single-family residential lots, 2 common lots, and 1 shared driveway for a total of 24 lots. Permanent access for this subdivision is proposed via a connection to West Ardell Road.

To the best of our knowledge, the final plat for Cazador Estates Subdivision No. 1 is in conformance with the approved preliminary plat (prepared by others as Wapiti Creek Subdivision) and meets the requirements and conditions of approval thereof. Further, the construction plans for this phase have been approved by the regulatory agencies.

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

Sincerely,
KM Engineering, LLP

A handwritten signature in black ink, appearing to read 'K Grabo'.

Kirsti Grabo
Operations Manager

cc: Mr. Lee Abrams
DB Development, LLC

ADA COUNTY RECORDER Phil McGrane BOISE IDAHO Pgs=59 VICTORIA BAILEY FIDELITY NATIONAL TITLE - BOISE	2019-062782 07/16/2019 12:23 PM \$184.00
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**DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
CAZADOR SUBDIVISION**

THIS DECLARATION is made effective as of July 15, 2019, by **DB Development, LLC** a Delaware limited liability company (“**Owner**” or “**Grantor**”).

ARTICLE I: RECITALS

1.1 Grantor is the owner of all of the real property located in the County of Ada, State of Idaho (the “County”), described in the attached Exhibit A (the “Property”), which exhibit is incorporated herein by this reference.

1.2 The purpose of this Declaration is to set forth the basic restrictions, covenants, limitations, easements, conditions, and equitable servitudes (collectively “Restrictions”) that apply to the Property. The Restrictions are designed to preserve the Property’s value, desirability and attractiveness, to ensure a well-integrated high-quality development, and to guarantee adequate maintenance of the Common Area, and the Improvements located thereon, in a cost effective and administratively efficient manner.

ARTICLE II: DECLARATION

Grantor declares that the Property shall be held, sold, conveyed, encumbered, hypothecated, leased, used, occupied, and improved subject to the following terms, covenants, conditions, easements, and restrictions, all of which are declared and agreed to be in furtherance of a general plan for the protection, maintenance, subdivision, improvement, and sale of the Property, and to enhance the value, desirability, and attractiveness of the Property. The terms, covenants, conditions, easements, and restrictions set forth herein:

A. shall run with the land constituting the Property and with each estate therein, and shall be binding upon all persons having or acquiring any right, title, or interest in the Property or any lot, parcel, or portion thereof; and

B. shall inure to the benefit of every Building Lot, parcel, or portion of the Property and any interest therein; and,

C. shall inure to the benefit of, and be binding upon, Grantor (as defined below), and each grantee and Owner, and such grantee's and Owner's respective successors-in-interest, and may be enforced by Grantor, by any Owner, and any such Owner's successors-in-interest, and by the Association as hereinafter described.

Notwithstanding any other provision in the Declaration to the contrary, no provision of this Declaration shall be construed as to prevent or limit (i) Grantor's right to complete development of the Property and to construct improvements thereon, or (ii) Grantor's right to maintain model homes, construction, sales, or leasing offices, or similar facilities (temporary or otherwise) on any portion of the Property, including the Common Area or any public right-of-way, or (iii) Grantor's right to post signs incidental to construction, sales, or leasing, or (iv) Grantor's right to modify plans for the Property, all in accordance with any necessary approvals of the applicable governmental entities.

ARTICLE III: DEFINITIONS

3.1 "Affiliate" shall mean any entity that has some form of common ownership interest or common management with the Grantor.

3.2 "Architectural Committee" shall mean the committee created by the Grantor or the Association pursuant to Article X hereof.

3.3 "Articles" shall mean the Articles of Incorporation of the Association or other organizational or the charter documents of the Association if formed using a type of entity other than a corporation.

3.4 "Assessments" shall mean those payments required of Owners or other Association Members, including Regular, Special, and Limited Assessments made by the Association as further defined in this Declaration.

3.5 "Association" shall mean the Idaho profit or non-profit corporation (or other type of entity), and its successors and assigns, established by Grantor to exercise the powers and to carry out the duties set forth in this Declaration and any Supplemental Declaration. Grantor shall have the power, in its discretion, to name the Association the "Cazador Homeowners Association, Inc.", or any similar name, which fairly reflects its purpose. Grantor, in its sole and absolute discretion, shall have the power to create any

additional Associations that it deems necessary or appropriate to act as the Association for any Annexed Tract (as defined below). In such event, reference in this Declaration to the "Association" shall apply to the particular Association designated to apply to that Annexed Tract.).

3.6 "Association Rules" shall mean those rules and regulations promulgated by the Association governing conduct upon and use of the Property under the jurisdiction or control of an Association, the imposition of fines and forfeitures for violation of such rules and regulations, and procedural matters for use in the conduct of business of the Association.

3.7 "Board" shall mean the Board of Directors or other governing board or individual, if applicable, of the Association.

3.8 "Building Lot" shall mean one or more lots within the Property as specified or shown on any Plat and/or by Supplemental Declaration, upon which Improvements may be constructed and shall expressly include Lot 30 of Block 4 of Cazador Subdivision No. 1 as shown on the Plat ("Lot 30, Block 4"). As noted on Note 14 of Exhibit A attached hereto, Lot 30, Block 4 is subject to a temporary easement, that will terminate upon the satisfaction of certain conditions ("Temporary Easement"), and thereafter it may be developed. Lot 30, Block 4 is not Common Area and is not owned by the Association. Any use of Lot 30, Block 4 by any party other than the owner of Lot 30, Block 4 shall be strictly in accordance with the terms of the Temporary Easement. The owner of Lot 30 Block 4 shall have the right to modify the terms of the Temporary Easement in its sole and absolute discretion.

3.9 "Bylaws" shall mean the Bylaws of the Association.

3.10 "Common Area" shall mean all real property in which the Association holds an interest or which is held or maintained, permanently or temporarily, for the common use, enjoyment, and benefit of the entire Subdivision and each Owner therein, and shall include, without limitation, all such parcels that are designated as private streets or drives, common open spaces, common landscaped areas, recreation areas, other amenities, and Waterways. The Common Area may be established from time to time by Grantor on any portion of the Property by describing it on a Plat, by granting or reserving it in a deed or other instrument to the Association, or by designating it pursuant to this Declaration or any Supplemental Declaration. The Common Area may include easement and/or license rights. Grantor makes no representation of the creation of Common Areas on property outside the property described on Exhibit A, but reserves the right to do so in its sole and absolute discretion.

3.11 "Declaration" shall mean this Declaration as it may be amended from time to time.

3.12 “Cazador Subdivision” and the “Subdivision” shall each mean the Property.

3.13 “Design Guidelines” shall mean the construction guidelines approved by the Architectural Committee.

3.14 “Grantor” shall mean, DB Development, LLC a Delaware Limited Liability Company and its successors-in-interest, and Affiliates (collectively, “DB”), and any person or entity to whom DB expressly transfers its Grantor rights, which transfer must be made in writing and must include a specific reference to the transfer being of “Grantor rights” or “rights as Grantor” or other similar specific reference. Grantor shall be permitted to make partial transfers of Grantor’s rights, or multiple transfers, on terms and conditions acceptable to Grantor in its sole and absolute discretion while retaining such portions of the rights of Grantor it desires, this shall include but not be limited to Grantor having the right to transfer all of Grantor’s rights as it relates one or more Building Lots, while retaining all of its rights under this Declaration and/or transfer Grantor’s rights to an additional party or parties, while retaining all of its Grantor’s rights hereunder.

3.15 “Improvement” shall mean any structure, facility, or system, or other improvement or object (and any portion of the foregoing), whether permanent or temporary, which is erected, constructed, or placed upon, under, or in, any portion of the Property, including but not limited to buildings, fences, streets, drives, driveways, sidewalks, bicycle paths, curbs, landscaping, signs, lights, mail boxes, electrical lines, pipes, pumps, ditches, waterways, and fixtures of any kind whatsoever.

3.16 “Limited Assessment” shall mean Assessments as described in Section 7.4 of this Declaration.

3.17 “Member” shall mean each person or entity holding a membership in the Association. Where specific reference or the context so indicates, it shall also mean persons or entities holding membership.

3.18 “Owner” shall mean the person or other legal entity, including Grantor, holding fee simple interest of record to a Building Lot that is a part of the Property, and sellers under executory contracts of sale, but excluding those having such interest merely as security for the performance of an obligation.

3.19 “Person” shall mean any individual, partnership, corporation, limited liability company or other legal entity.

3.20 "Plat" shall mean any subdivision plat covering any portion of the Property as recorded at the office of the County recorder (the "County Recorder"), as the same may be amended by duly recorded amendments thereof.

3.21 "Property" shall mean, except as otherwise provided in this paragraph, the real property described in Exhibit A, including each lot, parcel, and portion thereof and interest therein, including all water rights associated with or appurtenant to such property. The Property also shall include, at Grantor's sole discretion, such additional property in addition to that described in Exhibit A as may be part of an Annexed Tract by means of a Supplemental Declaration as provided herein.

3.22 "Regular Assessment" shall mean the Assessments described in Section 7.2 of this Declaration.

3.23 "Special Assessment" shall mean the Assessments described in Section 7.3 of this Declaration.

3.24 "Supplemental Declaration" shall mean any Supplemental Declaration including additional covenants, conditions, and restrictions that might be adopted with respect to any portion of the Property and with respect to any Annexed Tract.

3.25 "Waterway" shall mean any surface water amenity, including, without limitation, any lake, pond, channel, slough, stream, ditch or reservoir, natural or artificial, which is located on the Property and which is included within or managed as Common Area.

ARTICLE IV: GENERAL AND SPECIFIC RESTRICTIONS

4.1 Improvements - Generally. All Improvements are to be designed, constructed and used in such a manner as to (i) comply with the conditions of approval (as may be amended from time to time) issued by the applicable governmental entity with respect to the Plat containing the portion of the Property upon which the Improvements are located (the "Plat Conditions"), (ii) comply with all applicable governmental laws, ordinances, rules and regulations, and (iii) promote compatibility between the types of use contemplated by this Declaration; iv) comply in all respects to these Guidelines and v) and shall comply with the Cazador Architectural Design Standards & Construction Guidelines, attached hereto as Exhibit B and incorporated herein, as amended from time to time (the "Guidelines"). .

4.1.1 Use and Size of Dwelling Structure. All Building Lots shall be used exclusively for single-family residential purposes. No commercial use shall be permitted on Building Lots. Pursuant to Idaho Code Section 55-115(3), no Building Lot or Improvement constructed on a Building Lot shall be leased or licensed (or subleased or sublicensed), except for bona fide leases with a term of

greater than three months wherein the rent charged is commensurate with the time period covered by the lease, and at the inception of such lease or license, the lessee or licensee (or sublessee or sublicensee) intends to physically occupy the Improvements for a period of greater than three months. Use of any Improvement on a Building Lot for short term rentals such as Airbnb or VRBO are strictly prohibited.

No Building Lot shall be improved except with a single-family dwelling unit or structure. No split entry homes, mobile homes, or pre-built homes will be allowed. No shack, tent, trailer house, or basement shall be used within the Subdivision for living quarters, permanent or temporary.

4.1.2 Setbacks and Height. No residential or other structure (exclusive of fences and similar structures constructed in compliance with the terms of this Declaration) shall be placed nearer to the Building Lot lines or built higher than permitted by the Plat in which the Building Lot is located, by the applicable Plat Conditions or by any applicable zoning restriction or by decision of the Architectural Committee, whichever is more restrictive.

4.1.3 Recreational Structures. No playhouses, playground equipment, pool slides, diving boards, hot tubs, spas, or similar items shall extend higher than five (5) feet above the finished graded surface of the Building Lot upon which such item(s) are located, unless specifically so allowed by the Architectural Committee, in its sole discretion. Basketball courts, backboards, pools, tennis courts, shall be allowed in the backyard of any Building Lot, provided that such amenities are approved by the Architectural Committee and are not visible from any street, and do not promote noise or other nuisance that is offensive or detrimental to other portions of the Subdivision or offensive or detrimental to the occupants of other Building Lots.

4.2 Insurance Rates. Nothing shall be done or kept on any Building Lot which will increase the rate of insurance on any other portion of the Property without the approval of the Owner of such other portion, nor shall anything be done or kept on the Property or a Building Lot which would result in the cancellation of insurance on any property owned or managed by any such Association or which would be in violation of any law.

4.3 No Further Subdivision. No Building Lot may be further subdivided, nor may any easement or other interest on any Building Lot be granted, or Building Lot line adjusted, unless the advanced written approval of the Architectural Committee is obtained.

4.4 Signs. No sign of any kind shall be displayed to the public view without the approval of the Architectural Committee or Association, and the City if so required, except:

A. Such signs as may be used by Grantor and Grantor's agents in connection with the development of the Property, the sale of Building Lots and general promotion of the project. Such signs may be installed in the Common Areas at the discretion of the Grantor.

B. Temporary signs naming the contractors, the architect, and the lending institution for particular construction operation.

C. Such signs identifying the Subdivision, or informational signs, of customary and reasonable dimensions as prescribed by the Architectural Committee may be displayed on or from the Common Area.

D. One (1) sign of customary and reasonable dimensions not to exceed three (3) feet by two (2) feet may be displayed by an Owner other than Grantor on or from a Building Lot advertising the residence for sale or lease. No such sign shall be placed on Common Areas or on the rear portion of any Lot being sold.

All signage, including signage for the exceptions listed as (B)-(D), must be erected in accordance with signage format approved and established by the Architectural Committee. Save and excepting the foregoing, no sign shall be placed in the Common Area without the written approval of the applicable Architectural Committee or the Association.

4.5 Nuisances. No rubbish or debris of any kind shall be placed or permitted to accumulate anywhere upon the Property, including the Common Area or vacant Building Lots, and no odor shall be permitted to arise therefrom so as to render the Property or any portion thereof unsanitary, unsightly, offensive, or detrimental to the Property or to its occupants, or to any other property in the vicinity thereof or to its occupants. All structures shall be designed to minimize the noise impact on adjoining properties and no noise or other nuisance, as described in any applicable, laws, rules, regulations or ordinances, shall be permitted to exist or operate upon any portion of the Property so as to be offensive or detrimental to the Property or to its occupants or to other property in the vicinity or to its occupants. Without limiting the generality of any of the foregoing provisions, no exterior sound systems, speakers, horns, whistles, bells, or other sound devices (other than security devices used exclusively for security purposes which have been approved by the Association), flashing lights, or search lights, shall be located, used, or placed on the Property without the prior written approval of the Association.

4.6 Exterior Maintenance: Owner's Obligations. No Improvement shall be permitted to fall into disrepair, and each Improvement shall at all times be kept in good condition and repair. In the event that any Owner shall permit any Improvement, including, without limitation, trees and landscaping, which is the responsibility of such Owner to maintain, to fall into disrepair so as to create a dangerous, unsafe, unsightly, or unattractive condition, or to damage property or facilities on or adjoining their Building Lot which would otherwise be the Association's responsibility to maintain, the Board, upon fifteen (15) days prior written notice to the Owner, shall have the right to correct such condition, and to enter upon such Owner's Building Lot for the purpose of doing so, and such Owner shall promptly reimburse the Association for the cost thereof, plus all other costs associated with such action including, without limitation, legal fees, and plus interest at eighteen percent (18%) per annum on all costs incurred by the Association. All such costs and interest shall be a Limited Assessment and shall create a lien enforceable in the same manner as other Assessments set forth in Article VII of this Declaration. The Owner of the offending property shall be personally liable, and such Owner's property may be subject to a mechanic's lien, in addition to the lien for the Limited Assessment, for all costs and expenses incurred by the Association in taking such corrective acts, plus all costs incurred in collecting the amounts due, including attorney's fees and costs. Each Owner shall pay all amounts due for such work within ten (10) days after receipt of written demand therefore, or the amounts may, at the option of the Board, be added to the amounts payable by such Owner as Regular Assessments. Each Owner shall have the remedial rights set forth herein if the Association fails to exercise its rights within a reasonable time following written notice by such Owner.

4.7 Drainage. There shall be no interference with the established drainage pattern over any portion of the Property, unless an adequate alternative provision is made for proper drainage and is first approved in writing by the Architectural Committee. For the purposes hereof, "established" drainage is defined as the system of drainage, whether natural or otherwise, which exists at the time the overall grading of any portion of the Property is completed by Grantor, or that drainage which is shown on any plans approved by the Architectural Committee, which may include drainage from the Common Area over any Building Lot in the Property. Drainage which is without the purview of Ada County Highway District shall be governed by The Association shall maintain the drainage and roadway swales (to the extent roadway swales exist) pursuant to any requirements of ACHD.

4.8 Grading. The Owner of any Building Lot within the Property in which grading or other work has been performed pursuant to a grading plan approved under applicable provisions of City Code shall maintain and repair all graded surfaces and erosion prevention devices, retaining walls, drainage structures, means, devices and plantings and ground cover installed or completed thereon, which are not the responsibility of ACHD, the Association, or other public agency. Such requirements

shall be subject to Regular, Special, and Limited Assessments provided in Article VII herein, as may be applicable.

4.9 Water Supply Systems. No separate or individual water supply system, regardless of the proposed use of the water to be delivered by such system, shall be permitted on any Building Lot unless such system is designed, located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the Board and all governmental authorities having jurisdiction. Grantor may use the water supply as deemed necessary for any purpose on a temporary basis and for irrigation purposes.

4.10 No Hazardous Activities. No activities shall be conducted on the Property, and no Improvements constructed on any property, which are or might be unsafe or hazardous to any person or property.

4.11 Unightly Articles. No unsightly articles, as determined by the Architectural Committee, shall be permitted to remain on any Building Lot so as to be visible from any other portion of the Property. Without limiting the generality of the foregoing, refuse, garbage, and trash shall be kept at all times in such containers and in areas approved by the Architectural Committee. No clothing or fabrics shall be hung, dried, or aired in such a way as to be visible to any other portion of the Property, and no equipment, heat pumps, compressors, containers, lumber, firewood, grass, shrub or tree clippings, plant waste, metals, bulk material, scrap, refuse, or trash shall be kept, stored or allowed to accumulate on any Building Lot except within an enclosed structure or as appropriately screened from view. No vacant residential structures shall be used for the storage of building materials.

4.12 No Temporary Structures. No house trailer, mobile home, tent (other than for short term individual use which shall not exceed one (1) week unless approved by the Association), shack or other temporary building, improvement, or structure shall be placed upon any portion of the Property, except temporarily as may be required by construction activity undertaken on the Property. Also excepted from this requirement is any sales office established by the Grantor or the Association for the Property.

4.13 No Unenclosed or Unscreened Boats, Campers, and Other Vehicles. No boats, trailers, campers, all-terrain vehicles, motorcycles, recreational vehicles, bicycles, dilapidated or unrepaired and unsightly vehicles, or similar equipment shall be placed upon any portion of the Property (including, without limitation, streets, parking areas, and driveways) unless the same are enclosed or screened by a structure concealing them from adjacent street, Building Lot and Common Area view and in a manner approved by the Architectural Committee. To the extent possible, garage doors shall remain closed at all times.

4.14 Sewage Disposal Systems. No individual sewage disposal system shall be used on the Property. Each Owner shall connect the appropriate facilities on such Owner's Building Lot to the sewer system as required by the Architectural Committee and pay all charges assessed therefore.

4.15 No Mining or Drilling. No portion of the Property shall be used for the purpose of mining, quarrying, drilling, boring, or exploring for or removing water, oil, gas, or other hydrocarbons, minerals, rocks, stones, sand, gravel or earth. This Section shall not prohibit exploratory drilling or coring which is necessary to construct a residential structure or Improvements.

4.16 Energy Devices Outside. No energy production devices, including, but not limited to, generators of any kind and solar energy devices, shall be constructed or maintained on any portion of the Property without the written approval of the Architectural Committee, except for heat pumps shown in plans approved by the Architectural Committee. This Section shall not apply to passive solar energy systems incorporated into the approved design of a residential structure.

4.17 Vehicles. The use of all vehicles, including, but not limited to, trucks, automobiles, bicycles, motorcycles, snowmobiles, aircraft, and boats, shall be subject to all Association Rules, which may prohibit or limit the use thereof within the Subdivision. No overnight on-street parking shall be permitted except where expressly designated for parking use. Vehicles parked on a driveway shall not extend into any sidewalk, bike path or pedestrian path. No motorized vehicle or device shall be permitted on any Waterway or in the Common Area unless such vehicle is engaged in an emergency procedure. Parking of boats, trailers, motorcycles, trucks, truck-campers, and like equipment, or junk cars or other unsightly vehicles, and like items, shall not be allowed on any part of the Subdivision nor on public ways adjacent thereto excepting only within the confines of an enclosed garage or other approved enclosure, and no portion of same may project beyond the enclosed area except as set forth in the Guidelines. Parking of automobiles or other vehicles on any part of the Subdivision or on public ways adjacent thereto shall be prohibited except within garages or driveways an area approved under the Guidelines.

4.18 Animals/Pets. No animals, birds, insects, pigeons, poultry or livestock shall be kept on the Property. This Section 4.20 does not apply to the keeping of up to two (2) domesticated dogs, up to two (2) domesticated cats, and other household pets, which do not unreasonably bother or constitute a nuisance to others. Without limiting the generality of the foregoing, consistent and/or chronic barking by dogs shall be considered a nuisance. Each dog in the Subdivision shall be kept on a leash, curbed, and otherwise controlled at all times when such animal is off the Building Lot of its owner. Such owner shall clean up any animal defecation immediately from the Common Area or public right-of-way. Failure to do so may result, at the Board's discretion, with a Limited Assessment

levied against such animal owner or the Owner of the Building Lot in which such animal is being kept. No dog or cat shall be allowed in any Waterway. The construction of dog runs or other pet enclosures shall be subject to Architectural Committee approval, shall be appropriately screened, and shall be maintained in a sanitary condition. Dog runs or other pet enclosures shall be placed a minimum of ten (10) feet from the side and twenty-five (25) feet from the rear Building Lot line, shall not be placed in any front yard of a Building Lot, shall be screened from view so as not to be visible from the Common Area or an adjacent Building Lot, and must be approved by the Architectural Committee.

4.19 Water Rights Appurtenant to Subdivision Lands. Within one hundred twenty (120) days of the date of the recording of this Declaration, Grantor shall transfer from the Property subject to this Declaration, and within the boundaries of an irrigation entity, as defined in Section 31-3805, Idaho Code, all water rights and assessment obligations appurtenant to the Property to the Association or the appropriate district providing pressurized irrigation and domestic water to Subdivision. In the event of a municipal irrigation system or a system owned by an irrigation district each lot will be billed for their irrigation water individually by the municipality or district.

4.20 Commencement of Construction. In the event any Owner shall fail or refuse to commence the construction of a dwelling structure within said one (1) year period, Grantor may, at Grantor's option, following the expiration of said one (1) year period, repurchase said Building Lot from such Owner or the then Owner of such Building Lot at a repurchase price equivalent to the money actually paid to Grantor, less an amount equivalent to thirty (30) percent thereof. In the event Grantor shall exercise Grantor's option to repurchase such Building Lot, upon tender of said repurchase price, Owner or the then Owner of such Building Lot shall make, execute, and deliver to Grantor a deed re-conveying said Building Lot, free and clear of all liens and encumbrances, which deed shall, by virtue of the notice provided hereby, be binding upon all persons who may, at any time hereafter, own or claim any right, title, or interest in such Building Lot, and the successors in title thereto, whether acquired by voluntary act or through operation of law.

4.21 Exemptions of Grantor. Notwithstanding all other provisions in this Declaration, the Articles, Bylaws or any other documents, Grantor is and shall at all times be, and Improvements to the Common Areas by Grantor, or the Association are and shall at all times be, exempt from the obligations and restrictions set forth in this Article IV of the Declaration and from the governance and control of the Architectural Committee. Additionally, Grantor shall not be obligated to comply with any Association Rules. Without limiting the generality of the preceding sentences in this Section 4.24, so long as Grantor owns any Building Lot, nothing contained herein shall limit the right of Grantor to subdivide or re-subdivide any portion of the Property, to grant licenses, to reserve rights-of-way and easements with respect to the Common Area and Building Lots that it owns to utility companies, public agencies, or others, or to complete excavation, grading,

and construction of Improvements to and on any portion of the property owned by Grantor, or to alter the foregoing and its construction plans and designs, or to construct such additional Improvements as Grantor deems advisable in the course of development of the Property. Such right shall include, but shall not be limited to, erecting, constructing, and maintaining on the Property such structures, signage and displays as may be reasonably necessary for the conduct of Grantor's business of completing development of the Property and disposing of the same by sales lease or otherwise. Grantor shall have the right at any time prior to acquisition of title to a Building Lot by a purchaser from Grantor to grant, establish, and/or reserve on that Building Lot, additional licenses, reservations and rights-of way to Grantor, to utility companies, or to others as may from time to time be reasonably necessary to the proper development and disposal of the Property. Grantor may use any structures owned by Grantor on the Property as model homes or home complexes or real estate sales or leasing offices for lots and homes within or outside the Subdivision. Grantor need not seek or obtain Architectural Committee approval of any Improvement constructed or placed by Grantor on any portion of the Property including but not limited to Building Lots, owned by Grantor, and Grantor shall have the right to take all actions and grant all approvals and variances that the Architectural Committee is empowered to take or grant, as it relates to its own Building Lots. All of the rights of Grantor, including, without limitation, those set forth in this Section 4.24 may be assigned by Grantor as set forth in Section 3.14 of this Declaration.

ARTICLE V: HOMEOWNERS ASSOCIATION

5.1 Organization of the Cazador Homeowners Association. The Association shall be initially organized by Grantor as an Idaho nonprofit corporation under the provisions of the Idaho Code relating to general non-profit corporations and shall be charged with the duties and invested with the powers prescribed by law and set forth in the Articles, Bylaws, and this Declaration. Neither the Articles nor the Bylaws shall be amended or otherwise changed or interpreted so as to be inconsistent with this Declaration or with any Supplemental Declaration which Grantor might adopt pertaining to the Subdivision. Conflicting terms between any of these three documents shall be resolved with the following priority: CC&Rs shall prevail over the Articles and the Bylaws and the Articles shall prevail over the Bylaws.

5.2 Membership. Each Owner, by virtue of being an Owner and for so long as such ownership is maintained, shall be a Member of the Association. Memberships in the Association shall be appurtenant to the Building Lot owned by such Owner. The memberships in the Association shall not be transferred, pledged, assigned, or alienated in any way except upon the transfer of Owner's title and then only to the transferee of such title. Any attempt to make a prohibited membership transfer shall be void and will not be reflected on the books of the Association.

5.3 Voting. Voting in the Association shall be carried out by Members who shall cast the votes attributable to the Building Lots, which they own, or, in the case of

Grantor, attributable to the Building Lots owned by Grantor. Member voting procedures shall be performed in accordance with the terms of this Declaration, the Association's Bylaws, Articles and other properly adopted organizational documents. On any issue that comes to a vote of the Members, each Owner shall be entitled to vote a number of votes that correlates to the number of Building Lots owned by such Member as described in more detail below. When more than one person holds an interest in any Building Lot, all such persons shall be Members but shall share the votes attributable to the Building Lot. For voting purposes, the Association shall have two (2) classes of Members as described below:

5.3.1 Class A Members. Owners other than Grantor shall be known as Class A Members. Each Class A Member shall be entitled to cast one (1) vote for each Building Lot owned by such Class A Member on the day of the vote.

5.3.2 Class B Members. The Grantor shall be known as the Class B Member, and notwithstanding all other provisions of this Declaration to the contrary, Grantor shall be entitled to ten (10) votes for each Building Lot of which Grantor is the Owner. In the event Grantor annexes an Annexed Tract as permitted pursuant to this Declaration, while it still owns a Building Lot, or in the event Grantor ceases to own a Building Lot, but subsequently annexes an Annexed Tract as permitted pursuant to this Declaration, Grantor shall be entitled to the rights of a Class B Member, and shall be entitled to ten (10) votes for each Building Lot of which Grantor is the Owner.

Fractional votes shall not be allowed. In the event that joint Owners are unable to agree among themselves as to how their vote or votes shall be cast, they shall lose their right to vote on the matter being put to a vote. When an Owner casts a vote, it will thereafter be presumed conclusively for all purposes that such Owner was acting with authority and consent of all joint owners of the Building Lot(s) from which the vote derived. The right to vote may not be severed or separated from the ownership of the Building Lot to which it is appurtenant, except that any Owner may give a revocable proxy, or may assign such Owners right to vote to a lessee, mortgagee, beneficiary, or contract purchaser of the Building Lot concerned, for the term of the lease, mortgage, deed of trust, or contract. Any sale, transfer, or conveyance of such Building Lot to a new Owner shall operate automatically to transfer the appurtenant voting right to the Owner, subject to any assignment of the right to vote to a lessee, mortgagee, or beneficiary as provided herein. Neither the Grantor nor the Association shall be responsible or liable for any dispute, or damages related thereto, based on a disagreement as to who has the voting rights associated with a particular Building Lot and shall be able to rely on the claim by any lessee, mortgagee, contract purchaser or beneficiary of their right to vote. The Association shall have the right to suspend the voting rights of an Owner, except Grantor, for any period during which any Assessment or charge against such Owner's or such Owner's Building Lot remains unpaid, and for a period not to exceed sixty (60) days for any infraction of the Association Rules.

5.4 Board and Officers. The affairs of the Association shall be conducted and managed by the Board and agents of the Board as the Board may elect or appoint, in accordance with the Articles and Bylaws, as the same may be amended from time to time. The Board shall be elected in accordance with the provisions set forth in the Association Bylaws.

5.5 Power and Duties of the Association.

5.5.1 Powers. The Association shall have all the powers of a corporation organized under the general corporation laws of the State of Idaho subject only to such limitations upon the exercise of such powers as are expressly set forth in the Articles, the Bylaws, and this Declaration. The Association shall have the power to do any and all lawful things which may be authorized, required or permitted to be done by the Association under Idaho law and under this Declaration, and the Articles and Bylaws, and to do and perform any and all acts which may be necessary to, proper for, or incidental to the proper management and operation of the Common Area and the Grantor's and Association's other assets (including water rights when and if received from Grantor) and affairs and the performance of the other responsibilities herein assigned, including without limitation:

5.5.1.1 Assessments. The power to levy Assessments on any Owner or any portion of the Property and to force payment of such Assessments, all in accordance with the provisions of this Declaration.

5.5.1.2 Right of Enforcement. The power and authority from time to time in its own name, on its own behalf or on behalf of any Owner who consents thereto, to commence and maintain actions and suits to restrain and enjoin any breach or threatened breach of this Declaration or the Article or the Bylaws, including the Association Rules adopted pursuant to this Declaration, and to enforce by injunction or otherwise, all provisions hereof.

5.5.1.3 Delegation of Powers. The authority to delegate its power and duties to committees, officers, employees, or to any person, firm, or corporation to act as manager, and to contract for the maintenance, repair, replacement, and operation of the Common Area. Neither the Association nor the members of its Board shall be liable for any omission or improper exercise by the manager of any such duty or power so delegated.

5.5.1.4 Association Rules. The power to adopt, amend and repeal, by majority vote of the Board, such rules and regulations as the Board deems reasonable, including, without limitation, reasonable charges

for an Owner's failure to comply with such rules and regulations. The Association may govern the use of the Common Areas, including, but not limited to, the use of private streets and other common area improvements by the Owners, their families, invitees, licensees, lessees, or contract purchasers; provided, however, that any Association Rules shall apply equally to all Owners and shall not be inconsistent with this Declaration, the Articles, or the Bylaws. A copy of the Association Rules as they may from time to time be adopted, amended, or repealed, shall be mailed or otherwise delivered to each Owner. Upon such mailing or delivery, the Association Rules shall have the same force and effect as if they were set forth in and were a part of this Declaration. In the event of any conflict between such Association Rules and any other provisions of this Declaration, or the Articles or the Bylaws, the provisions of the Association Rules shall be deemed to be superseded by provisions of this Declaration, the Articles, or the Bylaws to the extent of any such inconsistency.

5.5.1.5 Emergency Powers. The power, exercisable by the Association or by any person authorized by it, to enter upon any portion of the Property (but not inside any building constructed thereon) in the event of any emergency involving illness or potential danger to life or property or when necessary in connection with any maintenance or construction for which the Association is responsible. Such entry shall be made with as little inconvenience to the Owner as practicable, and any damage caused thereby shall be repaired by the Association unless the conditions of such emergency were caused by such Owner.

5.5.1.6 Licenses, Easements, and Rights-of-Way. The power to grant and convey to any third party such licenses, easements, and rights-of-way in, on, or under the Common Area as may be necessary or appropriate for the orderly maintenance, preservation, and enjoyment of the Common Area, and for the preservation of the health, safety, convenience, and welfare of the Owners, for the purpose of constructing, erecting, operating, or maintaining:

5.5.1.6.1 Underground lines, cables, wires, conduits, or other devices for the transmission of electricity or electronic signals for lighting, heating, power, telephone, television, or other purposes, and the above ground lighting stanchions, meters, and other facilities associated with the provisions of lighting and services;

5.5.1.6.2 Public sewers, storm drains, water drains, and pipes, water supply systems, sprinkling systems, heating and gas

lines or pipes, and any similar public or quasi-public improvements or facilities;

5.5.1.6.3 Mailboxes and sidewalk abutments around such mailboxes, or any service facility, berms, fencing and landscaping abutting Common Areas, public and private streets or land conveyed for any public or quasi-public purpose including, but not limited to, bicycle pathways.

5.5.1.7 Conveyances to and from Municipalities. The power to convey any portion of the Common Area and any portion of the Property that it owns to any city, county, the State of Idaho, the United States of America, or any political subdivision of any of the foregoing. The Board shall also have the power to receive a conveyance of any property interest from the above-referenced entities, or any other individual or entity, and to hold such property interest as Common Area.

5.5.2 Duties. In addition to duties necessary and proper to carry out the power delegated to the Association by this Declaration, and the Articles and Bylaws, without limiting the generality thereof, the Association or its agents, if any, shall have the authority and the obligation to conduct all business affairs of the Association and to perform, without limitation, each of the following duties:

5.5.2.1 Operation and Maintenance of the Common Area. Operate, maintain, and otherwise manage, or provide for the operation, maintenance, and management of, the Common Area. Such properties may include those lands intended for open space uses and which may be referred to as "non-buildable" lots per the Plat. Without limiting the generality of the foregoing, the Association shall perform the following:

5.5.2.1.1 Maintain, repair, or replace all school bus staging areas;

5.5.2.1.2 Maintain the integrity of the vision triangles as required by the Plat Conditions;

5.5.2.1.3 Maintain the development's Common Area landscaping and open spaces, including temporary irrigation and furnishings located in all public rights-of-way;

5.5.2.1.4 Maintain the Subdivision's non-publically dedicated park and pathway areas;

5.5.2.1.5 Participate in a Road Improvement District or utility local improvement district as the need for these improvements arise;

5.5.2.1.6 Provide for snow removal along pathways in the Common Areas so they are pedestrian accessible within 24 hours of a snow event;

5.5.2.1.7 If the Subdivision becomes part of a transit route(s), provide residents of the Subdivision with transit street furnishings; and

5.5.2.1.8 Repair and replacement of property damaged or destroyed by casualty loss.

Additionally, the Association may, in its discretion, limit or restrict the access and use of the Common Area to any Owner or Owners, other than Grantor, residing in the Subdivision. The Association may establish rules and regulations regarding the Owners' use of Common Areas and Improvements located thereon.

5.5.2.2 Reserve Account. Establish and fund a reserve account with a reputable banking institution or savings and loan association or title insurance company authorized to do business in the State of Idaho, which reserve account shall be dedicated to the costs of repair, replacement, maintenance and improvement of the Common Area.

5.5.2.3 Maintenance of Berms Retaining Walls and Fences. Maintain the berms, retaining walls, fences, and water amenities within and abutting the Common Area and Landscape Easement areas.

5.5.2.4 Taxes and Assessments. Pay all real and personal property taxes and assessments separately levied against the Common Area or against the Subdivision, the Association, and/or any other property owned by the Association. Such taxes and assessments may be contested or compromised by the Association, provided, however, that such taxes and assessments are paid, or a bond insuring payment is posted prior to the sale or disposition of any property to satisfy the payment of such taxes and assessments. In addition, the Association shall pay all other federal, state, or local taxes, including income or corporate taxes levied against the Association, in the event that the Association is denied the status of a tax-exempt corporation.

5.5.2.5 Water and Other Utilities. Acquire, provide, and/or pay for water, sewer, garbage disposal, refuse and rubbish collection, electrical, telephone, and gas, and other necessary services, for the Common Area, and manage for the benefit of the Subdivision all domestic, irrigation, and amenity water rights and rights to receive water held by the Association, whether such rights are evidenced by license, permit, claim, stock ownership, or otherwise. The Association shall maintain, repair, and operate any sewer lift stations located on the Property and shall comply with all of the terms and conditions of the Stormwater Plan. All responsibility for payment of fees related to the provision of utilities, and other similar fees, including, without limitation, impact fees, sewer treatment connection fees, sewer interceptor fees, water connection fees, pressure irrigation connection fees, and related inspections fees, shall belong to the Owner of each Building Lot at the time a building permit is acquired to commence construction on any Improvements on such Building Lot. In the event the Grantor or Association has paid any such fees, the Association or Grantor, whichever is applicable, shall be entitled to reimbursement of the same and such reimbursement shall be a Limited Assessment.

5.5.2.6 Insurance. Obtain insurance from reputable insurance companies authorized to do business in the State of Idaho, and maintain in effect any insurance policy the Board deems necessary or advisable, which policies must include, the following policies of insurance:

5.5.2.6.1 Fire insurance, including those risks embraced by coverage of the type known as the broad form "All Risk" or special extended coverage endorsement on a blanket agreed amount basis for the full insurable replacement value of all Improvements, equipment, and fixtures located within the Common Area.

5.5.2.6.2 Comprehensive public liability insurance insuring the Board, the Association, the Grantor, and the individual grantees and agents and employees of each of the foregoing, against any liability incident to the ownership and/or use of the Common Area. Limits of liability of such coverage shall be a minimum of the following:

Not less than One Million Dollars and No Cents (\$1,000,000.00) per person, and One Million Dollars and No Cents (\$1,000,000.00) per occurrence, with respect to personal injury or death, and One Million Dollars and No

Cents (\$1,000,000.00) per occurrence with respect to property damage.

5.5.2.6.3 Full coverage directors' and officers' liability insurance with a limit of at least Two Hundred Fifty Thousand Dollars and No Cents (\$250,000.00).

5.5.2.6.4 Such other insurance, including motor vehicle insurance and Workmen's Compensation Insurance, to the extent necessary to comply with all applicable laws and indemnity, faithful performance, fidelity, and other bonds as the Board shall deem necessary or required to carry out the Association functions or to insure the Association against any loss from malfeasance or dishonesty of any employee or other person charged with the management or possession of any Association funds or other property.

5.5.2.7 Association as Trustee. The Association shall act as and be deemed trustee of the interests of all Owners in connection with any insurance proceeds paid to the Association under such policies and have full power to receive such Owner's interests in such proceeds and to deal therewith.

5.5.2.8 Insurance Premiums as Regular Assessments. Charge as a common expense to be included in the Regular Assessments insurance premiums for any and all insurance coverage the Board deems necessary or advisable.

5.5.2.9 Rule Making. Make, establish, promulgate, amend, and repeal such Association Rules as the Board shall deem advisable.

5.5.2.10 Newsletter. If it so elects, prepare and distribute a newsletter on matters of general interest to Association Members, the cost of which shall be included in Regular Assessments.

5.5.2.11 Architectural Committee. Appoint and remove members of the Architectural Committee, subject to the provisions of this Declaration.

5.5.2.12 Enforcement of Restrictions and Rules. Perform such other acts, whether or not expressly authorized by this Declaration, as may be reasonably advisable or necessary to enforce any of the provisions of the Declaration, or of the Articles or the Bylaws, including, without

limitation, the recordation of any claim of lien with the County Recorder, as more fully provided herein.

5.5.2.13 Private Streets, Signs, Lights and Certain Easement Areas. Maintain, repair, or replace private streets (as noted on the Plat and including any cul-de-sac easements), street signs, and private streetlights located, on the Property, as well as maintain Lot 30 Block 4 until such time the Temporary Easement is terminated. This duty shall run with the land and cannot be waived by the Association unless the all required governmental entities consent to such waiver.

5.6 Personal Liability. No member of the Board, or member of any committee of the Association, or any officer of the Association, or the Grantor, or the manager, if any, shall be personally liable to any Owner, or to any other party, including the Association, for any damage, loss, or prejudice suffered or claimed on the account of any act, omission, error, or negligence of such person, the Association, the Board, the manager, if any, or any other representative or employee of the Association, the Grantor, or the Architectural Committee, or any other committee, or any Owner, or the Grantor, provided that such person, upon the basis of such information as may be possessed by such person, has acted in good faith without willful or intentional misconduct.

5.7 Loans. At the election of Grantor, all expenditures made by Grantor related to the organization and operation of the Association shall be deemed loans made on behalf of Grantor for the benefit of the Association ("Grantor Loans"); provided, however, Grantor shall not be obligated to make any Grantor Loans or otherwise have any of the obligations attributable to the Association under this Declaration or otherwise. All Grantor Loans shall be repaid to Grantor as part of the Expenses used to calculate the Regular Assessment for the next successive fiscal year after each such Grantor Loan is made or, at the option of the Board, at an earlier time pursuant to a Special Assessment. In the event that there is more than one Grantor Loan outstanding and not all outstanding Grantor Loans are paid back in full at the same time, then regardless of when Grantor Loans are made, they shall be paid back on a pro-rata basis.

5.8 Budgets and Financial Statements. Financial statements for the Association shall be prepared regularly and copies shall be distributed to each Member of the Association as follows:

A pro forma operating statement or budget, for each fiscal year shall be distributed not less than sixty (60) days before the beginning of each fiscal year. The operating statement shall include a schedule of Assessments received and receivable, identified by the Building Lot number and the name of the person or entity assigned.

5.9 Meetings of Association. Each year the Association shall hold at least one (1) meeting of the Members, according to the schedule for such meetings established by the Bylaws. Only Members shall be entitled to attend Association meetings and all other persons may be excluded. Notice for all Association meetings shall be given pursuant to the Association's Bylaws.

ARTICLE VI: RIGHTS TO COMMON AREAS

6.1 Use of Common Area. Every Owner shall have a right to use, but not to control, all or any part of the Common Area, which right shall be appurtenant to and shall pass with the title to every Building Lot, subject to all of the following provisions:

6.1.1 The right of the Association holding or controlling such Common Area to levy and increase Assessments.

6.1.2 The right of the Association to suspend the use of, or interest in, the Common Area (but not including access to private streets, cul-de-sacs and walkways of the Property) by an Owner, except Grantor, for any period during which any Assessment or charge against such Owner's or such Owner's Building Lot remains unpaid, and for a period not to exceed sixty (60) days for any infraction of the Association Rules.

6.1.3 The right of the Association to prohibit the construction of structures or Improvements on all Common Areas.

6.1.4 The right of the Association to protect wildlife habitat.

6.1.5 The right of the Association and the Grantor to set aside and restrict access to, either temporarily or permanently, portions of the Common Area for the use of the Association, the Grantor, any individual Owner or any group of Owners, so long as such action does not materially impair the other Owner's use and enjoyment of the Common Area as a whole.

6.2 Designation of Common Area. Grantor shall specifically designate and reserve the Common Area in the Declaration, Supplemental Declarations, deeds (which the Association shall accept) and/or recorded Plats. By accepting a deed to a Building Lot, each Owner agrees that such Owner is waiving all right to assert a common law dedication by Grantor or the Association of any Common Area.

6.3 Delegation of Right to Use. Any Owner may delegate, in accordance with the respective Bylaws and Association Rules, such Owner's right of enjoyment to the Common Area, to the members of such Owner's family in residence, and such Owner's tenants or contract purchasers who reside on such Owner's Building Lot. Only Grantor or the Association shall have the right to delegate the right of enjoyment to the Common

Area to the general public, and such delegation to the general public shall be for a fee set by Grantor or the Association.

6.4 Damages. Each Owner shall be fully liable for any damage to any Common Area which may be sustained by reason of the negligence or willful misconduct of the Owner, such Owner's resident tenant or contract purchaser, or such Owner's family and guests, both minor and adult. In the case of joint ownership of a Building Lot, the liability of such Owners shall be joint and several. The cost of correcting such damage shall be a Limited Assessment against the Building Lot and may be collected as provided herein for the collection of other Assessments.

ARTICLE VII: ASSESSMENTS

7.1 Covenant to Pay Assessments. By acceptance of a deed to any property in the Subdivision, each Owner of such property hereby covenants and agrees to pay when due all Assessments or charges made by the Association, including all Regular, Special, and Limited Assessments and charges made against such Owner pursuant to the provisions of this Declaration or other applicable instrument. Notwithstanding any other provision of this Declaration, the Articles, Bylaws, or other document, the Grantor shall not be required to pay any Assessments.

7.1.1 Assessment Constitutes Lien. Such Assessments and charges, together with interest, costs, and reasonable attorney's fees which may be incurred in collecting the same, shall be a charge on the land and shall be a continuing lien upon the property against which each such Assessment or charge is made.

7.1.2 Assessment is Personal Obligation. Each such Assessment, together with interest, costs and reasonable attorney's fees, shall also be the personal obligation of the Owner of such property beginning with the time when the Assessment falls due. The personal obligation for delinquent Assessments shall not pass to such Owner's successors in title unless expressly assumed by them but shall remain such Owner's personal obligation regardless of whether he remains an Owner.

7.2 Regular Assessments. All Owners are obligated to pay Regular Assessments to the treasurer of the Association on a schedule of payments established by the Board.

7.2.1 Purpose of Regular Assessments. The proceeds from Regular Assessments are to be used to repay all unpaid Grantor Loans and to pay for all costs and expenses incurred by the Association and that the Association expects to incur, including legal and attorneys' fees and other professional fees, for the conduct of its affairs, including without limitation the costs and expenses of

construction, improvement, protection, maintenance, repair, management, and operation of the Common Areas, including all Improvements located on such areas owned and/or managed and maintained by such Association, and an amount allocated to an adequate reserve fund to be used for repairs, replacement, maintenance, and improvement of those elements of the Common Area, or other property of the Association that must be replaced and maintained on a regular basis (collectively "Expenses").

7.2.2 Computation of Regular Assessments. The Board shall compute the anticipated amount of its Expenses on an annual basis as set forth in this paragraph (the "Anticipated Expenses"). The Regular Assessment for a given fiscal year shall be based on the Anticipated Expenses. The Board shall compute the initial amount of Regular Assessments owed beginning the first day of the third month following the month in which the closing of the first sale of a Building Lot occurred in the Subdivision for the purposes of the Association's Regular Assessment ("Initiation Date"). Thereafter, the computation of Regular Assessments shall take place not less than thirty (30) or more than sixty (60) days before the beginning of each fiscal year of the Association, provided, however, in the event that for any reason the Board fails to make such a computation, the Owners shall not be relieved of the obligation to pay the Regular Assessments and until such computation is made, the Owners shall continue to pay an amount of Regular Assessments consistent with the previous fiscal year. The computation of the Regular Assessment for the period from the Initiation Date until the beginning of the next fiscal year shall be reduced by an amount, which fairly reflects the fact that such period was less than one (1) year.

7.2.3 Amounts Paid by Owners. The Board can require, in its discretion or as provided in the Articles or Bylaws, payment of Regular Assessments in monthly, quarterly, semi-annual, or annual installments. The Regular Assessment to be paid by any particular Owner, except Grantor, for any given fiscal year shall be computed as follows:

7.2.3.1 An initial assessment set up fee of \$200.00 shall be paid to the Association at the closing of the acquisition by any Owner, aside from the Grantor, of a Building Lot. This fee shall (i) be paid by the purchaser, (ii) only apply to the initial sale from Grantor to a non-Grantor Owner, (iii) be in addition to and not a credit towards the Regular Assessments owed by an Owner and (iv) be used to pay back Grantor Loans. On all subsequent transfers of Building Lots, at the closing of the acquisition, the purchaser shall pay to the Association a transfer fee of \$150.00.

7.2.3.2 As to the Association's Regular Assessment, initially, each Owner shall be assessed and shall pay an amount computed by

multiplying the Association's total Anticipated Expenses by 1.5 and then multiplying that total by the fraction produced by dividing the Building Lots attributable to the Owner by the total number of Building Lots that are part of the Property at the time such calculation is made. Regular Assessments shall be calculated in this manner until such time as all Grantor Loans have been repaid in full and, thereafter, each Owner shall be assessed and shall pay an amount computed by multiplying the Association's total Anticipated Expenses by the fraction produced by dividing the Building Lots attributable to the Owner by the total number of Building Lots not owned by Grantor that are part of the Property at the time such calculation is made. As of the date of this Declaration the estimated initial amount of the regular assessment is \$450.00 per year, per Building Lot.

7.2.3.3 Notwithstanding anything in this Declaration to the contrary, Grantor is not obligated to pay any Regular, Special or Limited Assessment on any Building Lot that it owns.

7.3 Special Assessments.

7.3.1 Purpose and Procedure. In the event that the Board shall determine that its respective Regular Assessment for a given calendar year is or will be inadequate to meet the Expenses of the Association for any reason, including but not limited to costs of construction, reconstruction, unexpected repairs or replacement of capital improvements upon the Common Area, attorney's fees and/or litigation costs, other professional fees, or for any other reason, the Board shall determine the approximate amount necessary to defray such Expenses and levy a Special Assessment against the Owners and the Building Lots, pursuant to the terms of this Article VII and which shall be computed in the same manner as Regular Assessments. No Special Assessment shall be levied which exceeds twenty percent (20%) of the Anticipated Expenses of such Association for that fiscal year, without the vote or written assent of the Owners representing a majority of the votes of the Members of such Association. The Board shall, in its discretion, determine the schedule under which such Special Assessment will be paid.

7.3.2 Consistent Basis of Assessment. Every Special Assessment levied by and for the Association shall be levied and paid upon the same basis as that prescribed for the levying and payment of Regular Assessments.

7.4 Limited Assessments. Notwithstanding the above provisions with respect to Regular and Special Assessments, the Board may levy a Limited Assessment against any individual Member or multiple members (i) as a remedy to reimburse the Association for costs incurred in bringing the Member and/or such Member's Building Lot or

restricted Common Area into compliance with the provisions of this Declaration, the Articles, Bylaws, Association Rules and any other governing instruments of the Subdivision, (ii) to collect other amounts owed by an Owner to the Association, and (iii) otherwise reimburse the Association for expenses incurred as a result of such Member's acts and omissions.

7.5 Uniform Rate of Assessment. Unless otherwise specifically provided herein, Regular and Special Assessments shall be fixed at a uniform rate per Building Lot for all Members of the Association.

7.6 Assessment Period. Unless otherwise provided in this Declaration or otherwise determined by the Board, the Assessment period shall commence on January 1st of each year and terminate December 31st of such year. The first Assessment shall be pro-rated according to the number of months remaining in the fiscal year and shall be payable by the Owner of a Building Lot at the closing of the Owner's acquisition of such Building Lot.

7.7 Notice and Assessment Due Date. Ten (10) days' prior written notice of any change in the amount or due date of Regular and Special Assessments shall be sent to the Owner of every Building Lot subject thereto, and to any person in possession of such Building Lot. The due dates for the semi-annual payment of Regular Assessments and Special Assessments shall be the first day of January and the first day of July, unless some other due date is established by the Board. Each installment of the Regular Assessment or Special Assessment shall become delinquent if not paid within ten (10) days after the due date thereof. All Limited Assessments shall be delinquent if not paid within ten (10) days after notice of such Limited Assessment is provided to Owner. There shall accrue with each delinquent payment a late charge equal to ten percent (10%) of the delinquent charge and installment. In addition, each payment which is delinquent for more than twenty (20) days shall accrue interest at eighteen percent (18%) per annum calculated from the date of delinquency to and including the date full payment is received by the Association. The Association may bring an action against the delinquent Owner and may foreclose the lien against such Owner's Building Lot, or Building Lots if Owner owns more than one, as more fully provided herein. Each Owner is personally liable for Assessments, together with all interest, costs and attorney's fees, and no Owner may exempt themselves from such liability by a waiver of the use and enjoyment of the Common Areas, by lease or abandonment of such Owner's Building Lot, or by virtue of the fact that their voting and/or Common Area use rights have been restricted pursuant to the terms of this Declaration.

7.8 Estoppel Certificate. The Association, upon at least twenty (20) days prior written request, shall execute, acknowledge and deliver to the party making such request, a statement in writing stating whether or not, to the knowledge of the Association, a particular Owner is in default under the provisions of this Declaration, and further stating the dates, within the preceding twelve (12) month period that any Assessments have been

paid by the Owner. Any such certificate delivered pursuant to this Section 7.8 may be relied upon by any prospective purchaser or mortgagee of the Owner's Building Lot. Reliance on such certificate may not extend to any default of which the signor of such certificate had no actual knowledge.

ARTICLE VIII: ENFORCEMENT OF ASSESSMENT; LIENS

8.1 Right to Enforce. The Association has the right to collect and enforce its Assessments pursuant to the provisions hereof. Each Owner, upon becoming an Owner of a Building Lot, shall be deemed to covenant and agree to pay each and every Assessment provided for in this Declaration and agrees to the enforcement of all Assessments in the manner herein specified. In the event an attorney or attorneys are employed for the collection of any Assessment, whether by suit or otherwise, or to enforce compliance with or specific performance of the terms and conditions of this Declaration, each Owner agrees to pay reasonable attorney's fees in addition to any other relief or remedy obtained against such Owner. The Board or its authorized representative may enforce the obligations of the Owners to pay such Assessments by any and all means available to it in law and in equity, including, without limitation, commencement and maintenance of a legal action, or exercise of the power of foreclosure and sale pursuant to Section 8.3 to enforce the liens created hereby. A suit to recover a money judgment for an unpaid Assessment shall be maintainable without foreclosing or waiving the lien hereinafter provided for.

8.2 Assessment Liens.

8.2.1 Creation. There is hereby created a claim of lien with power of sale on each and every Building Lot to secure payment of any and all Assessments levied against such Building Lot pursuant to this Declaration together with interest thereon at the maximum rate permitted by law and all costs of collection which may be paid or incurred by the Association making the Assessment in connection therewith, including reasonable attorney's fees. All sums assessed in accordance with the provisions of this Declaration shall constitute a lien on such respective Building Lot upon recordation of a claim of lien with the County Recorder. Such lien shall be prior and superior to all other liens or claims created subsequent to the recordation of the claim of lien except for tax liens for real property taxes on any Building Lot and assessments on any Building Lot in favor of any municipal or other governmental assessing body which, by law, would be superior thereto.

8.2.2 Claim of Lien. Upon default of any Owner in the payment of any Assessment issued hereunder, the Association may cause to be recorded in the office of the County Recorder a claim of lien. The claim of lien shall state the amount of such delinquent sums and other authorized charges (including the cost of recording such claim of lien), a sufficient description of the Building Lot(s)

against which the same have been assessed, and the name of the record Owner thereof. Each delinquency shall constitute a separate basis for a claim of lien, but any number of defaults may be included within a single claim of lien. Upon payment to the Association of all delinquent sums and charges in any given claim of lien or other satisfaction thereof, the Association shall cause to be recorded a notice stating the satisfaction of such delinquent sums and charges. The Association may demand and receive the cost of preparing and recording such notice before recording the same.

8.3 Method of Foreclosure. Such lien may be foreclosed by appropriate action in court or by sale by the Association, its attorney or other person authorized to make the sale. Such sale shall be conducted in accordance with the provisions of the Idaho Code applicable to the exercise of powers of sale permitted by law. The Board is hereby authorized to appoint its attorney, any officer or director of the Association, or any title company authorized to do business in Idaho, as trustee for the purpose of conducting such power of sale or foreclosure.

8.4 Required Notice. Notwithstanding anything contained in this Declaration to the contrary, no action may be brought to foreclose the lien created by recordation of claim of lien, whether judicially, by power of sale or otherwise, until the expiration of thirty (30) days after a copy of such claim of lien has been deposited in the United States mail, certified or registered, postage prepaid, to the Owner of the Building Lot(s) described in such claim of lien, and to the person in possession of such Building Lot(s) and a copy thereof is recorded by the Association in the office of the County Recorder.

8.5 Subordination to Certain Trust Deeds. The lien for the Assessments provided for herein in connection with a given Building Lot shall not be subordinate to the lien of any deed of trust or mortgage except the lien of a first deed of trust or first mortgage given and made in good faith and for value that is of record as an encumbrance against such Building Lot prior to the recordation of a claim of lien for the Assessments. Except as expressly provided in Section 8.6 with respect to a first mortgagee who acquires title to a Building Lot, the sale or transfer of any Building Lot shall not affect the Assessment lien provided for herein, nor the creation thereof by the recordation of a claim of lien, on account of the Assessments becoming due whether before, on, or after the date of such sale or transfer, nor shall such sale or transfer diminish or defeat the personal obligation of any Owner for delinquent Assessments as provided for in this Declaration.

8.6 Rights of Mortgagees. Notwithstanding any other provision of this Declaration, no amendment of this Declaration shall operate to defeat the rights of the beneficiary under any deed of trust, or a mortgagee under a mortgage, upon a Building Lot made in good faith and for value, and recorded prior to the recordation of such amendment, provided that after the foreclosure of any such deed of trust or mortgage such Building Lot shall remain subject to this Declaration as amended.

ARTICLE IX: INSPECTION OF ASSOCIATION'S BOOKS AND RECORDS

9.1 Member's Right of Inspection. The membership register, books of account and minutes of meetings of the Board and any committees of the Association shall be made available at the office of the Association or at such other place as the Board of such Association shall prescribe, for inspection and copying by any Member of the Association or by such Member's duly appointed representatives, upon reasonable notice, at any reasonable time and for a purpose reasonably related to such Member's interest as a Member. No Member or any other person shall copy the membership register for the purposes of solicitation of or direct mailing to any Member of the Association.

9.2 Rules Regarding Inspection of Books and Records. The Board shall establish reasonable rules with respect to:

9.2.1 Notice to be given to the custodians of the records by the persons desiring to make the inspection.

9.2.2 Hours and days of the week when such an inspection may be made.

9.2.3 Payment by the requesting Member of the cost of reproducing copies of documents requested pursuant to this Article IX.

9.3 Director's Rights of Inspection. Every director shall have the absolute right at any reasonable time to inspect all books, records and documents of the Association, and the physical properties owned or controlled by the Association. The right of inspection by a director includes the right to make extracts and copies of documents at the Association's expense.

ARTICLE X: ARCHITECTURAL COMMITTEE

10.1 Creation. Within thirty (30) days of the date on which the Grantor first conveys a Building Lot to an Owner, Grantor shall appoint three (3) individuals to serve on an architectural control committee (the "Architectural Committee"). Each member of the Architectural Committee shall hold office until such time as such member has resigned or has been removed, or such member's successor has been appointed, as provided herein. A member of the Architectural Committee need not be an Owner or Member of the Association. Members of the Architectural Committee may be removed by the person or entity appointing them at any time without cause.

10.2 Rights of Appointment. After the initial appointment by Grantor as set forth in Section 10.1, the Board shall have the exclusive right, at any time, and from time

to time, to appoint and remove all members of the Architectural Committee. If a vacancy on the Architectural Committee occurs and a permanent replacement has not yet been appointed, the Board may appoint a member to serve for a specified temporary period not to exceed one (1) year.

10.3 Review of Proposed Construction. The Architectural Committee shall consider and act upon any and all proposals or plans and specifications submitted for its approval pursuant to this Declaration and the Guidelines and perform such other duties as from time to time shall be assigned to it by the Board, including, without limitation, the inspection of construction in progress to assure its conformance with plans and specifications approved by the Architectural Committee. The Board shall have the power to determine, by rule or other written designation consistent with this Declaration, which types of Improvements shall be submitted for Architectural Committee review and approval. The Architectural Committee shall have the power to hire an architect, licensed with the State of Idaho, to assist the Architectural Committee in its review of proposals or plans and specifications submitted to the Architectural Committee. The Architectural Committee shall approve proposals or plans and specifications submitted for its approval only if it deems that the construction, alterations or additions or other Improvements contemplated thereby in the locations indicated will not be detrimental to the habitat of the Common Areas, or appearance of the Property as a whole, that the appearance of any structure affected thereby will be in harmony with the surrounding structures, and that the upkeep and maintenance thereof will not become a burden on the Association.

10.3.1 Conditions on Approval. The Architectural Committee may condition its approval of proposals or plans and specifications upon such changes thereto as it deems appropriate, and/or upon the agreement of the Owner to reimburse the Association for the cost of maintenance and may require submission of additional plans and specifications or other information before approving or disapproving material submitted.

10.3.2 Architectural Committee Rules and Fees. The Architectural Committee also may establish rules and/or guidelines setting forth procedures for and the required content of the applications and other documentation submitted for approval. Such rules may require a fee to accompany each application for approvals or additional factors which it will take into consideration in reviewing submissions. The Architectural Committee shall determine the amount of such fee in a reasonable manner. Such fees shall be used to defray the costs and expenses of the Architectural Committee, including the cost and expense of hiring an architect licensed by the State of Idaho, as provided above, or for such other purposes as established by the Board, and such fee shall be refundable to the extent not expended for the purposes herein stated. If plans submitted are the same or substantially similar to plans previously approved by the Architectural

Committee, at the discretion of the Architectural Committee, fees may be reduced for such application approvals.

Such rules and guidelines may establish, without limitation, specific rules and regulations regarding design and style elements, landscaping, and fences and other structures such as animal enclosures as well as special architectural guidelines applicable to Building Lots located adjacent to public open space, private open space or other Common Area.

10.3.3 Detailed Plans. The Architectural Committee may require such detail in plans and specifications submitted for its review as it deems proper, including, without limitation, floor plans, site plans, landscape plans, drainage plans, elevation drawings, and descriptions or samples of exterior material and colors. Until receipt of such details, the Architectural Committee may postpone review of any plan submitted for approval.

10.3.4 Architectural Committee Decisions. Decisions of the Architectural Committee and the reasons therefore shall be transmitted by the Architectural Committee to the Applicant at the address set forth in the application for approval within forty-five (45) days after filing all materials required by the Architectural Committee. Any materials submitted pursuant to this Article X shall be deemed approved unless written disapproval by the Architectural Committee shall have been mailed to the Applicant within forty-five (45) days after the date of filing said materials with the Architectural Committee.

10.4 Meetings of the Architectural Committee. The Architectural Committee shall meet from time to time as necessary to perform its duties hereunder. The Architectural Committee may from time to time by resolution unanimously adopted in writing, designate an Architectural Committee representative (who may, but need not be, one of its members) to take any action or perform any duties for and on behalf of the Architectural Committee, except the granting of variances pursuant to Section 10.9. In the absence of such designation, the vote of any two (2) members of the Architectural Committee, or the written consent of any two (2) members of the Architectural Committee taken without a meeting, shall constitute an act of the Architectural Committee.

10.5 No Waiver of Future Approvals. The approval of the Architectural Committee of any proposals or plans and specifications or drawings for any work done or proposed, or in connection with any other matter requiring the approval or consent of the Architectural Committee, shall not be deemed to constitute a waiver of any right to withhold approval or consent as to any similar proposals, plans and specifications, drawings or matter whatsoever subsequently or additionally submitted for approval or consent. Similarly, the disapproval of the Architectural Committee of any proposals or plans and specifications or drawings for any work done or proposed, or in connection

with any other matter requiring the approval or consent of the Architectural Committee, shall not be deemed to constitute a waiver of any right to grant approval or consent as to any similar proposals, plans and specifications, drawings or matter whatsoever subsequently or additionally submitted for approval or consent.

10.6 Compensation of Members. The members of the Architectural Committee shall receive no compensation for services rendered, other than reimbursement for expenses incurred by them in the performance of their duties hereunder and except as otherwise agreed by the Board.

10.7 Inspection of Work. Inspection of work and correction of defects therein shall proceed as follows:

10.7.1 Upon the completion of any work for which approved plans are required under this Declaration, the Owner shall give written notice of completion to the Architectural Committee.

10.7.2 Within sixty (60) days thereafter, the Architectural Committee or its duly authorized representative may inspect such Improvement. If the Architectural Committee finds that such work was not done in substantial compliance with the plans, specifications and other documents submitted to and approved by the Architectural Committee, it shall notify the Owner in writing of such noncompliance within such sixty (60) day period, specifying the particular noncompliance issues and the Owner shall be required to remedy the same.

10.7.3 If upon the expiration of thirty (30) days from the date of such notification, or any longer time the Architectural Committee determines to be reasonable, the Owner shall have failed to remedy such noncompliance, the Architectural Committee shall notify the Board in writing of such failure. Upon receipt of such notice, the Board shall call a Special Meeting, as provided in the Bylaws, at which it shall authorize the Architectural Committee members and the applicable Owner to be heard. Based on such special meeting, the Board shall determine whether there is a noncompliance and, if so, the nature thereof and the estimated cost of correcting or removing the same. If a noncompliance exists, the Owner shall remedy or remove the same within a period of not more than forty-five (45) days from the date of the announcement of the Board ruling unless the Board specifies a longer time as reasonable. If the Owner does not comply with Board ruling within such period, the Board, at its option, may either remove the non-complying improvement or remedy the noncompliance, and the Owner shall reimburse the Association, upon demand, for all expenses incurred in connection therewith. If such expenses are not promptly repaid by the Owner to the Association, the Board shall levy a Limited Assessment against such Owner for reimbursement pursuant to this Declaration.

10.7.4 If for any reason the Architectural Committee fails to notify the Owner of any noncompliance with sixty (60) days after receipt of the written notice of completion from the Owner, the work shall be deemed to be in accordance with the approved plans.

10.8 Non-Liability of Architectural Committee Members. Neither the Architectural Committee nor any member thereof, nor any duly authorized Architectural Committee representative, shall be liable to the Association, any Owner, Grantor, or any other individual or entity, for any loss, damage, or injury arising out of or in any way connected with the performance of the Architectural Committee's duties hereunder, unless due to the willful misconduct or bad faith of the Architectural Committee. The Architectural Committee shall review and approve or disapprove all plans submitted to it for any proposed improvement, alteration or addition, solely on the basis of aesthetic considerations and the overall benefit or detriment which would result to the immediate vicinity and to the Property generally. The Architectural Committee shall take into consideration the aesthetic aspects of the architectural designs, placement of building, landscaping, color schemes, exterior finishes and materials and similar features, but shall not be responsible for reviewing, nor shall its approval of any plan or design be deemed approval of, any plan or design from the standpoint of structural safety or conformance with building or other codes, laws or regulations.

10.9 Variances. With respect to the approval and construction of Improvements, the Architectural Committee may authorize variances from provisions of this Declaration and any other rules and guidelines created by the Architectural Committee, including restrictions upon height, size, floor area, or placement of structures, or similar restrictions, when circumstances such as topography, natural obstructions, hardship, aesthetic, economic or environmental considerations may require. However, no variances will be granted allowing for construction of structures or Improvements by Owners in the Common Areas. All authorized variances must be evidenced in writing and must be signed by at least two (2) members of the Architectural Committee. If such variances are granted, no violation of the covenants, conditions or restrictions contained in this Declaration shall be deemed to have occurred with respect to the matter for which the variance was granted. The granting of such a variance shall not operate to waive any of the terms and provisions of this Declaration for any purpose except as to the particular Building Lot and particular provision hereof covered by the variance, nor shall it affect any way the Owners obligation to comply with all governmental laws and regulations affecting such Owners use of the Building Lot, including but not limited to zoning ordinances or requirements imposed by any governmental or municipal authority.

ARTICLE XI: ANNEXATION OF ADDITIONAL PROPERTIES

11.1 By Grantor. Should Grantor desire to annex any property that is contiguous or non-contiguous to the Property, whether owned by Grantor or otherwise, , in Grantor's sole discretion (an "Annexed Tract"), such property may be annexed into the

Subdivision and brought within the provisions of this Declaration as provided herein by Grantor at any time, and from time to time, without the approval of any Owner or the Association. The use and development of an Annexed Tract shall conform to all applicable land use regulations as such regulations are modified by variances.

11.2 Rights and Obligations of Owners of an Annexed Tract. Subject to the provisions hereof, upon the recording of a Supplemental Declaration as to any Annexed Tract, all provisions contained in the Declaration shall apply to the Annexed Tract in the same manner as if it were originally covered by this Declaration, subject to such modifications, changes and deletions (including, but not limited to, such additions, deletions or modifications of Article 4 that Grantor deems appropriate in its sole and absolute discretion) as are specifically provided in such Supplemental Declaration in Grantor's sole and absolute discretion, such Annexed Tract shall be treated for all purposes as part of the Property as defined above. Without limiting the generality of the immediately preceding sentence, if an Annexed Tract becomes part of the Property, all Building Lots in the Annexed Tract shall be included for the purposes of the calculation set forth in Section 5.3.2 of this Declaration and such calculation shall be redone based on the inclusion of such Building Lots and the Class B membership of Grantor shall be increased and/or reinstated based on such recalculation and Grantor shall continue to have all rights of Grantor hereunder, and/or be restored to all of its rights of Grantor hereunder. The Owners of lots located in any Annexed Tract shall become members of the Association and shall become liable for their appropriate share of Assessments. Title to the Common Areas which are to be owned and managed by the Association within any Annexed Tract shall be conveyed to the Association, and the Association shall accept title to the same, free and clear of any monetary liens, subject to reservations, easements, covenants, conditions and restrictions then of record including those set forth in this Declaration or any Supplemental Declaration applicable to such Annexed Tracts, and the Association shall be responsible for such Common Areas as set forth in this Declaration.

11.3 Method of Annexation. The addition of an Annexed Tract to the Property authorized under sections 11.1 and 11.2 shall be made by filing of record a Supplemental Declaration or other similar instrument with respect to the Annexed Tract, which shall be executed by Grantor or the owner of the Annexed Tract, and which shall cause the annexation of the Annexed Tract into the Subdivision. Thereupon each Annexed Tract shall be part of the Property, shall be subject to this Declaration and encompassed within the general plan and scheme hereof as modified by such Supplemental Declaration, and shall be subject to the functions, powers, and jurisdiction of the Association, or, at the election of the Grantor, of a new Association established for the area encompassing the Annexed Tract. Such Supplemental Declaration or other appropriate document may contain such additions, modifications or deletions to the Declaration or the Guidelines as may be deemed by Grantor or the owner of the Annexed Tract desirable to reflect the different character, if any, of the Annexed Tract, or as Grantor or such owner may deem appropriate in the development of the Annexed Tract. If any Annexed Tract is created, the Association shall have the authority to levy Assessments against the Owners located

within such Annexed Tract, and the Association shall have the duty to maintain additional Common Area located within the Annexed Tract if so specified in any Supplemental Declaration.

11.4 De-annexation. Grantor may delete all or a portion of the Property, including, without limitation, previously Annexed Tracts, from the Property and from coverage of this Declaration and the jurisdiction of the Association so long as Grantor is the owner of all such de-annexed Property and provided that a Supplemental Declaration of Deletion of Property is recorded in the office of the County Recorder. Members other than Grantor as described above shall not be entitled to de-annex all or any portion of the Property.

ARTICLE XII: EASEMENTS

12.1 Easements of Encroachment. There shall be reciprocal appurtenant easements of encroachment as between each Building Lot and such portion or portions of the Common Area adjacent thereto or as between adjacent Building Lots due to the unwillful placement or settling or shifting of the sidewalks and driveways constructed, reconstructed or altered thereon in accordance with the terms of this Declaration. Easements of encroachment shall be valid only so long as they exist, and the rights and obligations of Owners shall not be altered in any way because of encroachments, settling or shifting of the Improvements; provided, however, that in no event shall a valid easement for encroachment occur due to the willful act or acts of an Owner. In the event a structure on any Building Lot is partially or totally destroyed, and then repaired or rebuilt, the owners of each Building Lot agree that minor encroachments over adjoining Building Lots that existed prior to the encroachment may be reconstructed pursuant to the easement granted by this Section 12.1

12.2 Easements of Access. All Owners of Building Lots will have a perpetual easement for access, ingress and egress over the Common Area, including but not limited to the private streets, cul-de-sacs and walkways; provided, however, this shall not be a limitation of the Association's right to restrict or suspend use of other portions of the Common Area pursuant to the terms of this Declaration. These easements shall run with the land. Such easements may be used by Grantor, and by all Owners, their guests, tenants and invitees, residing on or temporarily visiting the property, for pedestrian walkways, vehicular access and such other purposes reasonably necessary for the use and enjoyment of a Building Lot or Common Area.

12.3 Drainage and Utility Easements. Grantor expressly reserves for the benefit of all the Property reciprocal easements of access, ingress and egress for all Owners to and from their respective Building Lots for installation and repair of utility services, for drainage of water over, across and upon adjacent Building Lots, and Common Areas, resulting from the normal use of adjoining Building Lots or Common Areas, and for necessary maintenance and repair for any Improvement including, without

limitation, fencing, retaining walls, lighting facilities, mailboxes and sidewalk abutments, trees, and landscaping. Notwithstanding anything expressly or impliedly contained herein to the contrary, this Declaration shall be subject to all easements heretofore or hereafter granted by Grantor for the installation and maintenance of utilities and drainage facilities that are required for the development of the Property. In addition, Grantor hereby reserves for the benefit of the Association the right to grant additional easements and rights-of-way over any portion of the Property until close of escrow for the sale of the last Building Lot in the property to a purchaser. The Owners are hereby restricted and enjoined from constructing any Improvements upon any drainage or utility easement areas as shown on the Plat of the Subdivision or otherwise designated in any recorded document which would interfere with or prevent the easement from being used for such purpose; provided, however, that the Owner and the Grantor, Association or designated entity with regard to the landscaping easement described in this Article XII, shall be entitled to install and maintain landscaping on such easement areas, and also shall be entitled to build and maintain fencing on such easement areas subject to approval by the Architectural Committee, so long as the same would not interfere with or prevent the easement areas from being used for their intended purposes; provided, that any damage sustained to Improvements on the easement areas as a result of legitimate use of the easement areas shall be the sole and exclusive obligation of the Owner whose Improvements were so damaged.

12.4 Rights and Duties Concerning Utility Easements. The rights and duties of the Owners with respect to utilities shall be governed by the following:

12.4.1 Wherever utility house connections are installed within the Property, which connections or any portions thereof lie in or upon Building Lots owned by an Owner other than the Owner of the Building Lot served by the connections, the Owner of the Building Lot served by the connections shall have the right, and is hereby granted an easement to the full extent necessary therefore, to enter upon any Building Lot or to have their agent enter upon any Building Lot within the Property in or upon which said connections or any portion thereof lie, to repair, replace and generally maintain the connections as and when it may be necessary.

12.4.2 Whenever utility house connections are installed within the Property, which connections serve more than one Building Lot, the Owner of each Building Lot served by the connections shall be entitled to full use and enjoyment of such portions of said connections as service to such Owner's Building Lot.

12.5 Driveway Easements. Whenever a driveway is installed within the Property that in whole or in part lies upon a Building Lot owned by an Owner other than the Owner of the Building Lot served, or a driveway is installed to serve more than one Building Lot, the Owner of each Building Lot served or to be served by such driveway shall be entitled to full use and enjoyment of the Building Lot upon which the driveway is

installed as is required to service such Owner's Building Lot or to repair, replace, or maintain such driveway.

12.6 Disputes as to Sharing of Costs. In the event of a dispute between Owners with respect to the repair or rebuilding of utility connections or driveways, or with respect to the sharing of the cost therefore, upon written request of one of such Owners addressed to the Association, the matter shall be submitted to the Board which shall decide the dispute and, if appropriate, make an appropriate Assessment against any or all of the Owners involved, which Assessment shall be collected and enforced in the manner provided by this Declaration for Limited Assessments.

12.7 General Easement for Corrective Action. An easement is hereby reserved to the Association, its contractors and agents, to enter those portions of Building Lots, for the purpose of performing any and all corrective and other action that it is entitled to take pursuant to the terms of this Declaration and any rules or regulations adopted by the Board or the Architectural Committee.

12.8 Overhang Easement. There shall be an exclusive easement appurtenant to each Building Lot over the Common Areas for overhanging eaves, and for any projections from the buildings, which projections shall not extend beyond the save line and shall be consistent with all building codes and all Architectural Committee approval requirements.

12.9 Maintenance and Use Easement Between Walls and Lot Lines. Whenever the wall of a structure, or a fence or retaining wall legitimately constructed on a Building Lot under plans and specifications approved by the Architectural Committee is located within five (5) feet of the lot line of such Building Lot, the Owner of such Building Lot is hereby granted an easement over and on the adjoining Building Lot (not to exceed five (5) feet from the Building Lot line) for purposes of maintaining and repairing such wall or fence and eaves or other overhangs, and the Owner of such adjoining Building Lot is hereby granted an easement for landscaping purposes over and on the area lying between the lot line and such structure or fence so long as such use does not cause damage to the structure or fence.

12.10 Waterway Easements. Grantor hereby reserves for the benefit of the Association an easement for all Waterways and related pipes, pumps and other equipment over, across and under all Building Lots and Common Areas, to the extent reasonably required to maintain any water system installed by Grantor or the Association on the Property or pursuant to plans and specifications approved by the Architectural Committee. Any relocation of the water lines installed as a part of such system shall not be undertaken in any way which interrupts the flow of water through the system or damages the system in any other fashion. Grantor reserves the right for Grantor and for the Association, to make any reconfiguration of any Waterway which it determines, in its own discretion, to be necessary, expedient or desirable, provided, however, that nothing

herein shall reserve unto Grantor the right to take any action which would disturb, encroach upon, or endanger the foundation of any building, nor shall Grantor take any action which would materially alter any Waterway's proximity to improved property abutting such Waterways.

12.11 Specific Landscape Easement. Grantor hereby reserves for the benefit of the Association a perpetual Landscape Easement. Such easement shall allow the Association to install and maintain the berms, retaining walls, fences, and landscaping within the area defined as the Landscape Easement.

12.12 Specific Easements Designated in Plat. Notwithstanding any provisions heretofore, the Grantor reserves, for the benefit of the Association, the specific easements for utility, drainage, irrigation and access as set forth on the recorded Plat for the Subdivision.

ARTICLE XIII: MISCELLANEOUS

13.1 Term. The easements created hereunder shall be perpetual, subject only to extinguishment by the holders of such easements as provided by law. The covenants, conditions, restrictions, and equitable servitudes of this Declaration shall run until December 31, 2038, unless amended as herein provided. After such date, such covenants, conditions, and restrictions shall be automatically extended for successive periods of ten (10) years each, unless amended or extinguished by a written instrument executed by Members holding at least three-fourths (3/4) of the voting power of the Association and such written instrument is recorded with the County Recorder. If the consent of any governmental entity is required prior to dissolution of the Association, then the Association may not dissolve without first obtaining such consent.

13.2 Amendment.

13.2.1 By Grantor. Until the recordation of the first deed conveying a Building Lot to a party other than Grantor, the provisions of this Declaration may be amended, modified, clarified, supplemented, added to (collectively, "amendment") or terminated by Grantor by recordation of a written instrument setting forth such amendment or termination, provided, however, the effect of such amendment shall be subject to the limitation set forth in Section 13.3. Any amendment affecting a particular Annexed Tract may be made by Grantor by an amendment to this Declaration at any time up to the recordation of the first deed conveying a Building Lot in such Annexed Tract to a party other than Grantor or the owner of such Annexed Tract.

13.2.2 By Owners. Except where a greater percentage is expressly required in this Declaration, the provisions of this Declaration, other than this Article XIII, may be amended only by the vote or written consent of Owners

representing more than fifty percent (50%) of the votes in the Association. Any such amendment must be by an instrument in writing signed and acknowledged by the president and secretary of the Association certifying and attesting that such amendment has been approved as set forth above and such amendment shall be effective upon its recordation with the County Recorder. Any amendment to this Article XIII shall require the vote or written consent of Members holding ninety-five percent (95%) of the voting power of the Association and must meet the requirements in the immediately preceding sentence to be effective. In no event shall any amendment modify or affect any rights of Grantor hereunder without the written consent of Grantor, and no additional restrictions may be imposed upon any Building Lots, or other property owned by Grantor now or in the future without the written consent of Grantor.

13.2.3 Effect of Amendment. Any amendment of this Declaration approved in the manner specified above shall be binding on and effective as to all Owners and their respective properties notwithstanding that such Owners may not have voted for or consented to such amendment. Such amendments may add to and increase the covenants, conditions, restrictions, and easements applicable to the Property but shall not prohibit or unreasonably interfere with the allowed uses of such Owner's Building Lot that existed prior to the said amendment.

13.3 Mortgage Protection. Notwithstanding any other provision of this Declaration, no amendment of this Declaration shall operate to defeat or render invalid the rights of the beneficiary under any first deed of trust, or the mortgagee on a first mortgage, upon a Building Lot made in good faith and for value, and recorded prior to the recordation of such amendment, provided that after foreclosure of any such first deed of trust or mortgage, such Building Lots shall remain subject to this Declaration, as amended.

13.4 Notices. Except as otherwise specifically set forth in this Declaration or in the Bylaws, any notices permitted or required to be delivered as provided in this Declaration shall be in writing and may be delivered either personally or by mail. If delivery is made by mail, it shall be deemed to have been delivered seventy-two (72) hours after the same has been deposited in the United States mail, postage prepaid, addressed to such person at the address appearing on the Association's records. Such address may be changed from time to time by notice in writing to the Association's registered agent and to the Association's Secretary, as provided in this Section 13.4.

13.5 Enforcement and Non-Waiver.

13.5.1 Right of Enforcement. Except as otherwise provided herein; any Owner of any Building Lot shall have the right to enforce any or all of the provisions of this Declaration.

13.5.2 Violations and Nuisances. The failure of any Owner to comply with any provision hereof, or with any provision of the Articles or Bylaws of any Association, is hereby declared a nuisance and will give rise to a cause of action by the Grantor, the Association or any Owner within the Property for recovery of damages or for negative or affirmative injunctive relief or both. However, notwithstanding all other provisions in the Declaration to the contrary, only Grantor, the Association, the Board, or a duly authorized agent of any of them, may enforce by self-help any of the provisions hereof and only if such self-help is preceded by notice to the Owner pursuant to the terms of this Declaration, and if notice is not addressed in a particular case, reasonable notice.

13.5.3 Violation of Law. Any violation of any state, municipal, or local law, ordinance, or regulation pertaining to the ownership, occupation or use of any property within the Property is hereby declared to be a violation of this Declaration and subject to any or all of the enforcement procedures set forth in this Declaration and any or all enforcement procedures in law and equity.

13.5.4 Remedies Cumulative. Each remedy provided in this Declaration is cumulative and not exclusive.

13.5.5 Non-Waiver. The failure to enforce any of the provisions of the Declaration at any time shall not constitute a waiver of the right to enforce any such provision.

13.6 Interpretation. The provisions of this Declaration shall be liberally construed to effectuate its purpose of creating a uniform plan for the development and operation of the Property. This Declaration shall be construed and governed under the laws of the State of Idaho.

13.6.1 Restrictions Construed Together. All of the provisions of this Declaration shall be liberally construed together to promote and effectuate the fundamental concepts of the development of the Property as set forth in the recitals of this Declaration.

13.6.2 Restrictions Severable. Notwithstanding the provisions of the foregoing paragraph 13.6.1, each of the provisions of this Declaration shall be deemed independent and severable, and the invalidity or partial invalidity of any provision or portion thereof shall not affect the validity or enforceability of any other provision of the Declaration.

13.6.3 Singular Includes Plural. Unless the context requires a contrary construction, the singular shall include the plural and the plural singular, and the masculine, feminine, or neuter shall each include the masculine, feminine, and neuter.

13.6.4 Captions. All captions and titles used in this Declaration are intended solely for convenience or reference and shall not affect that which is set forth in any of the provisions hereof.

13.7 Successors and Assigns. Except with respect to the terms of Section 3.14 of this Declaration providing specific requirements for L assignment of the Grantor's rights, all references herein to Grantor, Owners, any Association, or person shall be construed to include all successors, assigns, partners, and authorized agents of such Grantor, Owners, Association, or person.

13.8 Mediation. Prior to the commencement of any legal or equitable proceedings with respect to the terms and provisions of this Declaration, the Articles, Bylaws or any decision by the Architectural Committee, the parties involved in the dispute are required to participate in a mediation to attempt resolution of the disputed matter, provided, however, this right to mediation shall not apply to disputes related to any Assessments. Unless the parties mutually agree otherwise, the mediation shall be non-binding, shall be held County, Idaho, and shall be performed in accordance with the then existing Idaho rule of civil procedure governing mediation (currently I.R.C.P. 16(k)). If Grantor is a party to the dispute, regardless of the identity of the opposing party, Grantor shall be entitled to payment by the opposing party of Grantor's fees and costs incurred prior to and as part of the required mediation. If the Association is a party to the dispute, so long as Grantor is not the opposing party (in which case the immediately preceding sentence shall apply), the Association shall be entitled to payment by the opposing party of the Association's fees and costs incurred prior to and as part of the required mediation. After unsuccessful, good faith, efforts to resolve claims and disputes by mediation, the parties shall have all rights and remedies otherwise available to them in law or equity.

ARTICLE XIV: ACHD STORMWATER DRAINAGE

14.1 Operation and maintenance of the storm water facilities at the Subdivision shall be governed by the Operation and Maintenance Manual of Storm Drainage Facilities which has been required by ACHD (the O&M Manual"), which manual may only be modified at the direction of the Board of the Association, with written approval by ACHD.

14.2 ACHD Storm Water Drainage System. Lots 16-20, 24-26 and 28-30, Block 4 are servient to and contain the Ada County Highway District ("ACHD") storm water drainage system. These Lots are encumbered by that

certain First Amended Master Perpetual Storm Water Drainage Easement recorded on November 10, 2015 as Instrument No. 2015-103256 official records of Ada County, and incorporated herein by this reference as if set forth in full (the "Master Easement"). The Master Easement and the storm water drainage system are dedicated to ACHD pursuant to Section 40-2302 Idaho Code. The Master Easement is for the operation and maintenance of the storm water drainage system. Said easement shall remain free of all encroachments and obstructions (including fences and trees) which may adversely affect the operation and maintenance of the storm drainage facilities.

14.3 ACHD Right to Inspect and Maintain. ACHD shall have the right at all times to inspect the storm water drainage system, and perform any required maintenance and repairs.

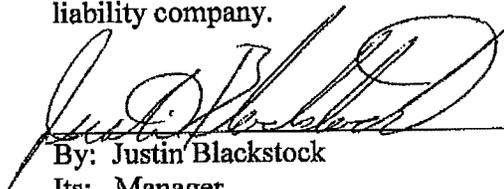
14.4 ACHD Approval of Amendments. Any amendment of this Declaration, the covenants, conditions and restrictions contained herein, or the O&M Manual, having any direct impact or effect on the ACHD storm water drainage system shall be subject to prior review and approval by ACHD.

14.5 ACHD Assessment of Costs. ACHD shall be entitled to pursue reimbursement for the reasonable costs of all required maintenance and repairs to the storm water drainage system that are a result of failure by the HOA or dues paying organization to properly perform the light maintenance duties as defined in the referenced O & M Manual.

14.6 Term. The easements created hereunder shall be perpetual, subject only to extinguishment by the holders of such easements as provided by law. The covenants, conditions, restrictions, and equitable servitudes of this Declaration shall be perpetual.

IN WITNESS WHEREOF, the Grantor has executed this Declaration effective as of the date first set forth above.

DB Development, LLC, a Delaware limited liability company.



By: Justin Blackstock
Its: Manager

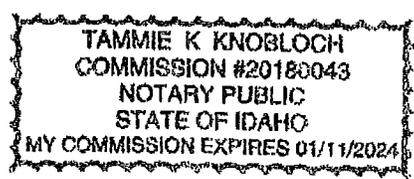
ACKNOWLEDGEMENT

State of Idaho)
)ss.
County of Ada)

On this the 15 day of July, 2019, before me, the undersigned Notary Public in and for said state, personally appeared Justin Blackstock, known by me to be the Manager of **DB Development, LLC**, a Delaware limited liability company, whose name is subscribed to the within and foregoing instrument and he acknowledged to me that he executed the same on its behalf.

Tammie K Knobloch

Notary Public
Residing At: Star 110
My Commission Expires: 1-11-24



PX No. Pp 17571

PLAT OF
CAZADOR SUBDIVISION No. 1

ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS
I, the undersigned, do hereby certify that the above and foregoing plat of land is a true and correct copy of the original plat on file in the office of the County Clerk of Ada County, Idaho.

 John D. Hall
County Clerk

APPROVAL OF CITY ENGINEER
I, the undersigned, do hereby certify that the above and foregoing plat of land is a true and correct copy of the original plat on file in the office of the County Clerk of Ada County, Idaho.

John D. Hall
City Engineer

APPROVAL OF CITY CLERK
I, the undersigned, do hereby certify that the above and foregoing plat of land is a true and correct copy of the original plat on file in the office of the County Clerk of Ada County, Idaho.

John D. Hall
City Clerk

CERTIFICATE OF COUNTY CLERK
I, the undersigned, do hereby certify that the above and foregoing plat of land is a true and correct copy of the original plat on file in the office of the County Clerk of Ada County, Idaho.

John D. Hall
County Clerk

LEGAL CERTIFICATE
I, the undersigned, do hereby certify that the above and foregoing plat of land is a true and correct copy of the original plat on file in the office of the County Clerk of Ada County, Idaho.

John D. Hall
County Clerk

CERTIFICATE OF ADA COUNTY TREASURER
I, the undersigned, do hereby certify that the above and foregoing plat of land is a true and correct copy of the original plat on file in the office of the County Clerk of Ada County, Idaho.

John D. Hall
County Treasurer

CERTIFICATE OF COUNTY RECORDER
I, the undersigned, do hereby certify that the above and foregoing plat of land is a true and correct copy of the original plat on file in the office of the County Clerk of Ada County, Idaho.

John D. Hall
County Recorder


18169
2-21-2017
DEVELOPER
DB Development, LLC
MERIDIAN, IDAHO

km
KIMBLE & MERRITT
PLANNING, ARCHITECTURE, ENGINEERING
1000 WEST MAIN STREET
BOISE, IDAHO 83725
PHONE: 208-333-1111
FAX: 208-333-1112

Exhibit B

Guidelines

CAZADOR

Architectural Design Standards
&
Construction Guidelines

March 2019

The Architectural Design Standards and Construction Guidelines, as contained herein, are to be used as guidelines for the owner and builder in preparing plans and specifications for any proposed construction or improvement in Cazador and for maintaining an orderly construction environment. These guidelines are used by the Architectural Control Committee (ACC) in conjunction with the Master Declaration of Covenants, Conditions, and Restrictions (CC&R's). The ACC reserves the right to grant variances or modify these standards as it deems appropriate.

I. Submittals Required for Architectural Control Committee Approval:

All submittals required for ACC review and approval shall be accompanied by the submittal form adopted by the ACC. The following items shall be submitted to the ACC for approval. No construction of any Improvements which will be visible above the ground or which will ultimately affect the visibility of any above ground Improvement may commence until the ACC has approved, in writing, the elevations, building plans, specifications, lot plan and other plans and specifications requested by the ACC. Prior to the start of construction, Owners will submit two (2) sets of plans, including a plat plan, floor plan, all elevations and other documentation requested by the ACC, to the ACC for review. All plans, Specs, Elevations, etc. are to be reviewed and approved by the ACC prior to breaking ground.

