OFFICIALS
Joe Stear, Mayor
Richard Cardoza, Council Member
Warren Christensen, Council Member
Greg McPherson, Council Member
Vacant, Council Member

CITY OF KUNA

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

City Council Meeting
AGENDA
Tuesday, September 1, 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, in addition to Mayor, City Council, and staff, will be allowed in Council Chambers. All other persons may access the meeting via Live Streaming.

Live Streaming Instructions:
Members of the public may watch the September 1, 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.
2. Email PublicHearingTestimony@KunaID.gov

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.

- ✓ 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.

PLEASE NOTE: Due to social distancing protocol, the Council Chambers Audience Occupancy Capacity is 15. The first 15 persons who appear, in addition to Mayor, City Council, and staff, will be allowed in Council Chambers.

If you have questions regarding public testimony, 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 18, 2020

B. Accounts Payable Dated August 27, 2020 in the amount of $5,402,352.71

C. Resolution No. R46-2020

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING A PERFORMANCE BOND BY NSDR 3.5 LLC FOR THE REDHAWK SQUARE SUBDIVISION FOR UNCOMPLETED WORK INCLUDING STREET LIGHTING PURSUANT TO THE TERMS OF THIS RESOLUTION.

D. Findings of Fact and Conclusions of Law for Case No. 20-01-OA – Sign Ordinance Amendment

E. Final Plats:

1. Case No. 20-13-FP (Final Plat) for Ardell Estates No. 4
2. Case No. 20-14-FP (Final Plat) for Silver Trail No. 6
3. Case No. 20-17-FP (Final Plat) for Winfield Springs No. 6

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. *Applicant requests this be tabled until the September 15, 2020 Council Meeting.*
Public Hearing continued from August 18, 2020 for testimony regarding sewer capacity 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.

B. *Staff requests this be tabled until the October 20, 2020 Council Meeting due to noticing requirements*
Public Hearing and consideration to approve Case No. 19-08-ZC (Rezone) and 19-10-S (Preliminary Plat) for Monarch Landing Subdivision – Troy Behunin, Planner III ACTION ITEM

Mason & Associates, Inc. (applicant) requests Rezone, Preliminary Plat, Special Use Permit (SUP) and Design Review approvals for the Monarch Landing Subdivision. Applicant requests a rezone for approx. 17.34 total acres from Agriculture (AG) to a C-3 Commercial (Service Commercial) zone. Applicant also requests preliminary plat approval in order to re-subdivide Lot 1, Block 1 of Tukila Meadow Sub into 15 total lots, and requests a SUP to place an approx. five (5) acre self-storage facility on the same site. The subject site is at SWC Linder and Hubbard Roads, Kuna, ID 83634, within Section 14, Township 2 North, Range 1 West (APN R8555340170).

C. Public Hearing and consideration to approve Annual Appropriation Ordinance No. 2020-26, Resolution No. R43-2020 Foregone Property Tax Levy, and R44-2020 Reservation of Right to take Foregone Increase in Subsequent Year – Jared Empey, City Treasurer ACTION ITEM

Open Public Hearing
Receive evidence

Potential Motion:

Consideration to close evidence presentation and proceed to deliberation

1. Consideration to approve Ordinance No. 2020-26 ACTION ITEM

AN ORDINANCE ENTITLED THE ANNUAL APPROPRIATION ORDINANCE FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2020 AND ENDING SEPTEMBER 30, 2021, PROVIDING FOR FINDINGS, PROVIDING FOR THE ADOPTION OF A BUDGET AND THE APPROPRIATION OF EXPENDITURE OF SUMS OF MONEY TO DEFRAY THE NECESSARY EXPENSES AND LIABILITIES OF THE CITY OF KUNA, IN ACCORDANCE WITH OBJECT AND PURPOSES AND IN THE CERTAIN AMOUNTS HEREIN SPECIFIED FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2020 AND ENDING ON SEPTEMBER 30, 2021; AUTHORIZING A LEVY OF A SUFFICIENT TAX UPON THE TAXABLE PROPERTY OF THE CITY OF KUNA AND PROVIDING FOR AN EFFECTIVE DATE AND THE FILING OF A CERTIFIED COPY OF THIS ORDINANCE WITH THE IDAHO SECRETARY OF STATE, THE ADA COUNTY CLERK, AND THE IDAHO STATE TAX COMMISSION.

Consideration to waive three readings
Consideration to approve ordinance

2. Consideration to approve Resolution No. R43-2020 ACTION ITEM

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

- SETTING FORTH FINDINGS; AND
- CERTIFYING THE INTENT OF THE CITY COUNCIL OF THE CITY OF KUNA TO LEVY, AS A PART OF THE GENERAL TAX LEVY PURSUANT TO ORDINANCE NO. 2020-26 THE RECOVERY OF ITS FORGONE PROPERTY TAX; AND
- DIRECTING THE CITY CLERK; AND
- SETTING AN EFFECTIVE DATE.

3. Consideration to approve Resolution No. R44-2020 ACTION ITEM

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KUNA;

- SETTING FORTH FINDINGS; AND
- ELECTION TO BUDGET LESS THAN THE MAXIMUM ALLOWABLE NON-EXEMPT PROPERTY TAX INCREASE FOR FISCAL YEAR 2020-2021; AND
- RESERVING THE RIGHT TO RECOVER FISCAL YEAR 2020-2021 FORGONE ALLOWABLE NON-EXEMPT PROPERTY TAX INCREASE IN A SUBSEQUENT YEAR BY ADOPTION OF THIS RESOLUTION AND SPECIFYING THE AMOUNT OF THE FORGONE ALLOWABLE NON-EXEMPT PROPERTY TAX INCREASE BEING RESERVED; AND
- DIRECTING THE CITY CLERK; AND
- SETTING AN EFFECTIVE DATE.

7. Business Items:

A. Consideration to Resolution No. R45-2020 – Jared Empey, City Treasurer ACTION ITEM

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING AGREEMENT NO. 13364-1-20 WITH ADA COUNTY AND THE ADA COUNTY PROSECUTING ATTORNEY'S OFFICE FOR THE PROVISION OF PROSECUTORIAL SERVICES FOR THE FISCAL YEAR 2020-2021; AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

B. Consideration to approve Resolution No. R47-2020 – Lisa Holland, Economic Development Director ACTION ITEM

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO, DETERMINING CERTAIN ADDITIONAL AREAS WITHIN THE CITY OR WITHIN THE CITY'S AREA OF OPERATION, TO BE A DETERIORATED AREA AND/OR A DETERIORATING AREA AS DEFINED BY IDAHO CODE SECTIONS 50-2018(9) AND 50-2903(8), DIRECTING THE URBAN RENEWAL AGENCY OF KUNA, IDAHO TO COMMENCE THE PREPARATION OF AN URBAN RENEWAL PLAN SUBJECT TO CERTAIN CONDITIONS, WHICH PLAN MAY INCLUDE REVENUE ALLOCATION PROVISIONS, FOR ALL OR PART OF THE AREA; AND PROVIDING AN EFFECTIVE DATE.

8. Ordinances:

A. Third Reading and Consideration to approve Ordinance No. 2020-24 ACTION ITEM

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.

Consideration to approve ordinance
Consideration to approve summary publication

B. Consideration to approve Ordinance No. 2020-27 ACTION ITEM

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 HDP GREYHAWK 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

C. Consideration to approve Ordinance No. 2020-28 ACTION ITEM

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 NSDF 3.5 LLC.; AND
- DECLARING WATER RIGHTS APPURTENANT THERETO ARE POOLED FOR DELIVERY PURPOSES; AND
- DIRECTING THE CITY CLERK TO RECORD THIS ORDINANCE AS PROVIDED BY LAW; AND
- DIRECTING THE CITY ENGINEER TO PROVIDE NOTICE OF THIS ORDINANCE TO THE BOISE~KUNA IRRIGATION DISTRICT, THE OWNERS AND UPDATE THE IRRIGATION SYSTEM MAP; AND
- PROVIDING AN EFFECTIVE DATE.

Consideration to Waive Three Readings of Ordinance
Consideration to Approve Ordinance

9. *Executive Session:* *None*

10. Mayor/Council Announcements:

11. *Adjournment:*

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

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

City Council Meeting
MINUTES
Tuesday, August 18, 2020

6:00 P.M. REGULAR CITY COUNCIL

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1. Call to Order and Roll Call

Two Council Members weren't logged in to Zoom at the start of the meeting. City Clerk Chris Engels asked everyone to standby while she got them into the meeting otherwise there was no quorum.

Mayor Stear called the meeting to order at 6:07 P.M. when all Council Members were in attendance.
(Timestamp 00:07:34)

COUNCIL MEMBERS PRESENT:
Mayor Joe Stear – In Person
Council President Briana Buban-Vonder Haar – Via Zoom
Council Member Richard Cardoza – In Person
Council Member Warren Christensen – Via Zoom
Council Member Greg McPherson – Via Zoom

CITY STAFF PRESENT:
Chris Engels, City Clerk – In Person

Jared Empey, City Treasurer – In Person
Bill Gigray, City Attorney – In Person
Lisa Holland, Economic Development Director – Via Zoom
Wendy Howell, Planning & Zoning Director – In Person
Nancy Stauffer, Human Resources Director – In Person
Bobby Withrow, Parks Director – Via Zoom
Troy Behunin, Planner III – In Person
Jace Hellman, Planner II – Via Zoom
Doug Hanson, Planner I – In Person

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 00:08:20)

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

Mayor Stear asked if there were any questions, comments, or anything anyone would like to pull for further discussion or a motion to approve or deny.

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. Spring Rock Subdivision
(Timestamp 00:09:13)

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

Mayor Stear asked City Attorney Bill Gigray to instruct everyone on how to proceed since this was new to Council.