The ACC may request additional material to be submitted at its discretion:

- Site plan showing the lot boundary and the proposed location of all improvements, including all structures, driveways, sidewalks, fences, outdoor lighting, etc. Show all easements and proposed setbacks. Indicate the proposed grading and drainage away from the proposed residence and adjacent lots.
- Floor plans designating the square feet per floor and total finished square feet (exclusive of garages, covered patios, storage areas, etc.)
- Elevations depicting front, rear and side elevations including proposed material finish descriptions.
- Specifications describing the materials and finishes proposed for both interior and exterior construction
- Landscape plan showing proposed landscape layout, including legend of plant types and sizes.
- Colors proposed for all exterior finishes, including paint colors, brick, stone, and stucco finishes. Exterior colors shall be selected from the ACC approved list of exterior colors.

All submittals and inquiries will be made to:

Cazador Architectural Control Committee
c/o Brittany Sofro
6152 W. Half Moon Ln.
Eagle, ID 83616
TELEPHONE: (208) 340-0884

II. Design Standard

a. Minimum Square Feet:

Floor area on the ground floor of a single-story residential home shall not be less than 1600 square feet. Two story homes shall not have less than 1400 square feet on the ground level and not less than 2200 total square feet minimum.

This square footage guideline refers to living space and excludes garages, accents, porches and patios.

The ACC may require additional square feet of finished space depending on compatibility with existing homes or otherwise at its discretion.

b. Exterior Elevations:

Exterior Elevations shall be evaluated on the overall character, depth, and balance of the design. The use of boxed out windows, dormer windows, covered entries, and other significant jogs in exterior walls are encouraged. Large expanses of flat, unbroken surfaces are discouraged. Double gables over the entire width of a 3-car garage are discouraged. Stacked rooms over garages shall incorporate a change in the front plane of the garage to avoid large, unbroken vertical surfaces. Where siding is used, batten boards or trim shall be located as inconspicuously and as symmetrically as possible. The Architectural Committee reserves the right to reject plans that in the judgement of the Architectural Committee lack integrity and balance.

Unless otherwise approved by the ACC as compatible with a particular architectural design or style, the minimum pitch for roofs, excluding roofs at porches and deck covers, shall be 5/12. Steeper front-to-back roof pitches may be required on shorter roof spans if needed to provide greater street presence. Broken roof lines are encouraged and required. Mixing of differing roof pitches on the same elevation is discouraged. Roof vents and other ventilation pipes shall be located on the rear elevation except where impractical, shall be painted to match or blend with the roof color, and shall otherwise be installed in an inconspicuous location and manner.

Low-profile roofs with predominant pitch of 5:12 must be consistent with a classic architectural style and must have significant architectural details that are common in classical architecture, such as:

- Heavier **stacked** fascia – minimum 8". Stacked barges and fascia shall consist of 2x6 over 2x8. 6" Fascia gutter may be substituted for the 2x6 stacked over the 2x8 fascia.
- Corbels, exposed rafters or other details that are true to this style

Transitional two-story or 1-1/2 story homes may be located on corner lots provided that the single-story portion of the home is located adjacent to the corner or side street and is approved by the ACC.

c. Exterior Finishes and Colors

The following guidelines, which are subject to change by the Architectural Committee, are designed to help provide guidance on appropriate design features for elevation plans and any waiver or exception must be in writing signed by the Architectural Committee:

- Hardboard, cement fiber, natural wood siding and stucco are allowed primary exterior finish material. Vinyl and aluminum siding and soffits are prohibited
- Sixteen-inch (16") minimum eaves and twelve-inch (12") minimum gables are required.
- Boxed or returned soffits are recommended.
- Windows, at siding locations, must have trim materials greater than the depth of the siding to give definition.
- Minimum of 36" stucco, brick, stone or other masonry accents are required on front elevations, however, if the home to be constructed has architectural appeal the Committee may provide written waiver of the stone, brick, or stucco requirements.

i. Brick, Stone, or Stucco

Minimum of 36" stucco, brick, stone or other masonry accents are required on front elevations, all corners wrapped minimum of 2 feet. If use of stucco, the home will require additional accents such as additional banding and related architectural accents.

Subject to compatibility with the overall architectural style and design, all homes, except as noted below, shall be required to incorporate brick, stone, and/or stucco in the exterior finish. Architectural and aesthetic balance shall be a primary concern in determining how much brick or stone will be required. In most cases, brick or stone will be required to wrap the corners a minimum of 24". Brick or stone may be required to extend further in cases where there

is a more logical terminus point. Requests for exceptions must be approved in advance by the ACC. Brick and stone colors shall be compatible with the exterior paint colors selected and approved by the ACC. Darker brick shades are encouraged. White or gray brick are not permitted.

The requirement for the use of brick, stone, or stucco on the exterior elevation may be waived for homes with Colonial, Craftsman or other design influences that do not lend themselves to the incorporation of those materials. The ACC may require upgraded siding, additional landscaping, or other design elements at its discretion.

ii. Siding:

No cottage lap siding or vinyl siding is allowed. Stucco, Minimum true-lap siding of 8" exposure or less, Faux Shingles, or cement fiber is preferred. Board and batt must be tied to architecture and will be reviewed by the ACC. Other types of siding not contemplated herein are subject to written approval by the ACC. Steel, aluminum, or vinyl siding are prohibited. All siding, no matter the type, is to be installed per manufacture guidelines.

Stucco exterior shall incorporate appropriate articulation, such as 6" trim around windows, 12" intermediate horizontal bands at 2-story elements, belly bands, frieze boards, etc. Stucco projections shall be of 2" nominal depth minimum.

iii. Exterior Paint Colors

Exterior wall colors and trim colors must be selected for their harmony with each other and the overall aesthetic goals of Cazador. Rain gutters and downspouts shall be painted to match the color of the surface to which they are attached.

Exterior colors of earth tones, warm tones or grays shall be required for the body of the house. Bright, bold or very dark colors (i.e. blue, red, yellow) shall not be allowed. In circumstances where 2-tone stucco may be allowed, a subtle, lighter shade may be considered.

iv. Roof:

All residences must be built with a minimum of thirty-five (35) year life architectural composition unless otherwise approved by the Architectural Committee. Broken rooflines, gables, hip roofs, etc., are strongly encouraged. Roof pitch on all dwellings shall be a

minimum 5/12 roof pitch. Colors shall be Black walnut. Other roofing materials or colors are subject to written ACC approval.

v. Rain Gutters

All eaves shall be fully guttered unless the eave drops onto a lower roof that is fully guttered. All gutters and down spouts are required throughout, shall be continuous, and shall be painted to match the color of the surface to which they are attached. In such a case where gutters can be omitted the fascia shall be stacked.

vi. Fascia Trim

Roof fascia shall be a minimum of 2x6 stacked over 2x8 dimensional lumber or comparable size composite material. The required 2x6 may be waived in the event of appropriate fascia gutter providing similar definition. If builders are installing a 5" or larger fascia gutter, there is no requirement to stack over the base. In cases where gutters are omitted the fascia shall be stacked. Stack is required on all barges.

Certain architectural styles may require wider fascia. Gables shall incorporate stacked trim including 2x6 stacked over 2x8 dimensional lumber or comparable size composite material. Sixteen-inch (16") minimum eaves and twelve-inch (12") minimum gables are required.

Narrower fascias may be considered if important for a specific architectural style.

vii. Architectural Detail/ Accents

Special attention should be paid to architectural details. Proper proportioning of elements will be considered. Decorative wood applications such as columns, corbels, crown, dentil molding and heavy window trim are required. Dormers, gables, bayed windows, and porches are encouraged.

viii. Chimneys

Chimneys may be restricted for size and location. All full height chimneys shall have an architectural metal chimney cap that fully encloses the chimney pipes and painted as approved by the ACC.

ix. Address Plaques

Address plaques or numbers shall be metal construction and shall be sized and located per City of Kuna requirements

d. Garage and Driveways

Garages shall accommodate a minimum of two (2) cars; detached garages shall be allowed if in conformity with/ and approved by the Architectural Committee. Garage door height shall be 8' minimum and 12' maximum unless otherwise approved by the Architectural Committee. Interiors of garages shall be sheetrocked, taped, sanded and painted. Wood trim around doors and windows, as well as garage doors shall be painted.

Driveways shall not extend more than one foot past the edge of the garage doors and shall be minimized at the curb where practical to provide additional space for landscaping.

Although RV garages are not prohibited, plans submitted with RV garages will be subjected to a more detailed review process and may be denied by ACC. Architectural review will be subjective and in the sole discretion of the ACC. The ACC review will consider:

- Setback from the street and the rest of the house
- How prominent the garage door appears. The intent is to minimize the impact as much as possible
- How well the roof structure blends with the rest of the house.
- Proximity to other homes with RV garages.

e. Detached Storage Facilities:

All vehicles, trailers, tools, and equipment shall be stored out of view in enclosed structures or behind fencing so it isn't visible from the street. A maximum of one (1) detached storage facilities, such as storage sheds, shall be of the same construction, finish, and color as proposed and approved for the house. Size and location may be restricted. Any such structure shall be placed on a concrete pad in a location approved by the ACC and meet the following requirements:

- i. A building permit is required if the structure is over 120 s.f. or attached to the primary residence and comply with all permits and requirements of Kuna;
- ii. Structure cannot be over 8' in height to midpoint of roof (measured between the roof peak and eaves);
- iii. Sometimes these structures can be placed in the rear yard setback but cannot encroach in the side yard setback. The side yard setback extends all the way to the rear of the property. Some rear setbacks also contain "utility easements" and therefore construction is prohibited;

Depending on location, additional landscaping may also be required. Metal storage sheds or other dissimilar structures are prohibited. The ACC encourages the storage of boats, RV's camp trailers and other similar

vehicles or trailers in offsite storage facilities unless RV garage is approved by the ACC.

Note: Lower profile trailer storage is allowed on the side of the home where trailer is not visible above fence. Concrete driveways may not extend past the side of the garage. Access to this side storage area must be landscape rock or other material subject to ACC approval.

f. Fences:

The Master Declaration of Covenants, Conditions, and Restrictions (CC&R's) provides that the Architectural Control Committee may set standards relating to the construction of improvements within the Cazador Subdivision. Without proper design, construction, and maintenance standards, perimeter fencing can often present a hodgepodge look, which can rapidly deteriorate and degrade the character of the neighborhood.

The type, design, material and finish of all privacy fences shall be as specified in the ACC Standards, it being the intent of the Grantor that all such privacy fencing shall present, a uniform appearance throughout the Property.

Prior to the construction of any fence, plans shall be submitted to and approved in writing by the ACC and the City of Kuna. The submittal shall include a site plan showing the location of fencing proposed, including setback dimensions, and shall designate the type and height of fence proposed.

Vinyl Fencing:

All fencing shall be constructed six feet (6') in height and shall be vinyl matching the brand and color of the developer installed fencing approved in advance by the Architectural Committee. All fencing shall meet the requirements of the City of Kuna and be permitted as required by Kuna. All fencing shall be maintained by the Owner in good repair. Builders will be required to split fencing costs with the builder next door.

Wherever possible, adjoining lots shall use common corner posts.

Front fence setbacks shall be a minimum of 4 feet behind the principle setback of the house on each side of the lot.

i. Dog Runs:

Dog runs must be approved by ACC prior to installation. Size and

location may be restricted. If approved, they shall be commercially manufactured and well maintained.

g. Landscaping

A landscape plan shall be prepared and submitted to the ACC for approval prior to installation of plant material. Although certain minimum standards for each lot type have been established, additional landscaping is encouraged and may be required by the ACC. The ACC will consider how the proposed landscaping blends with and promotes the overall aesthetics of the site in conjunction with structures. The use of berms and clustered planting groups such as garden beds with trees, shrubs and flowers will be encouraged.

Exterior mounted utility meters, heat pumps, air conditioners, and other such equipment shall be properly screened from view of the street and surrounding homes by landscaping or fencing.

Landscaping shall vary in height and dimension throughout yard and be coordinated with adjacent lots to create a continuous yet varied landscape. Berming with landscape and natural colored boulders. Landscaping of front, rear, and side yards is required to following the minimum standards within 30 days of substantial completion of the home:

- i. An automatic underground sprinkler system shall be installed throughout
- ii. Except at garden bed locations, sod shall be laid throughout

Front Yard Minimum:

All landscaping is to be completed within thirty (30) days from actual occupancy; It must be fully sodded within thirty (30) days from occupancy.

Trees: Each front yard shall contain at least 2 trees. At least one being a 2" or larger caliper deciduous tree, the other tree may be a 6' (when buried) evergreen. A 6'-8' Ornamental tree qualifies as one of the required two trees.

Shrubs: Five 5-gallon plants, Five 2-gallon plants, and Three or more 1-gallon plants or grasses. Grasses and natural plantings are encouraged.

Ground Cover Mulch: Shall be dark colored or black permabark or approved alternative for a general dark, uniform color tone throughout the neighborhood.

An Automatic Sprinkler System (covering all of the yard) must

be completed within thirty (30) days of occupancy. All planter beds shall be irrigated with drip irrigation. Care shall be taken to prevent irrigation from spraying against the foundation or on any component of the residence. Irrigation water shall not be allowed to run off the lot in any direction and shall never drain to a neighboring lot.

Back Yard and Side Yard Minimum:

Sod and Full in-ground automated sprinklers.

Trees: Shall contain 2 additional trees. At least one being a 2" or larger caliper deciduous trees, the other being a 6' minimum evergreen.

Shrubs: Four 5-gallon plants and four 1-gallon plants are required.

Ground Cover Mulch: Shall be dark colored or black permabark or approved alternative for a general dark, uniform color tone throughout the neighborhood.

Extensions for completion of landscaping may be granted when weather conditions hamper landscape construction from December 1 through April 1. Driveway site coverage shall be minimized to provide additional area for landscaping. Gravel pads for parking of vehicles, trailers, etc. are not acceptable.

h. Exterior Lighting

In order to maintain a well-lit streetscape and promote neighborhood safety, each home shall provide front yard exterior lighting by one of the following methods:

- i. A minimum of two Dark Sky wall mounted lights with a 60-watt bulb or Dark Sky canned lighting shall be installed at the front of each home in a location that will provide light to the front yard and adjoining streets. The lights shall have photosensitive switches that automatically activate the lights in the evenings.

Other approved lighting includes normal entrance lights on porches, garages, and other entries to the home providing they do not exceed 100 watts each. High watt fixtures intended for lighting back yard play areas may be permitted with the approval of the ACC. Such fixtures must be mounted in an unobtrusive manner and shall not illuminate neighboring properties and shall not be operated at late hours that causes a nuisance to the neighboring property owners.

i. Mailboxes:

Mailboxes and newspaper receptacles will be specified by the Developer and approved by the Post Master. No exceptions or substitutions are permitted unless otherwise approved in writing by the ACC. After installation, the builder or owner shall protect and maintain the mailbox. Replacement necessitated by damage from whatever source shall be at the expense of the builder or owner. In the event that cluster mail boxes are required by the Post Master the location shall be determined by the Developer in coordination with the Post Master and installed by the Developer. In the event that lot specific mailboxes are allowed they will be specified by the Developer and shall be installed paired with the neighboring lot at their common garage side property line. The paired mailbox stand shall be installed by the first lot to obtain certificate of occupancy (CofO) and shall be installed immediately following CofO.

j. Antennae

Exterior radio antennae, television antennae or other antennae, including satellite dishes, must be approved in writing by ACC prior to installation.

III. Construction Guidelines

a. Condition of Lot

The developer, its engineer or surveyor may relocate missing property pins or sewer/water makers, as well as pressurized irrigation lot tie ins, that cannot be located by ordinary inspection (including light digging to uncover buried pins or markers) prior to closing. Resetting property pins or utility markers will carry a minimum charge of \$100 from the developer plus cost of survey.

b. Excavation

Excavators are required to contact Dig Line at 342-1585 prior to commencing excavation on ANY lot. Lots shall be excavated in a manner that will not adversely impact neighboring lots. Excess dirt shall be removed from the subdivision and may not be deposited or dumped on other lots or vacant ground slated for future development. In the absolute discretion of the Developer a designated location for dumping clean excavation material may be provided and in the event all clean material excavated from all lots shall be dumped in the designated location.

c. Elevation of Foundations

Unless otherwise approved, foundations shall be set a minimum of 18" and a maximum of 24" above the back of curb elevation. Buyer shall take all necessary steps in setting the foundation elevation to ensure that drainage will be retained on site or drained into the adjoining street. Buyer may

contact the developer after excavating and setting footings but prior to pouring the foundation for a pre-pour inspection.

d. Construction and Jobsite Maintenance

Upon commencement of construction, the construction of the improvements shall be diligently pursued in accordance with the ACC approved plans, including all conditions of approval. Construction shall be completed within one hundred eighty (180) days from the date construction commences, defined herein as excavation for the foundation.

If construction is not completed within 180 days from the date construction commences and builder is not diligently pursuing completion (with no activity on site for 30 days), the ACC/Association shall have the option to require the Owner and or the builder to return the lot to its original condition within twenty (20) days. If owner/ builder has not returned the lot to its original condition within the timeframe required, the ACC/Association has the right to immediately access the site and return the lot to its original condition at the Owner/builder's expense.

Washout of concrete trucks and equipment will be performed outside of the subdivision or in a designated Concrete Washout Area identified in the absolute discretion of the Developer. Developer will determine a location and provide direction to the Concrete Washout Area within Cazador. Contractors are required to utilize this area to clean concrete trucks, pumpers, or other concrete coated equipment if washed within the subdivision.

Construction shall not begin prior to 7:00a.m. or continue after sunset; however, during the mid-summer months (June - August), contractors may begin as early as 6:00a.m. as long as they are sensitive to neighbors and must comply with the local jurisdiction.

Jobsites shall be tidied up and free of debris each evening and prior to each weekend. Each builder shall provide a trash bin/dumpster at the jobsite. Jobsite trash or debris that may be scattered by wind shall be properly contained in trash bin/dumpsters or by other means. Builders and lot owners who fail to maintain the lot in an orderly manner or allow construction debris to clutter surrounding properties may be subject to appropriate action from the developer or Owners Association. In the event a lot is allowed to accumulate excess debris or debris that can be blown from the lot, Developer and Association reserves the right to obtain the service of a contractor to clean the lot of excess debris and collect wind-blown debris

and charge to the lot owner/builder the cost of clean-up plus a service fee of \$200.00 per event. Vehicles that travel into mud conditions shall remove all mud from their tires before proceeding into the streets. Tracking of mud into the street is absolutely prohibited and shall be cleaned immediately. The Developer and Association reserves the right to obtain the service of a contractor to clean any mud tracked into the street and charge to the lot owner/builder the cost of clean-up plus a service fee of \$200.00 per event.

Temporary toilets, construction equipment, and construction material shall be contained within the lot boundaries.

Temporary toilets will be provided by each builder. Builders shall encourage their subcontractors to utilize the facilities they have provided, in accordance with the lot/house that they are working on.

All vehicles will be parked within the lot boundaries or on public streets adjacent to the jobsite and shall not block traffic, mailboxes, or otherwise interfere with existing homeowners.

Loose dogs shall not be allowed at the construction site. No inappropriate language, shouting, or other inappropriate behavior. Radios or other music must be kept to a minimum volume.

Power and water must not be used from existing dwellings without permission from the owner.

Contractors must obey the speed limit within Cazador. No speeding or unsafe driving.

Streets shall remain free from dirt, gravel, or other excavation material and shall be maintained by the owner or builder in a clean and orderly manner and may be cleaned by Developer/Association as defined above.

At their own discretion, builders may seek a Temporary Right-of-Way Use Permit from Ada County Highway District (ACHD) to temporarily block the sidewalk in front of a home under construction. For more information and specific requirements, please call (208) 387-6280.

All complaints will be conveyed to the Builder, who is responsible for compliance with these guidelines. The Builder is responsible to the developers of Cazador and the Cazador Owners Association for the compliance of their contractors and subcontractors with these jobsite

guidelines. It is important that the Cazador experience be a positive one for builders, contractors, residents and their families.

- END -



City of Kuna
Planning & Zoning Department

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

Agency Notification

April 14, 2020

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

FILE NUMBER:	20-07-FP (Final Plat) – Cazador Estates No. 1
PROJECT DESCRIPTION	KM Engineering requests Final Plat Approval for Cazador Estates No. 1, which consists of 21 buildable lots and 3 common lots (24 total lots) on 7.5 acres (APN: S1314233801)
SITE LOCATION	2480 N. Ten Mile Road, Kuna, Idaho 83634.
REPRESENTATIVE	<i>Kirsti Grabo</i> 9233 W. State Street Boise, ID 83714 208-639-6939 kgrabo@kmengllp.com
SCHEDULED HEARING DATE	Tuesday, May 19, 2020. 6:00 P.M.
STAFF CONTACT	Doug Hanson dhanson@kunaid.gov Phone: 922.5274 Fax: 922.5989

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



CENTRAL DISTRICT HEALTH DEPARTMENT
Environmental Health Division

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

Rezone # _____

Conditional Use # _____

Preliminary / Final / Short Plat 20-07-FP

Cazador Estates

- 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 approvals from appropriate entities are submitted, we can approve this proposal for:
 - central sewage
 - interim sewage
 - individual sewage
 - community sewage system
 - central water
 - individual water
 - community water well
- 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
 - central sewage
 - sewage dry lines
 - community sewage system
 - central water
 - community 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
 - beverage establishment
 - swimming pools or spas
 - grocery store
 - child care center
- 13. Infiltration beds for storm water disposal are considered shallow injection wells. An application and fee must be submitted to CDHD.
- 14. _____

Reviewed By: _____

[Signature]
Date: 4/17/2020



CITY OF KUNA
P.O. BOX 13
KUNA, ID 83634

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

FINAL PLAT MEMORANDUM

Date: 18 May 2020
From: Paul A. Stevens, P.E.
To: Wendy Howell, Planning and Zoning Director
RE: Cazador Estates 20-07-FP

The Red Cloud No. 1, 20-08-FP Final Plat request dated 14 April 2020 has been reviewed. This review is based on land use as allowed or permitted in an "R-6" zone.

This Final Plat encompasses 7.50 Acres containing twenty one (21) residential lots and three (3) common lots. A commensurate burden will be placed on City of Kuna utilities; Pressurized Irrigation, Sewer, & Water.

Comments may be expanded or refined in connection with the future land-use actions.

1) Property Description

- a) The applicant provided a cover letter.
- b) The applicant provided a final plat. Design drawings were not provided with this application.

2) General

- a) Cazador Estates 20-07-FP will increase demand on constructed facilities and on water rights provided by others. Water rights associated with this property shall be transferred to the City at time of connection (development) by deed and "Change of Ownership" form from IDWR.
- b) Provide engineering certification on all final engineering drawings/Record Drawings.
- c) Provide final plat showing all modifications stemming from construction.

3) Inspection & Fees

- a) The responsible engineer of record will provide Record Drawings upon completion.
- b) The inspection fee for City inspection of the construction of public water, sewer and irrigation facilities associated with this development has been paid.

4) Sanitary Sewer & Potable Water Connection & Fees

- a) This project is in agreement with the Sewer, and Water master plans.
- b) This project will add to Ten Mile Lift Station. This lift station is at capacity.

5) Pressurized Irrigation

- a) This project is in agreement with the PI master plan

6) Grading and Storm Drainage

The following is a requirement of the Final Plat approval and subsequent construction drawings:

- a) Grading and drainage plans have been provided as part of the Construction Drawings.
- b) Verification that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties will be made within the final inspection process.
- c) The final inspection shall verify that slopes are not steeper than 3:1 on lots adjacent to a street or common lot and no steeper than 4:1 for lots with common rear lot lines.
- d) Runoff from public right-of-way is regulated by ACHD. Satisfaction of this requirement shall be verified before final project acceptance.

7) Final Plat

- a) Comments may result from the final construction review.
 - (1) The final plat appears complete.
 - (2) Upon project completion, the final plat must be compared with the record construction drawings. All lot line adjustments, easements and similar items must be recorded on the final plat such that an accurate and truthful document results.

8) As-Built Drawings

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

GIVENS PURSLEY LLP

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Jack W. Relf
Michael O. Roe
Jamie Caplan Smith
Robert B. White

William C. Cole (Of Counsel)

Kenneth L. Pursley (1940-2015)
James A. McClure (1924-2011)
Raymond D. Givens (1917-2008)

August 13, 2020

VIA EMAIL: cengels@kunaid.gov

Ms. Chris Engels
751 West 4th Street
Kuna, ID 83634

Re: Request to Reconsider Spring Rock (19-10-AN, 19-01-PUD & 19-06-S & DA)

Dear Ms. Engels:

Please include this request in the materials for the Council's August 18 hearing. Givens Pursley LLP represents Ten Mile Creek, LLC ("**Applicant**") in connection with the Spring Rock development applications listed above ("**Applications**"). The Applications seek the Council's approval to: (i) annex 761 acres ("**Property**"); (ii) preliminary plat 477 acres; and (iii) master plan the Property with residential and commercial uses. Spring Rock will donate two public school sites (20 acres), dedicate two large regional public parks (47 acres), donate land for a fire station, build the KPD a satellite office, and construct more than \$20 Million of public sewer and road improvements. Denial of the Applications will prevent these community benefits from moving forward.

As detailed below, Councilmembers Cardoza and McPherson had concerns with the Applications due to traffic, police and fire service, and sewer capacity. This request will demonstrate that the record before the Council includes substantial evidence that Spring Rock more than mitigates its impacts on roadways and City services. In addition, we propose new conditions of approval to alleviate concerns with City services and to provide Kuna and its residents with the financial benefits of this Project upfront, *such as the prepayment of \$1 Million in fire impact fees to get funds to KRFD in advance of growth.*

1. The Property and Comprehensive Plan.

The Council included this Property in Kuna's area of impact and designated it as mixed use in the Comprehensive Plan. The Applicant relied on the City's mixed use designation and

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designed and engineered Spring Rock to meet the City's expectations for the Property. After the Council approved Falcon Crest in 2019, the Property is now contiguous and annexable. The City's planning staff and a unanimous Planning and Zoning Commission both recommended approval of the Applications because they comply with the City Code and Comprehensive Plan.

2. Council Review of the Applications.

During the Council's review of the Applications, Councilmembers commented that Kuna needs more master planned projects like Spring Rock. The size and location of the Property is what allows Spring Rock to provide Kuna's residents with:

- Walkable, local commercial;
- Two school sites, public parks and a network of safe pedestrian access pathways;
- Increased open space, approximately 20% (85 acres in the preliminary plat alone); and
- A variety of in-demand housing types at various price points.

Infill and incremental development expanding from the City center cannot achieve this type of unique community and cannot offer the level of open space and amenities proposed in Spring Rock. Instead, the more likely result is smaller 5-20 acre subdivisions that carve up land but are not large enough to provide regional public parks and school sites, or to build the public road infrastructure that Spring Rock will build.

The Council heard the Applications on June 16 and continued the matter to July 21 for the City Attorney to review the development agreement.¹ At the July 21 hearing, the City Attorney testified that the Applicant made all of the City's requested revisions to the development agreement.² However, audio issues forced the Council to continue this matter for a second time to August 4.

At the August 4 hearing, Councilmembers Cardoza and McPherson indicated that they had concerns with the City's ability to provide sewer, police, and fire service to the Property. They also raised concerns with traffic impacts. Councilmembers Christensen and Buban-Vonder Haar did not believe these concerns warranted denial, noting that no comments were received from service providers recommending denial. Council President Buban-Vonder Haar stated: "... we don't have negative input from any of the agencies that we are concerned are being overstressed."³

¹ June 16 Hearing Audio at 1:21:23.

² July 21 Hearing Audio at 44:45.

³ August 4 Hearing Audio at 24:15.

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Council President Buban-Vonder Haar motioned to close the public hearing and approve the Applications, which failed.⁴ Councilmember Cardoza then moved to deny 19-10-AN,⁵ which passed with Mayor Stear breaking a tie. Councilmember Cardoza then made the following motion: “I make a motion to continue it until the 18th of August,” which was unanimously approved.⁶ Councilmember Cardoza’s motion continued the hearing without any restrictions and the matter is still open and additional evidence may properly be considered by the Council.⁷

3. The Record Shows that Spring Rock will not Adversely Affect Roads or City Services and Approval of the Applications is in the City’s Best Interest.

Evidence in the record and the information and conditions in this letter show that Spring Rock will be in the City’s best interest, and concerns related to traffic and City services are all fully addressed and mitigated.

Fire: KRFD commented that it wanted a revised hammerhead design in Phase 7 and a larger site for a future fire station.⁸ Applicant agreed to both requests, modifying the hammerhead design and providing KRFD with the requested space in the future 37-acre park area. No evidence in the record shows that KRFD had concerns with the Applications that have not been fully addressed by the Applicant. As an additional condition of approval, Applicant would agree to pre-pay Spring Rock’s first \$1 Million of fire impact fees to the City. This pre-payment will allow KRFD to construct its Kuna Road fire station, which is already needed to support the Falcon Crest subdivision and other approved development in east Kuna. The Applicant will work with KRFD on the timing of this pre-payment as well as other options to help KRFD serve east Kuna.

Sewer: At Applicant’s cost (approximately \$12 Million), Spring Rock will construct and dedicate to Kuna an on-site treatment plant with capacity to serve the entire project. The treatment plant is designed to ensure that Spring Rock will not use or burden the City’s existing wastewater system. The Applicant is not seeking any City contribution or reimbursement for building the on-site treatment plant. The treatment facility is specifically designed to allow for expansion to serve future industrial or residential uses in east Kuna. In addition to paying to construct its own \$12 Million treatment facility, Spring Rock will contribute nearly \$10 Million more dollars to the City through the payment of sewer fees.

Roads: ACHD approved the Spring Rock master plan and preliminary plat with numerous conditions that are all acceptable to the Applicant. To mitigate impacts on roadways, Spring Rock will generate more than \$8 Million⁹ in impact fees and, in addition, the Applicant agreed to

⁴ August 4 Hearing Audio at 31:30.

⁵ August 4 Hearing Audio at 41:55.

⁶ August 4 Hearing Audio at 44:00.

⁷ Kuna City Code § 1-6-8(D) (allowing testimony to be received until “the approval of a motion to close evidence presentation and proceed to deliberation.”).

⁸ January 8, 2020 Email from Phil Roberts, Fire Chief, RE: Spring Rock Application – Request for Comments.

⁹ Based on ACHD’s current fees (2,274 DUs x \$3,143 = \$7,147,182 and 80,000 SF commercial = \$1,000,000).

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construct approximately \$10 Million¹⁰ in off-site road improvements. A summary of the extensive public roadway improvements the Applicant will make are listed and shown in Exhibit A to this letter. ACHD's approval ensures road capacities will not be exceeded by requiring the Applicant to submit updated traffic studies to ACHD prior to platting the 350th lot.¹¹ At that time, ACHD will review traffic conditions and may impose additional mitigation to ensure all service levels are met.¹² ACHD's approvals also provide that if ACHD's planned improvements are not made as scheduled, Applicant will have to make them or wait to develop.¹³ These conditions fully address the Council's traffic concerns.

Police: KPD provided a comment letter that was not specific to the Applications but raised a general concern about the northeast area of the City.¹⁴ The concern/question was whether Hubbard Road could be extended from Locust Grove to Cloverdale to decrease response time. ACHD's Master Street Map does not plan to extend Hubbard from Locust Grove to Cloverdale, likely due to the Hubbard Reservoir and easements held by the Bureau of Reclamation. Upon request from Chief McDaniel, Applicant has also agreed to provide KPD with finished satellite office space within Spring Rock—an estimated value of \$200,000. This contribution is in addition to the police impact fees that will be generated by Spring Rock.

Schools: Spring Rock will donate two elementary school sites—approximately 20 acres of property—one to West Ada and another to the KSD. The Applicant has worked with both districts to provide these valuable school sites in strategic locations. KSD testified that the proposed donation is critical for needed expansion and will save taxpayers between \$400,000 and \$1 Million.¹⁵ In addition to donating the land to KSD, the Applicant will also be improving the KSD site's frontage with roadway, sidewalk and landscaping and delivering sewer and water utilities to the site—an estimated \$500,000 value.

Parks: Spring Rock is planning to construct and dedicate public parks that will fully offset any park impact fees. These include a 37-acre large regional park and a 10-acre fishing pond valued at approximately \$4 Million.

Tax Revenue: Applicant estimates that the assessed value of Spring Rock at full build-out will be \$812 Million. At current levy rates, Spring Rock will generate approximately \$10 Million

¹⁰ August 4 Hearing Audio at 30:55.

¹¹ ACHD Spring Rock Subdivision January 22, 2020 at p. 29.

¹² ACHD Spring Rock Subdivision January 22, 2020 at p. 29.

¹³ ACHD Spring Rock Master Plan Community December 11, 2019 at p. 8.

¹⁴ December 19, 2019 Email from Jon McDaniel, Police Chief, RE: Spring Rock Subdivision.

¹⁵ June 16 Hearing Audio at 38:40.

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in annual property tax revenue.¹⁶ Of that, approximately \$1.9 Million¹⁷ will go to the City of Kuna and approximately \$850,000¹⁸ will go to KFD.

4. The Council Should Reconsider this Matter to Avoid Making an Improper Decision.

At the Council's August 18 hearing, we request that the Council consider the information and conditions in this letter and approve the Applications.¹⁹ Considering the information in this letter and reconsidering this matter is necessary to avoid a flawed final decision on the Applications. A decision denying the Applications based on the current record would be improper for at least the following reasons: (i) Councilmembers relied on evidence not in the record and visited the Property to collect facts;²⁰ (ii) conclusions related to fire, police and traffic are not supported by substantial evidence in the record; and (iii) the Council's motion denying the Applications failed to articulate a reason for the denial.

5. Conclusion.

Spring Rock was planned and designed in conformance with Kuna's Comprehensive Plan and supports the City's long-term vision for this area. Spring Rock also mitigates its impacts, and with the additional financial conditions proposed in this letter, Spring Rock is a perfect example of growth paying for itself and also supporting the existing community. Denial of Spring Rock will deprive Kuna and its residents of two public school sites, two large regional public parks and miles of public pathways, land for a future fire station and \$1 Million in pre-paid impact fees for the KRFD, a satellite office for the KPD to better serve east Kuna and more than \$20 Million of public sewer and road improvements.

We respectfully request the Council consider the information in this letter and approve the Applications.

Sincerely,



Deborah E. Nelson

¹⁶ 2019 levy rate of 0.012543749 multiplied by \$812,000,000, the estimated value of Spring Rock, without considering homeowner's exemption, at full build out = \$10,185,524.

¹⁷ 2019 levy rate of 0.002367198 multiplied by \$812,000,000, the estimated value of Spring Rock, without considering homeowner's exemption, at full build out = \$1,922,164.

¹⁸ 2019 levy rate of 0.001058883 multiplied by \$812,000,000, the estimated value of Spring Rock, without considering homeowner's exemption, at full build out = \$859,812.

¹⁹ Sections 1-6-8(D) and 1-6-8(K)(2) of the Kuna City Code allow this Council to consider the information herein and approve the Applications.

²⁰ August 4 Hearing Audio at 44:00 (Councilmember Cardoza: "I drove it Sunday, it's approximately 7.3 miles to where it starts...").

Ms. Chris Engels
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DEN/JWB

cc: William Gigray, wfg@whitepeterson.com
Wendy Howell, whowell@kunaid.gov
Troy Behunin, tbehunin@kunaid.gov

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Ms. Chris Engels
August 13, 2020
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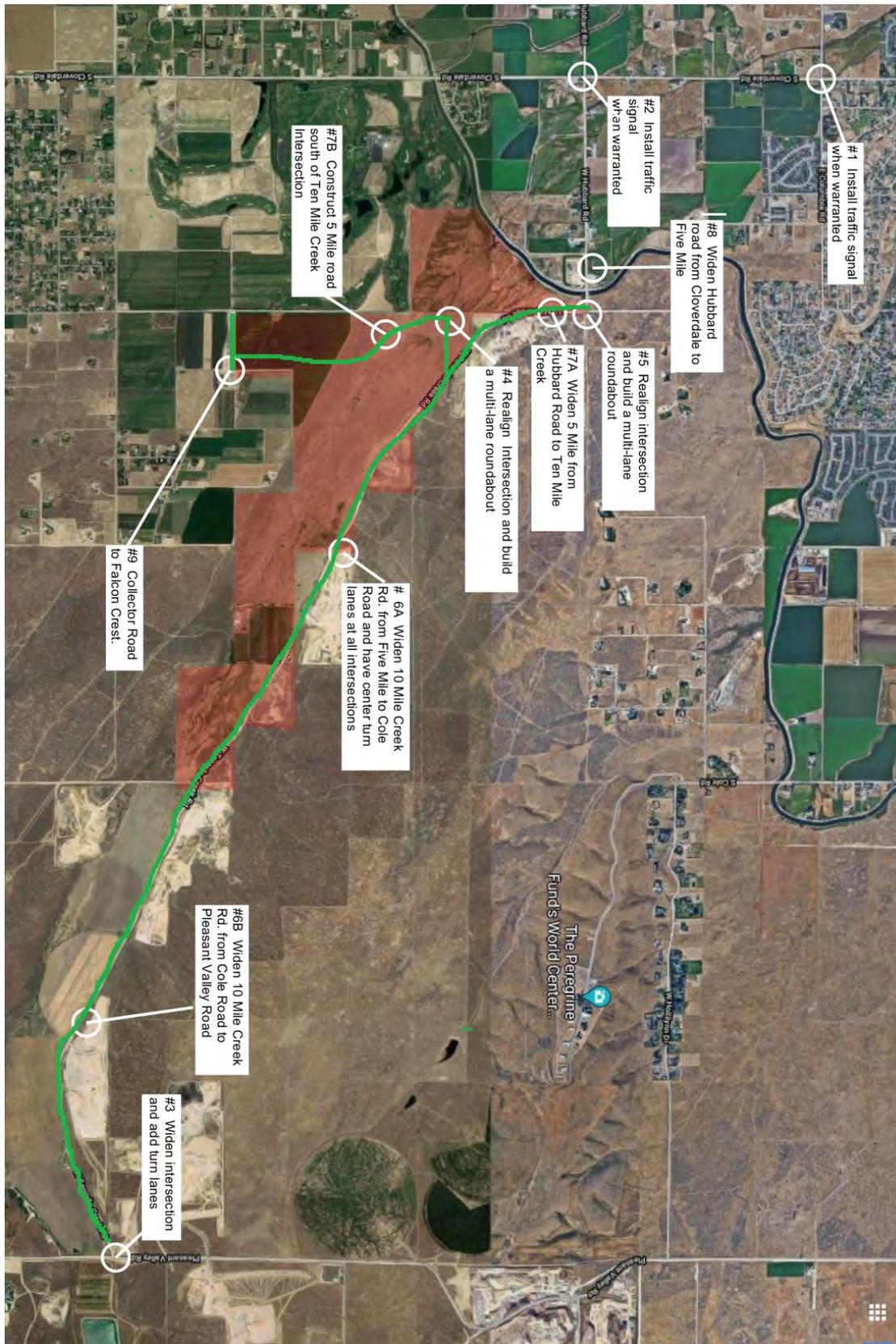
EXHIBIT A

PUBLIC ROAD IMPROVEMENTS

1. Cloverdale / Columbia Road intersection: install traffic signal when traffic signal warrants are met
2. Cloverdale / Hubbard Road intersection: install traffic signal when traffic signal warrants are met
3. Ten Mile Creek / Pleasant Valley Road intersection: widen intersection and add turn lanes
4. Ten Mile Creek / Five Mile intersection: realign intersection and build a multi-lane roundabout
5. Hubbard / Five Mile intersection: widen intersection and add turn lanes
6. Ten Mile Creek Road:
 - a. Widen the road from Five Mile to Cole Road and have center turn lanes at all intersections
 - b. Widen the road from Cole Road to Pleasant Valley Road
7. Five Mile Road:
 - a. Widen the section from Hubbard Road to Ten Mile Creek
 - b. Build new road south of Ten Mile Creek intersection to Falcon Crest Subdivision
8. Hubbard Road: widen road from Cloverdale to Five Mile
9. Collector to Falcon Crest
10. Additional offsite improvements will be required with future preliminary plats, including improvements to Cloverdale, Hubbard, and other roads and intersections

**See map of public road improvements on next page.*

Ms. Chris Engels
August 13, 2020
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6	CC Staff Report			X
7	PUD Application			X
8	Master Plan Colored			X
9	Zoning Plan Colored			X
10	Preliminary Plat			X
11	Geotechnical Engineering Report			X
12	City Engineer Letter			X
13	ACHD Report			X
14	Boise Project Board of Control Letter			X
15	Central District Health Dept. Letter			X
16	DEQ Letter			X
17	ITD Response to Transportation Impact Study – CR Engineering			X
18	ITD Letter			X
19	Kuna Rural Fire District Letter			X
20	Kuna School District Letter			X
21	Chief McDaniel’s Comments			X
22	SUEZ Letter			X
23	Ada Co Letter			X
24	West Ada School District Letter			X
25	Rick Visser Comments, Email			X
26	Boise Police Dept Letter			X
27	Ada Co Paramedics Letter			X
28	Ada Co Commissioner, Rick Visser			X
29	Janet Kell Comments, Email			X
30	James Whitmore Letter			X
31	Ryan & Brenda Colson Letter			X
32	Colson Family Trust			X
33	Jan & Roberta Davis Letter			X
34	Kelly Fulfer Letter			X

1.2 Hearings

1.2.1 Planning and Zoning Commission heard this on January 14, 2020 and continued the hearing until January 28, 2020. The Council heard this on June 6, 2020 and continued it until July 7, 2020. At the July 7, 2020 meeting the Council continued it to the July 21, 2020 meeting. At the July 21, 2020 meeting, the Council continued it to the August 4, 2020 meeting. The FCO’s have been requested to go to the Council August 18, 2020.

1.3 Witness Testimony

1.3.1 Those who testified at the Commissions January 14, 2020 hearing are as follows, to-wit:

1.3.1.1 City Staff:

Troy Behunin, Planner III

1.3.1.2 Appearing for the Applicant:

Chris Findlay, Partner Ten Mile Creek, LLC

1.3.1.3 Neighboring Property Owners appearing neutral:

Ken Adamson, 3972 Stonegale Ave. Boise, ID 83706; Signed up to testify, but did not testify.

1.3.1.4 Neighboring Property Owners appearing in opposition:

Gene Ralston, 8701 S. Five Mile, Kuna, ID 83634, Testified.

Robert Leonard, 12175 W. Hubbard Rd., Kuna, ID 83634; Signed up to testify, but did not testify.

Lisa Mansfield, 9775 W, Hubbard Rd. Kuna, ID 83634; Signed up to testify, but did not testify.

1.3.1.5 Neighboring Property Owners appearing in support:

Jim Obert (Kuna Schools), 711 E. Porter, Kuna, ID 83634, Testified.

Joyce Green, 11710 W. Hubbard Rd., Kuna, ID 83634, Testified.

1.3.2 Those who testified at the Commissions January 28, 2020 hearing are as follows, to-wit:

1.3.2.1 City Staff:

Troy Behunin, Planner III

1.3.2.2 Appearing for the Applicant:

Chris Findlay, Partner Ten Mile Creek, LLC

1.3.2.3 Neighboring Property Owners appearing neutral:

Jim Eberhard, 332 E. Northridge Dr., Kuna, ID 83634; Testified.

1.3.2.4 Neighboring Property Owners appearing in opposition:

Jerry Green, 10850 Hubbard Rd., Kuna, ID 83634; Testified.

Bob & Lynda Learsch, 8955 S Broken Wheel Ln., Kuna, ID 83634; Signed up to testify, but did not testify.

Martha Green, 10850 Hubbard Rd., Kuna, ID 83634; Signed up to testify, but did not testify.

Ruben Herrera, 291 E. Whitbeck, Kuna, ID 83634; Signed up to testify, but did not testify.

Rachelle Herrera, 291 E. Whitbeck, Kuna, ID 83634; Signed up to testify, but did not testify.

Caroline Koga, 567 W, Rams Hill St., Kuna, ID 83634; Signed up to testify, but did not testify.

- 1.3.2.5** Neighboring Property Owners appearing in support:
Jim Obert (Kuna Schools), 711 E. Porter, Kuna, ID 83634; Testified.

1.3.3 Those who testified at the Council's June 16, 2020 hearing are as follows, to-wit:

- 1.3.3.1** City Staff:
Troy Behunin, Planner III

- 1.3.3.2** Appearing for the Applicant:
David Yorgason, Managing Member, Ten Mile Creek, LLC
14254 W Battenberg, Boise, ID 83713

- 1.3.3.3** Neighboring Property Owners appearing neutral:
Thomas Nicholson, 14375 S Cole Rd. Kuna, ID 83634; Signed up to testify, but did not testify.

- 1.3.3.4** Neighboring Property Owners appearing in opposition:
Cindy Geason - 1363 S Ash Ave., Kuna, ID 83634; Letter read into record.
Greg Leonard – 12175 W. Hubbard Rd., Kuna, ID 83634; Testified.

- 1.3.3.5** Neighboring Property Owners appearing in support:
Ryan Colson, 11199 W. Silver Hawk Ln., Kuna, ID 83634; Testified.
David Reinhart (Kuna Schools), 711 E. Porter, Kuna, ID 83634; Testified.
Kelly Green - 11710 W. Hubbard Rd., Kuna, ID 83634; Testified.

1.3.4 The Council's July 7, 2020 hearing was continued to July 21, 2020.

1.3.5 The Council's July 21, 2020 hearing was continued to August 4, 2020.

1.3.6 Those who testified at the Council's August 4, 2020 hearing are as follows, to-wit:

- 1.3.6.1** City Staff:
Troy Behunin, Planner III

- 1.3.6.2** Appearing for the Applicant:
David Yorgason, Managing Member, Ten Mile Creek, LLC

14254 W Battenberg, Boise, ID 83713

1.3.7 No other witnesses appeared at the hearing on August 4, 2020, and the hearing was then closed for the receipt of evidence and testimony.

**II
DECISION**

WHEREUPON THE CITY COUNCIL being duly informed upon the premises and having reviewed the record, evidence, and testimony received and being fully advised in the premises, DO HEREBY MAKE THE FOLLOWING FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER, to-wit:

**III
FINDINGS OF FACT**

3.1 Findings Regarding Notice

3.1.1 **Notice Required:** Notice has been given in accordance with the City Code and Idaho Statutes.

3.1.2 Notice Provided

3.1.2.1 Notice was published for the June 16, 2020 hearing on the preliminary plat for Spring Rock Subdivision was published in the *Kuna Melba Newspaper*, the official City of Kuna newspaper, which has general circulation within the boundaries of the City and in Ada County and Canyon County.

<i>Newspaper</i>	<i>Dates Published</i>
<i>Kuna Melba Newspaper</i>	May 20, 2020

3.1.2.2 Notice for the June 16, 2020 hearing containing the legal description of the property proposed to be developed was mailed on the 29 May, 2020 to all known and affected property owners within three hundred (800) feet of the boundaries of the area described in the application.

3.1.2.4 Notice for the June 16, 2020 hearing was posted in conspicuous places within City Hall on the Foyer Bulletin Boards, City Website, and Post Office.

3.2 Findings Regarding Annexation

- 3.2.1** The land for proposed annexation is comprised of multiple parcels totaling approximately 761.50 acres. The parcels include the following:

Property Owner	Parcel Size – Approx.	Current Zone	Parcel Number
James L. Whitmore	18.05 acres	RR - Rural Residential	S1415110103
James L. Whitmore	94.3 acres	RR - Rural Residential	S1415141900
James L. Whitmore	30.19 acres	RR - Rural Residential	S1415427805
James L. Whitmore	135.43 acres	RR - Rural Residential	S1414336000
James L. Whitmore	10.68 acres	RR - Rural Residential	S1414315000
James L. Whitmore	1 acre	RR - Rural Residential	S1414438900
James L. Whitmore	19.34 acres	RP - Rural Preservation	S1414438400
Gilmore Keith H. & Ruth E. Living Trust	120 acres	RR - Rural Residential	S1423211000
James L. Whitmore	40 acres	RR - Rural Residential	S1423120000
James L. Whitmore	77.60 acres	RR - Rural Residential	S1423110000
James L. Whitmore	2.4 acres	RR - Rural Residential	S1423111000
James L. Whitmore	40 acres	RP - Rural Preservation	S1424233600
Davis Jay C. & Robert A. Rev. Trust	40 acres	RP - Rural Preservation	S1424240000
James L. Whitmore	120 acres	RP - Rural Preservation	S1424131800

- 3.2.2** None of the landowners of the parcels at issue opposed annexation.
- 3.2.2** The parcels are located starting near the southwest corner of Hubbard Rd. and south Five Mile Road, and the parcels continue in a southeasterly direction running generally adjacent to, and south of, Tenmile Creek Road. The furthest east parcel's eastern boundary is S. Cole Rd.
- 3.2.3** All parcels are currently in Ada County and have a county zoning designation of Rural Residential (RR) or Rural Preservation (RP).
- 3.2.4** The existing land uses and zoning designations for lands surrounding the subject parcels is as follows:

North	RR & RP	Rural Residential, Rural Preservation – Ada County
South	R-6, RP & RR	Medium Density Residential - Kuna City, Rural Preserve, Rural Residential – Ada County
East	RP	Rural Preservation – Ada County
West	R-6 & RR	Medium Density Residential – KUNA CITY, & Rural Residential – Ada County

- 3.2.5** The parcels are contiguous to Kuna City boundaries on the east and southern sides, and several parcels have historically been used for single family residences and agricultural purposes.
- 3.2.6** There are currently two (2) residences and approximately eight (8) outbuildings spread throughout the parcels. Otherwise, the land is agricultural in nature, and includes a pond for irrigation purposes.

- 3.2.7** There is topographical variation in the area that runs east west through most of the south portion of the parcels. A large portion of the topography appears to be steep with elevation changes that are at, or exceed, 80 feet in elevation difference. The majority of the land in the parcels is relatively flat.
- 3.2.8** While the parcels are contiguous to Kuna City boundaries, they are also a significant distance from the core of the City. The annexation and development of the parcels will exacerbate an existing problem of disorderly development, and would contribute to urban sprawl of the City.

3.3 Findings Regarding Planned Unit Development and Subdivision Applications

- 3.3.1** The proposal was for a multi-phased, Master-Planned Development that would include up to 2,274 dwelling units, comprised of both Single Family (1,886) and Multi-Family (388) units.
- 3.3.2** The applicant requested a variety of zoning designations in their application including R-6 (Medium Density Residential), R-12 (High Density Residential), R-20 (High Density Residential), C-1 (Neighborhood Commercial), and C-2 (Area Commercial).
- 3.3.3** Applicant requested to divide 477 of the 761.44 acres into 757 Single Family lots, 136 Multi-Family lots, 34 Common lots, seven (7) commercial lots, and two (2) school lots, and two (2) public facility lots. The remaining lands will be developed at a later time with future preliminary plats.
- 3.3.4** Significant improvements and changes to existing roadways would need to be made as part of the proposed project. The applicant testified to their willingness to make these improvements.
- 3.3.5** In conjunction with the Planned Unit Development and Subdivision Applications, there was a Development Agreement that specified exceptions to Kuna City Code provisions, and also imposed certain obligations. These exceptions and obligations were unique to this proposed project.

3.3 Testimony of the City Planner

- 3.3.1 Conclusions:** The City Planner, in a memo to the council dated June 16, 2020, July 7, 2020, July 21, 2020 and August 4, 2020, confirmed that a review of the site and records on file at the City of Kuna has been completed with the following conclusions:
- 3.3.1.1** This project involves a number of parcels, listed in the packet that are in Ada County at the moment. The case No's for this app are: 19-10-AN (Annex), 19-01-PUD (Planned Unit Development), 19-06-S

(Subdivision), 19-23-DR (Design Review) & a Development Agreement, and are known as the Spring Rock Subdivision.

- 3.3.1.2** The application is a request for approval of the following applications: Annexation, Planned Unit Development (PUD), Preliminary Plat and Development Agreement. Applicant requests to annex approximately 761 ac. into Kuna City limits, with a variety of zones throughout the project; including R-6 (Medium Density Residential), R-12 (High Density Residential), R-20 (High Density Residential), C-1 (Neighborhood Commercial) and the C-2 (Area Commercial) zones. This is a multi-phased, Master-Planned Development proposing *up to* 2,274 dwelling units (Single Family [1,886] and Multi-Family [388]).
- 3.3.1.3** Applicant requests Preliminary Plat approval in order to subdivide approximately 477 of the 761.44 acres into 757 Single family and 136 Multi-family lots, 34 common lots, 7 commercial lots, one school lot and two public facility lots. The remaining lands (approx. 284 ac.) will be developed in the future with separate applications.
- 3.3.1.4** The site has more than a mile of touch to current City limits and with the three land owners requesting it, it becomes eligible for the Category “A” annexation. The applicant is requesting multiple zones over the site and the following list is their proposal:
Approximately 33.67 acres from Rural Residential (RR), **TO** R-12, High Density Residential (HDR)
Approximately 18.89 acres from Rural Preservation (RP), **TO** R-20, High Density (HDR),
Approximately 12.21 acres from Rural Residential (RR), **TO** C-1, Neighborhood Commercial,
Approximately 35.87 acres from Rural Preservation (RP), **TO** C-2, Area Commercial.
- 3.3.1.5** Kuna’s Comprehensive Plan (Comp Plan), encourages a variety of housing types for all income levels. The City attempts to balance all housing types within the City. This project brings a variety of uses to this area utilizing the PUD method. Applicant proposes zones for commercial, medium and high density residential uses, (including single family and multi-family), two school sites, commercial lots, public service lots, open spaces including several City parks, multiple private parks, with a considerable pathway network (*85.00 acres of open space in the first preliminary plat, or 17.8% in the first preliminary plat*). This proposal meets the criteria for a PUD.
- 3.3.1.6** A Development Agreement (DA) accompanies this application to guide the entire development of this master-planned community from start to finish. The DA before you tonight is the product of negotiations between

staff, legal counsel and the applicant. The applicant is proposing modification to some standards as listed in the report and in the side-by-side comparison with KCC and their proposal. Staff will rely on the Commission to reach a decision on the requested modifications.

3.3.1.7 Applicant PP appears to follow KCC. Staff would highlight that C/G/Sidewalk are required for all roadways unless specifically excluded by ACHD in accordance with their FYWP. Borrow ditches are not allowed on any Kuna roadways. In the event borrow ditches are required on classified roads *and* if ACHD does not specifically allow vertical curb, the applicant shall be conditioned to obtain a license agreement from ACHD to provide grass and watering source in the borrow ditches as allowed.

3.3.1.8 The applicant met with the Kuna School District (KSD) on Friday January 10, 2020, and the result of this late meeting produced a second school site within the KSD boundaries and will be a 10 acre elementary site.

3.3.2 Staff Recommendations: As a result of the review, the City Planner III, Troy Behunin, recommended approval of the applications with the following conditions:

3.3.2.1 The applicant and/or owner would be required to 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 must include the lighting, landscaping, drainage, and development plans. All site improvements would be prohibited prior to approval from the following agencies:

3.3.2.1.1 The City Engineer shall approve the sewer hook-ups.

3.3.2.1.2 The City Engineer shall approve drainage and grading plans.

3.3.2.1.3 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".

3.3.2.1.4 No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.

3.3.2.1.5 The Kuna Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District is required.

- 3.3.2.1.6** The *Boise Project and Board of Control* shall approval any modifications to the existing irrigation system.
- 3.3.2.1.7** Approval from Ada County Highway District shall be obtained and Impact Fees must be paid prior to issuance of any building permit.
- 3.3.2.1.8** Idaho Transportation Department. No public street construction may be commenced without the approval and permit from Ada County Highway District and Idaho Transportation Department.
- 3.3.2.1.9** All public rights-of-way shall be dedicated and constructed to standards of the City and Ada County Highway District.
- 3.3.2.2** Installation of utility service facilities shall comply with requirements of the public utility or irrigation district providing services. All utilities shall be installed underground, see KCC 6-4-2-W.
- 3.3.2.3** 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.
- 3.3.2.4** Street lighting shall use LED lights, with spacing and wattages meeting KCC 5-4-6; applicant shall coordinate a street light plan for P & Z approval in concert with the prepared construction drawings for the project.
- 3.3.2.5** Parking within the site shall comply with KCC 5-9-3.
- 3.3.2.6** Fencing within and around the site shall comply with Kuna City standards – KCC 5-5-5- A-J and KCC 6-4-2-E.
- 3.3.2.7** All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within three days or as the planting season permits as required to meet KCC 5-17-7 standards. Maintenance and planting within public rights-of-way shall be approved from the public entities owning the property.
- 3.3.2.8** The land owner/applicant/developer and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the Commission and/or Council, or seek amending them through public hearing processes.

- 3.3.2.9 The applicant's proposed preliminary plat (dated May 2019) shall be considered a binding site plan, *or as modified and approved* through the public hearing process.
- 3.3.2.10 The applicant's proposed Landscape Plan (dated 07.01.2019) shall be considered a binding site plan, *or as modified and approved* through the public hearing process.
- 3.3.2.11 Applicant shall annex any portions of the site not in a Fire District, into a recognized Fire District Boundary.
- 3.3.2.12 Applicant shall follow staff, city engineer and other agency recommended requirements as applicable.
- 3.3.2.13 Compliance with all local, state and federal laws is required.

3.4 Other Testimony

- 3.4.1 06/16/2020 Public Hearing – Dave Yorgason Managing Member of Tenmile, LLC, testified about the specifics of the development; they are front loading the amenities; including open space; gave a summary of the infrastructure.
- 3.4.2 06/16/2020 Public Hearing – Dave Yorgason, Managing Member of Tenmile, LLC (rebuttal) testified that they have the gas line and power issues all resolved; he's familiar with the flood control in the area and has submitted the permit and it will be ready to go after its annexed; transportation impact study reviewed 14 intersections plus addition transportation impact studies will be required as they develop; lighting will meet city requirements; and he likes the name Bernie Fisher for the school but it's not required.
- 3.4.3 08/04/2020 Public Hearing – Dave Yorgason, Managing Member of Tenmile, LLC responded to city council by testifying that no agencies denied their request; he is here to help with the solutions and doesn't want to be a burden; nothing in record states recommend denial from the partnering agencies; we are a partner with the community and care deeply; I am happy to answer any questions; we understand if its two miles closer it makes people a little more comfy; we also understand this is exactly consistent with the comprehensive plan that city council approved a year ago.
- 3.4.4 06/16/2020 Public Hearing - Ryan Colson, glad to see this come; likes sporting amenities that will be into the development, due to pass dealings with the developer he knows it will be a nice subdivision.
- 3.4.5 06/16/2020 Public Hearing – David Reinhart, Kuna School District testified that the master plan anticipates two schools east of Highway 69 for 300 new students; 10.8 acres site is being donated to Kuna School District and that the school will

access Five Mile which is good access for buses and secondary students; the donation saved tax payers \$400,000 to one million in the price of the land.

- 3.4.6** 06/16/2020 Public Hearing – Kelly Green testified that the traffic will be an issue; if annexed there are several hurdles; Ten Creek Road sometimes spills onto the road.
- 3.4.7** 06/16/2020 Public Hearing – Craig Leonard testified that he is directly impacted and wanted to see the ACHD report; he is concerned that he will lose his house because it's close to the road; wanted to know when the City is going to charge impact fees; traffic is bad.

IV

CONCLUSIONS OF LAW

RE: POWERS AND DUTIES OF THE CITY COUNCIL

- 4.1** City of Kuna is a duly formed Municipal Corporation organized and existing by virtue of the laws of the State of Idaho and is organized, existing and functioning pursuant to Chapter 1, Title 50, Idaho Code.
- 4.2** The power of the City of Kuna lies in the city council to hear this matter as provided in Idaho Code §§ 50-222, 67-6513, & 67-6615, and Kuna City Code §6-2-3 (F).
- 4.3** The Kuna City Council has the exclusive general supervisory authority over all plat approvals and certification under their jurisdiction as provided in Idaho Code § 50-1308.
- 4.4** The Kuna City Council cannot exercise extraterritorial jurisdiction and give final approval on land use applications for lands outside of the Kuna City boundaries unless said lands are first annexed into the city boundaries. *See Casteneda v. Brighton Corp.*, 130 Idaho 923 (1997); *see also* Article XII, § 2, of the Idaho Constitution.
- 4.5** “Annexation” is legislative act of city government accomplished by enactment of ordinance. I.C. § 50-222; *Crane Creek Country Club v. City of Boise*, 1990, 121 Idaho 485 (1990) (on rehearing).
- 4.6** Annexation ordinances are not creatures of Local Planning Act, I.C. § 67-6501 et seq.; rather, annexation authority flows from statute antedating Local Planning Act which broadly authorizes a city to annex adjacent territory and by ordinance to declare the annexed area part of city. I.C. § 50-222; *Coeur D'Alene Indus. Park Property Owners Ass'n, Inc. v. City of Coeur D'Alene*, 108 Idaho 843 (1985).

V

CONCLUSIONS OF LAW

RE: APPLICATION FOR ANNEXATION

- 5.1** The City of Kuna has authority to annex lands into its boundaries pursuant to I.C. § 50-222.

5.2 I.C. § 50-222(1) provides that:

[C]ities of the state should be able to annex lands which are reasonably necessary to assure the orderly development of Idaho's cities in order to allow efficient and economically viable provision of tax-supported and fee-supported municipal services, *to enable the orderly development of private lands* which benefit from the cost-effective availability of municipal services in urbanizing areas and to equitably allocated the costs of public services in management of development on the urban fringe.

(emphasis added).

5.3 The proposed annexation is a Category A annexation as described in I.C. § 50-222(3)(a), because all private landowners of the parcels at issue have consented to the proposed annexation.

5.4 The annexation, proposed by the Annexation Application in Case No. 19-10-AN, would not constitute an orderly development and would contribute to urban sprawl of the City.

VI

ORDER OF DENIAL OF APPLICATION FOR ANNEXATION

The Kuna City Council, having review the above entitled record, having listened to the arguments and presentations at the hearing, and being fully informed in the premises and further based upon the Findings of Fact and Conclusions of Law hereinabove set forth, DO HEREBY ORDER AND THIS DOES ORDER:

6.1 That the annexation application (Case No. 19-10-AN) is denied.

6.2 That the applications for Planned Unit Development (Case No. 19-01-PUD) and Subdivision (Case No. 19-06-S), and the Development Agreement, are rendered moot by the denial of the Annexation Application (Case No. 19-10-AN).

BY ACTION OF THE CITY COUNCIL of the City of Kuna at its regular meeting held on the ____ day of _____, 2020.

Joe Stear, Mayor



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: Area of City Impact Expansion

Planner: Wendy I. Howell, PCED

Hearing Date: July 21, 2020
Re-Noticed For: **August 18, 2020**

Applicant: City of Kuna, Planning and Zoning
751 W. 4th St
Kuna, ID 83634
208.922.5274

Table of Contents:

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| A. Course of Proceedings | D. Staff Analysis |
| B. Project Request | E. Applicable Standards |
| C. Agency Responses | F. Council's Proposed Order of Decision |

A. Process and Noticing:

1. Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states 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. Agency Comment Request | March 24, 2020 |
| ii. Kuna Melba Newspaper | July 29, 2020 |
| iii. 300 Ft Notices | July 22, 2020 |

B. Project Request:

The City of Kuna requests consideration from the City Council for the expansion of Kuna's most northern boundary of its Area of City Impact (ACI) Boundary. This expansion, if approved, will align Kuna's ACI with the City of Meridian's ACI by extending the boundary from its current location at West Lake Hazel road to encompass previous annexed parcels south of Amity Road and West of Meridian Road.

C. Agency Responses:

Idaho Transportation Department responded on March 5, 2020 stating that they did not have any objections.

D. Staff Analysis:

The City of Kuna has worked with Meridian city to come to an agreeable area of city impact on the most northern boundary of the approved area of city impact. The map in front of you depicts the agreed-on boundary between Kuna and Meridian.

There are two additional areas that Kuna is proposing to include in the area of city impact are adjacent to Highway 69 and W Aristocrat Drive. All of these areas include already annexed properties.

The Planning and Zoning Commission voted 4-0 at their June 23rd, 2020 Public Hearing to recommend approval of the Area of City Impact expansion to the City Council.

E. Applicable Standards:

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

F. Council's Proposed Order of Decision:

Note: These motions are for the recommendation of approval, conditional approval or denial of Area of City Impact. However, if the City Council wishes to approve or deny specific parts of these requests as detailed in the report, those changes must be specified.

Based on the facts outlined in staff's report and public testimony as presented, the City Council of Kuna, Idaho, hereby (*approves/conditionally approves/denies*) the expansion of Kuna's most northern boundary of its Area of City Impact (ACI) Boundary. This expansion, if approved, will align Kuna's ACI with the City of Meridian's ACI by extending the boundary from its current location at West Lake Hazel road to encompass previous annexed parcels south of Amity Road and West of Meridian Road.

DATED this 18th day of August, 2020.



City of Kuna

City Council

Proposed Findings of Fact and Conclusions of Law

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

Based upon the record contained in the expansion of Kuna's most northern boundary of its Area of City Impact (ACI) Boundary. This expansion, if approved, will align Kuna's ACI with the City of Meridian's ACI by extending the boundary from its current location at West Lake Hazel road to encompass previous annexed parcels south of Amity Road and West of Meridian Road.

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

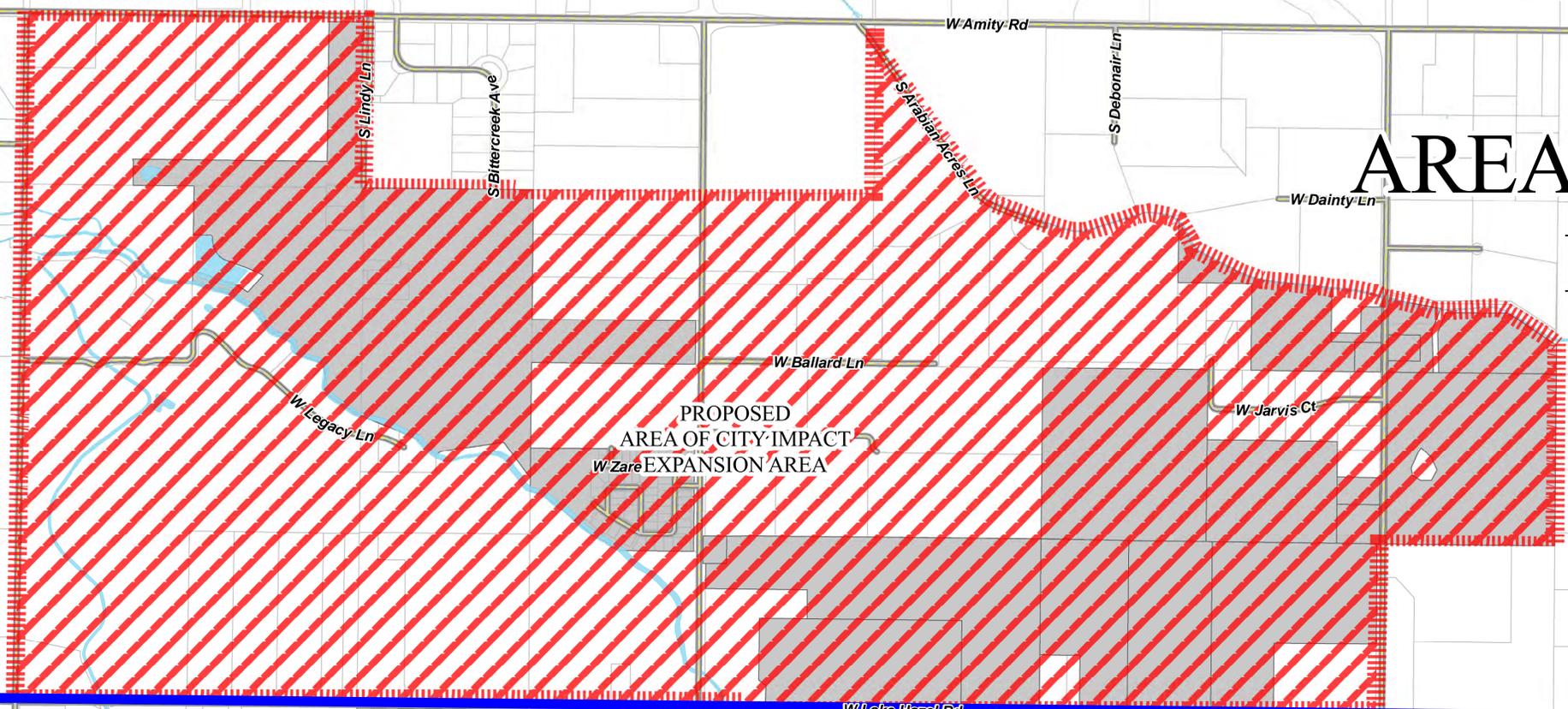
Staff Finding: 300 Ft notices were mailed out to residents on July 22, 2020. Legal notices were published in the Kuna Melba News on July 29, 2020.

2. In accordance with KCC 5-1A-3 applicable agencies were notified and asked to provide comment.

Staff Finding: Applicable agencies were notified on and asked to provide comment on March 3, 2020. Staff has received no responses.

DATED this 18th day of August, 2020

CITY OF KUNA PROPOSED AREA OF CITY IMPACT EXPANSION



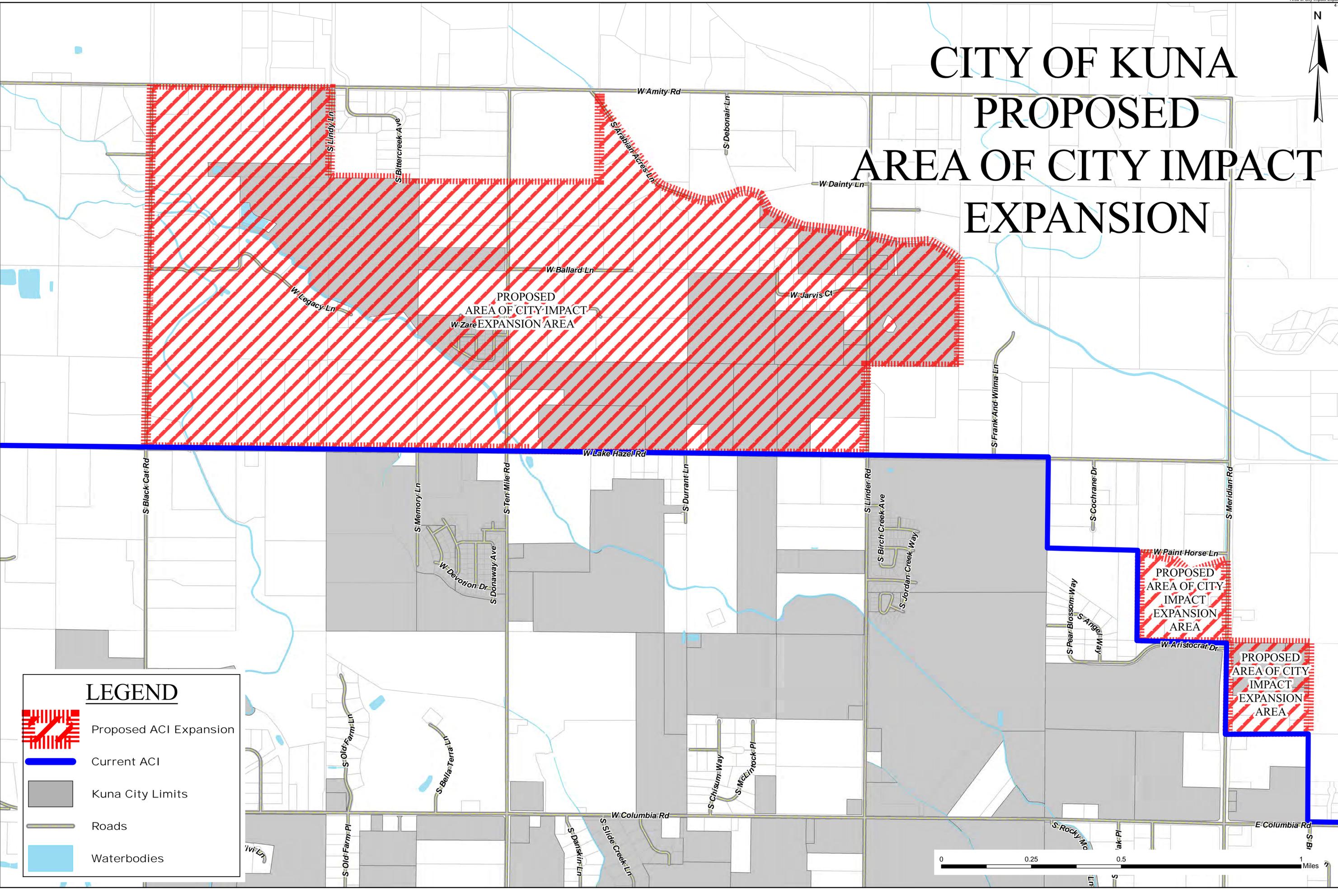
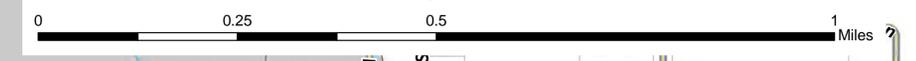
PROPOSED
AREA OF CITY IMPACT
EXPANSION AREA

PROPOSED
AREA OF CITY
IMPACT
EXPANSION
AREA

PROPOSED
AREA OF CITY
IMPACT
EXPANSION
AREA

LEGEND

-  Proposed ACI Expansion
-  Current ACI
-  Kuna City Limits
-  Roads
-  Waterbodies



LEGAL DESCRIPTION FOR THE CITY OF KUNA'S AREA OF CITY IMPACT:

Commencing at the northwest corner of Section 4, Township 2 North Range 1 West also being the intersection of W Lake Hazel Rd and S McDermott Rd,

Thence south 7-½ miles to the corner common with Sections 8 & 9 of Township 1 North Range 1 West;

Thence east 6 miles to the corner common with Sections 8 & 9 of Township 1 North Range 1 East;

Thence south 1-½ miles to a point in the center of the E Poen Rd;

Thence east 4 miles along the E Poen Rd alignment;

Thence south ¼ mile along S Cole Rd;

Thence east ½ mile to the alignment of S Broken Sky Ln;

Thence north along said alignment ¼ mile to the alignment of E Poen Rd;

Thence east 1 ½ miles to the alignment of S Pleasant Valley Rd;

Thence north along said S Pleasant Valley Rd 5 miles more or less to the intersection of W Tenmile Creek Rd;

Thence in a northwesterly direction for 4.94 miles more or less along W Tenmile Creek to the intersection of W Hubbard Rd;

Thence west 1 mile along W Hubbard Rd to the intersection of S Cloverdale Rd;

Thence north ½ mile along S Cloverdale Rd;

Thence west 1-½ mile to the center of Section 8, Township 2 North Range 1 East;

Thence north ½ miles to a point in the center of E Columbia Rd;

Thence west 1-¼ miles along E Columbia Rd to the intersection of S Bryker Ln;

Thence north ½ of a mile;

Thence west ¼ of a mile to the centerline of S Meridian Rd and the alignment of W Aristocrat Dr;

Thence north approximately 1,150 feet more or less along said centerline of S Meridian Rd to the centerline of the Meridian Lateral;

Thence following said Meridian Lateral in a westerly direction for approximately 1,070 feet to the eastern boundary of the Western 12.5 acres of the SE ¼ of the NE ¼ of Section 1, Township 2 North, Range 1 West;

Thence north 57 feet more or less to the centerline of W Paint Horse Ln;

Thence west 1,742 feet west to the Center North 1/16 Corner of Section 1, Township 2 North, Range 1 West;

Thence north ¼ of a mile;

Thence west ½ of a mile;

Thence north $\frac{1}{4}$ of a mile;

Thence east $\frac{1}{4}$ of a mile;

Thence north approximately three tenths of a mile to the centerline of the Rawson Lateral;

Thence along the Rawson Lateral approximately 1.17 miles and coincident with S Arabian Acres Ln to the intersection of said Lane and the Eastern boundary of the northwest $\frac{1}{4}$ of the northwest $\frac{1}{4}$, Township 3 North, Range 1 West, Section 35;

Thence south .21 miles to the southern boundary of the northwest $\frac{1}{4}$ of the northwest $\frac{1}{4}$, Township 3 North, Range 1 West, Section 35;

Thence west $\frac{3}{4}$ of a mile to the alignment of S Lindy Ln;

Thence north $\frac{1}{4}$ of a mile to the centerline of W Amity Rd;

Thence along the centerline of West Amity Rd $\frac{1}{2}$ of a mile to the intersection of said road and S Black Cat Rd;

Thence south one mile to a point in center of W Lake Hazel Rd;

Thence west one mile along W Lake Hazel Rd to the Point of Beginning;

EXCEPTING THERFROM

Commencing at the northwest corner of Section 4, Township 2 North Range 1 West also being the intersection of W Lake Hazel Rd and S McDermott Rd,

Thence south 7- $\frac{1}{2}$ miles to the corner common with Sections 8 & 9 of Township 1 North Range 1 West;

Thence east 6 miles to the corner common with Sections 8 & 9 of Township 1 North Range 1 East;

Thence south 1- $\frac{1}{2}$ miles to a point in the center of the E Poen Rd;

Thence east 4 miles along the E Poen Rd alignment;

Thence south $\frac{1}{4}$ mile along S Cole Rd;

Thence east $\frac{1}{2}$ mile to the alignment of S Broken Sky Ln;

Thence north along said alignment $\frac{1}{4}$ mile to the alignment of E Poen Rd;

Thence east 1 $\frac{1}{2}$ miles to the alignment of S Pleasant Valley Rd;

Thence north along said S Pleasant Valley Rd 5 miles more or less to the intersection of W Tenmile Creek Rd;

Thence in a northwesterly direction for 4.94 miles more or less along W Tenmile Creek to the intersection of W Hubbard Rd;

Thence west 1 mile along W Hubbard Rd to the intersection of S Cloverdale Rd;

Thence north $\frac{1}{2}$ mile along S Cloverdale Rd;

Thence west 1-½ mile to the center of Section 8, Township 2 North Range 1 East;

Thence north ½ miles to a point in the center of E Columbia Rd;

Thence west 1-¼ miles along E Columbia Rd to the intersection of S Bryker Ln;

Thence north ¼ of a mile;

Thence west ¼ of a mile to the centerline of S Meridian Rd;

Thence north along said centerline of S Meridian Rd ¼ of a mile;

Thence west ¼ of a mile;

Thence north ¼ of a mile;

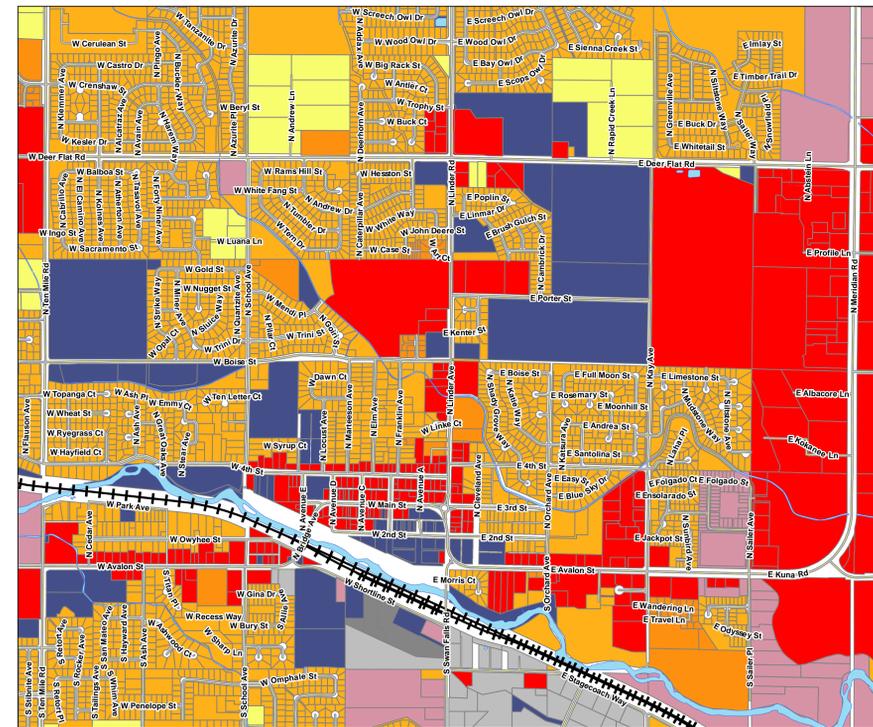
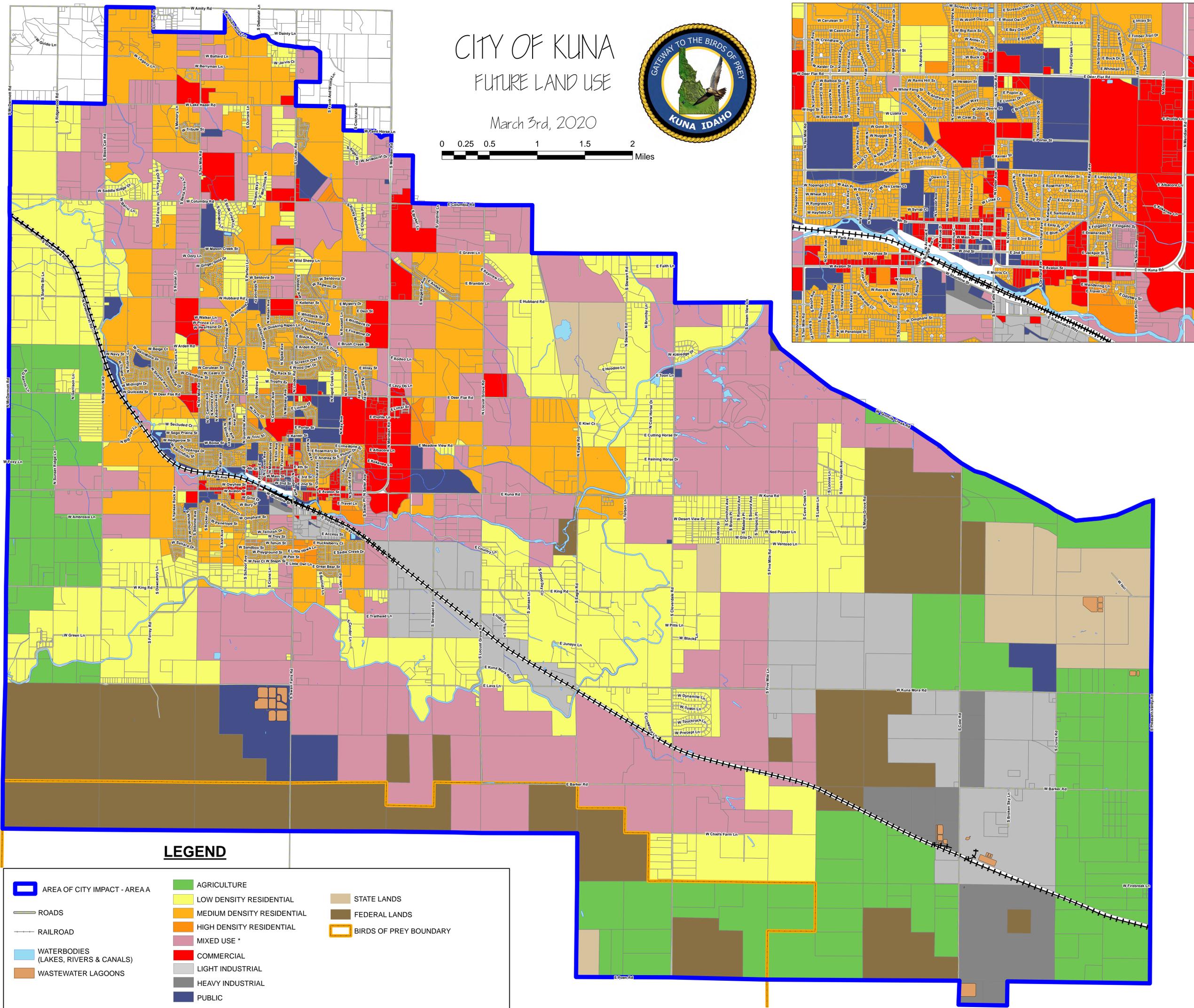
Thence west ¼ of a mile;

Thence north ¼ of a mile to a point in center of W Lake Hazel Rd;

Thence west 3-½ miles along W Lake Hazel Rd to the Point of Beginning;

CITY OF KUNA FUTURE LAND USE

March 3rd, 2020



LEGEND

- AREA OF CITY IMPACT - AREA A
- ROADS
- RAILROAD
- WATERBODIES (LAKES, RIVERS & CANALS)
- WASTEWATER LAGOONS
- AGRICULTURE
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- MIXED USE *
- COMMERCIAL
- LIGHT INDUSTRIAL
- HEAVY INDUSTRIAL
- PUBLIC
- STATE LANDS
- FEDERAL LANDS
- BIRDS OF PREY BOUNDARY

* SEE COMPREHENSIVE PLAN TEXT FOR MORE DETAIL.

Jace Hellman

From: Jace Hellman
Sent: Tuesday, March 3, 2020 11:20 AM
To: Ada County Engineer; Ada County Highway District; Adam Ingram; Becky Rone - Kuna USPS Addressing; Bob Bachman; Bobby Withrow; Boise Project Board of Control (TRitthaler@boiseproject.org); Brent Moore (Ada County); Cable One t.v.; Central District Health Dept. CDHD; COMPASS; David Reinhart; DEQ (Alicia.martin@deq.idaho.gov); Eric Adolfson; Idaho Power; Idaho Power Easements; 'Idaho Power Easments 2'; Intermountain Gas; ITD; J&M Sanitation - Chad Gordon; Jim Obert; jmcDaniel@adaweb.net; Julie Stanely - Regional Address Mgmt.; Kuna Postmaster - Marc C. Boyer; Lisa Holland; Megan Leatherman; Nampa Meridian Irrigation District; New York Irrigation; Paul Stevens; Phil Roberts; Planning Mgr: Ada County Development Services; Wendy; 'chood@meridiancity.org'; 'jbongiorno@meridiancity.org'; 'yochum.joe@westada.org'; 'harp.kimberly@westada.org'
Subject: City of Kuna Request for Comment - Northern Area of City Impact Expansion
Attachments: ACI Expansion Agency Packet.pdf

March 3, 2020

Notice is hereby given by the City of Kuna that the following action(s) are under consideration:

Case Name:	Northern Area of City Impact Boundary Expansion
Project Description	The City of Kuna is requesting to expand its most northern boundary of its Area of City Impact (ACI) Boundary. This expansion, if approved, will align Kuna's ACI with the City of Meridian's ACI by extending the boundary from its current location at West Lake Hazel road to encompass previous annexed parcels south of Amity Road and West of Meridian Road.
Site Location	See attached map and legal description
Applicant	City of Kuna – Planning and Zoning Department
Public Hearing Date	Tuesday, March 24, 2020 6:00 pm Kuna City Hall is located at 751 W. 4 th Street, Kuna, ID 83634
Staff Contact	Wendy Howell, Planning and Zoning Director Whowell@kunaid.gov Phone: 208.922.5274 Fax: 208.922.5989

Enclosed is information to assist you with your consideration and response. All comments as to how this action may affect the service(s) your agency provides, is greatly appreciated. Please contact staff with any questions. **If your agency needs different or additional information to review and provide comments please notify our office and they will be sent to you.** If your agency needs additional time for review, please let our office know as soon as possible. *No response within 15 business days will indicate you have no objection or comments for this project.*

Jace Hellman

From: D3 Development Services <D3Development.Services@itd.idaho.gov>
Sent: Thursday, March 5, 2020 8:00 PM
To: Jace Hellman
Subject: Northern Area of City Impact Expansion

Good evening,
ITD has received the proposed Northern Area of City Impact Boundary Expansion Agency Packet for review. ITD has no objections to the proposed changes in the application.

Thank you,

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

From: Jace Hellman <jhellman@kunaID.gov>
Sent: Tuesday, March 3, 2020 11:20 AM
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>; Brent Moore (Ada County) <bmoore@adacounty.id.gov>; Cable One t.v. <cheryl.goettsche@cableone.biz>; Central District Health Dept. CDHD <lbadigia@cdhd.idaho.gov>; COMPASS <cmiller@compassidaho.org>; David Reinhart <dreinhardt@kunaschools.org>; DEQ (Alicia.martin@deq.idaho.gov) <Alicia.martin@deq.idaho.gov>; Eric Adolfson <eadolfson@compassidaho.org>; Idaho Power <bwatson2@idahopower.com>; Idaho Power Easements <easements@idahopower.com>; Idaho Power Easments 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>; Jim Obert <jim@kunaschools.org>; jmcDaniel@adaweb.net; Julie Stanely - Regional Address Mgmt. <Julie.R.Stanley@usps.gov>; Kuna Postmaster - Marc C. Boyer <marc.c.boyer@usps.gov>; 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>; Phil Roberts <proberts@kunafire.com>; Planning Mgr: Ada County Development Services <jboal@adaweb.net>; Wendy Howell <whowell@kunaid.gov>; chood@meridiancity.org; jbongiorno@meridiancity.org; yochum.joe@westada.org; harp.kimberly@westada.org
Subject: [EXTERNAL] City of Kuna Request for Comment - Northern Area of City Impact Expansion

--- This email is from an external sender. Be cautious and DO NOT open links or attachments if the sender is unknown. ---
March 3, 2020

Notice is hereby given by the City of Kuna that the following action(s) are under consideration:

Case Name:	Northern Area of City Impact Boundary Expansion
-------------------	---

Project Description	The City of Kuna is requesting to expand its most northern boundary of its Area of City Impact (ACI) Boundary. This expansion, if approved, will align Kuna's ACI with the City of Meridian's ACI by extending the boundary from its current location at West Lake Hazel road to encompass previous annexed parcels south of Amity Road and West of Meridian Road.
Site Location	See attached map and legal description
Applicant	City of Kuna – Planning and Zoning Department
Public Hearing Date	Tuesday, March 24, 2020 6:00 pm Kuna City Hall is located at 751 W. 4 th Street, Kuna, ID 83634
Staff Contact	Wendy Howell, Planning and Zoning Director Whowell@kunaid.gov Phone: 208.922.5274 Fax: 208.922.5989
<p>Enclosed is information to assist you with your consideration and response. All comments as to how this action may affect the service(s) your agency provides, is greatly appreciated. Please contact staff with any questions. If your agency needs different or additional information to review and provide comments please notify our office and they will be sent to you. If your agency needs additional time for review, please let our office know as soon as possible. <i>No response within 15 business days will indicate you have no objection or comments for this project.</i></p>	

Jace Hellman

Planner II

751 W 4th St

Kuna, ID 83634

jhellman@kunaid.gov

KUNA
Planning & Zoning



CITY OF KUNA

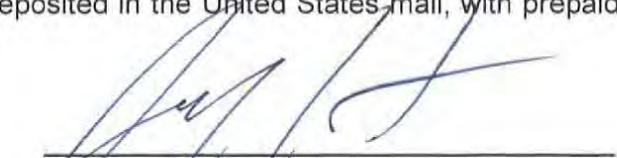
PLANNING & ZONING DEPARTMENT

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

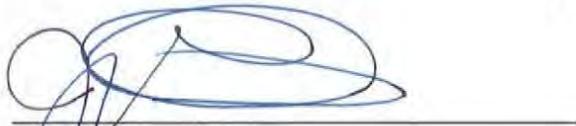
CERTIFICATE OF MAILING

Date: 7/22/2020
To: 300' Property Owners Other _____
Planner: Jace Hellman, Planner II
Case Name: Northern ACI Boundary Expansion

I HEREBY CERTIFY that on this 22nd day of July, 2020, I caused a true and correct copy of the foregoing instrument to be deposited in the United States mail, with prepaid postage.



Signature



Attest



CITY OF KUNA
PLANNING & ZONING DEPARTMENT
 PO Box 13 • 751 W. 4th St • Kuna, Idaho • 83634
 Phone (208) 922-5274 • Fax: (208) 922-5989
 www.kunacity.id.gov

Dear Property Owner:

Due to technical issues at the previously scheduled July 21, 2020 public hearing, the Area of City Impact Expansion Public Hearing is being re-noticed.

NOTICE IS HEREBY GIVEN that the City of Kuna **City Council** is scheduled to hold a public hearing on **August 18, 2020**, beginning at **6:00 pm** on the following case:

The City of Kuna requests consideration from the City Council for the expansion of Kuna's most northern boundary of its Area of City Impact (ACI). This expansion, if approved, will align Kuna's ACI with the City of Meridian's ACI by extending the boundary from its current location at West Lake Hazel road to encompass previous annexed parcels south of Amity Road and West of Meridian Road. The Area of City Impact does not define current Kuna City Limits. This is not an annexation request.

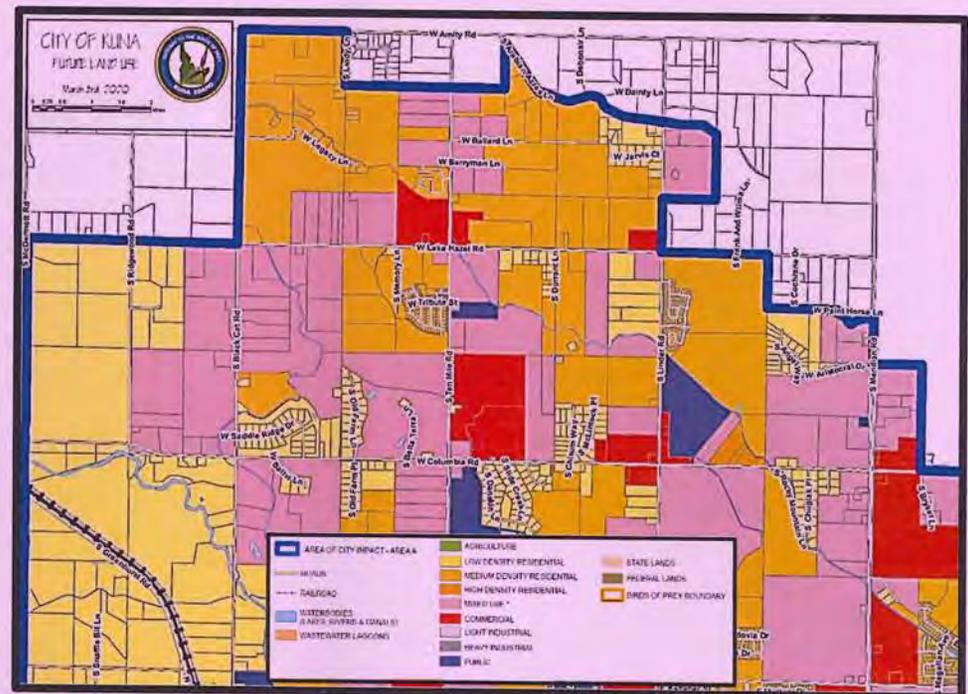
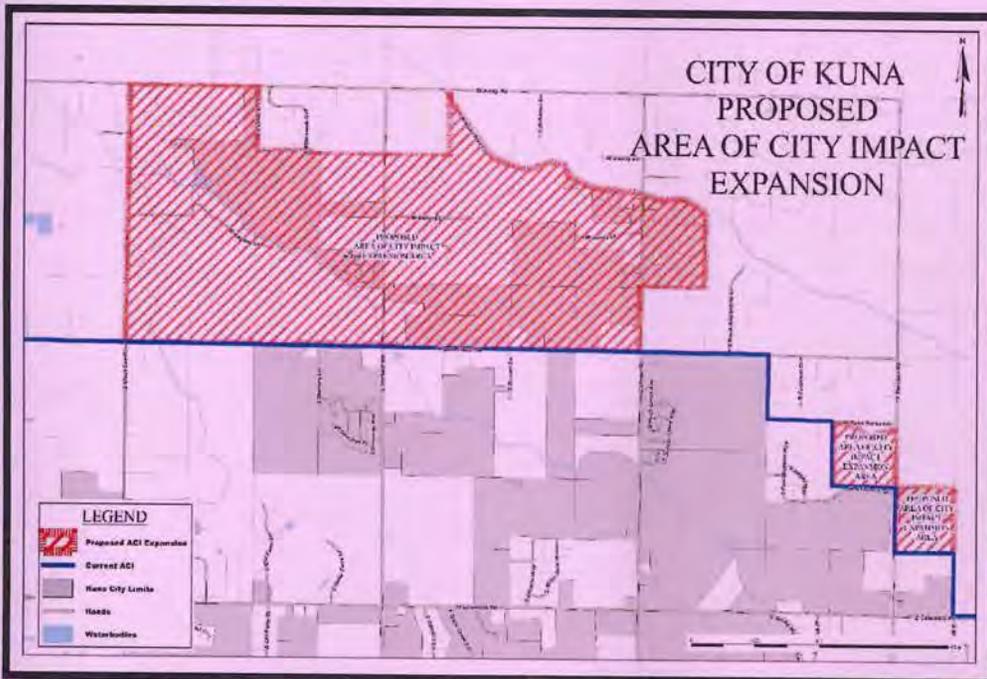
The hearing will be held at **6:00 PM** in the **Council Chambers at City Hall** located at **751 W. 4th Street, Kuna, Idaho.**

Under the authority of the Governor's partial Open Meeting Law Suspension Proclamation dated March 13, 2020, and due to required social distancing protocol, **the Council Chambers Audience Occupancy Capacity is 15**. The first 15 persons who appear, in addition to the City Council and staff, will be allowed in Council Chambers. Virtual participation/testimony via Zoom and the submittal of written testimony are available as alternative forms of public testimony (please see attached instructions for more details). Written testimony received by the close of business on **August 12, 2020** will be included in the packet that is distributed to the governing body prior to the hearing. Please submit written testimony via mail, email or the City's website (<http://kunacity.id.gov/FormCenter/City-Clerk-13/Public-Testimony-Form-121>). Late submissions will be presented to the governing body at time of the hearing.

All other persons may access the meeting via live streaming on the City of Kuna's Facebook page.

Mail written comments to PO Box 13, Kuna, ID 83634 or hand deliver them to City Hall.

If you have questions or need special assistance, please contact the Planning and Zoning Division at (208) 922-5274, or email whowell@kunaid.gov.



MAILED 07/22/2020

Suggestions For Testifying at the Public Hearing:

NEOPOST
FIRST-CLASS MAIL
07/22/2020
US POSTAGE \$000.00
ZIP 83634
041M11460902

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

LEGAL NOTICE

Social distancing due to Covid-19...

Under the authority of the Governor's partial Open Meeting Law Suspension Proclamation dated March 13, 2020, and due to required social distancing protocol, the Council Chambers Audience Occupancy Capacity is 15. The first 15 persons who appear, in addition to the Governing Body and Staff, will be allowed in Council Chambers. Virtual participation/ testimony via zoom is available (please see attached instructions for more details). All other persons may access the meeting via live streaming on the City of Kuna's Facebook page.

Be informed ...

Review the proposal, staff report, applicable provisions of the ordinance, comprehensive plan and Idaho State Code (Title 67, Chapter 65).

All items pertaining to the application can be found the Friday prior to the hearing at <http://kunacity.id.gov/240/Agendas-and-Meeting-Minutes>.

Be on time ...

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

Speak to the point ...

The governing body appreciates pertinent, well organized, factual and concise comments. Redundant testimony is prohibited. The developer or their representative is given 10 minutes to present their project. Others wishing to testify are given three (3) minutes. The developer (or their representative) is given additional time for rebuttal to address issues raised during public testimony. Long stories, abstract complaints, or generalities may not be the best use of time. Neighborhood groups are encouraged to organize testimony and have one (1) person speak on behalf of the group. The group representative will receive 10 minutes to make comments.

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

Written testimony submitted one (1) week prior to the hearing will be included in the packet that is distributed to the governing body prior to the hearing. Please submit all written testimony via mail, email or the City's website (<http://kunacity.id.gov/FormCenter/City-Clerk-13/Public-Testimony-Form-121>)

Late submissions will be presented to the governing body at time of hearing. As a reminder, it is unreasonable to submit extensive written comments or information at the hearing and expect them to be reviewed prior to a decision.



Under the authority of the Governor's partial Open Meeting Law Suspension Proclamation dated March 13, 2020, and due to required social distancing protocol, the Council Chambers Audience Occupancy Capacity is 15. The first 15 persons who appear, in addition to the Governing Body and Staff, will be allowed in Council Chambers. Listed Below are alternative options and instructions that are available for public testimony:

APPLICANT AND PUBLIC WRITTEN AND ORAL HEARING TESTIMONY PROCESS:

Written - In Advance to be included in the Agenda Packet that is distributed to the Decision-Making body.

1. Submit any option prior to 5:00 pm the Thursday before Public Hearing meeting. *Late submissions will not be included in the packet but will be provided at the meeting.*
2. Submit testimony via our website on the [Public Testimony Form](#). This form will email directly to the City for inclusion in the Agenda Packet.
3. Submit testimony via email to PublicHearingTestimony@KunaID.gov
4. Submit via mail to:
City of Kuna
Attention: Planning and Zoning
PO Box 13
Kuna ID 83634

Written – Up to noon the day of the Public Hearing

1. Submit any option prior to noon the day of the Public Hearing meeting. *Late submissions will not be included.*
2. Submit testimony via our website on the [Public Testimony Form](#)
3. Submit testimony via email to PublicHearingTestimony@KunaID.gov
4. Submit via mail to:
City of Kuna
Attention: Planning and Zoning
PO Box 13
Kuna ID 83634

Oral – Via electronic call during the Public Hearing

1. Submit request no later than noon the day of the Public Hearing meeting.
2. Email PublicHearingTestimony@KunaID.gov
 - ✓ Your name
 - ✓ Address
 - ✓ Phone Number you will be calling from to give testimony
 - ✓ Email Address
 - ✓ Date of Public Hearing
 - ✓ Case number or Identification of Public Hearing
3. Watch your email for a reply email with the information to join the meeting electronically. (Check your spam/junk folder as a precaution)
4. Follow the dial in information.
5. Call into the virtual lobby a minimum of 5 minutes prior to the meeting.

Oral – In Person Testimony during the Public Hearing. Due to social distancing protocol, the Council Chambers Audience Occupancy Capacity is 15. Social Distancing will be required. The first 15 persons who appear, in addition to the Governing Body and staff, will be allowed in Council Chambers. All other persons may access the meeting via Live Streaming on the City of Kuna Facebook page, <https://www.facebook.com/CityofKunaIdaho/>. All persons wishing to testify must, state their name and residential address. No person shall speak until recognized by the Mayor. A three (3) minute time limit will be placed on all testimonies.

****Information Continued on Back****

If you have any questions or require special accommodation(s), please contact the Kuna Planning and Zoning Office before the meeting at (208) 922-5274.

Jace Hellman
Planner II
751 W 4th St.
Kuna, ID 83634

This Notice can be provided in a format accessible to persons with disabilities and/or persons with limited English proficiency upon request.

Se le puede proveer esta notificación en un formato accesible para las personas discapacidades y/o personas con conocimientos limitados del inglés a pedido.

5501 LLC
5501 S Linder Road
Meridian, ID 83642

Robert & Carla Adams
4310 W Lake Hazel Road
Meridian, ID 83642

Brent & Leslie Anderson
3985 W Amity Road
Meridian, ID 83642

Donald Jr. & Harriet Ballard
5200 Arabian Acres Lane
Meridian, ID 83642

Dallin & Christy Bates
4613 E Concord Way
Nampa, ID 83686

Daniel & Shelia Beal
4130 W Beacon Light Road
Eagle, ID 83616

David & Alysia Bergette
4090 W Lake Hazel Road
Meridian, ID 83642

Michelle Berriochoa
2824 W Ballard Lane
Meridian, ID 83642

David & Cynthia Berryman
2705 W Berryman Lane
Meridian, ID 83642

Jacob & Heather Berryman
2905 W Berryman Lane
Meridian, ID 83642

James & Sarah Berryman
24621 SE 372nd Street
Enumclaw, WA 98022

Bittercreek Meadows Sub HOA, Inc
PO Box 1671
Meridian, ID 83642

Black Cat Dairy LLC
5655 S Black Cat Road
Meridian, ID 83642

Henry & Melynda Boswell Living Trust
Henry Boswell Trustee
1651 W Jarvis Court
Meridian, ID 83642

Jose & Maria Casanova
5380 S Ten Mile Road
Meridian, ID 83642

Tom & Mary Case
1784 W Jarvis Court
Meridian, ID 83642

Robert & Maggie Connolly
PO Box 1202
Meridian, ID 83642

Corey Barton Homes Inc
1977 E Overland Road
Meridian, ID 83642

Kim Cover
5755 S Linder Road
Meridian, ID 83642

Kimberly & Stanley Dalton
1650 W Jarvis Court
Meridian, ID 83642

DB Development LLC
2228 W Piazza St
Meridian, ID 83642

Dustin & Cynthia Doms
4707 W Thorn Creek St
Meridian, ID 83642

DreamCatcher Homeowners Association
4050 W Legacy Lane
Meridian, ID 83642

Drussel Family Living Trust
Zane Drussel Trustee
4875 S Arabian Acres Lane
Meridian, ID 83642

Jay & Nadene Edmunds Trust
Jay Edmunds Trustee
4100 W Lake Hazel Road
Meridian, ID 83642

William & Jennifer Etcheson
5340 S Black Cat Road
Meridian, ID 83642

Tim & Charlotte Evans
1852 W Jarvis Court
Meridian, ID 83642

David & Sharon Ferguson
3430 W Lake Hazel Road
Meridian, ID 83642

Craig French
PO Box 1232
Mountain Home, ID 83647

Lourdes Garibay
6370 S Black Cat Road
Meridian, ID 83642

George Gersema
356 Cummings Street
Buffalo, WY 82834

Lowell & Carla Glover
4050 W legacy Lane
Meridian, ID 83642

Goldie Family Trust
Michelle Goldie Trustee
1763 N Rosedust Drive
Kuna, ID 83634

Gran Prado HOA Inc
2228 W Piazza Drive
Meridian, ID 83646

Michael & Tobhiyah Green
1908 W Jarvis Court
Meridian, ID 83642

Grid Training Corporation
7600 S Meridian Road
Meridian, ID 83642

Robert & Louri Grover
1815 W Jarvis Court
Meridian, ID 83642

Jill & Jeremiah Hazen
4400 W Legacy Lane
Meridian, ID 83642

Tracy Herriott
Eric Fisher
5550 S Linder Road
Meridian, ID 83642

Ronald & Jane Higginbotham
2010 W Jarvis Court
Meridian, ID 83642

Charles & Sarah Johnson
4180 W Legacy Lane
Meridian, ID 83642

Warren & Coralee Johnson
5975 S Linder Road
Meridian, ID 83642

Robert & Virginia Kelsch
3188 W Ballard Lane
Meridian, ID 83642

Gavin & Jessica Kemp
6020 S Ten Mile Road
Meridian, ID 83642

Kubena Family Living Trust
1985 W Jarvis Court
Meridian, ID 83642

Linda Lake
John Moen
4616 W Grey Towers Street
Meridian, ID 83642

Kevin & Cheri Lindquist
5220 S Ten Mile Road
Meridian, ID 83642

M7 Development LLC
1135 W 6th Street S
Mountain Home, ID 83647

Terrence & Laura Mann
2255 E Independence Drive
Boise, ID 83706

Carl & Emily Marcum
937 W Riodosa Drive
Meridian, ID 83642

Mason Creek Farm LLC
6152 W Half Moon Lane
Eagle, ID 83616

Richard & Peggy Moss Trust
1800 W Lake Hazel Road
Meridian, ID 83642

Mary Mott
1995 W Jarvis Court
Meridian, ID 83642

Carol Pettit
PO Box 1013
Meridian, ID 83680

Roger & Andrea Preston
2370 W Lake Hazel Road
Meridian, ID 83642

R&S Investment Properties LLC
1998 W Jarvis Court
Meridian, ID 83642

Renascence Farm LLC
6152 W Half Moon Lane
Eagle, ID 83616

Riverside Homes LLC
4415 N Locust Grove Road
Meridian, ID 83646

Morgan Rodney Trust
Barry Greenfield CPA Trustee
10960 Wilshire BLVD STE 1900
Los Angeles, California 90024

Rene & Cheryl Schoop
3822 W Lake Hazel Road
Meridian, ID 83642

Claude & Gayle Sheffield
7015 S Meridian Road
Meridian, ID 83642

Hermis Sparks
5114 S Black Cat Road
Meridian, ID 83642

Melvin & Jeanne Spaulding Living Trust
3975 W Amity Road
Meridian, ID 83642

Roy & Angela Spaulding
3979 W Amity Road
Meridian, ID 83642

State of Idaho (Department of Lands)
300 N 6th Street
Boise, ID 83702

Marshall & Beth Stimpson
5831 S Linder Road
Meridian, ID 83642

Clifford Tatem Life Estate
Betty Tatem Life Estate
2865 W Lake Hazel Road
Meridian, ID 83642

Beaudreau Taysom Living Trust
David Taysom Trustee
355 W Paint Horse Lane
Meridian, ID 83642

Steven & Candess Taysom
6953 S Meridian Road
Meridian, ID 83642

Carolyn Titus
Joseph Kiester
2330 W Lake Hazel Road
Meridian, ID 83642

Jack Van Wyk
PO Box 1556
Meridian, ID 83680

Tracy Vedder
Robert Burns
5377 S Ten Mile Road
Meridian, ID 83642

Viper Investments LLC
1977 E Overland Road
Meridian, ID 83642

Dale & Patricia Voris
1710 W Jarvis Court
Meridian, ID 83642

CB & Rosemary Waide
5565 S Linder Road
Meridian, ID 83642

Ted & Abby Walker
4390 W Lake Hazel Road
Meridian, ID 83642

Waters Edge Farm LLC
1977 E Overland Road
Meridian, ID 83642

Scott Wennersten
2845 Stony Point Road
Santa Rosa, CA 95407

Norman Wesley
7208 S Meridian Road
Meridian, ID 83642

Wilmington Savings Fund Society FSB
15480 Laguna Canyon Road, STE 100
Irvine, CA 92618

Diane & Michael Wise
1855 W Jarvis Court
Meridian, ID 83642

Jeremy & Alyson Woodland
1990 W Jarvis Court
Meridian, ID 83642

Albano Family Living Trust
Albano Bienvenido
1945 N Little Salmon Way
Eagle, ID 83616

Anchor Baptist Church
Idaho Baptist College
7910 S Meridian Road
Meridian, ID 83642

Edward & Maryann Anderson
5162 S Bittercreek Avenue
Meridian, ID 83642

Kyle & Amy Armstrong
2647 S Garibaldi Avenue
Meridian, ID 83642

Maria & Miguel Arroyo
3015 N Burley Way
Meridian, ID 83642

Jose & Maria Aseguinolaza
5621 S Meridian Road
Meridian, ID 83642

Donna & Lance Beeson
4832 S Nickel Creek Avenue
Meridian, ID 83642

Kenneth Bricker Life Estate
Susan Bricker Life Estate
5020 S Country Life Lane
Meridian, ID 83642

Brighton Investments LLC
2929 W Navigator Drive STE 400
Meridian, ID 83642

Busch Family Trust
1866 W Dainty Lane
Meridian, ID 83642

Gerald & Sherron Carlson
351 W Lake Hazel Road
Meridian, ID 83642

CEM-18 LLC
8819 Reflection Lane
Middleton, ID 83644

Citadel Broadcasting Company
1419 W Bannock Street
Boise, ID 83702

Charles & Helen Connolly
PO Box 1202
Meridian, ID 83860

Jackie & Cheryl Davis
7000 S Meridian Road
Meridian, ID 83642

Monte Davis
7775 S Meridian Road
Meridian, ID 83642

Robert & Leann Day
2557 W Lake Hazel Road
Meridian, ID 83642

Gwen Denton
4365 W Lake Hazel Road
Meridian, ID 83642

John & Mary Dixon
2255 W Lake Hazel Road
Meridian, ID 83642

Bruce & Caren Durrant
2865 W Lake Hazel Road
Meridian, ID 83642

Edwards Revocable Trust
Floyd Edwards Trustee
5042 W Amity Road
Nampa, ID 83687

Drew & Debra Eggers
2256 N Waggle Place
Meridian, ID 83646

Gary & Alice Eshelman Family Trust
1370 W Lake Hazel Road
Meridian, ID 83642

Eric & Shawna Exline
415 W Lake Hazel Road
Meridian, ID 83642

Thomas & Leanne Felzien
6150 S Frank and Wilma Lane
Meridian, ID 83642

Jose & Erica Duran
4565 W Lake Hazel Road
Meridian, ID 83642

Janet Ford
104 E Fairview Ave #232
Meridian, ID 83642

Full Gospel Slavic Church Inc
251 W Lake Hazel Road
Meridian, ID 83642

Genton Family Trust
5285 S Black Cat Road
Meridian, ID 83642

Greg Goodrich
Paula Cook
4771 S Ridgeview Drive
Meridian, ID 83642

GOW Corporation
11418 Dennis Road
Dallas, TX 75229

Jean & William Greenfield
2745 W Amity Road
Meridian, ID 83642

Grid Training Corporation
7600 S Meridian Road
Meridian, ID 83642

Karl Grigg
2495 W Lake Hazel Road
Meridian, ID 83642

Jose & Sara Guerrero
2005 W Moose Creek Drive
Nampa, ID 83686

Guinn Family Trust
195 W Lake Hazel Road
Meridian, ID 83642

Sheryl & Loren Gustafson
1735 W Lake Hazel Road
Meridian, ID 83642

Heatland Townhomes Property
Management LLC
9839 W Cable Cart Street STE 101
Boise, ID 83709

Hennessey Properties LLC
223 E Crestline Dr
Boise, ID 83702

Carolyn Hertz
William Small
4965 S Nickel Creek Avenue
Meridian, ID 83642

Erica Hill
WD Fiedler
1775 W State Street #357
Boise, ID 83702

Hinrichs Family Trust
402 W Aristocrat Drive
Meridian, ID 83642

David & Rebecca Hirschi
1825 W Dainty Lane
Meridian, ID 83642

Aaron & Kelly Hestand
2765 W Lake Hazel Road
Meridian, ID 83642

Brandon & Heidi Hobbs
5124 S Bittercreek Ave
Meridian, ID 83642

Idaho Holdings LLC
839 S Bridgeway Place
Eagle, ID 83616

Idaho Power Company
PO Box 70
Boise, ID 83707

Danny & Diane Jenkins
6015 S Black Cat Road
Meridian, ID 83642

Charles & Sarah Johnson
4180 W Legacy Lane
Meridian, ID 83642

Matthew & Brandi Jones
5190 S Bittercreek Ave
Meridian, ID 83642

Timothy & Susan Kelly
3891 W Daisy Creek Street
Meridian, ID 83642

Troy & Suzanne Larsen
3856 W Daisy Creek Street
Meridian, ID 83642

Robert Levinson
5089 S Debonair Lane
Meridian, ID 83642

Erick Manda
2760 W Amity Road
Meridian, ID 83642

Robert & Rhonda McCarvel
4887 S Nickel Creek Avenue
Meridian, ID 83642

Daniel & Virginia McDaniel
6485 S Ten Mile Road
Meridian, ID 83642

Miller Acres LLC
11193 W Hickory Bark Dr
Boise, ID 83713

Ladene Moffett
5075 S Black Cat Road
Meridian, ID 83642

Toby & Wendy Moore
7306 S Via Cabana
Tucson, AZ 85756

NE Kuna Farm LLC
6152 W Half Moon Lane
Eagle, ID 83616

Richard & Rachelle Niemann
6455 S Durrant Lane
Meridian, ID 83642

Pacific Crossroads International Inc
5402 Overland Road
Boise, ID 83705

Marcia Palmer
5245 S Black Cat Road
Meridian, ID 83642

Parkland Development LLC
PO Box 344
Meridian, ID 83680

Marilyn & David Richards
4707 W Lake Hazel Road
Meridian, ID 83642

Zane & Connie Robertson
3922 E Summit Lane
Nampa, ID 83687

Adam & Risa Roe
7085 S Eagle Road
Meridian, ID 83642

John Roeder
6854 W Wright Street
Boise, ID 83709

Loren & Gayla Ross
1383 W Linderwood Drive
Meridian, ID 83642

Mark & Wanda Schewe
6181 S Frank and Wilma Lane
Meridian, ID 83642

Christopher Sears
3980 W Amity Road
Meridian, ID 83642

John Shipley
5137 S Bittercreek Avenue
Meridian, ID 83642

**James & Patricia Shuster Revocable
Living Trust**
4720 S Ridgeview Drive
Meridian, ID 83642

James & Cynthia Sparling
7206 S Angel Way
Meridian, ID 83642

Janalee Spring
2305 E Goodman St
Boise, ID 83712

David Stark
5111 S Black Cat Road
Meridian, ID 83642

Cory & Jennie Tanner
2619 W Lake Hazel Road
Meridian, ID 83642

James Taylor
1867 W Dainty Lane
Meridian, ID 83642

Mary Taysom
175 W Paint Horse Lane
Meridian, ID 83642

**Two Valley Investment Properties
LLC**
5311 N Ridgewood Drive
Nampa, ID 83687

Joel & Michelle Vanlith
18641 Chicken Dinner Road
Caldwell, ID 83607

Joseph Waite
4750 S Ten Mile Road
Meridian, ID 83642

John & Karin Wakefield
7837 S Tranquility Lane
Meridian, ID 83642

Alexander & Brett Webb
5181 S Bittercreek Avenue
Meridian, ID 83642

Christopher & Katie Wells
5199 S Bittercreek Avenue
Meridian, ID 83642

West Ada School District
1303 E Central Drive
Meridian, ID 83642

James Wilson
6220 S Linder Road
Meridian, ID 83642

Don Woodbury
4635 W Lake Hazel Road
Meridian, ID 83642

Marty & Jeannette Zantman
2770 W Amity Road
Meridian, ID 83642

Jace Hellman

From: Jace Hellman
Sent: Wednesday, July 22, 2020 11:52 AM
To: 'IDAHO PRESS-TRIBUNE'
Subject: City of Kuna, Request for Legal Publication - Northern Area of City Impact Boundary Expansion
Attachments: KMN Legal, ACI Expansion CC.docx

Greetings:

We would like to request that you publish the attached legal notification in the July 29, 2020 cycle of the Kuna Melba News on behalf of the City of Kuna, Planning and Zoning Department. This notification needs to be published in one cycle.

The Kuna P.O. for this request is #10325 (if you need it).

Thank you!

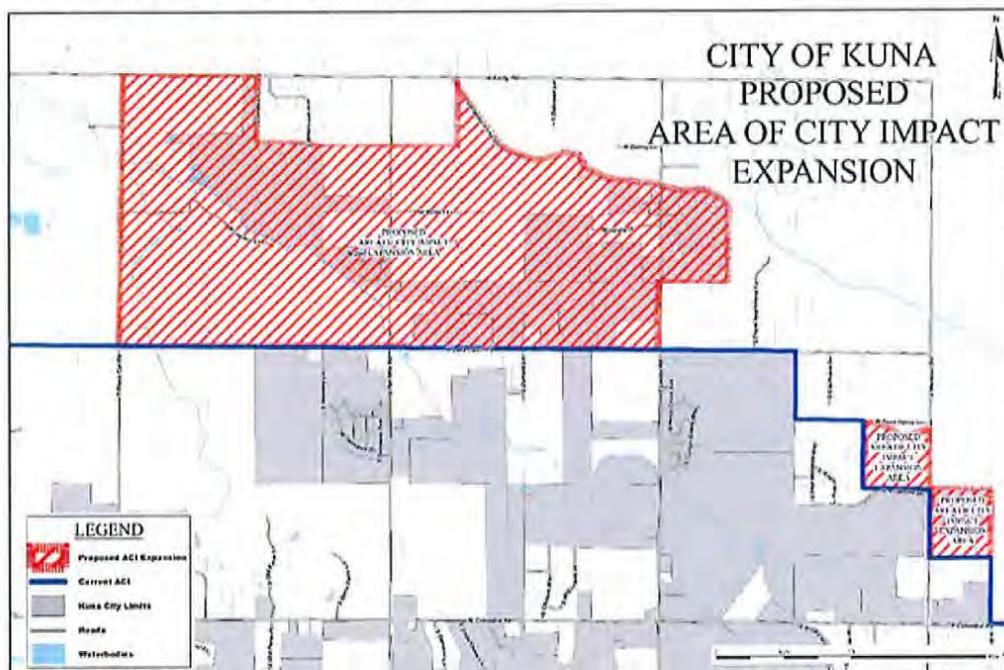
Jace Hellman
Planner II
751 W 4th St
Kuna, ID 83634
jhellman@kunaid.gov

KUNA
Planning & Zoning

CITY OF KUNA
P.O. Box 13 - Kuna, ID 83634
Phone: 922-5274 - Fax: 922-5989

City of Kuna – Northern Area of City Impact Boundary Expansion

NOTICE IS HEREBY GIVEN, that the **Kuna City Council** will hold a public hearing on **Tuesday, August 18, 2020 at 6:00 pm**, at Kuna city hall, 751 W 4th Street, Kuna, ID, to review the expansion of Kuna's most northern boundary of its Area of City Impact (ACI) Boundary. This expansion, if approved, will align Kuna's ACI with the City of Meridian's ACI by extending the boundary from its current location at West Lake Hazel road to encompass previous annexed parcels south of Amity Road and West of Meridian Road. The Area of City Impact does not define current Kuna City Limits. This is not an annexation request.



Please do not contact the Planning & Zoning Commission or City Council including the Mayor as this may jeopardize the public hearing process since it is considered ex parte. If you have any questions or require special accommodations, please contact Kuna Planning & Zoning Department prior to the meeting at (208) 922-5274.

The public is invited to provide written or oral testimony. Due to current health precautions associated with the Coronavirus, the City of Kuna is providing alternative ways for the community to submit comments at public hearings.

APPLICANT AND PUBLIC WRITTEN AND ORAL HEARING TESTIMONY PROCESS:

Written - In Advance to be included in the Agenda Packet that is distributed to the Commission.

1. Submit any option prior to 5:00 pm the Thursday before Public Hearing meeting. *Late submissions will not be included in the packet but will be provided at the meeting.*
2. Submit testimony via our website on the [Public Testimony Form](#). This form will email directly to the City for inclusion in the Agenda Packet.
3. Submit testimony via email to PublicHearingTestimony@KunaID.gov
4. Submit via mail to: City of Kuna, Planning & Zoning Department, PO Box 13, Kuna ID 83634

Written – Up to noon the day of the Public Hearing

1. Submit any option prior to noon the day of the Public Hearing meeting. *Late submissions will not be included.*
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Oral – Via electronic call during the Public Hearing

1. Submit request no later than noon the day of the Public Hearing meeting.
2. Email PublicHearingTestimony@KunaID.gov
 - ✓ Your name
 - ✓ Address
 - ✓ Phone Number you will be calling from to give testimony
 - ✓ Email Address
 - ✓ Date of Public Hearing
 - ✓ Case number or Identification of Public Hearing
3. Watch your email for a reply email with the information to join the meeting electronically. (Check your spam/junk folder as a precaution)
4. Follow the dial in information.
5. Call into the virtual lobby a minimum of 5 minutes prior to the meeting.

Oral – In Person Testimony during the Public Hearing. Due to social distancing protocol, the Council Chambers Audience Occupancy Capacity is 15. Social Distancing and masks will be required. The first 15 persons who appear will be allowed in Council Chambers. All other persons may access the meeting via Live Streaming on the City of Kuna Facebook page, <https://www.facebook.com/CityofKunaIdaho/>. All persons wishing to testify must, state their name and residential address. A three (3) minute time limit will be placed on all testimonies.

Kuna Planning & Zoning Department

(No need to print anything below this line)

Please publish one-time **July 29, 2020.**
(Sent 7/22/20)

Kuna P.O. #10325

IDAHO PRESS-TRIBUNE
EMMETT MERIDIAN KUNA BOISE WKLY
C/O ISJ PAYMENT PROCESSING CENTER
PO BOX 1570
POCATELLO ID 83204
(208)467-9251
Fax (208)475-2321

ORDER CONFIRMATION

Salesperson: LEGALS

Printed at 07/23/20 11:43 by sje14

Acct #: 345222

Ad #: 2028136

Status: New HOLD

1 KUNA, CITY OF
P.O. BOX 13
KUNA ID 83634

Start: 07/29/2020 Stop: 07/29/2020
Times Ord: 1 Times Run: ***
LEG 2.00 X 115.00 Words: 573
Total LEG 230.00
Class: 0006 GOVERNMENT NOTICES
Rate: L2 Cost: 205.99
Affidavits: 1

Contact: CHRIS ENGLES
Phone: (208)387-7727
Fax#:
Email: awelker@kunaaid.gov; gsmith@k
Agency:

Ad Descript: BOUNDARY EXPANSION
Given by: JACE HELLMAN
P.O. #:
Created: sje14 07/23/20 11:32
Last Changed: sje14 07/23/20 11:43

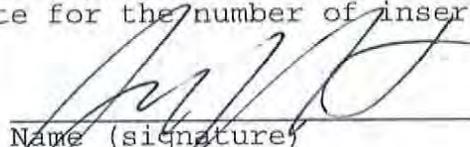
PUB ZONE EDT TP RUN DATES
KMN A 96 S 07/29

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Jace Hellman

Name (print or type)



Name (signature)

(CONTINUED ON NEXT PAGE)

IDAHO PRESS-TRIBUNE
EMMETT MERIDIAN KUNA BOISE WKLY
C/O ISJ PAYMENT PROCESSING CENTER
PO BOX 1570
POCATELLO ID 83204
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Fax (208)475-2321

ORDER CONFIRMATION (CONTINUED)

Salesperson: LEGALS

Printed at 07/23/20 11:43 by sje14

Acct #: 345222

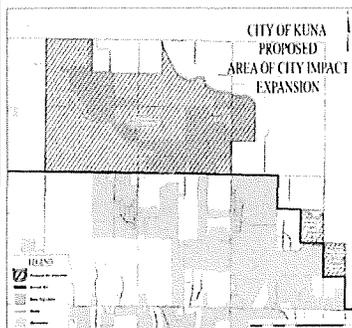
Ad #: 2028136

Status: New CHOLD CHOI

LEGAL NOTICE

City of Kuna - Northern Area of City Impact Boundary Expansion

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1. Submit any option prior to 5:00 pm the Thursday before Public Hearing meeting. Late submissions will not be included in the packet but will be provided at the meeting.
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3. Submit testimony via email to PublicHear_InqTestimony@KunalD.gov
4. Submit via mail to: City of Kuna, Planning & Zoning Department, PO Box 13, Kuna ID 83634

Written - Up to noon the day of the Public Hearing

1. Submit any option prior to noon the day of the Public Hearing meeting. Late submissions will not be included.
2. Submit testimony via our website on the Public Testimony Form
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1. Submit request no later than noon the day of the Public Hearing meeting.
2. Email PublicHearingTestimony@KunalD.gov
 - Your name
 - Address
 - Phone Number you will be calling from to give testimony
 - Email Address
 - Date of Public Hearing
 - Case number or Identification of Public Hearing
3. Watch your email for a reply email with the information to join the meeting electronically. (Check your spam/junk folder as a precaution)
4. Follow the dial in information.
5. Call into the virtual lobby a minimum of 5 minutes prior to the meeting.

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Kuna Planning & Zoning Department

July 29, 2020

2028136

Wendy Howell

From: noreply@civicplus.com
Sent: Saturday, July 11, 2020 7:24 AM
To: Wendy Howell; City Clerk
Subject: Online Form Submittal: Public Testimony Form

Public Testimony Form

Please complete the form with your testimony for the below referenced case for the Public Hearing record.

Case Number/Description	Expansion of Kuna's northern boundary
Public Hearing Date	7/21/2020
Will you also be providing in person testimony at the Public Hearing	No
In Favor, Neutral or In Opposition	Opposition
Email	bbreng@msn.com
Phone Number	208.888.1206
First Name	BARRY
Last Name	RODIECK
Address1	6953 S. MERIDIAN RD
City	MERIDIAN
State	IDAHO
Zip	83642
Written Testimony	I am in opposition of the request to annex my property to the city of Kuna. I recently purchased this property and now reside here. The reason I purchased this property was solely due to the fact that it was in the County of Ada and that no City had jurisdiction to my property.

By checking the "I agree" box below, you agree and acknowledge that submitting, that this testimony will be a public record and a part of the case file for the

governing body. Any testimony submitted after the public hearing Will Not be considered by the governing body.

Electronic Signature
Agreement

I Agree

Email not displaying correctly? [View it in your browser.](#)

7/6/2020

CITY OF KUNA

PO BOX 13, KUNA ID 83634

I Joseph Kiester along with Carolyn Titus. We are not interested in being incorporated into the city of Kuna. We are currently in Ada county and wish to stay in Ada county. We have livestock. We think the City of Kuna has taken enough farm land. Lake Hazel road from the sewer project left travel down the road is terrible. Traffic is terrible. Many people disregard the speed limit of 50 mph. With the increase in traffic the speed limit should be lowered to 35.

THANK YOU

JOSEPH KIESTER



received
7-7-20

6-16-20

received
6.19.20

Attention City of Kuna:

We at 1990 Jarvis Ct do not agree to be annexed into the city of Kuna.

Jeremy and Alyson Woodland

WOODLAND
1990 JARVIS CT
KUNA ID 83642

BOISE ID 837

17 JUN 2020 PM 2 L



City of Kuna
Planning + zoning
Po Box 13
Kuna ID 83634

RECEIVED
JUN 19 2020
CITY OF KUNA

8363430013



Wendy Howell

From: noreply@civicplus.com
Sent: Sunday, July 12, 2020 3:36 PM
To: Wendy Howell; City Clerk
Subject: Online Form Submittal: Public Testimony Form

Public Testimony Form

Please complete the form with your testimony for the below referenced case for the Public Hearing record.

Case Number/Description	Expansion of Kuna's northern boundary of it's Area of City Impact (ACI)
Public Hearing Date	7/21/2020
Will you also be providing in person testimony at the Public Hearing	No
In Favor, Neutral or In Opposition	Opposition
Email	csheffi@boisestate.edu
Phone Number	208-888-2294
First Name	Claude and Gayle
Last Name	Sheffield
Address1	7015 S Meridian Rd
City	Meridian
State	Idaho
Zip	83642
Written Testimony	We have been a part of Ada County for 48 years and see no need to be annexed into Kuna. We are in the Meridian School District and want to stay in it. We do not need Kuna city sewer or water since we have our own well and septic tank system. Therefore, we have no need for Kuna services except for Fire, and being retired we don't want to pay the extra taxes for services we don't use or pay for Kuna's development projects.



By checking the "I agree" box below, you agree and acknowledge that submitting, that this testimony will be a public record and a part of the case file for the governing body. Any testimony submitted after the public hearing Will Not be considered by the governing body.

Electronic Signature I Agree
Agreement

Email not displaying correctly? [View it in your browser.](#)

City of Kuna City Council
RE: Proposed Expansion Kuna's ACI Northern Boundary
Public Hearing Scheduled for August 18th

Dear Councilmembers,

My husband and I are asking for exclusion from the proposed extension of the City of Kuna's ACI along its northern boundary. Our ten acres is just barely within this proposed area and inclusion would greatly harm us and our property rights. We are disputing this for several reasons.

1. Notice of the original Planning and Zoning Commission meeting for this proposal may have been legal but was NOT reasonable for any manner of participation by the affected group. Commission staff put notices in the Kuna Melba newspaper – areas to the SOUTH of the proposed change – clearly not meant to be read by anyone actually IN the area under consideration. We were notified by mail less than a week before a public hearing we couldn't attend due to health restrictions (Covid-19), and too late to provide adequate written input.
2. This is the second time Kuna Planning and Zoning Commission has acted contrary to the rural buffer allegedly to be maintained outside of the main growth areas of the city of Kuna. The first happened shortly after we purchased our property in 2016 only to discover that the Commission was using an illegal hopscotch manner to annex land to the north of Lake Hazel Road for the benefit of a private developer. At that time the Commission completely neglected any of the concerns of rural neighbors.
3. While this may be proposed simply as an Area of City Impact, annexation is surely the next maneuver. We are in land that is rural, agricultural. The only development around us (other than the illegally approved annexation now part of a Cory Barton Homes development) is Low Impact Residential. And yet Kuna's future land use map clearly shows ALL the land around us as Medium Impact Residential, which under your current zoning laws can include up to R-8 density. This area is supposed to be a rural buffer, how is R-8 density, or anything above Low Impact Residential going to maintain that buffer? It won't. In fact your future maps leave us as a tiny little island surrounded by density that would leave any growth management expert appalled.

It is up to the City of Kuna Council to take a stand now before the flavor of this region is lost forever. Your Future Land Use map has dozens of properties closer to your urban core that should be utilized for growth. Use that land. Develop that land and maintain the open spaces that make this area beautiful.

My husband, Robert D. Burns, and I beseech you; please leave us out of your proposed northern expansion. You are already excluding several properties on the southwest corner of Amity and Ten Mile Road. Ours is just one ten acre parcel south of your proposed expansion. Please – add us to those properties, move your proposed ACI expansion boundary south of the lands you've already annexed along Ten Mile, you don't need our property as well.

Sincerely,

Tracy A. Vedder
Robert D. Burns
5377 S. Ten Mile Rd.



PLANNING & ZONING COMMISSION MINUTES

Tuesday, June 23, 2020
6:00 PM

*Under authority of the Governor’s partial Open Meeting Law Suspension Proclamation dated March 13, 2020, and due to social distancing protocol, the **Council Chambers Audience Occupancy Capacity was 15. Social Distancing was required.***

Public testimony was received on the cases listed under Public Hearings within this Agenda via email, letter or virtual attendance.

1. CALL TO ORDER AND ROLL CALL: 6:13 PM

- | | |
|--------------------------------------|--|
| COMMISSIONERS: | CITY STAFF PRESENT: |
| Chairman Lee Young | Wendy Howell, Planning and Zoning Director |
| Vice Chairman Dana Hennis | Troy Behunin, Senior Planner |
| Commissioner Cathy Gealy | Doug Hanson, Planner I |
| Commissioner Stephen Damron – Absent | Jace Hellman, Planner II |
| Commissioner John Laraway | Jessica Reid, Planning & Zoning Staff |

2. CONSENT AGENDA: *All Listed Consent Agenda Items are Action Items*

- A. Planning and Zoning Commission Meeting Minutes**
 - 1. June 9, 2020
- B. Findings of Fact and Conclusions of Law**
 - 1. Case No 19-09-S (Preliminary Plat) & 19-33-DR (Design Review) Corbin’s Cove Subdivision
 - 2. Case No. 20-02-SUP (Special Use Permit) Brauneisen In Home Daycare
 - 3. Case No. 20-06-DR (Design Review) & 20-04-SN (Sign) Malaspina Ranch Monument Sign
 - 4. Case No. 20-01-OA (Ordinance Amendment) Sign Ordinance

**Commissioner Cathy Gealy moved to approve the Consent Agenda. Seconded by Commissioner Dana Hennis. Approved by the following roll call vote:
Voting Aye: Chairman Lee Young, Commissioner Dana Hennis, Commissioner Cathy Gealy and Commissioner John Laraway.
Voting No: None
Absent: 1
Motion carried: 4-0-1**

3. BUSINESS ITEMS:

A. Case No. 20-09-DR (Design Review) Francis Dental Office – ACTION ITEM

Doug Hanson: Good evening Mr. Chairman, members of the Commission. For the record, Doug Hanson, Kuna Planning and zoning staff, 751 W. 4th Street, Kuna, Idaho, 83634. The applicant Jessica Petty requests Design Review approval for an approximately 2, 940 square-foot dental office located within Redhawk Square on the southwest corner of Deer Flat Road and School

Avenue, Kuna, Idaho, 83634. Staff has determined that this application complies with Title 5 of Kuna City Code and Idaho Code. With that, I will stand for any questions you may have; thank you. **C/Gealy:** I have no questions. **C/Young:** Any questions for staff? **C/Hennis:** No. **C/Young:** Ok, we will have the applicant please come forward; is the applicant here? **DH:** She is attending on Zoom. **C/Young:** Ok, please state your name and address for the record. **Jessica Petty:** Hi, my name is Jessica Petty, my address is 2882 S. Honeycomb Way. I was the architect on this project; it's a 3,000 square-foot dental office for Dr. Francis and his existing practice. It's a single level building made of stone and stucco; we sloped the roofs at two different angles to give it a more modern feel and around the entryway, we wrapped it in stone and we have a flat metal awning above the door for protection as well as bring down the scale and identify the entrance. It's on the corner of the development and will be surrounded by landscaping and parking that the developer has already laid out for us, we just fit the building to the pad. There is a trash enclosure that is provided by the developer, it will be screened in across the way. We have tried to make all four sides of the building aesthetically pleasing since you will see it from all points of view being on a corner lot. **C/Young:** Are there any questions for the applicant at this time? **C/Hennis:** No, I don't. **C/Young:** Ok, that brings up our discussion then. I will start with the landscape; it seems appropriate for the pad and site. There is not much space on the pad but the landscape buffers are there. For me, as far as the building itself, I think it works well with adjacent neighborhoods. The different angles on the roof offer the variations that we like. **D/Hennis:** Yes, I think it's laid out well and everything has come together; I think the architecture is nice. I don't have any qualms with it at all. **C/Gealy:** I have nothing further. **C/Young:** I will stand for a motion if there are no other comments or questions.

Commissioner Cathy Gealy moved to approve Case No. 20-09-DR (Design Review) for Francis Dental Office. Seconded by Commissioner Dana Hennis. Motion carried 4-0-1.

4. **PUBLIC HEARING:**

A. **Case No. 19-13-AN (Annexation) Black Rock Marketplace – ACTION ITEM**

C/Young: (Question directed towards staff as they were resolving some technical difficulties) Are we good to go on the second case? **Jessica Reid:** As staff has requested for it to be tabled, we can move on. **C/Young:** Ok, I just wanted to be sure that everyone had their packets. Staff has requested that this item be tabled to a date certain due to posting error; is there a date that staff has in mind for this? **Troy Behunin:** For the record, Troy Behunin, Senior Planner, 751 W 4th Street, Kuna, Idaho. Staff will follow the lead the Commission decides to go in and would remind the Commission that in July we have three public hearings for subdivisions on the first meeting of July, then we have three public hearings and other items for the second meeting in July. Those are just the public hearings; we have other design reviews and other items that will need to be discussed; the size of the public hearings in July are substantial. With that being said, staff will entertain July 14, 2020 or July 28, 2020 for a date for this case, however, staff recommends that you look at August. **C/Young:** August 11th? **TB:** August 11th is more open.

Commissioner Dana Hennis moved to table 19-13-AN (Annexation) for Black Rock Marketplace to August 11, 2020. Seconded by Commissioner John Laraway. Motion carried 4-0-1.

B. Case No. 19-08-ZC (Rezone), 19-10-S (Preliminary Plat), 19-06-SUP (Special Use Permit) & 20-03-DR (Design Review) – Monarch Landing Sub - **ACTION ITEM**

Troy Behunin: Good evening Commissioners, for the record, Troy Behunin, Senior Planner, 751 W 4th Street, Kuna, Idaho. The case numbers as you have read, 19-08-ZC for Rezone, 19-10-S for Preliminary Plat, 19-06-SUP for Special Use Permit and 20-03-DR for Design Review for the subdivision. This project is known as the Monarch Landing Subdivision and this project does involve one lot of the Tukila Meadows Subdivision; the site is known legally as Lot 1 Block 1 of the Tukila Meadows Subdivision. This application requests approval of the following applications; a Rezone, a Preliminary Plat, a Special Use Permit, and a Design Review. The applicant requests a Rezone for approximately 17.3 acres on the southwest corner of Hubbard Road and Linder Road here in Kuna, and the Rezone request involves this 17.3 acres which is currently zones Agriculture, to a C-3 Service Commercial Zone. The applicant wishes to place a number of commercial uses on these lands and a Special Use Permit is required for the placement of a self-storage unit; this leaves 12 acres and change for other commercial businesses. The applicant is also proposing a Preliminary Plat with 15 total lots; 10 lots will be buildable and the 5 lots for common spaces. The applicant is requesting a SUP so that he can put the self-storage facility and the Design Review is just for the common lots. Kuna's Comprehensive Plan, or the Comp Plan, encourages a variety of commercial uses throughout the city of Kuna; the city attempts to balance all of the commercial types within the city for the daily needs of its citizens and visitors. The applicant does propose to move the agriculture zone to the C-3 zone for the entire property and currently this site is designated as a commercial use on the Future Land Use Map, also known as the FLU Map, for the city of Kuna. This proposal is in concert with the FLU Map and all of the goals of the city in the Comprehensive Plan. The proposed Preliminary Plat appears to follow Kuna City Code, or the KCC. There are several items that staff would like to highlight about the access for the site; Ada County Highway District (ACHD) has made several recommendations for this site. ACHD does recommend to the Commission that there is a Right-In-Right-Out (RIRO) for the access on Linder Road, this means that patrons that are exiting the site from Linder Road would have to turn right and would not be allowed to turn left. They're reporting that both of the Linder Road accesses be at least temporary full accesses, the one on the east side of the site closer to the Linder Road and Hubbard Road intersection would be a temporary full access until traffic warrants or until they put in the round-about; then it would be reduced to a RIRO. Staff does support a full access for the proposed western Hubbard Road as long as that western access lines up with the access across Hubbard Road to the north, which is about 675 feet west of the intersection. With Commissions approval, staff would support a RIRO for the most eastern Hubbard Road access and also a RIRO for the Linder Road access. Staff would like to highlight that curb; gutter and an 8-foot sidewalk is required for all classified roads in the city of Kuna and that barrow ditches are not allowed; Hubbard Road and Linder Road are both mile roads and classified as major arterials. There is an ACHD policy against vertical curb on either of those roadways; as ACHD specifically does not allow for a vertical curb, staff would recommend that the applicant be conditioned to obtain the license agreement to provide sod and a watering source in the barrow ditch as allowed. The applicant should also provide for draining of water because those barrow ditches are made to collect water from the road surface. It is the goal of the city to have completed projects along the roadway, especially along arterial roads; dirt and gravel are not considered complete roadway sections. Staff has prepared the applicant that prior to submittal, to expect to be required to fully improve the frontage for the Hubbard Road section to the existing sidewalk section to the west as it is an arterial road. If this subdivision application is approved, Monarch Landing will create a small remnant property because the homestead that is on there will

create a 1.7-acre piece that will not be included inside the subdivision; that property will likely not be developed for a really long time. Due that, there would be a gap in roadway improvements and also in the sidewalk, the commercial businesses on the corner would then attract pedestrians; there would be about a 325 foot of sidewalk. Staff recommends that it be completed on the entire frontage of the property. The C-3 zone and the residential uses are competing uses so it does not matter if it is R-4, R-2, R-6, R-12 or R-20, it doesn't matter, any commercial zone that is adjacent to a residential zone is a competing zone; this requires a landscape strip between them. The Design Review application for this did not include a landscape strip between the western side of the property and where staff believes the storage units will be placed. What staff is requesting is that there be a minimum 15-foot-wide, landscaped, organic buffer between the homes on the west side of the property and where the proposed storage units are going; this does not include a roadway. The property to the south is also designated as commercial, so it would not need a landscape buffer as it is considered a complimentary zone. Staff (unintelligible) that could be handled at a future date and that staff does recommend that the buffer between the two competing uses on the west side which will be handled in the Design Review for the storage units. Other than these things, staff notes that the landscape plan seems to be within substantial conformance; there are a few things that staff did recommend in the Staff Report and those are listed in the Conditions of Approval. With that, I will stand for any questions. **C/Young:** Are there any questions for Troy at this time? **C/Laraway:** I have a question. You mentioned earlier that the adjacent property would not be developed for a long time; are you talking six months, within five years? **TB:** Are we talking about the project for tonight or the small remnant piece? **C/Laraway:** The project tonight. **Troy:** The applicant intends to develop this site as quickly as he can, at least with the storage units, which would be off of Linder Road several hundred feet; he will be moving on with that as fast as he can. **C/Laraway:** I also read in the report, the maps don't show it, but the ingress/egress of off Linder to the east will be that entrance for this south. **TB:** ACHD would require and the city would require, that it would line up with anything that is across the street. Staff would recommend that they follow ACHD's policy for lining up with adjacent driveways and things like that. **C/Laraway:** I don't think there's anything across the street besides Chapparossa Subdivision. **TB:** Chapparossa is there, I don't know if there is anything else there but I know ACHD supported a RIRO there. I don't recall from the report how far south it has to be but I do know that they do have a standard and it does have to reach that standard; again, ACHD would have that requirement for you. **C/Laraway:** Second question, you were talking about Hubbard Road to the North and that the two entrances have to line up. One of them looks like it lines up with a driveway across the street, does the other one line up with the cell tower road? **TB:** It has to line up with the access points that exist there now, I don't know what the use is but when you look at their map you can see that there are two existing access points on the north side. That is where ACHD and staff are talking about, typically development follows existing driveways; the reason why is because we don't know what is going to happen on the north side forever and we don't want the storage units and this project to be misaligned by 30 or 40 feet, that would just create traffic conflict. We don't want that conflict and ACHD doesn't want that conflict with things that are existing there now. **C/Laraway:** Ok, thank you. **C/Young:** Are there any other questions? **C/Gealy:** I do have a question; what you're talking about is having access that lines up with access across Hubbard or Across Linder. **TB:** Correct. **C/Gealy:** There are two comments in the ACHD report that I don't recall seeing before, where they say, "Special note to City of Kuna: Staff recommends the city require cross access between all lots within the development and the existing home site.", the second one is similar; "The city require cross access between this site and the property directly south of the site." **TB:** That is correct, that is actually a Kuna

City Code as well to provide stub streets. **C/Gealy:** Alright, but that's not something that we would need to include in the conditions of approval? **TB:** You certainly could mention that, staff would be happy to add that to the conditions but that is also a current city code that this project would be subject to. **C/Gealy:** Thank you. **C/Laraway:** Do we have any idea from ACHD about the roundabout? **TB:** They didn't mention it in their report and I don't recall having a date set. **C/Hennis:** If I remember right, it's on their five-year plan or something like that. **C/Laraway:** Ok, thank you. **C/Gealy:** I have a question; with respect to the existing home, which in places it says the existing home is not a part of this, but at the same time the existing home sits on there and is being rezoned. Right? It has to be commercial? **TB:** Correct. **C/Gealy:** I guess it's not clear to me that we can actually condition the curb, gutter and sidewalk, but because it is part of the rezone, that can be included in the curb, gutter, sidewalk condition. Is that correct? **TB:** That would be correct. Not only that, the impact is felt for the entire property even though it is not a part; the not a part refers to the fact it is not a part of the subdivision, the subdivision is excluding that. The subdivision for this development actually creates this small remnant piece and staff believes that we would have the ability to condition that because it is part of the overall impact, rezone and overall project. **C/Gealy:** Thank you. **C/Laraway:** On the plat, according to this, there is a bump out; is that a road widening area? Are they intending on doing a widening? **TB:** Perhaps that's a question for the applicant, I have not had any discussions with the land owner. **D/Hennis:** It looks like it's part of the existing driveway, for them to turn in. (*Commission members review map to point it out to others*). **C/Young:** We will ask the applicant; anything else for Troy? **C/Gealy:** Not at this time. **C/Young:** Ok, will the applicant please come forward, state your name and address for the record. **William Mason:** I am William Mason with Mason and Associates, our address is 924 3rd Street South, Suite B in Nampa. Staff has done a good job of explaining what we're trying to do here, this is a portion of ground that complies with your Future Land Use Map with it being designated for potential commercial project and that's what our client made the application for. The main purpose for asking for this at this point in time is to do a Special Use Permit for a self-storage unit to the west side of the property; the remainder of the lots that are in this plat are going to be commercial lots that are developable for possibly a gas station, a strip mall or a smaller office. I know there were some questions and I will try to remember what they were but if I don't answer, please ask again. In ACHD's April 2, 2020 report, I'm not sure if you have that in front of you, they do talk about the driveway accesses. Along Hubbard they asked us to match the rights-of-ways on the north side of the road; there was some discussion I had with someone the fact that one of those accesses was never actually going to develop *unintelligible*. If we could have a little leeway with ACHD to make sure that we put those where we actually benefit the public; they may not know that was actually a cell tower access. The report I was actually referencing, they asked us to move the access that's on Linder all the way to our southeast corner; that will give them the ability, at least currently, allow a temporary full access to the property and then as they develop the roundabout or as traffic increases, they will move that back to a right-in-right-out. The issue is the same with the east most access on Hubbard, they currently are ok with a temporary full access with the knowledge in the future that will become a right-in-right-out. The ACHD plan that, when I talked to them, that roundabout is not on their five-year plan, it's close; it could move up depending on traffic but it isn't currently available for any timeframe. *Unintelligible*. I'm sure I missed questions; I think you had a question that I don't remember the answer to Commissioner. **C/Gealy:** One was regarding cross access and one was regarding putting sidewalk in front of the residence. **WM:** Cross access means the access I was referring to on Linder on the very southeast corner, they would like that to be shared access with the property to the south, that would allow them to come off of Linder and then be right up

against our property so they could access with easement rights to get to their property; cross access is going to happen between our lots because we don't have any free access to the nine lots. **C/Gealy:** Is there currently a driveway for the residence? **WM:** There is currently a driveway for the residence. **C/Gealy:** And your plan is to close that one? **WM:** Our plan is to leave that one the way it is; I know that Troy wants improvements like sidewalk in front of it but our plan is not to close that access, we will take access for our subdivision off of the two Hubbard accesses permitted by ACHD. **C/Gealy:** The access for the single remaining residence will be the existing driveway. **WM:** Correct, because of the orientation of the house and how they would have to run parallel to Hubbard' I'm not exactly sure that they could meet all of their requirements to get into their garage if we start changing that access to go east-west instead of north-south. **C/Laraway:** There is a question I had about the what looks like a turnout in front of the residence; are they widening the road? **WM:** Unfortunately, I do not have the full-size drawing in front of me (*TB brings the full-size drawing to the applicant*). **WM:** If you're talking about the area that jogs out towards the house and then comes back again, that's their existing driveway; that's actually the topographic survey. **C/Laraway:** So that does not indicate road widening? **WM:** No. **C/Laraway:** Thank you. One more question, you talked about your ingress/egress on Linder and Hubbard; you talked about right-in-right-out. How long are you talking about before making a RIRO? **WM:** ACHD will determine that, if they say tomorrow that needs to be a RIRO, then we won't have full access. **C/Hennis:** That's what the traffic pattern dictates per ACHD requirements, that is when we go to RIRO? **WM:** That's correct, and because we are not actually concentrating on that side of the project first, it's possible that by the time we get to the Design Review and the road improvements in that location ACHD we will go to a RIRO instead of full access. **C/Young:** On the site plan there is nothing that indicates a fence, is it the intent that anything on the west boundary of the property and around the existing residence or residences on the south boundary, will have fencing? Will that have screen separation between commercial and residential uses? **WM:** City code mandates that, along the south side by the storage will be a CMU (concrete masonry unit/wall) and it will be offset from the west boundary so that we can have that organic landscaping; the CMU wall will be the backside of the storage and in front of the residence against Hubbard. Along the southside of the remainder of the parcel because it's commercial to commercial, I'm not sure that we would do a CMU wall there because there could be potential for cross access and future commercial development could blend in with ours. **C/Young:** On the south boundary somewhere closer to the east side of the property, are there residential parcels there? **WM:** No. **C/Young:** So, it's commercial on the entire south boundary? **WM:** Correct, as I understand. **C/Young:** Are there any other questions for the applicant at this time? No? Ok, then at this time, 6:49 PM, I will open up the public testimony; just a reminder that if you signed up to testify you get a three-minute timeframe to tell us what you want to tell us. From there we will move to the next person and after that, the applicant will have a chance to come back up and address the points made. With that being said, on the sign in sheet, I don't see anyone signed in; is there anyone here physically that has not signed in that would like to comment on this application? Seeing none, I do have two people listed that are online here on Zoom that wanted to testify. **Jessica Reid:** Michael and Doris Bailey have not attended via Zoom; Troy will read their submittal into the record but, we do have Zachery Wesley who is joining us. **C/Young:** Ok then, Mr. Wesley, please state your name and address for the record and say what you would like to say. **Zachery Wesley:** Thank you Commissioners, I hope you can hear me, it is difficult on Zoom to hear everybody and pick everybody up in the room; I know there are things that I've missed in listening today. My name is Zachery Wesley, I live at 2767 N Kelsan Avenue which is within 300-feet of the property, I am in the Arbor Ridge Subdivision so I would look

directly into this property they are asking to develop. My big concern from what I've heard today and what I have read in the materials provided, what was spoken to most and brought to my attention by what a planner said, he said it was residential and commercial uses are competing in this area and they will always be competing. I do think that there is a compatibility issue with what they are requesting and the residential use in the area. I think everyone is familiar with this area, Chapparossa, Arbor Ridge; it's surrounded by residential; I think this parcel is on the Future Land Use Map as commercial, it's appropriate to be commercial but I think the question is, is it appropriately mitigated with the residential uses? I don't think what they have prepared and presented today has taken the residential uses into consideration enough. Particularly, I would like to talk about the mini-storage which is going to basically be in residential backyards; it's going to be behind a residential home now, it's going to be behind residential backyards in the Arbor Ridge Subdivision. The package and the materials we've seen hasn't really addressed that; there's no conditions for the hours of operation which I think would be appropriate. Some of these mini-storage units are 24-hour, seven days a week; that's inappropriate to have in somebody's backyard. There is lighting issues with these mini-storage places, they have to be well lit because people are in and out a lot without a lot of supervision so, those lights are going to interfere with our residential uses. We are also concerned about what is going to be stored there, what is the traffic going to be like, what kind of noise are we going to have from this mini-storage unit that's right against these residential properties. I think in particular because this is such a large lot, it's 17 acres, there is room on this parcel to mitigate the residential uses. The mini-storage does not have to be right up adjacent to the residential uses, there could be a considerable buffer there; and I would also note that I think the neighboring property owners, which is also to the south that have a property that could be commercial, they indicated in their letter that they intended to develop as residential. I do think there needs to be a buffer, a significant one, all the way around this parcel and I do think that we need to have these things now for us to comment on before this is approved; it needs to be conditions of their approval. They mentioned getting this stuff done in Design Review, I think we would like to see it up front; those people with backyards, me, that has to look into this property, we would like to see some assurances or some planning in advance to know what this is going to look like; I think that would ease my concerns. Thank you. **C/Young:** Alright, then Troy, will you like to go ahead and read that public testimony into the record for the Bailey's? **TB:** Yes. For the record, this is Troy Behunin, I will be reading into the record a submitted email from Michael and Doris Bailey, 2766 N Kelsan Avenue, Kuna, Idaho; this is concerning the Monarch Landing Subdivision: We understand the Phase 1 proposal is to build a self-storage facility. Our home is located directly adjacent to the Phase 1 property. This property abuts our backyard which is where our living area, kitchen, dining room and master bedroom are located. We have reservations about a self-storage facility located so closely to our residence. We are concerned about the lighting that would be put in at a self-storage facility and how that might impact our ability to enjoy our own backyard and also sleep at night. Glaring lights would be very intrusive. We are concerned about the hours of operation of such a facility and the potential for noise pollution which would impact our ability to enjoy our backyard and could impact our ability to gain restful sleep. We are concerned for our safety because there is a potential for customers of the facility to access our backyard and residence since there is only a five-foot fence separating the property. We are concerned that our enjoyment of the surroundings will be greatly diminished because all we will have a view of from our backyard is a building (about which we have no information on its appearance.). Also, if the building proposed is a one-story or two-story or higher? This greatly impacts the natural light we receive in our windows and our view. If there is adequate landscaping to mitigate the loss of our "view" such as it is, that

would lessen the impact. We are also concerned about the increased traffic along Hubbard Road, which is already becoming more and more busy as more and more homes are built, and there is only one lane going in each direction. People utilizing the storage facility will block traffic while attempting to turn into and out of the facility, a turn lane would mitigate this issue. And finally, there currently are many, many storage facilities in the surrounding area and we simply don't feel it's necessary to build another one in the middle of residential homes. I hope there will be opportunity to comment before the actual facility itself is built. Thank you for allowing us to comment. **C/Young:** Thank you. Will the applicant please come up; state your name for the record please. **William Mason:** William Mason with Mason and Associates. The main thing I heard was the neighbors are concerned about the impacts to their residential housing; we will be back with Design Review for the actual self-storage building before we can get that final permit to build. Right now, we are looking at rezone and a preliminary plat for the development itself, which in the Future Land Use Map designates it a commercial area, so, we are not asking for something that is not something that the city has anticipated, actually, it's encouraged in this area. The 25-foot buffer along our west boundary that is organic landscaping would be part of that buffering from residential housing; we're also meeting aesthetics on the building; it's not just going to be a CMU wall that's flat *unintelligible*. We will also use sky lighting so the lighting will be down and not be out into people's yards, as well as the rest of the *unintelligible* as they are developed, that lighting will be placed as an *unintelligible* on the commercial buildings and stuff. **C/Young:** As far as lighting within the five acres of proposed storage facility, within the facility we don't necessarily particularly propose streetlamps; there are more wall packs within the facility itself, they're not high lamp posts. **WM:** Correct, that is typically what is done. It alleviates the extra light poles that people have to negotiate alongside the facility itself so, wall mounted inside; and the other thing that I guess there was a question about security and that someone could jump over the fence into their yard. Obviously, we have this site secured for himself so individuals cannot just jump back and forth from property to property. **C/Young:** What's the height of the proposed wall separating commercial and residential? **WM:** I can't answer that right now because I don't have a building package, I know that it's not going to be a two-story building along the boundaries. **C/Young:** Are these units similar to your other facility on Deer Flat? **WM:** Yes. **C/Young:** With that building, do you know what height of those units are along the perimeter? **WM:** Just a second, *unintelligible*. **C/Young:** So, the height of those units up there at ten feet are shallower than the typical peak of a residential roof? **WM:** Correct. I would encourage the neighbors to, I know it's further away from the road than being in their yards but, go out and look at the Kuna Kaves Storage off of Deer Flat and Ten Mile and see the textures of the building; it will give a good feel for as we move forward. **C/Young:** And what are your proposed hours of operation? **WM:** Again, that's not something that I am actually privy to, I don't think that it's.... (Owner Inaki Lete answers but is *unintelligible*). I am going to have my client Inaki Lete come and comment on the operation of the facility. **C/Young:** Ok, please state your name and address for the record, thank you. **Inaki Lete:** My name is Inaki Lete, 117 N Kings Road, Nampa, Idaho. I do own Kuna Kaves Storage, and right now we are going into our second phase there. Someone had mentioned that we have too many storage units; we have more homes that *unintelligible*. What was the other question? **C/Hennis:** Regarding hours of operation. **IL:** Right now, our office hours are 9:30 AM to 6:00 PM Tuesday through Friday, Saturday from Noon to 3:00 PM. Our gate hours are 6:00 AM till 10:00 PM; now that is limited to people *unintelligible*. Mostly, in the summertime, there are a little bit later hours but it's minor; people like to go camping and fishing and they like to bring their RV back at night. **C/Hennis:** Ok, thank you. **IL:** Anything else? **C/Young:** On your other facilities, can you put a limit on hazardous storage types that you

don't allow in your facility? **IL:** Yeah, we don't want hazardous stuff. What people put in; we can't see that but Kuna Kaves has hi-tech cameras; it's a big operation. We work with the Kuna Police Department, and they have confidence *unintelligible*. I know sometimes people don't want it in their backyard, but when you do storage you do want it in people's backyards; I think that areas growing and I think it will be useful in that area. **C/Young:** Is there anything else that the owner had? **IL:** No. **C/Young:** Is there any other questions for the applicant at this time? Ok, then with that I will close the Public Testimony at 7:07 PM; which then brings up our discussion. Does anybody want to go first? **C/Gealy:** I think it's a good location for commercial. Looking at the copies of the plan, I feel that really that this needs to have transitions between the residential and the commercial uses. On the landscape buffer, was that 20 or 25 feet? **TB:** For the record, Troy Behunin. That's a good question, staff recommends 15. **C/Gealy:** The applicant said 25, he will install a 25-foot landscape buffer along the western boundary. **TB:** (To applicant) Did you mention 25 foot? **WM:** I thought that's what you had mentioned. We'll do what staff recommends. **TB:** There you have it. **C/Gealy:** And then, in addition to the landscape buffer, is there also a concrete block wall before the building or is the wall the building? **TB:** Because it is a subdivision, there should be a wall or a fence on the property line; it would go property line, landscape buffer and then building or it this commission can decide to have the wall where the building is. **C/Gealy:** We have the landscape buffer next to the neighbors and then the wall? Or does the wall have to be on the property line? **TB:** Subdivision requirements states it needs to be on the property line but in order to mitigate things, they are going to have that particular wall on the west side, or a fence. **C/Gealy:** It might make for a nicer transition for the residents along there having 15, 20 or 25 feet of landscape buffer. **TB:** Well, the landscape will be there anyway, it will just be on the other side of the fence. **C/Gealy:** And this is a concrete block wall? **C/Hennis:** Ya, it doesn't seem to provide a transition or buffer at that point if it's within the block wall, it seems kind of self-defeating. **C/Young:** Well, keep in mind that with city code for the separation between commercial and residential, with a block wall in place on a property line, we're talking about shifting it, but the code says with the block wall that the separation from the property line to a building is 20 feet. Does that sound correct, if it's without that it's 40 feet? **TB:** That is correct, and staff would also remind the Commission and those listening that there is already a subdivision wall around Arbor Ridge. **C/Laraway:** We're talking about the building, this part we're talking about, there's not an application for that so, we don't know what the building is going to go east-west or north-south. **TB:** Correct. **C/Hennis:** No, that's the one he said they are in the midst of platting right now but they don't have anything yet. **C/Laraway:** Right. **C/Hennis:** They'll have to come back with that. **C/Young:** I think the intent of our discussion of what staff has brought was ensuring that there is that buffer beyond what will come in on that preliminary plat so that it's a part of the overall development, not just here's the preliminary plat and now we're going to look at it. **C/Laraway:** Yeah, but we're talking about lawn, we're talking about trees, we're talking about landscaping and then a building; I can't quite envision what the building is going to be. **TB:** If it wasn't clear in the staff report, the recommendation from staff was that we have that discussion tonight, that there be an organic landscape strip but, it will be determined what kind and how wide at time of design review for the building. We're not talking about the building tonight; we're only talking about placing five acres of a special use permit for self-storage in the future. **C/Laraway:** Copy. **TB:** If the commission would like to discuss the *unintelligible* that's fine; if you would like to decide that tonight, that's fine, we just want to make sure that staff went on record that there needs to be a buffer between the storage units and the existing residences. **C/Laraway:** Ok, then the only thing I guess I have a question on is the RIRO; there doesn't seem to be an endgame for that, this RIRO might not be put in place for ten years. That's up to ACHD, that's the problem I have

with the traffic and I don't see anything here that's really eliminating that; like the gentleman was talking about, the traffic on Hubbard is getting worse and there is nothing in play here other than words that say you can't do a RIRO. **C/Young:** Are you referring to all three entrances or just the one on the eastern part of Hubbard? **C/Laraway:** I really don't have a problem with the one to the east, if they are going to move it all the way to the south, that seems to be enough clearance even if they put the roundabout in down the road; that's going to give that clearance for people to maneuver in and out of that. The furthest one the north to the east, that is really close to where that roundabout is and it looks like they even come in from the west. **C/Hennis:** Also remember that what's on the current site plan right here where they are proposing that exit needs to move. **C/Laraway:** Correct, well, the one on the east. **C/Hennis:** Yes. **C/Laraway:** But then you've got the one to the south. **C/Hennis:** No, on the one leading on the Hubbard side, there are two; there's one at the existing residence and there's one over, this one has to move over to the west more to alignment. So, it will give it more space between there and the proposed traffic circle. **C/Laraway:** Ok, I see. I don't think we realize the traffic that is going to be coming in and out of this place. **C/Hennis:** No but is it going to be any worse than if this were developed as a little residential subdivision? **C/Young:** I think you look at the traffic counts for different types of commercial, I think ACHD has traffic counts at 1.5 an hour versus 25 or more for other commercial uses. On this first phase, development is the lightest traffic usage for the proposed area then as other things go in, the traffic would certainly go up; I think that is ACHD's point. **C/Laraway:** The traffic I'm talking about is also going to be pulling trailers. **C/Hennis:** Oh, you're talking for the storage units. **C/Laraway:** Yes. If we're going to have a RIRO, eventually, I think you are going to have to try to move those trucks and trailers and RV's, if they have that storage; I don't know if it's going to be compartment type storage with RV parking? We don't know yet. **C/Young:** I'd imagine that it is a combination of both based on the existing facility. **C/Gealy:** As I understand, they're talking about RIRO on Hubbard access closest to what will become a rotary, and talking about the RIRO on Linder, but they are talking about full access unless the entrance on Hubbard Road. Isn't that correct? **C/Laraway:** Full access until ACHD requires the RIRO. **TB:** ACHD recommends that the western access that's proposed, be full access period; it's more than sufficient distance away from the intersection, the only entrances that would be RIRO is the one on Linder Road and the one closest to the intersection on Hubbard. The closest of is supposed to be a temporary full until traffic warrants that it be reduced from a full to a RIRO only. Although I have not seen a site plan for the storage units, the entrance into the units would be utilizing the permanent full access on the west side; that's what the storage units propose, the five acres is not anywhere close to where the east Hubbard access is, it doesn't even come close. **C/Hennis:** I'm confused then, I thought the Hubbard western full access was where the residence is. **TB:** It's in addition. **C/Laraway:** That's the other road I was talking about. **C/Gealy:** I think we are all talking about the same thing. **TB:** The residence access will remain. **C/Hennis:** Both have these have to combine to this one then, because that is what ACHD is saying, this has to align here. The right hand one goes away and they want it moved over, that's why I'm confused. **C/Laraway:** The one in front of the residence does line up with curb across the street. **C/Young:** There are still two entrances off of Hubbard into the overall development. **C/Hennis:** Ok, that's where I'm confused. That makes more sense. I think for the most part what they are proposing here is pretty decent, that's not a huge storage unit on only five acres and if they are going to put some outdoor storage, that is going to limit the amount of buildings, the amount of people that are in there; that's relatively quiet usage, it could be a lot worse having noise, noise of operation and such. With the landscape strip, the dark-sky's; I think that mitigates a lot of the concerns we've heard from the letter as well as Zach on the public testimony. And we'll know more on the

design review once it comes about, we'll have input there prior, if they are intending only one story much like Kuna Kaves, it's a nice looking and nicely kept area. **C/Laraway:** For a development like this to have three entrances, I'm ok with; I was just worried about the RIRO and how long that is going to play in without being labeled. **C/Young:** Are you wanting to have a RIRO on that easterly most on Hubbard? **C/Laraway:** As long as that other entrance is going to be moved to the south on Linder, I think that gives it enough room to get to that intersection; usually it backs up four or five cars. **C/Young:** As far as the other pieces of the development go, I feel like, as Commissioner Gealy Said, the developments location is consistent with the Comprehensive Plan. The landscaping is appropriate for the overall commercial subdivision, it will appropriate along Hubbard and Linder and as far as landscaping on the first phase, I feel comfortable mandating a buffer on that western side tonight then seeing once the additional landscaping is done. It still has to meet city code with densities, and coverages. **C/Laraway:** The landscaping from the commercial storage units will come in later under a design review? Ok. **C/Hennis:** One thing that I'm still confused with, was it our understanding that the applicant was willing to take the curb and gutter all the way across as staff recommends? Or, were they not wanting to do that? **C/Laraway:** Are you talking about in front of the house? On Kelsan? **C/Hennis:** Yes, in front of the residence. **C/Young:** That may be a question to directly ask staff about but I agree with staff that we need to extend that across there and when we do, we're not going to run a sidewalk with straight curb across; they would still have access. **C/Hennis:** They still have to provide for the current access; ok. In the one letter that we had in the packet from the owners of the parcel to the south, were desiring a block wall between the commercial use on the south but I had heard a couple of things talking about that being commercial to the south and that they didn't need the transition with that particular block yet it's zoned Agriculture; we don't have a rezone on that right now. I'm a little confused why they were requesting the block if they were going to rezone it to commercial. **TB:** For the record, Troy Behunin. There is a difference between the zoning in place and a Comp Plan Map designation; both of these parcels, the one you are mentioning to the south and the subject parcel, both of them are zoned Agriculture. Agriculture is the current zoning but, the FLU map designates that in the event it is developed in the future, the city would like to see and what city council approved, we would like to see commercial on those two properties. We have not received any kind of request or anything from the property owner to the south of that, for any type of development; the only thing we received was the letter that was in your packet. **C/Hennis:** And so, the city code currently right now, being commercial going in and agriculture to the south, that needs to be a CMU block wall. **TB:** Potentially, there could be commercial there if it redevelops. If they never redevelop and they want to live there for the rest of their life, and their grandkids or anyone else they sell it to; if it never develops then it never becomes a commercial use. However, the subdivision regulations, that's the preliminary plat, it requires at a minimum a vinyl fence; code does not necessarily require a CMU wall. **C/Hennis:** Ok. **C/Young:** It would just be on that south boundary. **TB:** The other item you were mentioning was the transition; no transition is needed because it's a complimentary use. **C/Hennis:** Right, but I remembered hearing the applicant talking about not putting a block wall down there, just on the other side. **TB:** Just on the other side, yes, on the western side. **C/Hennis:** Ok, where it abuts the residential. **TB:** Correct. **C/Hennis:** Ok. Now, if they went and rezoned agriculture to residential though, that would have to become a block wall; it's just not in the Comp Plan. **TB:** You can condition it to be a block wall but it does not have to be; the subdivision regulation does not require a concrete masonry wall. **C/Hennis:** Ok, I'm just trying to gather all of the implications. **TB:** I believe that the CMU wall that Mr. Mason mentioned earlier; I believe that is what they would like to do and that would be an acceptable boundary fence. **C/Hennis:** Ok, maybe Applicant, if I can ask you that; what is

your south boundary intention for a fence? Maybe this will just solve it. **WM:** For the record, William Mason, Mason and Associates. What our intention was in the self-storage area, there would be a CMU wall and then the remainder, we would probably do a vinyl fence to separate between the two. The CMU wall is not something, necessarily, that is planned for that along that south boundary. **C/Hennis:** Ok. **C/Young:** So, your intent is to encapsulate phase one with the CMU for security for the storage facility and then, the south boundary of the remaining commercial parcels, a vinyl fence from the edge of phase one out to Linder? **WM:** That is correct. **C/Hennis:** Perfect, thank you. **C/Young:** Any other unanswered questions? **C/Hennis:** Our only additional conditions would be the landscape buffer to the west; to work with ACHD to align the roads? **C/Gealy:** There isn't need for an additional landscape because it's included in condition sixteen. **C/Hennis:** Ok. **C/Gealy:** It conditions fifteen feet of landscape buffer on the western boundary during the design review. **C/Hennis:** Is the curb and gutter all the way across there as well? I thought it was. **C/Gealy:** Yes, curb, gutter and sidewalk are specified as eight-foot sidewalks; that's condition six, as detailed in Kuna City Code. I saw a sketch or schematic of the property showing the property to the south and it looks like there's an existing residence there; I'm assuming they are the people who wrote the letter, and it appears to be pretty close to Linder Road. I'm wondering if there is some kind of a mitigation were there was a CMU wall and weed control. I think we could do something closer to their house but maybe not across the whole southern boundary. **C/Young:** When I was looking briefly it seemed like CMU was a requirement between the residential and the commercial but, now I am second guessing myself. **C/Gealy:** On the southern boundary there are still six or seven parcels that are not in the zone and adding commercial isn't compatible uses, except that someone is living there. **C/Young:** Do we know if that's the residence your referring.... **C/Gealy:** No, I don't know that. **C/Laraway:** Would you rather it *unintelligible* on Linder? **C/Young:** The letter that is being referred to, the address on that was 2965 N Linder Road. **TB:** For the record, Troy Behunin. If you read in the middle of the Clark letter from Vicki and James Clark, their second paragraph states, "My wife and I own Lot 2 Block 1 in the Tukila Meadows Sub. Our north boundary is the south boundary of the proposed rezone". **C/Gealy:** That's what I was talking about. **C/Young:** Ok, there is a residential property on the south boundary. **C/Gealy:** Can staff help me locate the vicinity map that shows the property itself? **C/Hennis:** Page 146 is the one I found. **C/Gealy:** Thank you. The one in the ACHD report? **C/Hennis:** Yes, that's the one that I found that shows that. **C/Gealy:** So, again, I'm wondering if we might think about a CMU wall there by the residences *unintelligible*. **C/Young:** Or may we, in your condition, we could indicate that any residential parcel abutting any of the new proposed commercial have that CMU wall then it would incorporate anything to the west or to the east. **TB:** Mr. Young, Commissioners, if you recall during the applicant's presentation, Mr. Mason indicated that the first phase will be the storage units; they have no one signed on for any of the other parcels that would be involved in a preliminary plat for the rest of the subdivision. Therefore, there is an unknown timeline of when those parcels will be developed. However, tonight you do not have the building design review for the storage units, that still has to come to you because, in the City of Kuna, all commercial development has to go through design review; so, that will come to you when it's ready. Additionally, any commercial business that is north of this house you are discussing, will also have to come through for design review at a future date, which is unknown. Right now, the rezone and this preliminary plat, are going to have just as much impact tomorrow and the next day as it does today; it's going to be completely unnoticed, but any building that does get built near that home will have a design review. Perhaps that is the only way to address any other mitigation matter. **C/Gealy:** Thank you, I agree. **C/Young:** Thank you. **C/Gealy:** I think the only additional condition is if we wanted to add

conditions for cross access but, *unintelligible*. **TB:** That is true but, if you feel that it needs an *unintelligible*. Staff makes many recommendations based on City Code throughout the staff report, some are actually included in ones that staff does find more important.

C/Hennis: So, it sounds like we don't necessarily need to condition that if it's already....

C/Young: It's already mandated.

Commissioner Dana Hennis moved to approve 19-08-ZC (Rezone) and 19-10-S (Preliminary Plat) for Monarch Landing Subdivision with conditions as outlined in the staff report. Seconded by Commissioner Cathy Gealy. Motion carried 4-0-1.

Commissioner Dana Hennis moved to approve 19-06-SUP (Special Use Permit) and 20-03-DR (Design Review) for Monarch Landing Subdivision with conditions as outlined in the staff report. Seconded by Commissioner John Laraway. Motion carried 4-0-1.

C. No. 20-01-SUP (Special Use Permit) 3040 W. Pear Apple In-Home Daycare – ACTION ITEM

Doug Hanson: Good evening Mr. Chairman, members of the Commission. For the record, Doug Hanson, Kuna Planning and Zoning staff, 751 W 4th Street, Kuna, Idaho, 83634. The applicant, Aimerine Uwineza, seeks Special Use Permit approval to operate an in-home daycare located at 3040 W Pear Apple Street, Kuna, Idaho, 83634. There will be two employees, Mrs. Uwineza and her husband; hours of operation will be from 8 AM to 5 PM, Monday through Friday. Staff finds the square footage of the proposed site meets the requirements for an in-home daycare of 6 or fewer children. Staff has determined that this application complies with Title 5 of Kuna City Code and Idaho Code. With that, I will stand for any questions you may have, thank you. **C/Gealy:** I have no questions. **C/Hennis:** No. **C/Young:** Ok, I will ask the applicant to please come forward if there is anything that you would like to add to what staff said. **Aimerine Uwineza:** Hello, my name is Aimerine Uwineza, thank you for reviewing my application for an in-home daycare. I am excited to own my own business and to bring income to my family and to provide a very important service to families in Kuna who are looking for childcare. I appreciate your time and consideration. **C/Young:** Thank you. Are there any questions for the applicant? **C/Hennis:** Thank you. **C/Gealy:** Thank you. **C/Young:** With that we will open up the public testimony at 7:43 PM. I have signed up to testify Erin McCandless, please state your name and address for the record please. **Erin McCandless:** Hi, my name is Erin McCandless, my address is 3138 S Gekler Lane in Boise. I work for IdahoSTARS and the Idaho Association for the Education of Young Children (Idaho AEYC), we provide oversight for childcare providers in the state of Idaho; we provided professional development opportunities and we oversee childcare subsidies. I am here in support of these folks and their in-home daycare and I'm happy to answer any questions you might have. **C/Young:** Any questions? **C/Hennis:** No. **C/Gealy:** I have no questions. **C/Young:** Ok, I'm not seeing anybody else listed; is there anybody not on this list that would like to testify? **Jessica Reid:** There is not. **C/Young:** With that I will close the public testimony at 7:44 PM, that brings us to our discussion. **C/Gealy:** It was nice to get a letter from the neighbors in support, thank you for that. **C/Young:** I agree. Looking at the application, it is consistent with others of the same type we've looked at in the past. Noting all the licensing that is required and the inspections and

the standard conditions from staff that are part of the staff report, it all seems pretty straight forward to me. Any other questions? **C/Gealy:** No. **C/Hennis:** I agree with you, everything seems to line up pretty well.

Commissioner Cathy Gealy moved to approve 20-01-SUP (Special Use Permit) for an in-home daycare at 3040 W Pear Apple with conditions as outlined in the staff report. Seconded by Commissioner Dana Hennis. Motion carried 4-0-1.

D. Northern Boundary Area of City Impact Expansion – ACTION ITEM

Jace Hellman: Good evening chairman and commissioners, for the record, Jace Hellman, Kuna Planning and Zoning Staff, 751 W 4th St, Kuna, ID 83634. The application before you this evening is a request from the City of Kuna for the planning and zoning commission to review the expansion of Kuna's Area of City Impact most northern boundary along Lake Hazel Road and additional areas adjacent to Highway 69 and W Aristocrat Drive as depicted in your packet. This proposal comes after several conversations with the City of Meridian regarding a mutual impact area boundary for the northern portions of the City of Kuna and southern portions of Meridian. Additionally, several parcels within the proposed boundary expansion are already within Kuna City Limits. Meridian's Future Land Use, which was approved with their newly adopted comprehensive plan on December 17, 2019 reflects this agreed upon boundary. Staff would like to note that the City has no intention force annexing any parcels within this proposed boundary. If this proposal is approved, parcels that are currently within Ada County in the proposed boundary will remain in Ada County as long as the property owner chooses to do so. This proposal is simply to incorporate parcels already within City Limits to the North that are outside the current City's Area of City Impact, and to provide an agreed upon impact area boundary with the City of Meridian. As a reminder to the Commission, Staff is seeking a recommendation to take to City Council, and with that I will stand for any questions you may have. Thank you. **C/Young:** Do you have any questions? **D/Hennis:** No, my main question would have been if the City of Meridian agreed with it and that was answered; that area has always been contentious. **C/Young:** Yes, it's nice to know we now have an agreed upon border. **C/Laraway:** The property that is on the eastern side of Meridian Road and Columbia, is that the Lineman's College? **C/Hennis:** I believe that's a part of it; you said Meridian Road and Columbia? **C/Laraway:** Yes, the north side of Columbia; one parcel is ten acres another.... **JH:** That would be correct, that is the Lineman's College there. **C/Laraway:** Ok, thank you. **C/Young:** Are there any other questions for staff at this point? **C/Hennis:** No. **C/Young:** Ok, then I'll go ahead and open up the public testimony at 7:48 PM. I do not see anyone signed up, is there anyone on Zoom? **Jessica Reid:** No there is not. **C/Young:** Seeing none, I will close the public hearing at 7:49 PM; that brings us back to our discussion. Just to reiterate, staff has indicated it is just an Area of City Impact, not an annexation, no requirement, folks are not forced into anything, this is just a boundary line where Meridian and Kuna have decided are our impact areas. **JH:** Mr. Chairman, another question we commonly get, is my address going to change to Kuna; that is all decided by the Post Office so that will not change. **C/Laraway:** Is this growth that we have all because of the topographical of the land where Meridian doesn't want to deal with that land for sewer purposes? **JH:** I would say this location is in regards to where our utilities and services are at versus theirs at this moment. **C/Hennis:** This is where three or four of the subdivisions have gone in and were hooked up to our sewer and it has helped the situation. I know that since I have been on the Commission, we've always had

that contentious line of that is our area, no it's our area, so it's nice to have it agreed upon now. **C/Young:** Are there any other questions? **C/Hennis:** No.

Commissioner Dana Hennis moved to recommend approval to City Council for the Northern Boundary Area of City Impact Expansion. Seconded by Commissioner John Laraway. Motion carried 4-0-1.

5. ADJOURNMENT: 7:52 PM

Commissioner Dana Hennis moved to adjourn. Seconded by Commissioner John Laraway. Motion carried 4-0-1.

ATTEST:

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

Lee Young, Chairman
Kuna Planning and Zoning Commission



City of Kuna

City Council
Staff Memo

P.O. Box 13
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www.Kunacity.id.gov

To: City Council

Case Numbers: 20-01-OA – Sign Ordinance Amendment

Planner: Jace Hellman, Planner II

Hearing Date: July 21, 2020
Re-Noticed For: August 18, 2020

Applicant: City of Kuna, Planning and Zoning
751 W. 4th St
Kuna, ID 83634
208.922.5274
jhellman@kunaid.gov

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- A. Course of Proceedings
- B. Project Request
- C. Agency Responses
- D. Staff Analysis
- E. Applicable Standards
- F. Council’s Proposed Order of Decision

A. Process and Noticing:

1. 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. Sign Company Comment Request December 23, 2019
- ii. Agency Comment Request March 16, 2020
- iii. Kuna Melba Newspaper July 29, 2020
- iv. Kuna Melba Newspaper August 5, 2020

B. Project Request:

Consideration from the City Council of an Ordinance for the City of Kuna, Idaho, making certain findings; and amending Subsection 2 of Section 6, Chapter 1, Title 5 Adding Definitions Associated with signage; and repealing Chapter 10 of Title 5; and amending Title 5 by the addition of a new Chapter 10; and providing a severability clause; and directing the City Clerk; and providing an effective date.