Mr. Gigray thought it would be helpful to the Council and the Mayor to just deal with what procedure would be followed considering this matter. The City received a letter from Deborah Nelson on behalf of the applicant, Ten Mile, for a request to reconsider the deliberation action and direction of the Council from the last meeting in regards to the denial of the application for annexation. That letter, dated August 13, 2020, conferred with Mayor Stear as to whether or not, since he set the agenda, that would be allowed to be on the agenda. He consented to that which was why it was placed on the agenda. It was not a matter of right under law because the action taken by the Council was regarding the application for annexation which was not under the Local Land Use Planning Act. Pursuant to Statute 56-02 and Ordinance 153 of Kuna City Code, the Mayor presided over the meetings of the Council and, in that particular instance, since they didn't have a specific procedure, it was his advice the Mayor determine how they wanted proceed with regards to this request for reconsideration.

Mr. Gigray stated this was not a public hearing. There was no notice, no publication, and no State Statute on this. It was not advertised by the City as a public hearing. The record, which at that point would be the letter from Deborah Nelson, would be considered by Council for only the purpose of determining whether to grant or deny the motion. At that point it would not be considered part of the record of proceedings in the main application for annexation and accompanying applications. Their consideration of this information was only for purposes of whether to grant the motion for reconsideration or deny it. Any other documents the City received in the last week that were in any way associated with this, he did not believe any were part of the packet, if oral argument was allowed by the Mayor or not in this instance, that could be referenced at that point by the applicant, but it was not part of the record of proceedings in the main matter.

Mr. Gigray explained, with regards to a motion to reconsider, if the Council chose to grant that motion, as they were aware, the public hearing continuance for purposes of their consideration of the proposed Findings of Fact, Conclusions of Law, and Order of Decision, which was in the packet as the next agenda item, would, that point, require a motion to table the approval of those findings. Then that motion would include a motion to reopen the public hearing for the receipt of evidence and testimony for all of the applications that had been submitted and to continue the public hearing to a certain date and time. They could decide if they were going to limit testimony and evidence to specific issues or just open the matter back up for testimony and evidence on all matters. Then it would be important, and he thought required, since they closed the record for testimony and evidence, they direct the notice be republished for all matters as required by law for all applications including mailing, posting, and any requirements of notice of a public hearing on all of those matters. Then they would reset the matter for hearing at a date for which that notice could be accomplished. That was his advice to the Council with regards to the procedure that affected this particular item on the agenda. He stood for questions.

There were no questions.

Mayor Stear thought, since they had closed the case for receipt of evidence and testimony, if they opened this up for receipt of evidence and testimony that would intrude on that case. The matter before Council was whether or not, based on the letter included in the packet, they would entertain a reconsideration in this case. The next thing, as Mr. Gigray said, was, if they did want to do that, to table the Findings of Fact and Conclusions of Law. He opened the floor up to Council. It was stated in the Findings of Fact and Conclusion of Law, his main consideration in this was sprawling the city at a time when there were already issues with growth. The timing was bad for that. It was a great project and would eventually be a good thing but, at that time there were many issues with growth happening at the rate it was happening, a lot of which they had no control over. This one, if they didn't annex, they at least had that control in this case. In his mind, they didn't need to reconsider, but that was his opinion. He invited Council to chime in.

Council Member Cardoza stated he did some more research on this and wanted to site some exhibits he found. Exhibit B6 went said this proposal exceeded growth forecasted for this area. Coupled with the Falcon Crest proposal to the southwest, transportation infrastructure might not be able to support the new transportation demands. Exhibit B3, dated January 24, from Ada County Highway District went on to say ACDH might not be able to timely complete improvements to the north/south corridors that might be necessary to accommodate growth that Kuna had approved and any anticipated future growth in this area. It was signed by Mindy Walsh. Exhibit B2, which didn't have a date on it, the current CIP had roadway improvements planned through 2035 and only had planned improvements for six miles of

Cloverdale Road between Deer Flat and Overland. No other study area roadways were currently planned for improvement. Again, Ada County commented on the Capital Improvement Plan and the Five-Year Work Plan at the bottom. It said, due to current and future budget forecasts, ACHD might be unable to complete the improvements necessary to the north/south corridors. He thought that was enough to get started; Exhibits B2 and B6. There were some others that explained some of the west and east bound right turn lanes were not projected until 2031 to 2035. It sounded like Ada County had their hands full in the immediate future.

Council President Buban-Vonder Harr mentioned again that ACHD did approve the request. She still struggled with the idea that they were deciding the roads wouldn't be able to sustain the project when ACHD already signed off saying the project could continue and they could support it. Also, she noted they had heard testimony, or there had been submitted statements, from the applicant and ACHD indicating there would be $10 million of additional improvements the applicant would need to do. There were additional check ins the applicant would need to do at each phase to see if additional infrastructure or improvements were needed and if they were clear to move forward. To the extent that ACHD had already set up this whole framework for dealing with the traffic impact and indicated any potential issues were not something that would prevent ACHD from signing off, she still had significant concern about that being the hook they would hang their hat on in terms of why they were saying no.

Mayor Stear asked City attorney Bill Gigray if they needed an actual motion or what the best way was to carry forward.

Mr. Gigray's opinion was, if nobody made a motion, at some point someone would need to call for order of the day and they would move on to the next agenda item which was the hearing and consideration of the Findings of Fact. If somebody made a motion to grant the motion and that was seconded, they would proceed to vote on whether they would authorize granting of the motion to reconsider or not. If somebody made a motion to deny the request for reconsideration and that was seconded, they could vote on that motion. At that point, he thought, there were three processes that could be followed.

Council President Buban-Vonder Haar wanted to hear from Council Member McPherson since, if everybody stuck with the comments they made last time, they were at a stalemate again and there would be no point in making a motion to reconsider the denial.

Council Member McPherson still held by what he had said the last time. He thought it was a great project. He thought the placement was wrong. It was too much too far out. He knew it kind of tied in with Falcon Crest but, as far as getting all the resources there for emergencies, police, fire, and EMS, yes it was right next door, but by road

travel it was still that much farther away. He knew in time it would self-sustain but getting to that point was a long way away. He thought the road overcrowding was already an issue on Cloverdale and adding other growth, Falcon Crest and this, he knew ACHD said one thing, but they also said Ten Mile wasn't a bad road and it was torn up every other week. He stood by his comments from the last meeting. He was in the same position.

Council Member Christensen thought it sounded like they were all in a position where they stood by their thoughts from the last meeting which brought them right back to a stalemate. There was not much more that needed to be added. He noted Council Member McPherson talked about the services when they both heard from the Police Chief and the Fire Chief that it wouldn't really impact them negatively. They also talked about a more direct path because Council Member McPherson had mentioned about a three-mile trip around to get to that neighborhood for services when there was actually a direct shot that got in there. He didn't know that there was anything that could be said to change what they all thought.

Mayor Stear asked, if they didn't want to make a motion on that, if someone would just call for order of the day and they could move on to the next item or they could entertain a motion.

Council Member Cardoza called for order of the day.

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
(Timestamp 00:26:41)

City Attorney Bill Gigray reviewed the hearing held at the last meeting. Council proceeded to close the record of proceedings for the receipt of testimony and evidence and directed Findings of Fact and Conclusions of Law and Order of Denial of the Annexation Application be prepared and submitted to the Council for their consideration. One had been prepared and was in the packet. He could overview how it was pieced together if they wanted. He reminded them it was their findings. The mere fact that the findings were submitted for their consideration by no means restricted their ability to change any of the items contained therein until they were satisfied these were, in fact, the findings they would adopt, which would take an action of the Council to approve. He asked Mayor Stear how he wanted him to overview it.

Mayor Stear asked if Council had anything they wanted Mr. Gigray to go through.

No one had anything.

Mayor Stear asked him to give a brief summary.

Mr. Gigray explained the first section was a record of proceedings to identify what exhibits were proposed in the matter, the hearings held, the history of the matter, the witness testimony, and staff reports. Those were detailed throughout Section 1. Section 2 was the beginning regarding the decision process. The findings of fact in that regard, first in Section 3 page 5, identified that notice had been provided for their hearings on this matter and what notice was given, the subject parcels for the subject applications and their use, ownership, findings with regards to the fact that this was a request for annexation with consent on the part of the owners of the property which made it a category A under Idaho State Code Section 52-2. They listed all of those items in Section 3 including staff recommendations and other testimony received.

Mr. Gigray said the Conclusions of Law started in Section 4. Those were the powers and duties of the City Council; their authority not only as a municipal corporation but, also with regards to their authority over plats and annexation approval and that they did not have any extra territorial jurisdiction. That was included in that finding because taking action in denial of the annexation made the other pending applications moot which dealt with zoning, PUD, and subdivisions. The property had not been included within the boundaries of the City so it was not subject to Kuna's ordinances.

Mr. Gigray further explained the finding in the Conclusions of Law portion Section 4.6 was the annexation. This was an important procedural matter in that it was not under the Local Planning Act. Annexation was under 52-2 and, specifically in this instance, under Part A of that. This was really, in a sense, a legislative act on their part. The others were quasi-judicial; all of the applications associated with it. The Findings and Conclusions of Law in Section 5 identified their authority for annexation under 52-2(1). In 5.3, the conclusion this was a Category A annexation. Section 5.4 was an important conclusion and finding because it had to do with why they denied the application for annexation. Council would want to pay close attention to be sure they were comfortable with it. It dealt with what he heard at the last meeting, in a general discussion without getting into a lot of specifics, about whether or not this would be an orderly development or if it would contribute to urban sprawl of the city. They would see that in Section 5.4. The proposed Order of Denial included the denial of the application for annexation. In Section 6.2 the applications for the planned unit development, subdivision, and development agreement were rendered moot by the denial of the annexation application.

Mayor Stear asked if any Council Members had any comments or questions for Mr. Gigray.

There were none.

Mayor Stear thanked Mr. Gigray. He asked, if there was no further discussion, that someone make a motion to approve the Findings of Fact and Conclusions of Law for Case No. 19-10-AN.

Motion To: Approve Findings of Fact & Conclusion of Law for Case No. 19-10-AN (Annexation)
Motion By: Council Member McPherson
Motion Seconded: Council Member Cardoza
Further Discussion: None
Approved by the Following 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

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 *(Timestamp 00:34:55)*

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.