C. Agency Responses:

Request for agency comments was sent on March 16, 2020. Staff received no responses.

D. Staff Analysis:

The proposed ordinance amendment repeals the existing Chapter 10 of Title 5, and provides an entirely new Chapter 10. Within this proposed new chapter, staff has eliminated contradictory sections of code such as the measurement of sign areas and sign heights. Height and area requirements of signs have been expanded in order to provide for more flexibility in design. Staff has also reduced the permitted brightness of signs with digital components from 5,200 NIT between sunrise and sunset and 300 between sunset and sunrise to 5,000 NIT

between sunrise and sunset and 100 NIT between sunset and sunrise. A NIT is an illuminative brightness measurement equivalent to one (1) candela per square meter measured perpendicular to the rays of the source.

A new process for the approval of signs has been proposed as well. Under the proposed ordinance, signs are no longer subject to the approval of the design review committee. Rather, all signage requiring approval shall be subject to administrative determination prior to installation.

Additionally, the proposed ordinance amendment removes definitions from Chapter 10 of Title 5 and adds all definitions associated with signage to Kuna City Code 5-1-6-2: - Meaning of Terms or Words.

On December 23, 2019, staff sent the proposed ordinance draft to several sign companies who work in the community, Staff only received comment from one company. Those recommendations and corrections have been incorporated into the proposed ordinance amendment.

On June 9, 2020, the Planning and Zoning Commission voted 4-0 to recommend approval of case no. 20-01-OA (Ordinance Amendment).

E. Applicable Standards:

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

F. Council's Proposed Order of Decision:

Note: These motions are for the approval, conditional approval or denial of the Ordinance Amendment. However, if the City Council wishes to approve or deny specific parts of these requests as detailed in the report, those changes must be specified.

Based on the facts outlined in staff's report and public testimony as presented, the City Council of Kuna, Idaho, hereby (*approves/conditionally approves/denies*) Case No. 20-01-OA (*Ordinance Amendment*), a request to amend Subsection 2 of Section 6, Chapter 1, Title 5 by Adding Definitions Associated with signage; and repeal Chapter 10 of Title 5; and amend Title 5 by the addition of a new Chapter 10.

DATED this 18th day of August, 2020.



City of Kuna

City Council

Proposed Findings of Fact and Conclusions of Law

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Based upon the record contained in Case No. 20-01-OA (Ordinance Amendment) including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, including the exhibits, and the testimony during the public hearing, the Kuna City Council hereby (*approves/conditionally approves/denies*) of the Findings of Fact and Conclusions of Law, and conditions of approval for Case No. 20-01-OA, a request to amend Subsection 2 of Section 6, Chapter 1, Title 5 by Adding Definitions Associated with signage; and repeal Chapter 10 of Title 5; and amend Title 5 by the addition of a new Chapter 10.

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

Staff Finding: *In lieu of a mailed notice, two notices of the time, place of the hearing and summary of the proposal was published in the Kuna Melba News. The legal notices were published on July 29, 2020 and August 5, 2020.*

2. *In accordance with KCC 5-1A-3 applicable agencies were notified and asked to provide comment.*

Staff Finding: *Applicable agencies were notified on and asked to provide comment on March 16, 2020. Staff has received no responses.*

DATED this 18th day of August, 2020

**ORDINANCE NO. 2020-23
CITY OF KUNA
ZONING ORDINANCE AMENDMENT**

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

- **MAKING CERTAIN FINDINGS; AND**
- **AMENDING SUBSECTION 2 OF SECTION 6, CHAPTER 1, TITLE 5
ADDING DEFINITIONS ASSOCIATED WITH SIGNAGE; AND**
- **REPEALING CHAPTER 10 OF TITLE 5; AND**
- **AMENDING TITLE 5 BY THE ADDITION OF A NEW CHAPTER 10;
AND**
- **PROVIDING A SEVERABILITY CLAUSE; AND**
- **DIRECTING THE CITY CLERK; AND**
- **PROVIDING AN EFFECTIVE DATE.**

Section 1: 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 June 9, 2020, as required by Sections 67-6511 and 67-6509, Idaho Code, made findings (approved by the Commission on June 9, 2020) 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 Kuna City Council, pursuant to public notice as required by law, held a public hearing on July 21, 2020, 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 _____, 2020) and determined that the legislative proposal for amendments to the Kuna Zoning Regulations be approved; and
- 1.4 It is necessary that 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: Subsection 2 of Section 6, Article 2, 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.

SIGNS:

AUTOMATED SIGN: Any sign or part of a sign that changes physical position by any movements or rotation that gives the visual impression of such movement.

BANNER SIGN: A sign constructed of fabric or paper that is supported along the sides by staples, tape, wire, ropes, strings, or other similar materials. Governmental flags or emblems shall not be considered banner signs.

CABINET SIGN: A sign that contains all the text and/or logo symbols within a single enclosed cabinet and may or may not be illuminated.

CITY ENTRY SIGN: A permanent sign identifying the City of Kuna or a particular district. No business advertising is permitted on city entry signage.

COMMUNITY EVENTS: Events sponsored by the city, chamber of commerce, school district, a church/religious institution, or non-profits that has a city approved site within Kuna city limits.

CONSTRUCTION SIGN: A temporary sign providing information about future development or current construction on a site and the parties involved.

DIGITAL SIGN: A changeable copy sign that uses a matrix of illumination elements, such as light emitting diodes (LED), liquid crystal display (LCD), plasma display, individual light bulbs, or other digital or analog electronic media to display or project copy which can be modified by electronic processes.

DIRECTIONAL SIGN: A temporary sign used to provide directional information for businesses, new subdivisions or buildings under construction or property for sale which is to be, or is being, developed pursuant to any approved application before the city.

FEATHER FLAG SIGN: A lightweight fabric that flows easily in the wind, and is attached to an aluminum pole. The pole can either be inserted into the ground or can be connected to a solid base.

FREE-HANGING SIGNBOARD: A sign attached underneath a canopy, awning or colonnade.

FREESTANDING SIGN: A single- or multiple-faced sign, supported from the ground by one (1) or more columns, uprights or braces, and not affixed to a building. Freestanding signs may be a pole or monument sign.

GRADE: The finished elevation or level of the ground at the base of sign.

GRAND OPENING SIGN: A temporary sign indicating a new business or new management informing public.

HEIGHT OF SIGN: The vertical distance measured from the highest point of the sign and/or support structure to the finished grade of the ground and/or supporting structure.

ILLUMINATION: A sign lighted by or exposed to artificial lighting either by artificial lighting or in the sign or directed toward the sign.

MONUMENT SIGN: A freestanding sign with a solid base, including rock signs and which incorporate architectural features which complement the sign construction. Pole-type supports are not permitted for monument signs, unless enclosed within the monument sign structure.

MURAL: A painting, other than a business advertising sign, on the outside wall of a building approved by the City's arts commission.

NONCONFORMING SIGN: A sign and its supporting structure which does not conform to all or part of the provisions of this chapter at the time of adoption.

OFF-PREMISES SIGN: Signs located on a separate parcel or a separate site from the place where the product, service, activity or business is located.

ON-PREMISES SIGN: Signs located on the same parcel or a site as the place where the product, service, activity or business is located.

POLE SIGN: A sign mounted on a freestanding pole or supported by one (1) or more poles that are not enclosed as in a monument sign structure.

PORTABLE SIGN: Any sign not designated to be permanently attached to a building or anchored to the ground such as A-frame sign, yard signs and sandwich boards intended to allow for business identification and other advertising promoted by the business.

READER BOARD: A sign or portion of a sign designated as visual display board, in which a wide variety of subjects, including advertising for products or services, travel, news or event information is displayed. Reader boards contains simple block letters that are physically manipulated to change the message.

REAL ESTATE SIGN: A temporary sign that relates to the sale, rental or lease of property or buildings, or construction activities on a site.

ROOF SIGN: A sign erected on a roof or parapet of a building. Signs mounted on mansard facades, eaves and architectural projections such as canopies or marquees shall not be considered to be roof.

SIGN AREA: The actual area of the sign face/copy, not including supporting structures.

SIGN FACE: The area or display surface used for the message.

SHOPPING CENTER: A "shopping center" is a group of commercial establishments, planned, developed, owned and/or managed as a unit related in location, size and type of shops to the trade area the unit serves. Shopping centers shall provide services for a neighborhood or for the community.

TEMPORARY SIGN: A nonpermanent sign intended for use for a limited period of time, as regulated within this chapter.

WALL SIGN: A sign mounted flat against and projecting less than 14 inches from, or painted on the wall of a building or structure with the exposed face of the sign in a plane parallel to the face of said wall.

WINDOW SIGN: A sign affixed to the interior or exterior of a window or placed immediately behind a window pane and may be viewed from the exterior of the building. This excludes merchandise in a window display.

YARD SIGN: A temporary sign made typically of plastic, fold-over cardboard or poster type material which are attached to the ground with wire or wooden stakes.

Section 3: Chapter 10 of Title 5 Kuna City Code be and the same is hereby repealed.

Section 4: Title 5 Kuna City Code be and the same is hereby amended by the addition thereto of a new Chapter 10 to read as follows:

5-10-1: INTENT:

The purpose of this chapter is to promote and protect the public health, welfare and safety by regulating existing and proposed signage. It is intended to protect property values, create an attractive community, while encouraging creative, readable, uncluttered and well-maintained signage. It is further intended to reduce sign or advertising distraction and obstructions that may contribute to traffic accidents, reduce hazards that may be caused by signage.

5-10-2: APPLICABILITY:

A. *All signs:* Signs shall not be erected or maintained in any district as established by the zoning ordinance except those signs specifically set forth in this chapter. No sign shall be placed within a vision triangle (KCC 5-3-1:E.5), nor shall any sign be placed a minimum of five (5) feet from any public right-of-way and all site property lines, unless otherwise noted in this chapter.

- B. *Historical Signage*: Existing signs pertaining to any business within the design review overlay district which business is found by the planning and zoning director to be of local historical significance are exempt from the provisions of this chapter.
- C. *Undefined or unclassified signs*: To determine applicable regulations for any sign not specifically defined herein, the planning and zoning director shall use a definition or classification within this title which most closely defines or classifies any such sign.
- D. *Materials and appearance*: Sign materials and appearance shall be complementary to the building's architecture colors.
- E. *Change of face/copy*: A permit shall not be required for a change of face and/or copy on any sign, repainting, cleaning or other normal maintenance or repair of a sign or sign structure for which a permit has previously been issued in accordance with this code, provided that the cabinet and/or structure is not altered.
- F. When any part of this chapter conflicts with another provision of federal, state or local law, the provision that establishes the stricter standard shall control.
- G. All signs shall be subject to approval by the planning and zoning director, unless otherwise noted within this chapter.

5-10-3: PROCESS:

Application required: For projects requiring administrative approval, the applicant shall submit a sign application. It shall be unlawful for any person to erect, construct, enlarge, move or convert any sign in the city, or cause the same to be done, without the approval of a sign application.

- A. The application and fees, shall be submitted to the planning and zoning director on forms provided by the planning department.
- B. The planning and zoning director shall apply standards listed in this chapter to review the sign permit request.
- C. The City Engineer shall review the proposed location of the sign to ensure the sign does not impede any easements.

5-10-5: REQUIREMENTS FOR SPECIFIC SIGN TYPES:

The regulations contained in this section shall apply to all signs used within any district:

A. Digital Signs:

- 1. Digital signs may be permitted as part of a monument sign and shall be prohibited in all other types of signs if the city determines the sign does not comply with the following:

- a. The lighting shall be harmonious with and in accordance with the general objectives, or with any specific objective of chapter 4 of this title;
 - b. The lighting shall be installed, operated and maintained to be harmonious and appropriate in appearance with the existing and intended character of the general vicinity and shall not change the essential character of the area; and
 - c. The lighting shall not be intrusive to existing or future neighboring uses.
2. All digital signs that utilize light to create change may change frame content through dissolve, fade or scroll features only. No sign shall be operated in a manner which the sign, sign structure, design or pictorial segment of the sign shows full animation, glowing, flashing, rotating content, or otherwise create an illusion of movement, except for single color text only message displays scrolling or traveling across the sign area.
 3. The signs shall only change frame content not more than every eight (8) seconds. The change of content must change immediately within a period of less than one (1) second.
 4. Based on brightness measured in NIT (an illuminative brightness measurement equivalent to one (1) candela per square meter measured perpendicular to the rays of the source); digital signs that utilize light to change frames shall contain an auto dimmer allowing for no more than five thousand (5,000) NIT illumination between sunrise and sunset and up to one-hundred (100) NIT illumination between sunset and sunrise.
 5. The digital sign portion of any sign should be constructed in a manner in which it is subordinate to the overall design of the sign. The digital sign portion of any sign shall not exceed twenty-five (25) percent of the face of any sign.
 6. Where more than one (1) sign is allowed, only one (1) sign may contain a digital sign.
 7. The addition of a digital sign to any nonconforming sign is prohibited.

B. Free-Hanging Signs:

1. Free-hanging signs shall not exceed eight (8) square feet, nor shall any such sign extend beyond the porch or canopy to which it is attached.
2. A minimum distance of seven (7) feet six (6) inches shall be required between a walkway or required front yard and the lowest part of any free-hanging sign.

C. Monument Signs:

1. Single-tenant buildings which are not within the central business district (CBD district), the monument signs shall not exceed eight (8) feet in height and the sign area shall not exceed seventy (70) square feet per side.

2. Single-tenant buildings which are within the CBD district, the monument signs shall not exceed five (5) feet in height with a maximum sign area of forty (40) square feet.
3. Multi-tenant buildings which are not within the CBD district or within a "shopping center", the monument signs shall not exceed twenty (20) feet at the highest point and the sign area shall not exceed one hundred fifty (150) square feet per side.
4. Multi-tenant buildings which are within the CBD district, the monument signs shall not exceed seven (7) feet in height with a maximum sign area of sixty (60) square feet. There shall only be one (1) freestanding monument sign for each building regardless of the number of businesses located in that building.
5. A "Shopping Center" located on a site less than twenty (20) acres shall be allowed one monument sign per abutting street. "Shopping centers" located on a site twenty (20) acres or greater shall be allowed two (2) signs per classified roadway.
 - a. "Shopping center" signs adjacent to a roadway not designated as a state highway shall not exceed twenty (20) feet in height and one hundred fifty (150) square feet per side.
 - b. "Shopping center" signs adjacent to roadways designated as a state highway shall not exceed thirty (30) feet in height and two hundred (200) square feet per side.
 - c. If the "shopping center" has a single address, the address shall be located on the monument sign and shall be a size that is readable from the street.
 - d. Any single-tenant building within a shopping center shall be permitted one (1) monument sign. The height of any such sign shall not Exceed eight (8) feet in height. The sign area shall not exceed seventy (70) square feet per side.
6. Residential subdivisions may be permitted one (1) monument sign on each side of any entry road into a subdivision, or within the landscape median if approved by ACHD and the planning and zoning director.
 - a. Subdivision monument signs shall not exceed seven (7) feet in height and the sign area shall not exceed sixty (60) square feet per side.
 - b. Subdivision monument signs shall comply with clear vision sight triangle standards under KCC 5-3-1: E.
 - c. No residential subdivision monument sign shall contain electronic message centers (EMCs).
7. The minimum distance between monument signs on a single parcel, shall be one hundred (100) feet.
8. No monument sign shall be any closer than fifty (50) feet from a monument sign, or other freestanding sign, on an adjacent property.

9. Monument signs are permitted to be double-faced.

D. Pole Signs.

1. *Pole sign (on-premises and less than thirty (30) feet in height):* A freestanding sign (on-premises and up to thirty (30) feet in height) with a maximum sign area of one hundred (100) square feet may be installed to serve a group of business establishments, provided it is placed no closer than ten (10) feet to any street right-of-way or adjoining lot line. There shall be only one (1) freestanding sign for each site, regardless of the number of businesses located in that building or on location.
2. *Pole signs (on-premises and more than thirty (30) feet in height):* A freestanding sign (on-premises and over thirty (30) feet in height) with a maximum sign area of one hundred (100) square feet may be installed to serve a group of business establishments, provided it is placed no closer than ten (10) feet to any street right-of-way or adjoining lot line through acquisition of a special use permit. There shall be only one (1) freestanding sign for each site, regardless of the number of businesses located in that building or location, unless it is a corner lot in which case you may have one (1) freestanding sign per street

E. Billboard Signs:

Billboard signage: Billboards are limited to the A, M-1 and M-2 zoning districts and permitted there by way of a special use permit.

1. The city considers any sign with more than two hundred (200) square feet of surface area a billboard sign, no billboard sign shall exceed six-hundred (600) total square feet.
2. Billboard signs shall conform to the zoning district's yard and height regulation.
3. Billboard signs within the highway overlay district are not allowed regardless of the zoning district.
4. A nonconforming billboard sign may change the face of the signage only. Any other alterations or upgrades requires the billboard signage to be brought into compliance with current signage standards.

F. Portable Advertising Signs (on-premises):

1. Commercial portable advertising signs (on-premises):
 - a. One (1) portable advertising sign (on-premises) shall be permitted per business. Except that, if the business abuts more than one (1) street it shall be permitted one (1) portable advertising sign (on-premises) per street that it abuts as long as the signs are a minimum of seventy-five (75) feet apart.

- b. Portable advertising sign (on-premises), except for feather flag signs, shall be a maximum of sixteen (16) square feet along roadways with three (3) or less travel lanes and twenty-four (24) square feet along roadways with more than three (3) travel lanes.
 - c. Portable advertising sign (on-premises), shall only be permitted on the parcel where the business is located, or on the adjacent sidewalk (as described below in subsection d), and shall not be permitted on any other parcel except that any multi-tenant site shall have the sign on the site and not on any other site.
 - d. Portable advertising sign (on-premises), on a public sidewalk abutting the business's parcel may be permitted if a minimum of five (5) feet of unobstructed walkway, or ADA required minimum width/aisle, remains for pedestrians. The sign shall be located so as to not interfere with the flow of pedestrians.
 - e. If a feather flag sign is used as a portable advertising sign (on-premises), the maximum height shall be twelve (12) feet and maximum width shall be four (4) feet.
 - f. Vendors and temporary merchants shall comply with all portable advertising sign (on-premises) requirements. However, any such sign shall be allowed only for the length of time that the vendor or temporary merchant is in operation.
 - g. The display of all portable advertising signs (on-premises) shall be limited to the hours of operation associated with the advertising business; all signs shall be displayed and removed daily.
2. Residential subdivision portable advertising signs (*on-premises*):
- a. Signage installed along a residential subdivision's street frontage for advertising purposes shall be limited to the installation of four (4) in ground signs.
 - b. Signs shall not exceed twelve (12) square feet in area and ten (10) feet in height.
 - c. Signs shall only advertise the names of owners, trade names, products sold and/or the business or activity conducted on the premises where such sign is located.
 - d. If a feather flag sign is used as a portable advertising sign (on-premises) the maximum height shall be twelve (12) feet and maximum width shall be four (4) feet.
 - e. Signs shall be removed when ninety-five (95) percent of the subdivision's lots have been sold.
3. The sign, copy and materials shall be maintained and kept in good condition and repair to guard against decay, fading, unsafe and poorly maintained signs.

G. Directional Signs (off-premises):

1. Commercial Directional Signs (off-premises):
 - a. Shall only be permitted for businesses which are not located on any street designated as an arterial street on the Street Circulation Map in the Kuna Comprehensive Plan.
 - b. Portable directional signs (off-premises) are allowed only when a change in direction is required to lead customers to the business site.
 - c. Portable directional signs (off-premises) shall be a maximum of two and one-half (2½) feet in height and four (4) square feet along roadways with three (3) or less travel lanes and three (3) feet in height and six (6) square feet along roadways with more than three (3) travel lanes.
 - d. Portable directional signs (off-premises) on a public sidewalk may be permitted if ADA required minimum width/aisle, remains for pedestrians of unobstructed walkway. The sign shall be located to not interfere with the flow of pedestrians.
2. Residential Subdivision Directional Sign (off-premises):
 - a. Shall not exceed twelve (12) square feet in area.
 - b. Shall advertise only the names of the owners, trade names, products sold and/or the business or activity conducted within the subdivision.
 - c. Residential Subdivision Directional signs (off-premises) shall be removed when ninety-five (95) percent of the subdivision's lots have been sold.
3. The sign, copy and materials shall be maintained and kept in good condition and repair to guard against decay, fading, unsafe and/or poorly maintained signs.
4. No portable directional sign (off-premises) shall have any exclusive right to any location within a public right-of-way, nor shall any sign be permitted to be placed within any congested area where the signage might impede or inconvenience the public, nor shall any sign be placed within a vision triangle (KCC 5-3-1:E.5). For the purpose of this paragraph, the judgment of the planning department, or ACHD official, or ITD official, exercised in good faith, shall be deemed conclusive as to whether the area is congested or the public is impeded or inconvenienced.
5. Portable directional signs (off-premises) shall not be illuminated or animated.
6. All portable directional signs (off-premises) placed on property not of applicant's ownership shall have property owner's written permission.

H. Signs on City-Owned Property:

No person shall erect a sign upon any property owned or controlled by the city without first having procured prior written permission from the planning and zoning director.

I. Sign Illumination:

1. The city must find that any illuminated sign permitted under the specific regulations within this article is designed such that brightness levels are controlled to assure a soft, subtle effective light in accordance with other city regulations intended to create and maintain the Kuna architecture theme, while encouraging energy efficient lighting.
2. Floodlighting is permitted only through the use of incandescent and high-pressure sodium light sources. Floodlights are required to face downward and be fully shielded.
3. Exposed neon is permitted when used to create the sign letter(s) or as an architectural element as part of the sign design. A clear covering may be permitted for protection of the neon element.
4. Halo illumination is permitted.
5. Metal halide is not permitted as a light source for signage.
6. Internal illumination is permitted.

J. Wall Signs:

1. For wall signs within commercial and industrial districts, the total area shall not exceed ten percent (10%) of the area of the building face to which it is attached. The total square footage of allowed wall signage may be split into multiple signs; however, no business shall have more than three signs per side of the building.
2. Projection of parallel signage shall not exceed a maximum of twelve (12) inches from the face of the building.
3. Projection of perpendicular signage shall not exceed a maximum of two (2) feet measured from the face of the main building and minimum distance of seven (7) feet six (6) inches shall be required between public rights-of-way or required front yard and the bottom of sign.
4. No wall sign shall extend above a structure's roof line.

K. Permitted Temporary Signs: Written city approval shall not be required for the temporary signs as described and regulated within this subsection unless otherwise noted. Additionally, signs listed under "prohibited signs" of this chapter are also prohibited as temporary signs.

1. *Banner signs:* Banner signs used for limited timeframe promotions of special events, grand openings, or sales of products or services. Said banner signs shall be securely attached to a building, structure or similar permanent fixture and shall not be permitted to be displayed for more than thirty (30) consecutive calendar days with a minimum of sixty (60) consecutive days between placements. Banner signs may be placed on temporary posts inserted into the ground, but posts must be placed in a fashion and location approved by city staff. No banner sign shall exceed thirty-two (32) square feet. If a banner sign is desired beyond thirty (30) days a sign application shall be submitted to the planning and zoning director for administrative determination.
2. *Construction signs:* Shall be placed on the construction site only between the time that a development application has been filed with the city and final issuance of certificate of occupancy. Contractors' signs may include banks, realtors, subcontractors, etc., and shall not exceed sixteen (16) square feet, except that thirty-two (32) square feet may be permitted along state highways, unless legally required by governmental contract to be larger, and seven (7) feet shall be the maximum height.
3. *Event signs:* Community events signs shall be permitted for a maximum of thirty (30) days in any calendar year. No requirement within this article shall apply to temporary community event signs; except however, no temporary community event sign shall block ADA accessible sidewalk requirements or violate the sight visibility triangle of any intersection as determined by ACHD or planning and zoning director. (See chapter 3 of this title, subsection 1.E (5) for clear sight triangle standards.)
4. *Government signs:* Government or other legally required posters, notices or signs.
5. *Grand Opening signs:* All signs, except for prohibited signs as regulated in this chapter, are allowed for a grand opening of a new business or enterprise or for a grand opening for a business or enterprise under new management for a maximum period of sixty (60) calendar days.
6. *Holiday signs:* Temporary signs commemorating and/or recognizing a holiday as defined herein, shall be allowed during the time the holiday is typically recognized. Holiday signs shall not advertise a business, product or service. No requirement within this article shall apply to temporary holiday signs; except however, no temporary holiday sign shall block ADA accessible sidewalk requirements or violate the sight visibility triangle of any intersection as determined by ACHD or planning and zoning director (See chapter 3 of this title, subsection 1.E.(5) for clear sight triangle standards.)
7. *Political signs:* Political signs, freestanding or wall sign providing information relating to a local, state or national election, shall not be posted in any place or in any manner that is destructive to public property upon posting or removal. No political sign shall be posted in public rights-of-way, on public property, nor shall any such sign be posted on a utility or regulatory pole. No political sign shall be posted more than sixty (60) days before an election. All candidates for public office, their campaign committees, or other persons

responsible for the posting a sign or campaign material shall remove such material within two (2) weeks following election day.

8. *Real Estate signs (on and off-premises)*: On and off-premises signs used for real estate open houses. Said signs shall not exceed six (6) square feet, shall only be used during the open house, and shall be removed immediately after the open house.
 9. *Subdivision Advertising signs*: Signage installed along a residential subdivision’s street frontage for advertising purposes shall be limited to the installation of eight (8) in ground signs that do not exceed twelve (12) square feet in area or ten (10) feet in height. The signs shall advertise only the names of the owners, trade names, products sold and/or the business or activity conducted on the premises where such sign is located. The signs shall be maintained in good condition and removed when ninety-five (95) percent of the subdivision's lots have been sold.
 10. *Temporary wall sign (in lieu of permanent wall sign)*: A business identification banner, or similar sign, is allowed on a temporary basis, not to exceed one hundred twenty (120) days, during approval and construction of any wall sign for a new business. Said sign shall not be larger than the wall sign that would be permitted per this title, shall only be located on the face of the building where the wall sign would be permitted per this title, and shall be removed when the permanent sign is installed. Subject to approval by an administrative determination by the planning and zoning director.
 11. *Temporary sign (in lieu of permanent monument sign)*: A business identification A-frame, sandwich board or similar sign, is allowed on a temporary basis, not to exceed one hundred twenty (120) days, during approval and construction of any monument sign for a new business. Said sign shall not be larger than the monument sign that would be permitted per this title and shall be removed immediately when the permanent sign is installed. Subject to approval by an administrative determination by the planning and zoning director.
- L. **Exempt Signs**: The provisions and requirements of this chapter shall not apply to the following signs, except that no sign shall block ADA accessible sidewalk requirements or the sight vision area of an intersection as determined in chapter 3 of this title. Signs contained in this section are not subject to approval by the planning and zoning director:
1. *Address numbers*: Numbers and letters for address identification.
 2. *City entry signs*: Signage identifying City of Kuna or a particular district. Permanent city entry sign shall require a building permit and electrical permit.
 3. *Directional signs*: Shall not exceed six (6) square feet in area.
 4. *Drive thru menu board signs*: A wall or freestanding sign that lists the foods or other products available at drive through facilities.

5. *Door signs*: Door signs identifying the business, business hours, emergency phone numbers, shall be permitted up to a maximum of two (2) square feet.
6. *Emergency service signs*: Signs for emergency services such as police services, emergency rooms, fire departments, hospitals, etc.
7. *Flag signs*: The flag of the government or noncommercial institution.
8. *Flag sign (commercial)*: The flag of a commercial institution, except that no more than one (1) flag is permitted per business, the flag shall not exceed twenty (20) square feet in surface area, shall be left loose to fly in the breeze and shall be a maximum of fifteen (15) feet in height.
9. *Fuel island canopy signs*: Signs affixed to, mounted on or painted on a fuel island canopy.
10. *Interior signs*: Signs located in the interior of any building or within an enclosed lobby or court of any building or group of buildings, which signs are designed and located to be viewed exclusively by patrons such use or uses.
11. *Memorial signs*: Memorial signs or tablets, names or buildings and dates of erection of a building or structure.
12. *Name plate signs (professional)*: Professional nameplates not to exceed four (4) square feet in area.
13. *Neon window signs*: A sign containing glass tube lighting in which a gas and phosphorus are used in combination to create a colored light. Neon Signs shall be no larger than four (4) square feet. No more than two (2) neon window signs per street frontage shall be allowed.
14. *Person signs*: Signs worn or held by a person while walking the public ways of the city.
15. *Public convenience signs*: Signs not exceeding six (6) square feet in area, erected for the convenience of the public, such as signs identifying restrooms, public telephones, pathways and similar features or facilities.
16. *Seasonal decorations*: Reasonable seasonal decorations within the appropriate holiday season. Displays shall be removed at the end of the public holiday season within 10 calendar days.
17. *Traffic or other municipal signs (signs required by law)*: Temporary or permanent traffic signals, railroad crossings signs, legal notices, and temporary emergency or non-advertising signs.
18. *Utility company signs*: Signs of public utility companies indicating danger or which show the location of utility facilities.

19. *Warning signs:* Nonilluminated or externally illuminated, "no trespassing", "no parking", "no dumping" and other warning signs located on the lot to which the sign is appurtenant and not exceeding six (6) square feet.
 20. *Window signs:* Window signs are exempt as long as the total window covered does not exceed thirty (30) percent of the total window area of all windows facing public streets.
- M. Prohibited signs: The following signs and attention attracting devices shall be prohibited within the city, except as may otherwise be specifically stated within this subsection. These signs and other attention attracting devices are subject to removal by the city at the owner's or user's sole expense:
1. Any sign which blocks the Americans with Disabilities Act (ADA) minimum width required for handicap accessibility on a public sidewalk.
 2. Bubble machines except for grand openings and community events.
 3. Chasing lights, except as may be approved by the city as an integral part of a building or structure, and except for grand openings, community events and seasonal events.
 4. Polyurethane and polyvinyl chloride (PVC) style inflatable balloons and blimps, larger than twenty-four (24) inches in diameter, except for grand openings and community events.
 5. Reader board signs in excess of twenty (20) square feet.
 6. Roof signs.
 7. Searchlights, beacons, strobe lights, scintillating lights, and similar lights except for grand openings and community events.
 8. Signs which imitate or resemble an official traffic sign or signals.
 9. Signs which by reason of their size, location, movement, content, coloring or illumination that may be confused with or construed as a traffic control sign, the light of an emergency vehicle, radio equipment vehicle, or signs which obstruct the visibility of any traffic or street sign.
 10. Signs and posters that are tacked, pasted, taped or otherwise affixed in a similar manner upon walls of buildings, trees, poles, posts, fences, hydrants, bridges or other like structures.
 11. No sign shall be installed, erected or attached to a fire escape or door or window giving access to a fire escape.
 12. Signs in violation of this title.

13. Signs in violation of local, state, or federal law over which the city exercises jurisdiction.

14. Any sign whose permit or approval has expired.

N. Art Installations: All art installations including but not limited to sculptures, fountains, mosaics and murals shall be exempt from the provisions and requirements of this chapter provided that art does not incorporate advertising or identification.

1. No art installation shall block ADA accessible sidewalk requirements or the sight vision area of an intersection as determined in chapter 3 of this title.

2. Art installations are subject to approval by the City of Kuna Art Commission.

5-10-5: MEASUREMENT OF SIGNAGE:

A. The sign area shall be measured as follows:

1. The sign area shall be computed as the actual area of a sign face/copy (calculated as height multiplied by width, or 3.14 multiplied by radius squared, etc.)

2. In the case of individually applied lettering on walls, the area shall be computed by drawing straight lines to enclose the extremities of the letters or numbers.

3. Support structures of the sign shall not be included in calculating the sign area, but shall be included in the measurement of the height of the sign.

B. The height of all signs shall be measured from the top edge of the sign and/or support structure to the finished grade of the ground below the sign and/or supporting structure.

1. Signs located on a mound, berm, or other raised area for the sole purpose of increasing the height of the sign, the height of the mound, berm or other raised area shall be included in the height of the sign.

2. Upon planning and zoning director's administrative determination approval, architectural elements used above any sign area may be excluded from the maximum height measurement if it is determined that said architectural elements add to the character of the sign and do not create an overbearing appearance in relation to the sign, building and area.

5-10-6: SIGN APPROVAL PROCEDURE:

A. *Approval:* The planning and zoning director shall make an administrative determination and provide the applicant a written letter stating the reasons for the decision reached and if any, conditions of approval.

- B. *Maintenance*: It shall be the responsibility of the property owner to continually maintain any and all signs on his/her property. The sign, copy and materials shall be maintained and kept in good condition to guard against fading, decay, unsafe and poorly maintained signs. Should any sign be or become unsafe or be in danger of falling, the owner thereof or the person maintaining the sign shall proceed at once to put such sign in a safe and secure condition or remove the sign.

Maintenance shall be such that the signage continues to conform to any conditions imposed by this section, the sign permit or any applicable special use permits. Nothing in this Code shall relieve the owner or user of any sign or owner of property on which a sign is located from maintaining the sign in a safe condition and state of good repair.

- C. *Inspections*: The planning and zoning director, or the director's designee may inspect, at any time deemed necessary, any sign regulated by this chapter to ensure that such sign conforms to this chapter and all other ordinances of the city.
1. All signs requiring a footing shall obtain a building permit and inspection(s) prior to the pouring of any concrete or covering of any footing. All requests for building permits and inspections shall be made directly to the building department.
 2. All signs containing electrical connections shall be required to obtain an electrical permit and inspection(s). All requests for electrical permits and inspections shall be made directly to the building department.

It is the responsibility of the sign contractor and/or sign applicant to ensure that full compliance is met with all requirements. Failure to comply may result in the removal, replacement and/or alteration of the noncompliant signs at the sole expense of the contractor and/or sign permit applicant.

5-10-7: APPEAL:

Any person aggrieved by the decision of the planning and zoning director may appeal the decision of the director within twenty (20) days after the written decision has been rendered by filing with the director a notice of appeal specifying the grounds upon which the appeal is being taken. The director shall transmit to the planning and zoning commission all papers constituting a record upon which the action appealed from was taken. The planning and zoning commission, after notice to the applicant, shall consider the appeal in a regularly scheduled public meeting. An appeal fee shall be required for an appeal. The planning and zoning commission's decision is final.

5-10-8: NONCONFORMING SIGNS:

- A. A "Nonconforming Sign" is a sign and its supporting structure which does not conform to all or part of the provisions of the chapter, and;
1. Was in existence and lawfully erected prior to the effective date of this chapter; and

2. Was in existence and lawfully located and used in accordance with the provisions of the prior ordinance applicable thereto, or which was considered legally nonconforming thereunder, and has since been in continuous or regular use; or
 3. Was in existence, located, and used on the premises at the time it was annexed into the city limits or included in the City's area of impact and has been in regular and continuous use.
- B. Any nonconforming sign and its supporting structure, which is destroyed, damaged, dilapidated or deteriorated, may be replaced or repaired providing:
1. The new sign does not have a nonconforming feature that the original did not have; and
 2. The new sign does not exceed the size of the original sign; and
 3. A nonconforming sign is not expanded or changed; and
 4. A sign permit for the replacement or repair is issued within six (6) months of the date of the damage. The planning and zoning director may approve requests for extensions within the original six (6) months.
- C. No sign or supporting structure which is lawfully reproduced, repaired, or renovated as a nonconforming sign shall be increased in area or height.
- D. Changing of a nonconforming sign's face/copy is permitted in all cases.
- E. Relocation: Notwithstanding any other provision of this chapter, any legally existing nonconforming sign may be relocated on the same lot or tract of land, if the sign is required to be removed from its present location due to no fault of the owner. Such relocation of the sign shall be placed, inasmuch as possible, to the original location of the sign.

5-10-9: VARIANCE:

If an owner or applicant desires to obtain a variance from the provisions in this subsection, it shall not be treated as 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 variances from this subsection shall be as follows:

- A. The owner or applicant shall file an application for a sign variance with the planning and zoning director or assignee, which application shall be provided by the City.
- B. Upon receipt of the sign variance application, the assignee shall review each application on a case-by-case basis to determine if the application is appropriate.
- C. Upon hearing the request for the sign variance, the director shall either approve, deny, or approve with conditions, the application for sign variance. 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.

D. Appeal: Any aggrieved party may appeal the decision of the 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.

5-10-10: VIOLATIONS:

Any sign installed, erected, constructed or maintained in violation of any of the terms of this chapter shall be subject to penalties set forth in KCC 1-4-1. Nothing herein contained shall prevent the council or any other public official from taking such lawful actions as is necessary to restrain or prevent any violation of this chapter.

Section 5: Severability Provision

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 6: Directing the City Clerk

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 7: 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 50-901 A, Idaho Code, may be published.

ADOPTED this ____ day of _____, 2020.

CITY OF KUNA

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

**ORDINANCE NO. 2020-23
CITY OF KUNA
ZONING ORDINANCE AMENDMENT**

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

- **MAKING CERTAIN FINDINGS; AND**
- **AMENDING SUBSECTION 2 OF SECTION 6, CHAPTER 1, TITLE 5 ADDING DEFINITIONS ASSOCIATED WITH SIGNAGE; AND**
- **REPEALING CHAPTER 10 OF TITLE 5; AND**
- **AMENDING TITLE 5 BY THE ADDITION OF A NEW CHAPTER 10; AND**
- **PROVIDING A SEVERABILITY CLAUSE; AND**
- **DIRECTING THE CITY CLERK; AND**
- **PROVIDING AN EFFECTIVE DATE.**

Section 1: 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 June 9, 2020, as required by Sections 67-6511 and 67-6509, Idaho Code, made findings (approved by the Commission on June 9, 2020) 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 Kuna City Council, pursuant to public notice as required by law, held a public hearing on July 21, 2020, 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 _____, 2020) and determined that the legislative proposal for amendments to the Kuna Zoning Regulations be approved; and
- 1.4 It is necessary that 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: Subsection 2 of Section 6, Article 2, 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.

SIGNS:

AUTOMATED SIGN: Any sign or part of a sign that changes physical position by any movements or rotation that gives the visual impression of such movement.

BANNER SIGN: A sign constructed of fabric or paper that is supported along the sides by staples, tape, wire, ropes, strings, or other similar materials. Governmental flags or emblems shall not be considered banner signs.

CABINET SIGN: A sign that contains all the text and/or logo symbols within a single enclosed cabinet and may or may not be illuminated.

CITY ENTRY SIGN: A permanent sign identifying the City of Kuna or a particular district. No business advertising is permitted on city entry signage.

COMMUNITY EVENTS: Events sponsored by the city, chamber of commerce, school district, a church/religious institution, or non-profits that has a city approved site within Kuna city limits.

CONSTRUCTION SIGN: A temporary sign providing information about future development or current construction on a site and the parties involved.

DIGITAL SIGN: A changeable copy sign that uses a matrix of illumination elements, such as light emitting diodes (LED), liquid crystal display (LCD), plasma display, individual light bulbs, or other digital or analog electronic media to display or project copy which can be modified by electronic processes.

DIRECTIONAL SIGN: A temporary sign used to provide directional information for businesses, new subdivisions or buildings under construction or property for sale which is to be, or is being, developed pursuant to any approved application before the city.

FEATHER FLAG SIGN: A lightweight fabric that flows easily in the wind, and is attached to an aluminum pole. The pole can either be inserted into the ground or can be connected to a solid base.

FREE-HANGING SIGNBOARD: A sign attached underneath a canopy, awning or colonnade.

FREESTANDING SIGN: A single- or multiple-faced sign, supported from the ground by one (1) or more columns, uprights or braces, and not affixed to a building. Freestanding signs may be a pole or monument sign.

GRADE: The finished elevation or level of the ground at the base of sign.

GRAND OPENING SIGN: A temporary sign indicating a new business or new management informing public.

HEIGHT OF SIGN: The vertical distance measured from the highest point of the sign and/or support structure to the finished grade of the ground and/or supporting structure.

ILLUMINATION: A sign lighted by or exposed to artificial lighting either by artificial lighting or in the sign or directed toward the sign.

MONUMENT SIGN: A freestanding sign with a solid base, including rock signs and which incorporate architectural features which complement the sign construction. Pole-type supports are not permitted for monument signs, unless enclosed within the monument sign structure.

MURAL: A painting, other than a business advertising sign, on the outside wall of a building approved by the City's arts commission.

NONCONFORMING SIGN: A sign and its supporting structure which does not conform to all or part of the provisions of this chapter at the time of adoption.

OFF-PREMISES SIGN: Signs located on a separate parcel or a separate site from the place where the product, service, activity or business is located.

ON-PREMISES SIGN: Signs located on the same parcel or a site as the place where the product, service, activity or business is located.

POLE SIGN: A sign mounted on a freestanding pole or supported by one (1) or more poles that are not enclosed as in a monument sign structure.

PORTABLE SIGN: Any sign not designated to be permanently attached to a building or anchored to the ground such as A-frame sign, yard signs and sandwich boards intended to allow for business identification and other advertising promoted by the business.

READER BOARD: A sign or portion of a sign designated as visual display board, in which a wide variety of subjects, including advertising for products or services, travel, news or event information is displayed. Reader boards contains simple block letters that are physically manipulated to change the message.

REAL ESTATE SIGN: A temporary sign that relates to the sale, rental or lease of property or buildings, or construction activities on a site.

ROOF SIGN: A sign erected on a roof or parapet of a building. Signs mounted on mansard facades, eaves and architectural projections such as canopies or marquees shall not be considered to be roof.

SIGN AREA: The actual area of the sign face/copy, not including supporting structures.

SIGN FACE: The area or display surface used for the message.

SHOPPING CENTER: A "shopping center" is a group of commercial establishments, planned, developed, owned and/or managed as a unit related in location, size and type of shops to the trade area the unit serves. Shopping centers shall provide services for a neighborhood or for the community.

TEMPORARY SIGN: A nonpermanent sign intended for use for a limited period of time, as regulated within this chapter.

WALL SIGN: A sign mounted flat against and projecting less than 14 inches from, or painted on the wall of a building or structure with the exposed face of the sign in a plane parallel to the face of said wall.

WINDOW SIGN: A sign affixed to the interior or exterior of a window or placed immediately behind a window pane and may be viewed from the exterior of the building. This excludes merchandise in a window display.

YARD SIGN: A temporary sign made typically of plastic, fold-over cardboard or poster type material which are attached to the ground with wire or wooden stakes.

Section 3: Chapter 10 of Title 5 Kuna City Code be and the same is hereby repealed.

Section 4: Title 5 Kuna City Code be and the same is hereby amended by the addition thereto of a new Chapter 10 to read as follows:

5-10-1: INTENT:

The purpose of this chapter is to promote and protect the public health, welfare and safety by regulating existing and proposed signage. It is intended to protect property values, create an attractive community, while encouraging creative, readable, uncluttered and well-maintained signage. It is further intended to reduce sign or advertising distraction and obstructions that may contribute to traffic accidents, reduce hazards that may be caused by signage.

5-10-2: APPLICABILITY:

- A. All signs: Signs shall not be erected or maintained in any district as established by the zoning ordinance except those signs specifically set forth in this chapter. No sign shall be placed within a vision triangle (KCC 5-3-1:E.5), nor shall any sign be placed a minimum of five (5) feet from any public right-of-way and all site property lines, unless otherwise noted in this chapter.
- B. Historical Signage: Existing signs pertaining to any business within the design review overlay district which business is found by the planning and zoning director to be of local historical significance are exempt from the provisions of this chapter.

- C. Undefined or unclassified signs: To determine applicable regulations for any sign not specifically defined herein, the planning and zoning director shall use a definition or classification within this title which most closely defines or classifies any such sign.
- D. Materials and appearance: Sign materials and appearance shall be complementary to the building's architecture colors.
- E. Change of face/copy: A permit shall not be required for a change of face and/or copy on any sign, repainting, cleaning or other normal maintenance or repair of a sign or sign structure for which a permit has previously been issued in accordance with this code, provided that the cabinet and/or structure is not altered.
- F. When any part of this chapter conflicts with another provision of federal, state or local law, the provision that establishes the stricter standard shall control.
- G. All signs shall be subject to approval by the planning and zoning director, unless otherwise noted within this chapter.

5-10-3: PROCESS:

Application required: For projects requiring administrative approval, the applicant shall submit a sign application. It shall be unlawful for any person to erect, construct, enlarge, move or convert any sign in the city, or cause the same to be done, without the approval of a sign application.

- A. The application and fees, shall be submitted to the planning and zoning director on forms provided by the planning department.
- B. The planning and zoning director shall apply standards listed in this chapter to review the sign permit request.
- C. The City Engineer shall review the proposed location of the sign to ensure the sign does not impede any easements.

5-10-5: REQUIREMENTS FOR SPECIFIC SIGN TYPES:

The regulations contained in this section shall apply to all signs used within any district:

A. Digital Signs:

- 1. Digital signs may be permitted as part of a monument sign and shall be prohibited in all other types of signs if the city determines the sign does not comply with the following:
 - a. The lighting shall be harmonious with and in accordance with the general objectives, or with any specific objective of chapter 4 of this title;
 - b. The lighting shall be installed, operated and maintained to be harmonious and appropriate in appearance with the existing and intended character of the general vicinity and shall not change the essential character of the area; and

- c. The lighting shall not be intrusive to existing or future neighboring uses.
- 2. All digital signs that utilize light to create change may change frame content through dissolve, fade or scroll features only. No sign shall be operated in a manner which the sign, sign structure, design or pictorial segment of the sign shows full animation, glowing, flashing, rotating content, or otherwise create an illusion of movement, except for single color text only message displays scrolling or traveling across the sign area.
- 3. The signs shall only change frame content not more than every eight (8) seconds. The change of content must change immediately within a period of less than one (1) second.
- 4. Based on brightness measured in NIT (an illuminative brightness measurement equivalent to one (1) candela per square meter measured perpendicular to the rays of the source); digital signs that utilize light to change frames shall contain an auto dimmer allowing for no more than five thousand (5,000) NIT illumination between sunrise and sunset and up to one-hundred (100) NIT illumination between sunset and sunrise.
- 5. The digital sign portion of any sign should be constructed in a manner in which it is subordinate to the overall design of the sign. The digital sign portion of any sign shall not exceed twenty-five (25) percent of the face of any sign.
- 6. Where more than one (1) sign is allowed, only one (1) sign may contain a digital sign.
- 7. The addition of a digital sign to any nonconforming sign is prohibited.

B. Free-Hanging Signs:

- 1. Free-hanging signs shall not exceed eight (8) square feet, nor shall any such sign extend beyond the porch or canopy to which it is attached.
- 2. A minimum distance of seven (7) feet six (6) inches shall be required between a walkway or required front yard and the lowest part of any free-hanging sign.

C. Monument Signs:

- 1. Single-tenant buildings which are not within the central business district (CBD district), the monument signs shall not exceed eight (8) feet in height and the sign area shall not exceed seventy (70) square feet per side.
- 2. Single-tenant buildings which are within the CBD district, the monument signs shall not exceed five (5) feet in height with a maximum sign area of forty (40) square feet.
- 3. Multi-tenant buildings which are not within the CBD district or within a "shopping center", the monument signs shall not exceed twenty (20) feet at the highest point and the sign area shall not exceed one hundred fifty (150) square feet per side.
- 4. Multi-tenant buildings which are within the CBD district, the monument signs shall not exceed seven (7) feet in height with a maximum sign area of sixty (60) square feet. There

shall only be one (1) freestanding monument sign for each building regardless of the number of businesses located in that building.

5. A “Shopping Center” located on a site less than twenty (20) acres shall be allowed one monument sign per abutting street. “Shopping centers” located on a site twenty (20) acres or greater shall be allowed two (2) signs per classified roadway.
 - a. “Shopping center” signs adjacent to a roadway not designated as a state highway shall not exceed twenty (20) feet in height and one hundred fifty (150) square feet per side.
 - b. “Shopping center” signs adjacent to roadways designated as a state highway shall not exceed thirty (30) feet in height and two hundred (200) square feet per side.
 - c. If the “shopping center” has a single address, the address shall be located on the monument sign and shall be a size that is readable from the street.
 - d. Any single-tenant building within a shopping center shall be permitted one (1) monument sign. The height of any such sign shall not Exceed eight (8) feet in height. The sign area shall not exceed seventy (70) square feet per side.
6. Residential subdivisions may be permitted one (1) monument sign on each side of any entry road into a subdivision, or within the landscape median if approved by ACHD and the planning and zoning director.
 - a. Subdivision monument signs shall not exceed seven (7) feet in height and the sign area shall not exceed sixty (60) square feet per side.
 - b. Subdivision monument signs shall comply with clear vision sight triangle standards under KCC 5-3-1: E.
 - c. No residential subdivision monument sign shall contain electronic message centers (EMCs).
7. The minimum distance between monument signs on a single parcel, shall be one hundred (100) feet.
8. No monument sign shall be any closer than fifty (50) feet from a monument sign, or other freestanding sign, on an adjacent property.
9. Monument signs are permitted to be double-faced.

D. Pole Signs.

1. Pole sign (on-premises and less than thirty (30) feet in height): A freestanding sign (on-premises and up to thirty (30) feet in height) with a maximum sign area of one hundred (100) square feet may be installed to serve a group of business establishments, provided it is placed no closer than ten (10) feet to any street right-of-way or adjoining lot line.

There shall be only one (1) freestanding sign for each site, regardless of the number of businesses located in that building or on location.

2. Pole signs (on-premises and more than thirty (30) feet in height): A freestanding sign (on-premises and over thirty (30) feet in height) with a maximum sign area of one hundred (100) square feet may be installed to serve a group of business establishments, provided it is placed no closer than ten (10) feet to any street right-of-way or adjoining lot line through acquisition of a special use permit. There shall be only one (1) freestanding sign for each site, regardless of the number of businesses located in that building or location, unless it is a corner lot in which case you may have one (1) freestanding sign per street

E. Billboard Signs:

Billboard signage: Billboards are limited to the A, M-1 and M-2 zoning districts and permitted there by way of a special use permit.

1. The city considers any sign with more than two hundred (200) square feet of surface area a billboard sign, no billboard sign shall exceed six-hundred (600) total square feet.
2. Billboard signs shall conform to the zoning district's yard and height regulation.
3. Billboard signs within the highway overlay district are not allowed regardless of the zoning district.
4. A nonconforming billboard sign may change the face of the signage only. Any other alterations or upgrades requires the billboard signage to be brought into compliance with current signage standards.

F. Portable Advertising Signs (on-premises):

1. Commercial portable advertising signs (on-premises):
 - a. One (1) portable advertising sign (on-premises) shall be permitted per business. Except that, if the business abuts more than one (1) street it shall be permitted one (1) portable advertising sign (on-premises) per street that it abuts as long as the signs are a minimum of seventy-five (75) feet apart.
 - b. Portable advertising sign (on-premises), except for feather flag signs, shall be a maximum of sixteen (16) square feet along roadways with three (3) or less travel lanes and twenty-four (24) square feet along roadways with more than three (3) travel lanes.
 - c. Portable advertising sign (on-premises), shall only be permitted on the parcel where the business is located, or on the adjacent sidewalk (as described below in subsection d), and shall not be permitted on any other parcel except that any multi-tenant site shall have the sign on the site and not on any other site.

- d. Portable advertising sign (on-premises), on a public sidewalk abutting the business's parcel may be permitted if a minimum of five (5) feet of unobstructed walkway, or ADA required minimum width/aisle, remains for pedestrians. The sign shall be located so as to not interfere with the flow of pedestrians.
 - e. If a feather flag sign is used as a portable advertising sign (on-premises), the maximum height shall be twelve (12) feet and maximum width shall be four (4) feet.
 - f. Vendors and temporary merchants shall comply with all portable advertising sign (on-premises) requirements. However, any such sign shall be allowed only for the length of time that the vendor or temporary merchant is in operation.
 - g. The display of all portable advertising signs (on-premises) shall be limited to the hours of operation associated with the advertising business; all signs shall be displayed and removed daily.
2. Residential subdivision portable advertising signs (on-premises):
- a. Signage installed along a residential subdivision's street frontage for advertising purposes shall be limited to the installation of four (4) in ground signs.
 - b. Signs shall not exceed twelve (12) square feet in area and ten (10) feet in height.
 - c. Signs shall only advertise the names of owners, trade names, products sold and/or the business or activity conducted on the premises where such sign is located.
 - d. If a feather flag sign is used as a portable advertising sign (on-premises) the maximum height shall be twelve (12) feet and maximum width shall be four (4) feet.
 - e. Signs shall be removed when ninety-five (95) percent of the subdivision's lots have been sold.
3. The sign, copy and materials shall be maintained and kept in good condition and repair to guard against decay, fading, unsafe and poorly maintained signs.

G. Directional Signs (off-premises):

1. Commercial Directional Signs (off-premises):

- a. Shall only be permitted for businesses which are not located on any street designated as an arterial street on the Street Circulation Map in the Kuna Comprehensive Plan.
- b. Portable directional signs (off-premises) are allowed only when a change in direction is required to lead customers to the business site.
- c. Portable directional signs (off-premises) shall be a maximum of two and one-half (2½) feet in height and four (4) square feet along roadways with three (3) or less

travel lanes and three (3) feet in height and six (6) square feet along roadways with more than three (3) travel lanes.

d. Portable directional signs (off-premises) on a public sidewalk may be permitted if ADA required minimum width/aisle, remains for pedestrians of unobstructed walkway. The sign shall be located to not interfere with the flow of pedestrians.

2. Residential Subdivision Directional Sign (off-premises):

a. Shall not exceed twelve (12) square feet in area.

b. Shall advertise only the names of the owners, trade names, products sold and/or the business or activity conducted within the subdivision.

c. Residential Subdivision Directional signs (off-premises) shall be removed when ninety-five (95) percent of the subdivision's lots have been sold.

3. The sign, copy and materials shall be maintained and kept in good condition and repair to guard against decay, fading, unsafe and/or poorly maintained signs.

4. No portable directional sign (off-premises) shall have any exclusive right to any location within a public right-of-way, nor shall any sign be permitted to be placed within any congested area where the signage might impede or inconvenience the public, nor shall any sign be placed within a vision triangle (KCC 5-3-1:E.5). For the purpose of this paragraph, the judgment of the planning department, or ACHD official, or ITD official, exercised in good faith, shall be deemed conclusive as to whether the area is congested or the public is impeded or inconvenienced.

5. Portable directional signs (off-premises) shall not be illuminated or animated.

6. All portable directional signs (off-premises) placed on property not of applicant's ownership shall have property owner's written permission.

H. Signs on City-Owned Property:

No person shall erect a sign upon any property owned or controlled by the city without first having procured prior written permission from the planning and zoning director.

I. Sign Illumination:

1. The city must find that any illuminated sign permitted under the specific regulations within this article is designed such that brightness levels are controlled to assure a soft, subtle effective light in accordance with other city regulations intended to create and maintain the Kuna architecture theme, while encouraging energy efficient lighting.

2. Floodlighting is permitted only through the use of incandescent and high-pressure sodium light sources. Floodlights are required to face downward and be fully shielded.

3. Exposed neon is permitted when used to create the sign letter(s) or as an architectural element as part of the sign design. A clear covering may be permitted for protection of the neon element.
4. Halo illumination is permitted.
5. Metal halide is not permitted as a light source for signage.
6. Internal illumination is permitted.

J. Wall Signs:

1. For wall signs within commercial and industrial districts, the total area shall not exceed ten percent (10%) of the area of the building face to which it is attached. The total square footage of allowed wall signage may be split into multiple signs; however, no business shall have more than three signs per side of the building.
2. Projection of parallel signage shall not exceed a maximum of twelve (12) inches from the face of the building.
3. Projection of perpendicular signage shall not exceed a maximum of two (2) feet measured from the face of the main building and minimum distance of seven (7) feet six (6) inches shall be required between public rights-of-way or required front yard and the bottom of sign.
4. No wall sign shall extend above a structure's roof line.

K. Permitted Temporary Signs: Written city approval shall not be required for the temporary signs as described and regulated within this subsection unless otherwise noted. Additionally, signs listed under "prohibited signs" of this chapter are also prohibited as temporary signs.

1. *Banner signs:* Banner signs used for limited timeframe promotions of special events, grand openings, or sales of products or services. Said banner signs shall be securely attached to a building, structure or similar permanent fixture and shall not be permitted to be displayed for more than thirty (30) consecutive calendar days with a minimum of sixty (60) consecutive days between placements. Banner signs may be placed on temporary posts inserted into the ground, but posts must be placed in a fashion and location approved by city staff. No banner sign shall exceed thirty-two (32) square feet. If a banner sign is desired beyond thirty (30) days a sign application shall be submitted to the planning and zoning director for administrative determination.
2. *Construction signs:* Shall be placed on the construction site only between the time that a development application has been filed with the city and final issuance of certificate of occupancy. Contractors' signs may include banks, realtors, subcontractors, etc., and shall not exceed sixteen (16) square feet, except that thirty-two (32) square feet may be permitted along state highways, unless legally required by governmental contract to be larger, and seven (7) feet shall be the maximum height.

3. Event signs: Community events signs shall be permitted for a maximum of thirty (30) days in any calendar year. No requirement within this article shall apply to temporary community event signs; except however, no temporary community event sign shall block ADA accessible sidewalk requirements or violate the sight visibility triangle of any intersection as determined by ACHD or planning and zoning director. (See chapter 3 of this title, subsection 1.E (5) for clear sight triangle standards.)
4. Government signs: Government or other legally required posters, notices or signs.
5. Grand Opening signs: All signs, except for prohibited signs as regulated in this chapter, are allowed for a grand opening of a new business or enterprise or for a grand opening for a business or enterprise under new management for a maximum period of sixty (60) calendar days.
6. Holiday signs: Temporary signs commemorating and/or recognizing a holiday as defined herein, shall be allowed during the time the holiday is typically recognized. Holiday signs shall not advertise a business, product or service. No requirement within this article shall apply to temporary holiday signs; except however, no temporary holiday sign shall block ADA accessible sidewalk requirements or violate the sight visibility triangle of any intersection as determined by ACHD.or planning and zoning director (See chapter 3 of this title, subsection 1.E.(5) for clear sight triangle standards.)
7. Political signs: Political signs, freestanding or wall sign providing information relating to a local, state or national election, shall not be posted in any place or in any manner that is destructive to public property upon posting or removal. No political sign shall be posted in public rights-of-way, on public property, nor shall any such sign be posted on a utility or regulatory pole. No political sign shall be posted more than sixty (60) days before an election. All candidates for public office, their campaign committees, or other persons responsible for the posting a sign or campaign material shall remove such material within two (2) weeks following election day.
8. Real Estate signs (on and off-premises): On and off-premises signs used for real estate open houses. Said signs shall not exceed six (6) square feet, shall only be used during the open house, and shall be removed immediately after the open house.
9. Subdivision Advertising signs: Signage installed along a residential subdivision's street frontage for advertising purposes shall be limited to the installation of eight (8) in ground signs that do not exceed twelve (12) square feet in area or ten (10) feet in height. The signs shall advertise only the names of the owners, trade names, products sold and/or the business or activity conducted on the premises where such sign is located. The signs shall be maintained in good condition and removed when ninety-five (95) percent of the subdivision's lots have been sold.
10. Temporary wall sign (in lieu of permanent wall sign): A business identification banner, or similar sign, is allowed on a temporary basis, not to exceed one hundred twenty (120) days, during approval and construction of any wall sign for a new business. Said sign shall not be larger than the wall sign that would be permitted per this title, shall

only be located on the face of the building where the wall sign would be permitted per this title, and shall be removed when the permanent sign is installed. Subject to approval by an administrative determination by the planning and zoning director.

11. Temporary sign (in lieu of permanent monument sign): A business identification A-frame, sandwich board or similar sign, is allowed on a temporary basis, not to exceed one hundred twenty (120) days, during approval and construction of any monument sign for a new business. Said sign shall not be larger than the monument sign that would be permitted per this title and shall be removed immediately when the permanent sign is installed. Subject to approval by an administrative determination by the planning and zoning director.

L. Exempt Signs: The provisions and requirements of this chapter shall not apply to the following signs, except that no sign shall block ADA accessible sidewalk requirements or the sight vision area of an intersection as determined in chapter 3 of this title. Signs contained in this section are not subject to approval by the planning and zoning director:

1. Address numbers: Numbers and letters for address identification.
2. City entry signs: Signage identifying City of Kuna or a particular district. Permanent city entry sign shall require a building permit and electrical permit.
3. Directional signs: Shall not exceed six (6) square feet in area.
4. Drive thru menu board signs: A wall or freestanding sign that lists the foods or other products available at drive through facilities.
5. Door signs: Door signs identifying the business, business hours, emergency phone numbers, shall be permitted up to a maximum of two (2) square feet.
6. Emergency service signs: Signs for emergency services such as police services, emergency rooms, fire departments, hospitals, etc.
7. Flag signs: The flag of the government or noncommercial institution.
8. Flag sign (commercial): The flag of a commercial institution, except that no more than one (1) flag is permitted per business, the flag shall not exceed twenty (20) square feet in surface area, shall be left loose to fly in the breeze and shall be a maximum of fifteen (15) feet in height.
9. Fuel island canopy signs: Signs affixed to, mounted on or painted on a fuel island canopy.
10. Interior signs: Signs located in the interior of any building or within an enclosed lobby or court of any building or group of buildings, which signs are designed and located to be viewed exclusively by patrons such use or uses.

11. Memorial signs: Memorial signs or tablets, names or buildings and dates of erection of a building or structure.
12. Name plate signs (professional): Professional nameplates not to exceed four (4) square feet in area.
13. Neon window signs: A sign containing glass tube lighting in which a gas and phosphorus are used in combination to create a colored light. Neon Signs shall be no larger than four (4) square feet. No more than two (2) neon window signs per street frontage shall be allowed.
14. Person signs: Signs worn or held by a person while walking the public ways of the city.
15. Public convenience signs: Signs not exceeding six (6) square feet in area, erected for the convenience of the public, such as signs identifying restrooms, public telephones, pathways and similar features or facilities.
16. Seasonal decorations: Reasonable seasonal decorations within the appropriate holiday season. Displays shall be removed at the end of the public holiday season within 10 calendar days.
17. Traffic or other municipal signs (signs required by law): Temporary or permanent traffic signals, railroad crossings signs, legal notices, and temporary emergency or non-advertising signs.
18. Utility company signs: Signs of public utility companies indicating danger or which show the location of utility facilities.
19. Warning signs: Nonilluminated or externally illuminated, "no trespassing", "no parking", "no dumping" and other warning signs located on the lot to which the sign is appurtenant and not exceeding six (6) square feet.
20. Window signs: Window signs are exempt as long as the total window covered does not exceed thirty (30) percent of the total window area of all windows facing public streets.

M. Prohibited signs: The following signs and attention attracting devices shall be prohibited within the city, except as may otherwise be specifically stated within this subsection. These signs and other attention attracting devices are subject to removal by the city at the owner's or user's sole expense:

1. Any sign which blocks the Americans with Disabilities Act (ADA) minimum width required for handicap accessibility on a public sidewalk.
2. Bubble machines except for grand openings and community events.

3. Chasing lights, except as may be approved by the city as an integral part of a building or structure, and except for grand openings, community events and seasonal events.
4. Polyurethane and polyvinyl chloride (PVC) style inflatable balloons and blimps, larger than twenty-four (24) inches in diameter, except for grand openings and community events.
5. Reader board signs in excess of twenty (20) square feet.
6. Roof signs.
7. Searchlights, beacons, strobe lights, scintillating lights, and similar lights except for grand openings and community events.
8. Signs which imitate or resemble an official traffic sign or signals.
9. Signs which by reason of their size, location, movement, content, coloring or illumination that may be confused with or construed as a traffic control sign, the light of an emergency vehicle, radio equipment vehicle, or signs which obstruct the visibility of any traffic or street sign.
10. Signs and posters that are tacked, pasted, taped or otherwise affixed in a similar manner upon walls of buildings, trees, poles, posts, fences, hydrants, bridges or other like structures.
11. No sign shall be installed, erected or attached to a fire escape or door or window giving access to a fire escape.
12. Signs in violation of this title.
13. Signs in violation of local, state, or federal law over which the city exercises jurisdiction.
14. Any sign whose permit or approval has expired.

N. Art Installations: All art installations including but not limited to sculptures, fountains, mosaics and murals shall be exempt from the provisions and requirements of this chapter provided that art does not incorporate advertising or identification.

1. No art installation shall block ADA accessible sidewalk requirements or the sight vision area of an intersection as determined in chapter 3 of this title.
2. Art installations are subject to approval by the City of Kuna Art Commission.

5-10-5: MEASUREMENT OF SIGNAGE:

A. The sign area shall be measured as follows:

1. The sign area shall be computed as the actual area of a sign face/copy (calculated as height multiplied by width, or 3.14 multiplied by radius squared, etc.)
 2. In the case of individually applied lettering on walls, the area shall be computed by drawing straight lines to enclose the extremities of the letters or numbers.
 3. Support structures of the sign shall not be included in calculating the sign area, but shall be included in the measurement of the height of the sign.
- B. The height of all signs shall be measured from the top edge of the sign and/or support structure to the finished grade of the ground below the sign and/or supporting structure.
1. Signs located on a mound, berm, or other raised area for the sole purpose of increasing the height of the sign, the height of the mound, berm or other raised area shall be included in the height of the sign.
 2. Upon planning and zoning director's administrative determination approval, architectural elements used above any sign area may be excluded from the maximum height measurement if it is determined that said architectural elements add to the character of the sign and do not create an overbearing appearance in relation to the sign, building and area.

5-10-6: SIGN APPROVAL PROCEDURE:

- A. Approval: The planning and zoning director shall make an administrative determination and provide the applicant a written letter stating the reasons for the decision reached and if any, conditions of approval.
- B. Maintenance: It shall be the responsibility of the property owner to continually maintain any and all signs on his/her property. The sign, copy and materials shall be maintained and kept in good condition to guard against fading, decay, unsafe and poorly maintained signs. Should any sign be or become unsafe or be in danger of falling, the owner thereof or the person maintaining the sign shall proceed at once to put such sign in a safe and secure condition or remove the sign.

Maintenance shall be such that the signage continues to conform to any conditions imposed by this section, the sign permit or any applicable special use permits. Nothing in this Code shall relieve the owner or user of any sign or owner of property on which a sign is located from maintaining the sign in a safe condition and state of good repair.

- C. Inspections:
The planning and zoning director, or the director's designee may inspect, at any time deemed necessary, any sign regulated by this chapter to ensure that such sign conforms to this chapter and all other ordinances of the city.
1. All signs requiring a footing shall obtain a building permit and inspection(s) prior to the pouring of any concrete or covering of any footing. All requests for building permits and inspections shall be made directly to the building department.

2. All signs containing electrical connections shall be required to obtain an electrical permit and inspection(s). All requests for electrical permits and inspections shall be made directly to the building department.

It is the responsibility of the sign contractor and/or sign applicant to ensure that full compliance is met with all requirements. Failure to comply may result in the removal, replacement and/or alteration of the noncompliant signs at the sole expense of the contractor and/or sign permit applicant.

5-10-7: APPEAL:

Any person aggrieved by the decision of the planning and zoning director may appeal the decision of the director within twenty (20) days after the written decision has been rendered by filing with the director a notice of appeal specifying the grounds upon which the appeal is being taken. The director shall transmit to the planning and zoning commission all papers constituting a record upon which the action appealed from was taken. The planning and zoning commission, after notice to the applicant, shall consider the appeal in a regularly scheduled public meeting. An appeal fee shall be required for an appeal. The planning and zoning commission's decision is final.

5-10-8: NONCONFORMING SIGNS:

- A. A "Nonconforming Sign" is a sign and its supporting structure which does not conform to all or part of the provisions of the chapter, and;
 1. Was in existence and lawfully erected prior to the effective date of this chapter; and
 2. Was in existence and lawfully located and used in accordance with the provisions of the prior ordinance applicable thereto, or which was considered legally nonconforming thereunder, and has since been in continuous or regular use; or
 3. Was in existence, located, and used on the premises at the time it was annexed into the city limits or included in the City's area of impact and has been in regular and continuous use.
- B. Any nonconforming sign and its supporting structure, which is destroyed, damaged, dilapidated or deteriorated, may be replaced or repaired providing:
 1. The new sign does not have a nonconforming feature that the original did not have; and
 2. The new sign does not exceed the size of the original sign; and
 3. A nonconforming sign is not expanded or changed; and
 4. A sign permit for the replacement or repair is issued within six (6) months of the date of the damage. The planning and zoning director may approve requests for extensions within the original six (6) months.

- C. No sign or supporting structure which is lawfully reproduced, repaired, or renovated as a nonconforming sign shall be increased in area or height.
- D. Changing of a nonconforming sign's face/copy is permitted in all cases.
- E. Relocation: Notwithstanding any other provision of this chapter, any legally existing nonconforming sign may be relocated on the same lot or tract of land, if the sign is required to be removed from its present location due to no fault of the owner. Such relocation of the sign shall be placed, insomuch as possible, to the original location of the sign.

5-10-9: VARIANCE:

If an owner or applicant desires to obtain a variance from the provisions in this subsection, it shall not be treated as 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 variances from this subsection shall be as follows:

- A. The owner or applicant shall file an application for a sign variance with the planning and zoning director or assignee, which application shall be provided by the City.
- B. Upon receipt of the sign variance application, the assignee shall review each application on a case-by-case basis to determine if the application is appropriate.
- C. Upon hearing the request for the sign variance, the director shall either approve, deny, or approve with conditions, the application for sign variance. 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.
- D. Appeal: Any aggrieved party may appeal the decision of the 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.

5-10-10: VIOLATIONS:

Any sign installed, erected, constructed or maintained in violation of any of the terms of this chapter shall be subject to penalties set forth in KCC 1-4-1. Nothing herein contained shall prevent the council or any other public official from taking such lawful actions as is necessary to restrain or prevent any violation of this chapter.

Section 5: Severability Provision

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 6: Directing the City Clerk

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 7: 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 50-901 A, Idaho Code, may be published.

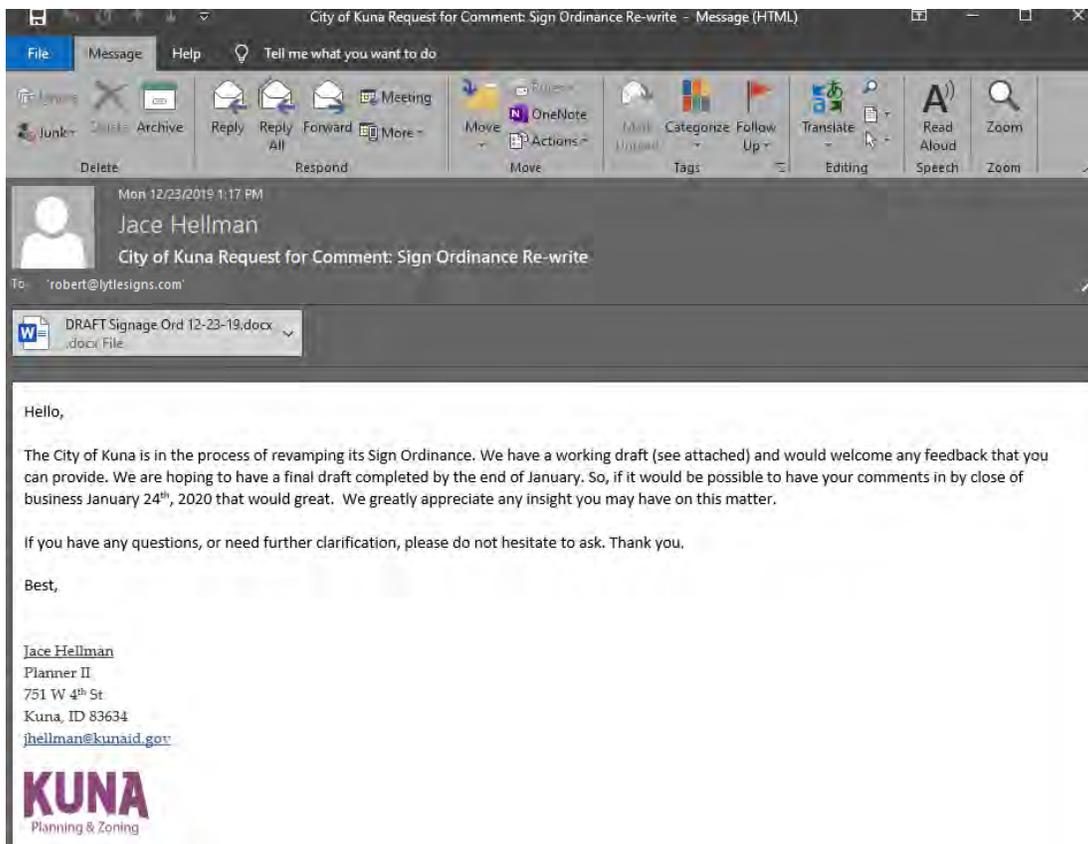
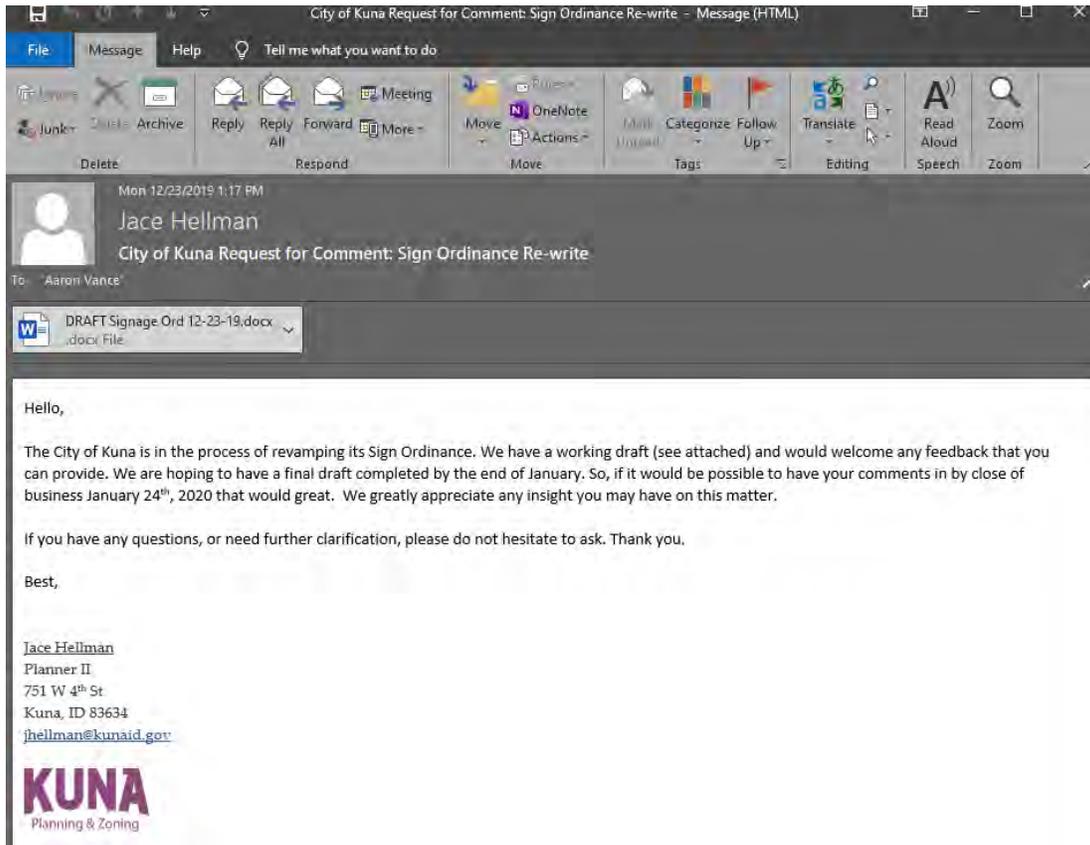
ADOPTED this ____ day of _____, 2020.

CITY OF KUNA

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk



City of Kuna Request for Comment: Sign Ordinance Re-write - Message (HTML)

File Message Help Tell me what you want to do

Delete Respond Move Actions Tags Editing Speech Zoom

Mon 12/23/2019 1:17 PM

Jace Hellman
City of Kuna Request for Comment: Sign Ordinance Re-write

To: 'Craig Lunsford'

DRAFT Signage Ord T2-23-19.docx
.docx File

Hello,

The City of Kuna is in the process of revamping its Sign Ordinance. We have a working draft (see attached) and would welcome any feedback that you can provide. We are hoping to have a final draft completed by the end of January. So, if it would be possible to have your comments in by close of business January 24th, 2020 that would great. We greatly appreciate any insight you may have on this matter.

If you have any questions, or need further clarification, please do not hesitate to ask. Thank you.

Best,

Jace Hellman
Planner II
751 W 4th St
Kuna, ID 83634
jhellman@kunaid.gov

KUNA
Planning & Zoning

City of Kuna Request for Comment: Sign Ordinance Re-write - Message (HTML)

File Message Help Tell me what you want to do

Delete Respond Move Actions Tags Editing Speech Zoom

Mon 12/23/2019 1:17 PM

Jace Hellman
City of Kuna Request for Comment: Sign Ordinance Re-write

To: 'Virginia Cunningham'

DRAFT Signage Ord T2-23-19.docx
.docx File

Hello,

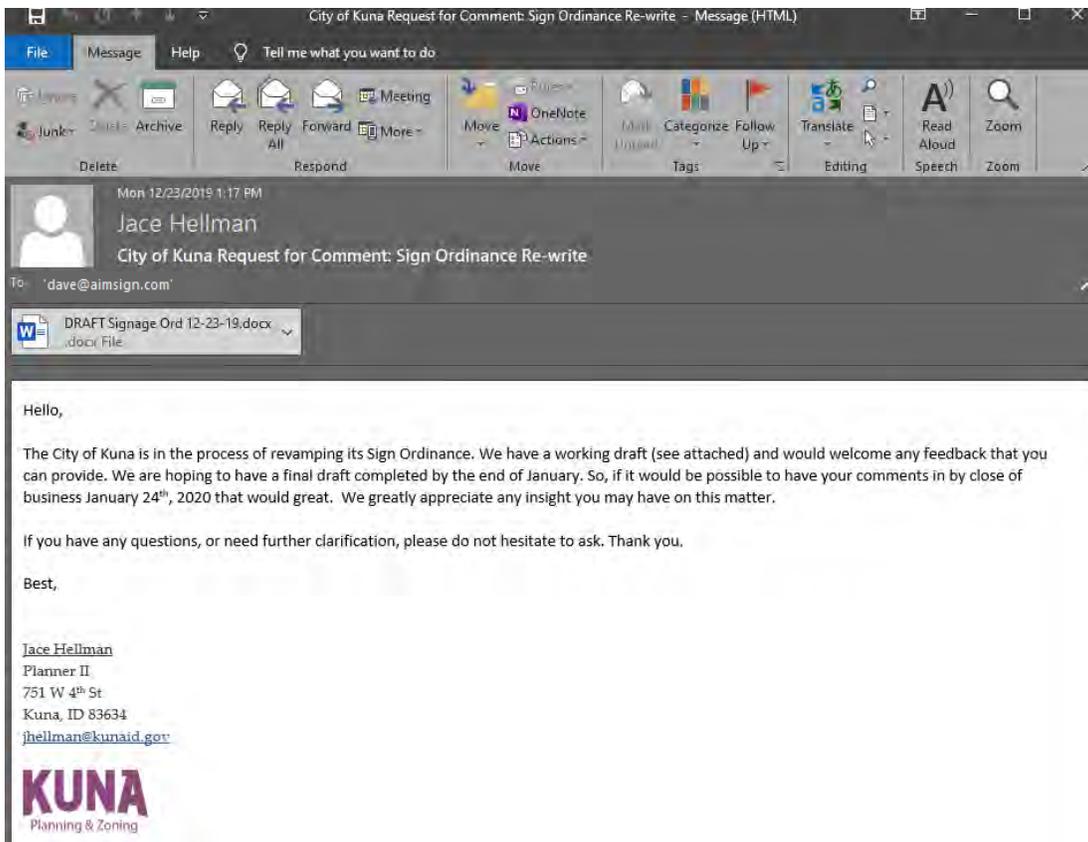
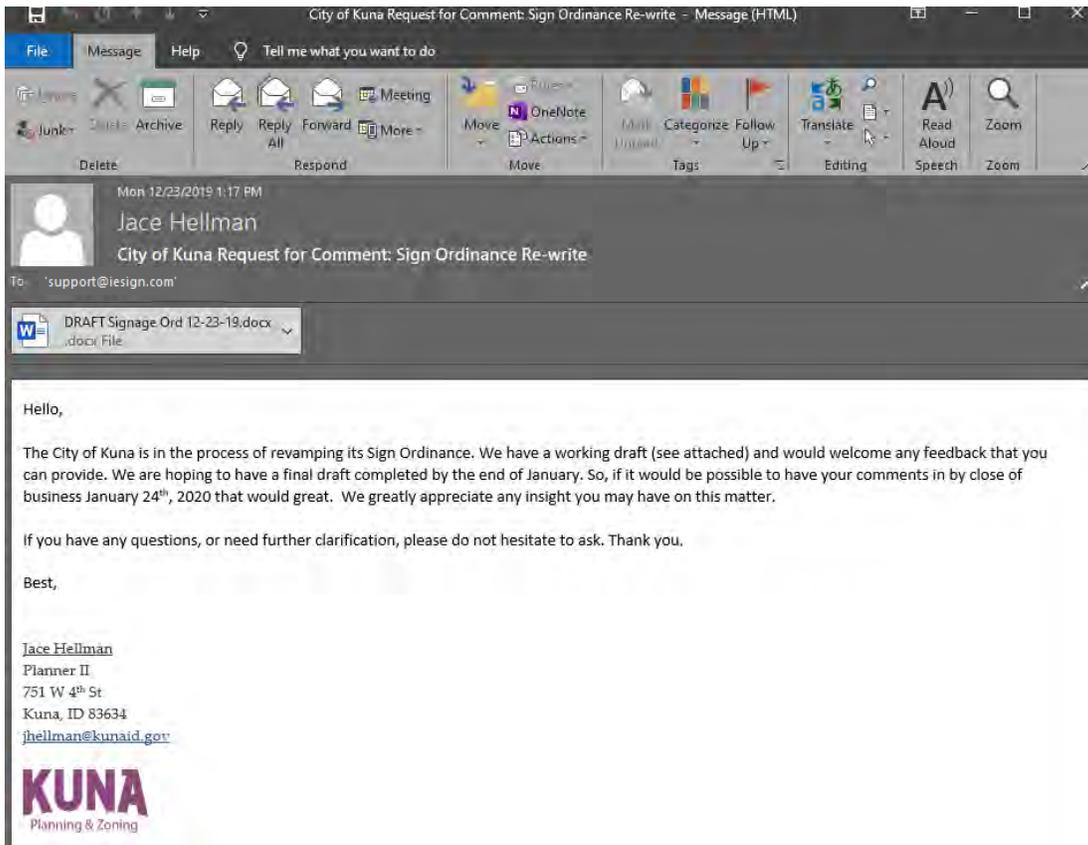
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If you have any questions, or need further clarification, please do not hesitate to ask. Thank you.

Best,

Jace Hellman
Planner II
751 W 4th St
Kuna, ID 83634
jhellman@kunaid.gov

KUNA
Planning & Zoning



5-1-6-2, Meaning of terms or works

Directional sign: as described can it be listed as a directional sign off premises or temporary? Add a definition for a permanent directional sign, (which is allowed as an exempt sign not to exceed 6 square feet)

Wall signs: are they allowed to break the plain or extend above a roof line. This is not defined in either the definition of wall signs, or the section of wall sign allowances.

5-10-54

The sign descriptions that are being eliminated in section B, (IE- Drivethu/Drive up signs, Directional signs, Etc.). Can these be listed in the exempt sign section, or prohibited signs, depending on what is allowed? It would make it easier to determine if a sign is allowed or requires a permit.

Fuel canopy signs being eliminated in section E, would these now qualify as wall signs, with their own allowance (8% of fuel canopy). I think that this is understood, but since at one time they had their own criteria, this may be something that should be mentioned in the code for clarification.

Section I

Pole Signs: There does not appear to designate the difference on what the requirements are for a Pole sign 30' or less and a Pole sign over 30' other than taller than 30' requires a special use permit. In other words, if I want a sign over 30' tall, is there any other restrictions other than a special use permit?

Section N

Sign illumination: Are internally illuminated signs allowed? I think it should state either way.

Wall signs: Section 3, I think the word "project" should be "projection"

Vision triangle is mentioned in the code under portable off premise signs, however it is not defined, or if it is defined in another part of the code, it would be helpful to mention the code number for reference. Also I do not see vision triangles mentioned in any of the setbacks. (I see a 5' setback from property lines, but is there also a vision triangle for monument or pole signs near driveways or intersections?)

Jace Hellman

From: Jace Hellman
Sent: Monday, March 16, 2020 11:28 AM
To: Ada County Engineer; Ada County Highway District; Adam Ingram; Becky Rone - Kuna USPS Addressing; Bob Bachman; Bobby Withrow; Boise Project Board of Control (TRitthaler@boiseproject.org); Brent Moore (Ada County); Cable One t.v.; Central District Health Dept. CDHD; COMPASS; David Reinhart; DEQ (Alicia.martin@deq.idaho.gov); Eric Adolfson; Idaho Power; Idaho Power Easements; Idaho Power Easments 2; Intermountain Gas; ITD; J&M Sanitation - Chad Gordon; Jim Obert; jmcDaniel@adaweb.net; Julie Stanely - Regional Address Mgmt.; Kuna Postmaster - Marc C. Boyer; Lisa Holland; Megan Leatherman; Nampa Meridian Irrigation District; New York Irrigation; Paul Stevens; Phil Roberts; Planning Mgr: Ada County Development Services; Wendy Howell
Subject: City of Kuna Request for Comment - Case No. 20-01-OA (Ordinance Amendment); Signage
Attachments: DRAFT Signage Ord 3-13-20.pdf

March 16, 2020

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

FILE NUMBER	20-01-OA (Ordinance Amendment)
PROJECT DESCRIPTION	<ul style="list-style-type: none"> • MAKING CERTAIN FINDINGS; AND • AMENDING SUBSECTION 2 OF SECTION 6, CHAPTER 1, TITLE 5 ADDING DEFINITIONS ASSOCIATED WITH SIGNAGE; AND • REPEALING CHAPTER 10 OF TITLE 5; AND • AMENDING TITLE 5 BY THE ADDITION OF A NEW CHAPTER 10; 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, April 14, 2020 at 6:00 pm
STAFF CONTACT	Wendy I. Howell, Planning & Zoning Director whowell@kunaid.gov Phone: 208- 922-5274 Fax: 208-922-5989 -OR- Jace Hellman, Planner II jhellman@kunaid.gov Phone : 208-922-5274 Fax : 208-922-5989

Attached is the ordinance for your consideration and response. We would appreciate any information you can supply us as to how this action would affect the service you provide. The public hearing is at 6:00 pm located at Kuna City Hall, 751 W. 4th Street, Kuna, Idaho 83634.

Jace Hellman
Planner II
751 W 4th St
Kuna, ID 83634
jhellman@kunaid.gov



Jace Hellman

From: Jace Hellman
Sent: Wednesday, July 22, 2020 11:51 AM
To: 'IDAHO PRESS-TRIBUNE'
Subject: City of Kuna, Request for Legal Publication - Sign Ordinance Amendment
Attachments: CC KMN Notice 20-01-OA.docx

Greetings:

We would like to request that you publish the attached legal notification in the July 29, 2020 and August 5, 2020 cycle of the Kuna Melba News on behalf of the City of Kuna, Planning and Zoning Department. This notification needs to be published in both cycles.

The Kuna P.O. for this request is #10325 (if you need it).

Thank you!

Jace Hellman
Planner II
751 W 4th St
Kuna, ID 83634
jhellman@kunaid.gov

KUNA
Planning & Zoning

CITY OF KUNA
P.O. Box 13 - Kuna, ID 83634
Phone: 922-5274 - Fax: 922-5989

Case # 20-01-OA (Ordinance Amendment) – Sign Ordinance

NOTICE IS HEREBY GIVEN that Kuna City Council will hold a public hearing on **Tuesday, August 18, 2020 at 6:00 pm**, or as soon as can be heard at Kuna City Hall, 751 W. 4th St, Kuna, ID. The public hearing is for the purpose of gaining input on the following ordinance amendment:

- MAKING CERTAIN FINDINGS; AND
- AMENDING SUBSECTION 2 OF SECTION 6, CHAPTER 1, TITLE 5
ADDING DEFINITIONS ASSOCIATED WITH SIGNAGE; AND
- REPEALING CHAPTER 10 OF TITLE 5; AND
- AMENDING TITLE 5 BY THE ADDITION OF A NEW CHAPTER 10;
AND
- PROVIDING A SEVERABILITY CLAUSE; AND
- DIRECTING THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

Please do not contact the Planning & Zoning Commission or City Council including the Mayor as this may jeopardize the public hearing process since it is considered ex parte. If you have any questions or require special accommodations, please contact Kuna Planning & Zoning Department prior to the meeting at (208) 922-5274.

The public is invited to provide written or oral testimony. Due to current health precautions associated with the Coronavirus, the City of Kuna is providing alternative ways for the community to submit comments at public hearings.

APPLICANT AND PUBLIC WRITTEN AND ORAL HEARING TESTIMONY PROCESS:

Written - In Advance to be included in the Agenda Packet that is distributed to the Commission.

1. Submit any option prior to 5:00 pm the Thursday before Public Hearing meeting. *Late submissions will not be included in the packet but will be provided at the meeting.*
2. Submit testimony via our website on the [Public Testimony Form](#). This form will email directly to the City for inclusion in the Agenda Packet.
3. Submit testimony via email to PublicHearingTestimony@KunaID.gov
4. Submit via mail to: City of Kuna, Planning & Zoning Department, PO Box 13, Kuna ID 83634

Written – Up to noon the day of the Public Hearing

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Oral – Via electronic call during the Public Hearing

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 - ✓ Your name
 - ✓ Address
 - ✓ Phone Number you will be calling from to give testimony
 - ✓ Email Address

- ✓ Date of Public Hearing
 - ✓ Case number or Identification of Public Hearing
3. Watch your email for a reply email with the information to join the meeting electronically.
(Check your spam/junk folder as a precaution)
 4. Follow the dial in information.
 5. Call into the virtual lobby a minimum of 5 minutes prior to the meeting.

Oral – In Person Testimony during the Public Hearing. Due to social distancing protocol, the Council Chambers Audience Occupancy Capacity is 15. Social Distancing and masks will be required. The first 15 persons who appear will be allowed in Council Chambers. All other persons may access the meeting via Live Streaming on the City of Kuna Facebook page, <https://www.facebook.com/CityofKunaldaho/>. All persons wishing to testify must, state their name and residential address. A three (3) minute time limit will be placed on all testimonies.

Kuna Planning & Zoning Department

(No need to print anything below this line.)

Please publish on both **July 29, 2020 AND August 5, 2020.**

(Sent 7/22/20)

Kuna P.O. #10325

IDAHO PRESS-TRIBUNE
EMMETT MERIDIAN KUNA BOISE WKLY
C/O ISJ PAYMENT PROCESSING CENTER
PO BOX 1570
POCATELLO ID 83204
(208)467-9251
Fax (208)475-2321

ORDER CONFIRMATION

Salesperson: LEGALS Printed at 07/23/20 11:53 by sje14

Acct #: 345222 Ad #: 2028130 Status: New HOLD
1 KUNA, CITY OF Start: 07/29/2020 Stop: 08/05/2020
P.O. BOX 13 Times Ord: 2 Times Run: ***
KUNA ID 83634 LEG 2.00 X 99.00 Words: 570
Total LEG 198.00
Class: 0006 GOVERNMENT NOTICES
Rate: L2 Cost: 311.03
Affidavits: 1

Contact: CHRIS ENGLES Ad Descrpt: 20-01-0A
Phone: (208)387-7727 Given by: JACE HELLMAN
Fax#: P.O. #:
Email: awelker@kunaaid.gov; gsmith@k Created: sje14 07/23/20 11:20
Agency: Last Changed: sje14 07/23/20 11:53

PUB ZONE EDT TP RUN DATES
KMN A 96 S 07/29 08/05

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Jace Hellman Name (print or type)
[Signature] Name (signature)

(CONTINUED ON NEXT PAGE)

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ORDER CONFIRMATION (CONTINUED)

Salesperson: LEGALS

Printed at 07/23/20 11:53 by sje14

Acct #: 345222

Ad #: 2028130

Status: New CHOLD CHOI

LEGAL NOTICE

**Case # 20-01-OA (Ordinance Amendment)
Sign Ordinance**

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Kuna Planning & Zoning Department

July 29, August 5, 2020

2028130



PLANNING & ZONING COMMISSION MINUTES

Tuesday, June 9, 2020
6:00 PM

*Under authority of the Governor’s partial Open Meeting Law Suspension Proclamation dated March 13, 2020, and due to social distancing protocol, the **Council Chambers Audience Occupancy Capacity is 15.** Social Distancing was required.*

Public testimony was received on the cases listed under Public Hearings within this Agenda via email, letter or virtual attendance

1. CALL TO ORDER AND ROLL CALL 6:03 PM

COMMISSIONERS:

Chairman Lee Young
Vice Chairman Dana Hennis
Commissioner Cathy Gealy
Commissioner Stephen Damron – Absent
Commissioner John Laraway

CITY STAFF PRESENT:

Wendy Howell, Planning and Zoning Director
Troy Behunin, Senior Planner
Doug Hanson, Planner I
Jessica Reid, Customer Service Representative III

2. CONSENT AGENDA: All Listed Consent Agenda Items are Action Items

A. Planning and Zoning Commission Meeting Minutes

1. May 26, 2020

Commissioner Cathy Gealy moved to approve the Consent Agenda. Seconded by Commissioner Dana Hennis. Approved by the following roll call vote:

Voting Aye: Chairman Lee Young, Commissioner Dana Hennis, Commissioner Cathy Gealy and Commissioner John Laraway.

Voting No: None

Absent: 1

Motion carried: 4-0-1

3. PUBLIC HEARING:

A. Case No. 20-01-CPF (Combined Preliminary & Final Plat) – Ensign No. 1 Combo Replat - ACTION ITEM

Troy Behunin: Good evening Commissioners. For the record, Troy Behunin, 751 W. 4th Street here in Kuna, Planner III of the Planning and Zoning Department. The application we have for you is a re-plat of Block 1 of the Ensign Subdivision. Staff recommends that this be tabled to the next available Planning and Zoning Commission meeting due to a noticing infraction (*no Neighborhood Meeting held*); that is why it is not in your packets for you to review. We are asking that you table this to a date certain. **C/Young:** Will the 23rd work? **Unintelligible.** **C/Gealy:** I think the question is, does that give sufficient noticing time? **TB:** Yes.

Commissioner Cathy Gealy moved to table 20-01-CPF to July 14, 2020. Seconded by Commissioner Dana Hennis. Motion carried 4-0-1.

B. Case No. 19-09-S (Preliminary Plat) & 19-33-DR (Design Review) Corbin's Cove Subdivision – ACTION ITEM

Troy Behunin: Hello, once again for the record, Troy Behunin, Planner III...

Technical difficulties with recording beginning at Timestamp 00:04:23. Troy Behunin presented the project as stated on meeting agenda, Commission asked questions, and Applicant Gary McAllister spoke on project. Sound recovers at Timestamp 00:12:50.

Gary McAllister: ...but it doesn't come to issue with ACHD...*unintelligible*...I think it will

be a real nice subdivision because it has a number of different sized lots and different priced homes. There will be an HOA with CCR's about storing stuff and bad cars that don't run and weed control and stuff like that around the area. I think Troy told you as well that it will

be real diverse area. *Unintelligible*. Any questions? **C/Young:** Looking at your landscape plan, is there fencing that is proposed for along the canal that we know? **GM:** Well we have

people to work with what they want. Sometimes they ask for certain things and sometimes they don't; if they ask for certain fencing. *Unintelligible*. We're working to see if that is

what they want. **C/Young:** If they want wrought fencing or something along the canal bank?

GM: Right. **C/Young:** This question is probably for staff, the easements that I read in the

Board of Control's letter, there's 30-foot easements from the center line, are they on the canal? **GM:** They are on the Plat. I don't think that...*unintelligible*. **C/Young:** Are there any

other questions? **C/Gealy:** I have one question. Can you tell me if you have any plans for amenities in your designated open space? **GM:** I know we talked about a little gazebo and a barbeque and stuff like that. We're probably going to do a little more research on that to see

what people are interested in but something like that for the time being. Something where

people can come hang out and get out of the sun. **C/Young:** Are there any other questions? **C/Gealy:** I have no other questions. **C/Young:** Ok, then we'll go ahead and open up the

testimony at this time, 6:20 PM. Each person has three minutes to let us know your thoughts and at that time please let the next person comment. When everyone is done, then we have

a chance to respond and ask questions. With that, the first person on the sign-up sheet is Dave; please come up. **Dave Szplett:** My name is Dave Szplett and I live at 970 Ashwood Court

and I have 45 years' experience on these properties, I probably can't get this done in three minutes. I sent you guys a four-page comment about the problems existing with the

application and that it's not following your own code. There is one big issue that I didn't put in the letter because it would take hours to explain; back in '95 I bought one of the two lots

at the end of Ashwood Court and they were not part of the Ashwood Manor Subdivision as per the records of survey. I bought the two lots, bought one and auctioned the other to build

a small PUD (Planned Unit Development). The City rejected my PUD and the comments were, the adjacent property may be R-6 but that is a maximum and not a guaranteed

minimum. They said I would have to repeat the existing lot lines and lot sizes before the City would look at my application. The annexation for this project actually occurred many

years ago and there was an agreement with conditions for their annexation which I don't think anyone around here knows about; which limited both the number of lots and the lot

sizes. They told me, the letter says, my PUD should match those densities in that agreement. I am asking you tonight to read my long letter then to talk about it at your convenience and

to consider lot sizes and capabilities and to comply with the City's previous agreement. See, I made it in under two minutes. I've got 50 years but it's up to you if you want to ask me or not. **C/Young:** Are there any questions for Mr. Szplett? **C/Hennis:** No, not at this time; I

have read his letter so I'm considering that. **DS:** I don't think Troy brought up the part of the annexation, I don't know if you want some history on Sharp Lane. There's an agreement, I

know it's there. **C/Hennis:** That predates all of this so it is kind of.... **C/Young:** Moot? **C/Hennis:** Yes, I guess that's the best word for it as I understand it. **DS:** Except that on the

lots which was part of that agreement. *Unintelligible*.... I understand the Commissioners point of view. **C/Young:** Any questions at this time? Thank you. **C/Gealy:** Thank you. **C/Young:** That is all that I have seen here, is there anybody that has signed up online or anything I'm missing? Is there anybody present that has not signed up to testify on this application that would like to do so? Ok. Is there anything else that the applicant would like to add? Are there any questions? *Unintelligible*. With that I will close the testimony at 6:25 PM and that brings us up to our discussion. Question for you Troy, is the City aware of any agreements that mandated parcels for a future subdivision? Anything that mandated future lot sizes? **TB:** At this point in time staff is unaware of any formalized agreement that there was a condition of approval on an application outside of the scope on these properties or something general that says this area should be reserved for lots of this size or of that size. Unless there is a formal agreement in the catacomb's downstairs, I am not aware of that. I have been through the Development Agreement Booklet that the City has formalized agreements with developers that stretches back to the late ninety's and I cannot recall coming across anything on Sharp Lane. If there is something, it is likely not a formal agreement where it was voted on by the city council and was something that was recorded by the county recorders office; this is the first I'm hearing about it. **C/Laraway:** If Mr. Szpletts brings in some paperwork? **TB:** Again, staff would have to verify that it was recorded with the county or that there was something for these particular parcels, something that took place; a past letter of application cannot hold this application hostage. **C/Gealy:** Mr. Behunin, I heard Mr. Szpletts say that it was part of the annexation I think, that limited the lot size. Would that be something different that an application or a development agreement? An annexation agreement? **TB:** If that annexation had a preliminary plat tied to it or there was something else, we would have to take a look at that. I am unaware of any kind of lot size requirements on this property from another action. **C/Gealy:** Thank you. **TB:** Staff is willing to look it up and invest the time. **J/Laraway:** I think we need to look it up. **C/Young:** Are there any other questions? **C/Hennis:** I did have a couple of questions based on the letter as well. There was an indication, and I did not have a chance to actually look at the code on this myself but, do we know if the road length can be done on this public road? I know in Mr. Szpletts letter here it indicated that there was a certain length we exceeded in our code. Is that correct? **TB:** We do have that roadways are less than 500 feet however with that, there is something that if they are over a certain length that there is a terminus of sufficient radius so that emergency vehicles can get in there and do what they need to do. **C/Hennis:** And that's the 45 feet? I know that I saw that somewhere else; ok. And what about the code that specifies a minimum frontage? **TB:** I went back to look at the plat just to make sure that I didn't miss anything or on intake on the project; staff was unable to find any lots that were less than three to four feet above the minimum requirement. There were only two that were close, everything else was fine. **C/Young:** What I got out of Mr. Szpletts letter was that the minimum lot frontage for R-6 is 45 feet, and looking at the preliminary plat I think it falls within 48 feet or.... **TB:** It's over 48 feet. **C/Hennis:** Ya, I saw 47 or something like that. **TB:** And I believe there was only two lots that were under 50. And all of the lot sizes conform to the R-6 standard lot sizes, or R-3. **C/Hennis:** Now you also indicated that staff recommended possibly expanding the open space? **TB:** Correct, it's small for 21 lots. This is Winfield subdivision, by all definitions, this is Winfield 100%; it is bound by development on every side. Chances are there are going to be small children and they should have an area that's sufficient size where they can do what children do; run, play, throw a ball. **C/Hennis:** I've got a landscape plan but it cuts off half way through the cul-de-sac. **C/Young:** I think it is because of those areas and the narrow entry; there is landscaping at the entry and there is landscaping for the open space. **C/Hennis:** So, it just wasn't all included because of that. **TB:** They did not have sufficient room at the inlet from School

Avenue for anything. **C/Hennis:** I understand that but it's cut off so I wasn't sure. *Unintelligible*. Ok. **C/Gealy:** I just had a clarification; because you said it is not more than 30 homes, it's doesn't meet the threshold requiring second access given the length of the cul-de-sac. **TB:** Correct. **C/Gealy:** Regardless of the length of the cul-de-sac. **TB:** Yes, if the cul-de-sac was 200 feet long and there were 30 homes, not that that would be possible but just for ease of discussion; regardless of how long the cul-de-sac is, if there are 30 homes, they have to have permanent secondary access. **C/Gealy:** But it could be permanent but perhaps with the ballasts to... **TB:** Actually, that is not considered full time permanent. **C/Gealy:** Ok, thank you. **C/Young:** Any other questions? **C/Gealy:** I have no other questions. **C/Hennis:** None right now. **C/Young:** *Unintelligible*.... the size of the open space and also the location I think could be a little more centralized, perhaps lots 5, 6 or 7; somewhere in there and if it was just a little bit larger and moved closer to the center. It would be more easily accessible than lot 2 and 3. **C/Gealy:** Mr. Chairman, I am concerned about the length of the cul-de-sac but it sounds like the Kuna Rural Fire District is satisfied and that's the main concern. And again, the two things that I look for in new development is transitions between existing development and amenities for the people that will be living there. Where this is one street, it makes transitions difficult but I am concerned that there are large lots to the north of Sharp Lane and large lots in the adjoining subdivision and it looks like most of the density for R-6 is being made up, at least in this application, along the south side of Sharp Lane. This one lot here has 5 neighbors adjoining it and that's really not a reasonable transition I don't think. As you suggest, the open space might be moved to the south side of Sharp Lane, that might relieve that congestion and relieve some of that pressure to the south. I would also be interested in seeing and adding amenities to that open space and I would like that to be included. **C/Hennis:** I tend to think she's right. If you just look at this by the numbers you gain an R-6 designation within the R-6's around it but only have it with another 3.4 *unintelligible*. It's kind of a little misleading on that south side of Sharp Lane, it's not even 5 neighbors, it's 6 on the one. When you start looking at how it compares to the neighborhood around it, it's very congested compared to the neighborhood on Ashwood Court. **C/Young:** You look at minimum lot sizes for R-6 versus R-4, to me the minimum lot size in R-4 is 6,600; a majority of these lots will exceed the size for R-4. I agree with the area of smaller lots, which would be another reason to move that open space to kind of break up some of the smaller lots. It would be a better transition. **C/Hennis:** I think those two larger lots really skew it; one lot is 32,000 square feet; it really skews the whole numbers. **C/Young:** I think there are two lots near the minimum but the rest are all well over and in the R-4 range. **C/Hennis:** There are nine. **C/Young:** That meet the requirements for R-6? **C/Hennis:** Yes, that meet the R-6. **C/Young:** Would the applicant like to provide comment? **DS:** Does that mean we get to comment too? **C/Young:** We closed the public hearing; we would have to reopen the public hearing to do that. **Wendy Howell:** If he doesn't speak (referring to Gary McAllister) then you haven't reopened the public hearing. **C/Young:** Then if there is nothing new from the applicant then we will continue our discussion. Another question I had to help narrow it down a bit, if there was motion to approve having that indicated on the landscape plan, I would like to have.... **C/Hennis:** Well, I know the board (Boise Project Board of Control) usually has their own requirement what they want to see on that canal. **C/Young:** I didn't see any fencing along the north where the other boundaries of the subdivision indicated. **C/Hennis:** Yes. **C/Young:** I have a question for the applicant. Was it the intention of the HOA that the HOA will be responsible for maintaining the ditch outside the scope of the easement and not each individual parcel? **GM:** Yes. **C/Hennis:** I think one of the things that it's kind of goes back to is, like we discussed tonight, possible past annexation agreement that I think needs to be researched by the city and possibly Mr. Szplett. If there is indication of a prior agreement

then they need to speak in order to see if it's legitimate. It's not necessarily something that we can entertain here tonight, we don't have the verification of that which the city will need to have. We are not downplaying what was discussed earlier we just don't have a way to verify that tonight; that there was not a previous annexation agreement. This would be a recommendation to city council. **C/Young:** Yup. **C/Hennis:** And we're ok with that lane? **TB:** Staff did have a verbal conversation with the Fire Chief about the length of the cul-de-sac, he focused on if there was a proper turnaround. He asked if there was a proper turnaround and I said there will be if they don't; he said that's all I'm asking. **C/Hennis:** So that is something that needs to be proper too because that's the only way they are going to get around. **C/Gealy:** That is included in the conditions of approval, it's number fourteen. **C/Hennis:** The other thing I want to make a point is the public versus private roads; we have determined that will be a public road correct? **TB:** Staff has recommended that be a public road. **C/Gealy:** The public roads are under condition thirteen. I might suggest we strike the beginning that says staff recommends and just make it a condition that all roads are improved and dedicated as public roads. **C/Hennis:** Another point brought up in the letter is one we've always had, is there availability of services on the south side? It's a priority of the city to figure something out with fire and ACHD. **C/Gealy:** If we do want to condition an increase in the size and location of the open space, how much open space would we like to see? I believe what is there now is 2.5% open space. Mr. Behunin, could you remind me what our standard is on the last Comp Plan for open space please. **TB:** The answer is that a project of this size should have 7% open space which this is a challenging parcel; I don't know how they will make it work. I'm not advocating either way for it, the Commission will have to decide what they would like to see. **C/Young:** We need to try to find that balance because it is such an odd shape and it is under the threshold. I think a larger area is in order. **C/Hennis:** How bound are we by that number. **TB:** Is 7% the target? If this project had been submitted 30 days later it would not meet the current requirement but it was in prior to that. **C/Young:** If this was in before the new requirement adopted by the city, do we try to find the middle? Something near 5% maybe? **C/Dennis:** Ideally, I would like to see something more but it doesn't have to conform to the present standard; I think a happy medium would be good. **C/Gealy:** I would like to see 7%. I have a question that is procedural, could we include as a condition that staff and applicant discuss the limit on lot sizes that could have part of a previous agreement then continue with are other conditions and make a decision whether we can make approval or not? **C/Young:** I think we can make our recommendations and have that as a condition that prior to our recommendation of approval, the city verify the conditions of lot size. **TB:** Yes, the Commission can make that a condition of approval that staff verify prior to it going to city council. If it is part of your recommendation then it will make it into their packets along with the minutes. It is the choice of the Commission. **C/Hennis:** Again, in regards to procedural here, since the open space is more occurring in the Design Review which is out decision scope, we are the governing body there. **C/Young:** *Unintelligible...* work with the irrigation district around the canal bank/**Hennis:** I agree. What do you want to do with open space, we need to set a guideline? I respect Commissioner Gealys opinion on that but we can meet a happy medium. We can't necessarily hit them with an ordinance that wasn't in effect at the time but we need to realistically request an increase in open space. **C/Gealy:** With those kinds of questions can we realistically make a decision on the Design Review? **C/Young:** I think we would have to come up with a number on the open space. **C/Gealy:** And the location. **C/Hennis:** I agree. If we can set some guidelines on how much open space and where we want it, we could make a decision. I think we could comfortably give guidelines in the conditions if we set some guidelines. **C/Young:** A better location would be south where the current parcel 5, 6,7; somewhere in that area, it centralizes that open space. **C/Hennis:** I was looking at 6 and 7

myself; I think they are the harder lots to do something with because they are smaller and have the little jig in it. It would be more advantageous in making that open space. **C/Young:** If there are no other questions can we have a motion. **C/Gealy:** I would like to review the conditions we will be setting. **C/Hennis:** We can start with that one. **C/Gealy:** We could include a condition regarding the limited lot sizes; that the HOA manage the landscape and maintenance of the common spaces and the ditch; that they would work with staff and the irrigation district for fencing along the canal; that they would work with staff to increase the amount of open space and its location. Again, I would like to see some amenities in the open space; the applicant indicated that they would like to do some research. **C/Young:** I think a small barbeque area and playground equipment can sometimes be harder to maintain. **C/Gealy:** So, applicant would work with staff on the types of amenities based on their research. I think with all those conditions we can approve the Design Review.

Commissioner Dana Hennis moved to recommend approval for Case No. 19-09-S (Preliminary Plat) to city council with the conditions as outlined in the staff report as well as the following conditions: applicant to work with staff to provide amenities in the open space areas such as barbeque areas and gazebo as discussed; to increase open space to near 5% and to move it preferably near the center of the project, such as lots 5, 6 and 7; to form an HOA that governs the land and maintenance of the area as well as open space and the canal bank; to revise condition 13 of the staff report to read “specify the streets be designed and dedicated as public roads”; for staff to verify if there is a previous agreement that governs the lot size for this project prior to moving toward city council; and applicant to work with staff to comply code for fencing around the project and with the Board of Control for fencing along the canal. Seconded by Commissioner John Laraway. Motion carried 4-0-1.

Commissioner Dana Hennis moved to approve 19-33- DR (Design Review) with the conditions as outlined in the staff report well as the following conditions: applicant to work with staff to provide amenities in the open space areas such as barbeque areas and gazebo as discussed; to increase open space to near 5% and to move it preferably near the center of the project, such as lots 5, 6 and 7; to form an HOA that governs the land and maintenance of the area as well as open space and the canal bank; to revise condition 13 of the staff report to read “specify the streets be designed and dedicated as public roads”; for staff to verify if there is a previous agreement that governs the lot size for this project prior to moving toward city council; and applicant to work with staff to comply code for fencing around the project and with the Board of Control for fencing along the canal. Seconded by Commissioner John Laraway. Motion carried 4-0-1.

C. Case No. 20-02-SUP (Special Use Permit) Brauneisen In Home Daycare – ACTION ITEM

C/Young: Next up we have a Special Use Permit. **Jace Hellman:** Could you please verify that we can hear the applicant. **Jessica Reid:** Karla, can you hear us? **Karla Brauneisen:** Yes. **JR:** We have sound. **Doug Hanson:** Good evening Mr. Chairman and members of the Commission; for the record, Doug Hanson, Kuna Planning and Zoning staff, 751 W. 4th Street, Kuna, Id, 83634. Applicant Karla Brauneisen seeks Special Use Permit approval in

order to operate an In-Home Childcare Facility in an existing residence located at 727 North Katie Way, Kuna, ID 83634. Staff has determined that application complies with Title 5 of Kuna City Code and Idaho Code. There was a late submittal which is not in your packet so I will read it into the record:

Planning and Zoning Committee, I have enclosed 8 copies of Spicewood Subdivision CC and R's showing that article V. Section 5.01 states that "Lots shall be used only for residential purposes." Therefore, the request for an in-home day care at 727 N. Katie Way needs to be denied. Thank You, Spicewood Home Owner.

With that I shall stand for any questions. **C/Hennis:** There was no name on that? **DH:** No name accompanied the letter. **C/Young:** As the city goes, we cannot enforce an HOA matter? **DH:** That is correct. **C/Young:** Are there any questions for staff at this time? **C/Gealy:** I have two questions and one is in regards to the parking; is there sufficient parking for up to six infants to be dropped off. **DH:** They will be dropped off using the driveway and the frontage of the house. Mrs. Brauniesen will be the only employee so she will park in the driveway. There isn't anything in code regarding in-home daycare for a drop-off. **C/Gealy:** My second question, I attempted to find out for myself, there is something that I seem to recall that there be a limit on the number of infants allowed in a care facility based on the number of staff? **DH:** There is a point system based on Idaho Code 39.11, I believe is the exact number, and children three years are counted as 1.5 points per child and infants up to three years are counted as 2.5 points per child; each staff member is allowed a total of 12 points. **C/Gealy:** Thank you, I have no other questions. **C/Hennis:** One quick question, this is one of the things where the SUP must be in place in order for the state to do the required inspections but we want the inspection to happen before the SUP; all that must work in concert though. **DH:** Yes, in the conditions we will not award the Special Use Permit until the state signs off. The city clerk will not sign the business license until the state has granted the license. **C/Young:** The applicant may speak now. **JR:** Karla, you may speak now; please state your name and address for the record. **KB:** Karla Braunisen, 727 N Katie Way in Kuna, Idaho. **C/Young:** Is there anything that you would like to add? **JR:** Karla, do you have anything to add to what staff presented? **KB:** No. **JR:** She does not. **C/Young:** I will open up the public hearing at 7:20 PM. I do not see anybody listed on the sign-up sheet, is there anybody signed up online? **JR:** No, there are no persons. **C/Young:** With that I will close the public hearing at 7:21 PM. **C/Hennis:** Do we need to make her aware of the late comment? **C/Young:** No, it was read into record and she was listening, correct? **JR:** Karla, did you hear the letter that was read into the record? **KB:** Yes. **JR:** Yes, she has. **C/Hennis:** Does she have any comments? **JR:** Karla, do you have any comments on the letter? **KB:** I operated a daycare 22 years ago in this same house and there were no issues at that time. **C/Young:** Has the applicant seen and read the staffs conditions of approval? **JR:** Karla, have you seen and read the staffs conditions of approval? **KB:** Yes. **JR:** She has. **C/Hennis:** And she doesn't have any issues with them? **JR:** Do you have any issues with those? **KB:** No. **JR:** No, she does not. **C/Young:** As far as out discussion goes, I agree with the conditions set by staff and I have no issues with this. **C/Hennis:** As long as she complies with the Fire Marshalls inspections and the state inspections then I see no issue.

Commissioner Dana Hennis moved to approve 20-02-SUP (Special Use Permit) for in-home daycare at 727 N. Katie Way with conditions as outlined in the staff report. Seconded by Commissioner Cathy Gealy. Motion carried 4-0-1.

D. Case No. 20-01-OA (Ordinance Amendment) – ACTION ITEM

Jace Hellman: Good evening Chairman, Commissioners. For the record, Jace Hellman, Planning and Zoning staff, 751 W. 4th Street, Kuna, Idaho, 83634. The application before you this evening is for the amendment of the sign ordinance in Kuna City Code. Staff is proposing to repeal the existing chapter 10 of title 5 and provide a new an entirely new chapter 10. With this proposal, staff has removed definitions from chapter 10 and added them to Kuna City Code 5-1-6 which is home to definitions for all of title 5. Staff proposes to expand the height and area maximum to allow for more creativity in sign development as well as reduce brightness of signs with digital electronic message centers between sunset and sunrise. Additionally, throughout the proposed chapter, staff has modified the existing materials allowed and removed all contradictory sections within the code; one of the biggest issues was how signs were measured on the outside and that contradiction has been removed. The last item staff is proposing is a new process for the approval of signs. Previously, wall signs, monument signs, pole signs, and shopping center signs were subject to Design Review approval by the Planning and Zoning Commission. Under the new proposal, signs will no longer be subject to approval by the Planning and Zoning Commission but rather approval by the Planning and Zoning Director; this was staffs attempt to streamline sign approval as most signs are not included in the original Design Review application for the structure. As a reminder, this body is making a recommendation that will be taken to city council for final determination. With that I will stand for any questions you may have. **C/Young:** Is there anything pertaining to temporary signs? Do we specify how long a sign is considered a temporary sign? **C/Gealy:** I thought it was 30 days? **JH:** I believe you are correct; it is located in the definition of the temporary sign. After that 30 days they would have to return to Planning and Zoning Director for an extension. **C/Gealy:** In my packet on page 205, there's permitted temporary signs and under banners signs it says shall not be displayed for more than 30 calendar days; then there's other signs and constructions signs. **JH:** That is a condition that the Commission can add that we add a specific number of days or a more generalized timeframe. **C/Young:** I just know that sometimes temporary signs are not always temporary and have stayed up for a year and a half. **C/Gealy:** I think it's appropriate that a time frame is associated with the type of the sign; there are eleven different types of signs and they each have a timeframe. **C/Hennis:** Not all of them, like subdivision temporary signs, construction signs; some do but we might want to add some. **C/Young:** But some subdivisions have a twenty year build out so how do you justify making them come back every thirty days? I understand signs on a building about a Grand Opening but stay up for a year. What about public notice signs? **Wendy Howell:** Subdivision code states three days after the public hearing the sign must be removed; we are aware there is a current issue with that. **C/Gealy:** I think it is appropriate for the sign to be approved by the Director and not as part of the Design Review. **C/Young:** Ok, we'll open up the public testimony at 7:32 PM. Nobody has signed up on the sheet, is there anybody signed up online? **Jessica Reid:** There isn't anybody signed up online. **C/Young:** Ok, we will close testimony at 7:33 PM.

Commissioner Dana Hennis moved to recommend approval for Case No. 20-01-OA (Ordinance Amendment). Seconded by Commissioner Cathy Gealy. Motion carried 4-0-1.

E. Northern Boundary Area of City Impact Expansion – ACTION ITEM

Wendy Howell: Staff is requesting that this be tabled until June 23rd.

Commissioner Cathy Gealy moved to table the Northern Area of City Impact Expansion until June 23, 2020. Seconded by Commissioner Dana Hennis. Motion carried 4-0-1.

4. BUSINESS ITEMS:

A. Case No. 20-06-DR (Design Review) & 20-04-SN (Sign) Malaspina Ranch Monument Sign – ACTION ITEM

Doug Hanson: Good evening Mr. Chairman and members of the Commission. For the record, Doug Hanson, Planning and Zoning Staff, 751 W. 4th Street, Kuna, Idaho, 83634. The applicant request sign and design review approval for an approximately 32 square foot monument sign. The subject site is located at W. Walker Lane, Kuna, ID 83634 (APN# R3785270042). The sign complies with Title 5 of Kuna City Code and Idaho State Code; with that I will stand for any questions you may have. **C/Hennis:** Is the applicant present? **DH:** The applicant did not respond to the request to testify. **C/Young:** *Unintelligible....* the materials. **C/Hennis:** The materials are written out in the letter of intent. **C/Young:** I have no issues. **C/Hennis:** I assume the HOA is required to take care of this? It's wood so it needs upkeep; staff do you have any input on that? **JH:** Mr. Chairman, members of the Commission, for the record, Jace Hellman, Kuna Planning and Zoning Staff, 751 W. 4th Street, Kuna, Idaho, 83634. Currently in the sign ordinance and the new sign ordinance you heard tonight, there is a clause for maintenance of the sign. The owner of the sign is responsible for the maintenance, additionally, it is in their CC&R's, we have not received a final plat for this project yet. Basically, it is covered on both sides.

Commissioner Dana Hennis moved to approve Case No. 20-06-DR (Design Review) and 20-04-SN (Sign) as outlined with the conditions of approval. Seconded by Commissioner Dana Hennis. Motion carried 4-0-1.

5. ADJOURNMENT: 7:34 PM

Commissioner Dana Hennis moved to adjourn. Seconded by Commissioner John Laraway. Motion carried 4-0-1.



City of Kuna

City Council Staff Memo

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

To: City Council

Case Numbers: 19-09-S (*Subdivision*),
Corbin's Cove Subdivision

Location: Near the Southwest Corner (SWC)
 of Avalon St. & School Ave.,
 Kuna, Idaho 83634

Planner: Troy Behunin, Planner III

Hearing Date: August 18, 2020

Representative: Gary McAllister
 2115 E. Bowstring St.
 Meridian, Idaho 83642
 208.283.4830
Mcallgary@gmail.com

Owner: Paul Winward
 8291 S. Locust Grove. Rd.
 Meridian, ID 83642

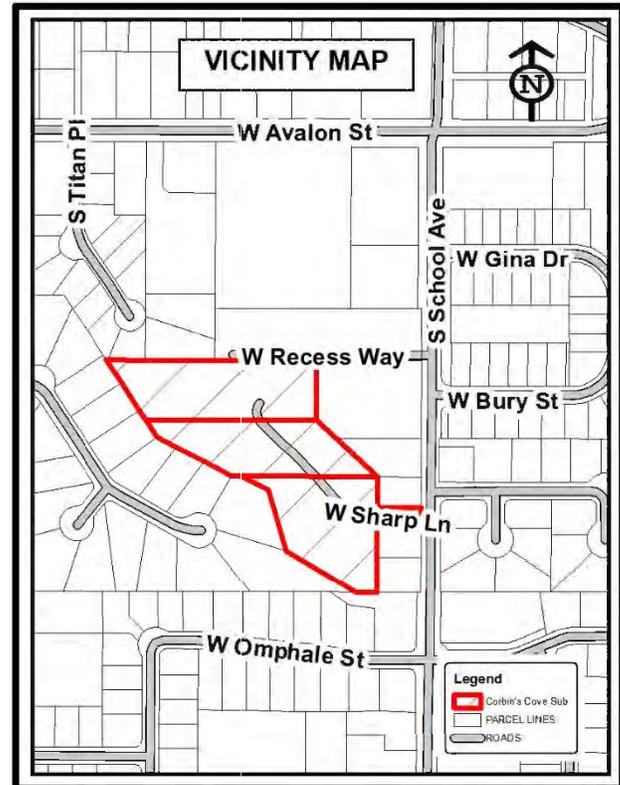


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A. Process and Noticing:

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

a. Notifications

- | | |
|---------------------------|--|
| i. Neighborhood Meeting | Nov. 14, 2019 (three persons attended) |
| ii. Agencies | Jan. 22, 2020 |
| iii. 350' Property Owners | August 10, 2020 |
| iv. Kuna, Melba Newspaper | July 19, 2020 |
| v. Site Posted | July 27, 2020 |

B. Applicant Request:

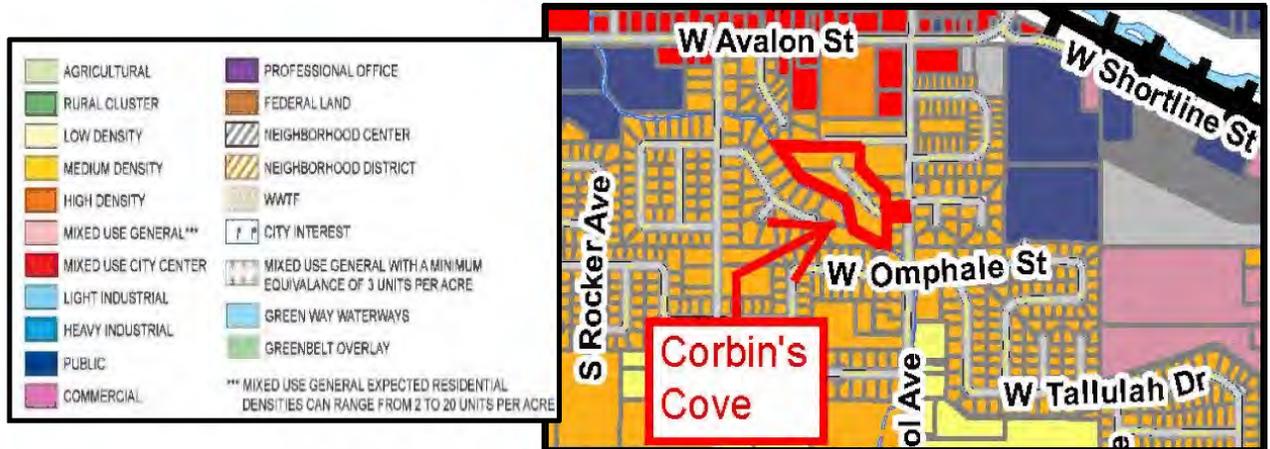
1. The applicant, Gary McAllister requests to subdivide approximately 6.00 acres in Kuna City with the Medium Density Residential (**MDR**) into 22 total lots (21 home lots and one common lot) and has reserved the name

Corbin's Cove Subdivision. The site is near the Southwest Corner of Avalon St. and School Ave., Kuna, Idaho; In Section 26, T 2N, R 1W, APN #'s: R5080251061, R5070251161 and R5070251166.

C. Site History: The subject site is approximately 6.00 acres in size and is currently zoned R-6 (MDR) and in Kuna City limits. The subject site has historically been used for a single-family residences and open fields.

D. General Projects Facts:

- 1. Comprehensive Plan Designation:** The Future Land Use Map (FLUM) is intended to serve as a *guide* for the decision-making body for the City. The Comp Plan map indicates land use designations generally speaking, it is not the actual zone. The FLUM identifies the approximately 6.00-acre site as Medium Density Residential, or 4-8 Dwelling Units per Acre, (DUA).



- 2. Kuna Recreation and Pathways Master Plan Map:** The Recreation and Pathways Master Plan Map does not indicate a future pathway / trail through the subject site. It does indicate a bike route on School Avenue.

3. Surrounding Existing Land Uses and Zoning Designations:

North	R-6	Medium Density Residential in KUNA CITY
South	R-4 & R-6	Medium Density Residential in KUNA CITY
East	R-6	Medium Density Residential in KUNA CITY
West	R-6	Medium Density Residential in KUNA CITY

4. Parcel Sizes, Current Zoning, Parcel Numbers:

Property Owner	Parcel Size	Current Zone	Parcel Number
Donald & Tracy Boyd	Approx. 2.10 ac.	R-6 Med Den Res.	R5070251166
William & Sandra Doughty	Approx. 1.74 ac.	R-6 Med Den Res.	R5070251161
Paul Winward	Approx. 2.05 ac.	R-6 Med Den Res.	R5070251061

5. Services:

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

6. **Existing Structures, Vegetation and Natural Features:** Currently there is a residence on each parcel listed above. Additionally, each lot has an out-building and large sections of land that are raw land. These parcels are generally flat and on-site vegetation is consistent with typical residence and large open fields.

Transportation / Connectivity: The site has limited frontage along School Avenue (Approx. 50'). Applicant shall satisfy Kuna City and ACHD's requirements for roadway improvements for all on-site public roads and the intersection with School Avenue, including road widening and vertical/ rolled curb, gutter and sidewalks appropriately. The Applicant shall work with the Emergency Medical Services (EMS) to provide emergency access for the site at proper widths approved by the City of Kuna, ACHD the KRFD.

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

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

• City Engineer (Paul Stevens)	Exhibit B-1
• Ada County Highway District (ACHD)	Exhibit B-2
• Boise Project Board of Control	Exhibit B-3
• Central District Health Department (CDHD)	Exhibit B-4
• Department of Environmental Quality (DEQ)	Exhibit B-5
• Idaho Transportation Department (ITD)	Exhibit B-6
• Kuna School District No. 3 (KSD 3)	Exhibit B-7

E. **Staff Analysis:**

Applicant proposes to subdivide the approximately 6.00 acres in order to create a subdivision known as *Corbin's Cove* Subdivision. The site is in Kuna City limits and is currently zoned R-6, a Medium Density Residential [MDR] zone. The applicant does not wish to change the zone.

The City of Kuna FLUM and the Comprehensive Plan for Kuna identifies this parcel as Medium Density Residential uses, which equals four (4) to eight (8) dwelling units per acre (DUA). This application requests 4.2 Net DUA. Staff views this proposal to be in concert with the FLUM and Comprehensive Plan.

Applicant proposes 21 home lots and 1 common lot (22 total) with the Corbin's Cove preliminary plat with a gross density (total property) of 3.56 DUA and net density (land that can be developed) of 4.4 DUA including 7,695 square feet of open space (or 2.5% of the overall project). The applicant should be conditioned to work with the Public Works department in order to bring utilities to the site in conformance with Kuna's regulations. Public utilities shall be provided at the developers cost, by extending existing utilities/facilities with sufficient sizes. Staff recommends the applicant be conditioned to provide street lights throughout the Sub that comply with KCC for distance, style and wattage, including street lights at all intersections and hydrants. The applicant's proposal is for a new single-family community. This development does not reach the 30 home threshold however, staff recommends the applicant work with the City engineer and the KRFD to address possible concerns about a long cul-de-sac and to work with KRFD on proper EMS access. Staff recommends that all streets be improved and dedicated as public roads.

Staff has determined these applications comply with Title 5 of the Kuna City Code; Idaho Statute §50-222; and the Kuna Comprehensive Plan and FLUM; and forwards Case No. 19-09-S, to the Kuna Council with recommended conditions of approval listed in section 'M' of this report.

F. **Applicable Standards:**

1. City of Kuna Zoning Ordinance Title 5.
2. City of Kuna Subdivision Ordinance Title 6.
3. City of Kuna Comprehensive Plan.

4. Idaho Code, Title 67, Chapter 65- the Local Land Use Planning Act.
5. Future Land Use Map.

G. Procedural Background:

On Tuesday August 18, 2020, the Council **will consider** the Corbin's Cove subdivision project, Case No's 19-09-S, including the applications, agency comments, staff's report and public testimony presented or given.

H. Proposed Comprehensive Plan Analysis:

The Council may accept or reject the Comprehensive Plan components, and **have/have not** determined the proposed preliminary plat request for the site **is/is not** consistent with the following Comprehensive Plan components as described below:

The comprehensive plan is a living document, intended for use as a guide to governmental bodies. The plan is not law that must be strictly adhered to in the most stringent sense; it is to be used by public officials to assist their decision making for the City.

2.0 – Property Rights and Summary

Goal 1: Ensure the City land use policies, restrictions, conditions and fees do not violate private property rights and ensure that land use actions, decisions, and regulations do not effectively eliminate all economic value of the subject property. Ensure that City land use actions, decisions, and regulations do not prevent a private property owner from taking advantage of a fundamental property right and evaluate with guidance from the City attorney and the Idaho Attorney General's six criterion established to determine the potential for property "takings".

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

5.0 Economic Development Goals and Objectives - Summary:

Ensure an adequate supply of housing for all income levels and facilitate pedestrian connections, both visually and physically, to enhance pedestrian movement.

Comment: The proposed application complies with the comprehensive plan by providing a unique set and arrangement of lot sizes, sidewalks and open space throughout to meet this goal.

6.0 Land Use Goals and Objectives - Summary:

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

Comment: The project complies with the land use plan as adopted by the City by incorporating the following; landscaped open space, sidewalks, unique/varied housing densities and types and promotes desirable, cohesive community character and a possibility for a quality neighborhood in an in-fill development.

8.0 - Public Services, Facilities and Utilities Goals and Objectives - Summary:

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

Comment: Kuna has adequate services for this development and the authority to approve the request. This application will expand the City's sanitary sewer system, potable water and adds to the pressure irrigation mainline in an orderly fashion and adds amenities and some open space for its residents.

9.0 - Transportation Goals and Objectives - Summary:

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

Comment: The project meets the transportation goals of the City by improving Sharp Lane (Private dirt road) with expanded rights-of-way along its frontage, adding sidewalks for public use and internal roads for transportation connections.

12.0 - Housing Goals and Objectives - Summary:

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

Comment: Applicant has proposed 21 total lots which will possibly contribute to high-quality lots of varied sizes to be developed in a logical and orderly manner. The development proposes varied and unique housing types, a common lot, and possibly amenities, therefore creating a pleasant neighborhood environment.

13.0 - Community Design Goals and Objectives - Summary:

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

Comment: The application incorporates sound community design and landscape features to integrate with surrounding uses to create a sense of place for the community and will foster neighborhood interactions and activities within its boundary.

I. Proposed Kuna City Code Analysis:

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

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

2. The site is physically suitable for a subdivision.

Comment: The approx. 6.00 acre subdivision has sufficient size to include a mix of lot sizes, neighborhood landscaped common lot.

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

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

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

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

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

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

6. The existing and proposed street and utility services in proximity to the site are suitable and adequate for residential purposes.

J. Commission's Recommendation to the Council:

19-09-S (Preliminary Plat) During the public hearing by the Planning and Zoning Commission of Kuna, Idaho, the Commission hereby recommended approval to City Council for Case No's 19-09-S, a Preliminary Plat request by Gary McAllister, with the following conditions of approval:

- *Applicant shall follow the conditions outlined in the staff report,*
- *Staff to research if lot sizes were limited in a former development or annexation agreement,*
- *Applicant shall form an HOA to care for the perpetual care and maintenance for the ditch back and all other open spaces,*
- *Applicant shall work with Boise Project Board of Control on fence and maintenance strategies.*
- *Work with staff to increase the open space closer to 5%, and to move the common lot to the south side of the street and more centralized,*
- *Work with staff on amenities for the common lot (Gazebo & BBQ pit),*
- *The road will be a public road.*

K. Decision and Order by the City Council:

Note: This motion is for the approval, conditional approval or denial of the preliminary plat applications. However, if the City Council wishes to approve or deny specific parts of these requests as detailed in the report, those changes must be specified.

Based on the facts outlined in staff's report and public testimony as presented, the City Council of Kuna, Idaho, hereby **approves/conditionally approves/denies** Case No. 19-09-S (Preliminary Plat), a Preliminary Plat request by Gary McAllister, with the following conditions of approval:

1. The applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
 - a. The City Engineer shall approve the sewer hook-ups.
 - b. The City Engineer shall approve drainage and grading plans.
 - c. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties".
 - d. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.

- e. The Kuna Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District is required.
 - f. The *Boise Project and Board of Control* shall approval any modifications to the existing irrigation system.
 - g. Approval from Ada County Highway District shall be obtained and Impact Fees must be paid prior to issuance of any building permit.
 - h. Idaho Transportation Department. No public street construction may be commenced without the approval and permit from Ada County Highway District and Idaho Transportation Department.
 - i. All public rights-of-way shall be dedicated and constructed to standards of the City, Ada County Highway District,
2. Installation of utility service facilities shall comply with requirements of the public utility or irrigation district providing services. All utilities shall be installed underground, see KCC 6-4-2-W.
 3. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site.
 4. Street lighting shall use LED lights, with spacing and wattages meeting KCC 5-4-6; applicant shall coordinate a street light plan for P & Z approval in concert with the prepared construction drawings for the project.
 5. Parking within the site shall comply with KCC 5-9-3.
 6. Fencing within and around the site shall comply with Kuna City standards – KCC 5-5-5- A-J and KCC 6-4-2-E.
 7. A sign permit is required prior to subdivision entrance sign construction and shall comply with KCC 5-10-4. *Monument signs will require a separate design review.*
 8. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within three days or as the planting season permits as required to meet KCC 5-17-7 standards. Maintenance and planting within public rights-of-way shall be approved from the public entities owning the property.
 9. Submit a petition to the City consenting to the pooling of irrigation surface water rights for delivery purposes and requesting to annex the irrigation surface water rights appurtenant to the property to the Kuna Municipal Pressure Irrigation System of the City (KMIS) prior to requesting final plat signature from the City Engineer.
 10. The land owner/applicant/developer and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the Council, or seek amending them through public hearing processes.
 11. The applicant's proposed preliminary plat (dated 02/04/20) shall be considered a binding site plan, or as modified and approved through the public hearing process.
 12. Applicant shall remedy any outstanding code enforcement issues prior to recordation of a final plat.
 13. Staff recommends that all streets be improved and dedicated as public roads.
 14. Applicant shall work with KRFD to accommodate EMS access and all other requirements of the KRFD.
 15. Applicant shall follow staff, city engineer and other agency recommended requirements as applicable.
 16. Compliance with all local, state and federal laws is required.



City of Kuna
Proposed 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

L. Based upon the record contained in Case No's 19-09-S, including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, including the exhibits, and the testimony during the public hearing, the Kuna Council hereby **approves/conditionally approves/denies** the Findings of Fact and Conclusions of Law, and conditions of approval for Case No. 19-09-S a request for Preliminary Plat approval by Gary McAllister:

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

Comment: *The Council will hold a public hearing on the subject applications on August 18, 2020, 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. 19-09-S, this proposal does/does not generally comply with the Comprehensive Plan and City Code.*

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

3. *Based on the evidence contained in Case No. 19-09-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.*

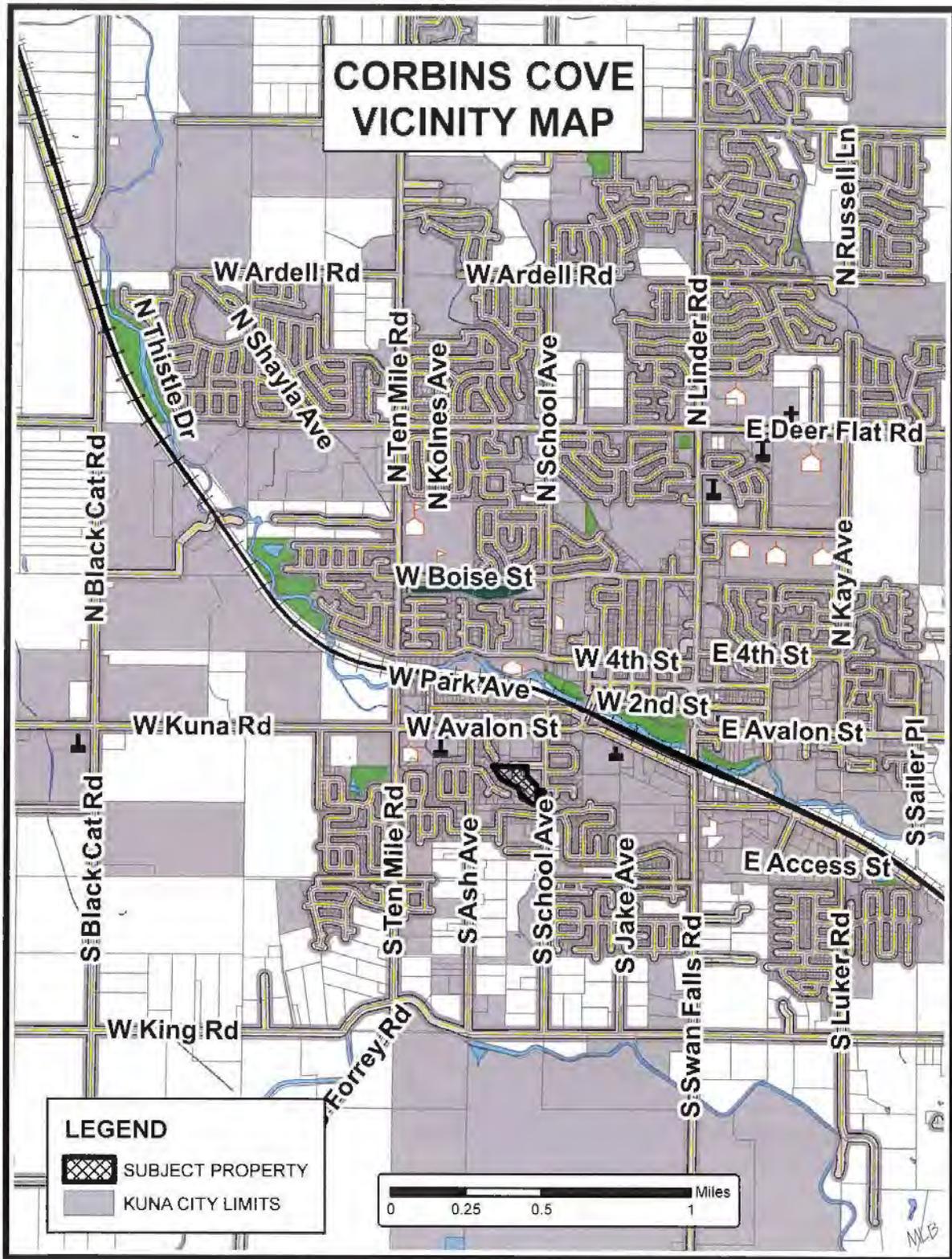
4. *The Kuna Council has the authority to approve / conditionally approve / deny Case No. 19-09-S.*

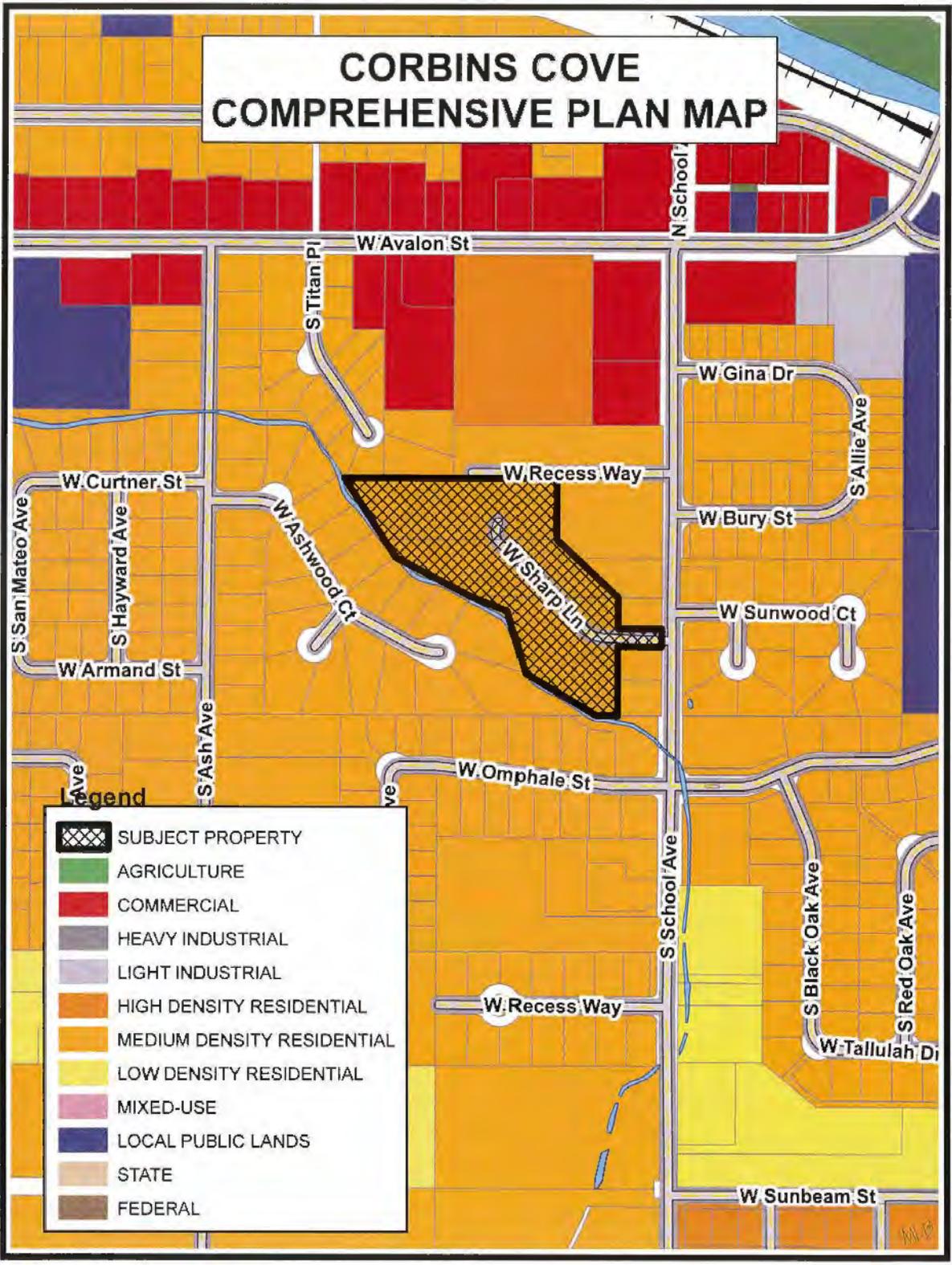
Comment: *On August 18, 2020, Kuna's Council will vote to approve / conditionally approve / deny Case No. 19-09-S.*

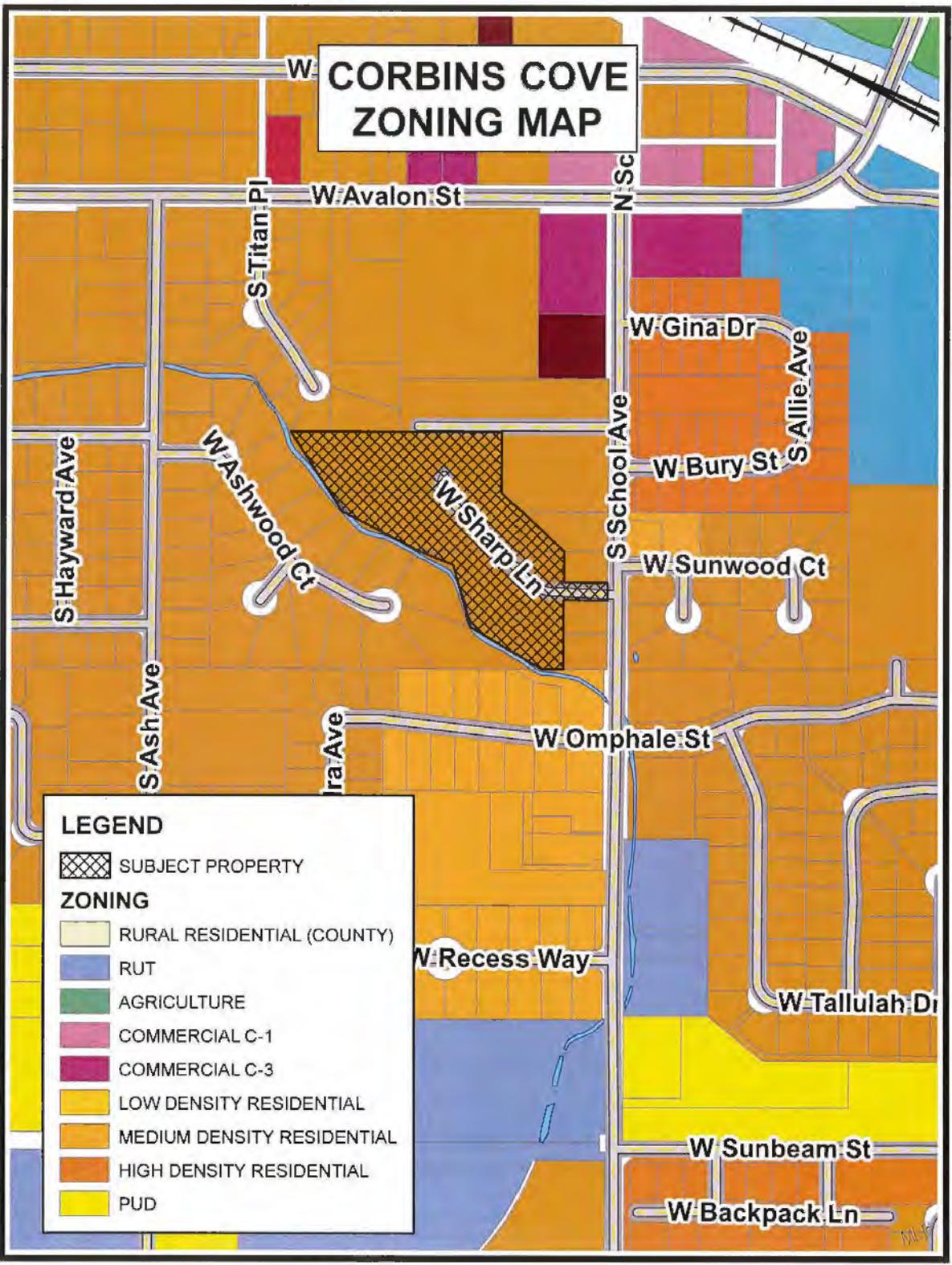
5. *The public notice requirements have been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.*

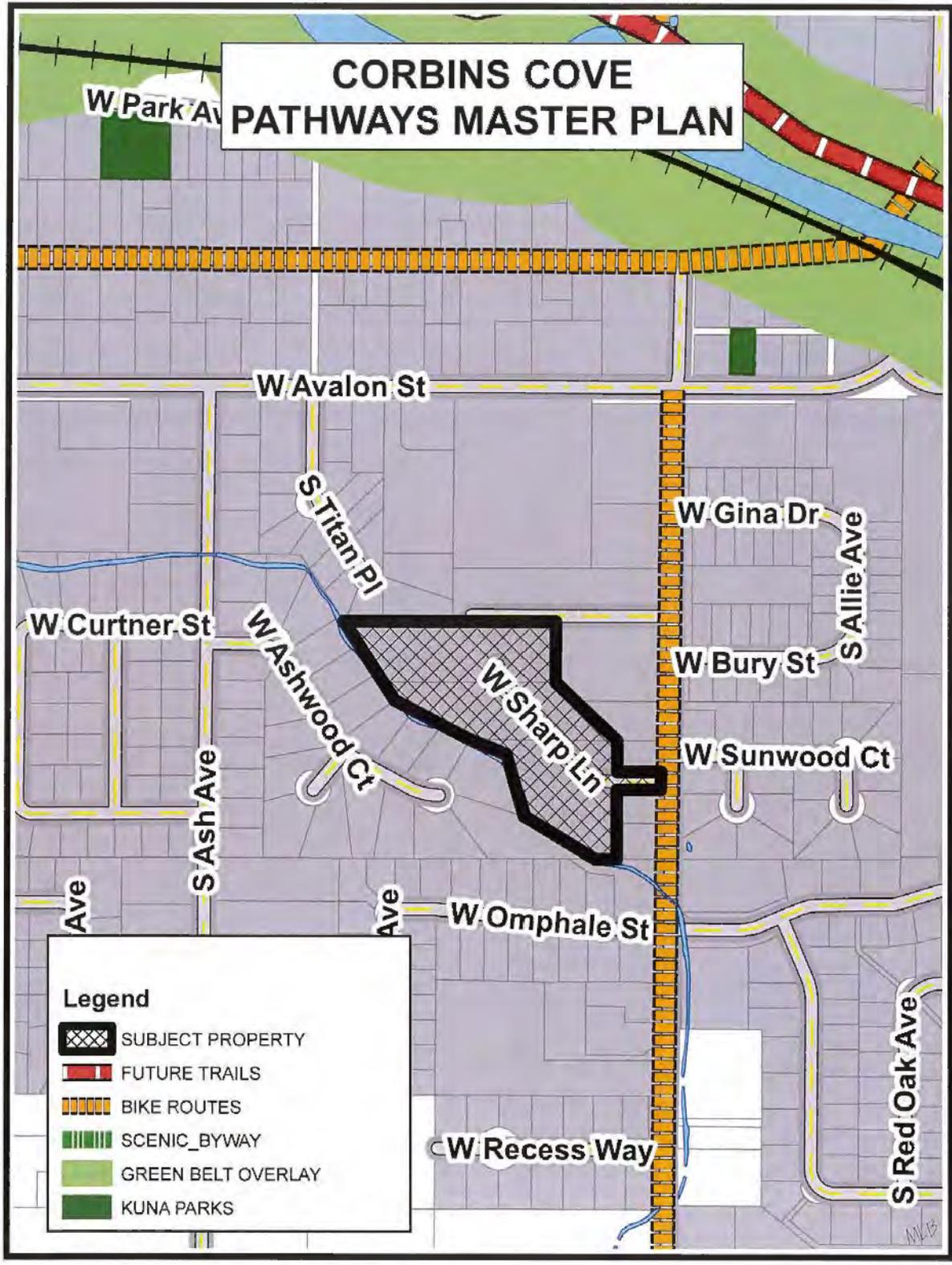
Comment: *Neighborhood Notices were mailed out to residents within 350-FT of the proposed project site on August 10, 2020, and a legal notice was published in the Kuna Melba Newspaper on July 19, 2020. The applicant placed a sign on the property on July 27, 2020.*

DATED: this ___ day of _____, 2020.

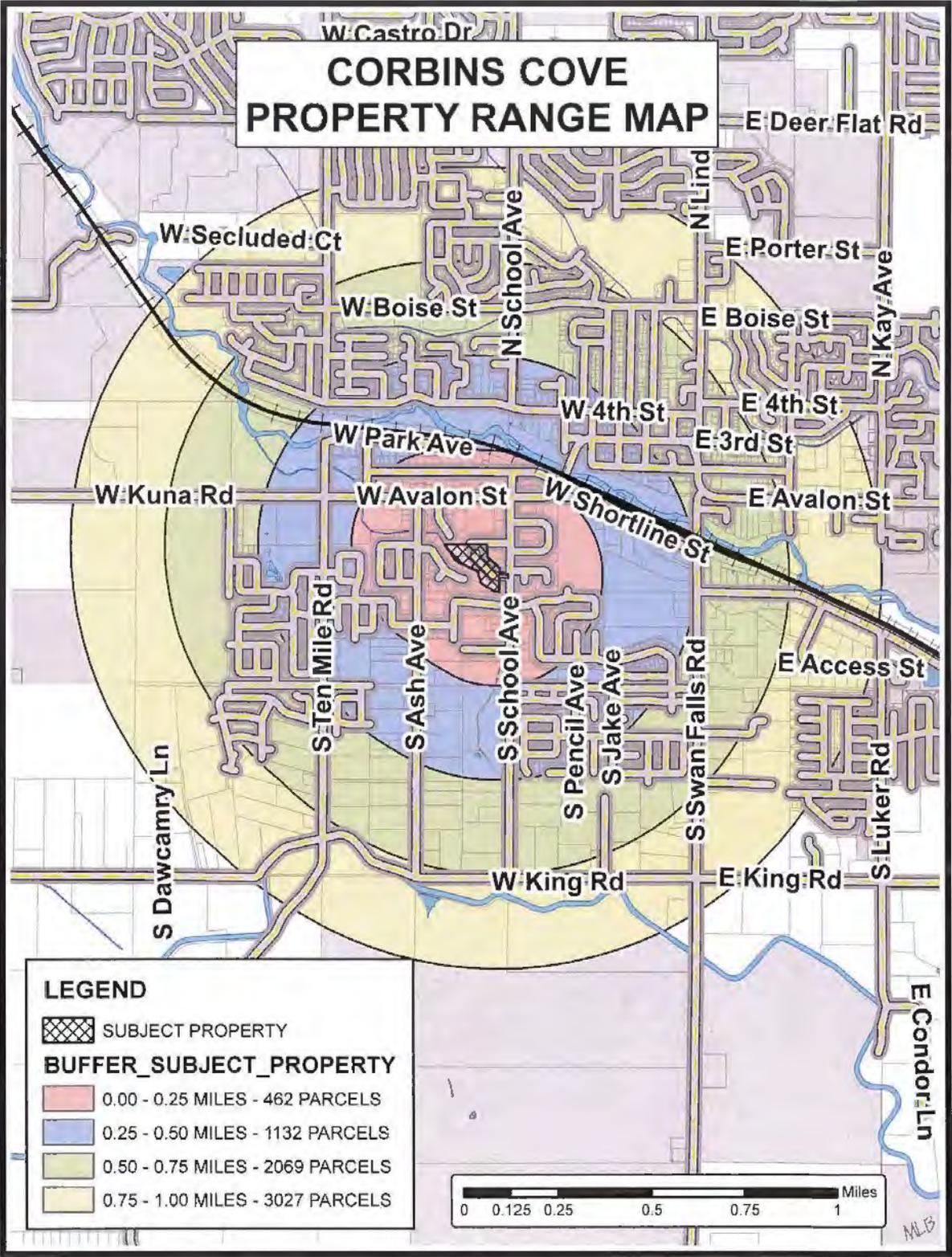


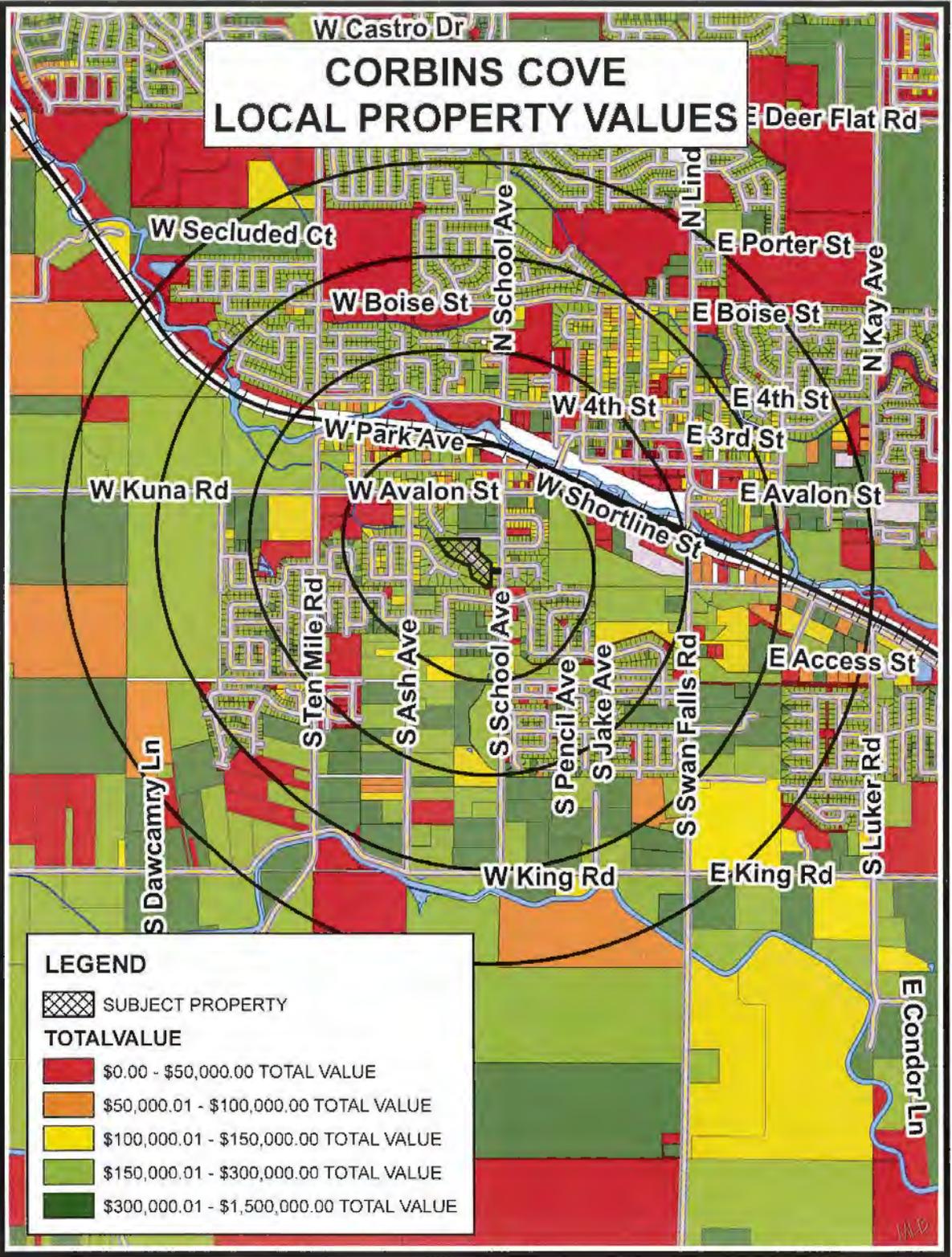














B & A Engineers, Inc.
Consulting Engineers & Land Surveyors
5505 West Franklin Rd. Boise, ID 83705
Telephone 208.343.3381 Facsimile 208.342.5792

received
11.19.19

15 November, 2019

To Whom It May Concern
Preliminary Plat Application Meeting

Subject: **Corbin's Cove Subdivision
Letter of Intent**

To Whom It May Concern,

This letter is to announce the planning of a proposed subdivision in the City of Kuna, Ada County, Idaho. Said subdivision will be located West of School Street, South of Avalon Street in the Northeast Quarter of Section 26, Township 2 North, Range 1 West. Upon approval, three existing zoned R-6 parcels (R5070251061, R5070251161, R5070251166), consisting of approximately 6 acres, will be subdivided into approximately 22 lots with 1 lot being reserved as open space per said zone regulations. (No rezone necessary). Currently, three houses exist within the existing parcels which are intended to remain and proposed lot lines will be adjusted around said houses in accordance with R-6 zoning regulations.

Water:

We are proposing a water main that will tie into an existing water main which will be tied into by service lines to provide water to each proposed dwelling unit.

Sewer:

We are proposing an 8" sewer main that will tie into an existing 8" sewer main located in the northern section of the proposed subdivision. We will tie in one 4" sewer service for each proposed dwelling unit.

Pressure Irrigation:

Pressure irrigation will be provided for each dwelling unit and tied into an existing pressure irrigation line located southerly of the proposed subdivision.

Storm Drain:

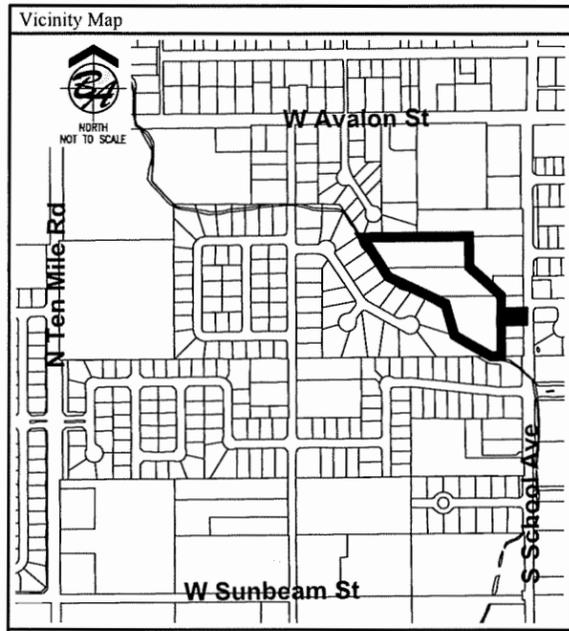
A sufficient storm drain system will be constructed for drainage/flow of sediment/runoff within the ACHD right-of-way.

Ingress/Egress:

Ingress/Egress will be provided by an existing private road (West Sharp Lane). Said street will be extended and a snoop style turnaround will allow for sufficient ingress/egress for a fire truck, and access to each dwelling unit within said subdivision.

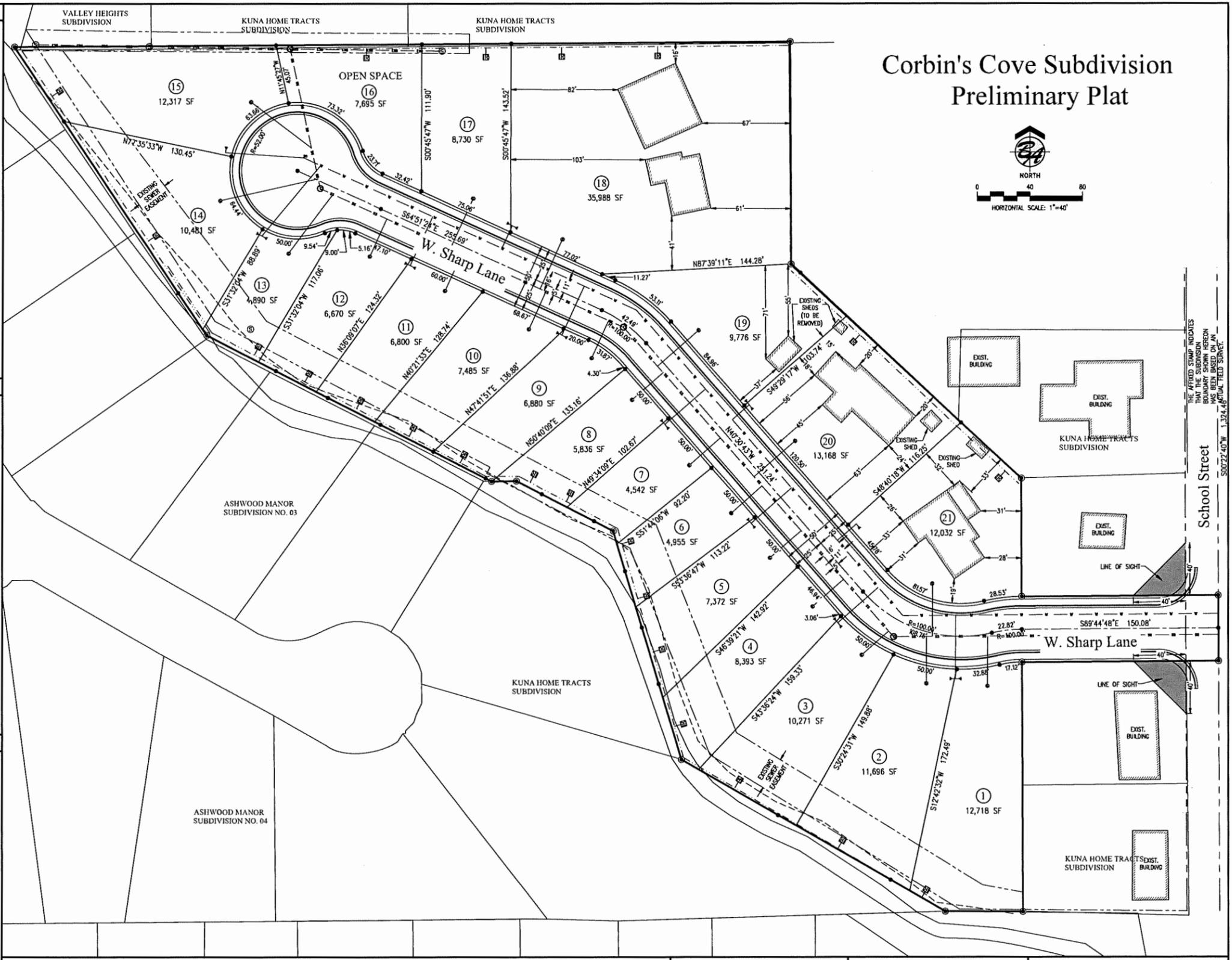
Sincerely,

Nick LaCross
Engineer Technician
B & A Engineers, Inc.

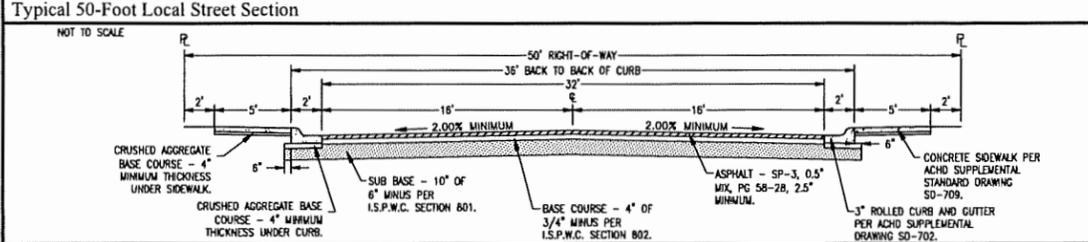
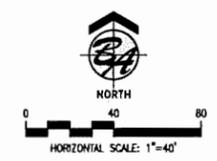


- Notes**
1. THERE ARE NO POTENTIALLY HAZARDOUS AREAS.
 2. THERE ARE NO NATURAL DRAINAGE SWALES ON THIS PROPERTY.
 3. THERE ARE NO PERMANENT AND/OR SEASONAL HIGH GROUNDWATER AREAS ON THIS PROPERTY.
 4. THIS PROPERTY IS NOT IN A FLOOD PLAIN AREA.
 5. THERE ARE NO IDENTIFIED SHALLOW BEDROCK AREAS, UNSTABLE ROCK FORMATIONS, OR LANDSLIDE AREAS ON THIS PROPERTY.
 6. THIS PROPERTY IS NOT IN AN AQUIFER RECHARGE AREA.
 7. NO UNSTABLE SOILS SUSCEPTIBLE TO EROSION EXISTING ON THIS PROPERTY. ALL AREAS ARE SUITABLE FOR DEVELOPMENT.
 8. SANITARY SEWER SERVICE IS TO BE PROVIDED BY THE CITY OF KUNA.
 9. POTABLE WATER IS TO BE PROVIDED BY THE CITY OF KUNA.
 10. IRRIGATION SERVICE IS TO BE PROVIDED BY THE CITY OF KUNA.
 11. PROPERTY LIES WITHIN THE KUNA CITY FIRE DISTRICT.
 12. EXISTING IRRIGATION FACILITIES TO BE CONTINUED TO THEIR HISTORIC DISCHARGE POINTS.
 13. THIS PROPERTY IS CURRENTLY ZONED R-6 AND TO REMAIN.
 14. EXISTING USE: MEDIUM DENSITY RESIDENTIAL.
 15. CONTOUR INTERVAL: 1 FOOT DATUM: NAD 88
 16. COMMON AREAS SHOWN HEREON SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
 17. THIS DEVELOPMENT ANTICIPATES USING SUBSURFACE STORM WATER DISPOSAL OF STORM WATER GENERATED FROM THE LOCAL ROAD SYSTEM AND LANDS TRIBUTARY TO THE SYSTEM.
 18. PUBLIC UTILITIES ARE TO BE PROVIDED FROM THE PUBLIC UTILITY PROVIDERS FROM JOINT TRENCH ADJACENT TO THE PUBLIC ROADS. SPECIFIC DESIGN CRITERIA WILL BE MET DURING THE CONSTRUCTION APPROVAL PHASE OF THIS DEVELOPMENT.
 19. THIS PARCEL LIES WITHIN THE "ZONE X" FLOODWAY PER FEMA MAP #16001C0165G, PANEL NOT PRINTED.
 20. THE FOLLOWING TAX PARCEL NUMBER IS INCLUDED WITHIN THIS SUBDIVISION: R5070251061, R5070251161, R5070251166.

- Legend**
- LOT LINE
 - STREET CENTERLINE
 - BOUNDARY
 - RIGHT-OF-WAY
 - ADJOINING PROPERTIES
 - EXISTING STRUCTURE
 - PROPOSED SEWER MAIN
 - PROPOSED WATER MAIN
 - PROPOSED PRESSURE IRRIGATION MAIN
 - PROPOSED CURB, GUTTER, & SIDEWALK
 - PROPOSED PRESSURE IRRIGATION SERVICE
 - PROPOSED WATER SERVICE
 - PROPOSED SEWER SERVICE
 - EXISTING WATER METER
 - LOT NUMBER
 - EXISTING FIRE HYDRANT
 - PROPOSED SEWER MANHOLE



Corbin's Cove Subdivision
Preliminary Plat



Setback/Zoning Table

PROPOSED ZONE	R-6
MINIMUM LOT AREA - INTERIOR LOT	4,500 SF
MINIMUM LOT AREA - CORNER LOT	N/A
FRONT YARD SETBACK	20 FEET
REAR YARD SETBACK	15 FEET
STREET SIDE YARD SETBACK	20 FEET
INTERIOR SIDE YARD SETBACK	5 FEET
MAXIMUM BUILDING HEIGHT	35 FEET
MINIMUM STREET FRONTAGE	45 FEET
MINIMUM LOT WIDTH - INTERIOR LOT	N/A
MINIMUM LOT WIDTH - CORNER LOT	N/A
MAXIMUM DENSITY	8.0/ACRE
EXISTING ZONE	R-6

Land Use Calculations

DESCRIPTION	AREA (ACRES)	PERCENTAGE
PROJECT	5.88	100%
RESIDENTIAL LOTS	4.61	78.4%
OPEN SPACE AREA LOTS	0.18	3.06%
RIGHT-OF-WAY	1.09	18.54%
RESIDENTIAL LOTS	20	
OPEN SPACE AREA LOTS	1	
RESIDENTIAL DENSITY	3.4/Acre	

Owner/Applicant
GARY WALLISTER
PO BOX 170118
BOISE, ID. 83717
(208) 283-4830

Underground Utility Note

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. DEVIATIONS MAY EXIST BETWEEN THE LOCATIONS SHOWN HEREON AND THEIR ACTUAL LOCATION(S).

B&A Engineers, Inc.
Consulting Engineers, Surveyors & Planners
5505 W. Franklin Rd. Boise, Id. 83705
(208) 343-3381

Corbin's Cove Subdivision
Preliminary Plat

Corbin's Cove Subdivision
870/890/910 W. Sharp Lane
Kuna, ID 83634
Parcel No. R5070251061/R5070251161/R5070251166
Zone R-6

REV.	DESC.	DATE	BY

SCALE: AS NOTED
DATE: FEBRUARY 4, 2020
DRAWN BY: N.P. LA CROSS
CHECKED BY: J.D. DANNING
PROJECT NO.: MGTB
DRAWING FILE NAME: MGTB Site Plat.dwg

SHEET NO:
Preliminary Plat

received
11.19.19



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

Commission & Council Review Application

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

*Please submit the appropriate checklist (s) with application

Type of Review (check all that apply):

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

For Office Use Only	
File Number (s)	19-09-5
Project name	CORBINS COVE SUBDIVISION
Date Received	11-19-19
Date Accepted/ Complete	
Cross Reference Files	
Commission Hearing Date	
City Council Hearing Date	

Contact/Applicant Information

Owners of Record: <u>Paul Winward</u>	Phone Number: _____
Address: <u>8291 S. Locust Grove Road</u>	E-Mail: _____
City, State, Zip: <u>Meridian, ID. 83642</u>	Fax #: _____
Applicant (Developer): <u>Gary McAllister</u>	Phone Number: <u>208-283-4830</u>
Address: _____	E-Mail: <u>mcallgary@gmail.com</u>
City, State, Zip: _____	Fax #: _____
Engineer/Representative: <u>Nick LaCross - B&A Engineers, Inc.</u>	Phone Number: <u>208-343-3381</u>
Address: <u>5505 W. Franklin Rd.</u>	E-Mail: <u>nplacross@baengineers.com</u>
City, State, Zip: <u>Boise, ID 83705</u>	Fax #: _____

Subject Property Information

Site Address: <u>870/890/910 W Sharp Lane Kuna, Idaho 83634</u>
Site Location (Cross Streets): <u>School ave. and Avalon St.</u>
Parcel Number (s): <u>R5070251061 / R5070251161 / R5070251166</u>
Section, Township, Range: <u>Section 26, Township 2 North, Range 1 West</u>
Property size : <u>Approx. 6.0 Acres</u>
Current land use: <u>Single Family Dwelling</u> Proposed land use: <u>Single Family Dwelling</u>
Current zoning district: <u>R-6</u> Proposed zoning district: <u>R-6 No Change</u>

Project Description

Project / subdivision name: Corbin's Cove Subdivision

General description of proposed project / request: Subdividing approx. 6.0 acres into approx. 23 lots, one of which will be reserved for open space.