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

Mayor Stear noted this had been going on for a long time. He and Mayor Tammy de Weerd had gotten together, and had staff get together, to look at the boundaries to figure out what the best fit was. In the end, this was what they all agreed would be fine. This action concluded the battle of the boundaries between Kuna and Meridian. They could put that to rest and get them all filed with the County so everything was an official record. He had been in contact with Mayor Robert Simison. In fact, Mayor Simison contacted Mayor Stear first to make sure Mayor Stear was still on board with the same agreement. Mayor Simison was actually Mayor de Weerd's Chief of Staff at the time these discussions were going on so he was well versed on it. Basically, this aligned Kuna with the City of Meridian and their thoughts. He thanked Mr. Hellman for getting this put together so they could put a period at the end of this sentence finally.

Council Member Cardoza noted there were about five letters in the packet from people concerned about annexation by Kuna. He asked if a courtesy letter could be sent out to those people explaining they weren't being annexed but, rather, they were in the area impact.

Mayor Stear thought that was very appropriate. He asked Mr. Hellman to draft a letter of clarification for those folks.

Mr. Hellman explained in their last re-notice they put a line in the description of the project clarifying this was not an annexation attempt. They tried to reach out to almost everyone that provided comment to at least explain this was essentially an invisible boundary and, if it was approved that night, the next day those property owners wouldn't see any difference. However, they could certainly draft up something to send out as a follow up.

Council Member Cardoza thanked Mr. Hellman.

Mayor Stear thought that would be good so they would know the action occurred and it carried forward. They would have comfort in knowing they would not be forcibly annexed. He asked if there was any other comment.

Mayor Stear opened the public hearing. He didn't have anyone signed up to testify in this matter. He asked if there was anyone in the audience who wished to sign up.

There was none.

Support: None

Against: None

Neutral: None

Rebuttal: None

Motion To: Close the public hearing
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**.**

Motion To: Approve Northern Boundary Area of City Impact Expansion and the Findings of Fact, Conclusions of Law and Order of Decision as presented
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**.**

C. *Public Hearing tabled from July 21, 2020* and Consideration to approve Ordinance No. 2020-23 – Jace Hellman, Planner II ACTION ITEM
(Timestamp 00:43:00)

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.

Planner II Jace Hellman presented the ordinance and stood for questions.

Mayor Stear opened the public hearing. There was no one signed up to testify in this matter. He asked if there was anyone who wanted to testify that had not signed up.

Support: None

Against: None

Neutral: None

Rebuttal: None

Mayor Stear, seeing none, put the question before Council.

Council Member Cardoza asked if they needed to close the public hearing.

Mayor Stear said yes, if they were done with discussion and that type of thing.

Council Member Cardoza asked if there was any discussion.

Council Member McPherson said he had nothing.

Motion To: Close evidence presentation and proceed to deliberation
Motion By: Council Member Cardoza
Motion Seconded: Council Member McPherson
Further Discussion: None
Motion Passed: 4-0**.**

Motion To: Waive three readings of Ordinance No. 2020-23
Motion By: Council Member Cardoza
Motion Seconded: Council Member McPherson
Further Discussion: None
Motion Passed: 4-0**.**

Motion To: Approve Ordinance No. 2020-23
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**.**

Motion To: Approve summary publication of Ordinance No. 2020-23
Motion By: Council Member Cardoza
Motion Seconded: Council Member McPherson
Further Discussion: None
Motion Passed: 4-0**.**

D. Public Hearing and consideration to approve Case No. 19-09-S (Preliminary Plat), Corbin's Cove Subdivision – Troy Behunin, Planner III ACTION ITEM
(Timestamp 00:48:25)

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.

Planner III Troy Behunin reviewed the application and staff report in the Council Packet. He stood for questions.

Mayor Stear opened the public hearing.

Gary McAllister, the applicant, 2115 E Bowstring Street, Meridian, Idaho 83642, said they thought the project was pretty varied in-home sizes and felt it would fit in nicely in the area. He had a couple side notes. They were told to speak to the irrigation district to find out if they wanted fences up. The irrigation district did not want fences in right away whatsoever. They also talked to the neighbor on the north coming in about connecting to the pressurized irrigation system. They would probably work that out. He stood for questions.

Mayor Stear asked if Mr. McAllister thought there would be an issue with getting hooked into the pressurized irrigation.

Mr. McAllister did not think so.

Mayor Stear said ok. That was one of the major issues in Kuna sometimes so they wanted to encourage that.

Council Member Cardoza asked if the Fire Department had a response about going in and coming back out.

Mr. McAllister said they wanted what he called a “hammerhead” or a “snoopy”. They were okay with the cul-de-sac but preferred the “snoopy”. ACHD wanted the cul-de-sac since it was going to be a public road.

Council Member Cardoza didn’t remember seeing a letter from the Fire Department. He might have missed it.

Mr. McAllister explained he had talked to him when the project first started. He wanted the “snoopy” and they designed that but, when they went to ACHD, with it being a public road, they wanted the cul-de-sac. He was okay with either one. He had just preferred the other and Mr. McAllister understood.

Mayor Stear had no one signed up to testify in this matter. He asked if there was anyone who wanted to testify that had not signed up.

Support: None

Against: None

Neutral: None

Rebuttal: None

Mayor Stear, seeing none, put the question before Council.

Council Member Christensen said they continued to push the Ten Mile Lift Station above service capacity with what was currently approved and being built. The report said this would bring the service capacity up from 121% to 124% and developer participation might be needed to expand. He asked if there was anyone who could speak to the pressure Ten Mile Lift Station was under.

Mayor Stear asked Mr. Behunin if he'd had discussions with Public Works on this matter.

Mr. Behunin said he knew there was a concern about the Ten Mile Lift Station and there were some significant water mains and sewer lines that ran adjacent to, or in back of, where these lots would go. Public Works kept reminding Planning & Zoning there was limited or no capacity. He didn't have anything to share officially beyond what was in the City Engineer's memo in the packet.

Council Member Christensen asked Council to think about how much they should continue to allow Public Works to say there was no more capacity or they were at capacity before things finally imploded.

Mayor Stear agreed that was definitely a valid concern. Public Works did letters to serve when they were ready to start these projects and, if they couldn't provide those letters to serve because they were over capacity, they needed to inform the owners of these developments.

City Attorney Bill Gigray said this would be an important consideration for the infrastructure of any subdivision in the City; the ability to provide sewer and water. If they felt the record before them was inadequate to address specific concerns they might have regarding the lift station and others, he recommended they continue the hearing for the purpose of receiving more specific information from the Public Works Department of the City in regards to the capacity of the City to serve this subdivision with sewer and the lift station and allow the applicant and other affected parties present to comment with regards to that issue. They did have that authority if they chose to take it.

Council Member Cardoza thought all the construction at that time was going from Crego Subdivision down to Ten Mile and they were increasing the capacity of Ten Mile. He thought that was what all the construction was down there.

Mayor Stear thought that was included as part of that. He remembered when that subdivision was approved it was going to put the City at 100% capacity. He thought they addressed the issue with the piping. He couldn't recall for sure, but he thought it was the lift station that was more of a problem. He thought it certainly would be appropriate to carry this forward if nothing else but to specifically get information from Public Works on sewer capacities and that type of thing. He thought it was important to not approve something and make it appear that the City could serve something it couldn't. He thought

it was a very good point Council Member Christensen brought up and they should follow through with that. He asked if there were any other concerns with this project.

Council Member Cardoza asked if the City Engineer was available by phone or internet.

Mayor Stear replied not that night.

Mr. Behunin had been reviewing the City Engineer memo and shared the second to last comment was, “Sewer and Water "Will Serve" commitments shall be based on available water and sewer capacities at the time of construction drawing approval.” He believed that was a standard answer. At the same time, he did not come out and say no.

Mayor Stear said yeah but it was valid point. If they and the applicant were comfortable with that comment, they could certainly move forward. It was whatever the desire of the Council was.

Council Member Christensen wanted to hear more detail from Public Works regarding where the City was at with capacity and how much he thought the Ten Mile Lift Station could take moving forward. Those percentages were getting awfully high and for him to mention in the staff report that the developer might need to assist in extending the Ten Mile Lift Station; Council Member Christensen would be comfortable hearing from the engineer that even though the percentage looked high they were still confident they could support that.

Mayor Stear asked if Council would be interested in doing a workshop with Public Works. It was something he and Council Member Cardoza had talked with them about the other day. It might be wise, if Council was amenable to it, to put together a workshop that just covered that topic in general; not just south of the tracks but beyond that. It was a good idea if Council was willing. They could get it put together and have that discussion. They could also have City Engineer Paul Stevens comment on this when he was available, probably at the next meeting.

Council Member McPherson agreed. He wanted to do the workshop. He thought it would be very informative for all of them. His understanding was, when they gave a number such as 97% capacity, it was for plotted hook ups, not necessarily what was actually on the system. However, he still wanted deeper clarification from Public Works before proceeding.

Mayor Stear said they would see what they could do about getting that set up. Meanwhile, on this item, he asked what was Council’s feeling; were there other items they wanted to talk about such as the density or anything like that. As he read through the minutes it appeared the Planning & Zoning Commission did a pretty comprehensive look at it and they agreed to more open space and that type of thing. He thought they met with

what the Planning & Zoning Commission asked. He asked if there were any concerns with any of that.

Council President Buban-Vonder Haar said none for her.

Council Member Christensen didn't have any other concerns.

Council Member McPherson didn't have any either.

Mayor Stear said if council would like they could entertain a motion to table this item to the September 1, 2020 meeting.

Motion To: Continue the Public Hearing to a September 1, 2020 to limit testimony to sewer capacity
Motion By: Council Member Cardoza
Motion Seconded: Council Member McPherson

City Clerk Chris Engels asked if the motion was limited to accepting testimony from Public Works as it pertained to capacity or would other testimony be taken.

Mayor Stear asked if Public Works' comment was the only thing they were looking for in the next meeting.