Type of use proposed (check all that apply):

Residential _____

Commercial _____

Office _____

Industrial _____

Other _____

Amenities provided with this development (if applicable): Wet/ Dry utilities. Open Space. Single family Dwelling

Residential Project Summary (if applicable)

Are there existing buildings? Yes No

Please describe the existing buildings: Single Family Homes

Any existing buildings to remain? Yes No

Number of residential units: ~~22~~ 21 Number of building lots: 22 21

Number of common and/or other lots: 1

Type of dwellings proposed:

Single-Family _____

Townhouses _____

Duplexes _____

Multi-Family _____

Other _____

Minimum Square footage of structure (s): _____

Gross density (DU/acre-total property): 3.74 DU/ACRE Net density (DU/acre-excluding roads): 4.2 DU/ACRE

Percentage of open space provided: 2.5 Acreage of open space: 6,200 sf

Type of open space provided (i.e. landscaping, public, common, etc.): Public

Non-Residential Project Summary (if applicable)

Number of building lots: _____ Other lots: _____

Gross floor area square footage: _____ Existing (if applicable): _____

Hours of operation (days & hours): _____ Building height: _____

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

Number and ages of students/children: _____ Seating capacity: _____

Fencing type, size & location (proposed or existing to remain): _____

Proposed Parking:

a. Handicapped spaces: _____ Dimensions: _____

b. Total Parking spaces: _____ Dimensions: _____

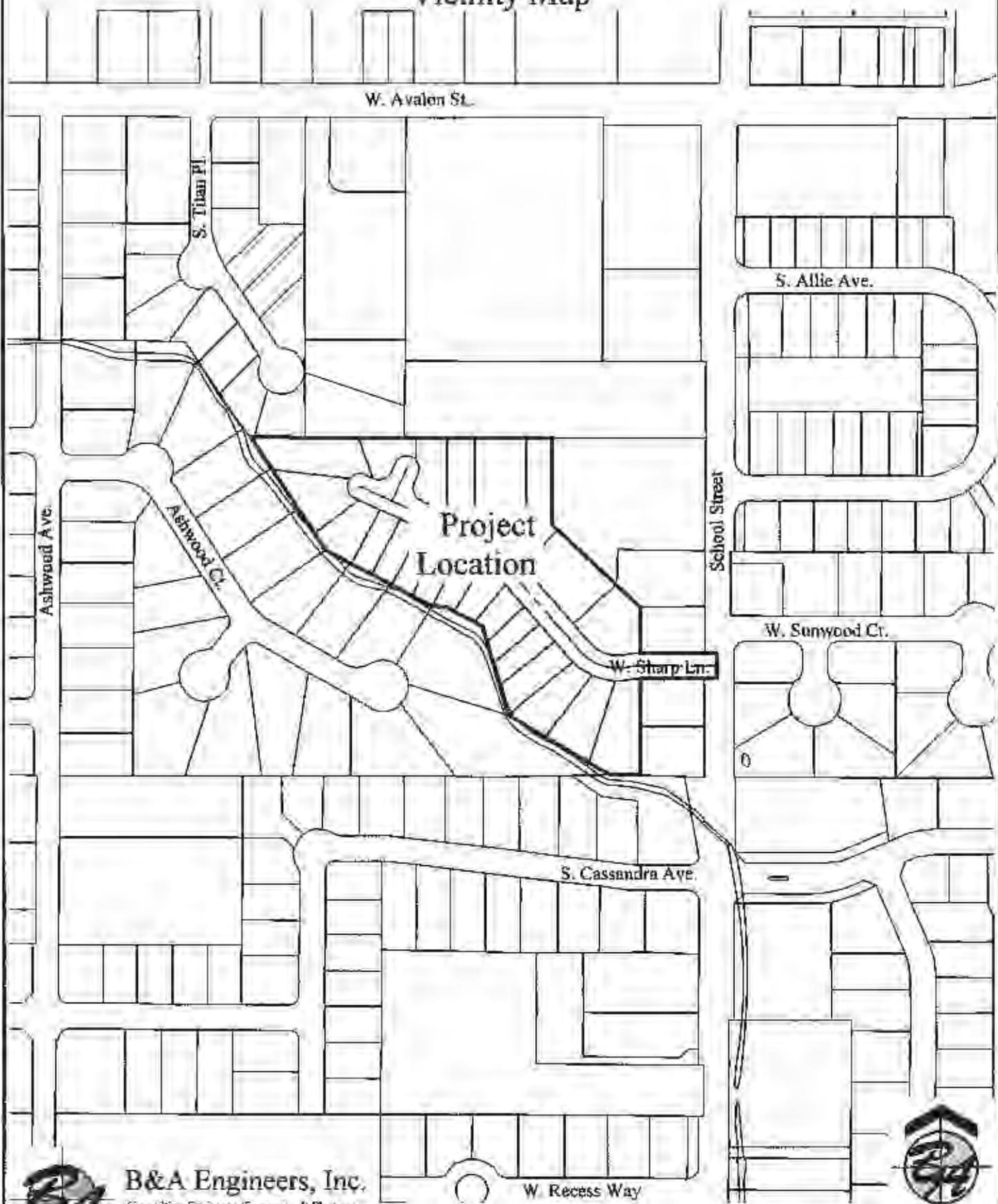
c. Width of driveway aisle: _____

Proposed Lighting: _____

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

Applicant's Signature: _____ Date: _____

Corbin's Cove Subdivision Vicinity Map

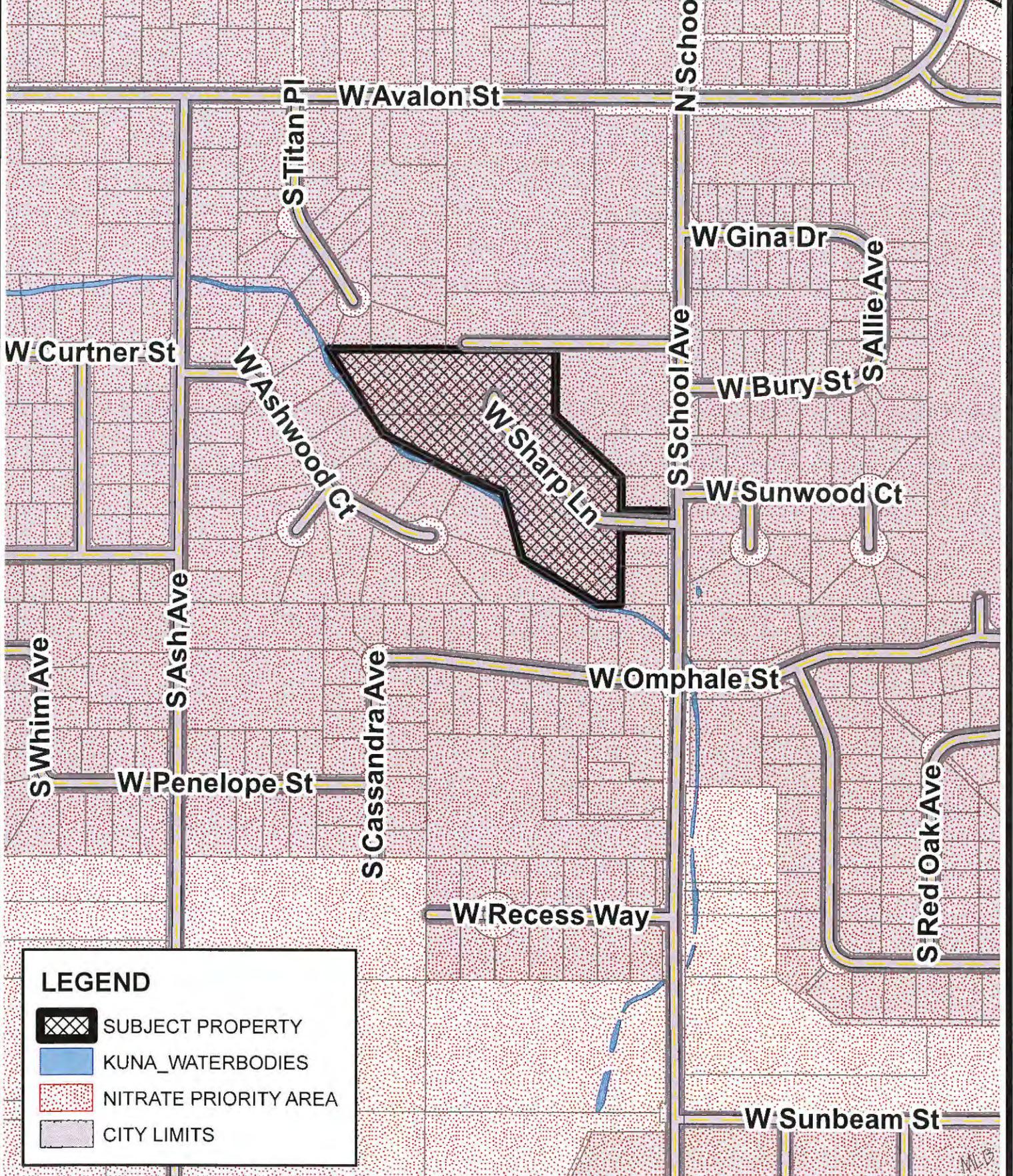


B&A Engineers, Inc.
 Consulting Engineers, Surveyors & Planners
 5505 W. Franklin Rd. Boise, ID, 83705
 (208) 343-3391



NORTH
 SCALE: 1"=250'

CORBINS COVE NITRATE PRIORITY MAP

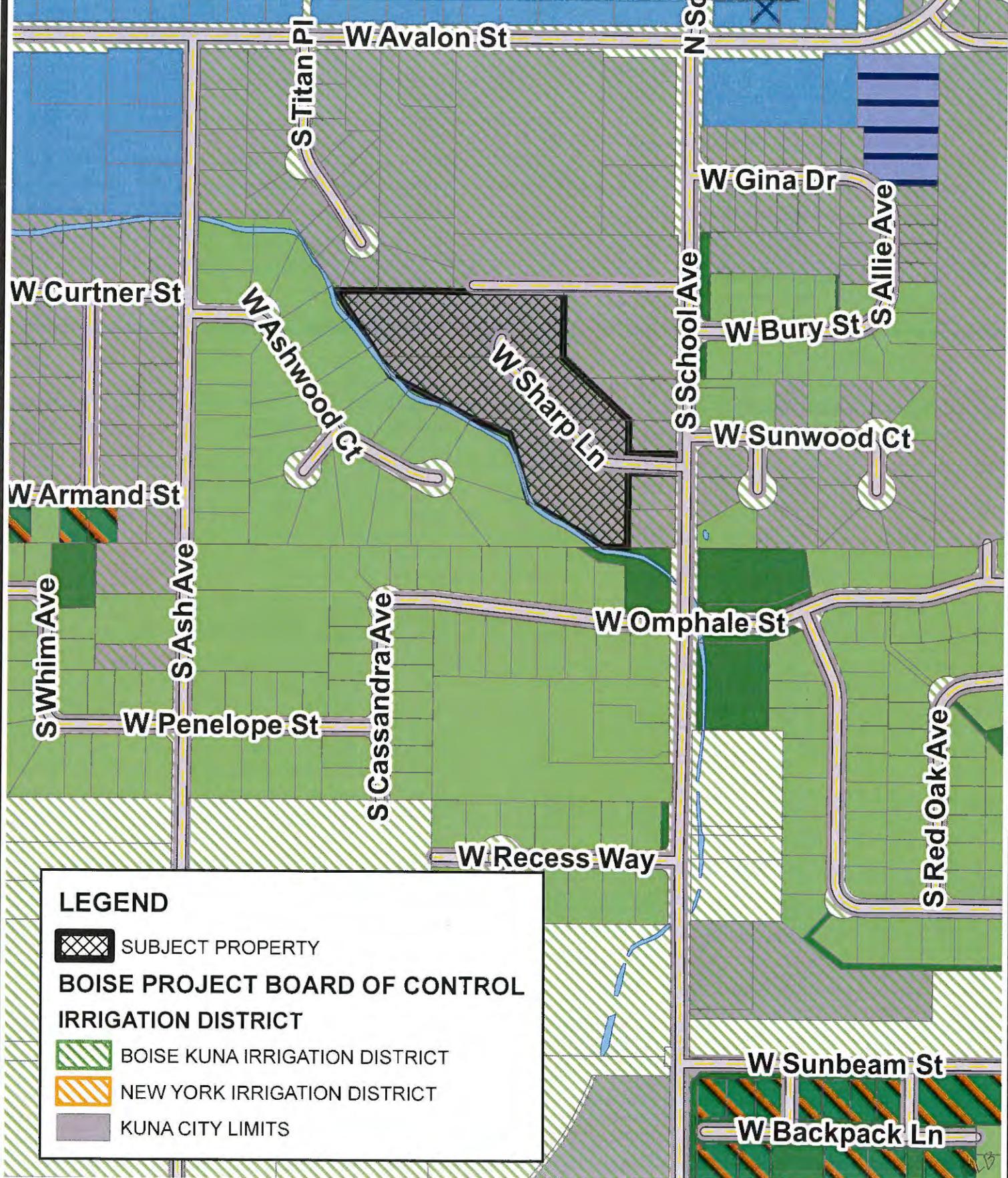


LEGEND

-  SUBJECT PROPERTY
-  KUNA_WATERBODIES
-  NITRATE PRIORITY AREA
-  CITY LIMITS

MLB

COBINS COVE IRRIGATION DISTRICT MAP



LEGEND

-  SUBJECT PROPERTY
- BOISE PROJECT BOARD OF CONTROL
IRRIGATION DISTRICT**
-  BOISE KUNA IRRIGATION DISTRICT
-  NEW YORK IRRIGATION DISTRICT
-  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: 24 January 2020
From: Paul A. Stevens, P.E.
To: Wendy Howell, Planning and Zoning Director
RE: Corbin's Cove Subdivision Preliminary Plat – 19-09-S

The Corbin's Cove Subdivision Preliminary Plat request dated 15 November 2019 has been reviewed. It is noted that while the application outlines the applicant's general development intent, specific development plans are not provided except those implied as allowed or permitted in a "R-6" zone. These comments apply to the preliminary plat and do not address the landscaping design. The landscaping, design review, traffic, and associated topics rest 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. The following comments apply:

1. General

- a. Corbin's Cove Subdivision requests a replat of lots 7 and 8 in Kuna Home Tracts. The revised zoning and commensurate density is R6 residential and 4.2 dwelling units per acre. The replat contains 22 lots placed in 6.0 acres. A commensurate impact on the City of Kuna's water and sewer utilities will result.
- b. Access to Corbin's Cove Subdivision is provided by W. Sharp Lane from School Street.
- c. A plan approval letter will be required if this project affects any local irrigation districts.
- d. Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties.
- e. State the vertical datum used for elevations on all drawings.
- f. Provide engineering certification on all final engineering drawings.

2. Inspection Fees

- a. An inspection fee will be required for City inspection of the construction of any water, sewer and irrigation facilities associated with this development.
- b. The developer shall retain a qualified responsible, Idaho registered professional engineer to provide sufficient inspection to certify to IDEQ that 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.
- d. The current inspection fee is \$1.00 per lineal foot of pressurized irrigation, sewer, and water pipe.

- e. Payment is due and payable prior to City's approval of final construction plans.

3. Right-of-Way

- a. Corbin's Cove Subdivision accesses from W. Sharp Lane and School Street.
- a. Sufficient right-of-way on the quarter line and section line 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. Sidewalk, curb and gutter, street widening and any related storm drainage facilities, shall be provided in connection with property development. All construction shall comply with city code and policies.
- d. All street construction must meet or exceed ACHD and City of Kuna development standards.
- e. Developer shall provide sufficient access and maintenance easements to allow city access to and maintenance of the pressurized irrigation, sewer and water main lines and any associated apparatus.
- f. It is noted from the preliminary plat that there are several sewer and water easements across this property. The easements contain live sewer main trunk lines and water main lines. City access to these lines must not be impeded. The developer should assure that a sufficient building envelope results on the reconfigured lots.

4. Sanitary Sewer & Potable Water

- a. This application shall conform to the sewer and water master plans as applicable.
- b. "To and through" master plan sewer & water mainlines are required for Corbin's Cove Subdivision.
- c. The applicant's property is presently partially developed, new lots and associated utilities are subject to connection fees for the ultimate connected sewer load and water demand as provided in the City's Standard Tables.
 - a. City Code (6-4-2) requires connection to the City sewer system for all sanitary sewer needs.
 - b. City Code (6-4-2X) requires connection to City water services.
- d. 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.
- e. All sewer and water infrastructure must meet or exceed City of Kuna requirements.
- f. Corbin's Cove Subdivision is located in the Ten Mile Lift Station Sewer Drainage Basin. Commitments to service subdivisions through the Ten Mile Lift Station presently equal approximately 121% of the rated capacity an additional 22 EDUs push the service ceiling to approximately 124% of the rated capacity.
- g. Developer participation may be needed to expand the Ten Mile Lift Station and sewer collection system.
- a. Sewer and water flow models will be required to verify adequate water supply, fire suppression and sewage removal.
- b. Sewer and Water "Will Serve" commitments shall be based on available water and sewer capacities at the time of construction drawing approval.
- c. Development construction must be in progress and vigorously pursued within one year from the Will Serve Letter date of issue to avoid automatic termination of the Will Serve Commitments.

5. Pressurized Irrigation

- a. The applicant's property may be partially connected to the City of Kuna pressurized irrigation system.
 - a. Relying on drinking water for irrigation purposes is contrary to City Code (6-4-2).
- b. Pressurized irrigation will be provided by connection to the City of Kuna pressurized irrigation system.
- c. All pressurized irrigation infrastructure shall meet or exceed City of Kuna standards.
- d. This application shall be conditioned to conform to the Pressurized Irrigation Master Plan.

Exhibit B-1

- a. The Pressurized Irrigation Master Plan dictates pipe sizes.
- e. "To and through" extension of pressurized irrigation applies to Urza Subdivision.

6. Grading and Storm Drainage

The following provisions apply to Corbin's Cove 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. 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.
- c. Runoff from public right-of-way is regulated by ACHD. On site storm water retention (if applicable) shall be reviewed in conjunction with the Civil Engineering construction improvements review.
- d. The City of Kuna relies on the ACHD Stormwater Policy Manual to establish the requirements for design of any private storm water disposal system.
- e. Any increase in quantity or rate of runoff or decrease in quality of runoff (compared to historical conditions) must be detained, treated and released at rates no greater than historical amounts at a quality consistent with historical quality.
- f. If impervious area is increased, provide a storm water disposal plan for review by the City Engineer which accounts for the increased storm water drainage. Provide detailed 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.



Mary May, President
Kent Goldthorpe, Vice-President
Rebecca W. Arnold, Commissioner
Sara M. Baker, Commissioner
Jim D. Hansen, Commissioner

January 30, 2020
Updated March 12, 2020

To: Gary McAllister
2115 E. Bowstring Street
Meridian, ID 83642

Subject: KPP20-0001/ 19-09-S
870 W. Sharp Lane
Corbin's Cove Subdivision

The applicant is requesting approval for a preliminary plat to develop 22 single family lots on 6 acres that has 3 existing residences.

A. Findings of Fact

1. School Avenue

a. **Existing Conditions:** School Avenue is improved with 2-travel lanes and no curb, gutter or sidewalk abutting the site. There is 58-feet of right-of-way for School Avenue (30-feet from centerline).

b. **Policy:**

Collector Street Policy: District policy 7206.2.1 states that the developer is responsible for improving all collector frontages adjacent to the site or internal to the development as required below, regardless of whether access is taken to all of the adjacent streets.

Master Street Map and Typologies Policy: District policy 7206.5 states that if the collector street is designated with a typology on the Master Street Map, that typology shall be considered for the required street improvements. If there is no typology listed in the Master Street Map, then standard street sections shall serve as the default.

Street Section and Right-of-Way Policy: District policy 7206.5.2 states that the standard right-of-way width for collector streets shall typically be 50 to 70-feet, depending on the location and width of the sidewalk and the location and use of the roadway. The right-of-way width may be reduced, with District approval, if the sidewalk is located within an easement; in which case the District will require a minimum right-of-way width that extends 2-feet behind the back-of-curb on each side.

The standard street section shall be 46-feet (back-of-curb to back-of-curb). This width typically accommodates a single travel lane in each direction, a continuous center left-turn lane, and bike lanes.

Residential Collector Policy: District policy 7206.5.2 states that the standard street section for a collector in a residential area shall be 36-feet (back-of-curb to back-of-curb). The District will consider a 33-foot or 29-foot street section with written fire department approval and taking into consideration the needs of the adjacent land use, the projected volumes, the need for bicycle lanes, and on-street parking.

Sidewalk Policy: District policy 7206.5.6 requires a concrete sidewalk at least 5-feet wide to be constructed on both sides of all collector streets. A parkway strip at least 6-feet wide between the back-of-curb and street edge of the sidewalk is required to provide increased safety and protection of pedestrians. Consult the District's planter width policy if trees are to be placed within the parkway strip. Sidewalks constructed next to the back-of-curb shall be a minimum of 7-feet wide.

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

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

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, collector street requirements, and specific roadway features required through development. This segment of School Avenue is designated in the MSM as a Residential Collector with 3-lanes and on-street bike lanes, a 36-foot street section within 50-feet to 70-feet of right-of-way.

Minor Improvements Policy: District Policy 7203.3 states that minor improvements to existing streets adjacent to a proposed development may be required. These improvements are to correct deficiencies or replace deteriorated facilities. Included are sidewalk construction or replacement; curb and gutter construction or replacement; replacement of unused driveways with curb, gutter and sidewalk; installation or reconstruction of pedestrian ramps; pavement repairs; signs; traffic control devices; and other similar items.

- c. **Applicant Proposal:** The applicant has not proposed any improvements to School Avenue.

Staff Comments/Recommendations: Consistent with District Policy, the applicant should be required to improve School Avenue abutting the site as ½ of a 36-foot wide collector street section with vertical curb, gutter and 5-foot wide detached (7-foot wide attached) concrete sidewalk and dedicate additional right-of-way as needed to 2-feet behind back edge of sidewalk. For attached sidewalks, right-of-way width may be reduced to the back edge of sidewalk and a permanent right-of-way easement provided that extends to 2-feet behind the back edge of sidewalk.

If detached sidewalks are placed outside of the right-of-way, a permanent right-of-way easement is required. 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.

If street trees are desired with detached sidewalk, an 8-foot wide planter strip should be provided.

2. Sharp Lane - Private Roads/Driveways

- a. **Existing Conditions:** There is an existing 20-foot wide unpaved private road, Sharp Lane, onto School Avenue, which is located 80-feet south of Sunwood Court and 40-feet to the south of a residential driveway.
- b. **Policy:**
Private Road Policy: District policy 7212.1 states that the lead land use agencies in Ada County establish the requirements for private streets. The District retains authority and will

review the proposed intersection of a private and public street for compliance with District intersection policies and standards. The private road should have the following requirements:

- Designed to discourage through traffic between two public streets,
- Graded to drain away from the public street intersection, and
- If a private road is gated, the gate or keypad (if applicable) shall be located a minimum of 50-feet from the near edge of the intersection and a turnaround shall be provided.

Access Policy: District Policy 7205.4.1 states that all access points associated with development applications shall be determined in accordance with the policies in this section and Section 7202. Access points shall be reviewed only for a development application that is being considered by the lead land use agency. Approved access points may be relocated and/or restricted in the future if the land use intensifies, changes, or the property redevelops.

District Policy 7206.1 states that the primary function of a collector is to intercept traffic from the local street system and carry that traffic to the nearest arterial. A secondary function is to service adjacent property. Access will be limited or controlled. Collectors may also be designated at bicycle and bus routes.

Driveway Location Policy (Stop Controlled Intersection): District policy 7206.4.4 requires driveways located on collector roadways near a STOP controlled intersection to be located outside of the area of influence; OR a minimum of 150-feet from the intersection, whichever is greater. Dimensions shall be measured from the centerline of the intersection to the centerline of the driveway.

Successive Driveways: District policy 7206.4.5 Table 1, requires driveways located on collector roadways with a speed limit of 25 MPH and daily traffic volumes less than 100 VTD to align or offset a minimum of 150-feet from any existing or proposed driveway.

Driveway Width Policy: District policy 7206.4.6 restricts high-volume driveways (100 VTD or more) to a maximum width of 36-feet and low-volume driveways (less than 100 VTD) to a maximum width of 30-feet. Curb return type driveways with 30-foot radii will be required for high-volume driveways with 100 VTD or more. Curb return type driveways with 15-foot radii will be required for low-volume driveways with less than 100 VTD.

Driveway Paving Policy: Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy, 7206.4.6, the applicant should be required to pave the driveway its full width and at least 30-feet into the site beyond the edge of pavement of the roadway and install pavement tapers in accordance with Table 2 under District Policy 7206.4.6.

Public Local Street Offset requirements on a Collector Roadway: District policy 7206.4.5, states that the preferred spacing for a new local street intersecting a collector roadway to align or offset a minimum of 330-feet from any other street (measured centerline to centerline).

Standard Urban Local Public 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.

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

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

- c. **Applicant's Proposal:** The applicant has proposed to utilize the existing private road, Sharp Lane, for the development.
- d. **Staff Comments/Recommendations:** If the City of Kuna approves the private road, the applicant shall be required to pave the private roadway a maximum width of 30-feet and at least 30-feet into the site beyond the edge of pavement of all public streets and install pavement tapers with 15-foot curb radii abutting the existing roadway edge. If private roads are not approved by the City of Kuna, the applicant will be required to revise and resubmit the preliminary plat to provide public standard local streets in these locations.

The location of Sharp Lane does not meet District Policy for driveways/private roads to be offset at least 150-feet from another intersection. However, staff recommends a modification of policy to allow the location of Sharp Lane because it is existing, and the limited site frontage of 50-feet limits the applicant's ability to meet offset requirements.

Street name and stop signs are required for the private road. The signs may be ordered through the District. Verification of the correct, approved name of the road is required.

ACHD does not make any assurances that the private road, which is a part of this application, will be accepted as a public road if such a request is made in the future. Substantial redesign and reconstruction costs may be necessary in order to qualify this road for public ownership and maintenance.

The following requirements must be met if the applicant wishes to dedicate the roadway to ACHD:

- Dedicate a minimum of 50-feet of right-of-way for the road.
- Construct the roadway to the minimum ACHD requirements for a local street section.
- The ability to construct a stub street for connection to adjacent developable parcels.
- Turnarounds must be constructed to meet ACHD cul-de-sac dimensional standards.

If the City of Kuna requires a public street, then the street shall be constructed as a 36-foot wide local street section with curb, gutter and minimum 5-foot wide concrete sidewalks on both

sides and constructed within 50-feet of right-of-way and construct the turnaround to meet ACHD cul-de-sac dimensional standards. If constructed as a local street, it not meet District Policy that requires local streets to be offset 330-feet from any other street on a collector street. However, staff recommends a modification of policy to allow street location because the limited site frontage of 50-feet limits the applicant's ability to meet offset requirements. The applicant should be required to ensure that a minimum 40-foot sight triangle is provided at the intersection of Sharp Lane and School Street and that there is no vegetation or obstructions (i.e. signs, berms, structures, fencing) taller than 3-feet at maturity within the sight triangle.

B. Site Specific Conditions of Approval

1. Pave the private roadway a maximum width of 30-feet and at least 30-feet into the site beyond the edge of pavement of School Avenue.
2. Improve School Avenue abutting the site as ½ of a 36-foot wide collector street section with vertical curb, gutter and 5-foot wide detached (7-foot wide attached) concrete sidewalk and dedicate additional right-of-way as needed to 2-feet behind back edge of sidewalk. If street trees are desired with detached sidewalk, an 8-foot wide planter strip should be provided. For attached sidewalks, right-of-way width may be reduced to the back edge of sidewalk and a permanent right-of-way easement provided that extends to 2-feet behind the back edge of sidewalk.

If detached sidewalks are placed outside of the right-of-way, a permanent right-of-way easement is required. 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.

3. Street name and stop signs are required for the private road. The signs may be ordered through the District. Verification of the correct, approved name of the road is required.
4. If the City of Kuna requires a public street, then the street shall be constructed as a 36-foot wide local street section with curb, gutter and minimum 5-foot wide concrete sidewalks on both sides and constructed within 50-feet of right-of-way and construct the turnaround to meet ACHD cul-de-sac dimensional standards. The applicant shall ensure that a minimum 40-foot sight triangle is provided at the intersection of Sharp Lane and School Street and that there is no vegetation or obstructions (i.e. signs, berms, structures, fencing) taller than 3-feet at maturity within the sight triangle.
5. A Traffic Impact Fee will be assessed by ACHD and will be due prior to issuance of a building permit. Please contact the ACHD Planner (see below) for information regarding impact fees.
6. Submit civil plans to ACHD Development Services for review and approval. The impact fee assessment will not be released until the civil plans are approved by ACHD.
7. Comply with the Standard Conditions of Approval as noted below.

C. Traffic Information

Trip Generation

This development is estimated to generate 180 additional vehicle trips per day (29 existing); and 19 additional vehicle trips per hour in the PM peak hour (3 existing), based on the Institute of Transportation Engineers Trip Generation Manual, 10th edition.

Condition of Area Roadways: *Traffic Count is based on Vehicles per hour (VPH)*

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
School Avenue	50-feet	Collector	N/A	N/A

** ACHD does not have a current traffic count for this segment of School Avenue.

D. Attachments

1. Vicinity Map
2. Site Plan
3. Standard Conditions of Approval
4. Appeal Guidelines

If you have any questions, please feel free to contact me at (208) 387-6293.

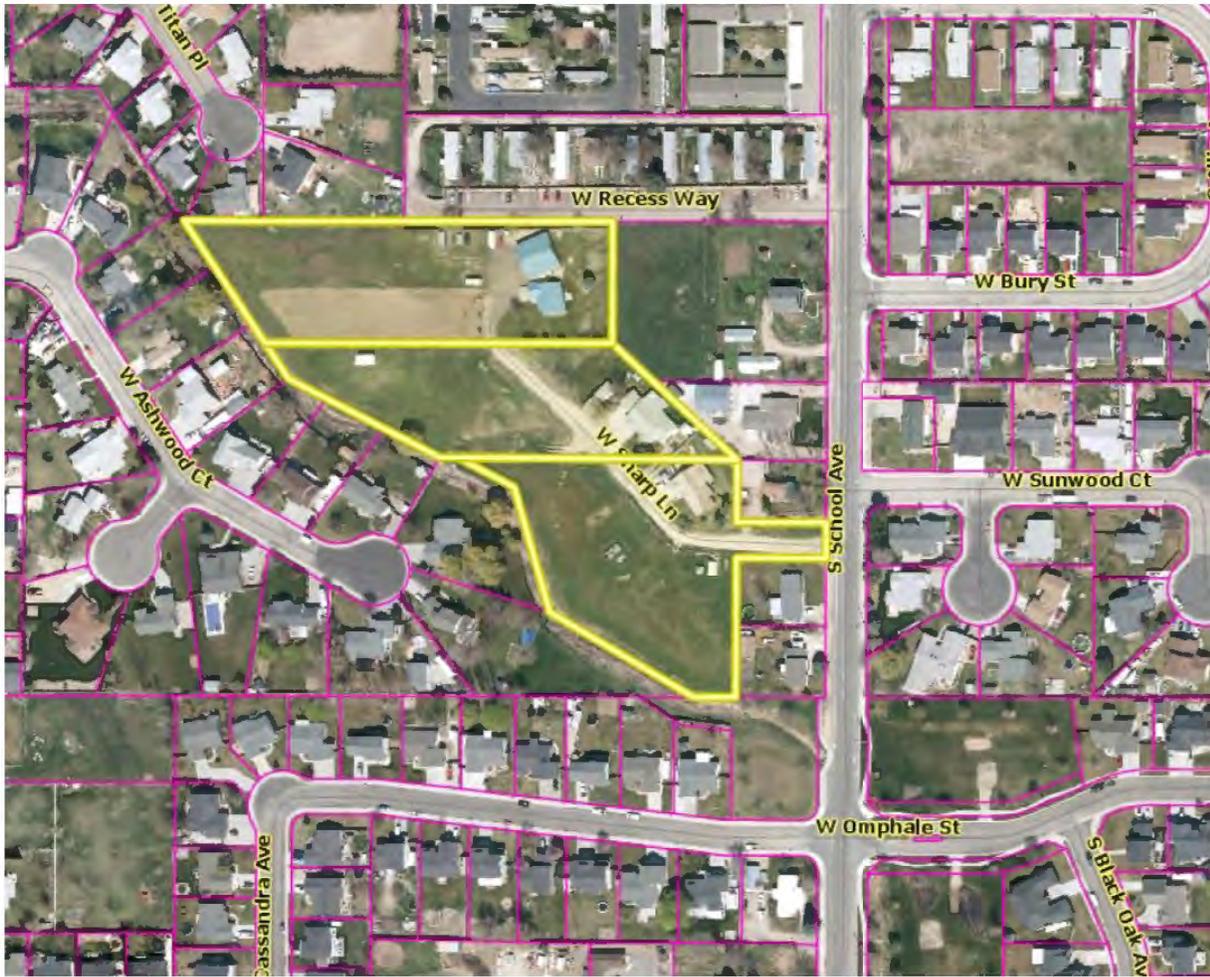
Sincerely,



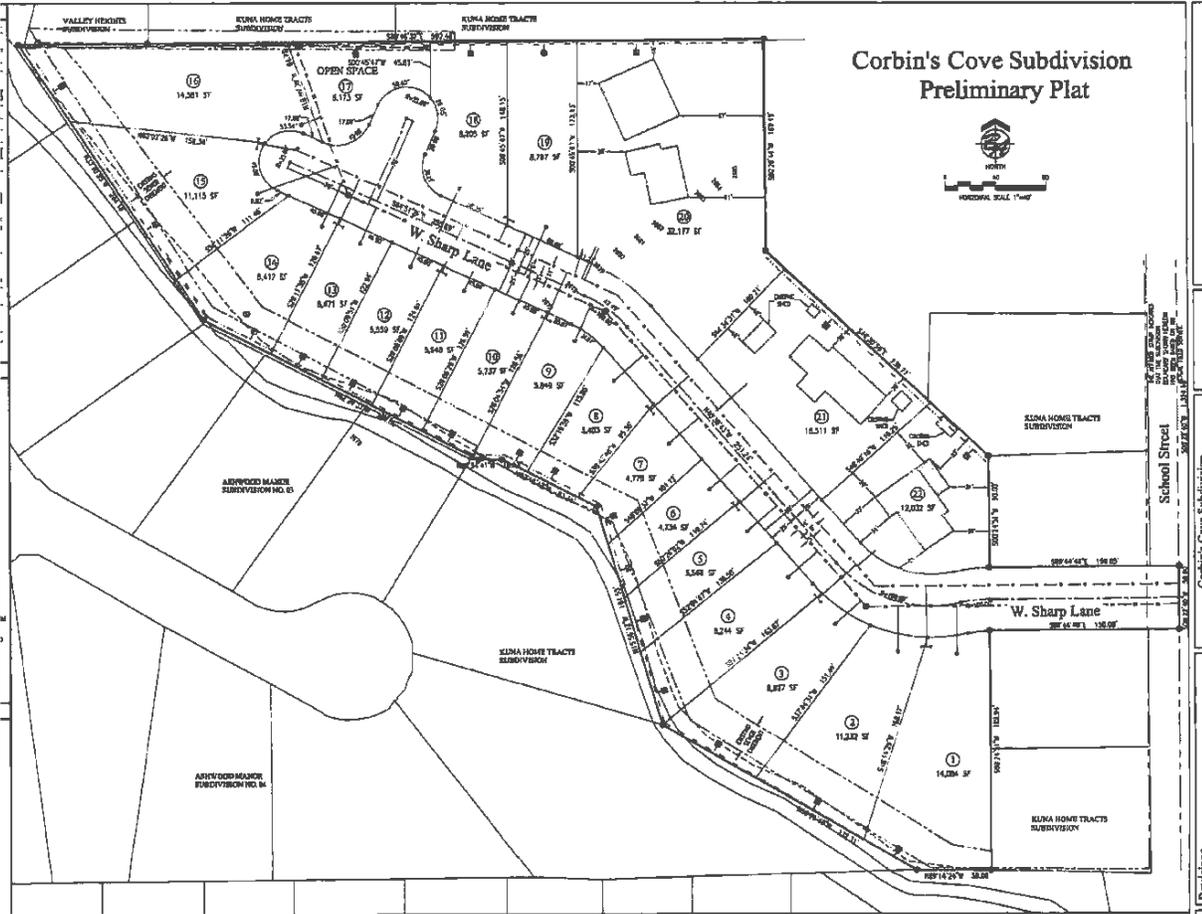
Paige Bankhead, E.I.
Planner II
Development Services

cc: City of Kuna
Rep

VICINITY MAP



SITE PLAN



Standard Conditions of Approval

1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).
2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.
3. In accordance with District policy, 7203.6, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA) requirements. The applicant's engineer should provide documentation of ADA compliance to District Development Review staff for review.
4. Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 387-6280 (with file number) for details.
5. A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.
6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.
7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.
8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 387-6258 (with file numbers) for details.
9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.
10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.
11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.
12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.

Request for Appeal of Staff Decision

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

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

RECEIVED

JAN 27 2020

CITY OF KUNA

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

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

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

24 January 2020

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

RE: Corbin's Cove Sub.
Sharp Lane, Kuna 83634
Boise-Kuna Irrigation District
South Rail Road Lateral 188+50 Rotation
Sec. 26, T2N, R1W, BM.

File #19-09S
BK-1299 A3, 1299 A3a, 1299 A3b

Troy Behunin, Planner:

The United States' Mora Canal Wasteway no. 1 lies within the boundary of the above-mentioned location. The easement for this canal is held in the name of the United States through the Bureau of Reclamation under the authority of the Act of August 30, 1890. (26 Stat. 391; 43 U.S.C. 945)

The Boise Project Board of Control is contracted to operate and maintain this canal wasteway. We assert the federal easement 30 feet west and southwest and 30 feet east and northeast of the wasteway's centerline. Whereas this area is for the operation and maintenance of our facility, no activity should hinder our ability to do so.

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

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

Parking lots, curbing, light poles, signs, etc. and the placing of asphalt and/or cement over Project facility easements must be approved by Boise Project Board of Control prior to construction.

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

The construction of any roadway crossings must be conducted only during the non-irrigation season when the canal is dewatered. In any case no work shall take place within the easement before the proper crossing agreements have been secured through the Bureau of Reclamation and the Boise Project Board of Control.

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

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

The piping and relocation of any Lateral, Canal and/or Drain must be reviewed and approved by the Project and is (to include all appurtenant boxes and/or structures) and must be warranted by the landowner for a period of (5) five-years. The Warrantee Agreement must be secured prior to ANY disturbance of that facility.

Boise Project Board of Control must approve any requests and/or relocation of delivery points prior to construction.

Storm Drainage and/or Street Runoff must be retained on site.

NO DISCHARGE into any live irrigation system is permitted.

Local irrigation/drainage ditches that cross this property, in order to serve neighboring properties, must remain unobstructed and protected by an appropriate easement.

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

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

We request a copy of the recorded final plat and/or record of survey (to include instrument, book and page numbers) be sent to the Boise Project Board of Control so we may track this project to closure.

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

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

Sincerely,



Thomas Ritthaler
Assistant Project Manager, BPBC

tbr/tr

cc: Ray Moore Watermaster, Div; 3 BPBC
 Lauren Boehlke Secretary – Treasurer, BKID
 File



CENTRAL DISTRICT HEALTH DEPARTMENT
Environmental Health Division

Return to:

- ACZ
Boise
Eagle
Garden City
Meridian
Kuna
Star

Rezone #

Conditional Use #

Preliminary / Final / Short Plat 19-09-S

Corbin's Cove

- 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:
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 approvals from appropriate entities are submitted, we can approve this proposal for:
9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
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:
13. Infiltration beds for storm water disposal are considered shallow injection wells. An application and fee must be submitted to CDHD.
14.

Reviewed By: [Signature]
Date: 1/31/20

EXHIBIT B-5



STATE OF IDAHO
DEPARTMENT OF
ENVIRONMENTAL QUALITY

1445 North Orchard • Boise, ID 83706 • (208) 373-0550

Brad Little, Governor
John H. Tippetts, Director

February 6, 2020

Troy Behunin, Planner III
City of Kuna
751 W. 4th Street
Kuna, Idaho 83634

RE: Corbin's Cove Subdivision, 19-09-S Preliminary Plat

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: deq.idaho.gov/assistance-resources/environmental-guide-for-local-govts.

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 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 final plat 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 (208) 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 Valerie Greear, Water Quality Engineering Manager at (208) 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: 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 Valerie Greear, Water Quality Engineering Manager at (208) 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. A Construction General Permit from EPA may be required if this project will disturb one or more acres of land, or will disturb less than one acre of land but are part of a common plan of development or sale that will ultimately disturb one or more acres of land.
- 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 (208) 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

Response to Request for Comment
February 4, 2020
Page 4

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 (208) 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 (208) 373-0550, or visit the DEQ website 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
Regional Administrator
Boise Regional Office

ec: CM#2020AEK29

Troy Behunin

From: D3 Development Services <D3Development.Services@itd.idaho.gov>
Sent: Wednesday, January 22, 2020 3:42 PM
To: Troy Behunin
Subject: 19-09-S Corbin's Cove Subdivision

Categories: Agency Comments

Good afternoon,

ITD has received application 19-09-S for review. ITD does not anticipate any significant traffic impact to the State Highway system from this development and has no objections to the proposed development.

Thank you,

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

From: Troy Behunin <tbehunin@kunaid.gov>
Sent: Wednesday, January 22, 2020 12:49 PM
To: ACHD <planningreview@achdidaho.org>; Becky Rone - Kuna USPS Addressing <rebecca.i.rone@usps.gov>; Bob Bachman <bbachman@kunaid.gov>; Boise Project Brd Cntrl <TRitthaler@boiseproject.org>; Boise-Kuna Irrigation Distr. <laurenboehlke@yahoo.com>; Brent Moore <bmoore@adacounty.id.gov>; Cable One Business <Adam.ingram@cableone.biz>; Cable One t.v. <cheryl.goettsche@cableone.biz>; Central District Health Dept. CDHD <lbadigia@cdhd.idaho.gov>; Chief Roberts <proberts@kunafire.com>; COMPASS <cmiller@compassidaho.org>; Dave R. - KSD <Dreinhart@kunaschools.org>; DEQ <Alicia.martin@deq.idaho.gov>; Eric Adolfson <eadolfson@compassidaho.org>; Idaho Power <ahawkins@idahopower.com>; Idaho Power <bwatson2@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>; J&M Sanitation - Chad Gordon <Chad.Gordon@jmsanitation.com>; Jim O. - KSD <Jim@kunaschools.org>; Julie Stanley - Regional Address Mgmt. <Julie.R.Stanley@usps.gov>; Kuna Police Chief <so4217@adaweb.net>; Kuna Postmaster - Marc C. Boyer <marc.c.boyer@usps.gov>; Kuna School District <kbekkedahl@kunaschools.org>; Kuna School District <wjohnson@kunaschools.org>; Lisa Holland <lholland@kunaid.gov>; Mike Borzick <mborzick@kunaid.gov>; New York Irrigation District <terri@nyid.org>; Paul Stevens <PStevens@kunaid.gov>; Planning Mgr: Ada County Development Services <jboal@adaweb.net>
Subject: [EXTERNAL] Corbin's Cove Subdivision Comments Request

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

Afternoon Greetings everyone,

Please review the packet attached with this email and return relevant agency comments to our office about the services your agency provides, and how this proposed subdivision will impact your service. This project will be scheduled to go to our Commission on March 24, 2020.

If you have questions, *need more time* or need additional info or a packet mailed to your office, please let me know.

Thank you in advance.

Troy

Kuna School District

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



March 9, 2020

Wendy Johnson,
Superintendent

Subject: Corbin's Cove Subdivision

Kim Bekkedahl, Asst.
Superintendent of
Student Learning
Services

Dear Honorable Members of the Planning and Zoning Commission,

Kuna School District has experienced approximately 2% growth over the last few years. Based on the 2016 Kuna School District Growth Report and Demographic Forecast, we predict that these homes, when completed, will house 14 school aged children based on our calculation of .65 students per household, which is the Ada County standard calculation. Approval of the Corbin's Cove Subdivision will affect enrollments at the following schools:

David Reinhart,
Asst. Superintendent
of School Support
Services

	Current	Enrollment	Capacity
Indian Creek Elementary School		310	400
Kuna Middle School		793	900
Kuna High School		1760	1500

Elmira Feather,
Finance Manager &
Data Analyst

	Anticipated 2020-21	Enrollment	Capacity
Indian Creek Elementary School		325	400
Kuna Middle School		808	900
Kuna High School		1300	1500
Swan Falls High School (open Fall 2020)		500	500

Allison Westfall,
Communications
Director

As you notice from the above numbers, Indian Creek Elementary School and Kuna Middle School currently have capacity. We anticipate Kuna High School will have additional capacity once Swan Falls High School opens in the Fall of 2020.

Cathy Beals,
Administrator of
Curriculum and
Assessment

We are aware of additional proposed subdivisions in the Indian Creek Elementary and Kuna Middle School attendance zones that may bring them to capacity in the near future. Once these schools are at capacity, our Board of Trustees will have to determine whether or not a bond vote will be needed to expand our current school capacity.

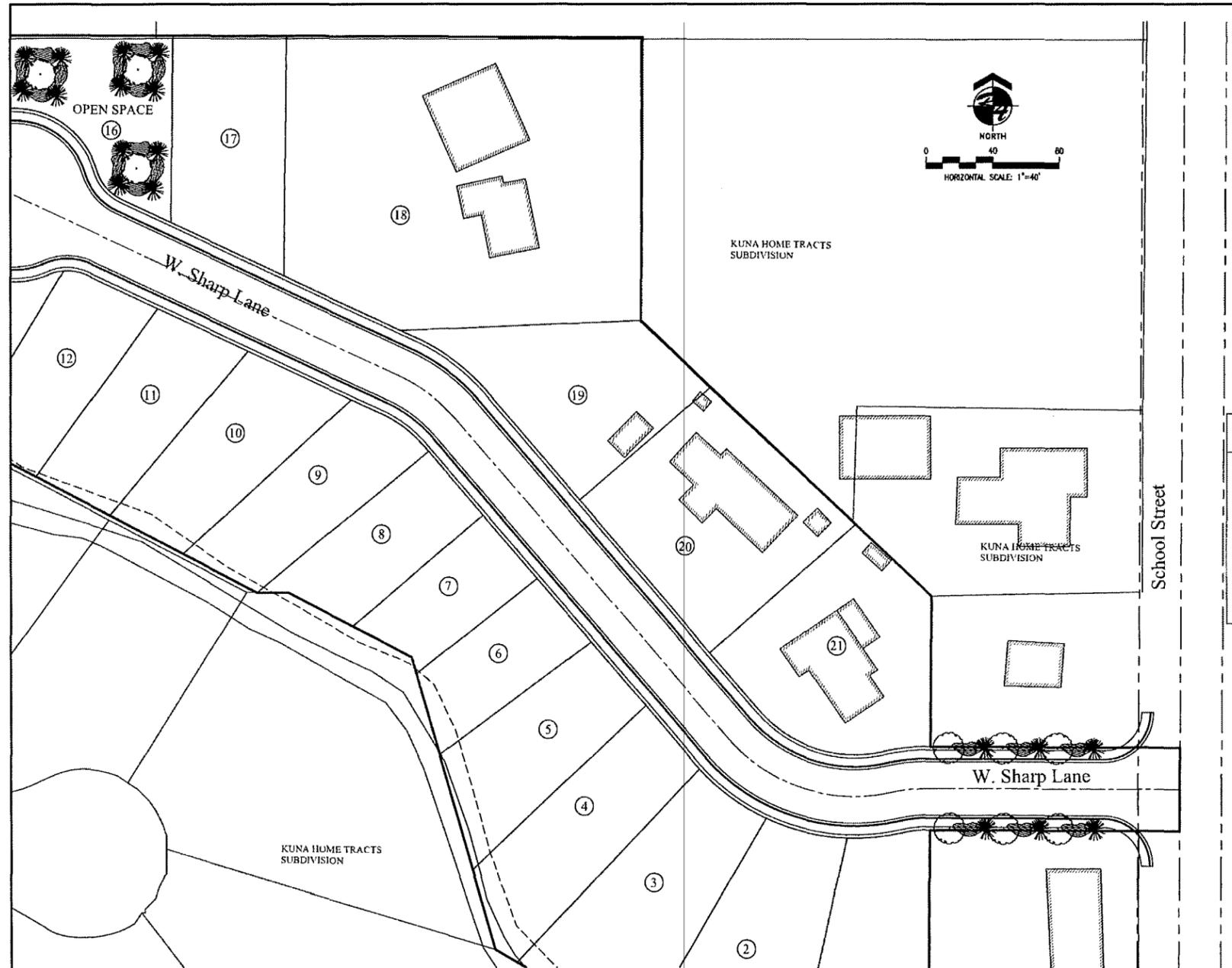
Eileen O'Shea,
Administrator of Student
and Community
Services

Regards,

Jim Obert,
Administrator of IT and
Major Projects

District Planners
Jim Obert and David Reinhart

Ludee Vermaas,
Special Education
Director

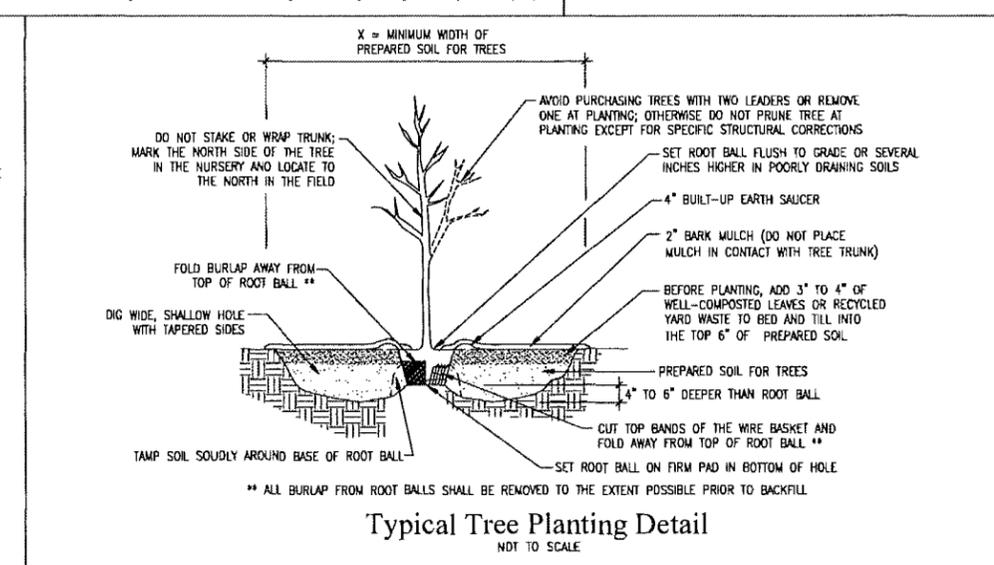
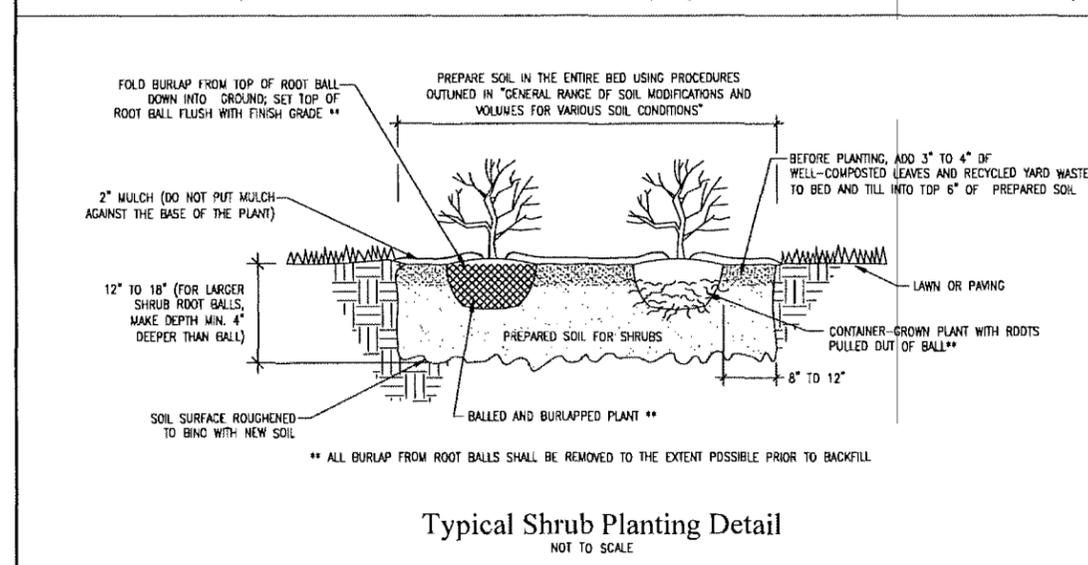


Plant Palette Table

COMMON NAME	BOTANICAL NAME	SIZE	
EVERGREEN TREES			
1 TOTAL FROM TABLE	AUSTRIAN PINE COLORADO BLUE SPRUCE	PINUS NIGRA PICEA PUNGENS 'GLAUCA'	6-8" HT B&B 6-8" HT B&B
SHADE TREES			
1 TOTAL FROM TABLE	AUTUMN PURPLE ASH DEBORAH MAPLE LONDON PLANETREE SHADEMASTER HONEYLOCUST WORPLESDON SWEETGUM GREENSPIRE LINDEN	FRAXINUS AMERICANA 'AUTUMN PURPLE' ACER PLATANOIDES 'DEBORAH' PLATANUS X ACERIFOLIA 'BLOODGOOD' GLEITISIA TRIACANTHOS 'SHADEMASTER' LIQUIDAMBAR STYRACIFLUA TILIA CORDATA 'GREENSPIRE'	2" CALIP B&B 2" CALIP B&B 2" CALIP B&B 2" CALIP B&B 2" CALIP B&B 2" CALIP B&B
ORNAMENTAL TREES			
1 TOTAL FROM TABLE	ARISTOCRAT PEAR FLAME AMUR MAPLE PRAIRIFIRE CRAB REOBLOO SPRING SNOW CRAB WASHINGTON HAWTHORN	PYRUS CALLERYANA 'ARISTOCRAT' ACER GINNALA 'FLAME' MALUS 'PRAIRIFIRE' CERCIS CANADENSIS MALUS 'SPRING SNOW' CRATAEGUS PHAENOPYRUM	2" CALIP B&B 2" CALIP B&B 2" CALIP B&B 2" CALIP B&B 2" CALIP B&B 2" CALIP B&B

COMMON NAME	BOTANICAL NAME	SIZE	
SHRUBS/ORNAMENTAL GRASSES			
3 TOTAL SHRUBS 3 TOTAL GRASSES FROM TABLE	ANTHONY WATERER SPIRAEA BLUE CHIP JUNIPER BLUE OAT GRASS CHAMPLAIN ROSE CREEPING MAHONIA CRIMSON PYGMY BARBERRY DIABOLO NINEBARK DWARF ARCTIC WILLOW FLAME GRASS GOLDMOUND SPIREA GRO-LOW SUMAC IVORY HALO DOGWOOD NEARLY WILD ROSE	SPIRAEA x BUMALDA 'ANTHONY WATERER' JUNIPERUS HORIZONTALIS 'BLUE CHIP' HELICTOTRICHON SEMPERVIRENS ROSA 'CHAMPLAIN' MAHONIA REPENS BERBERIS THUNBERGII 'CRIMSON PYGMY' PHYSOCARPUS OPULIFOLIUS 'MONLO' SALIX PURPUREA 'NANA' MISCANTHUS SINENSIS 'PURPURASCENS' SPIRAEA x BUMALDA 'GOLDMOUND' RHUS AROMATICA 'GRO-LOW' CORNUS ALBA 'BAILHALO' ROSA 'NEARLY WILD'	5 GAL 5 GAL 2 GAL 3 GAL 3 GAL 3 GAL 5 GAL 5 GAL 2 GAL 3 GAL 3 GAL 5 GAL 3 GAL

- ### Notes
- ALL PLANTS SHALL MEET OR EXCEED MINIMUM KUNA CITY ORDINANCE REQUIREMENTS.
 - ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
 - ALL COMMON SPACE LANDSCAPING SHALL BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION.
 - NO TREES SHALL IMPEDE THE 40-FOOT VISION TRIANGLES AT ROAD INTERSECTIONS. NO TREES OR SHRUBS OVER 3- FEET HIGH AT MATURITY SHALL BE PLANTED WITHIN STREET VISION TRIANGLES.
 - NO TREES SHALL BE PLANTED WITHIN 10- FEET OF ANY ADA COUNTY HIGHWAY DISTRICT STORM DRAINAGE FACILITIES. NO TREES SHALL BE PLANTED WITHIN 50- FEET OF STOP SIGNS.
 - INSTALLATION OF REQUIRED PLANTING ON THE RESIDENTIAL LOTS SHALL BE COMPLETED AS REQUIRED AT THE TIME OF HOME CONSTRUCTION.
 - ALL COMMON LOTS SHALL BE PLANTED WITH HYDROSEED OR SOD AFTER TREE PLANTING.



Calculations

LANDSCAPE BUFFER ENTRANCE OF W. SHARP LANE
TOTAL LENGTH 250 L.F.

REQUIRED	INSTALLED
12 SHADE/ORNAMENTAL TREES	9
17 EVERGREENS	18
68 SHRUBS/ORNAMENTAL GRASSES	18

Fencing

6-FOOT VINYL PRIVACY FENCING SHALL BE INSTALLED ALONG THE WEST, NORTH, AND EAST BOUNDARIES OF LOT. THE DEVELOPMENT AND ALONG THE REAR OF THE LOTS ABUTTING THE 20' LANDSCAPE BUFFER ALONG LUKER ROAD, PURSUANT TO MANUFACTURES SPECIFICATIONS. (EXISTING VINYL FENCE ALONG NORTH BOUNDARY)

TOTAL LINEAL FOOTAGE = 325 L.F.

B&A Engineers, Inc.
Consulting Engineers, Surveyors & Planners
5505 W. Franklin Rd., Boise, ID 83705
(208) 343-3381

Corbin's Cove Subdivision
870/850/910 W. Sharp Lane
Kuna, ID 83634
Parcel No. 15070251061/15070251161/15070251166
Zone R-5

Revisions

REV.	DATE	BY	DESC.
1	06-25-14	JLR	CITY OF KUNA COMMENTS DATED MAY 14, 2014

DATE: FEBRUARY 4, 2020
DRAWN BY: N.P. LA CROSS
CHECKED BY: J.D. CHANNING
PROJECT NO.:
FILE NAME:
DRAWING FILE NAME:
SHEET NO.: **L1.0**

Photos of Property



Photos of Property



Photos of Property



Photos of Property



Photos of Property



Photos of Property





B & A Engineers, Inc.

Consulting Engineers & Land Surveyors
 5505 West Franklin Rd. Boise, ID 83705
 Telephone 208.343.3381 Facsimile 208.342.5792

Corbin's Cove Subdivision Boundary Description

15 November 2019

A re-subdivision of a portion of Lots 7 and 8 of Kuna Home Tracts Subdivision as shown on the official plat thereof in Book 5 of Plats, at Page 247, records of Ada County, Idaho, being situate in the south half of the northeast quarter of Section 26, Township 2 North, Range 1 West, Boise Meridian, Kuna City, Ada County, Idaho, being more particularly described as follows:

Commencing at the northwest corner of said Section 26; thence S89°47'00"E, 2626.73 feet along the North line of Section 26 to the North Quarter Corner; thence S00°22'40"W, 1,083.96 feet along the easterly boundary of the northeast quarter of said Section 26 and the centerline of South School Avenue to the **Point of Beginning**:

Thence continuing S00°22'40"W, 50.00 feet along the easterly boundary of the northeast quarter of said Section 26 and the centerline of South School Avenue to a point bearing S89°44'48"E, 25.00 feet easterly of the westerly right-of-way of South School Avenue;

Thence N89°44'48"W, 150.08 feet;

Thence S00°24'51"W, 189.94 feet;

Thence along the boundary of record-of-survey 3074:

N89°14'24"W, 59.06 feet;

N59°29'47"W, 232.31 feet;

N15°56'12"W, 181.55 feet;

N62°16'12"W, 83.34 feet;

N89°54'41"W, 18.97 feet;

N62°20'37"W, 6.50 feet to the most easterly corner of Lot 3, Block 1 of Ashwood Manor Subdivision No.4;

Thence N62°20'37"W, 238.05 feet and along a portion of the easterly boundary of Ashwood Manor Subdivision No. 4, to the most easterly corner of Lot 5, Block 1 of Ashwood Manor Subdivision No. 3;

Thence N33°10'55"W, 264.18 feet along the easterly boundary of said Ashwood Manor Subdivision No. 3, to the southwest corner Lot 7 of Valley Heights Subdivision;

Thence S89°46'32"E, 592.48 feet along the southerly boundaries of said Valley Heights Subdivision, record-of-survey 1387, and record-of-survey 2882 to the northwest corner of record-of-survey 10092;

Thence S00°20'44"W, 169.49 feet along the westerly boundary of said record-of-survey 10092;

Thence S46°30'59"E, 239.71 feet along the southwesterly boundary of said record-of-survey 10092 to the northwest corner of the property described by deed recorded under Instrument No. 7806802;

Thence S00°24'51"W, 90.00 feet along the westerly boundary, to the southwest corner of the property described by deed recorded under Instrument No. 7806802;

Thence S89°44'48"E, 150.05 feet to the ***Point of Beginning***.

Comprising 5.88 acres, more or less.

Subject to all existing easements and right-of-ways of record or apparent.



Nick LaCross

From: Sub Name Mail <subnamemail@adacounty.id.gov>
Sent: Wednesday, October 23, 2019 1:42 PM
To: Nick LaCross
Cc: Joseph Canning
Subject: Corbins Cove Subdivision Name Reservation

October 23, 2019

Joseph Canning, B&A Engineers
Nick LaCross, B&A Engineers

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

At your request, I will reserve the name **Corbins Cove Subdivision** for your project. I can honor this reservation only as long as your project is in the approval process. Final approval can only take place when the final plat is recorded.

This reservation is available for the project as long as it is in the approval process unless the project is terminated by the client, the jurisdiction or the conditions of approval have not been met, in which case the name can be re-used by someone else.

Sincerely,



Jerry L. Hastings, PLS 5359
County Surveyor
Deputy Clerk Recorder
Ada County Development Services
200 W. Front St., Boise, ID 83702
(208) 287-7912 office
(208) 287-7909 fax
E-mail: jhastings@adacounty.id.gov

From: Nick LaCross
Sent: Tuesday, October 22, 2019 9:28 AM
To: Sub Name Mail
Subject: Proposed Subdivision Name Request

To Whom It May Concern,

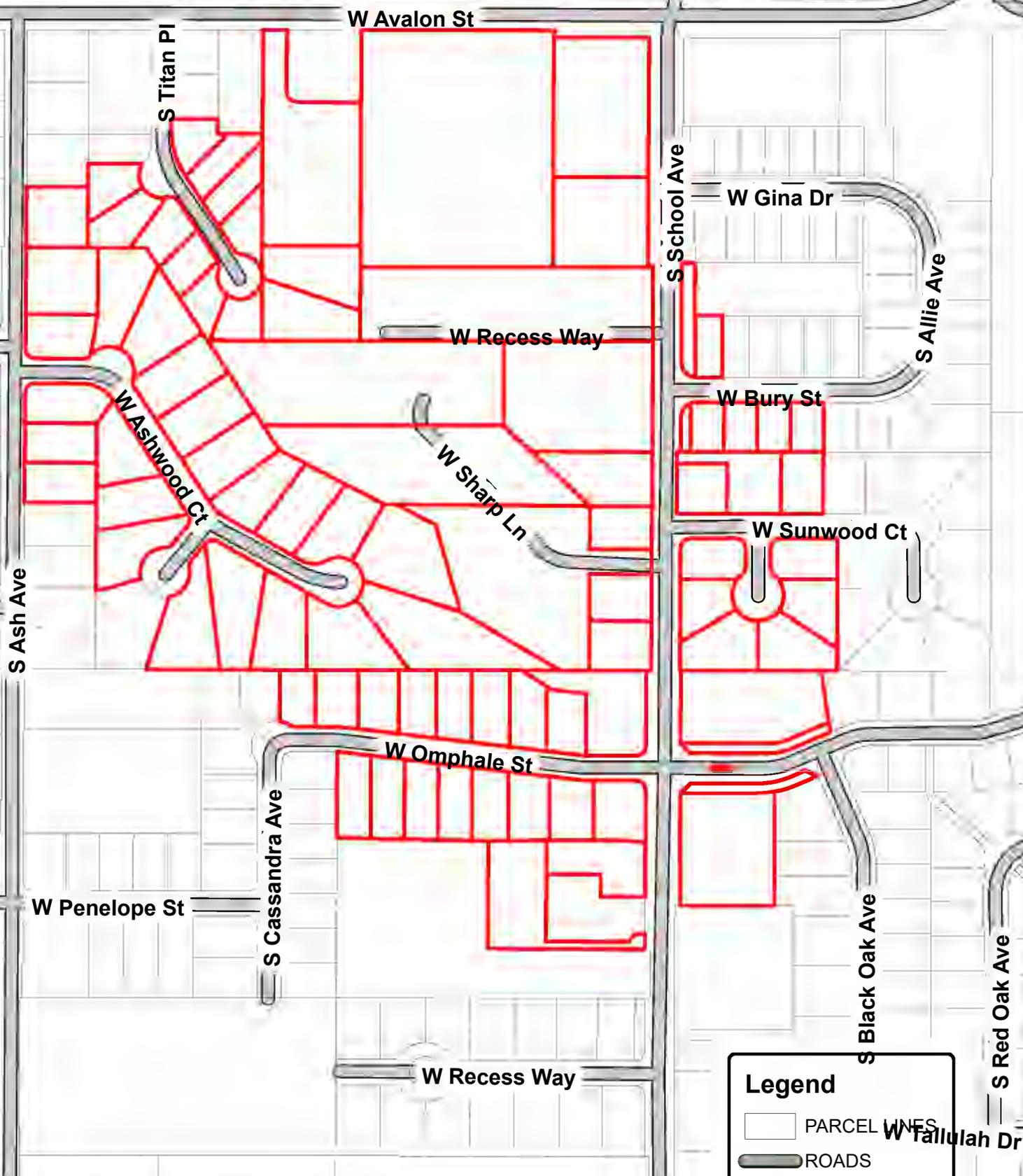
This email is an official request of a proposed subdivision name...

The name of the proposed subdivision we are seeking approval for is "Corbins Cove Subdivision"

Project Location: Northeast Quarter of Section 26, Range 1 West, Township 2 North. Parcel No's.: R5070251061, R5070251161, R5070251166

Survey Firm: B&A Engineers, Inc.
5505 W. Franklin Road Boise, Idaho 83705
208-343-3381
Surveyor: Joseph Canning PLS 4116

Letter Recipients at 350 feet.



Legend

- PARCEL LINES
- ▬ ROADS



Neighborhood Meeting Certification

received
11/19/19

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: New Subdivision

Date and time of neighborhood meeting: Nov 14 2019 7:00 pm

Location of neighborhood meeting: Kuna Library

SITE INFORMATION:

Location: Quarter: _____ Section: _____ Township: _____ Range: _____ Total Acres: _____

Subdivision Name: _____ Lot: _____ Block: _____

Site Address: Shay Lane Tax Parcel Number(s): _____

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

CURRENT PROPERTY OWNER:

Name: _____

Address: _____ City: _____ State: _____ Zip: _____

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

Name: Gary McElister Business (if applicable): _____

Address: 215 E Bowstring City: Mendocino State: Id Zip: 83862

SIGN IN SHEET

PROJECT NAME: CORBIN COVE

Date: 11.14.2019

	Name	Address	Zip	Phone
1	Donnie Boyd	910 W. Sharp Ln	83634	208-866-3265
2	Bill Dougherty	890 Sharp Ln	83634	208-870-6791
3				
4				
5				
6				
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Neighborhood Meeting

There will be a Neighborhood meeting on a proposed subdivision

Located at Sharps Lane and Schoolhouse Ave.

Meeting will be at The Kuna Library on November 14 2019

At 7 pm Kuna Library is located at 457 N Locust Ave Kuna 83634

If you have any questions, please feel free to call Gary McAllister

208283 4830

Gary McAllister

HUTCHINS GREGORY K
HUTCHINS KATHLEEN
201 S TITAN PL
KUNA, ID 83634-0000

KELLER FAMILY TRUST
KELLER ENTERPRISES LLC
2049 WHITE PINE LN
BOISE, ID 83706-0000

KELSO BARRY
KELSO LAURA
220 S TITAN PL
KUNA, ID 83634-0000

KENDALL KERRY
1080 W ASHWOOD CT
KUNA, ID 83634-0000

LIECHTY MICHAEL
LIECHTY PATRICIA Y
1041 W AVALON ST
KUNA, ID 83634-0000

LIMBAUGH FAMILY TRUST
LIMBAUGH GENE M TRUSTEE
761 W SUNWOOD ST
KUNA, ID 83634-0000

MARSHALL LEO
MARSHALL KATHERINE
1164 W ASHWOOD CT
KUNA, ID 83634-0000

MCARTHUR DANA D &
MCARTHUR CINDY L
1132 W ASHWOOD CT
KUNA, ID 83634-0000

MCCALL JEREMY
1060 W OMPHALE ST
KUNA, ID 83634-0000

MENDEZ JOSE
GOMEZ JERONIMA
253 S TITAN PL
KUNA, ID 83634-0000

MURGEL GEORGE A
MURGELCHRISTINE A
975 W ASHWOOD CT
KUNA, ID 83634-0000

NELSON PENNY L
1038 W OMPHALE ST
KUNA, ID 83634-0000

ORTON WILLIAM J JR
ORTON SHARON K
957 W OMPHALE ST
KUNA, ID 83634-0000

PATCH BRIAN D
PATCH HEIDI
204 S TITAN PL
KUNA, ID 83634-0000

PETERSON MARTIN JOHN
PETERSON M ROSARIO
1047 W ASHWOOD CT
KUNA, ID 83634-0000

PFRIMMER WALTER JAKE
PFRIMMER NATALIE L
755 W BURY ST
KUNA, ID 83634-0000

QUINN ROBERT E
QUINN LUCY A
1063 W ASHWOOD CT
KUNA, ID 83634-0000

REILLY WADE A
REILLY MELINDA L
1192 W ASHWOOD CT
KUNA, ID 83634-0000

RENO KEVIN P
RENO TERRI LYN
232 S TITAN PL
KUNA, ID 83634-0000

ROMRIELL WALTER LYNN
ROMRIELL BROOKY
1000 W OMPHALA ST
KUNA, ID 83634-0000

ROSATI VITO
ROSATI MONICA
361 S SCHOOL AVE
KUNA, ID 83634-0000

ROSATI VITO MICHAEL & MONICA KATHLEEN
JOINT LIVING TRUST
ROSATI VITO MICHAEL TRUSTEE
361 S SCHOOL AVE
KUNA, ID 83634-0000

ROYER CHARLES N JR
ROYER CARRIE E
PO BOX 461
KUNA, ID 83634-0000

RUSSELL JAMES D
RUSSELL SHERI J
781 S SCHOOL AVE
KUNA, ID 83634-0000

SCHMID PETER
SCHMID MARGARET
PO BOX 4469
HAILEY, ID 83333-0000

SINGLETON CARY J &
SINGLETON MISHELLE
1054 W ASHWOOD CT
KUNA, ID 83634-2267

STEIGER MICHAEL R
980 W OMPHALE ST
KUNA, ID 83634-0000

STEPHENS DANIEL D
449 S SCHOOL AVE
KUNA, ID 83634-0000

SWEARINGEN LARRY
323 S SCHOOL AVE
KUNA, ID 83634-0000

SZPLETI DAVID BRUCE
970 W ASHWOOD CT
KUNA, ID 83634-0000

THOMPSON LAURAL
241 S TITAN PL
KUNA, ID 83634-2262

THORNTON JUDY R
421 S SCHOOL AVE
KUNA, ID 83634-2309

VILLARREAL RUDY M
CARRILLO FELIDA
1039 W OMPHALE ST
KUNA, ID 83634-0000

WETZSTEIN TIMOTHY D
1159 W ASHWOOD CT
KUNA, ID 83634-9110

WHITSON RICHARD
WHITSON SHELLY
7438 N CARRINGTON LN
COEUR D ALENE, ID 83815-0000

WILEY JOHN Q
WILEY DIANE
1677 S GIBSON WAY
MERIDIAN, ID 83642-0000

WILLOW GLENN SUB HOA INC
3313 W CHERRY LN PMB 655
MERIDIAN, ID 83642-0000

WINWARD PAUL
8291 S LOCUST GROVE RD
MERIDIAN, ID 83646-7258

ABELS MARK D
ABELS CASY
320 SASH AVE
KUNA, ID 83634-0000

ADA DISTRIBUTING INC
471 N CURTIS RD
BOISE, ID 83706-1439

AH4R PROPERTIES LLC
30601 AGOURA RD STE 2.00
AGOURA HILLS, CA 91301-0000

ALEXANDRE GREGG
1137 W ASHWOOD CT
KUNA, ID 83634-0000

ALLEN RAYMOND B
ALLEN ASHLEY J
PO BOX 5512
BOISE, ID 83705-0000

ANDREWS JESSICA
GASKILL RICHARD D
189 S TITAN PL
KUNA, ID 83634-0000

ANSON CARRIE A
223 S TITAN PL
KUNA, ID 83634-0000

AYALA-SOTELO MARCO A
CARRENO YAZMIN SOTELO
789 W BURY ST
KUNA, ID 83634-0000

AYER LIVING TRUST 2/14/12
AYER VALESTA M CO-TRUSTEE
40325 WINDSOR RD
TEMECULA, CA 92591-0000

BASABE JOSEPH TODD
389 S SCHOOL AVE
KUNA, ID 83634-0000

BLISS BRYEN TRINITY
BLISS TAMARA KAY
771 W BURY ST
KUNA, ID 83634-0000

BOYD DONALD C JR
910 W SHARP LN
KUNA, ID 83634-0000

BRANDYWINE SUBDIVISION ASSOCIATION
PO BOX 846
KUNA, ID 83634-0000

BRECKENBURY HOA
715 BURY ST
KUNA, ID 83634-0000

BROCKWAY REBECCA L
773 W SUNWOOD CT
KUNA, ID 83634-0000

CARNEY ROBERT J
CARNEY JAMI A
756 W SUNWOOD CT
KUNA, ID 83634-0000

CASTLE MARVEL B
346 SASH AVE
KUNA, ID 83634-0000

CAWARD JAMES
CAWARD DORIS
235 S TITAN PL
KUNA, ID 83634-0000

CONDREAY TIMOTHY R
194 S TITAN PL
KUNA, ID 83634-0000

DEANDRADE STEPHANIE
DEANDRADE CHRISTOPHER
1021 W OMPHALE ST
KUNA, ID 83634-0000

DIETRICH THOMAS E
260 SASH AVE
KUNA, ID 83634-0000

DOUGHTY WILLIAM D
DOUGHTY SANDRA L
PO BOX 133
KUNA, ID 83634-0000

DRIESEL KELLY L
DRIESEL LISA L
1180 W ASHWOOD CT
KUNA, ID 83634-0000

ELLISON RONALD W
730 W SUNWOOD CT
KUNA, ID 83634-0000

EVANS MORGAN P
EVANS KATHERINE A
741 W SUNWOOD CT
KUNA, ID 83634-0000

FISHER KENNETH J
FISHER GAIL L
845 S BLACK CAT RD
KUNA, ID 83634-0000

GALVEZ RODRIGO
GALVEZ JUANA
962 W OMPHALE ST
KUNA, ID 83634-0000

GORDON TIMOTHY W
GORDON BELINDA S
PO BOX 236
KUNA, ID 83634-0000

GUZMAN GUSTAVO T
UNSER MARRIA D
1086 W OMPHALE ST
KUNA, ID 83634-0000

HEMBREE LIVING TRUST 05/17/2017
HEMBREE LARRY J TRUSTEE
4218 W DOUGVILLE RD
KUNA, ID 83634-0000

HENRY JOHN F
3030 S BEAR CLAW PL
KUNA, ID 83634-0000

HERRIOTT RHONDA L
735 W SUNWOOD CT
KUNA, ID 83634-0000

HODGE KELLY THOMAS
HODGE FELAN MONIQUE
1032 W ASHWOOD CT
KUNA, ID 83634-0000



Gary McAllister <mcallgary@gmail.com>

RE: Room Reservation Request

5 messages

Admin1 Ladies <admin1@kunalibrary.org>
To: "mcallgary@gmail.com" <mcallgary@gmail.com>

Tue, Nov 5, 2019 at 7:12 AM

I could do it 7:00 – 8:00 p.m. The 6 o'clock time is taken.

Thanks,

Tam and Jana

Tam Svedin and Jana Cutforth
Kuna Library Co-Directors
admin1@kunalibrary.org
208-922-1025

From: none <mcallgary@gmail.com>
Sent: Monday, November 4, 2019 12:24:07 PM
To: admin1@kunalibrary.org <admin1@kunalibrary.org>
Subject: Room Reservation Request

Event Title:	Corbin Cove sub
Preferred Room:	Conference Room without food \$0
Date Requested:	Thursday, November 14 2019
Time Requested:	6 pm to 7 pm
Expected Attendance:	10
Name of Booking Organization:	none
Name of Contact Person:	Gary mcallister
Email of Contact Person:	mcallgary@gmail.com
Phone Number of Contact Person:	208 283 4830
Address:	2115 e Bowstring st Meridian Id 83642
Type of Organization:	Other
Do you need Audio/Visual Equipment:	No
Briefly describe the purpose of your event and list any special requirements needed. :	Time for neighbors to review an new subdivision in Kuna, Idaho
Confirm:	Yes
By checking this box I consent to having this website store my submitted information so the library staff can respond to my inquiry. :	Checked

Gary McAllister <mcallgary@gmail.com>

Tue, Nov 5, 2019 at 7:24 AM

Gmail - RE: Room Reservation Request

11/5/2019

To: Admin1 Ladies <admin1@kunalibrary.org>

That works thanks gary

[Quoted text hidden]

Gary McAllister <mcallgary@gmail.com>
To: Admin1 Ladies <admin1@kunalibrary.org>

Tue, Nov 5, 2019 at 7:25 AM

That works thanks gary

On Tue, Nov 5, 2019, 7:12 AM Admin1 Ladies <admin1@kunalibrary.org> wrote:

[Quoted text hidden]

Admin1 Ladies <admin1@kunalibrary.org>
To: Gary McAllister <mcallgary@gmail.com>

Tue, Nov 5, 2019 at 7:30 AM

I have reserved the Conference Room for you Thursday, November 14, 2019 from 7:00 – 8:00p.m. Just a reminder the library does close at 8:00.

Thanks,

Tam and Jana

Tam Svedin and Jana Cutforth

Kuna Library Co-Directors

admin1@kunalibrary.org

208-922-1025

From: Gary McAllister <mcallgary@gmail.com>

Sent: Tuesday, November 5, 2019 7:25:28 AM

To: Admin1 Ladies <admin1@kunalibrary.org>

Subject: Re: Room Reservation Request

[Quoted text hidden]

Gary McAllister <mcallgary@gmail.com>
To: Admin1 Ladies <admin1@kunalibrary.org>

Tue, Nov 5, 2019 at 7:37 AM

Thank you!

[Quoted text hidden]



City of Kuna AFFIDAVIT OF LEGAL INTEREST

received
11.19.19 City of Kuna
P.O. Box 48
Kuna, Idaho 83634
Phone: (208) 922-5274
Fax: (208) 922-5989
Kunacity.id.gov

State of Idaho)
) ss
County of Ada)

x I, Sandra L. Doughty, 890 Sharp Lane
Name Address
Kuna, Idaho 83634
City State Zip Code

being first duly sworn upon oath, depose and say:

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

A. That I am the record owner of the property described on the attached, and I grant my
Permission to _____
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).

x Dated this 11-8-2019 ^{SLD} 8 day of NOV., 2019

Sandra L. Doughty
Signature

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

[Signature]
Notary Public for Idaho

Residing at: Meridian, ID

My commission expires: 5/3/2025

Baylee Wilder
Notary Public
State of Idaho
Commission No. 61340



City of Kuna AFFIDAVIT OF LEGAL INTEREST

received
11-19-19
City of Kuna
P.O. Box 13
Kuna, Idaho 83634
Phone: (208) 922-5274
Fax: (208) 922-5989
Kunacity.id.gov

State of Idaho)
) ss
County of Ada)
I, Paul Winward , 870 W. Sharp Ln
Name Address
Kuna , ID 83634
City State Zip Code

being first duly sworn upon oath, depose and say:

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

A. That I am the record owner of the property described on the attached, and I grant my
Permission to Gary McAllister _____
Name Address

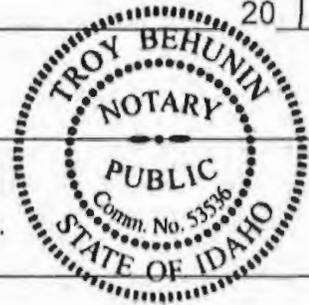
to submit the accompanying application pertaining to that property.

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 7th day of November 2019

[Signature]
Signature



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

[Signature]
Notary Public for Idaho

Residing at: 751 W. 4TH ST. KUNA, ID 83634

My commission expires: 2 APR. 2024

Troy Behunin

From: Troy Behunin
Sent: Tuesday, May 12, 2020 12:06 PM
To: 'boydd@slhs.org'
Cc: Wendy Howell
Subject: Land

Donnie,

Thank you for your email.

I will include your email with the packet to the Commission and then later to City Council. You could have a conversation with the developer about being excluded from the HOA and the CC&Rs. The City will not be who determines that.

Thanks again for your note.

Troy Behunin

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

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From: Don Boyd <boydd@slhs.org>
Sent: Tuesday, May 12, 2020 10:39 AM
To: PublicHearingTestimony <PublicHearingTestimony@kunaid.gov>
Subject: Land

To whom it may concern, This is Donnie Boyd land owner at 910 w Sharp Ln. I have no object of land be sold looking forward to paved road with street lights and the clean-up of the other pastures with all the weeds. I've Been trying for several years to get pressurized irrigation on property to have a nice looking hard and for fire reasons. Also for being a land owner there for almost 18 years expect to be grandfathered in with no Home owners Assoc. and CCRs. Finally I'm excited to see something good out of all this. Thank you Donnie

"This message is intended for the use of the person or entity to which it is addressed and may contain information that is confidential or privileged, the disclosure of which is governed by applicable law. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this information is strictly prohibited. If you have received this message by error, please notify us immediately and destroy the related message."

Troy Behunin

From: Wendy Howell
Sent: Monday, May 18, 2020 11:22 AM
To: Troy Behunin
Subject: FW: Corben cove subdivision, 19 - 09 - S, May 26, 2020

From: William Doughty <wdoughty@kunaschools.org>
Sent: Saturday, May 16, 2020 11:45 AM
To: PublicHearingTestimony <PublicHearingTestimony@kunaid.gov>
Subject: Corben cove subdivision, 19 - 09 - S, May 26, 2020

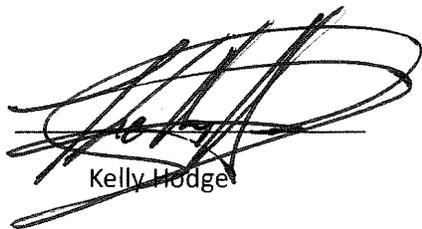
William doughty, 890 sharp lane Kuna ID 83634. phone number 208-919-4231. Email address sandoughty5@msn.com My wife and I approve of the subdivision, we look forward to paved roads, sidewalks and common area and other improvements the subdivision will bring. It will also help with the threat of fire during the summer time from the weeds that grow on the Bare land. It will also reduce the dust From the existing dirt road. Thank you in advance of the approval of the subdivision. William and Sandra Doughty

CONFIDENTIALITY NOTICE: This e-mail, including attachments, is intended solely for the person or entity to which it is addressed and may contain confidential and/or privileged information. Any review, dissemination, copying, printing or other use of this e-mail by persons or entities other than the addressee is prohibited. If you have received this e-mail in error, please contact the sender immediately and delete the material from your device.

To Whom it may concern

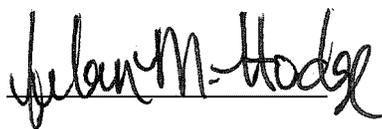
My name is Kelly Hodge, I'm the property owner at 1032 W. Ashwood ct. Kuna, ID. I'm against this planning and zone for the acreage behind my property for the following reasons; 1st and foremost, there was never any notification of a neighborhood meeting as outlined in your most recent notification of public hearing. 2nd These lots should be relative in size as surrounding lots. (Note I have one of the smaller lots in the Ashwood Ct. area at .34 acres. 3rd I didn't see where there is a plan to build public road, currently Sharp lane is a private road. New zoning should be consistent with other zoning in building a public road access.

My personal thoughts are that the current proposal is too many lots. My wife Felan Hodge and Myself Kelly Hodge strongly oppose this proposal.



Kelly Hodge

5-02-20



Felan Hodge

5-02-20

May 18, 2020

City of Kuna
Planning and Zoning Commission

Re: Important Opposition to the Corbin's Cove Subdivision – Lots of Issues

Having just received the formal notice of the Preliminary Plat Request in the mail for the aforementioned subdivision on May 11, 2020, the initial review of the information raises a number of zoning and code-related issues that are non-conforming pursuant to Title 5- Zoning Regulations for the City of Kuna. In fact, there are so many departures from the City Code that I first thought this was a joke application. A number of preliminary issues are detailed in the following summary.

Some of the many non-conforming issues with the existing application:

1. There is an odd but significant zoning history (almost 30 years old) on this parcel that may affect your deliberations. I can provide the needed background and answer any questions at the public meeting.
2. The city code requires that a public meeting should be held. There are at least sixty affected parcels but city staff reported that there is no record of anyone in attendance. I have talked to neighbors on all sides of this project and no one remembers a neighborhood notice. I only learned about it by accident.
3. The neighborhood meeting appeared to involve only the two property owners without any neighbors present.
4. The city code requires (5-1A-2) that a neighborhood meeting be held within two months of the application. It wasn't if it was held at all.
5. Each of the parcels has existing and serious code violations. The property owners appear to be ignoring the City and the existing City Code, including to operating businesses and using an RV as a residence. There is no apparent reason to hear any application until the code violations are resolved.



6. The existing properties are covered in weeds. This is not only another code violation but also prevents the neighbors from burning the irrigation ditch.
7. The irrigation company does not have an easement to maintain the irrigation ditch. The neighbors try to maintain the ditch and it is so large that burning weeds is the only real option.
8. The preliminary plat does not even indicate a maintenance easement to the irrigation company. Any needed easement should be included in the final plat.
9. Most of the properties extend past the north side of the irrigation ditch. We will need a method to protect our property from any new neighbors that assume that their property extends to the ditch.

The proposed plat has even more problems with the normal subdivision process. Among the many issues still being investigated, the partial list of issues includes:

1. The city code (5-8-1) limits private streets to a maximum 450-ft length. The proposed Sharp Lane exceeds that length by several hundred feet. I have not seen ACHD approve a private street of that length either.
2. The city code (5-8-1) does not even allow a public cul-de-sac street over 500-ft in length.

3. The proposed private road has the potential for serious harm to the City. The proposed private road is platted as a single lot. This leaves the potential for the “owners” to default on the property tax and force the City or ACHD to take over the ownership and maintenance.
4. The proposed private road also has the potential for serious harm to the new (adjacent) property owners. The homeowners abutting the private road are forced to pay an annual maintenance fee to the home owner’s association and also pay property taxes to ACHD. There is no ACHD tax credit for people living on private roads. This plat forces property owners pay twice for living on private streets.
5. The city code specifies (5-3-3) a minimum street frontage of 45-ft. The proposed plat doesn’t appear to meet that requirement.
6. Even the public site posting notice does not meet the city code. The code (5-1A-8) says that the notice sign has to be clearly visible. The sign was located on private property over 200-ft from any public access. No one can read their sign from more than 200-ft away! The public will have to trespass to get close enough to read the sign.
7. I believe that the applicants made two distinct efforts to eliminate or prevent public input. They first had a secret neighborhood meeting and then they put the hearing notice in a place where the public can’t reach it. This is a common sneaky approach and tells a lot about the applicants.
8. I make my living as an “expert witness” on land use and transportation issues for governments and private attorneys. My years of experience show that the above comments (# 6, 7 and 8) are serious departures from the City’s public noticing rules.
9. The proposed plat appears to conflict with the City’s previous decisions on lot size and lot lines in this area. This inconsistency with past decisions is unfair to everyone and eliminated the opportunity for other applicants.
10. The previous planner on this project identified that only 13 lots could be built on this property if all the city codes are met. The city codes should be met.
11. The City has often worked hard to ensure lot size compatibility between adjacent properties. This plat doesn’t even come close, placing as many as six lots against one adjacent lot.



My requests include:

1. The City should defer any action until the current code violations on the three existing properties are resolved.

2. The City should defer any action until the applicants formally and correctly advertise and hold a neighborhood meeting within two months of the application.
3. The City should defer any action until the public meeting posting complies with the city code.
4. The City should defer any action until the private road complies with the subdivision ordinance's length requirement.
5. The City should require a public street and not a private road. Both the city and the property owners will suffer if a private street is allowed. The private street only helps the developer at the expense of everyone else.
6. The City should require compatible lot sizes and compatible lot lines as done in so many other decisions in this area.
7. The City should require a burn-proof fence near the Mora Wasteway to allow proper and effective maintenance of the irrigation ditch.
8. The City should apply consistent development standards.

Thank you.

A handwritten signature in blue ink that reads "Dave Szplett". The signature is written in a cursive, flowing style.

Dave Szplett
970 Ashwood Court
Kuna

Troy Behunin

From: David Szplett <david.szplett@gmail.com>
Sent: Tuesday, November 19, 2019 3:18 PM
To: Troy Behunin
Cc: Wendy Howell
Subject: Re: Sharp Lane Subdivision

Categories: Important

I was already in the library when McAlister walked into a meeting room. I went into the meeting room say hello and learned of the meeting then.

Either I tossed the blank envelope or I never got one. I perceive that was intentional.

When I asked about the format of the notice, one of the property owners called out Gary for the envelope. Gary laughed. I think they are making fun of Kuna and it's process.

There were only two people at the meeting but both were property owners. I didn't see even one neighbor when I was there for a half hour. Not one neighbor out of 60+ seems odd to me. But I have only 40+ years of experience as a comparison.

It only cost a \$60 mailing to do a proper neighborhood meeting. I suggest that Kuna requires them do it better.

On Tue, Nov 19, 2019 at 2:59 PM Troy Behunin <tbehunin@kunaid.gov> wrote:

David,

Good afternoon. I hope all is well. I was out yesterday so that's why the reply is late.

State code nor City code (as you might remember from your term as a Council member), doe require special packaging for a notification/letter. I spoke with the applicant this morning and he showed us that the envelopes were individually stamped and addresses printed on them (no stickers).

As you recall from any of our many discussions, staff tries to *increase* public participation rather than reduce or minimize it. Three neighbors attending out of 60 people notified may *perhaps* be a couple under the typical response we see for most meetings, but it is likely only under by a 1-2 people.

I am curios, what would you request that we look into changing to make the letters stand out? If someone follows the rules and people throw it away because they thought it was junk mail, do you really think a return address will tell people this is not junk mail? There is plenty of junk mail with return addresses.

How did you find out about the meeting?

Thanks David, look forward to hearing from you.

Troy

From: David Szplett [mailto:david.szplett@gmail.com]

Sent: Monday, November 18, 2019 8:21 AM

To: Troy Behunin <tbehunin@kunaid.gov>

Subject: Sharp Lane Subdivision

I ask that you require the planner of the referenced subdivision to advertise and hold another neighborhood meeting.

The letters were in plain envelopes without return addresses. Most people, me included, assumed it was just advertising and tossed it out.

I have been doing this kind of work for 40+ years and never saw that done before. I took this as an attempt to minimize public input. Not one person attended the meeting although it appears that 60+ properties abut the potential project. It obviously worked if no one showed up.

I only found out about it when I saw the planner walk into a meeting room while I was in the library.

Dave

Troy Behunin

From: David Szplett <david.szplett@gmail.com>
Sent: Tuesday, November 19, 2019 5:33 PM
To: Troy Behunin
Cc: Wendy Howell
Subject: Re: Sharp Lane Subdivision

I thought of a lower cost alternative.

Ditch the second meeting but have the planner send another mailing with a return address, a proposed site plan and a one-page project description and timetable. That gets Kuna out of the issue where no neighbors showed up and the neighbors, if interested, get the needed information.

I talked to one of the many renters on one property about the code violations. She told me to "forget it. We're protected by City Hall." what should I be thinking?

On Tue, Nov 19, 2019 at 2:59 PM Troy Behunin <tbehunin@kunaid.gov> wrote:

David,

Good afternoon. I hope all is well. I was out yesterday so that's why the reply is late.

State code nor City code (as you might remember from your term as a Council member), doe require special packaging for a notification/letter. I spoke with the applicant this morning and he showed us that the envelopes were individually stamped and addresses printed on them (no stickers).

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I am curios, what would you request that we look into changing to make the letters stand out? If someone follows the rules and people throw it away because they thought it was junk mail, do you really think a return address will tell people this is not junk mail? There is plenty of junk mail with return addresses.

How did you find out about the meeting?

Thanks David, look forward to hearing from you.

Troy

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I only found out about it when I saw the planner walk into a meeting room while I was in the library.

Dave

Troy Behunin

From: david.szplett <david.szplett@gmail.com>
Sent: Wednesday, March 18, 2020 4:17 PM
To: Troy Behunin
Subject: Re: what do I do?

Categories: Important, Yellow Category

Thank you.

Sent from my Samsung Galaxy , an AT&T LTE smartphone

----- Original message -----

From: Troy Behunin
Date: 3/18/20 3:15 PM (GMT-07:00)
To: "david.szplett"
Subject: what do I do?

It will not end tomorrow. Additionally, we will re-schedule the meeting and welcome input until another date certain, and we will also send out courtesy notices for the next meeting date; you have plenty of time.

Troy

From: david.szplett
Sent: Wednesday, March 18, 2020 2:59 PM
To: Troy Behunin
Subject: Re: what do I do?

Thank you.

Does the comment period close tomorrow? Or will it be reopened?

We're still coming up with issues and don't want the confusion if two comment letters.

Thank you.

Sent from my Samsung Galaxy , an AT&T LTE smartphone

----- Original message -----

From: Troy Behunin <tbehunin@kunaid.gov>
Date: 3/18/20 2:48 PM (GMT-07:00)
To: David Szplett <david.szplett@gmail.com>

Subject: what do I do?

David,

Feel free to send it through email or the USPS. The meeting will be tabled to another evening. We are not going to hold any meetings for the time being.

The Mayor and Council had declared a State of Emergency for the COK, and we are now closed to the public. We are open, but only have essential staff on hand. The doors are locked until at least Apr 1st, with, no public access.

ALL meetings have been cancelled/postponed/won't be scheduled. We are taking phone calls and handling as much business as we can through email and PDF's.

On Apr 1 the situation will be re-evaluated and the Mayor & CC will chart out our next course. If the virus contains, that will affect things differently than if the virus accelerates.

Questions, please let me know. Thanks in advance for your understanding.

Troy

From: David Szplett <david.szplett@gmail.com>

Sent: Wednesday, March 18, 2020 1:17 PM

To: Troy Behunin <tbehunin@kunaid.gov>

Subject: what do I do?

I have a comment letter for the P&Z but the city building is closed.

Mail? Email? Drop-box?

The comment period for the Monday P&Z meeting ends tomorrow.

Thank you.

Troy Behunin

From: David Szplett <david.szplett@gmail.com>
Sent: Tuesday, May 19, 2020 3:52 PM
To: Troy Behunin
Subject: Re: Sharp Lane Subdivision

Categories: Important, KMN Publishing

Thank you. My letter is done and ready to be submitted

The Facebook streaming is a poor choice by our dear leaders.
Facebook sells our personal information so I can't use it.

I suggest your office's normal careful review of their application. I don't want to see your office embarrassed.

Dave

On Tue, May 19, 2020 at 3:38 PM Troy Behunin <tbehunin@kunaid.gov> wrote:

Dave,

Since we had some correspondence before, I thought I would send this PDF to you as well, in addition to the one that was mailed to you in the USPS.

Troy

On Tue, Nov 19, 2019 at 2:59 PM Troy Behunin <tbehunin@kunaid.gov> wrote:

David,

Good afternoon. I hope all is well. I was out yesterday so that's why the reply is late.

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I only found out about it when I saw the planner walk into a meeting room while I was in the library.

Dave

Troy Behunin

From: David Szplett <david.szplett@gmail.com>
Sent: Tuesday, May 19, 2020 4:45 PM
To: Troy Behunin
Subject: Re: Sharp Lane Subdivision

thank you.
I always value your advice.

On Tue, May 19, 2020 at 4:42 PM Troy Behunin <tbehunin@kunaid.gov> wrote:

Dave,

Feel free to send it in through email. I will add it to the Commission packets for next Tuesday. Please send it to me by tomorrow afternoon, as I need to get the packet ready so we can send it to the Commission.

Thanks,
Troy

From: David Szplett <david.szplett@gmail.com>
Sent: Tuesday, May 19, 2020 3:52 PM
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I only found out about it when I saw the planner walk into a meeting room while I was in the library.

Dave

Troy Behunin

From: David Szplett <david.szplett@gmail.com>
Sent: Saturday, May 23, 2020 1:32 PM
To: Troy Behunin
Subject: Re: Corbin's Cove Sub division Public Hearing NOTICE

Good to know.
Thank you for the alert.

Working weekends?

On Sat, May 23, 2020 at 1:27 PM Troy Behunin <tbehunin@kunaid.gov> wrote:

As a courtesy to you, and as an FYI,

There was a noticing error by the applicant so staff will recommend that this be tabled to a different date certain. The Commission will make their own decision, but staff will recommend that it be re-noticed. I thought you would like to know.

If you have questions, feel free to email me.

Thanks,

Troy

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

TBehunin@Kunald.Gov

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Troy Behunin

From: David Szplett <david.szplett@gmail.com>
Sent: Tuesday, June 2, 2020 9:15 AM
To: Troy Behunin
Subject: Re: Corbin's Cove Sub division Public Hearing NOTICE

Yes. Good work fixing it.

I perceive that the planner is trying to hide the application.

Then he has a secret neighborhood meeting and then hides the public meeting notice.

Another planner was on that job but got dismissed when she told the applicant that they could only get 14 lots if they followed all the rules.

I guess the applicant went a different route.

On Tue, Jun 2, 2020 at 9:06 AM Troy Behunin <tbehunin@kunaid.gov> wrote:

Dave,

No, Your original letter was already attached to the packet, and it's part of the permanent record. If it is the same letter, there is no need to request adding it, because it's already in the record.

Did you see the sign is right next to School Ave. this time?

Troy

From: David Szplett <david.szplett@gmail.com>
Sent: Tuesday, June 2, 2020 8:59 AM
To: Troy Behunin <tbehunin@kunaid.gov>
Subject: Re: Corbin's Cove Sub division Public Hearing NOTICE

Do I need to resubmit my original letter?

Attached is a copy of the original

On Sat, May 23, 2020 at 1:27 PM Troy Behunin <tbehunin@kunaid.gov> wrote:

As a courtesy to you, and as an FYI,

There was a noticing error by the applicant so staff will recommend that this be tabled to a different date certain. The Commission will make their own decision, but staff will recommend that it be re-noticed. I thought you would like to know.

If you have questions, feel free to email me.

Thanks,

Troy

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Troy Behunin

From: Mayor Stear
Sent: Monday, June 22, 2020 1:18 PM
To: Wendy Howell; Troy Behunin
Subject: FW: Is There More Corruption in Kuna?

Any idea what he is talking about?

Thanks

From: David Szplett
Sent: Monday, June 22, 2020 1:13 PM
To: Mayor Stear
Subject: Is There More Corruption in Kuna?

You probably remember that I worked with the Idaho Attorney General's office to get rid of Dean Obray's administration.

We all know that none of our dear leaders helped with that huge effort.

I attended a recent P&Z meeting and I have new and very disturbing doubts about our dear city.

One issue was that one resident pointed out serious code violations. Staff response was that the code violations were known but assumed to "go away" when development is approved. This means that the city applies the law differently. Either the staff is breaking the law by ignoring code violations or the city's leadership allows them to do so.

The second issue is that one property owner was denied a development application because of some previous city agreement. A second developer was told that the city's agreement didn't matter because the agreement wasn't registered with the County. Evidently the city doesn't treat people equally. This is again a problem if two applicants are treated differently. The city can't have it both ways.

I gave Dean a chance to fix his issues and I am kind enough to repeat this for you. Our committee has twenty examples of the first issue and the second one is personal.

Troy Behunin

From: David Szplett <david.szplett@gmail.com>
Sent: Wednesday, June 24, 2020 7:01 AM
To: Troy Behunin
Cc: Wendy Howell
Subject: Re: a visit

I will check with my advisors on the proper response. We also have to figure out why the P&Z Commission passed on the opportunity to discuss it.

I am concerned about why the city acknowledged the years-long code violations but did nothing about it. Others received code violations citations for the same things.

On Tue, Jun 23, 2020 at 3:29 PM Troy Behunin <tbehunin@kunaid.gov> wrote:

Dave,

I am writing to invite you to come to the P & Z offices, so that we can take 45 minutes or so to discuss some of your concerns. In particular, the City agreement and annexation conditions you mentioned at the public hearing for the Corbin's Cove Subdivision application. Do you have paper work for that history?

We are here from 8 – 5 pm. Do you want to meet this week or next?

Please send me a couple of times that work for you.

Thanks,
Troy

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

TBehunin@Kunald.Gov



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Troy Behunin

From: David Szplett <david.szplett@gmail.com>
Sent: Thursday, June 25, 2020 6:49 AM
To: Troy Behunin
Cc: Wendy Howell
Subject: Re: a visit

The City's own files are the best evidence.
I suspect that the needed information can be found in at least three places.
We also discussed it at a city council meeting.
There may be another surprise or three in the City's files.

We could have discussed it on the record at the P&Z meeting.

Thank you for looking into this long lingering issue.
I appreciate your efforts.

On Tue, Jun 23, 2020 at 3:29 PM Troy Behunin <tbehunin@kunaid.gov> wrote:

Dave,

I am writing to invite you to come to the P & Z offices, so that we can take 45 minutes or so to discuss some of your concerns. In particular, the City agreement and annexation conditions you mentioned at the public hearing for the Corbin's Cove Subdivision application. Do you have paper work for that history?

We are here from 8 – 5 pm. Do you want to meet this week or next?

Please send me a couple of times that work for you.

Thanks,
Troy

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

TBehunin@Kunald.Gov



Troy Behunin

From: david.szplett <david.szplett@gmail.com>
Sent: Wednesday, July 1, 2020 12:35 PM
To: Troy Behunin
Cc: Wendy Howell
Subject: Re: a visit

That us the point. Reference whatever agreement that the City used to deny my application. It is the same.

I lost a LOT of income because of that. And it was discussed at a city council meeting.

Sent from my Samsung Galaxy , an AT&T LTE smartphone

----- Original message -----

From: Troy Behunin <tbehunin@kunaid.gov>
Date: 7/1/20 10:55 AM (GMT-07:00)
To: David Szplett <david.szplett@gmail.com>
Cc: Wendy Howell <whowell@kunaid.gov>
Subject: a visit

Dave,

What is the recorded agreement you keep referencing? I have searched by address, owners' names, and to this day, I haven't found anything in the form of a recorded agreement for this property. That will help me find the records you have been referring to for a while now.

Let me know about a visit to P & Z.

Thank you,
Troy

From: David Szplett <david.szplett@gmail.com>
Sent: Wednesday, July 1, 2020 7:43 AM
To: Troy Behunin <tbehunin@kunaid.gov>
Subject: Re: a visit

The P&Z meeting was the best place to hold the discussion on the record.

All the players and the paperwork were in the same place at the same time.

The City chose otherwise.

I am sorry that the City has the challenge resulting from telling one person that they can't do something because of a rule and the next person can ignore the rule. A lot of money is involved.

Off to court now. Busy day!

On Mon, Jun 29, 2020 at 2:51 PM Troy Behunin <tbehunin@kunaid.gov> wrote:

David,

I am picking up on the being "upset for 25 years".

No problem, I am happy to look into this item and find some answers. As of right now, we are still holding meetings here with the CDC protocol being observed. When you return, let's get together. Fair enough?

Troy

From: David Szplett <david.szplett@gmail.com>

Sent: Sunday, June 28, 2020 7:49 PM

To: Troy Behunin <tbehunin@kunaid.gov>

Cc: Wendy Howell <whowell@kunaid.gov>

Subject: Re: a visit

I am off to court this week.

I spend a lot of time on this type of work.

The government restarted the 14 day quarantine too.

I don't know what is going to happen.

Thanks for working on this issue.

I lost a lot of potential income on the city's decision.

I have been upset for 25 years.

On Tue, Jun 23, 2020 at 3:29 PM Troy Behunin <tbehunin@kunaid.gov> wrote:

Dave,

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We are here from 8 – 5 pm. Do you want to meet this week or next?

Please send me a couple of times that work for you.

Thanks,
Troy

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Troy Behunin

From: David Szplett <david.szplett@gmail.com>
Sent: Wednesday, July 15, 2020 6:47 AM
To: Wendy Howell
Cc: Troy Behunin
Subject: Re: a visit

I don't have a clue about the city's file locations. The city just told me that I had to "comply with the existing agreement." I always suspected that some funny "friendship" deal was going on when a past administration even wiped the city council meeting minutes.. I hope this isn't the same issue as the city's differential allocation of city code enforcement. Remember how I single-handedly got rid of the Obray administration?

I was only in city hall once when our dear leaders denied my request to not have to pay to irrigate the 9,000 sq ft of my lot under an irrigation ditch. Nice.

On Tue, Jul 14, 2020 at 9:42 AM Wendy Howell <whowell@kunaid.gov> wrote:

Hi David,

Staff has looked for the agreements you are referencing and have not been able to find any. What was the name of your case that you stated used these agreements to deny it?

Thank you,

Wendy

From: David Szplett <david.szplett@gmail.com>
Sent: Monday, July 13, 2020 6:14 PM
To: Troy Behunin <tbehunin@kunaid.gov>
Cc: Wendy Howell <whowell@kunaid.gov>
Subject: Re: a visit

This is really simple. Kuna has all the information already.

If Kuna discloses the agreement on the three Sharp Lane properties, then the proposed subdivision project is affected.

If Kuna doesn't disclose the agreement, then there was no justification for denying my earlier project. No one knew that Kuna won't acknowledge the previous agreements until it was recently disclosed by the P&Z office. I may have clear options for any formal complaint.

Thanks for the continued help. I appreciate your efforts.

On Mon, Jul 13, 2020 at 11:48 AM Troy Behunin <tbehunin@kunaid.gov> wrote:

Dave,

I am not sure what you mean by your last email (see below).

When would you like to come in and visit?

Troy

From: David Szplett <david.szplett@gmail.com>

Sent: Thursday, July 9, 2020 7:26 AM

To: Troy Behunin <tbehunin@kunaid.gov>

Cc: Wendy Howell <whowell@kunaid.gov>

Subject: Re: a visit

I have had a room full of free advisors this week.

I have had years to prepare for this and we are ready to go.

I used to worry about getting that income back.

The City is helping me do it.

I thank you.

On Mon, Jun 29, 2020 at 2:51 PM Troy Behunin <tbehunin@kunaid.gov> wrote:

David,

I am picking up on the being “upset for 25 years”.

No problem, I am happy to look into this item and find some answers. As of right now, we are still holding meetings here with the CDC protocol being observed. When you return, let’s get together. Fair enough?

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Sent: Friday, July 17, 2020 7:27 PM
To: Troy Behunin
Cc: Wendy Howell
Subject: Re: a visit

I hope that your office can resolve this issue.

My experience is that it is very expensive for a developer to do all the design, engineering and construction before a plat is approved..

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I have had a room full of free advisors this week.

I have had years to prepare for this and we are ready to go.

I used to worry about getting that income back.

The City is helping me do it.

I thank you.

On Mon, Jun 29, 2020 at 2:51 PM Troy Behunin <tbehunin@kunaid.gov> wrote:

David,

I am picking up on the being "upset for 25 years".

No problem, I am happy to look into this item and find some answers. As of right now, we are still holding meetings here with the CDC protocol being observed. When you return, let's get together. Fair enough?

Troy

From: David Szplett <david.szplett@gmail.com>

Sent: Sunday, June 28, 2020 7:49 PM

To: Troy Behunin <tbehunin@kunaid.gov>

Cc: Wendy Howell <whowell@kunaid.gov>

Subject: Re: a visit

I am off to court this week.

I spend a lot of time on this type of work.

The government restarted the 14 day quarantine too.

I don't know what is going to happen.

Thanks for working on this issue.

I lost a lot of potential income on the city's decision.

I have been upset for 25 years.

On Tue, Jun 23, 2020 at 3:29 PM Troy Behunin <tbehunin@kunaid.gov> wrote:

Dave,

I am writing to invite you to come to the P & Z offices, so that we can take 45 minutes or so to discuss some of your concerns. In particular, the City agreement and annexation conditions you mentioned at the public hearing for the Corbin's Cove Subdivision application. Do you have paper work for that history?

We are here from 8 – 5 pm. Do you want to meet this week or next?

Please send me a couple of times that work for you.

Thanks,
Troy

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

TBehunin@Kunald.Gov



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Troy Behunin

From: David Szplett <david.szplett@gmail.com>
Sent: Tuesday, August 11, 2020 2:26 PM
To: Troy Behunin; Wendy Howell
Subject: Re: Corbin's Cove Subdivision Public Hearing Notice

I suggest that your office should protect yourselves and the City, and disclose the previous annexation agreement. I provided all the information on the previous annexation agreement and had all the information for the P&Z meeting. There is no way that Dean Obray could have found and eliminated all the copies we found. And Dean couldn't know if anyone made personal copies. The developer has to make a financial decision too.

If the City doesn't disclose the agreement, then the City had no valid reason for denying my pre application. I was led to believe that the City was fair and honest in the previous decision. The City's denial wasn't disclosed until the correspondence this summer.

I appreciate the help from your office.

I am back from the out-of-state court trip but still under quarantine.

On Mon, Aug 10, 2020 at 2:46 PM Troy Behunin <tbehunin@kunaaid.gov> wrote:

Everyone,

Here is an advance copy of the hearing notice for the upcoming Corbin's Cove Subdivision with the City Council. You will also receive a stamped letter on yellow paper in the USPS mail. Instructions for the zoom meeting and fb live are included with the letter you will receive, and in this email as well.

Thank you, let me know if you have any questions.

Have a great day.

Troy

The text only from the PDF is below for your convenience:

*This is a notice that the City of Kuna **City Council** is scheduled to hold a public hearing on **August 18, 2020**, beginning **at 6:00 pm** on the following case: A Preliminary Plat request for **Corbin's Cove Subdivision** from Gary McAllister to subdivide approximately 6.0 acres in an existing R-6 (Medium Density Residential) Zone, into 22 total lots. The subject site is near the South west corner of School Ave. & Avalon Road, Kuna, ID 83634, within Section 26, Township 2 North, Range 1 West. Parcel Numbers: R5070251061, R5070251161 & R5070251166). This will be a re-subdivision of Lots 7 and 8 in Kuna Home Tracts Subdivision,*

The hearing for this request will be held at 6:00 PM in the Council Chambers at City Hall located at 751 W. 4th Street, Kuna, Idaho.

*You are invited to provide oral or written comments. Written testimony received by the close of business on **August 13, 2020** will be included in the packet that is distributed to the governing body prior to the hearing. Submissions after 8.13.2020 (must submit eight (8) copies) will be presented to the Council at time of the hearing. Please note oral comments made during the public hearing will be restricted to three (3) minutes per person. Mail written comments to PO Box 13, Kuna, ID 83634 or hand deliver them to City Hall.*

If you have questions or need special assistance, please contact the Planning and Zoning Division at (208) 922-5274.

Thanks,

Troy

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

TBehunin@Kunald.Gov



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Michael and Patricia Liechty
1041 W. Avalon
Kuna, ID 83634

May 21, 2020

City of Kuna Planning and Zoning,
Re. Case # 19-09-S and 19-33-DR, Corbin's Cove Subdivision

We have lived in this neighborhood at this address for 30 years. We have seen the changes and growth in Kuna and the effects both good and bad. We welcome new growth to our community but are aware the infrastructure needs to be upgraded to adequately handle existing as well as additional demands.

Adding more homes and families in this proposed area will increase both vehicle and pedestrian congestion at the intersection of S. School Street and W. Avalon.

We experience difficulty getting onto W. Avalon due to the number of vehicles, especially at peak traffic hours. Turning west (left) is becoming very hazardous, which will also become an issue for those drivers turning west onto Avalon from School Street.

The intersection at W. Avalon and S. School St. is not equipped to safely handle more traffic. There has been new subdivisions, businesses, schools, churches and daycares built both west and south of this intersection that rely on one of two routes to cross the railroad tracks. School busses are required to stop every time they cross the R.R. tracks, which holds up traffic even more at the high volume commuter times.

We have experienced many times when both the Avalon and Swan Falls Road crossings are stopped because of trains for up to 20 minutes. Emergency vehicles cannot get from the fire department across the railroad crossings to this side of Kuna, there are no emergency services on this side for a large part of Kuna! We personally experienced this when my father was having a heart attack and the ambulance and first responders took 15 minutes more when seconds counted! Please remember, schools, busses, daycares, churches and this proposed subdivision are all on the south side of the tracks.

Volume of busses and pedestrian traffic will increase with more students needing to cross the highway and railroad tracks where most of the schools are located. There have already been numerous vehicle, pedestrian and bicycle accidents at the intersection of S. School St. and W. Avalon.

There are no sidewalks or bike lanes from proposed subdivision to W. Avalon along the west side of S. School St. It would require crossing S. School St. where there are no crosswalks or signs to get to the east side of S. School St. to use a sidewalk safely.

There are no sidewalks along the east side of W. Avalon after crossing the railroad tracks from W. Shortline to where the sidewalk begins close to N. Ave. D and W. Avalon intersection.

I challenge you all to personally walk or ride a bike from Sharp Lane to the intersection of W. Avalon and Ave. D in a high volume traffic time to firsthand understand what the drivers, pedestrians, and school children will encounter every day! It is also dark, rainy and snowy through some winter months.

With covid-19 pandemic nothing is at normal volume, so it is impossible to get the complete understanding of this issue.

Thank you for this opportunity to voice our concern, GOD BLESS AMERICA and the efforts of this committee!

Respectfully,


Patricia Liechty


Michael Liechty



City of Kuna

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

P & Z Comm. Findings of Fact & Conclusions of Law

To: Planning and Zoning Commission

Case Numbers: 19-09-S (*Subdivision*) & 19-33-DR (Design Review),
Corbin's Cove Subdivision

Location: Near the Southwest Corner (SWC) of Avalon St. & School Ave., Kuna, Idaho 83634

Planner: Troy Behunin, Planner III

Hearing Date: June 9, 2020
Findings of Fact: **June 23, 2020**

Representative: Gary McAllister
 2115 E. Bowstring St.
 Meridian, Idaho 83642
 208.283.4830
Mcallgary@gmail.com

Owner: Paul Winward
 8291 S. Locust Grove. Rd.
 Meridian, ID 83642

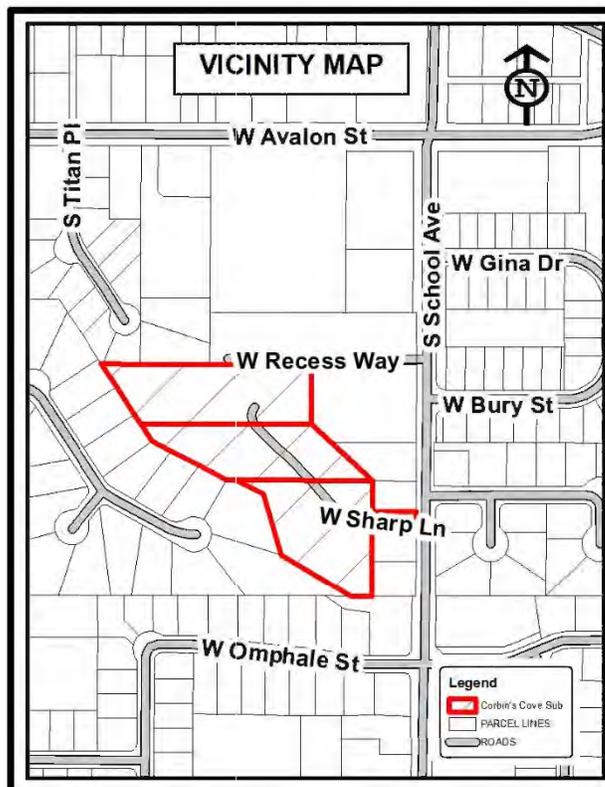


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A. Process and Noticing:

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 subdivision pre plat applications are designated as *public hearings*, with the Planning and Zoning Commission as the recommending body, and the City Council as the decision-making body. These land use applications were given proper public notice and have followed the requirements set forth in Idaho Code, Chapter 65, Local Land Use Planning Act (LLUPA).

a. Notifications

- | | |
|---------------------------|--|
| i. Neighborhood Meeting | Nov. 14, 2019 (three persons attended) |
| ii. Agencies | Jan. 22, 2020 |
| iii. 350' Property Owners | May 8, 2020 |
| iv. Kuna, Melba Newspaper | May 6, 2020 |
| v. Site Re-Posted | May 29, 2020 |

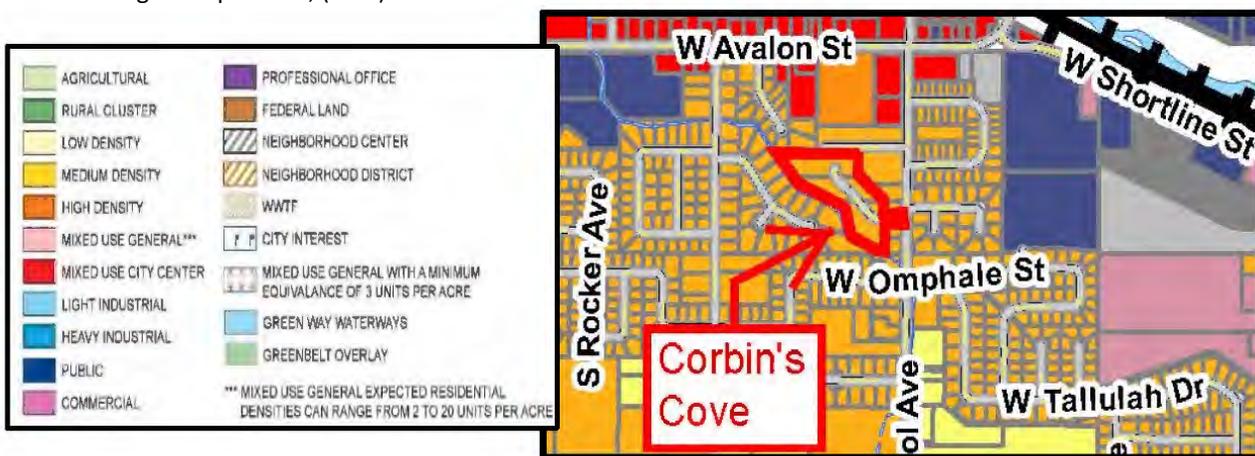
B. Applicant Request:

1. The applicant, Gary McAllister requests to subdivide approximately 6.00 acres in Kuna City with the Medium Density Residential (**MDR**) into 22 total lots (21 home lots and one common lot) and has reserved the name *Corbin's Cove Subdivision*. A Design Review application for the common area landscaping is included this application. The site is near the Southwest Corner of Avalon St. and School Ave., Kuna, Idaho; In Section 26, T 2N, R 1W, APN #'s: R5080251061, R5070251161 and R5070251166.

C. Site History: The subject site is approximately 6.00 acres in size and is currently zoned R-6 (MDR) and in Kuna City limits. The subject site has historically been used for a single-family residences and open fields.

D. General Projects Facts:

1. **Comprehensive Plan Designation:** The Future Land Use Map (FLUM) is intended to serve as a *guide* for the decision-making body for the City. The Comp Plan map indicates land use designations generally speaking, it is not the actual zone. The FLUM identifies the approximately 6.00-acre site as Medium Density Residential, or 4-8 Dwelling Units per Acre, (DUA).



2. **Kuna Recreation and Pathways Master Plan Map:** The Recreation and Pathways Master Plan Map does not indicate a future pathway / trail through the subject site. it does indicate a bike route on School Avenue.

3. Surrounding Existing Land Uses and Zoning Designations:

North	R-6	Medium Density Residential in KUNA CITY
South	R-4 & R-6	Medium Density Residential in KUNA CITY
East	R-6	Medium Density Residential in KUNA CITY
West	R-6	Medium Density Residential in KUNA CITY

4. Parcel Sizes, Current Zoning, Parcel Numbers:

Property Owner	Parcel Size	Current Zone	Parcel Number
Donald & Tracy Boyd	Approx. 2.10 ac.	R-6 Med Den Res.	R5070251166
William & Sandra Doughty	Approx. 1.74 ac.	R-6 Med Den Res.	R5070251161
Paul Winward	Approx. 2.05 ac.	R-6 Med Den Res.	R5070251061

5. **Services:**

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

6. **Existing Structures, Vegetation and Natural Features:** Currently there is a residence on each parcel listed above. Additionally, each lot has an out-building and large sections of land that are raw land. These parcels are generally flat and on-site vegetation is consistent with typical residence and large open fields.

Transportation / Connectivity: The site has limited frontage along School Avenue (Approx. 50'). Applicant shall satisfy Kuna City and ACHD's requirements for roadway improvements for all on-site public roads and the intersection with School Avenue, including road widening and vertical/ rolled curb, gutter and sidewalks appropriately. The Applicant shall work with the Emergency Medical Services (EMS) to provide emergency access for the site at proper widths approved by the City of Kuna, ACHD the KRFD.

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

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

• City Engineer (Paul Stevens)	Exhibit B-1
• Ada County Highway District (ACHD)	Exhibit B-2
• Boise Project Board of Control	Exhibit B-3
• Central District Health Department (CDHD)	Exhibit B-4
• Department of Environmental Quality (DEQ)	Exhibit B-5
• Idaho Transportation Department (ITD)	Exhibit B-6
• Kuna School District No. 3 (KSD 3)	Exhibit B-7

E. **Staff Analysis:**

Applicant proposes to subdivide the approximately 6.00 acres in order to create a subdivision known as *Corbin's Cove* Subdivision. The site is in Kuna City limits and is currently zoned R-6, a Medium Density Residential [MDR]) zone. The applicant does not wish to change the zone.

The City of Kuna FLUM and the Comprehensive Plan for Kuna identifies this parcel as Medium Density Residential uses, which equals four (4) to eight (8) dwelling units per acre (DUA). This application requests 4.2 Net DUA. Staff views this proposal to be in concert with the FLUM and Comprehensive Plan.

Applicant proposes 21 home lots and 1 common lot (22 total) with the Corbin's Cove preliminary plat with a gross density (total property) of 3.56 DUA and net density (land that can be developed) of 4.4 DUA including 7,695 square feet of open space (or 2.5% of the overall project). The applicant should be conditioned to work with the Public Works department in order to bring utilities to the site in conformance with Kuna's regulations. Public utilities shall be provided at the developers cost, by extending existing utilities/facilities with sufficient sizes. Staff recommends the applicant be conditioned to provide street lights throughout the Sub that comply with KCC for distance, style and wattage, including street lights at all intersections and hydrants. The applicant's proposal is for a new single-family community. This development does not reach the 30 home threshold however, staff recommends the applicant work with the City engineer and the KRFD to address possible concerns about a long cul-de-sac and to work with KRFD on proper EMS access. Staff recommends that all streets be improved and dedicated as public roads.

A Design Review application accompanies this project and seeks approval for the open space included with this subdivision (19-33-DR). An HOA must be established for the care and maintenance for the common lot. Applicant is hereby notified that this project is subject to design review inspection fees. Required inspections (post construction), are to verify landscaping and street lights compliance prior to signature on the final plat or receiving Certificates of Occupancy. It is also noted that any changes to the landscape or street light plans must receive staff approval *prior* to changes being made. At the time of inspections, if field conditions are different than the approved plans, changes will be required until field conditions are compliant, and will be made at developers' expense.

Staff has determined these applications comply with Title 5 of the Kuna City Code; Idaho Statute §50-222; and the Kuna Comprehensive Plan and FLUM; and forwards Case No's 19-09-S and 19-33-DR, to the Commission with recommended conditions of approval listed in section 'M' of this report.

F. Applicable Standards:

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

G. Procedural Background:

On Tuesday June 9, 2020, the Commission considered the Corbin's Cove subdivision project, Case No's 19-09-S & 19-33-DR, including the applications, agency comments, staff's report and public testimony presented or given.

H. Comprehensive Plan Analysis:

The Commission may accept or reject the Comprehensive Plan components, and have determined the proposed preliminary plat request for the *site is consistent* with the following Comprehensive Plan components as described below:

The comprehensive plan is a living document, intended for use as a guide to governmental bodies. The plan is not law that must be strictly adhered to in the most stringent sense; it is to be used by public officials to assist their decision making for the City.

2.0 – Property Rights and Summary

Goal 1: Ensure the City land use policies, restrictions, conditions and fees do not violate private property rights and ensure that land use actions, decisions, and regulations do not effectively eliminate all economic value of the subject property. Ensure that City land use actions, decisions, and regulations do not prevent a private property owner from taking advantage of a fundamental property right and evaluate with guidance from the City attorney and the Idaho Attorney General's six criterion established to determine the potential for property "takings".

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

5.0 Economic Development Goals and Objectives - Summary:

Ensure an adequate supply of housing for all income levels and facilitate pedestrian connections, both visually and physically, to enhance pedestrian movement.

Comment: The proposed application complies with the comprehensive plan by providing a unique set and arrangement of lot sizes, sidewalks and open space throughout to meet this goal.

6.0 Land Use Goals and Objectives - Summary:

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

Comment: The project complies with the land use plan as adopted by the City by incorporating the following; landscaped open space, sidewalks, unique/varied housing densities and types and promotes desirable, cohesive community character and a possibility for a quality neighborhood in an in-fill development.

8.0 - Public Services, Facilities and Utilities Goals and Objectives - Summary:

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

Comment: Kuna has adequate services for this development and the authority to approve the request. This application will expand the City's sanitary sewer system, potable water and adds to the pressure irrigation mainline in an orderly fashion and adds amenities and some open space for its residents.

9.0 - Transportation Goals and Objectives - Summary:

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

Comment: The project meets the transportation goals of the City by improving Sharp Lane (Private dirt road) with expanded rights-of-way along its frontage, adding sidewalks for public use and internal roads for transportation connections.

12.0 - Housing Goals and Objectives - Summary:

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

Comment: Applicant has proposed 21 total lots which will possibly contribute to high-quality lots of varied sizes to be developed in a logical and orderly manner. The development proposes varied and unique housing types, a common lot, and possibly amenities, therefore creating a pleasant neighborhood environment.

13.0 - Community Design Goals and Objectives - Summary:

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

Comment: The application incorporates sound community design and landscape features to integrate with surrounding uses to create a sense of place for the community and will foster neighborhood interactions and activities within its boundary.

I. Proposed Kuna City Code Analysis:

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

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

2. The site is physically suitable for a subdivision.

Comment: *The approx. 6.00 acre subdivision has sufficient size to include a mix of lot sizes, neighborhood landscaped common lot.*

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

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

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

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

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

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

6. The existing and proposed street and utility services in proximity to the site are suitable and adequate for residential purposes.

J. Recommendation of the Commission:

Based on the facts outlined in staff's memo, the Comp Plan, City Code, the record before the Commission, the applicant's presentation, public testimony and discussion during the public hearing by the Planning and Zoning Commission of Kuna, Idaho, the Commission hereby recommends approval to City Council for Case No's 19-09-S, a Preliminary Plat request, and votes to *approve Case No. 19-33-DR, a Design Review request* by Gary McAllister with the following conditions of approval *at time of development*:

19-09-S (Preliminary Plat) During the public hearing by the Planning and Zoning Commission of Kuna, Idaho, the Commission hereby recommended approval to City Council for Case No's 19-09-S, a Preliminary Plat request by Gary McAllister, with the following conditions of approval:

- *Applicant shall follow the conditions outlined in the staff report,*
- *Staff to research if lot sizes were limited in a former development or annexation agreement,*
- *Applicant shall form an HOA to care for the perpetual care and maintenance for the ditch back and all other open spaces,*
- *Applicant shall work with Boise Project Board of Control on fence and maintenance strategies.*
- *Work with staff to increase the open space closer to 5%, and to move the common lot to the south side of the street and more centralized,*
- *Work with staff on amenities for the common lot (Gazebo & BBQ pit),*
- *The road will be a public road.*

19-33-DR (Design Review) During the public hearing by the Planning and Zoning Commission of Kuna, Idaho, voted to *approve Case No. 19-33-DR, a Design Review request* by Gary McAllister with the following conditions of approval at time of development:

- Applicant shall follow the conditions outlined in the staff report,
- Work with staff for compliant fencing along the ditch and perimeter,
- Staff to research if lot sizes were limited in a former development or annexation agreement,
- Work with staff to increase the open space closer to 5%, and to move the common lot to the south side of the street and more centralized,
- Work with staff on amenities for the common lot (Gazebo & BBQ pit).

And;

1. The applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
 - a. The City Engineer shall approve the sewer hook-ups.
 - b. The City Engineer shall approve drainage and grading plans.
 - c. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties".
 - d. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
 - e. The Kuna Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District is required.
 - f. The *Boise Project and Board of Control* shall approval any modifications to the existing irrigation system.
 - g. Approval from Ada County Highway District shall be obtained and Impact Fees must be paid prior to issuance of any building permit.
 - h. Idaho Transportation Department. No public street construction may be commenced without the approval and permit from Ada County Highway District and Idaho Transportation Department.
 - i. All public rights-of-way shall be dedicated and constructed to standards of the City, Ada County Highway District,
2. Installation of utility service facilities shall comply with requirements of the public utility or irrigation district providing services. All utilities shall be installed underground, see KCC 6-4-2-W.
3. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site.
4. Street lighting shall use LED lights, with spacing and wattages meeting KCC 5-4-6; applicant shall coordinate a street light plan for P & Z approval in concert with the prepared construction drawings for the project.
5. Parking within the site shall comply with KCC 5-9-3.
6. Fencing within and around the site shall comply with Kuna City standards – KCC 5-5-5- A-J and KCC 6-4-2-E.
7. A sign permit is required prior to subdivision entrance sign construction and shall comply with KCC 5-10-4. *Monument signs will require a separate design review.*
8. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within three days or as the planting season permits as required to meet KCC 5-17-7 standards. Maintenance and planting within public rights-of-way shall be approved from the public entities owning the property.
9. Submit a petition to the City consenting to the pooling of irrigation surface water rights for delivery purposes and requesting to annex the irrigation surface water rights appurtenant to the property to the Kuna

Municipal Pressure Irrigation System of the City (KMIS) prior to requesting final plat signature from the City Engineer.

10. The land owner/applicant/developer and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the Commission and/or Council, or seek amending them through public hearing processes.
11. The applicant's proposed preliminary plat (dated 02/04/20) shall be considered a binding site plan, or as modified and approved through the public hearing process.
12. Applicant shall remedy any outstanding code enforcement issues prior to recordation of a final plat.
13. Staff recommends that all streets be improved and dedicated as public roads.
14. Applicant shall work with KRFD to accommodate EMS access and all other requirements of the KRFD.
15. Applicant shall follow staff, city engineer and other agency recommended requirements as applicable.
16. Compliance with all local, state and federal laws is required.



City of Kuna
Planning and Zoning Commission
Findings of Fact and Conclusions of Law

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

K. Based upon the record contained in Case No's 19-09-S and 19-33-DR, including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, including the exhibits, and the testimony during the public hearing, the Kuna City Commission hereby *approves* the Findings of Fact and Conclusions of Law, and conditions of approval for Case No's 19-09-S and 19-33-DR a request for Preliminary Plat and Design Review approval by Gary McAllister:

1. *The Kuna Planning and Zoning Commission approves the facts as outlined in the staff report, the public testimony and the supporting evidence list presented.*

Comment: The Commission held a public hearing on the subject applications on June 9, 2020, 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 19-09-S and 19-33-DR, this proposal generally complies with the Comprehensive Plan and City Code.*

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

3. *Based on the evidence contained in Case No's 19-09-S and 19-33-DR, this proposal generally complies with the Kuna City Code.*

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

4. *The Kuna Planning and Zoning Commission has the authority to recommend approval to Council for Case No. 19-09-S, and to approve Case No. 19-33-DR.*

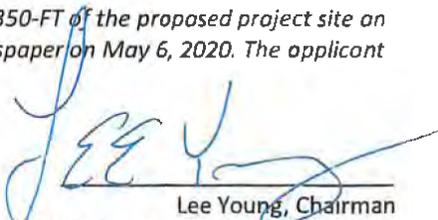
Comment: On June 9, 2020, the Commission voted to recommend approval of Case No. 19-09-S and to approve Case No. 19-33-DR.

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

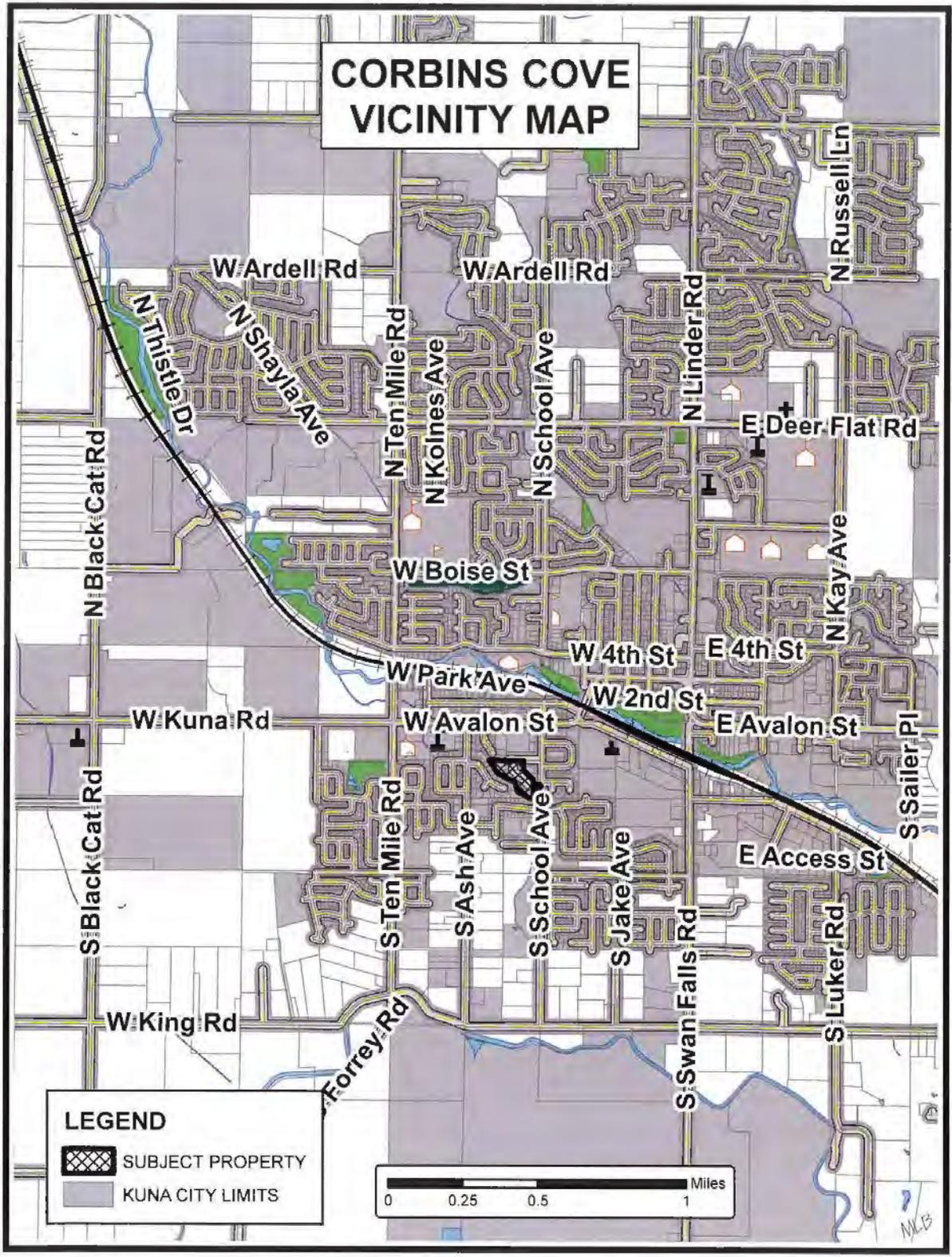
Comment: Neighborhood Notices were mailed out to residents within 350-FT of the proposed project site on May 8, 2020, and a legal notice was published in the Kuna Melba Newspaper on May 6, 2020. The applicant placed a sign on the property on May 13, 2020.

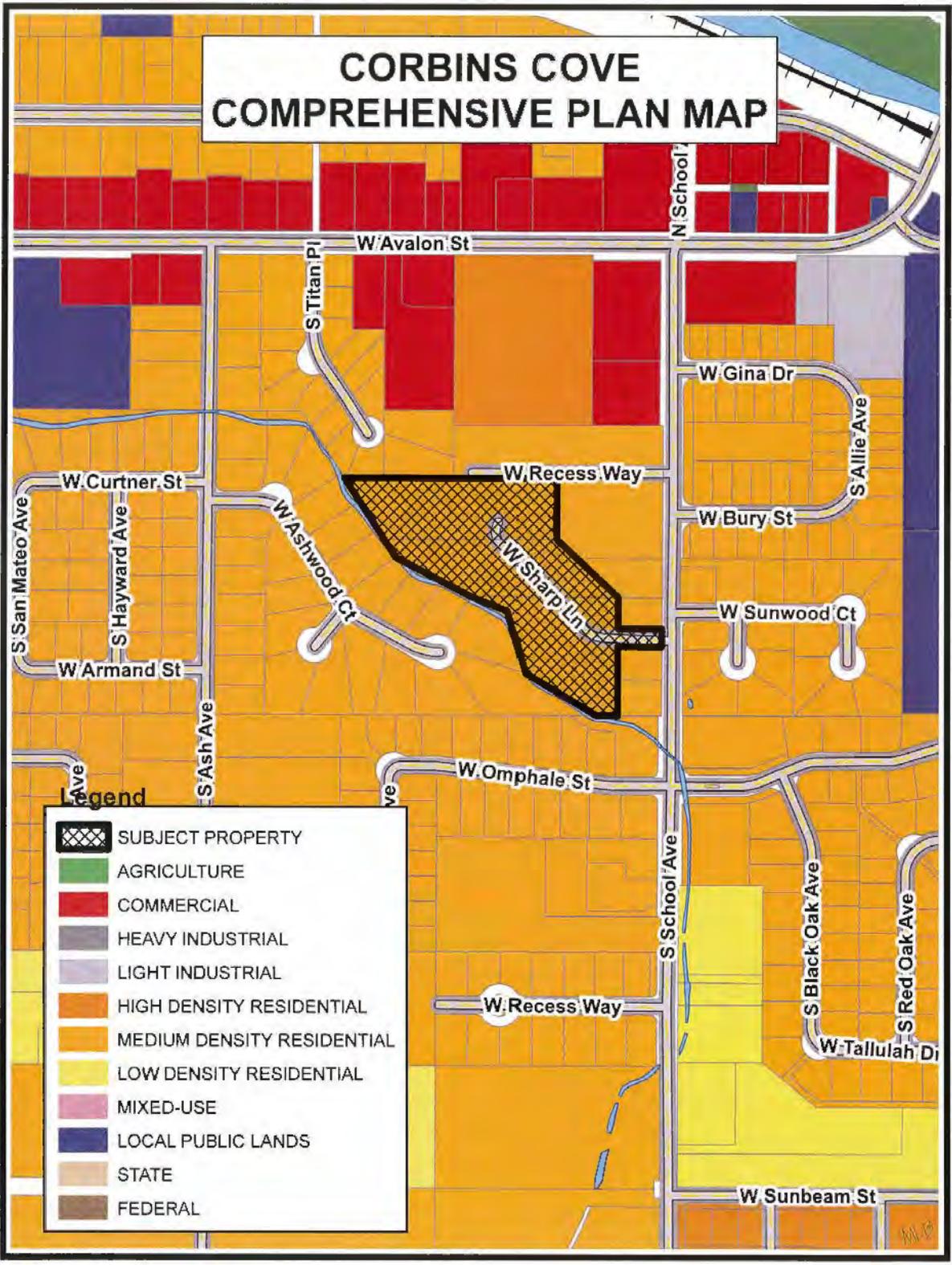
DATED: this 23rd day of June, 2020.

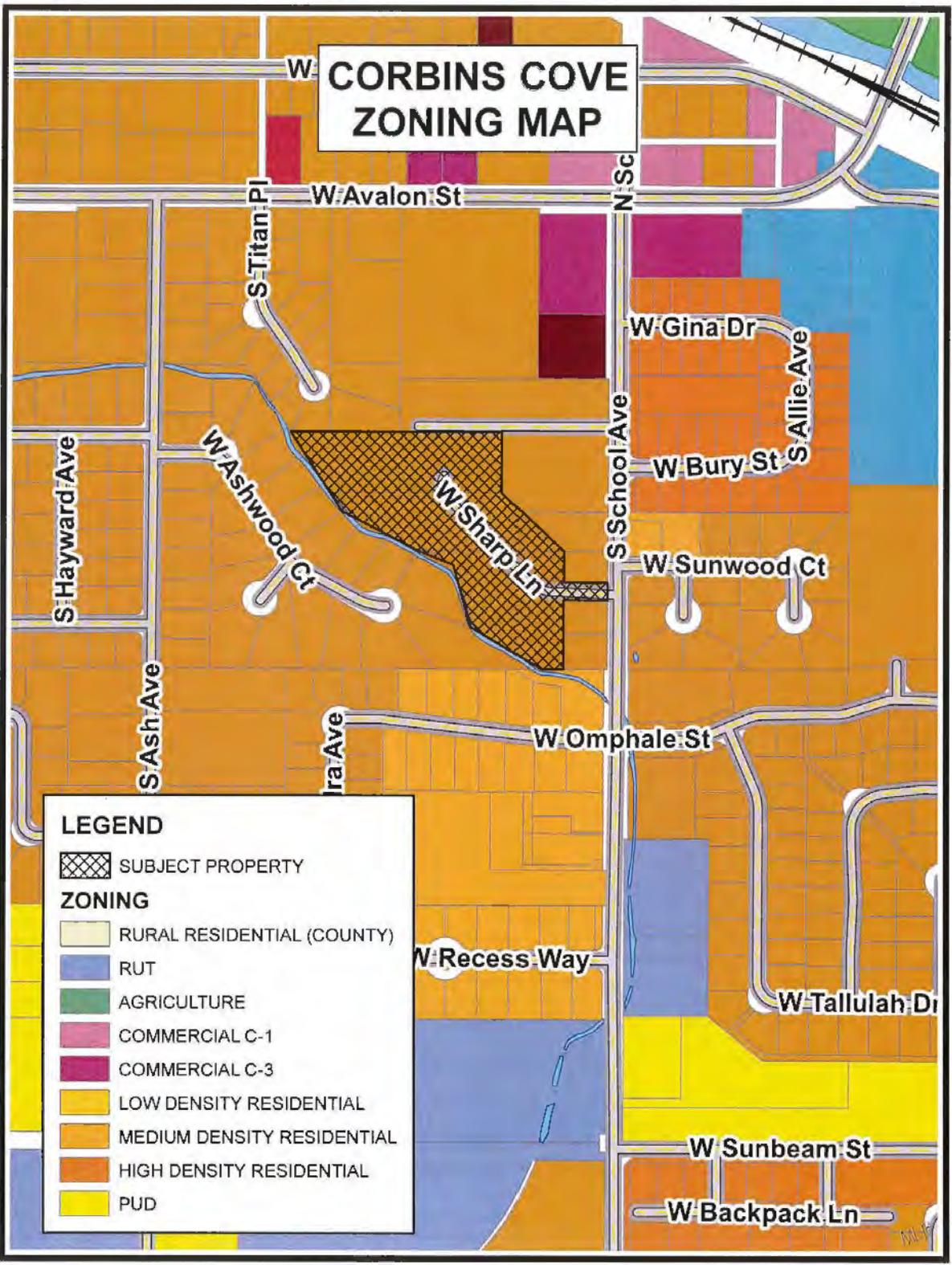
ATTEST: 
Troy Behunin, Planner III

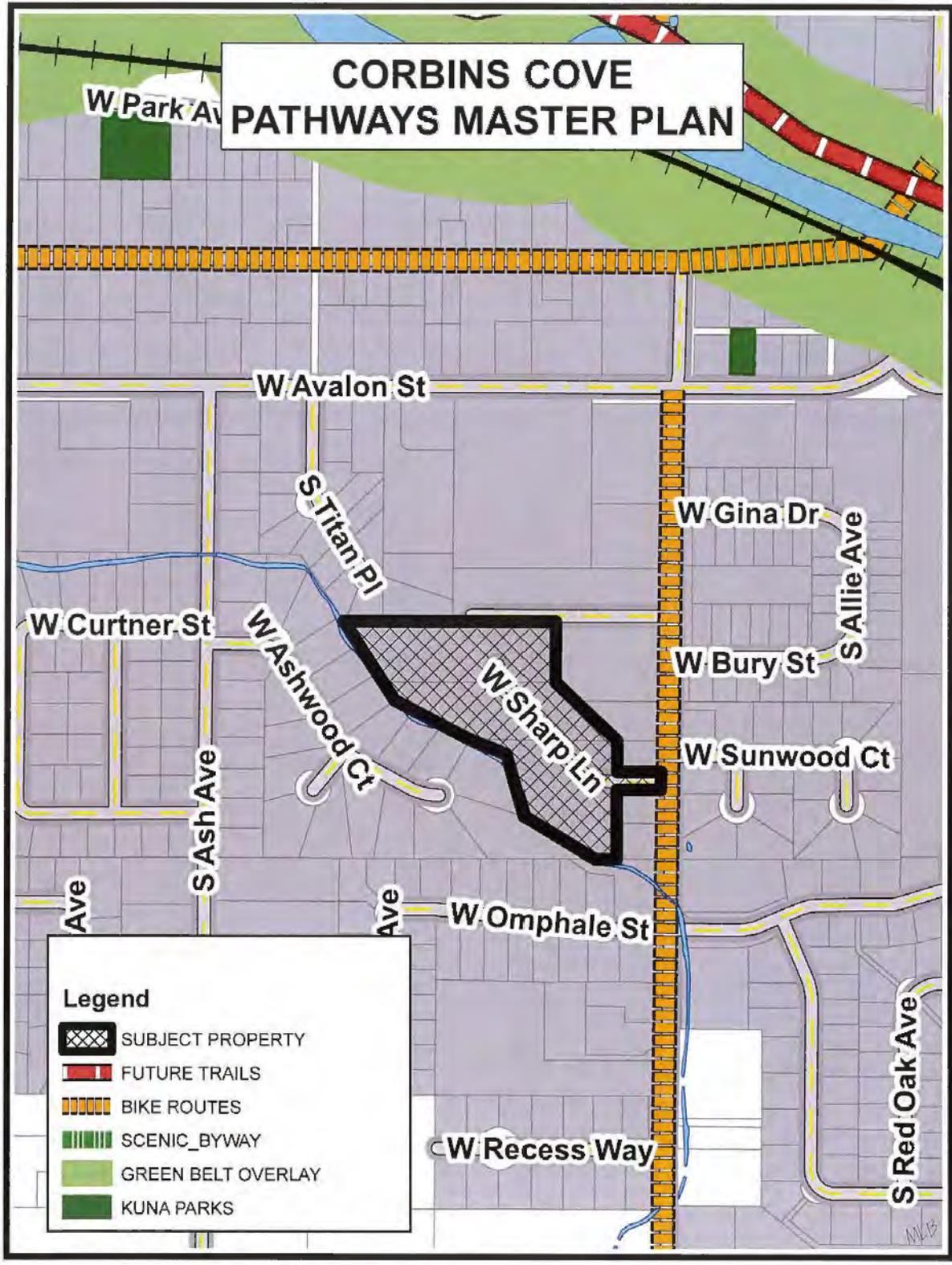

Lee Young, Chairman
Kuna Planning and Zoning Commission

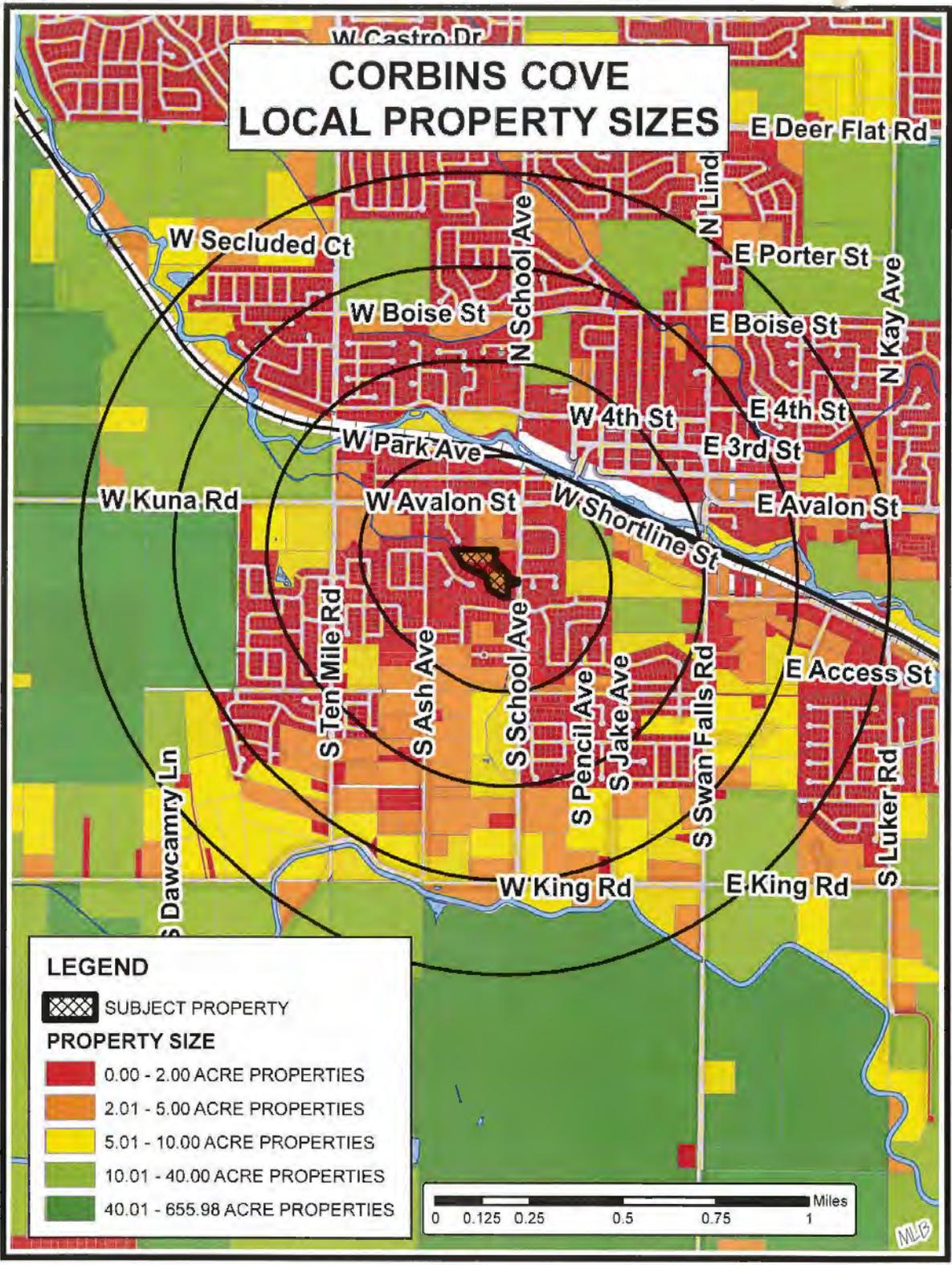
Kuna Planning and Zoning Department



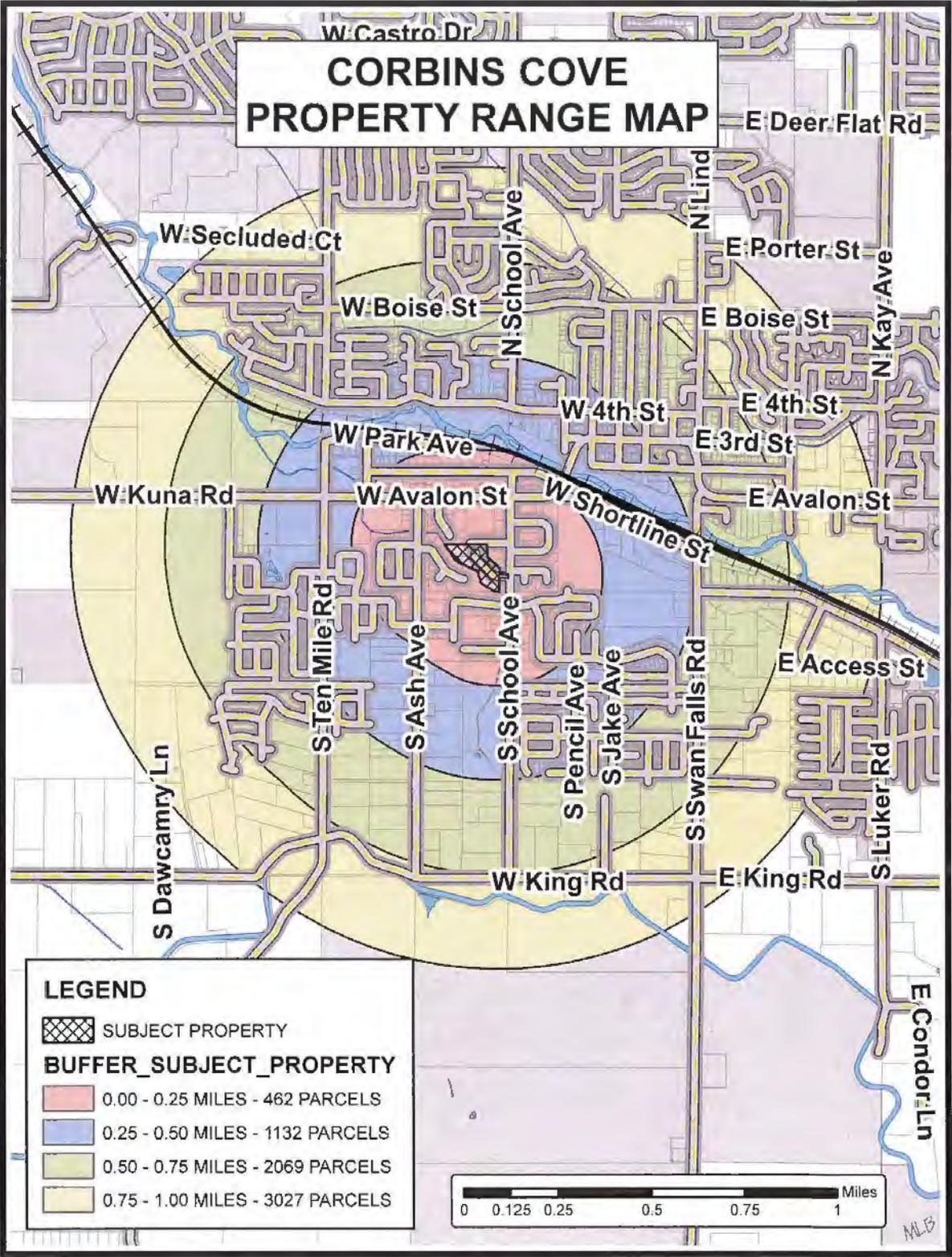


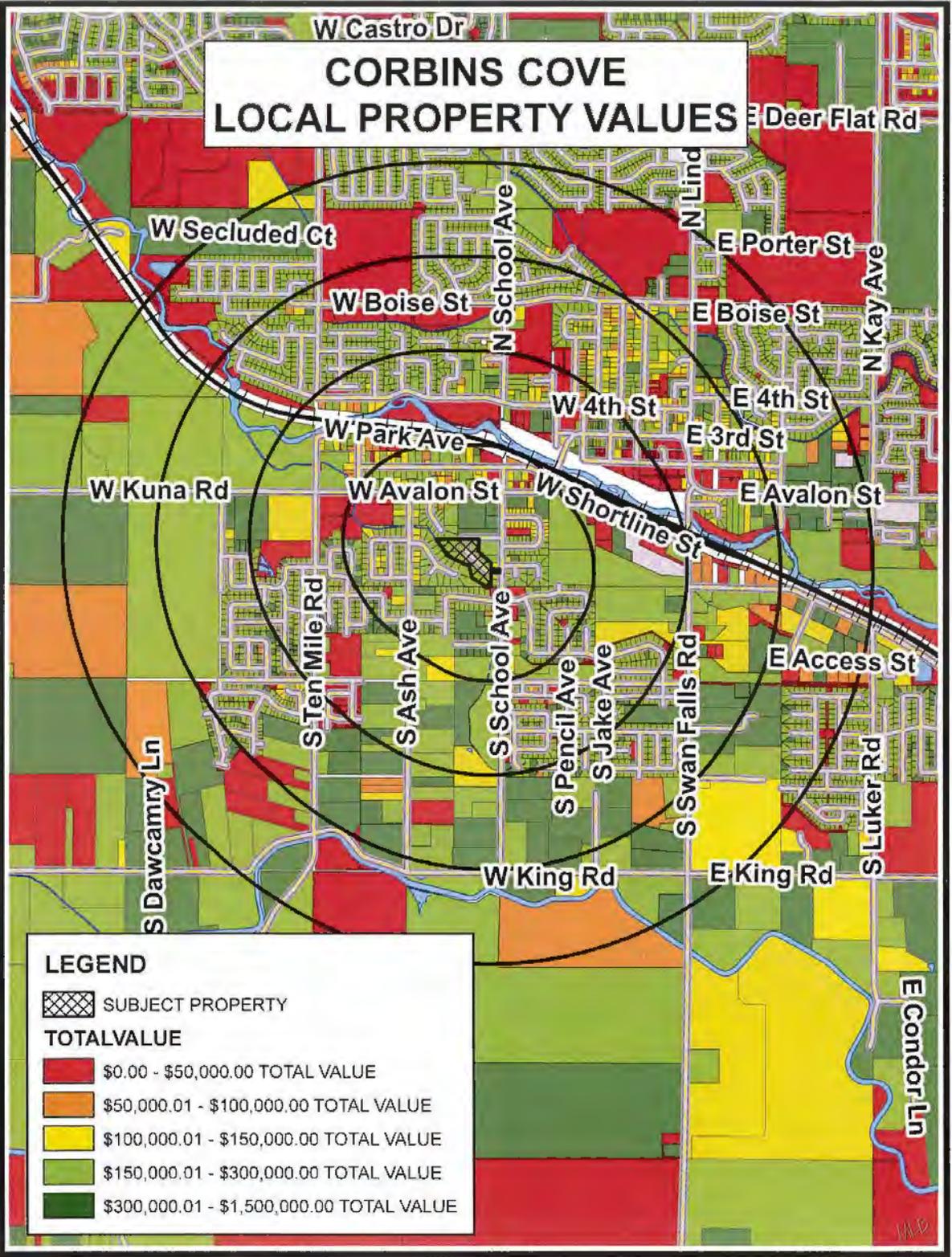


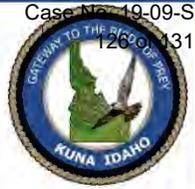












PLANNING & ZONING COMMISSION MINUTES

**Tuesday, June 9, 2020
6:00 PM**

*Under authority of the Governor’s partial Open Meeting Law Suspension Proclamation dated March 13, 2020, and due to social distancing protocol, the **Council Chambers Audience Occupancy Capacity is 15.** Social Distancing was required.*

Public testimony was received on the cases listed under Public Hearings within this Agenda via email, letter or virtual attendance

1. CALL TO ORDER AND ROLL CALL 6:03 PM

COMMISSIONERS:

Chairman Lee Young
Vice Chairman Dana Hennis
Commissioner Cathy Gealy
Commissioner Stephen Damron – Absent
Commissioner John Laraway

CITY STAFF PRESENT:

Wendy Howell, Planning and Zoning Director
Troy Behunin, Senior Planner
Doug Hanson, Planner I
Jessica Reid, Customer Service Representative III

2. CONSENT AGENDA: All Listed Consent Agenda Items are Action Items

A. Planning and Zoning Commission Meeting Minutes

I. May 26, 2020

Commissioner Cathy Gealy moved to approve the Consent Agenda. Seconded by Commissioner Dana Hennis. Approved by the following roll call vote:

Voting Aye: Chairman Lee Young, Commissioner Dana Hennis, Commissioner Cathy Gealy and Commissioner John Laraway.

Voting No: None

Absent: 1

Motion carried: 4-0-1

3. PUBLIC HEARING:

A. Case No. 20-01-CPF (Combined Preliminary & Final Plat) – Ensign No. 1 Combo Replat - ACTION ITEM

Troy Behunin: Good evening Commissioners. For the record, Troy Behunin, 751 W. 4th Street here in Kuna, Planner III of the Planning and Zoning Department. The application we have for you is a re-plat of Block 1 of the Ensign Subdivision. Staff recommends that this be tabled to the next available Planning and Zoning Commission meeting due to a noticing infraction (*no Neighborhood Meeting held*); that is why it is not in your packets for you to review. We are asking that you table this to a date certain. **C/Young:** Will the 23rd work? **Unintelligible.** **C/Gealy:** I think the question is, does that give sufficient noticing time? **TB:** Yes.

Commissioner Cathy Gealy moved to table 20-01-CPF to July 14, 2020. Seconded by Commissioner Dana Hennis. Motion carried 4-0-1.

lots which was part of that agreement. *Unintelligible*.... I understand the Commissioners point of view. **C/Young:** Any questions at this time? Thank you. **C/Gealy:** Thank you. **C/Young:** That is all that I have seen here, is there anybody that has signed up online or anything I'm missing? Is there anybody present that has not signed up to testify on this application that would like to do so? Ok. Is there anything else that the applicant would like to add? Are there any questions? *Unintelligible*. With that I will close the testimony at 6:25 PM and that brings us up to our discussion. Question for you Troy, is the City aware of any agreements that mandated parcels for a future subdivision? Anything that mandated future lot sizes? **TB:** At this point in time staff is unaware of any formalized agreement that there was a condition of approval on an application outside of the scope on these properties or something general that says this area should be reserved for lots of this size or of that size. Unless there is a formal agreement in the catacomb's downstairs, I am not aware of that. I have been through the Development Agreement Booklet that the City has formalized agreements with developers that stretches back to the late ninety's and I cannot recall coming across anything on Sharp Lane. If there is something, it is likely not a formal agreement where it was voted on by the city council and was something that was recorded by the county recorders office; this is the first I'm hearing about it. **C/Laraway:** If Mr. Szpletts brings in some paperwork? **TB:** Again, staff would have to verify that it was recorded with the county or that there was something for these particular parcels, something that took place; a past letter of application cannot hold this application hostage. **C/Gealy:** Mr. Behunin, I heard Mr. Szpletts say that it was part of the annexation I think, that limited the lot size. Would that be something different that an application or a development agreement? An annexation agreement? **TB:** If that annexation had a preliminary plat tied to it or there was something else, we would have to take a look at that. I am unaware of any kind of lot size requirements on this property from another action. **C/Gealy:** Thank you. **TB:** Staff is willing to look it up and invest the time. **J/Laraway:** I think we need to look it up. **C/Young:** Are there any other questions? **C/Hennis:** I did have a couple of questions based on the letter as well. There was an indication, and I did not have a chance to actually look at the code on this myself but, do we know if the road length can be done on this public road? I know in Mr. Szpletts letter here it indicated that there was a certain length we exceeded in our code. Is that correct? **TB:** We do have that roadways are less than 500 feet however with that, there is something that if they are over a certain length that there is a terminus of sufficient radius so that emergency vehicles can get in there and do what they need to do. **C/Hennis:** And that's the 45 feet? I know that I saw that somewhere else; ok. And what about the code that specifies a minimum frontage? **TB:** I went back to look at the plat just to make sure that I didn't miss anything or on intake on the project; staff was unable to find any lots that were less than three to four feet above the minimum requirement. There were only two that were close, everything else was fine. **C/Young:** What I got out of Mr. Szpletts letter was that the minimum lot frontage for R-6 is 45 feet, and looking at the preliminary plat I think it falls within 48 feet or.... **TB:** It's over 48 feet. **C/Hennis:** Ya, I saw 47 or something like that. **TB:** And I believe there was only two lots that were under 50. And all of the lot sizes conform to the R-6 standard lot sizes, or R-3. **C/Hennis:** Now you also indicated that staff recommended possibly expanding the open space? **TB:** Correct, it's small for 21 lots. This is Winfield subdivision, by all definitions, this is Winfield 100%; it is bound by development on every side. Chances are there are going to be small children and they should have an area that's sufficient size where they can do what children do; run, play, throw a ball. **C/Hennis:** I've got a landscape plan but it cuts off half way through the cul-de-sac. **C/Young:** I think it is because of those areas and the narrow entry; there is landscaping at the entry and there is landscaping for the open space. **C/Hennis:** So, it just wasn't all included because of that. **TB:** They did not have sufficient room at the inlet from School

then they need to speak in order to see if it's legitimate. It's not necessarily something that we can entertain here tonight, we don't have the verification of that which the city will need to have. We are not downplaying what was discussed earlier we just don't have a way to verify that tonight; that there was not a previous annexation agreement. This would be a recommendation to city council. **C/Young:** Yup. **C/Hennis:** And we're ok with that lane? **TB:** Staff did have a verbal conversation with the Fire Chief about the length of the cul-de-sac, he focused on if there was a proper turnaround. He asked if there was a proper turnaround and I said there will be if they don't; he said that's all I'm asking. **C/Hennis:** So that is something that needs to be proper too because that's the only way they are going to get around. **C/Gealy:** That is included in the conditions of approval, it's number fourteen. **C/Hennis:** The other thing I want to make a point is the public versus private roads; we have determined that will be a public road correct? **TB:** Staff has recommended that be a public road. **C/Gealy:** The public roads are under condition thirteen. I might suggest we strike the beginning that says staff recommends and just make it a condition that all roads are improved and dedicated as public roads. **C/Hennis:** Another point brought up in the letter is one we've always had, is there availability of services on the south side? It's a priority of the city to figure something out with fire and ACHD. **C/Gealy:** If we do want to condition an increase in the size and location of the open space, how much open space would we like to see? I believe what is there now is 2.5% open space. Mr. Behunin, could you remind me what our standard is on the last Comp Plan for open space please. **TB:** The answer is that a project of this size should have 7% open space which this is a challenging parcel; I don't know how they will make it work. I'm not advocating either way for it, the Commission will have to decide what they would like to see. **C/Young:** We need to try to find that balance because it is such an odd shape and it is under the threshold. I think a larger area is in order. **C/Hennis:** How bound are we by that number. **TB:** Is 7% the target? If this project had been submitted 30 days later it would not meet the current requirement but it was in prior to that. **C/Young:** If this was in before the new requirement adopted by the city, do we try to find the middle? Something near 5% maybe? **C/Dennis:** Ideally, I would like to see something more but it doesn't have to conform to the present standard; I think a happy medium would be good. **C/Gealy:** I would like to see 7%. I have a question that is procedural, could we include as a condition that staff and applicant discuss the limit on lot sizes that could have part of a previous agreement then continue with are other conditions and make a decision whether we can make approval or not? **C/Young:** I think we can make our recommendations and have that as a condition that prior to our recommendation of approval, the city verify the conditions of lot size. **TB:** Yes, the Commission can make that a condition of approval that staff verify prior to it going to city council. If it is part of your recommendation then it will make it into their packets along with the minutes. It is the choice of the Commission. **C/Hennis:** Again, in regards to procedural here, since the open space is more occurring in the Design Review which is out decision scope, we are the governing body there. **C/Young:** *Unintelligible*... work with the irrigation district around the canal bank/**Hennis:** I agree. What do you want to do with open space, we need to set a guideline? I respect Commissioner Gealys opinion on that but we can meet a happy medium. We can't necessarily hit them with an ordinance that wasn't in effect at the time but we need to realistically request an increase in open space. **C/Gealy:** With those kinds of questions can we realistically make a decision on the Design Review? **C/Young:** I think we would have to come up with a number on the open space. **C/Gealy:** And the location. **C/Hennis:** I agree. If we can set some guidelines on how much open space and where we want it, we could make a decision. I think we could comfortably give guidelines in the conditions if we set some guidelines. **C/Young:** A better location would be south where the current parcel 5, 6,7; somewhere in that area, it centralizes that open space. **C/Hennis:** I was looking at 6 and 7

order to operate an In-Home Childcare Facility in an existing residence located at 727 North Katie Way, Kuna, ID 83634. Staff has determined that application complies with Title 5 of Kuna City Code and Idaho Code. There was a late submittal which is not in your packet so I will read it into the record:

Planning and Zoning Committee, I have enclosed 8 copies of Spicewood Subdivision CC and R's showing that article V. Section 5.01 states that "Lots shall be used only for residential purposes." Therefore, the request for an in-home day care at 727 N. Katie Way needs to be denied. Thank You, Spicewood Home Owner.

With that I shall stand for any questions. **C/Hennis:** There was no name on that? **DH:** No name accompanied the letter. **C/Young:** As the city goes, we cannot enforce an HOA matter? **DH:** That is correct. **C/Young:** Are there any questions for staff at this time? **C/Gealy:** I have two questions and one is in regards to the parking; is there sufficient parking for up to six infants to be dropped off. **DH:** They will be dropped off using the driveway and the frontage of the house. Mrs. Brauniesen will be the only employee so she will park in the driveway. There isn't anything in code regarding in-home daycare for a drop-off. **C/Gealy:** My second question, I attempted to find out for myself, there is something that I seem to recall that there be a limit on the number of infants allowed in a care facility based on the number of staff? **DH:** There is a point system based on Idaho Code 39.11, I believe is the exact number, and children three years are counted as 1.5 points per child and infants up to three years are counted as 2.5 points per child; each staff member is allowed a total of 12 points. **C/Gealy:** Thank you, I have no other questions. **C/Hennis:** One quick question, this is one of the things where the SUP must be in place in order for the state to do the required inspections but we want the inspection to happen before the SUP; all that must work in concert though. **DH:** Yes, in the conditions we will not award the Special Use Permit until the state signs off. The city clerk will not sign the business license until the state has granted the license. **C/Young:** The applicant may speak now. **JR:** Karla, you may speak now; please state your name and address for the record. **KB:** Karla Braunisen, 727 N Katie Way in Kuna, Idaho. **C/Young:** Is there anything that you would like to add? **JR:** Karla, do you have anything to add to what staff presented? **KB:** No. **JR:** She does not. **C/Young:** I will open up the public hearing at 7:20 PM. I do not see anybody listed on the sign-up sheet, is there anybody signed up online? **JR:** No, there are no persons. **C/Young:** With that I will close the public hearing at 7:21 PM. **C/Hennis:** Do we need to make her aware of the late comment? **C/Young:** No, it was read into record and she was listening, correct? **JR:** Karla, did you hear the letter that was read into the record? **KB:** Yes. **JR:** Yes, she has. **C/Hennis:** Does she have any comments? **JR:** Karla, do you have any comments on the letter? **KB:** I operated a daycare 22 years ago in this same house and there were no issues at that time. **C/Young:** Has the applicant seen and read the staffs conditions of approval? **JR:** Karla, have you seen and read the staffs conditions of approval? **KB:** Yes. **JR:** She has. **C/Hennis:** And she doesn't have any issues with them? **JR:** Do you have any issues with those? **KB:** No. **JR:** No, she does not. **C/Young:** As far as out discussion goes, I agree with the conditions set by staff and I have no issues with this. **C/Hennis:** As long as she complies with the Fire Marshalls inspections and the state inspections then I see no issue.

Commissioner Dana Hennis moved to approve 20-02-SUP (Special Use Permit) for in-home daycare at 727 N. Katie Way with conditions as outlined in the staff report. Seconded by Commissioner Cathy Gealy. Motion carried 4-0-1.

E. Northern Boundary Area of City Impact Expansion – ACTION ITEM

Wendy Howell: Staff is requesting that this be tabled until June 23rd.

Commissioner Cathy Gealy moved to table the Northern Area of City Impact Expansion until June 23, 2020. Seconded by Commissioner Dana Hennis. Motion carried 4-0-1.

4. BUSINESS ITEMS:

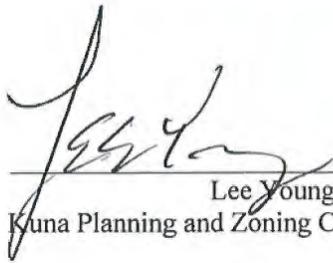
A. Case No. 20-06-DR (Design Review) & 20-04-SN (Sign) Malaspina Ranch Monument Sign – ACTION ITEM

Doug Hanson: Good evening Mr. Chairman and members of the Commission. For the record, Doug Hanson, Planning and Zoning Staff, 751 W. 4th Street, Kuna, Idaho, 83634. The applicant request sign and design review approval for an approximately 32 square foot monument sign. The subject site is located at W. Walker Lane, Kuna, ID 83634 (APN# R3785270042). The sign complies with Title 5 of Kuna City Code and Idaho State Code; with that I will stand for any questions you may have. **C/Hennis:** Is the applicant present? **DH:** The applicant did not respond to the request to testify. **C/Young:** *Unintelligible...* the materials. **C/Hennis:** The materials are written out in the letter of intent. **C/Young:** I have no issues. **C/Hennis:** I assume the HOA is required to take care of this? It's wood so it needs upkeep; staff do you have any input on that? **JH:** Mr. Chairman, members of the Commission, for the record, Jace Hellman, Kuna Planning and Zoning Staff, 751 W. 4th Street, Kuna, Idaho, 83634. Currently in the sign ordinance and the new sign ordinance you heard tonight, there is a clause for maintenance of the sign. The owner of the sign is responsible for the maintenance, additionally, it is in their CC&R's, we have not received a final plat for this project yet. Basically, it is covered on both sides.

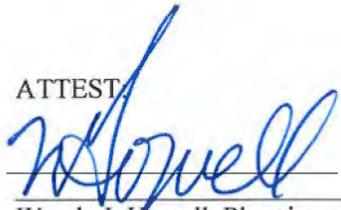
Commissioner Dana Hennis moved to approve Case No. 20-06-DR (Design Review) and 20-04-SN (Sign) as outlined with the conditions of approval. Seconded by Commissioner Dana Hennis. Motion carried 4-0-1.

5. ADJOURNMENT: 7:34 PM

Commissioner Dana Hennis moved to adjourn. Seconded by Commissioner John Laraway. Motion carried 4-0-1.



Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST


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



City of Kuna

City Council
Staff Memo

751 W 4th St
Kuna, ID 83634
Phone (208) 922-5274
Fax: (208) 922-5989
Kunacity.id.gov

To: City Council

Case Number: 20-01-LS (Lot Split)

Location: 330 N Avenue D
Kuna, ID 83634

Planner: Doug Hanson, Planner I

Meeting Date: August 18, 2020

Owner: Harry Knox
3420 N Knox Drive
King Hill, ID 83633
208.599.0773

Applicant: James Hallingshead
443 S Wagontown Avenue
Kuna, ID 83634
208.861.3454
bobby@3bmtax.com

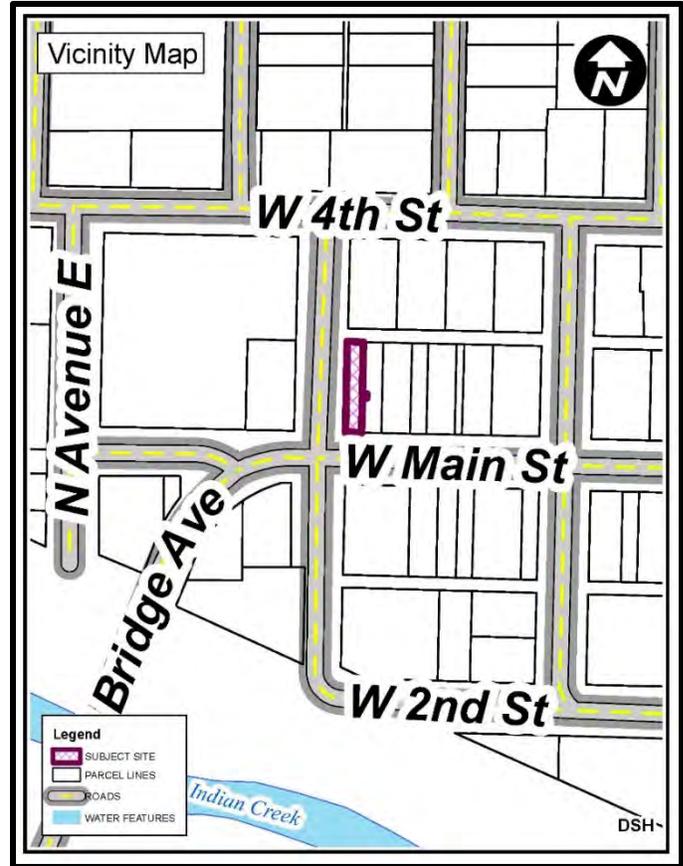


Table of Contents:

- A. Course Proceedings
- B. Applicant Request
- C. History
- D. General Project Facts
- E. Staff Analysis
- F. Applicable Standards
- G. Council's Order of Decision

A. Course of Proceedings:

1. A Lot Split (LS) 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 formal notice as set forth in Idaho Code, Chapter 65; Idaho Local Land Use Planning Act. The guidelines for decision making by the City Council is outlined in KCC 1-14-3 and have been adhered to.

B. Applicants Request:

1. On behalf of Harry Knox (owner), James Hallingshead (applicant) is requesting to split an approximately 0.08-acre parcel into three new parcels. The property is located on the NEC of W Main Street and N Avenue D, Kuna, ID 83634 (APN: R5070001086).

C. History:

The property has historically been used for commercial businesses.

D. General Project Facts:**1. Surrounding Land Uses:**

North	CBD	Commercial Business District – Kuna City
South	CBD	Commercial Business District – Kuna City
East	CBD	Commercial Business District – Kuna City
West	CBD	Commercial Business District – Kuna City

2. Parcel Sizes, Current Zoning, Parcel Numbers:

Property Owner	Parcel Size	Current Zone	Parcel No.
Harry Knox	0.08	CBD (Commercial Business District)	R5070001086

3. Services:

Sanitary Sewer – City of Kuna

Potable Water – City of Kuna

Fire Protection – Kuna Rural Fire District

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

Sanitation Services – J&M Sanitation

4. Existing Structures, Vegetation and Natural Features:

The site currently has two buildings, approximately 600 square feet and 2,500 square feet. Vegetation on site is consistent with a downtown commercial business.

5. Transportation / Connectivity:

The subject site's frontage is adjacent to N. Avenue D, which is accessed via W. 4th Street to the north and W. Main Street to the south. Attached sidewalks provide pedestrian connectivity.

6. Environmental Issues: Staff is not aware of any environmental issues, health or safety conflicts beyond the designation of being in the nitrate priority area.**E. Staff Analysis:**

The applicant has requested to split an approximately 0.08-acre parcel into three new parcels. Staff has determined that the 0.08-acre parcel has two splits available and therefore qualifies for the requested lot split. Staff views this proposed Lot Split Application to be consistent with KCC. If the Lot Split is approved, as there are no requested changes to the current zoning designation, there will be three newly created parcels that will retain their CBD (Commercial Business District) zoning designation. If approved the Lot Split will yield the following results:

- Parcel A: 844 square feet
- Parcel B: 807 square feet
- Parcel C: 1,907 square feet

Two of the newly created parcels will be under the 1,000 square foot minimum lot size permitted within the CBD. The Kuna Planning and Zoning Commission approved a Variance on August 11, 2020 granting the applicant the ability to create parcels smaller than the minimum lot size established in KCC 5-3-3.

Staff has determined that this lot split is consistent with City Code, Staff recommends that if the City Council approves Case No. 20-01-LS that the applicant be subject to the conditions of approval listed in section "G" of this report.

F. Applicable Standards:

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

G. Council’s Order of Decision:

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

Based on the facts outlined in staff’s report, documentation contained in the case file and any discussion at the public meeting, the City Council of Kuna, Idaho, hereby (*approves/conditionally approves/denies*) Case No. 20-01-LS, a request from James Hallingshead to split an approximately 0.08 acre parcel into three new parcels; subject to the following conditions of approval:

- 1. Upon approval of the application by the City Council and subject to the conditions of approval and applicable city ordinances, the owner shall have **one (1) year** to complete the following tasks:
 - a. Cause the property to be surveyed and a record of survey recorded;
 - b. Execute and record the necessary deeds to accomplish the property split as approved;
 - c. Obtain new tax parcel numbers from the Ada County Assessor’s Office; and
 - d. Provide copies of the **recorded record of survey, recorded deeds, and the new tax parcel numbers** to the Planning and Zoning Department.
- 2. Applicant shall convey proper easements on the record of survey for all utilities in sufficient widths approved by the City engineer and the Planning and Zoning Department. All easement *line work* shall be shown on the record of survey.
- 3. Any future development or improvements to the newly created parcels must follow all codes in place at the time of the original Lot Split (LS) approval by City Council. No building permits will be issued until the applicant and/or property owner can demonstrate compliance with all Kuna City Codes.
- 4. Applicant shall follow all procedures, staff recommendations, Kuna Fire Department and all ACHD standards.
- 5. The applicant shall adhere to all agencies and staff requirements and recommendations.
- 6. Applicant shall comply with all federal, state and local laws.

DATED this 18th day of August, 2020.





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

Commission & Council Review Application

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

*Please submit the appropriate checklist (s) with application

Type of Review (check all that apply):

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

For Office Use Only	
File Number (s)	20-01-LS
Project name	HARRY KNOX LOT SPLIT
Date Received	7.14.20
Date Accepted/ Complete	7.24.20
Cross Reference Files	—
Commission Hearing Date	—
City Council Hearing Date	8.18.20

Contact/Applicant Information

Owners of Record: <u>HARRY KNOX</u>	Phone Number: <u>208.599.0773</u>
Address: <u>3420 N KNOX DRIVE</u>	E-Mail: <u>hwkniverranch@hotmail.com</u>
City, State, Zip: <u>KING HILL ID 83633</u>	Fax #: _____
Applicant (Developer): <u>JAMES HALLINGSHEAD</u>	Phone Number: <u>208.861.3454</u>
Address: <u>443 SWAGONTOWN AVENUE</u>	E-Mail: <u>bobby@3bmtax.com</u>
City, State, Zip: <u>KUNA ID 83634</u>	Fax #: _____
Engineer/Representative: _____	Phone Number: _____
Address: _____	E-Mail: _____
City, State, Zip: _____	Fax #: _____

Subject Property Information

Site Address: <u>N AVENUE D</u>
Site Location (Cross Streets): <u>W MAIN STREET + N AVENUE D</u>
Parcel Number (s): <u>R5070001086</u>
Section, Township, Range: _____
Property size : <u>0.08</u>
Current land use: _____ Proposed land use: _____
Current zoning district: <u>CBD</u> Proposed zoning district: <u>SAME</u>

Project Description

Project / subdivision name: _____
 General description of proposed project / request: _____

 Type of use proposed (check all that apply):
 Residential _____
 Commercial _____
 Office _____
 Industrial _____
 Other _____

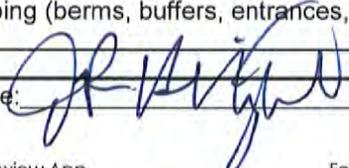
 Amenities provided with this development (if applicable): _____

Residential Project Summary (if applicable)

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

Non-Residential Project Summary (if applicable)

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

Applicant's Signature:  Date: 8/13/20

James Robert Hallingshead, EA
443 South Wagontown Avenue
Kuna, Idaho 83634
(208) 861-3454
bobby@3bmtax.com

Monday, August 10, 2020

Re: Lot Split
Parcel #R5070001086

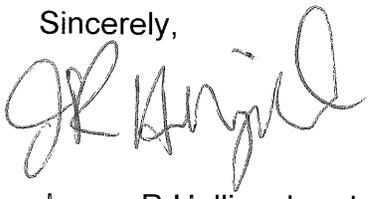
To Kuna Planning & Zoning,

We, Mr. Harry W Knox III and Mr. James R Hallingshead, intend to split Parcel #R5070001086 into three (3) parcels. The parcels have been surveyed according to the individual buildings on each parcel that currently serve separate tenants. This would allow Mr. Knox to sell of each of the parcels at his discretion to interested buyers. New ownership would be more inclined to invest into these properties to enhance marketability and value. These investments would add to the overall aesthetics of the Central Business District.

Parcel A is being sold to James R Hallingshead as a personal office. Through this personal use and ownership, I am interested in repairing the building to enhance its functionality and aesthetics. This approach benefits all interested stakeholders.

Thank you for your consideration. If there are any additional questions or concerns, we are available.

Sincerely,



James R Hallingshead, EA

Harry W Knox III



City of Kuna AFFIDAVIT OF LEGAL INTEREST

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

State of Idaho)
) ss.
County of Ada)

I, HARRY W. KNOX II, 3420 N. KNOX DR.
Name Address
King Hill Idaho 83633
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 Bobby Hallingshead 443 S. WILLOW TOWN AVE
Name Address KUNA, Id 83634
to submit the accompanying application pertaining to that property. 208-861-3454

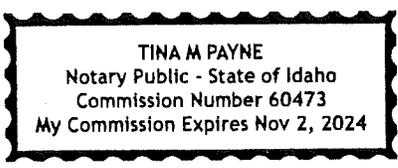
B. I agree to indemnify, defend and hold City of Kuna and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.

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 9th day of July, 2020

[Signature]
Signature

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



Tina M Payne
Notary Public for Idaho
Residing at: Elmore
My commission expires: 11-02-2024

When recorded, please return to:

ADA COUNTY RECORDER Phil McGrane
BOISE IDAHO Pgs=2 CHE FOWLER
HARRY KNOX II

2020-080295
06/30/2020 10:18 AM
AMOUNT:\$15.00

Harry Knox
3420 N Knox Dr
King Hill, Id 83633



GRANT DEED

FOR VALUE RECEIVED, Harry W Knox, II, who took title as Harry Knox, II and Associates (the "Grantor"), does hereby grant unto Harry W Knox, II, a single man whose address is 3420 N Knox Dr King Hill, Idaho 83633 (the "Grantee") all of Grantor's right, title and interest in and to that certain real property located in Ada County, Idaho, and legally described on Exhibit A, attached hereto and incorporated herein (the "Premises");

TOGETHER WITH all and singular hereditaments and appurtenances thereunto belonging, or in any ways appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of Grantor, either in law or equity, of, in and to the Premises;

TO HAVE AND TO HOLD the Premises, with its appurtenances unto the Grantee, its successors and assigns, forever; and

SUBJECT TO a) general taxes and assessments for the current year not yet due and payable that are prorated between Grantor and Grantee as of the effective date of this Grant Deed, and b) all other matter of record.

TN WITNESS WHEREOF, the undersigned have caused their names to be hereunto subscribed as of June , 2020.

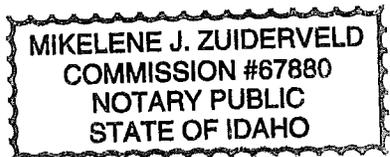
GRANTOR:

Harry W Knox II, who acquired title as Harry Knox II & Associates

STATE OF IDAHO)

COUNTY OF Elmore)

This record was acknowledged before me on June 22, 2020, by Harry W Knox II



Notary Public for the State of Idaho
My Commission Expires 6/8/22

Exhibit A
Legal Description of Premises

Lot Thirteen (13), of Block Ten (10), of the Original Townsite of Kuna, Ada County, State of Idaho, as the same is numbered and designated on the Official Plat thereof now on file in the office of the County Recorder of Ada County, State of Idaho.