Mr. Gigray thought the best thing would be if they identified what they wanted Public Works to address but, in his opinion, they had to allow the applicant to respond to anything they came up with or any other affected party; limited to the issue Public Works information brought. He thought the lift station was the primary target.

Mayor Stear corrected it was sewer capacities.

Mayor Stear asked Council Member Cardoza if that sounded good for his motion.

Council Member Cardoza said yes.

Mayor Stear asked if that was still good for the second.

Council Member McPherson said he still seconded the motion.

Mayor Stear said they had a motion to continue this to the September 1, 2020 meeting to specifically identify Public Works information. The motion was from Council Member Cardoza. He asked if Ms. Engels got who had the second.

Ms. Engels said she had Council Member McPherson for the second. She asked if that was correct.

Council Member McPherson said he did second it. He thought he and Council Member Christensen did at the same time.

Mayor Stear also thought they had both seconded so as long as she had one, they were good.

Ms. Engels said she had one.

Further Discussion: None
Motion Passed: 4-0**.**

Mayor Stear thanked Council and said they would get with Public Works to make sure they could get those things clarified.

7. Business Items:

A. Consideration to approve 20-01-LS (Lot Split) for Harry Knox – Doug Hanson, Planner I
ACTION ITEM
(Timestamp 01:09:47)

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).

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

There were no questions.

Mayor Stear disclosed this gentleman got ahold of him to talk about some properties down there. Mayor Stear met with him and, when he figured out what he was asking to do, got Economic Development Director Lisa Holland to take over the conversation. He didn't really know to much about it other than it was something out of his wheel box he shouldn't be jumping into. Ms. Holland took over and he assumed she brought it down to Planning & Zoning to take over from there.

Council Member Cardoza said he would be abstaining from voting. This was a neighbor of his downtown.

Mayor Stear asked if there were any other questions from Council.

There were none.

Motion To: Approve 20-01-LS (Lot Split)
Motion By: Council President Buban-Vonder Haar
Motion Seconded: Council Member McPherson

Further Discussion: None
Motion Passed: 3-0-1. Council Member Cardoza abstained.

B. Consideration to approve Resolution No. R42-2020 – Chris Engels, City Clerk ACTION ITEM
(Timestamp 01:12:55)

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.

City Clerk Chris Engels explained the City received COVID funds from the State from the Federal Government. In that process the Governor has allowed, with the Controller's permission, for cities to issue grant funds to small businesses in their community. She noted in the resolution there was what the plans and procedures would be and the total amount available that came to the City to address COVID funds. The funds were for businesses that suffered an impact based on actions by Central District Health, the State, or the City effective June 20, 2020. She stood for questions.

Mayor Stear added they spent quite a bit of time looking through this. City Attorney Bill Gigray looked at it. City Treasurer Jared Empey had his look in to it. They had some good conversations on how to best apply those funds and he thought they had come up with a pretty good plan. Basically, they just needed to make sure, since it was dollars coming through the City, that Council was agreeable with it. He asked if Mr. Empey had anything he wanted to add.

Mr. Empey reminded Council these were funds made available to them through the CARES act. As part of the CARES act there was a certain percentage of that $3 trillion bill that was directed towards state and local entities. The City of Kuna was awarded $714,300 that could be used to mitigate COVID-19 on the City's end and, as the City Clerk mentioned, it was allowable, under the Governor's plan, to offer grants to small businesses in the community that were essentially disrupted as a part of this.

Mr. Gigray appreciated being able to work with City Staff on this. They had done a fair amount of investigating with the Attorney General's Office, the State Controller's Office, and Association of Idaho Cities who were all involved with this program in the beginning. He pointed out, by the procedures outlined in the resolution, a committee would be in charge of the administration of this whole thing all the way through. Also, proposed in this resolution was the prohibition of any businesses owned by any employee or agent of the City from receiving a grant. That was because, the way this was structured, it would come through the City first and paid out of the General Fund. Then it

was reimbursed. He did not want to get anyone in the City into any ethical issues associated with the administration of these grant. That would be part of the application process.

Mayor Stear asked if there were any further questions.

Motion To: Approve Resolution No. R42-2020
Motion By: Council President Buban-Vonder Haar
Motion Seconded: Council Member McPherson
Further Discussion: None
Motion Passed: 4-0**.**

C. Review of proposed Employee Cooperative Tutoring Plan – Jared Empey, City Treasurer
ACTION ITEM
(Timestamp 01:17:52)

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.

City Treasurer Jared Empey summarized this program was to help City employees maintain continuity of employment due to disruption from schools reshuffling their hours and when kids could go to school. Staff mentioned at least five or six employees that could be seriously disrupted by this. It would be hard for them to keep their jobs and educate their children. As part of the CARES act money the City was allotted, as mentioned earlier, they submitted to the State for pre-approval on this. There were two avenues for the CARES act money; either the City could pay for it up front and submit for reimbursement or they could submit for pre-approval if they wanted assurance before spending the money. In this case, since this was a little bit novel, they decided to submit for pre-approval. If approved, the City would be eligible for using CARES act money for that. If not, they would be approaching the Council for Contingency Funds. Again, this was so they could make sure a sizable portion of the City work force could remain employed and not have sizable disruptions due to school districts shuffling their hours. The City would bring on a qualified educator that could help students keep up with their work. They would provide adequate PPE and sneeze guards and have varying hours to accommodate everyone. He stood for questions.

Council Member Cardoza noted it looked like the Chambers would be used. He asked how they would keep control of the children and keep them from disrupting everyone by going to see their mom or dad.

Mr. Empey deferred to Ms. Engels and Human Resources Director Nancy Stauffer.

Ms. Stauffer explained a qualified instructor would be a certified teacher who was a trained professional to deal with the number of children in the room. They were looking at blinds for the windows so kids couldn't see mom and dad and mom and dad couldn't see the kids. It would be structured around a classroom environment. The same rules in the classroom would apply here. There would be masks, sneeze guards, temperatures taken and anyone with a fever would have to go home. They would follow the same protocols as the schools and daycares.

Council President Buban-Vonder Haar asked, at the risk of sounding snarky, what classroom protocols would be in place in a classroom with kindergarteners, ninth graders, and everything in between. It felt like it would be chaotic or challenging.

Ms. Engels said that was a good question. In reviewing the program with staff, they determined it would have to be a qualified instructor certified for K – 12 which was into high school. That would be an instructor that was familiar, certified, and trained to deal with the various ages. The curriculum would not be established by the instructor here. It would be the curriculum from the kids' regular school and teacher. The teacher on staff here would help them go through that curriculum on their electronic devices. She hoped that answered the question and was happy to answer more.

Council President Buban-Vonder Haar was struggling with a number of things. Essentially, 90-minute class times and, she was thinking, minutes per student that would even be available. Then with breaks and stuff built in, she assumed they would all be leaving the room at that point, she wasn't sure how to socially distance 32 people leaving the room, going to the bathroom, and coming back in a socially distanced way within fifteen minutes. Certainly, business would stop entirely in City Hall anytime there was a break and 32 kids come streaming out of Chambers.

Mayor Stear thought there would be a few issues they would have to work through. He didn't think they would be able to have 32 children leaving the room at the same time so he thought they would have to work that as part of the program when the educator came on board and let them come up with a plan on how these things should work. They knew there would be some issues. It was just one of those things they would have to work through.

Ms. Stauffer added, for the 32 kids, the way the school system was structuring, some children did Monday/Wednesday and some did Tuesday/Thursday. They wouldn't all be in the building at the same time. That would be the max they could have someone work with but they would be spread out so she did not anticipate it would be that many kids on a single day. Some days they would be at school and the others they would be here. She would say 15 – 17 would be in the building at one time.

Mayor Stear suggested doing age designations instead of letter designations. He thought that might work out better. He thought when they originally started talking about this it would be a cooperative where the City employees helped to fund a small portion.

Ms. Engels believed that was still the plan. They needed to finish going through the process for the pre-approval. Once that was determined, they would establish the contribution from the employees.

Mayor Stear clarified what they were looking for that night was permission to continue to pursue this avenue and then they would bring a final proposal to Council.

Council President Buban-Vonder Haar knew the intent was to look for CARES act money to cover this. Her concern was, if they did end up having to spend tax dollars, it felt unfair for it to be limited to only City employees if everybody in the city was having to pay for it to exist. She just had concerns about tax dollars going to fund it and how much of a disruption it would cause for the work place. It was always nice to be able to provide a benefit but if the benefit took over the intent of why they were there; she didn't want it to be difficult for people to come in and do whatever work they needed to do or for the work of City Hall to get done. Funding wasn't clear to her. It could cover through December but then it would be the City's responsibility to pay for it if it was still online schooling. She didn't know if they revisited it at that time if CARES act funding came through. Also, she didn't know if there would be any assurances that CARES act funding would be in place before the Council would have to say yes or no.

Mayor Stear said that was why they were looking for pre-approval. It wasn't one of the things necessarily listed in that way with the CARES act so they wanted to be sure it would be approved. They would work out some other details and bring it back to Council. At that point in time they could decide if they were unfairly spending money or if it was something that would be good and reasonable. It was just one of the ways staff was looking at to address having kids at home and keeping employees employed. It certainly wasn't meant to do more for City employees than the rest of the community. They did have the means to make it happen. It was possible, if this worked out right, they could make it happen. There were certainly a lot of issues to work through. He reiterated they were looking for permission to pursue and then bring it back to Council for final approval.

Council Member Cardoza noted this was an action item.

Ms. Engels replied yes, for giving direction.

Mayor Stear clarified it was basically to allow them to continue. If they wanted something specific, they could add that into the motion.

Council Member Cardoza definitely would not like to see City money being used for this. It wouldn't be fair to the tax payers to see City money going to a private school, so to speak. If the funds could be allocated and if the parents were willing to subsidize it, he would have no problem with it. He just didn't know that it would be fair to put on a private school here unless they opened it to everyone that wanted to bring in their child and he didn't think they wanted to do that.

Mayor Stear said he was right.

Council Members McPherson and Christensen echoed what Council Member Cardoza said.