And, also the North Six (6) feet of the South Sixty (60) feet of the West Six and One-Half (6 1/2) inches of Lot Fourteen (14) of Block Ten (10), of the Original Townsite of Kuna, Ada County, State of Idaho, as the same is numbered and designated on the Official Plat thereof now on file in the office of the County Recorder of Ada County, State of Idaho, subject to the terms of that certain party wall agreement between W. E. Miller and Elmina B. Miller, husband and wife, and Knab Corporation, an Idaho corporation, dated May 15, 1962, and recorded June 7, 1962, records of Ada County, State of Idaho.



Vicinity Map

W 4th St

N Avenue E

Bridge Ave

W Main St

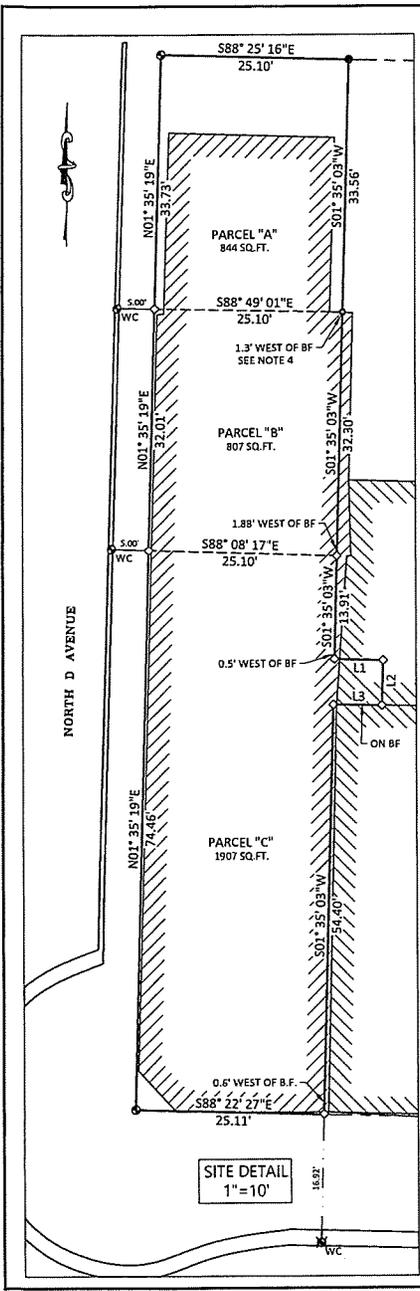
W 2nd St



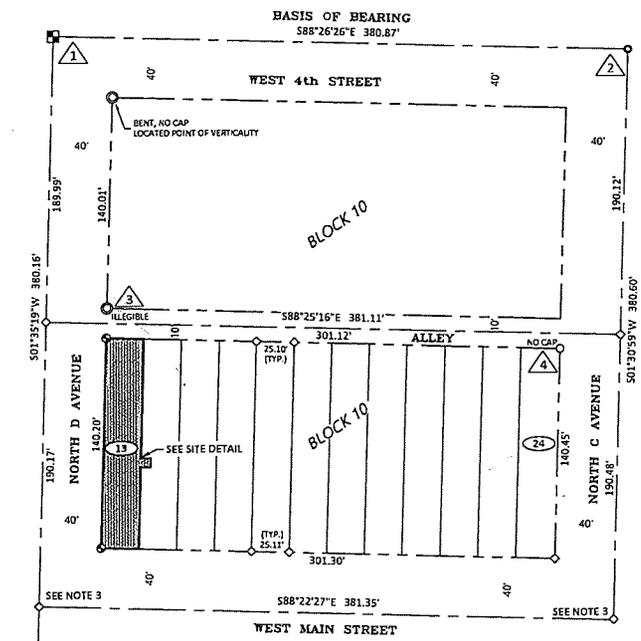
Legend

-  SUBJECT SITE
-  PARCEL LINES
-  ROADS
-  WATER FEATURES





RECORD OF SURVEY
FOR
3BM LLC
LOT 13 AND A PORTION OF LOT 14, BLOCK 10, TOWNSITE OF
KUNA, LOCATED WITHIN THE SW 1/4 OF THE SE 1/4 OF SECTION
23, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN,
ADA COUNTY, IDAHO
2020



BLOCK 10 DETAIL
1"=50'

LEGEND

- PARCEL BOUNDARY
- ORIGINAL LOT BOUNDARY (P1)
- - - RIGHT-OF-WAY
- - - INTERIOR BUILDING LINE
- - - BOUNDARY TIES
- CENTERLINE
- FOUND 1/2" REBAR, AS NOTED
- FOUND 5/8" REBAR, AS NOTED
- SET MAG/PK NAIL
- FOUND BRASS CAP
- FOUND MAG/PK NAIL
- SET 1/2" REBAR WITH PLASTIC CAP
- SET COPPER DISC WITH MAGNET
- CALCULATED POSITION ONLY
- LOT NUMBER
- △ NOTED CONTROLLING MONUMENT (CM#)
- CURB
- BF BUILDING FACE
- WC WITNESS CORNER

LINE TABLE		
TAG	LENGTH	DIRECTION
L1	6.54'	S88° 24' 57" E
L2	6.00'	S01° 35' 03" W
L3	6.54'	N88° 48' 53" W

BASIS OF BEARING

THE BASIS OF BEARING IS GRID NORTH, IDAHO WEST ZONE PROJECTION OF NAD83 (2011) 2010.00, BEING S88°26'26" E BETWEEN THE FOUND MONUMENTS ON W. 4TH STREET AT THE INTERSECTIONS OF N. D AVENUE AND N. C AVENUE AS SHOWN HEREON.

RECORD OF SURVEY NO. _____
CERTIFICATE OF THE COUNTY RECORDER

STATE OF IDAHO)
ADA COUNTY) SS
INSTRUMENT NUMBER _____
I HEREBY CERTIFY THAT THIS SURVEY FILED AT THE REQUEST OF LR GEO AT _____ MINUTES PAST _____ O' CLOCK _____ M, THIS _____ DAY OF _____, 2020 A. D., IN MY OFFICE AND WAS DULY RECORDED.

DEPUTY _____ EX-OFFICIO RECORDER
FEE: _____

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH THE EXTERIOR BOUNDARY OF THE PARCEL AND CREATE NEW AREAS BASED UPON THE PHYSICAL LOCATION OF THE THREE SEPARATE BUILDINGS ON THE PARCEL. THE AMENDED PLAT OF THE TOWNSITE OF KUNA (P1) WAS USED AS A BASIS FOR THE SURVEY.
THE CENTERLINE INTERSECTION OF MAIN ST. AND D AVENUE WAS ESTABLISHED BY HOLDING THE DIRECTION FROM CM1 THROUGH A TANGENTIAL LINE TO A CIRCLE BEING 40 FEET IN RADIUS ABOUT CM3, AND THE DISTANCE GIVEN ON (R3) FROM CM1.
THE CENTERLINE INTERSECTION OF MAIN ST. AND C AVENUE WAS ESTABLISHED BY BEARING-BEARING INTERSECTION, HOLDING THE DIRECTION FROM CM2 THROUGH A TANGENTIAL LINE TO A CIRCLE BEING 40 FEET IN RADIUS ABOUT CM4, AND THE INTERIOR RECORD ANGLE CALCULATED FROM (R3) BETWEEN MAIN STREET AND AVENUE D, AS APPLIED TO THE PROJECT BASIS OF BEARING.
THE CENTERLINE OF THE ALLEY WAS CREATED BY HOLDING THE FOUND ALLEY MONUMENTATION, AND THIS POSITION WAS HELD OVER USING THE RESPECTIVE MIDDPOINTS OF THE CENTERLINES OF AVENUES C & D.
THE LOTS WERE CREATED AT PROPORTIONATE MEASUREMENTS BETWEEN THE ESTABLISHED CORNERS DESCRIBED ABOVE, HOLDING RECORD RIGHT-OF-WAY WIDTHS, AND MONUMENTED IN ACCORDANCE WITH STANDARD SURVEY PRACTICE. THE THREE EXISTING BUILDINGS WERE LOCATED AT THE GROUND AND ROOF, AND MONUMENTED AS SHOWN HEREON.

SURVEYOR NOTES

- THIS RECORD OF SURVEY IS A REPRESENTATION OF EVIDENCE FOUND ON THE GROUND AND DOES NOT SERVE AS A CONVEYANCE OF OWNERSHIP.
- THE INTENT OF THIS SURVEY IS TO MONUMENT AND DESCRIBE AREAS THAT EXIST AS SEPARATE BUILDINGS AT THE TIME OF THIS SURVEY. COMPLIANCE WITH CURRENT ZONING CODE REGARDING PARCEL SPLITS IS THE RESPONSIBILITY OF THE OWNER.
- MAIN STREET WAS UNDER CONSTRUCTION AT THE TIME OF THIS SURVEY AND ALL THE CENTERLINE MONUMENTS ALONG IT HAVE BEEN REMOVED. CALCULATED POSITIONS WERE OBTAINED USING THE CONTROLLING CORNERS SHOWN AND RECORD INFORMATION REFERENCED HEREON.
- A MAG NAIL IS THE ONLY MONUMENT THAT COULD BE SET AT THIS POSITION.

REFERENCES

- P1. AMENDED PLAT OF THE TOWNSITE OF KUNA, BOOK 4, PAGE 187; NOV. 1909
- R1. RECORD OF SURVEY No. 3837; APRIL 1997
- R2. RECORD OF SURVEY No. 4201; MARCH 1998
- R3. RECORD OF SURVEY No. 5542; SEPT. 2001
- R4. RECORD OF SURVEY No. 5638; JAN. 2002
- R5. RECORD OF SURVEY No. 5853; JUNE 2002
- R6. RECORD OF SURVEY No. 6323; NOV. 2003
- R7. RECORD OF SURVEY No. 12277; APRIL 2020
- D1. QUITCLAIM DEED INSTRUMENT No. 8408848; AUG. 1983

CERTIFICATE OF SURVEYOR

I, AARON P. RUSH, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS MAP HAS BEEN PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION. IS AN ACCURATE REPRESENTATION OF SAID SURVEY, AND COMPLIES WITH IDAHO CODE REGARDING CORNER PERPETUATION AND SURVEYS.



LR Geo
A SURVEYING & MAPPING COMPANY

2303 N. COLE RD. | SUITE G | BOISE, IDAHO 83704
www.lr-geo.com



2308 N. Cole Rd., Suite G
Boise, Idaho 83704

PARCEL "A"

A parcel of land, being a portion of the property described in Quitclaim Deed Instrument Number 8408848, Ada County Records, also being a portion of Lot 13, Block 10 of the Original Townsite of Kuna, lying within the Southwest Quarter of the Southeast Quarter of Section 23, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

BEGINNING at the Northwest corner of Lot 13, Block 10, the intersection of the easterly right-of-way of North D Avenue and the southerly right-of-way of a 20-foot-wide alley, monumented by a set copper disk with magnet;

Thence along the southerly right-of-way of a 20-foot-wide alley, South 88°25'16" East, 25.10 feet to the corner common to Lots 13 and 14, Block 10, monumented by a set 1/2" rebar with plastic cap stamped "LRG PLS 12464";

Thence along the line common to said Lots 13 and 14, South 01°35'03" West, 33.56 feet to a set MAG nail in asphalt;

Thence North 88°49'01" West, 25.10 feet to the easterly right-of-way of North Avenue D, witnessed by a set copper disk with magnet bearing North 88°49'01" West, 5.00 feet;

Thence along the said easterly right-of-way, North 01°35'19" East, 33.73 feet to the **POINT OF BEGINNING**.

Containing 844 square feet more or less.

End of Description



Prepared By: Aaron Rush, PLS

PARCEL "B"

A parcel of land, being a portion of the property described in Quitclaim Deed Instrument Number 8408848, Ada County Records, also being a portion of Lot 13, Block 10 of the Original Townsite of Kuna, lying within the Southwest Quarter of the Southeast Quarter of Section 23, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the Northwest corner of Lot 13, Block 10, the intersection of the easterly right-of-way of North D Avenue and the southerly right-of-way of a 20-foot-wide alley, monumented by a set copper disk with magnet; Thence along the said easterly right-of-way, South 01°35'19 West, 33.73 feet to the **POINT OF BEGINNING**, witnessed by a set copper disk with magnet bearing North 88°49'01" West, 5.00 feet;

Thence South 88°49'01" East, 25.10 feet to the line common to Lots 13 and 14, Block 10;

Thence along said common line, South 01°35'03" West, 32.30 feet;

Thence North 88°08'17" West, 25.10 feet to the easterly right-of-way of North Avenue D, witnessed by a set copper disk with magnet bearing North 88°08'17" West, 5.00 feet;

Thence along said easterly right-of-way, North 01°35'19" East, 32.01 feet to the **POINT OF BEGINNING**.

Containing 807 square feet, more or less.

End of Description



Prepared By: Aaron Rush, PLS





2308 N. Cole Rd., Suite G
Boise, Idaho 83704

PARCEL "C"

A parcel of land, being a portion of the property described in Quitclaim Deed Instrument Number 8408848, Ada County Records, also being a portion of Lots 13 and 14, Block 10 of the Original Townsite of Kuna, lying within the Southwest Quarter of the Southeast Quarter of Section 23, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the Northwest corner of Lot 13, Block 10, the intersection of the easterly right-of-way of North D Avenue and the southerly right-of-way of a 20-foot-wide alley, monumented by a set copper disk with magnet; Thence along the said easterly right-of-way, South 01°35'19 West, 65.74 feet to the **POINT OF BEGINNING**, witnessed by a set copper disk with magnet bearing North 88°08'17" West, 5.00 feet;

Thence South 88°08'17" East, 25.10 feet to the line common to Lots 13 and 14, Block 10;

Thence along said common line, South 01°35'03" West, 13.91 feet;

Thence South 88°24'57" East, 6.54 feet;

Thence South 01°35'03" West, 6.00 feet;

Thence, North 88°48'53" West, 6.54 feet to the line common to Lots 13 and 14, Block 10;

Thence along said common line, South 01°35'03" West, 54.40 feet to the southerly corner common to Lots 13 and 14, and the northerly right-of-way of West Main Street, witnessed by a set copper disk with magnet bearing South 01°35'03" West, 16.92 feet;

Thence along said northerly right-of-way, North 88°22'27" West, 25.11 feet to the Southwest corner of Block 10, the intersection of the northerly right-of-way of West Main Street and the easterly right-of-way of North D Avenue, monumented by a set copper disk with magnet;

Thence along said easterly right-of-way, North 01°35'19" East, 74.46 feet to the **POINT OF BEGINNING**.

Containing 1,907 square feet, more or less. End of Description



Prepared By: Aaron Rush, PLS



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

MEMO

Date: August 18, 2020
From: Lisa Holland, Economic Development Director
To: City Council
RE: Harry Knox Lot Split Request

Mr. Mayor and Council Members,

Harry Knox is in front of you today with a request for a lot split for APN R5070001086. Currently all of the adjacent buildings on the East side of Avenue D are owned by Harry Knox as one parcel. Mr. Knox is requesting a lot split so that future owners can take over the spaces, and do some needed improvements.

Having available commercial spaces in downtown Kuna has been a challenge, and Economic Development is supportive of the request for a lot split. Downtowns typically have a variety of different building sizes, and since it is an existing structure, it is a reasonable request to divide the parcel so that there can be more than one owner. We think new buyers of the properties could help with façade improvements and upgrade the sites for other commercial uses in the future.

Thanks for your consideration.

Best Regards,

Lisa Holland
Economic Development Director
holland@kunaid.gov
208-559-5926

**RESOLUTION NO. R42-2020
CITY OF KUNA, IDAHO**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KUNA:

- **SETTING FORTH CERTAIN PURPOSES, AND**
- **ESTABLISHING A *CITY OF KUNA IDAHO REBOUNDS SMALL BUSINESS GRANT MANAGEMENT POLICY*; AND**
- **DIRECTING THE CITY CLERK; AND**
- **SETTING AN EFFECTIVE DATE.**

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Kuna, Ada County, state of Idaho:

Section 1: Findings

It is hereby found by the City Council that:

- 1.1** The State of Idaho established the *Idaho Rebounds Municipal Small Business Grant Program* (the “Program”) through the offices of the Governor and the State Controller, the Association of Idaho Cities and the Federal Government Coronavirus Aid, Relief, and Economic Security (CARES) Act; and
- 1.2** The Governor’s Coronavirus Financial Advisory Committee (CFAC) created a Municipal Small Business Grant as a part of Idaho Rebounds Municipal Small Business Grant Program to help local businesses affected by the COVID-19 pandemic, enabling cities to provide aid within their community; and
- 1.3** The City, pursuant to Idaho Code Section 50-302, has the authority to maintain the welfare of the City and its trade, commerce and industry and, in the pursuit of that authority, has participated in the Program to assist Kuna Small Businesses whose business operations have been either closed or interrupted due to Central District Health Coronavirus health directives made on or after June 20, 2020 or were otherwise not eligible for a State of Idaho small business grant (e.g., volunteer organizations, businesses created on or after January 1, 2020, etc.) or are businesses who have specific personal protective equipment needs in order to operate safely; and
- 1.4** The City has received an award from the Program of the sum of Seven Hundred Fourteen Thousand Three Hundred and No/100ths Dollars [\$714,300.00] available for the purpose of awarding “Municipal Small Business Grants” under this Policy; and
- 1.5** It is anticipated that the awarding of “Municipal Small Business Grants” by the City will be in two rounds, with the First Round starting in August 2020 intended to help Small Businesses with personal protective equipment expenses; and the Second Round starting in later October 2020 to provide help to Small Businesses with business model change and business model adjustment costs.

- 1.6 In order for the City of Kuna to administer the Municipal Small Business Grants in accordance with the Program, it is necessary to establish a policy which governs the City's administration and award of the Municipal Small Business Grants and to provide for approved Municipal Small Business Grant forms and assigns and authorizes City officials to administer said policy; and
- 1.7 Therefore, the City Council enacts the following *City of Kuna Idaho Rebounds Small Business Grant Management Policy* as set forth in Section 2 herein.

Section 2:

- 2.1 **Policy Title:** This policy shall be known and cited as the *City of Kuna Idaho Rebounds Small Business Grant Management Policy*.
- 2.2 **Definitions:** For all purposes of this Policy, the following words in **bold** print that appear in this Policy have the definitions as herein provided in this Section unless the context of the term clearly requires otherwise and is not capitalized:
- 2.2.1 **City:** Means and refers to the *City of Kuna*.
- 2.2.2 **First Round Grant Funding:** Means and refers to the first series of grants administered under the City Small Business Grant Program intended to help Small Businesses with personal protective equipment and related expenses starting in August of 2020.
- 2.2.3 **Grant Agreement Form:** Means and refers to the form *Municipal Small Business Grant Agreement* between the City of Kuna and the Grant Recipient, a true and correct copy of which is attached hereto and marked **Exhibit A** and by this reference included in this definition.
- 2.2.4 **Grant Application Form:** Means and refers to the application of the Grant Recipient to the City for the Grant Funds, a true and correct copy of which is attached hereto and marked **Exhibit B** and by this reference included in this definition.
- 2.2.5 **Grant Award Committee:** Means and refers to the City Mayor, City Treasurer, City Clerk, and the City Economic Development Director.
- 2.2.6 **Identity Information Form:** Means and refers to that certain Identity Information Form [FORM: IDA-20- Municipal Small Business Grant V-07-21-2020] completed by the Grant Recipient and submitted to the City for the Grant Funds, a true and correct copy of which is attached hereto and marked **Exhibit C** and by this reference included in this definition.
- 2.2.7 **Policy or City Small Business Grant Program:** Means and refers to this *City of Kuna Idaho Rebounds Small Business Grant Management Policy*.

2.2.8 Second Round Grant Funding: Means and refers to the second series of grants administered under the City Small Business Grant Program intended to help Small Businesses with business model change and business model adjustment costs starting in October of 2020.

2.2.9 Small Business: Means and refers to a legal entity that;

- Is domiciled and conducts business operations within the city limits of the City of Kuna; and
- Is not owned or partially owned by or who employs or who has as any officers or agents who are City employees, or are elected or City appointed officials; and
- Has 500 employees or less; and
- Has a current IRS Tax Identification Number (EIN); and
- Is in good standing with the Secretary of State of Idaho's office and not federally debarred from receiving funds; and
- Has a qualified business interruption or expense caused by COVID-19 related incidents or decisions, including but not limited to local closure orders, need for personal protective equipment, social distancing requirements, increased costs, disrupted supply network, etc.; and
- Has not received funds for the current purpose by other COVID-19 grant programs; and
- Has adverse effects and expenses planned for the use of the grant funds between June 20, 2020 and December 30, 2020; and
- Does not exist for the purpose of advancing partisan political activities and is not a registered lobbyist during 2020 for the purpose of lobbying federal or State of Idaho officials.

2.3 Policy Application: This Policy applies to the City's administration of the *City of Kuna Idaho Rebounds Small Business Grants*.

2.4 Form Approvals: The Grant Application Form, Identity Information Form, and the Grant Agreement Form are herein approved for use in the administration of this Policy.

2.5 Policy Management: This Policy is administered under the direction of the Grant Award Committee as follows:

2.5.1 The Grant Award Committee and its members have the authority and the responsibility to set the dates and administer the First Round Grant Funding and the Second Round Grant Funding as herein provided in this Section.

2.5.2 The Treasurer is authorized and responsible for:

- Submitting and registering the City's Small Business Grant Program details through the State of Idaho Controller's Transparent Idaho Registration Page; and

- Upon notification from the City Clerk of approved Applications and signed Grant Agreements by recipients, submit requests to the State for Coronavirus Relief Funds through the Idaho Rebounds-Municipal Small Business Grant site on Transparent Idaho; and
- Receiving funds from the State Controller's Office; and
- The Distribution of funds to grant recipients in accordance with the City's accounting procedures and systems;
- Maintain records for audit and Federal Government monitoring; and
- Service on the Grant Award Committee.

2.5.3 The City Clerk is authorized and responsible for:

- Posting the Application Form, the Identity Information Form, and the Grant Agreement Form on the City's web site and other locations where the City normally posts information for its residents; and
- Receiving and processing submitted, completed Grant Application Forms and Identity Information Forms from Small Business applicants; and
- Service on the Grant Award Committee.

2.5.4 The Economic Development Director is authorized and responsible for:

- Coordinating with the City Clerk in the providing of information regarding this Program to Small Businesses; and
- Service on the Grant Award Committee.

2.5.5 The Mayor is authorized and responsible for:

- Service on the Grant Award Committee; and
- Sign approved Grant Agreement Forms as the authorized agent of the City.

2.6 Grant Award Process: The Program's Grant Award process pursuant to this Policy is as follows:

2.6.1 The Grant Award Committee shall convene as needed to determine matters relevant to the dates, grant limitations, and grant purposes for the First Round Grant Funding and for the Second Round Grant Funding.

2.6.2 The City Clerk shall notify the members of the Grant Award Committee when the Clerk has received a completed Grant Application Form and Identify Information Form from an applicant that qualifies as a Small Business; and

2.6.3 The Grant Award Committee shall convene and review the Grant Application Form and Identify Information Form, and further evaluate the submitted Application for compliance with this Policy and adherence to Federal and State of Idaho Guidelines including any risk analysis associated with awarding the grant request.

- 2.6.4** Small Business are eligible for only one grant award in the First Round Grant Funding and for only one grant award in the Second Round Grant Funding.
- 2.6.5** Grant Application approval requires a unanimous vote of the members of the Grant Award Committee.
- 2.6.6** Grant Application Approval is subject to and conditioned upon the applicant entering into and executing a Grant Agreement Form prepared by the City Clerk and executed by the Mayor.

Section 3: Directing the City Clerk

The Clerk is hereby directed to retain this Resolution in the official records of the City; and

Section 4: Effective Date

This resolution shall be in full force and effect after its passage, approval and shall continue until further action by the City Council amending and reforming or terminating this resolution.

PASSED BY THE COUNCIL of Kuna, Idaho this 18th of August, 2020.

APPROVED BY THE MAYOR of Kuna, Idaho this 18th of August, 2020.

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk



EXHIBIT A
Municipal Small Business Grant Agreement

City of Kuna Grant Program
Idaho Rebounds – Municipal Small Business Grant

MUNICIPAL SMALL BUSINESS GRANT AGREEMENT BETWEEN THE CITY OF KUNA AND THE GRANT RECIPIENT

Parties:

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

THIS AGREEMENT is between the **CITY OF KUNA** (hereinafter City of Kuna) and _____, **GRANT RECIPIENT** (hereinafter Recipient) and outlines the terms and conditions under which Recipient agrees to accept and use the Coronavirus Relief Funds.

SECTION 1
DEFINITIONS

For all purposes of this Agreement, the following words in **bold** print that appear in this Agreement have the definitions as herein provided in this Section unless the context of the term clearly requires otherwise and is not capitalized:

- 1.1 **Agreement:** Means and refers to this *Municipal Small Business Grant Agreement Between the City of Kuna and the Grant Recipient*.
- 1.2 **City:** Means and refers to the City of Kuna, an Idaho Municipal Corporation and Party to this Agreement.
- 1.3 **Effective Date:** Mean and refers to the ____ day of August, 2020 as the effective date of this Agreement.
- 1.4 **Grant Application:** Means and refers to the application of the Grant Recipient to the City for the Grant Funds a true and correct copy of which is attached hereto marked Exhibit A and by this reference incorporated herein this definition.
- 1.5 **Grant Funds:** Means and refers to the sum of _____ [written out] (\$0.00) awarded to the Grant Recipient by the City pursuant to this Agreement.
- 1.6 **Grant Recipient:** Means and refers to _____ Party to this Agreement.
- 1.7 **Identity Information Form:** Means and refers to that certain Identity Information Form [FORM: IDA-20- Municipal Small Business Grant V-07-21-2020] completed by the Grant Recipient and submitted to the City for the Grant Funds a true and correct copy of which

is attached hereto marked Exhibit B and by this reference incorporated herein this definition.

- 1.8 Program:** Means and refers to the Idaho Rebounds Municipal Small Grant Program.

SECTION 2 RECITALS

The Parties recite and declare:

- 2.1** The Program has been established through the offices of the state of Idaho Governor and the State Controller, the Association of Idaho Cities and the Federal Government Coronavirus Aid, Relief, and Economic Security (CARES) Act; and
- 2.2** The City, pursuant to Idaho Code Section 50-302, has the authority to maintain the welfare of the City and its trade, commerce and industry and in the pursuit of that authority has participated in the Program to assist Kuna businesses such as the Grant Recipient with Grant Funds for interruption or expense incurred by the Grant Recipient since June 20, 2020 through December 2020 caused by COVID-19 restrictions required by Federal, State, City or Health Departments; and
- 2.3** The Grant Recipient has completed and submitted to the City its completed Grant Application and Identity Information Form in verification of the Grant Recipient's eligibility to be awarded the Grant Funds; desires to accept the approved funds from the City of Kuna provided as part of the Coronavirus Relief Fund by the Idaho Rebounds Municipal Small Business Grant; and
- 2.4** The City in reliance upon the representations of the Grant Recipient made in the Grant Application and Identity Information Form is awarding to the Grant Recipient the Grant Funds, subject to the terms and conditions of this Agreement to which the Grant Recipient is agreeable.

SECTION 3 COVENANTS OF PERFORMANCE SPECIFIC TO THE CITY

The City:

- 3.1** Shall pay to the Grant Recipient the Grant Funds on the Effective Date.
- 3.2** Makes no commitments and has no responsibility or liability beyond those required of it by the terms and conditions of this Agreement.

SECTION 4 COVENANTS OF PERFORMANCE SPECIFIC TO THE GRANT RECIPIENT

The Grant Recipient:

- 4.1 Warrants to the City that the information and statements it made in the Grant Application and the Identity Information Form are true and correct; and
- 4.2 Will apply and use the Grant Funds only for the limited expenses detailed on the Grant Application as set forth in the Budget/Expense estimate sheet.
- 4.3 Will provide proof of payment of the Budget Expense estimate to the City within 30 days of incurring each expense and continuing, subject to a cutoff of providing such proof, of December 31, 2020.
- 4.4 Will provide to the City proof of payment in the following forms: canceled check, paid invoice or electronic payment statement in the business name of the Grant Recipient.
- 4.5 Will pay to the City an amount equal to the difference between the total amount of the proof of payment submitted to the City and the total amount of the Grant Funds on or before December, 2020.
- 4.6 Will maintain all current City Licensing and City business location from the Effective Date to December 31, 2020.
- 4.7 Accepts the Grant Funds under the terms and conditions of this Agreement.

SECTION 5 ADMINISTRATIVE STAFFING

- 5.1 The administration and performance by the City of this Agreement shall be under the direction of the City Clerk.
- 5.2 The administration and performance by the Grant Recipient of this Agreement shall be under the direction of the Grant Recipient's _____.

SECTION 6 NOTICE AND DELIVERY OF DOCUMENTS

- 6.1 The contact information for purposes of notice to and/or the delivery of documents to the City is as follows:
 - 6.1.1 By mail or hand delivery addressed to:
 - City of Kuna - City Clerk
 - 751 W. 4th Street
 - Kuna, ID 83634
 - 6.1.2 By scanning, attaching and e-mailing to: *cengels@kunaid.gov*
- 6.2 The contact information for purposes of notice to and/or the delivery of documents to the Grant Recipient is as follows:
 - 6.2.1 By mail or hand delivery addressed to:

[Insert name of Grant Recipient]

Attention:

6.2.2 By scanning, attaching and e-mailing to:

6.3 In the event either party has a change in the address and/or contact information provided for in this Section, notice of the same [using the form attached to this Agreement as *Appendix I*] shall be provided to the other and upon acknowledgment of receipt of said notice, this section of the Agreement shall henceforth be amended.

SECTION 7 GENERAL PROVISIONS

- 7.1 No Partnership; Third-Parties.** It is hereby specifically understood, acknowledged and agreed that neither the City nor the Grant Recipient shall be deemed to be an agent of the other for any purpose whatsoever. It is not intended by this Agreement to, and nothing contained in this Agreement shall, create any partnership, joint venture or other arrangement between the Grant Recipient and the City. No term or provision of this Agreement is intended to, or shall, be for the benefit of any third-party, person, firm, organization or legal entity not a Party hereto, and no such other third-party, person, firm, organization or legal entity shall have any right to cause of action hereunder.
- 7.2 Severability:** Should any term or provision of this Agreement or the application thereof to any person, parties or circumstances, for any reason be declared illegal or invalid, such illegality or invalidity shall not affect any other provision of this Agreement, and this Agreement shall be construed and enforced as if such illegal or invalid provision had not been contained herein.
- 7.3 Captions:** The subject headings of the paragraphs and subparagraphs of this Agreement are included for purposes of convenience only and shall not affect the construction or interpretation of any of its provisions.
- 7.4 Choice of Law:** This Agreement shall be governed and interpreted by the laws of the state of Idaho.
- 7.5 Prevailing Party:** In the event any Party shall file suit or action at law or equity to interpret or enforce this Agreement, the provisions of Idaho Code Section 12-117, or any subsequent amendment or recodification of the same, shall apply to the determination of the prevailing Party and the award of reasonable attorney's fees, witness fees and other reasonable expenses.
- 7.5 Assignment:** No Party may assign this Agreement or any interest therein.

IN WITNESS WHEREOF, the undersigned Parties have by action and/or authority of their Governing Bodies caused this Agreement to be executed and made it effective as hereinabove provided, this _____ day of _____, 2020.

DATED AND SIGNED this _____ day of _____, 2020.

CITY OF KUNA

By: _____
Joe Stear, *Mayor*

ATTEST:

By: _____
Chris Engels, *City Clerk*
By: City Council Resolution No. _____

Grant Recipient Authorized Signer

Signature: _____
Title: _____
Date: _____

Return Agreement to:
City of Kuna
Chris Engels, City Clerk/Grant Administrator
PO Box 13 Kuna ID 83634
CityClerk@KunaID.gov
208.387.7726

EXHIBIT B
Grant Application Form



City of Kuna Grant Program
Idaho Rebounds – Municipal Small Business Grant
Round One

Kuna Grant Application and Kuna Budget/Expense estimate sheet

All Fields are required

Kuna Business Name:

Type of Business:

Kuna Business Physical Location:

Mailing Address:

Phone Number:

Owner Name(s):

Contact Name:

Contact Phone Number:

Kuna Business License:

Email Address:

Item	Expense Description	Vendor	Amount	Date expense is for	Due Date if in arrears
1					
2					
3					
4					
5					
6					
		Total Requested			
	<i>Sample: Rent Expenses July-Dec \$550 per Month</i>	<i>ABC Commercial Rentals</i>	\$3,300	July- Dec	
	<i>Sample: Utilities</i>	<i>Idaho Power</i>	\$128	07.14.2020	
	<i>Sample: PPE Supplies to be purchased</i>	<i>PPE Inc</i>	\$500	Sept	
	<i>Sample: Property Taxes for 1st half of 2020</i>	<i>Ada County Assessor</i>	\$762		06.20.2020
	<i>Add additional sheet if more space is needed</i>	Total Requested	\$4,690		

[FORM: IDA-20- Municipal Small Business Grant V-07-21-2020]



FOR OFFICE USE ONLY	
Application #:	IDA-20- <input type="text"/>
Approved:	Yes <input type="checkbox"/> No <input type="checkbox"/>
Name:	<input type="text"/>

Idaho Rebounds - Municipal Small Business Grant

Welcome to the Idaho Rebounds - Municipal Small Business Grant application.

This grant is made possible through the work of Governor Brad Little, State Controller Brandon Woolf, The Association of Idaho Cities, and the US CARES Act. The Governor's Coronavirus Financial Advisory Committee (CFAC) created this grant to help local businesses affected by COVID-19 pandemic, enabling cities and counties to provide aid within their community.

The parameters of the Municipal Small Business Grant:

1. For businesses that are closed or interrupted pursuant to a local health district or local government decision made on or after June 20, 2020.
2. For businesses that were otherwise not eligible for a state small business grant (e.g., volunteer organizations, businesses created on or after January 1, 2020, etc.).
3. For businesses that have specific PPE needs in order to operate safely.

The qualifications for your application include:

- Business must be a small business, defined as businesses with 500 employees or less.
- Business must have an official EIN #.
- Business must be an Idaho domiciled business.
- Business must be in good standing and not federally debarred from receiving funds.
- Business must have a qualified business interruption or expense caused by COVID-19 related incidents or decisions, including but not limited to local closure orders, need for personal protective equipment, social distancing requirements, increased costs, disrupted supply network, etc.
- The business has not received funds for the current purpose by other COVID-19 grant programs.
- Adverse effects and expenses planned for the use of the grant must occur between June 20, 2020 and December 30, 2020.
- The business does not exist for the purpose of advancing partisan political activities or the business does not directly lobby federal or state officials, defined as having had a registered lobbyist at any point during 2020.

Background information:

Per Idaho's Coronavirus Financial Advisory Committee guidance memo on May 1, 2020, each local government is allocated a share of the Idaho Coronavirus Relief Fund (CRF). On June 26, 2020, Governor Little provided flexibility for local governments to utilize their allocation of the CRF to create a small business support grant to aid businesses affected by COVID-19 in their communities.

For information on allocations click here: [Governor Brad Little Funding Allocation Memo](#)

For information on CFAC approval click here: [CFAC Approval for Local Small Business Grant Use](#)

Identity Information

Please enter your official business Employee Identification Number (EIN) and the official business name you have registered with the Idaho Secretary of State. The business must have a valid and legal Employee Identification Number (EIN) to be eligible for the grant.

Official Business Name:

Employee Identification Number (EIN):

Business Owner's Name:

Affected Business Address:

City of Operations:

County of Operations:

Zip-Code of Operations:

I have the authority on behalf of the applicant business to request the small business grant.

Print Name:

Grant Request Details

Select the best match for your business industry

Select Industry

Small Business Requested Amount:

How many employees does your business have?

Briefly Describe how COVID-19 has affected your business and your planned use of the funds.

Have you received funds from any other COVID-19 related grant?

Select

If yes, please select all programs you have received support from:

Personnel Protection Program (PPP)

SBA - Economic Injury Assistance Program Idaho

FEMA - COVID-19 Support Grants

Rebounds Cash Grants for Small Businesses

USDA - Coronavirus Food Assistance Program

Other:

Is your business domiciled in Idaho?

Select

By digitally signing below, I attest the following:

1. I understand the State of Idaho will rely on this application and certifications as a material representation in making a disbursement of funds to the applying entity.
2. I certify the following:
 - The grant's use is for necessary expenditures incurred due to the public health emergency with respect to the Coronavirus Disease 2019 (COVID-19), including local closure orders;
 - Expenses have been incurred during the period that begins on June 20, 2020, and ends on December 30, 2020, or for businesses who did not qualify for previous CARES Act funding;
 - The grant funds use has not been covered or reimbursed by any other federal or state grant. Funds received pursuant to this certification cannot be used for expenditures for which an entity has received funding from any other emergency COVID-19 or other federal and state funds;
 - That no owner of 20% or more of the business is incarcerated, on parole, or within the last 5 years for any felony has been convicted, pleaded guilty, pleaded nolo contendere, or been placed on any form of probation;
 - The business does not exist for the purpose of advancing partisan political activities or the business does not directly lobby federal or state officials, defined as having had a registered lobbyist at any point during 2020;
3. Funds provided from the State of Idaho pursuant to this certification must adhere to official federal guidance issued or to be issued on what constitutes a necessary expenditure. Any funds used in any manner that does not adhere to official federal guidance shall be returned to the State of Idaho.
4. Any business receiving funds pursuant to this certification shall retain documentation of all uses of the funds, including but not limited to invoices and/or sales receipts. Such documentation shall be produced to the State of Idaho if requested. Additionally, uniform reports may be requested and if requested shall be provided to the State of Idaho to ensure the receipt, disbursement, and use of federal funds is in alignment with federal law.
5. All grants submitted through this portal and approved by the committee will be reported publicly on [Transparent.Idaho.gov](https://transparent.idaho.gov). It is the responsibility of the applicant to ensure the protection of sensitive data prior to the data being submitted for review by CFAC.

I understand and it is my intent to conduct and process this application by electronic means, and providing my signature by electronic means below satisfies all legal effect and enforceability as required by applicable law.

I therefore, certify that all information submitted in this request is true and accurate.

Signature:

Date:

Employee Cooperative Tutoring Plan

Program Goal:

To assist city employees to avoid employment disruptions due to school scheduling or cancellation changes due to COVID-19. Due to the ongoing changes in online and in person learning in large groups at the schools, the potential to lose employees becomes a concern as they need to care and educate their children.

Program Function:

Establish a cooperative of city employees with children required to participate in online and in person education. The city will employ a qualified education instructor and the cooperative would contribute funds to cover the cost if COVID funding is not available.

Cost:

1. \$42,000 for tutoring educator with proper credentials.
2. \$3,000 for sneeze guards and PPE.
3. COVID-19 Funds through December with City covering the remaining costs for the duration of the school year online sessions.

Details:

1. Max number of children is 32
2. Limit to K-9
3. Hours 7-4
4. Adjust employee hours to align
5. Temp checks every day
6. Masks required
7. No sick kids at all
8. Tutor must be K-12 certified with an Idaho Teaching Certificate
9. Parents provide breakfast, lunch and snacks.
10. Students should bring any school supplies including any electronic equipment provided for remote learning.
11. Observe all school and city holidays.

Schedule:

7:00-8:15 supervised home room time. Kids can arrive at any time but must be here by 8:15. No late arrivals. (breakfast, prep for the day, reading time, homework) No more than 3 tardies.

8:15 – 9:30 class time

9:30 – 9:45 break

10:00 – 11:30 class time

11:30 – 12:00 lunch

12:00 – 12:30 recreation time

12:30 – 1:45 class time

1:45 – 2:00 break

2:00 – 3:15 class time

3:15 – 4:00 recreation time (Students can be picked up any time after 3:15 but no later than 4:00)

Setting/Location

1. Council Chambers at City Hall
2. Social Distance students
3. Tables and chairs set up
4. Possible sneeze guard table cubicle
5. Access to wi-fi (set up specific guest/learning wi-fi)

Notes:

1. Possible breakfast and lunch from school district for program based on school criteria for students.
2. Notify school district of cooperative tutoring plan.
3. Make cooperative tutoring plan available to other entities and businesses.

**ORDINANCE NO. 2020-24
CITY OF KUNA**

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

- **AMENDING CHAPTER 8, TITLE 3; AND**
- **PROVIDING FOR ADDITIONAL DEFINITIONS; AND**
- **MAKING TECHNICAL CHANGES; AND**
- **PROVIDING FOR SPECIAL EVENTS REGULATIONS AND PERMITS;**
- **AND PROVIDING FOR PARADE SPECIAL EVENT REGULATIONS AND PERMITS; AND**
- **PROVIDING FOR BLOCK EVENT REGULATIONS; AND**
- **PROVIDING FOR TECHNICAL CORRECTIONS TO THE ATTENDEE PROJECTION GOOD FAITH ESTIMATE SPECIAL APPLICATION REGULATIONS; AND**
- **PROVIDING FOR PERMIT DENIAL AND PROCEDURE; AND**
- **PROVIDING FOR LIBERAL CONSTRUCTION OF ADMINISTRATIVE REGULATORY POWERS AND AUTHORITY PROVIDED; AND**
- **DIRECTING THE CITY CLERK; AND**
- **PROVIDING AN EFFECTIVE DATE.**

The Mayor and City Council make the following findings:

1. That Article XII, Section 2 of the Idaho Constitution and Idaho Code Section 50-302 allow municipal corporations to adopt regulations which are not contrary to the general laws; and
2. Idaho Code Section 50-302 grants to cities the power to make ordinances to promote the health, safety and general welfare and provides for enforcement of such ordinances by criminal penalty; and
3. The Kuna City Council finds Special Events which are offered to the public that attract large gatherings of people which may cause adverse public health and safety conditions requiring municipal regulation to ensure adequate protection of public health and safety; and
4. Subsequent to the adoption of Chapter 8 of Title 3 Kuna City Code, Special Events Regulations, the City Council appointed a committee to review it, which committee completed its review and submitted its recommendations for amendments to said Chapter 8; and
5. It is therefore the intent of the Kuna City Council that Chapter 8 of Title 3 Kuna City Code be amended to further protect and promote the health, welfare and safety of the residents, property owners, and visitors to the City of Kuna, and to amend the regulations of Special Events for the benefit and protection of public health and safety; and
6. To provide that Special Event applicants, promoters and sponsors whose Special Events require the use of extraordinary City resources, as a result of their anticipated attendance or heightened security concerns, will pay for those extraordinary resources.
7. It is the further intent of the Kuna City Council that Chapter 8 of Title 3 Kuna City Code be construed liberally in favor of protecting and promoting the health, welfare and safety of the residents of and visitors to the City of Kuna.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Kuna, Ada County, Idaho:

Section 1: Chapter 8 of Title 3, titled “Special Events” of the Kuna City Code be and the same is hereby amended to read as follows:

CHAPTER 8 - SPECIAL EVENTS

SECTION:

3-8-1: DEFINITIONS:

As used in this chapter, each of the terms in all capital letters defined in this section shall have the meaning given in this section and include the plural form depending upon the context of the term in this Chapter.

ACHD: The Ada County Highway District organized and existing pursuant to chapter 14 of title 40 Idaho Code.

APPLICANT: Person making application to the City of Kuna for a special event permit to plan and operate a special event within the City of Kuna. As used herein, applicant also includes the terms promoter or sponsor and said terms may be used interchangeably.

ATTENDEE PROJECTION: The Applicant’s estimated number of persons who are expected and/or reasonably likely to attend or participate in the special event.

BLOCK EVENT: A special event that requires the use of a street sponsored solely by persons who are owners, residents, or tenants of properties fronting the street and which special event requires the closure of the entire street, or a portion thereof, to vehicular traffic.

CITY PROPERTY: All property including the greenbelt that is owned, operated, leased or maintained by the City of Kuna.

DEADLY WEAPON: Includes the definition of “deadly weapon” as defined by Idaho Code §18-3302(2)(b).

EXTRAORDINARY RESOURCES: Any government, public health and safety personnel, equipment or other resources which would not, in the absence of the special event, be required or expended.

INSURANCE: A general liability policy and, if necessary, an automobile liability policy for each permitted event in the amount designated within this chapter written by an insurer authorized by the State of Idaho to write insurance policies, and continuously in force for the full term of the permit.

ORGANIZATION: An organized body of persons which has a written statement of organization identifying its purpose and defining its membership.

PARADE: Any organized dash, demonstration, march, marathon, meeting, motorcade, parade, procession, race, rally, gathering, or like activity consisting of persons, animals, or vehicles, or a combination thereof, upon the streets within the City that interferes with or has a potential to interfere with the normal flow or regulation of vehicular and or pedestrian use of a street or streets.

PERMITTEE: Person having received a City special event permit that is in full force and effect, and issued hereunder, to plan and operate a special event within the City of Kuna.

PROHIBITED ACTIVITIES: No sales of tobacco, tobacco product, item to ingest tobacco or other substance, including any paraphernalia, or any item depicting any nudity, sexual act or profanity shall be sold on any city property.

PERSON: Includes any natural person, legal entity under law and an organization.

PUBLIC ASSEMBLY: Any meeting, demonstration, rally, or gathering of more than twenty-five (25) persons for a common purpose that interferes with the normal flow or regulation of vehicular and or pedestrian use of a street or streets.

SIDEWALK: Any area or way set aside or open to the general public for purpose of pedestrian traffic use.

STREET: Any public highway that is a part of the ACHD 's Highway System or the State highway system.

SPECIAL EVENT: A gathering or event that is planned to occur on a day, consecutive days, or a recurring schedule that is expected to draw a gathering of persons where;

1. The event is held on a street or city property and/or
2. Alcohol available for consumption and a catering permit is required, and/or
3. A deadly weapon is available for sale or trade, excluding a private sale, and/or
4. The event requires a permit from any other jurisdiction or agency, such as ACHD or the fire district; and/or
5. The event is of an entertainment, cultural, recreational, educational, or sporting nature.

Examples of special events include, by way of illustration and without limitation, public assembly, block events, concerts, dances, parades, circuses, fairs, festivals, retail sales, community events, mass participation sports (such as, marathons and running events, bicycle races or tours, sports tournaments), other organized activity conducted for a

common or collective use. A special event does not include a gathering or event that is private and not open to the general public.

SPECIAL EVENT APPLICATION FEES: Special event application fees under this chapter as established and adopted by resolution of the Kuna City Council.

3-8-2: SPECIAL EVENT PERMIT REQUIRED:

- A. No person or entity shall hold any special event within the City, as defined by this chapter, without first obtaining a special event permit from the city clerk or the city clerk's designee and paying any application fees. The requirements for permitting under this chapter shall not apply to:
 - 1. First Amendment events, where the expressive or associative activity being exercised is protected by the Idaho Constitution and the First and Fourteenth Amendments to the United States Constitution;
 - 2. Funeral processions;
 - 3. Spontaneous events for the purpose of expressive activity that occur in response to breaking or emerging news;
 - 4. Lawful picketing on sidewalks;
 - 5. School sponsored events for the benefit of the school on school property; unless weapons are offered for sale;
 - 6. Church sponsored events for the benefit of the church held exclusively on church property; unless alcohol is available for consumption and a catering permit is required, excluding alcohol consumed during religious services, or a deadly weapon or weapons is/are offered for sale or as a prize, if the weapon is displayed during the event;
 - 7. Public Events on private property, unless KCC 3-8-2(B) is applicable.

- B. An event on private property shall require a special event permit if:
 - 1. Alcohol is being served and a catering permit is required; and/or
 - 2. Weapons are being offered for sale; and/or
 - 3. Attendance is estimated to exceed five hundred (500) persons and the event has the potential to impact traffic, safety or public services as determined by the city clerk or other city department or pertinent agency.

- C. In determining whether an event is exempt, no consideration shall be given to the content of any constitutionally-protected expression connected with the planned activity. No

permit shall be required under this chapter, nor any condition imposed on any permit, if requiring a permit or imposing the condition would violate rights protected by the Constitution of the United States or by the Constitution of the State of Idaho.

- D. The Attendee Projection shall be provided and shall be based upon the type of special event, format, size, location, and history if annual or part of a series of special events.
- E. No fee, extraordinary resource cost, or insurance requirement shall be imposed when prohibited by the First and Fourteenth Amendments to the United States Constitution. Political or religious activity intended primarily for the communication or expression of ideas shall be presumed to be a constitutionally protected event. First Amendment events include those for the exercise of the right to speech, press, assembly and the right to petition, but does not include commercial advertising. Factors that may be considered in evaluating whether or not an event or an activity is constitutionally protected and therefore exempt include the nature of the event, the extent of commercial activity, the extent of any advertising or promotion of goods or services, the sales of food, goods, and services, any other business participation in the event, the use or application of any funds raised, and, if part of any annual tradition or series, previous events in the sequence.
- F. Conditions of Special Event Permits for Parades, Public Assemblies, and Block Events on Streets and Sidewalks:

Special event permits for parades, public assemblies, and block events occurring on streets and/or sidewalks shall include conditions that:

1. Assure that emergency services such as police, fire, and ambulance services are available for a parade, public assembly, or block event taking place within the corporate limits of the City of Kuna;
2. Assure that emergency services such as police, fire, and ambulance services are not unreasonably inhibited in their ability to travel on and cross public streets and sidewalks by parades, public assemblies, or block events; at a minimum, an emergency access twenty feet (20') wide shall be required to all parts of the event;
3. Assure that business activities in the City are not unreasonably impacted by parades, public assemblies, or block events; and
4. Assure that traffic is not unreasonably disturbed by parades, public assemblies, or block events.

3-8-3: PERMIT APPLICATION; FEES; INSURANCE AND INDEMNIFICATION:

- A. All persons holding an event that requires a special event permit shall first obtain a special event application from the city clerk.
- B. The completed special event permit application shall be submitted to the city clerk.

The application for special event permit shall be submitted no later than twenty (20) days and no earlier than one (1) year prior to the date of commencement of the special event. Upon good cause shown, a late application may be submitted less than twenty (20) days prior to the event, however, in such a case, there is no guarantee that the permit will be issued.

- C. The application for a special event permit shall contain the required information as determined by the city clerk.

Special events involving parades, public assemblies and block events applications shall include:

1. The full name, street address, telephone number, e-mail address, and facsimile number, if any, of the person sponsoring the special event;
2. The name, street address, telephone number, e-mail address, and facsimile number, if any, of the person with operational authority over the special event;
3. The date when the special event is to be conducted;
4. The name of the special event, if any;
5. The time the special event will begin to form, and the time the special event will begin to proceed;
6. The anticipated duration in hours and minutes of the special event;
7. The place the special event will form or be held;
8. The route or location of the special event;
9. The attendee projection, the maximum number who will be allowed to participate, and the estimated number of spectators;
10. The approximate number of animals, floats, automobiles, or other vehicles in the special event;
11. The place the special event will end and disband;
12. The prior special event history of the applicant and sponsor, including the number of permits previously applied for;
13. All drivers shall be required to be age 18 years or older and to provide proof of their valid motor vehicle driver's license

14. A public safety plan which shall include a detailed plan for controlling disorderly or violent conduct for public safety, maintaining traffic flow to commercial, other establishments, for sanitary and medical facilities, and for cleanup;
 15. The information may be requested in the permit application form, through written instructions available from the City Clerk or by written or oral inquiries addressed to the applicant. The time for considering the permit shall be extended by the time taken by the applicant in responding satisfactorily to any inquiry. The required public safety plan, or parts thereof, may be waived by the Chief of Police, and/or their designees.
 16. Any other relevant and necessary information as required by the city clerk.
- D. The permit application fees shall be set by resolution of the Kuna City Council and published on the Kuna City Clerk fee schedule.
 - E. Upon submission of the completed application for the special event permit, the city clerk shall review the application for completeness. If any additional information is needed, the city clerk shall advise the applicant of the additional information that is required.
 - F. When the application is deemed complete, the applicant and the city clerk shall schedule a pre-permit issuance hearing if needed by the city clerk to review the information contained in the application. The city clerk, the city attorney, the Kuna Police Department, and any other party that the city clerk deems necessary, shall be responsible for reviewing the application.
 - G. Public safety plans for parades, public assemblies and block events shall be submitted and approved by Kuna Police Department and ACHD prior to and as a condition of the issuance of a permit. The public plan, as required by the Kuna City Police and/or the ACHD may include:

A transportation plan that will establish and define measures and means by which the applicant intends to accommodate the movement of people to, from, and around the special event.
 - H. The applicant for any parade or block event must have a traffic control plan approved by the Kuna Police Department and Ada County Highway District and shall be solely responsible for obtaining, placing, and removing any required barricades or traffic control devices.
 - I. Approval by the Kuna Police Department of a transportation plan is subject to the availability of police officers of the city to properly police the special event without jeopardizing normal police protection of the city.
 - J. At the pre-permit issuance meeting, the parties shall determine what requirements or conditions are necessary before the special event permit will be issued; the requirements to be considered, include but are not limited to:

1. Event security plan that provides for emergency and contingency plans to ensure that the event is conducted in a safe and secure manner.
 2. Emergency personnel needed.
 3. Any sanitary facilities, such as porta-potties and trash removal that may be required by local, state or federal regulation or law.
 4. Any other condition or conditions, as recommended by the City or other governmental agency.
 5. The amount of the special event fee to be charged.
 6. Any damage deposits that may be required after reviewing the event plan.
- K. In addition to the application, separate licenses and/or permits and/or permissions may be required for the following;
1. Sale and/or consumption of alcoholic beverages on public or private property, as required by Idaho law, or the applicable laws, policies, and procedures of Kuna City Code. (Applications for events which provide for the sale and/or consumption of alcohol or alcoholic beverages may require a transportation plan to be submitted with the application).
 2. Use of any portion of the public right-of-way (road, sidewalk or street parking area) requires a use permit, pursuant to Idaho law, or the applicable laws, policies, and procedures of the Ada County Highway District, Idaho Transportation Department and/or Kuna City Code.
 3. Any use permits that may be required.
 4. Firework permits.
- L. If the event is held on City property, applicants shall provide a copy of the comprehensive general liability insurance policy in the amount of one million dollars (\$1,000,000.00) with the City of Kuna or Ada County Highway District (or both, depending upon the location of the special event) named as a certificate holder, and written by a company authorized to write insurance policies within the State of Idaho, and filed with the Kuna City Clerk's Office. Applicants must also execute indemnification and hold harmless provisions contained within the application.

3-8-4: ISSUANCE OF PERMIT; EXTRAORDINARY RESOURCES; CONDITIONS OF APPROVAL; GROUNDS FOR DENIAL:

- A. Within ten (10) business days of the receipt of an application, the city clerk shall provide a written notice to the applicant for any additional items that may be required before the

permit will be issued. The applicant has ten (10) business days to provide the additional requested information unless the city clerk and the applicant agree on the amount of additional time. Upon receipt of the items as specified by the city clerk, the city clerk shall within five (5) business days, either approve a permit with standard or special conditions, or a combination of each, or deny a permit.

- B. An applicant, whose special event may require the use of extraordinary city resources as a result of anticipated attendance or increased security demands, shall be required to pay for those extraordinary resources, as determined by the city or affected agency prior to the event. If there is additional extraordinary expenses or damages, the applicant shall pay for the same within fifteen (15) days following the conclusion of the special event, and as condition of approval, the city may require a cash deposit, as a security for any additional extraordinary resources or damage.

- C. Special event application may be denied or revoked if the city clerk determines:
 - 1. The applicant has made any false material representation in the application;
 - 2. The applicant fails to provide any of the items or information required by this chapter;
 - 3. The applicant failed to pay for extraordinary resources or potential estimated damages attributable to the event as specified in subsection 3-8-4-B of this chapter or to pay costs associated with extraordinary resources or damage to city property for a previously-permitted event.
 - 4. The applicant failed to gain required licenses, permits, conditions, or permissions from the police department, fire department, central district health department, ACHD, City Planning and Zoning and/or City Clerk's Office.
 - 5. The special event will substantially interfere with a special event where the other special event has applied for a special event permit and its fee and any other costs have been paid for in full.

- D. The city clerk may condition the issuance of a special event permit by imposing reasonable requirements concerning the time, place, and manner of the event, and such requirements as are necessary to protect the safety and rights of persons and property, and the control of traffic as recommended by City staff or external agencies.

- E. The following conditions apply to all special event permits:
 - 1. The time, place and manner of the event proposed on the application may not be altered or modified;
 - 2. The area of the event or the facility must be returned immediately to its original pre-event condition, reasonable wear and tear excluded, including:

- a. Removal and appropriate disposal of trash and/or recyclables generated by event activities and by the event's spectators and attendees in coordination with the city's designated trash service company;
 - b. Removal of vehicles, equipment, portable toilets, and other support equipment which are used for the event; and
 - c. Removal of facilities, cones, barricades, and markings along a route.
3. Special conditions as recommended by the City or other agencies.
- F. If a special event permit is denied, the applicant has the right to appeal to the Kuna City Council pursuant to KCC 1-15-1.

3-8-5: PARADE SPECIAL EVENT REGULATIONS

- A. Parade special event permits shall contain the following conditions:
- 1. Licenses. All drivers must be at least 18 years of age and shall be required to provide proof of a valid driver's license to operate a motor vehicle in the state of Idaho.
 - 2. Debris removal. Following the conclusion of the parade, organizers shall plan or agree to pay the City for cleaning of debris left by participants or observers in the areas through which the parade passes.
 - 3. Applicants shall identify on maps and in written documentation the locations for assembly and disassembly of participants. If loading docks, truck routes, or highways are impacted, the organizer shall notify affected businesses by certified mail at least 60 days prior to the event of such impact.
 - 4. Throwing from floats. No candy, pamphlets, trinkets, or other items shall be tossed to viewers of parades from parade floats. Violation of this provision is cause for the Kuna City Police Department to ask the violator to pull out of the parade formation or halt the event.
- B. The Kuna Police have the authority, when reasonably necessary, to prohibit or restrict the parking of vehicles along any street or part thereof constituting a part of the route of a parade.

3-8-6: REVOCATION OR SUSPENSION OF PERMIT:

The city clerk, with the approval of the city attorney, may summarily suspend or revoke a permit issued under this chapter for violation of any provision of this chapter; for violation by the applicant of any federal, state or local laws or ordinances during the special event; for a violation of the conditions of the permit; or for making any material false representation in an application for a permit or for an exemption certificate. In the event of a suspension or revocation, the appeal provisions shall apply, commencing upon the date of the suspension or revocation notice. If a

permit is revoked or suspended, the applicant has the right to appeal to the Kuna City Council pursuant to KCC 1-15-1.

3-8-7: PUBLIC CONDUCT DURING PARADES:

- A. Interference: It shall be unlawful for any person to interfere, block, obstruct or impede, or interfere with conduct of the Parade.
- B. No person (except participants of the parade) shall drive any vehicle, walk, run, or ride a bicycle, skateboard or similar device between participants, vehicles or animals in a parade.
- C. No person shall drop, throw or roll any object toward, among or between participants, vehicles or animals in a parade, which object could cause injury or damage to a person, animal or vehicle struck by such object.
- D. No person shall grab at, take hold of, hit, pull or push any participant, vehicle or animal in a parade or anything in the possession of any participant in a parade.

3-8-8: BLOCK EVENT REGULATIONS:

Local streets not exceeding one City block or one intersection may be temporarily closed for block events provided that the following requirements are met:

- A. At least two-thirds ($\frac{2}{3}$) of the area abutting the street or intersection to be closed is residentially zoned and the block event is consistent with purposes of the residential zoning district;
- B. The applicant agrees to indemnify and hold harmless the City and its officers and employees from any and all claims, damages, or suits that may arise or in any way be occasioned by the granting of a special event permit for the block event; and
- C. The applicant agrees to clean all debris and litter from the street and sidewalks within four (4) hours after the block event.
- D. Proof of mailing of written notice to all abutting or adjacent property owners, as well as the property owners on the corner lots immediately across the intersection on the opposite side of the street closure, of the date, time and purpose of the block event and of their right to file with the City Clerk a written objection to the block event 10 business days prior to the issuance of the special event permit..
- E. The applicant for any block event must have an approved traffic control plan from Kuna Police Department and Ada County Highway District and shall be solely responsible for obtaining, placing, and removing any required barricades or traffic control devices.

3-8-9: PROHIBITIONS AND PENALTIES:

It shall be unlawful for any person to:

- A. Conduct, present, or stage a special event without a permit.
- B. Violate any provision of this chapter.
- C. Serve or cause to be served alcohol in violation of Idaho Code or Kuna City Code.
- D. Violate any condition of a special event permit. A permittee may, by virtue of a lawful special event permit, utilize or allow performers to utilize sound amplification equipment that would otherwise violate City Code and/or state law.
- E. Conduct an event that violates the approved use or is outside the permitted or licensed use of a premise, facility, or location.

3-8-10: ATTENDANCE AND PARTICIPANT GOOD FAITH ESTIMATE:

Attendee projections shall be a good faith estimate provided by the applicant, promoter, or sponsor which shall accompany the special event application. The applicant shall provide a short, written statement explaining the basis for the attendee projection. The statement shall include all the relevant factors known at the time, the price of admission and the extent of advertising and promotion contemplated.

3-8-11: SPECIAL EVENT PERMIT GENERAL RESTRICTIONS:

- A. Vendors must keep the area of operation free of debris. Vendors selling food or beverages must provide trash receptacles and waste removal adjacent to or as a part of their operations. All spilled food, beverages, grease, or other trash or debris accumulating within twenty (20) feet of vending unit shall be cleaned and collected by the vendor and deposited in the vendor's trash receptacle.
- B. The vendor is prohibited from depositing its waste, ice, and any grey or wastewater into sidewalk waste receptacles, privately owned dumpster, City planters, gutters or the street drainage system.
- C. All grey water shall be disposed of at the dump station at the City park. No grey water shall be disposed of in any unapproved location such as the curb, gutter or anywhere else on public property.

3-8-12: BASIS FOR PERMIT DENIAL; OR HALTING OF PARADE, PUBLIC ASSEMBLY OR BLOCK EVENT:

A permit may be denied where the City Clerk determines, based upon probable cause from the police department or ACHD that the parade, public assembly, or block event would unreasonably

disrupt traffic, vehicular or pedestrian, or public services, or where there is substantial evidence that the applicant, the applicant's agents, or participants in the parade, public assembly, or block event intend to engage in violence. A parade, public assembly, or block event may be halted by the Chief of Police if at any time the participants fail to comply with the requirements of the permit or violate the law.

3-8-13: REVOCATION OF PERMIT; NOTICE OF HEARING:

Any violation of the provisions of this chapter or a violation of any local, state or federal law committed and connected to the use of the permit issued pursuant to this chapter shall be grounds for the city clerk to revoke the permit. If a permit is revoked, the applicant has the right to appeal to the Kuna City Council pursuant to KCC 1-15-1.

3-8-14: UNLAWFUL CONDUCT:

No temporary permit holder hereunder shall:

- A. Fail to comply with any of the requirements and restrictions set forth in this chapter.
- B. Misrepresent the purpose of, or affiliation of, those engaged in vending or make any false statement on the application.

3-8-15: APPEAL FROM DENIAL OR REVOCATION OF A LICENSE:

Any person aggrieved by any action of the city clerk according to the provisions of this chapter shall have a right to appeal pursuant to KCC 1-15-1.

3-8-16: CRIMINAL CODE VIOLATIONS AND PENALTY:

Any person, business, firm, company or corporation who shall violate any of the provisions of this chapter shall be punished according KCC 1-4-1.

3-8-17: GRANT OF REGULATORY ADMINISTRATIVE POWERS AND AUTHORITY TO BE LIBERALLY CONSTRUED

The grant of regulatory administrative powers and authority provided in this chapter to the city clerk and the other City of Kuna officials and agents; shall be liberally construed, as a broad and general grant of administrative powers and authority to the end that special events are authorized and conducted in a manner that protects the health, safety and welfare of persons and property within the boundaries of the City of Kuna. The enumeration of certain powers that for the free and efficient exercise of powers expressly granted in this Chapter.

3-8-18: SEVERANCE CLAUSE:

If any clause, sentence, paragraph, section, or any part of this chapter, shall be declared and adjudged to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect, invalidate, or nullify the remainder of this chapter.

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 as Chapter 8 of Title 3.

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 _____, 2020

CITY OF KUNA

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

**ORDINANCE NO. 2020-24
CITY OF KUNA**

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

- **AMENDING CHAPTER 8, TITLE 3; AND**
- **PROVIDING FOR ADDITIONAL DEFINITIONS; AND**
- **MAKING TECHNICAL CHANGES; AND**
- **PROVIDING FOR SPECIAL EVENTS REGULATIONS AND PERMITS;**
- **AND PROVIDING FOR PARADE SPECIAL EVENT REGULATIONS AND PERMITS; AND**
- **PROVIDING FOR BLOCK EVENT REGULATIONS; AND**
- **PROVIDING FOR TECHNICAL CORRECTIONS TO THE ATTENDEE PROJECTION GOOD FAITH ESTIMATE SPECIAL APPLICATION REGULATIONS; AND**
- **PROVIDING FOR PERMIT DENIAL AND PROCEDURE; AND**
- **PROVIDING FOR LIBERAL CONSTRUCTION OF ADMINISTRATIVE REGULATORY POWERS AND AUTHORITY PROVIDED; AND**
- **DIRECTING THE CITY CLERK; AND**
- **PROVIDING AN EFFECTIVE DATE.**

The Mayor and City Council make the following findings:

1. That Article XII, Section 2 of the Idaho Constitution and Idaho Code Section 50-302 allow municipal corporations to adopt regulations which are not contrary to the general laws; and
2. Idaho Code Section 50-302 grants to cities the power to make ordinances to promote the health, safety and general welfare and provides for enforcement of such ordinances by criminal penalty; and
3. The Kuna City Council finds Special Events which are offered to the public that attract large gatherings of people which may cause adverse public health and safety conditions requiring municipal regulation to ensure adequate protection of public health and safety; and
4. Subsequent to the adoption of Chapter 8 of Title 3 Kuna City Code, Special Events Regulations, the City Council appointed a committee to review it, which committee completed its review and submitted its recommendations for amendments to said Chapter 8; and
5. It is therefore the intent of the Kuna City Council that Chapter 8 of Title 3 Kuna City Code be amended to further protect and promote the health, welfare and safety of the residents, property owners, and visitors to the City of Kuna, and to amend the regulations of Special Events for the benefit and protection of public health and safety; and
6. To provide that Special Event applicants, promoters and sponsors whose Special Events require the use of extraordinary City resources, as a result of their anticipated attendance or heightened security concerns, will pay for those extraordinary resources.
7. It is the further intent of the Kuna City Council that Chapter 8 of Title 3 Kuna City Code be construed liberally in favor of protecting and promoting the health, welfare and safety of the residents of and visitors to the City of Kuna.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Kuna, Ada County, Idaho:

Section 1: Chapter 8 of Title 3, titled “Special Events” of the Kuna City Code be and the same is hereby amended to read as follows:

CHAPTER 8 - SPECIAL EVENTS

SECTION:

3-8-1: - DEFINITIONS:

As used in this chapter, each of the terms in all capital letters defined in this section shall have the meaning given in this section and include the plural form depending upon the context of the term in this Chapter.

ACHD. The Ada County Highway District organized and existing pursuant to chapter 14 of title 40 Idaho Code.

APPLICANT: Person making application to the City of Kuna for a special event permit to plan and operate a special event within the City of Kuna. As used herein, applicant also includes the terms promoter or sponsor and said terms may be used interchangeably.

ATTENDEE PROJECTION: The Applicant’s estimated number of persons who are expected and/or reasonably likely to attend or participate in the special event.

BLOCK EVENT: A special event that requires the use of a street sponsored solely by persons who are owners, residents, or tenants of properties fronting the street and which special event requires the closure of the entire street, or a portion thereof, to vehicular traffic.

CITY PROPERTY: All property including the greenbelt that is owned, operated, leased or maintained by the City of Kuna.

DEADLY WEAPON: Includes the definition of “deadly weapon” as defined by Idaho Code §18-3302(2)(b).

EXTRAORDINARY RESOURCES: Any government, public health and safety personnel, equipment or other resources which would not, in the absence of the special event, be required or expended.

INSURANCE: A general liability policy and, if necessary, an automobile liability policy for each permitted event in the amount designated within this chapter written by an insurer authorized by the State of Idaho to write insurance policies, and continuously in force for the full term of the permit.

ORGANIZATION: An organized body of persons which has a written statement of organization identifying its purpose and defining its membership.

PARADE: Any organized dash, demonstration, march, marathon, meeting, motorcade, parade, procession, race, rally, gathering, or like activity consisting of persons, animals, or vehicles, or a combination thereof, upon the streets within the City that interferes with or has a potential to interfere with the normal flow or regulation of vehicular and or pedestrian use of a street or streets.

PERMITTEE: Person having received a City special event permit that is in full force and effect, and issued hereunder, to plan and operate a special event within the City of Kuna.

PROHIBITED ACTIVITIES: No sales of tobacco, tobacco product, item to ingest tobacco or other substance, including any paraphernalia, or any item depicting any nudity, sexual act or profanity shall be sold on any city property.

PERSON: Includes any natural person, legal entity under law and an organization.

PUBLIC ASSEMBLY: Any meeting, demonstration, rally, or gathering of more than twenty-five (25) persons for a common purpose that interferes with the normal flow or regulation of vehicular and or pedestrian use of a street or streets.

SIDEWALK: Any area or way set aside or open to the general public for purpose of pedestrian traffic use.

STREET: Any public highway that is a part of the ACHD 's Highway System or the State highway system.

SPECIAL EVENT: A gathering or event that is planned to occur on a day, consecutive days, or a recurring schedule that is expected to draw a gathering of persons where;

1. The event is held on a street or city property and/or
2. Alcohol available for consumption and a catering permit is required, and/or
3. A deadly weapon is available for sale or trade, excluding a private sale, and/or
4. The event requires a permit from any other jurisdiction or agency, such as ACHD or the fire district department; and/or
5. The event is of an entertainment, cultural, recreational, educational, or sporting nature.

Examples of special events include, by way of illustration and without limitation, public assembly, block events, concerts, dances, ~~assemblages~~, parades, circuses, fairs, festivals, retail sales, community events, mass participation sports (such as, marathons and running events, bicycle races or tours, sports tournaments), other organized activity conducted for a common or collective use.

A special event does not include a gathering or event that is private and not open to the general public.

SPECIAL EVENT APPLICATION FEES: Special event Application fees under this chapter as established and adopted by resolution of the Kuna City Council.

3-8-2: - SPECIAL EVENT PERMIT REQUIRED:

- A. No person or entity shall hold any special event within the City, as defined by this chapter, without first obtaining a special event permit from the city clerk or the city clerk's designee and paying any application fees. The requirements for permitting under this chapter shall not apply to:
 - 1. First Amendment events, where the expressive or associative activity being exercised is protected by the Idaho Constitution and the First and Fourteenth Amendments to the United States Constitution;
 - 2. Funeral processions;
 - 3. Spontaneous events for the purpose of expressive activity that occur in response to breaking or emerging news;
 - 4. Lawful picketing on sidewalks;
 - 5. School sponsored events for the benefit of the school on school property; ~~or~~unless weapons are offered for sale;
 - 6. Church sponsored events for the benefit of the church held exclusively on church property; unless alcohol is available for consumption and a catering permit is required, excluding alcohol consumed during religious services, or a deadly weapon or weapons is/are offered for sale or as a prize, if the weapon is displayed during the event;
 - 7. Public Events on private property, unless KCC 3-8-2(B) is applicable.
- B. An event on private property shall require a special event permit if:
 - 1. Alcohol is being served and a catering permit is required; and/or
 - 2. Weapons are being offered for sale; and/or
 - 3. Attendance is estimated to exceed five hundred (500) persons and the event has the potential to impact traffic, safety or public services as determined by the city clerk or other city department or pertinent agency.
- C. In determining whether an event is exempt, no consideration shall be given to the content of any constitutionally-protected expression connected with the planned activity. No

permit shall be required under this chapter, nor any condition imposed on any permit, if requiring a permit or imposing the condition would violate rights protected by the Constitution of the United States or by the Constitution of the State of Idaho.

D. The Attendee Projection shall be provided and shall be based upon the type of special event, format, size, location, and history if annual or part of a series of special events. ~~In determining the estimated attendance of a special event, all special events occurring during the event time period shall be used in the attendance calculation.~~

E. No fee, extraordinary resource cost, or insurance requirement shall be imposed when prohibited by the First and Fourteenth Amendments to the United States Constitution. Political or religious activity intended primarily for the communication or expression of ideas shall be presumed to be a constitutionally protected event. First Amendment events include those for the exercise of the right to speech, press, assembly and the right to petition, but does not include commercial advertising. Factors that may be considered in evaluating whether or not an event or an activity is constitutionally protected and therefore exempt include the nature of the event, the extent of commercial activity, the extent of any advertising or promotion of goods or services, the sales of food, goods, and services, any other business participation in the event, the use or application of any funds raised, and, if part of any annual tradition or series, previous events in the sequence.

F. Conditions of Special Event Permits for Parades, Public Assemblies, and Block Events on Streets and Sidewalks:

Special event permits for parades, public assemblies, and block events occurring on streets and/or sidewalks shall include conditions that:

1. Assure that emergency services such as police, fire, and ambulance services are available for a parade, public assembly, or block event taking place within the corporate limits of the City of Kuna;
2. Assure that emergency services such as police, fire, and ambulance services are not unreasonably inhibited in their ability to travel on and cross public streets and sidewalks by parades, public assemblies, or block events; at a minimum, an emergency access twenty feet (20') wide shall be required to all parts of the event;
3. Assure that business activities in the City are not unreasonably impacted by parades, public assemblies, or block events; and
4. Assure that traffic is not unreasonably disturbed by parades, public assemblies, or block events.

3-8-3: - PERMIT APPLICATION; FEES; INSURANCE AND INDEMNIFICATION:

A. All persons holding an event that requires a special event permit shall first obtain a special event application from the city clerk.

B. The completed special event permit application shall be submitted to the city clerk.

‡ The application for special event permit shall be submitted no later than twenty (20) days and no earlier than one (1) year prior to the date of commencement of the special event. Upon good cause shown, a late application may be submitted less than twenty (20) days prior to the event, however, in such a case, there is no guarantee that the permit will be issued.

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C. The application for a special event permit shall contain the required information as determined by the city clerk.

‡ ~~Special events involving parades, public assemblies and block events applications~~ The information shall include:

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1. ~~The name of the person or entity submitting the application; The full name, street address, telephone number, e-mail address, and facsimile number, if any, of the person sponsoring the special event;~~
2. ~~The event dates; The name, street address, telephone number, e-mail address, and facsimile number, if any, of the person with operational authority over the special event;~~
3. ~~Event times; The date when the special event is to be conducted;~~
4. ~~Contact information; The name of the special event, if any;~~
5. ~~Number of attendees; The time the special event will begin to form, and the time the special event will begin to proceed;~~
6. ~~Event specifics to include but not limited to boundaries, vendor locations, seating areas, fenced areas, accommodations for disabled, traffic blockades, vehicle parking, unloading and loading locations, locations of portable restrooms and locations of alcohol areas; The anticipated duration in hours and minutes of the special event;~~
7. ~~The estimated number of vendors and type of vending who will be operating at the special event. The applicant shall provide a list of actual vendors who are participating prior to the event; The place the special event will form or be held;~~
8. ~~Any other relevant and necessary information as required by the city clerk; The route or location of the special event;~~

9. The attendee projection, the maximum number who will be allowed to participate, and the estimated number of spectators;
 10. The approximate number of animals, floats, automobiles, or other vehicles in the special event;
 11. The place the special event will end and disband;
 12. The prior special event history of the applicant and sponsor, including the number of permits previously applied for;
 13. All drivers shall be required to be age 18 years or older and to provide proof of their valid motor vehicle driver's license
 14. A public safety plan which shall include a detailed plan for controlling disorderly or violent conduct for public safety, maintaining traffic flow to commercial, other establishments, for sanitary and medical facilities, and for cleanup;
 15. The information may be requested in the permit application form, through written instructions available from the City Clerk or by written or oral inquiries addressed to the applicant. The time for considering the permit shall be extended by the time taken by the applicant in responding satisfactorily to any inquiry. The required public safety plan, or parts thereof, may be waived by the Chief of Police, and/or their designees.
 16. Any other relevant and necessary information as required by the city clerk.
- D. The permit application fees shall be set by resolution of the Kuna City Council and published on the Kuna City Clerk fee schedule.
- E. Upon submission of the completed application for the special event permit, the city clerk shall review the application for completeness. If any additional information is needed, the city clerk shall advise the applicant of the additional information that is required.
- F. When the application is deemed complete, the applicant and the city clerk shall schedule a pre-permit issuance hearing if needed by the city clerk to review the information contained in the application. The city clerk, the city attorney, the Kuna Police Department, and any other party that the city clerk deems necessary, shall be responsible for reviewing the application.
- ~~1. At the pre-permit issuance meeting, the parties shall determine what requirements or conditions are necessary before the special event permit will be issued; the requirements to be considered, include but are not limited to:~~

~~a. A safety plan, as recommended by the Kuna City Police which may include:~~

~~(1) A transportation plan that will establish and define measures and means by which the applicant intends to accommodate the movement of people to, from, and around the event.~~

~~(2) Event security plan that provides for emergency and contingency plans to ensure that the event is conducted in a safe and secure manner.~~

~~b. Emergency personnel needed.~~

~~c. Any sanitary facilities, such as porta-potties and trash removal that may be required by local, state or federal regulation or law.~~

~~d. Any other condition or conditions, as recommended by the city or other governmental agency.~~

~~e. The amount of the special event fee to be charged.~~

~~f. Any damage deposits that may be required after reviewing the event plan.~~

G. Public safety plans for parades, public assemblies and block events shall be submitted and approved by Kuna Police Department and ACHD prior to and as a condition of the issuance of a permit. The public plan, as required by the Kuna City Police and/or the ACHD may include:

A transportation plan that will establish and define measures and means by which the applicant intends to accommodate the movement of people to, from, and around the special event.

G In addition to the application, separate licenses and/or permits and/or permissions may be required for the following;

1. ~~Sale and/or consumption of alcoholic beverages on public or private property, as required by Idaho law, or the applicable laws, policies, and procedures of Kuna City Code. (Applications for events which provide for the sale and/or consumption of alcohol or alcoholic beverages may require a transportation plan to be submitted with the application).~~

2. ~~Use of any portion of the public right-of-way (road, sidewalk or street parking area) requires a use permit, pursuant to by Idaho law, or the applicable laws, policies, and procedures of the Ada County Highway District, Idaho Transportation Department and/or Kuna City Code.~~

3. ~~Any use permits that may be required.~~

4. ~~Firework permits.~~

H. The applicant for any parade or block event must have a traffic control plan approved by the Kuna Police Department and Ada County Highway District and shall be solely responsible for obtaining, placing, and removing any required barricades or traffic control devices.

~~H. If the event is held on city property, applicants shall provide a copy of the comprehensive general liability insurance policy in the amount of one million dollars (\$1,000,000.00) with the City of Kuna or Ada County Highway District (or both, depending upon the location of the special event) named as a certificate holder, and written by a company authorized to write insurance policies within the State of Idaho, and filed with the Kuna City Clerk's office. Applicants must also execute indemnification and hold harmless provisions contained within the application.~~

I. Approval by the Kuna Police Department of a transportation plan is subject to the availability of police officers of the city to properly police the special event without jeopardizing normal police protection of the city.

J. At the pre-permit issuance meeting, the parties shall determine what requirements or conditions are necessary before the special event permit will be issued; the requirements to be considered, include but are not limited to:

1. Event security plan that provides for emergency and contingency plans to ensure that the event is conducted in a safe and secure manner.
2. Emergency personnel needed.
3. Any sanitary facilities, such as porta-potties and trash removal that may be required by local, state or federal regulation or law.
4. Any other condition or conditions, as recommended by the City or other governmental agency.
5. The amount of the special event fee to be charged.
6. Any damage deposits that may be required after reviewing the event plan.

K. In addition to the application, separate licenses and/or permits and/or permissions may be required for the following:

1. Sale and/or consumption of alcoholic beverages on public or private property, as required by Idaho law, or the applicable laws, policies, and procedures of Kuna City Code. (Applications for events which provide for the sale and/or consumption of alcohol or alcoholic beverages may require a transportation plan to be submitted with the application).

2. Use of any portion of the public right-of-way (road, sidewalk or street parking area) requires a use permit, pursuant to Idaho law, or the applicable laws, policies, and procedures of the Ada County Highway District, Idaho Transportation Department and/or Kuna City Code.
 3. Any use permits that may be required.
 4. Firework permits.
- L. If the event is held on City property, applicants shall provide a copy of the comprehensive general liability insurance policy in the amount of one million dollars (\$1,000,000.00) with the City of Kuna or Ada County Highway District (or both, depending upon the location of the special event) named as a certificate holder, and written by a company authorized to write insurance policies within the State of Idaho, and filed with the Kuna City Clerk's Office. Applicants must also execute indemnification and hold harmless provisions contained within the application.

3-8-4: - ISSUANCE OF PERMIT; EXTRAORDINARY RESOURCES; CONDITIONS OF APPROVAL; GROUNDS FOR DENIAL:

- A. Within ten (10) business days of the receipt of an application, the city clerk shall provide a written notice to the applicant for any additional items that may be required before the permit will be issued. The applicant has ten (10) business days to provide the additional requested information unless the city clerk and the applicant agree on the amount of additional time. Upon receipt of the items as specified by the city clerk, the city clerk shall within five (5) business days, either approve a permit with standard or special conditions, or a combination of each, or deny a permit.
- B. An applicant, whose special event may require the use of extraordinary city resources as a result of anticipated attendance or increased security demands, shall be required to pay for those extraordinary resources, as determined by the city or affected agency prior to the event. If there is additional extraordinary expenses or damages, the applicant shall pay for the same within fifteen (15) days following the conclusion of the special event, and as condition of approval, the city may require a cash deposit, as a security for any additional extraordinary resources or damage.
- C. Special event application may be denied or revoked if the city clerk determines:
 1. The applicant has made any false material representation in the application;
 2. The applicant fails to provide any of the items or information required by this chapter;
 3. The applicant failed to pay for extraordinary resources or potential estimated damages attributable to the event as specified in subsection 3-8-4-B of this chapter or to pay costs

associated with extraordinary resources or damage to city property for a previously-permitted event.

4. The applicant failed to gain required licenses, permits, conditions, or permissions from the police department, fire department, central district health department, ACHD ~~Ada County Highway District~~, City Planning and Zoning and/or City Clerk's Office.
 5. The special event will substantially interfere with a special event where the other special event has applied for a special event permit and its fee and any other costs have been paid for in full.
- D. The city clerk may condition the issuance of a special event permit by imposing reasonable requirements concerning the time, place, and manner of the event, and such requirements as are necessary to protect the safety and rights of persons and property, and the control of traffic as recommended by City staff or external agencies.
- E. The following conditions apply to all special event permits:
1. The time, place and manner of the event proposed on the application may not be altered or modified;
 2. The area of the event or the facility must be returned immediately to its original pre-event condition, reasonable wear and tear excluded, including:
 - a. Removal and appropriate disposal of trash and/or recyclables generated by event activities and by the event's spectators and attendees in coordination with the city's designated trash service company;
 - b. Removal of vehicles, equipment, portable toilets, and other support equipment which are used for the event; and
 - c. Removal of facilities, cones, barricades, and markings along a route.
 3. Special conditions as recommended by the City or other agencies.
- F. If a special event permit is denied, the applicant has the right to appeal to the Kuna City Council pursuant to KCC 1-15-1.

3-8-5: PARADE SPECIAL EVENT REGULATIONS

A. Parade special event permits shall contain the following conditions:

1. Licenses. All drivers must be at least 18 years of age and shall be required to provide proof of a valid driver's license to operate a motor vehicle in the state of Idaho.
2. Debris removal. Following the conclusion of the parade, organizers shall plan or agree to pay the City for cleaning of debris left by participants or observers in the areas through which the parade passes.

3. Applicants shall identify on maps and in written documentation the locations for assembly and disassembly of participants. If loading docks, truck routes, or highways are impacted, the organizer shall notify affected businesses by certified mail at least 60 days prior to the event of such impact.
 4. Throwing from floats. No candy, pamphlets, trinkets, or other items shall be tossed to viewers of parades from parade floats. Violation of this provision is cause for the Kuna City Police Department to ask the violator to pull out of the parade formation or halt the event.
- B. The Kuna Police have the authority, when reasonably necessary, to prohibit or restrict the parking of vehicles along any street or part thereof constituting a part of the route of a parade.

3-8-5 6: - REVOCATION OR SUSPENSION OF PERMIT:

The city clerk, with the approval of the city attorney, may summarily suspend or revoke a permit issued under this chapter for violation of any provision of this chapter; for violation by the applicant of any federal, state or local laws or ordinances during the special event; for a violation of the conditions of the permit; or for making any material false representation in an application for a permit or for an exemption certificate. In the event of a suspension or revocation, the appeal provisions shall apply, commencing upon the date of the suspension or revocation notice. If a permit is revoked or suspended, the applicant has the right to appeal to the Kuna City Council pursuant to KCC 1-15-1.

3-8-7: PUBLIC CONDUCT DURING PARADES:

- A. Interference: It shall be unlawful for any person to interfere, block, obstruct or impede, or interfere with conduct of the Parade.
- B. No person (except participants of the parade) shall drive any vehicle, walk, run, or ride a bicycle, skateboard or similar device between participants, vehicles or animals in a parade.
- C. No person shall drop, throw or roll any object toward, among or between participants, vehicles or animals in a parade, which object could cause injury or damage to a person, animal or vehicle struck by such object.
- D. No person shall grab at, take hold of, hit, pull or push any participant, vehicle or animal in a parade or anything in the possession of any participant in a parade.

3-8-8 BLOCK EVENT REGULATIONS:

Local streets not exceeding one City block or one intersection may be temporarily closed for block events provided that the following requirements are met:

- A. At least two-thirds (2/3) of the area abutting the street or intersection to be closed is residentially zoned and the block event is consistent with purposes of the residential zoning district;
- B. The applicant agrees to indemnify and hold harmless the City and its officers and employees from any and all claims, damages, or suits that may arise or in any way be occasioned by the granting of a special event permit for the block event; and
- C. The applicant agrees to clean all debris and litter from the street and sidewalks within four (4) hours after the block event.
- D. Proof of mailing of written notice to all abutting or adjacent property owners, as well as the property owners on the corner lots immediately across the intersection on the opposite side of the street closure, of the date, time and purpose of the block event and of their right to file with the City Clerk a written objection to the block event 10 business days prior to the issuance of the special event permit..
- E. The applicant for any block event must have an approved traffic control plan from Kuna Police Department and Ada County Highway District and shall be solely responsible for obtaining, placing, and removing any required barricades or traffic control devices.

3-8-6 9: - PROHIBITIONS AND PENALTIES:

~~A.~~ It shall be unlawful for any person to:

- ~~A. 1.~~ Conduct, present, or stage a special event without a permit.
- ~~B. 2.~~ Violate any provision of this chapter.
- ~~C. 3.~~ Serve or cause to be served alcohol in violation of Idaho Code or Kuna City Code.
- ~~D. 4.~~ Violate any condition of a special event permit. A permittee may, by virtue of a lawful special event permit, utilize or allow performers to utilize sound amplification equipment that would otherwise violate City Code and/or state law.
- ~~E. 5.~~ Conduct an event that violates the approved use or is outside the permitted or licensed use of a premise, facility, or location.

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3-8-7 10: - ATTENDANCE AND PARTICIPANT GOOD FAITH ESTIMATE:

Attendee projections the attendance shall be a good faith estimate provided by the applicant, promoter, or sponsor which shall accompany the special event application. The applicant shall provide a short, written statement explaining the basis for the attendee projection.

The statement shall include all the relevant factors known at the time, the price of admission and the extent of advertising and promotion contemplated.

3-8-8 11: - SPECIAL EVENT PERMIT GENERAL RESTRICTIONS:

- A. Vendors must keep the area of operation free of debris. Vendors selling food or beverages must provide trash receptacles and waste removal adjacent to or as a part of their operations. All spilled food, beverages, grease, or other trash or debris accumulating within twenty (20) feet of vending unit shall be cleaned and collected by the vendor and deposited in the vendor's trash receptacle.
- B. The vendor is prohibited from depositing its waste, ice, and any grey or wastewater into sidewalk waste receptacles, privately owned dumpster, City planters, gutters or the street drainage system.
- C. All grey water shall be disposed of at the dump station at the City park. No grey water shall be disposed of in any unapproved location such as the curb, gutter or anywhere else on public property.

3-8-12: BASIS FOR PERMIT DENIAL; OR HALTING OF PARADE, PUBLIC ASSEMBLY OR BLOCK EVENT:

A permit may be denied where the City Clerk determines, based upon probable cause from the police department or ACHD that the parade, public assembly, or block event would unreasonably disrupt traffic, vehicular or pedestrian, or public services, or where there is substantial evidence that the applicant, the applicant's agents, or participants in the parade, public assembly, or block event intend to engage in violence. A parade, public assembly, or block event may be halted by the Chief of Police if at any time the participants fail to comply with the requirements of the permit or violate the law.

3-8-9 13: - REVOCATION OF ~~PERMIT LICENSE~~; NOTICE OF HEARING:

Any violation of the provisions of this chapter or a violation of any local, state or federal law committed and connected to the use of the permit issued pursuant to this chapter ~~license~~ shall be grounds for the city clerk to revoke the permit. If a permit is revoked, the applicant has the right to appeal to the Kuna City Council pursuant to KCC 1-15-1.

3-8-~~10~~-14: - UNLAWFUL CONDUCT:

~~A.~~—No temporary permit holder hereunder shall:

- A. 1.—Fail to comply with any of the requirements and restrictions set forth in this chapter.
- B. 2.—Misrepresent the purpose of, or affiliation of, those engaged in ~~the~~ vending or make any false statement on the application;

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~~3-8-14~~ 15: - APPEAL FROM DENIAL OR REVOCATION OF A LICENSE:

Any person aggrieved by any action of the city clerk according to the provisions of this chapter shall have a right to appeal pursuant to KCC 1-15-1.

~~3-8-12~~ 16: - CRIMINAL CODE VIOLATIONS AND PENALTY:

Any person, business, firm, company or corporation who shall violate any of the provisions of this chapter shall be punished according KCC 1-4-1.

3-8-17 GRANT OF REGULATORY ADMINISTRATIVE POWERS AND AUTHORITY TO BE LIBERALLY CONSTRUED

The grant of regulatory administrative powers and authority provided in this chapter to the city clerk and the other City of Kuna officials and agents; shall be liberally construed, as a broad and general grant of administrative powers and authority to the end that special events are authorized and conducted in a manner that protects the health, safety and welfare of persons and property within the boundaries of the City of Kuna. The enumeration of certain powers that for the free and efficient exercise of powers expressly granted in this Chapter.

~~3-8-13~~ 18: - SEVERANCE CLAUSE:

If any clause, sentence, paragraph, section, or any part of this chapter, shall be declared and adjudged to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect, invalidate, or nullify the remainder of this chapter.

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 as Chapter 8 of Title 3.

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 _____, 2020

CITY OF KUNA

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