Mayor Stear asked if there was any interest in staff continuing to pursue this avenue and bring it back to Council for a final decision.

Council Member Cardoza directed staff to pursue it.

D. Discussion on process for filling council vacancies – Mayor Stear
(Timestamp 01:32:50)

Mayor Stear explained the standard on that would be for him to make a choice and bring someone in, hoping Council would confirm that person. There were a few people who had expressed an interest. He introduced Tyson Garten from the audience. Mr. Garten had announced he would run for Council before this position even became available so there was nothing shady about that. Mayor Stear mostly wanted to give Council a chance to weigh in. If they wanted to see the list of people and if there was something particular they wanted to see him do while filling the position, he was open to whatever that might be. When he did make a choice, it would have to be confirmed by Council so they would still have that option at that time. He just wanted to get Council's direction to make sure he wasn't doing something beyond what they would expect.

Council Member Cardoza shared, in the past, when the Mayor made a suggestion, along with the individual there was usually a resume of qualifications for Council to look at. He suggested a resume.

Council Member Christensen echoed that. Mayor Stear was in the position to make that call and he appreciated him including Council. It would be great to see names as well as some standard of qualifications.

Council Member McPherson thought, if Mayor Stear had a list of people who had shown interest, or however the list was acquired, he trusted his judgement on who he brought forward as the best member of Council. They could discuss it from there but, having some sort of resume might be good to look at. He agreed with Council Members Cardoza and Christensen.

Mayor Stear said he would do that. He had a list of folks already. If they had other suggestions, they should get those to City Clerk Chris Engels to make sure they got their thoughts involved there too. He would ask for resumes and probably do interviews with the folks to get to know them a little bit. If that sounded good to Council, he would go with that.

Council agreed.

8. Ordinances:

(Timestamp 01:36:43)

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.

Mayor Stear stated they had not had anyone contact the City with any comments on this. It would be on the next agenda for the third and final reading.

9. Executive Session: None

10. Mayor/Council Announcements:

(Timestamp 01:37:58)

Council Member McPherson announced baby boy Kason Charles McPherson was born Saturday just before noon. Mom and baby were both healthy, home, and doing great.

Council Members Christensen and Cardoza congratulated Council Member McPherson.

Mayor Stear updated Council on COVID and the meetings he'd been having with Central District Health and their MAC Policy Group. Again, that was mayors and commissioners meeting, through Ada County Emergency Management, with Central District Health, Southwest District Health, and hospitals to talk about where they were at, look at numbers and stats, and maybe directions Central District Health was looking at. There had been some efforts by some medical professionals asking to go back to phase one or stage one. He didn't think there was any immediate thoughts by anyone that they needed to at that point. The numbers were kind off leveling off. There would be a little peak and a drop and a peak and a drop. They were staying pretty steady. Local hospitals were still in pretty good shape. They had plenty of bed capacity and not a lot of people in ICU. Ventilators were over 90% unused. Although some of the treatment wasn't using ventilators as much as they originally were thinking they needed to be. He didn't see anything changing that way.

Mayor Stear noted they did limit personal parties down to ten or less. Enforcement on that of course was a tough one. He didn't think they were going to have police peeking over into peoples' backyards and that type of thing. They had been pretty lucky in the Kuna community. They didn't really have people causing problems one way or the other.

Mayor Stear summarized, with all of that, he didn't see any changes coming up any time soon. The numbers were kind of level but not dropping off to a point where Central District Health would want to back off on any of their orders at that point. He thought, from what he heard, Southwest District Health was still not going to put orders in place. That did create a little rub between Ada and Canyon Counties but they were working through all of that quite nicely. Basically, no changes. That was the report that day. They were still doing well. The numbers were always more than they wanted. If anyone was sick that was to many. At any rate, they were in pretty good shape.

City Clerk Chris Engels shared Economic Development Director Lisa Holland asked that they remind Council and anyone else that there was an Urban Renewal Workshop on August 27, 2020 and their feed back on the priorities was welcome. They would be at noon and 6:00 P.M. via Zoom.

City Attorney Bill Gigray mentioned he did an email to his clients regarding the legislative committee looking into property tax and long-term fixes. He tried to identify what he thought were some of the issues associated with the property tax law and how complicated it was. He hoped Association of Idaho Cities and other associations representing local government would have the opportunity to address what would come out of that and look at a more unified voice in that regard.

Mayor Stear noted he was actually the lead on a meeting with Representative Vander Woude and a group of three or four other elected in that group. Also, he was meeting with Representative Jason Monks and a different group for a meeting. They would talk through the issues and let them know what property taxes did for them.

Council thanked Council President Buban-Vonder Haar for all she had done.

Mr. Gigray congratulated Council Member McPherson again.

11. *Adjournment:* 7:45 P.M.

_____
Joe L. Stear, Mayor

ATTEST:

_____
Chris Engels, City Clerk

Minutes prepared by Ariana Welker, Deputy City Clerk
Date Approved: CCM 09.01.2020

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

SIGN-UP SHEET

August 18, 2020 – City Council Public Hearing

Case Name: Northern Boundary Area of City Impact Expansion

Case Type: 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.

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.

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SIGN-UP SHEET

August 18, 2020 – City Council Public Hearing

Case Name: 20-01-OA – Sign Ordinance Amendment

Case Type: 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.

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.

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SIGN-UP SHEET

August 18, 2020 – City Council, Public Hearing

Case Name: ***Corbin's Cove Subdivision.***

Case Type: New Subdivision.

Case No.: **19-10-S** (preliminary plat).

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

IN FAVOR	NEUTRAL	IN OPPOSITION
☑ Testify ☐ Not Testify	☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify
Print Name: Gary McAllister Applicant	Print Name:	Print Name:
Print Address: 2115 E Burnstring St	Print Address:	Print Address:
City: Meridian State, Zip: 83642	City: State, Zip:	City: State, Zip:
☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify
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City State, Zip	City State, Zip	City State, Zip

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.	20200110-00	10419	2 EA MOTORS AND 2 EA COUPLERS, 1 FOR CHAPPAROSA PI STATION & 1 FOR STOCK J.COX, AUG.'20	08/15/2020	5,701.16	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	8/20		
Total 20200110-00:						5,701.16	.00					
Total 2M COMPANY, INC.:						5,701.16	.00					
A COMPANY, INC.												
1463	A COMPANY, INC.	114-10792966		STANDARD PORTABLE RESTROOM RENTAL, #T273, BI-WEEKLY SERVICE, 7/20-8/16/20 - CITY FARM	08/17/2020	93.96	.00	21-6090 FARM EXPENDITURES	0	8/20		
Total 114-10792966:						93.96	.00					
1463	A COMPANY, INC.	114-10792970		ADA WHEELCHAIR ACCESSIBLE AND STANDARD PORTABLE RESTROOM RENTAL, ADA#493 & KK099, WEEKLY SERVICE, 7/20-8/16/20, GREENBELT AT CITY HALL	08/17/2020	308.76	.00	01-6212 RENT-EQUIPMENT	1004	8/20		
Total 114-10792970:						308.76	.00					
1463	A COMPANY, INC.	114-10792971		ADA ACCESSIBLE PORTABLE RESTROOM RENTAL, #ADANO10, WEEKLY SERVICE, 7/20-8/16/20 - THE FARM PARK	08/17/2020	201.90	.00	01-6212 RENT-EQUIPMENT	1004	8/20		
Total 114-10792971:						201.90	.00					
1463	A COMPANY, INC.	114-10792975		ADA ACCESSIBLE PORTABLE RESTROOM RENTAL, ADA#188,								

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
				WEEKLY SERVICE, 7/20-8/16/20 - ARBOR RIDGE PARK	08/17/2020	201.90	.00	01-6212 RENT-EQUIPMENT	1004	8/20		
Total 114-10792975:						201.90	.00					
1463	A COMPANY, INC.	114-10792978		ADA ACCESSIBLE PORTABLE RESTROOM RENTAL, #ADA392, BI-WEEKLY SERVICE, 7/20-8/16/20 - SADIE CREEK PARK	08/17/2020	163.02	.00	01-6212 RENT-EQUIPMENT	1004	8/20		
Total 114-10792978:						163.02	.00					
1463	A COMPANY, INC.	114-10792981		ADA ACCESSIBLE PORTABLE RESTROOM RENTAL, #ADA412, WEEKLY SERVICE, 7/20-8/16/20 - NICHOLSON PARK	08/17/2020	206.22	.00	01-6212 RENT-EQUIPMENT	1004	8/20		
Total 114-10792981:						206.22	.00					
1463	A COMPANY, INC.	114-10792983		STANDARD PORTABLE RESTROOM RENTAL, #ADA397, BI-WEEKLY SERVICE, 7/20-8/16/20 - WINCHESTER PARK	08/17/2020	163.02	.00	01-6212 RENT-EQUIPMENT	1004	8/20		
Total 114-10792983:						163.02	.00					
1463	A COMPANY, INC.	114-10800779		ADA ACCESSIBLE PORTABLE RESTROOM, ADA#493 & KK099, ADDITIONAL WEEKLY SERVICE 7/21-8/17/20, GREENBELT AT CITY HALL	08/18/2020	162.00	.00	01-6212 RENT-EQUIPMENT	1004	8/20		
Total 114-10800779:						162.00	.00					
1463	A COMPANY, INC.	114-10800784		ADA ACCESSIBLE PORTABLE RESTROOM, ADDITIONAL WEEKLY SERVICE-2, 7/21-8/17/20, THE FARM PARK	08/18/2020	162.00	.00	01-6212 RENT-EQUIPMENT	1004	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 114-10800784:						162.00	.00					
1463	A COMPANY, INC.	114-10834577		ADA ACCESSIBLE PORTABLE RESTROOM RENTAL, WEEKLY SERVICE, 8/21-9/17/20 - BUTLER PARK	08/24/2020	199.80	.00	01-6212 RENT-EQUIPMENT	1004	8/20		
Total 114-10834577:						199.80	.00					
Total A COMPANY, INC.:						1,862.58	.00					
ADA COUNTY HIGHWAY DISTRICT (RENT)												
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	16085		SHOP RENT FOR AUG 2020 - PARKS	08/13/2020	148.50	.00	01-6211 RENT-BUILDINGS & LAND	1004	8/20		
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	16085		SHOP RENT FOR AUG 2020 - WATER	08/13/2020	126.00	.00	20-6211 RENT-BUILDINGS & LAND	0	8/20		
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	16085		SHOP RENT FOR AUG 2020 - SEWER	08/13/2020	121.50	.00	21-6211 RENT - BUILDINGS & LAND	0	8/20		
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	16085		SHOP RENT FOR AUG 2020 - PI	08/13/2020	54.00	.00	25-6211 RENT - BUILDINGS & LAND	0	8/20		
Total 16085:						450.00	.00					
Total ADA COUNTY HIGHWAY DISTRICT (RENT):						450.00	.00					
BUYWYZ LLC												
1795	BUYWYZ LLC	157209	10403	2 CASES TOILET TISSUE, 1 PK KLEENEX, AUG'20 - CITY HALL	08/13/2020	58.21	.00	01-6025 JANITORIAL	0	8/20		
1795	BUYWYZ LLC	157209	10403	2 EA CASES TOILET TISSUE, 1 PK KLEENEX, AUG'20 - WATER	08/13/2020	39.83	.00	20-6025 JANITORIAL	0	8/20		
1795	BUYWYZ LLC	157209	10403	2 EA CASES TOILET TISSUE, 1 PK KLEENEX, AUG'20 - SEWER	08/13/2020	39.83	.00	21-6025 JANITORIAL	0	8/20		
1795	BUYWYZ LLC	157209	10403	2 EA CASES TOILET TISSUE, 1 PK KLEENEX, AUG'20 - PI	08/13/2020	15.31	.00	25-6025 JANITORIAL	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 157209:						153.18	.00					
1795	BUYWYZ LLC	157483	10431	1 BOX BALL POINT PENS, 1 PK CAN OF AIR (2 CANS), 1 EA DESK CALENDAR W/PAD, AUG.'20 - P & Z	08/21/2020	26.31	.00	01-6165 OFFICE SUPPLIES	1003	8/20		
1795	BUYWYZ LLC	157483	10431	3 SETS BINDER DIVIDERS WITH TABS, AUG.'20 - CITY HALL - ADMIN	08/21/2020	4.98	.00	01-6165 OFFICE SUPPLIES	0	8/20		
1795	BUYWYZ LLC	157483		3 SETS BINDER DIVIDERS WITH TABS, AUG.'20 - CITY HALL - WATER	08/21/2020	3.41	.00	20-6165 0FFICE SUPPLIES	0	8/20		
1795	BUYWYZ LLC	157483		3 SETS BINDER DIVIDERS WITH TABS, AUG.'20 - CITY HALL - SEWER	08/21/2020	3.41	.00	21-6165 OFFICE SUPPLIES	0	8/20		
1795	BUYWYZ LLC	157483		3 SETS BINDER DIVIDERS WITH TABS, AUG.'20 - CITY HALL - P.I	08/21/2020	1.31	.00	25-6165 OFFICE SUPPLIES	0	8/20		
Total 157483:						39.42	.00					
Total BUYWYZ LLC:						192.60	.00					
CENTURYLINK												
62	CENTURYLINK	208922917954		DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 07/7-9/6/20-ADMIN	08/07/2020	13.94	13.94	01-6255 TELEPH0NE	0	8/20	08/21/2020	
62	CENTURYLINK	208922917954		DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 07/7-9/6/20-P&Z	08/07/2020	4.99	4.99	01-6255 TELEPH0NE	1003	8/20	08/21/2020	
62	CENTURYLINK	208922917954		DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 07/7-9/6/20-WATER	08/07/2020	12.95	12.95	20-6255 TELEPH0NE EXPENSE	0	8/20	08/21/2020	
62	CENTURYLINK	208922917954		DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 07/7-9/6/20-SEWER	08/07/2020	12.95	12.95	21-6255 TELEPH0NE EXPENSE	0	8/20	08/21/2020	

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
62	CENTURYLINK	208922917954		DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 07/7-9/6/20-PI	08/07/2020	4.99	4.99	25-6255 TELEPH0NE EXPENSE	0	8/20	08/21/2020	
Total 2089229179548B080720:						49.82	49.82					
Total CENTURYLINK:						49.82	49.82					
CONRAD & BISCHOFF INC												
2020	CONRAD & BISCHOFF INC	0420090-IN		DELVAC 1300 15-40 FLEET SHOP OIL. AUG. '20 -ADMIN	07/31/2020	297.50	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	0	8/20		
2020	CONRAD & BISCHOFF INC	0420090-IN		DELVAC 1300 15-40 FLEET SHOP OIL. AUG. '20-WATER	07/31/2020	119.00	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	8/20		
2020	CONRAD & BISCHOFF INC	0420090-IN		DELVAC 1300 15-40 FLEET SHOP OIL. AUG. '20-SEWER	07/31/2020	119.00	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	8/20		
2020	CONRAD & BISCHOFF INC	0420090-IN		DELVAC 1300 15-40 FLEET SHOP OIL. AUG. '20-PI	07/31/2020	59.50	.00	25-6305 VEHICLE MAINTENANCE & REPAIR	0	8/20		
Total 0420090-IN:						595.00	.00					
Total CONRAD & BISCHOFF INC:						595.00	.00					
CORE & MAIN LP												
63	CORE & MAIN LP	M866256	10427	AIR VENT FOR DANSKIN WELL, M.DAVILA, AUG.'20	08/19/2020	638.40	.00	20-6150 M & R - SYSTEM	0	8/20		
Total M866256:						638.40	.00					
Total CORE & MAIN LP:						638.40	.00					
CUSTOM ELECTRIC, INC.												
147	CUSTOM ELECTRIC, INC.	8450	10406	TROUBLESHOOTING ON MULTIPLE LIFT STATIONS, REPLACED RELAYS AT HUBBARD LIFT STATION,T. FLEMING, AUG'20	08/06/2020	960.23	.00	21-6150 M & R - SYSTEM	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 8450:						960.23	.00					
147	CUSTOM ELECTRIC, INC.	8467	10446	RECONNECTED PUMP AT DANSKIN WELL HOUSE, D. CROSSLEY, AUG'20	08/19/2020	170.00	.00	20-6150 M & R - SYSTEM	0	8/20		
Total 8467:						170.00	.00					
147	CUSTOM ELECTRIC, INC.	8469	10445	TROUBLESHOOT, ORDER & REPLACE FANS FOR SEGO PRAIRIE, D. CROSSLEY, AUG'20	08/19/2020	442.94	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	8/20		
Total 8469:						442.94	.00					
147	CUSTOM ELECTRIC, INC.	8470	10444	CRIMPED AND HEAT SHRINK MOTOR CABLES AT CHAPAROSA, D. CROSSLEY, AUG'20	08/19/2020	237.54	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	8/20		
Total 8470:						237.54	.00					
147	CUSTOM ELECTRIC, INC.	8471		SCADA UPGRADES PLC, WELL#3, WELL#4, WELL #6, WELL #10, DANSKIN WELL, TEN MILE LIFT STATION, CRIMSON POINT LIFT STATION, DANSKIN LIFT STATION, GREY HAWK LIFT STATION, HUBBARD LIFT STATION, DISCOVERY LIFT STATION, AUG. '20,	08/19/2020	10,315.62	.00	21-6166 PP&E PURCHASES - OPERATIONS	1228	8/20		
147	CUSTOM ELECTRIC, INC.	8471		SCADA UPGRADES PLC, WELL#3, WELL#4, WELL #6, WELL #10, DANSKIN WELL, TEN MILE LIFT STATION, CRIMSON POINT LIFT STATION, DANSKIN LIFT STATION, GREY HAWK LIFT STATION, HUBBARD LIFT STATION, DISCOVERY LIFT STATION, AUG. '20	08/19/2020	10,315.62	.00	20-6166 PP&E PURCHASES OPERATIONS	1228	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
147	CUSTOM ELECTRIC, INC.	8471		SCADA UPGRADES PLC, WELL#3, WELL#4, WELL #6, WELL #10, DANSKIN WELL, TEN MILE LIFT STATION, CRIMSON POINT LIFT STATION, DANSKIN LIFT STATION, GREY HAWK LIFT STATION, HUBBARD LIFT STATION, DISCOVERY LIFT STATION, AUG. '20	08/19/2020	3,929.76	.00	25-6166 PP&E PURCHASES - OPERATIONS	1228	8/20		
	Total 8471:					24,561.00	.00					
	Total CUSTOM ELECTRIC, INC.:					26,371.71	.00					
D & A DOOR & SPECIALTIES INC												
1861	D & A DOOR & SPECIALTIES INC	SI019638		REPLACE DOOR ON BUTLER WELL, T. SHAFFER, AUG. '20	08/13/2020	790.00	.00	20-6140 MAINT. & REPAIR BUILDING	0	8/20		
	Total SI019638:					790.00	.00					
	Total D & A DOOR & SPECIALTIES INC:					790.00	.00					
D & B SUPPLY												
75	D & B SUPPLY	53429		15 CANS WASP & HORNET FOAM, M. MEADE, AUG. '20	08/25/2020	64.85	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	8/20		
	Total 53429:					64.85	.00					
	Total D & B SUPPLY:					64.85	.00					
DELL MARKETING L.P.												
1466	DELL MARKETING L.P.	10407613330		INTERACTIVE TOUCH MONITOR, AV CART, OPTIPLEX MICRO BTX, TREATMENT PLANT, M.BORZICK, JUL.'20 - WATER	07/14/2020	2,111.88	2,111.88	20-6175 SMALL TOOLS	0	8/20	08/21/2020	
1466	DELL MARKETING L.P.	10407613330		INTERACTIVE TOUCH MONITOR, AV CART, OPTIPLEX MICRO BTX, TREATMENT PLANT, M.BORZICK, JUL.'20 - SEWER	07/14/2020	2,111.88	2,111.88	21-6175 SMALL TOOLS	0	8/20	08/21/2020	

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
1466	DELL MARKETING L.P.	10407613330		INTERACTIVE TOUCH MONITOR, AV CART, OPTIPLEX MICRO BTX, TREATMENT PLANT, M.BORZICK, JUL.'20 - P.I	07/14/2020	804.52	804.52	25-6175 SMALL TOOLS	0	8/20	08/21/2020	
Total 10407613330:						5,028.28	5,028.28					
1466	DELL MARKETING L.P.	10416145357		LAP TOPS & HARDWARE FOR COVID FUNDS, AUG. '20-ADMIN	08/14/2020	5,960.01	.00	01-6175 SMALL TOOLS	0	8/20		
1466	DELL MARKETING L.P.	10416145357		LAP TOPS & HARDWARE FOR COVID FUNDS, AUG. '20-WATER	08/14/2020	7,867.20	.00	20-6175 SMALL TOOLS	0	8/20		
1466	DELL MARKETING L.P.	10416145357		LAP TOPS & HARDWARE FOR COVID FUNDS, AUG. '20-SEWER	08/14/2020	7,867.20	.00	21-6175 SMALL TOOLS	0	8/20		
1466	DELL MARKETING L.P.	10416145357		LAP TOPS & HARDWARE FOR COVID FUNDS, AUG. '20-PI	08/14/2020	2,145.60	.00	25-6175 SMALL TOOLS	0	8/20		
Total 10416145357:						23,840.01	.00					
1466	DELL MARKETING L.P.	10418494978		TOUCH MONITOR FOR PUBLIC WORKS, M.BORZICK, AUG.'20 -	08/24/2020	136.32	.00	01-6175 SMALL TOOLS	0	8/20		
1466	DELL MARKETING L.P.	10418494978		TOUCH MONITOR FOR PUBLIC WORKS, M.BORZICK, AUG.'20 - WATER	08/24/2020	54.53	.00	20-6175 SMALL TOOLS	0	8/20		
1466	DELL MARKETING L.P.	10418494978		TOUCH MONITOR FOR PUBLIC WORKS, M.BORZICK, AUG.'20 - SEWER	08/24/2020	54.53	.00	21-6175 SMALL TOOLS	0	8/20		
1466	DELL MARKETING L.P.	10418494978		TOUCH MONITOR FOR PUBLIC WORKS, M.BORZICK, AUG.'20 - P.I	08/24/2020	27.26	.00	25-6175 SMALL TOOLS	0	8/20		
Total 10418494978:						272.64	.00					
Total DELL MARKETING L.P.:						29,140.93	5,028.28					

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
FERGUSON ENTERPRISES INC												
219	FERGUSON ENTERPRISES INC	0751941	10306	BACKUP SUMP PUM FOR SPLASH PAD, J. MORFIN, JULY'20	08/12/2020	430.71	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	8/20		
Total 0751941:						430.71	.00					
Total FERGUSON ENTERPRISES INC:						430.71	.00					
FLUID CONNECTOR PRODUCTS, INC.												
1083	FLUID CONNECTOR PRODUCTS, INC.	7675657	10397	5 EA 3 IN BANJO FITTINGS TO PREPARE NEW MEMBRANE RACKS FOR PROCESS PLANT, M. NADEAU, AUG. '20	08/17/2020	80.72	.00	21-6150 M & R - SYSTEM	0	8/20		
Total 7675657:						80.72	.00					
1083	FLUID CONNECTOR PRODUCTS, INC.	7680364	10439	PRESSURE LOCK TO REPAIR DIONIZE WATER SYSTEM, M.NADEAU, AUG.'20	08/20/2020	12.67	.00	21-6152 M & R - LABORATORY COSTS	0	8/20		
Total 7680364:						12.67	.00					
1083	FLUID CONNECTOR PRODUCTS, INC.	7680380	10440	VALVES, HOSE AND FITTINGS FOR PRELUBE LINE FOR BUTLER WELL, M.DAVILA, AUG.'20	08/20/2020	89.45	.00	20-6150 M & R - SYSTEM	0	8/20		
Total 7680380:						89.45	.00					
Total FLUID CONNECTOR PRODUCTS, INC.:						182.84	.00					
GREEN'S SAND & GRAVEL												
536	GREEN'S SAND & GRAVEL	6442	10437	2 LOADS TOP SOIL & 1 LOAD COMPOST FOR BERNIE FISHER PARK AND STOCK ,M. MEADE, AUG. '20	08/20/2020	810.00	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	8/20		
Total 6442:						810.00	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total GREEN'S SAND & GRAVEL:						810.00	.00					
HOLLADAY ENGINEERING CO												
1990	HOLLADAY ENGINEERING CO	45530		PROFESSIONAL SERVICES FOR PROSPECTOR LIFT STATION SEWER PROJECT, 06/28-07/1/2020	08/17/2020	8,802.50	.00	21-6020 CAPITAL IMPR0VEMENTS	1140	8/20		
Total 45530:						8,802.50	.00					
Total HOLLADAY ENGINEERING CO:						8,802.50	.00					
IDAHO DEPARTMENT OF LABOR												
179	IDAHO DEPARTMENT OF LABOR	07212020DOL		QTR 2/2020 UNEMPLOYMENT INSURANCE	07/21/2020	4,030.79	4,030.79	01-6280 UNEMPL0YMENT EXPENSES	0	8/20	08/14/2020	
Total 07212020DOL:						4,030.79	4,030.79					
Total IDAHO DEPARTMENT OF LABOR:						4,030.79	4,030.79					
IDAHO POWER CO												
38	IDAHO POWER CO	0716081420IP		ELECTRIC SERVICE FOR AUG, '20-ADMIN	08/18/2020	334.72	.00	01-6290 UTILITIES	0	8/20		
38	IDAHO POWER CO	0716081420IP		ELECTRIC SERVICE FOR AUG. 20-SENIOR CENTER	08/18/2020	390.98	.00	01-6290 UTILITIES	1001	8/20		
38	IDAHO POWER CO	0716081420IP		ELECTRIC SERVICE FOR AUG. '20-PARKS	08/18/2020	1,478.16	.00	01-6290 UTILITIES	1004	8/20		
38	IDAHO POWER CO	0716081420IP		ELECTRIC SERVICE FOR AUG. '20 -WATER	08/18/2020	10,254.11	.00	20-6290 UTILITIES EXPENSE	0	8/20		
38	IDAHO POWER CO	0716081420IP		ELECTRIC SERVICE FOR AUG. '20-SEWER	08/18/2020	24,256.89	.00	21-6290 UTILITIES EXPENSE	0	8/20		
38	IDAHO POWER CO	0716081420IP		ELECTRIC SERVICE FOR AUG. '20-LAGOONS	08/18/2020	12,573.42	.00	21-6090 FARM EXPENDITURES	0	8/20		
38	IDAHO POWER CO	0716081420IP		ELECTRIC SERVICE FOR AUG. '20-PI	08/18/2020	29,789.16	.00	25-6290 UTILITIES EXPENSE	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 0716081420IP:						79,077.44	.00					
38	IDAHO POWER CO	08132020		ELECTRIC SERVICE FOR 0711-0811/2020--STREET LIGHTS	08/13/2020	5,832.77	5,832.77	01-6290 UTILITIES	1002	8/20	08/21/2020	
Total 08132020:						5,832.77	5,832.77					
Total IDAHO POWER CO:						84,910.21	5,832.77					
IDAHO STATE POLICE												
1509	IDAHO STATE POLICE	08212020SP		NEW EMPLOYEE FINGERPRINTS, C FEISTNER, AUG. '20-ADMIN	08/21/2020	2.50	.00	01-6202 PR0FESSI0NAL SERVICES	0	8/20		
1509	IDAHO STATE POLICE	08212020SP		NEW EMPLOYEE FINGERPRINTS, C FEISTNER, AUG. '20-WATER	08/21/2020	3.50	.00	20-6202 PROFESSIONAL SERVICES	0	8/20		
1509	IDAHO STATE POLICE	08212020SP		NEW EMPLOYEE FINGERPRINTS, C FEISTNER, AUG. '20-SEWER	08/21/2020	3.50	.00	21-6202 PR0FESSI0NAL SERVICES	0	8/20		
1509	IDAHO STATE POLICE	08212020SP		NEW EMPLOYEE FINGERPRINTS, C FEISTNER, AUG. '20-PI	08/21/2020	.50	.00	25-6202 PROFESSIONAL SERVICES	0	8/20		
1509	IDAHO STATE POLICE	08212020SP		S21003853, S21003854, S21003855, S21013852, IDAHO FEDERAL BACKGROUND INVESTIGATION FOR SOLICITORS, AUG. '20	08/21/2020	133.00	.00	01-2075 UNEARNED REVENUE	0	8/20		
Total 08212020SP:						143.00	.00					
Total IDAHO STATE POLICE:						143.00	.00					
INT'L ECONOMIC DEVELOPMENT COUNCIL												
1993	INT'L ECONOMIC DEVELOPMENT COUNCIL	09012020IEDC		MEMBER ID#311541, MEMBERSHIP RENEWAL, 10/1/20-9/30/21 - L.HOLLAND	09/01/2020	455.00	.00	01-6075 DUES & MEMBERSHIPS	4000	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 09012020IEDC-LH:						455.00	.00					
Total INT'L ECONOMIC DEVELOPMENT COUNCIL:						455.00	.00					
J & M SANITATION, INC.												
230	J & M SANITATION, INC.	08072020-081		SANITATION RECEIPT TRANSFER 8/7-13/20	08/14/2020	85,574.89	85,574.89	26-7000 SOLID WASTE SERVICE FEES	0	8/20	08/14/2020	
230	J & M SANITATION, INC.	08072020-081		SANITATION RECEIPT TRANSFER LESS FRANCHISE FEES 8/7-13/20	08/14/2020	-8,454.80	-8,454.80	01-4170 FRANCHISE FEES	0	8/20	08/14/2020	
Total 08072020-08132020:						77,120.09	77,120.09					
230	J & M SANITATION, INC.	08142020-082		SANITATION RECEIPT TRANSFER 08/14-8/20/20	08/21/2020	69,515.36	69,515.36	26-7000 SOLID WASTE SERVICE FEES	0	8/20	08/21/2020	
230	J & M SANITATION, INC.	08142020-082		SANITATION RECEIPT TRANSFER LESS FRANCHISE FEES 08/14-8/20/20	08/21/2020	-6,868.11	-6,868.11	01-4170 FRANCHISE FEES	0	8/20	08/21/2020	
Total 08142020-08202020:						62,647.25	62,647.25					
Total J & M SANITATION, INC.:						139,767.34	139,767.34					
JACK HENRY & ASSOCIATES, INC.												
1328	JACK HENRY & ASSOCIATES, INC.	3478492		ENTERPRISE MONTHLY PAYMENT FEE, JULY. '20 - ADMIN	08/01/2020	45.11	.00	01-6505 BANK FEES	0	8/20		
1328	JACK HENRY & ASSOCIATES, INC.	3478492		ENTERPRISE MONTHLY PAYMENT FEE, JULY. '20 - WATER	08/01/2020	30.86	.00	20-6505 BANK FEES	0	8/20		
1328	JACK HENRY & ASSOCIATES, INC.	3478492		ENTERPRISE MONTHLY PAYMENT FEE, JULY. '20 - SEWER	08/01/2020	30.86	.00	21-6505 BANK FEES	0	8/20		
1328	JACK HENRY & ASSOCIATES, INC.	3478492		ENTERPRISE MONTHLY PAYMENT FEE, JULY. '20 -PI	08/01/2020	11.89	.00	25-6505 BANK FEES	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 3478492:						118.72	.00					
Total JACK HENRY & ASSOCIATES, INC.:						118.72	.00					
JEREMY DIAZ												
2048	JEREMY DIAZ	001		4 EA PLANTER BOXES, B.WITHROW, AUG.'20	08/10/2020	500.00	500.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	8/20	08/14/2020	
Total 001:						500.00	500.00					
Total JEREMY DIAZ:						500.00	500.00					
JONATHAN STRICKLAND												
1976	JONATHAN STRICKLAND	293		CITY HALL AUGUST CLEANING, AUG'20 - CITY HALL	08/14/2020	212.80	.00	01-6025 JANITORIAL	0	8/20		
1976	JONATHAN STRICKLAND	293		CITY HALL AUGUST CLEANING, AUG'20 - WATER	08/14/2020	145.60	.00	20-6025 JANITORIAL	0	8/20		
1976	JONATHAN STRICKLAND	293		CITY HALL AUGUST CLEANING, AUG'20 - SEWER	08/14/2020	145.60	.00	21-6025 JANITORIAL	0	8/20		
1976	JONATHAN STRICKLAND	293		CITY HALL AUGUST CLEANING, AUG'20 - PI	08/14/2020	56.00	.00	25-6025 JANITORIAL	0	8/20		
Total 293:						560.00	.00					
1976	JONATHAN STRICKLAND	294		SENIOR CENTER AUGUST CLEANING	08/14/2020	446.00	.00	01-6025 JANITORIAL	1001	8/20		
Total 294:						446.00	.00					
1976	JONATHAN STRICKLAND	295		WATER TREATMENT PLANT AUGUST CLEANING, AUG'20 - WATER	08/14/2020	100.80	.00	20-6025 JANITORIAL	0	8/20		
1976	JONATHAN STRICKLAND	295		WATER TREATMENT PLANT AUGUST CLEANING, AUG'20 - SEWER	08/14/2020	100.80	.00	21-6025 JANITORIAL	0	8/20		

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1976	JONATHAN STRICKLAND	295		WATER TREATMENT PLANT AUGUST CLEANING, AUG'20 - PI	08/14/2020	38.40	.00	25-6025 JANITORIAL	0	8/20		
Total 295:						240.00	.00					
Total JONATHAN STRICKLAND:						1,246.00	.00					
J-U-B ENGINEERS, INC.												
1236	J-U-B ENGINEERS, INC.	0136202		PROFESSIONAL SERVICES FOR THE 4TH STREET REVITALIZATION CONCEPT PLANNING, GRANT MATCHING, 07/01-07/31//2020	08/21/2020	1,329.00	.00	40-6020 CAPITAL IMPROVEMENTS	1126	8/20		
Total 0136202:						1,329.00	.00					
Total J-U-B ENGINEERS, INC.:						1,329.00	.00					
KUNA LUMBER												
499	KUNA LUMBER	A116612	10408	1 EA PVC NIPPLE, 1 EA BUSHING, M.NADEAU, AUG'20	08/13/2020	1.78	.00	21-6150 M & R - SYSTEM	0	8/20		
Total A116612:						1.78	.00					
499	KUNA LUMBER	A116819		1 RED BRASS NIPPLE FOR BUTLER WELL, AUG. '20	08/21/2020	4.94	.00	20-6150 M & R - SYSTEM	0	8/20		
Total A116819:						4.94	.00					
499	KUNA LUMBER	B142391	10399	1 EA MASTER KEY FOR JARED ,FOR WELL 10, J.WEBB, AUG.'20	08/11/2020	1.97	.00	20-6140 MAINT. & REPAIR BUILDING	0	8/20		
Total B142391:						1.97	.00					
499	KUNA LUMBER	B142450	10401	SILICONE FOR SADIE CREEK PUMP STATION, J. OSBORNE, AUG.'20	08/12/2020	5.39	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	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 B142450:						5.39	.00					
499	KUNA LUMBER	B142464	10404	4 EA SPLIT LOCK WASHERS. J. OSBORNE, AUG. '20	08/12/2020	1.55	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	8/20		
Total B142464:						1.55	.00					
499	KUNA LUMBER	B142476	10405	2 EA COPPER COIL, 2 EA BRASS FLARE NUT, 1 EA BALL VALVE FOR BUTLER WELL HOUSE, J.COX, AUG.'20	08/12/2020	14.77	.00	20-6150 M & R - SYSTEM	0	8/20		
Total B142476:						14.77	.00					
499	KUNA LUMBER	B142571	10418	1 EA CLEAR PACKING TAPE, M.DAVILA, AUG.'20	08/14/2020	3.14	.00	20-6150 M & R - SYSTEM	0	8/20		
Total B142571:						3.14	.00					
499	KUNA LUMBER	B142677	10421	50# BLACKTOP PATCH FOR GREENBELT PATHWAY HOLE, M.MEADE, AUG.'20	08/18/2020	12.59	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	8/20		
Total B142677:						12.59	.00					
499	KUNA LUMBER	B142740	10433	PVC FOR BUTLER DRINKING WELL, J.OSBORN, AUG.'20	08/19/2020	11.42	.00	20-6150 M & R - SYSTEM	0	8/20		
Total B142740:						11.42	.00					
499	KUNA LUMBER	B142751		COPPER COIL FOR BUTLER DRINKING WELL, J.COX, AUG. 20	08/19/2020	5.32	.00	20-6150 M & R - SYSTEM	0	8/20		
Total B142751:						5.32	.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
499	KUNA LUMBER	B142784	10438	BUG SPRAY FOR OFFICE, SCOTCH BRITE PADS FOR CLEANING PUMP, R. WARICK, AUG. '20	08/20/2020	9.53	.00	21-6150 M & R - SYSTEM	0	8/20		
Total B142784:						9.53	.00					
499	KUNA LUMBER	B142818	10449	PVC NIPPLE AND THREADED BALL VALVE, J.COX, AUG.'20	08/21/2020	6.01	.00	20-6150 M & R - SYSTEM	0	8/20		
Total B142818:						6.01	.00					
499	KUNA LUMBER	B142917	10458	RED PLASTIC TAPE, YELLOW PLASTIC TAPE, ELECTRICAL TAPE FOR WELL HOUSE, J.WEBB, AUG.'20	08/24/2020	10.41	.00	20-6150 M & R - SYSTEM	0	8/20		
Total B142917:						10.41	.00					
499	KUNA LUMBER	C3745		4 EA UTILITY KNIVES, HAMMER BIT, SPADE BIT, SAW BLADES, HAMMER TACKER, 2 EA TAPE MEASURES, 2 EA IMPACT BIT SET, 2 EA CAULK GUNS, AUG.'20 - ADMIN	08/25/2020	64.11	.00	01-6175 SMALL TOOLS	0	8/20		
499	KUNA LUMBER	C3745		4 EA UTILITY KNIVES, HAMMER BIT, SPADE BIT, SAW BLADES, HAMMER TACKER, 2 EA TAPE MEASURES, 2 EA IMPACT BIT SET, 2 EA CAULK GUNS, AUG.'20 - WATER	08/25/2020	43.86	.00	20-6175 SMALL TOOLS	0	8/20		
499	KUNA LUMBER	C3745		4 EA UTILITY KNIVES, HAMMER BIT, SPADE BIT, SAW BLADES, HAMMER TACKER, 2 EA TAPE MEASURES, 2 EA IMPACT BIT SET, 2 EA CAULK GUNS, AUG.'20 - SEWER	08/25/2020	43.86	.00	21-6175 SMALL TOOLS	0	8/20		
499	KUNA LUMBER	C3745		4 EA UTILITY KNIVES, HAMMER BIT, SPADE BIT, SAW BLADES, HAMMER TACKER, 2 EA TAPE MEASURES, 2 EA IMPACT BIT SET, 2 EA CAULK GUNS, AUG.'20 - P.I	08/25/2020	16.87	.00	25-6175 SMALL TOOLS	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
499	KUNA LUMBER	C3745		MDF, FRAMING WOOD, TRIM WOOD, CAULK, PAINT, STAIN, INTERIOR AND EXTERIOR DOORS, SHIMS, DROP CLOTHS, SCREWS, TAPE, FOAM UNDERLAYMENT, KEYS AND DEADBOLTS, LUBRICANT, WALL PLATES, SUBFLOOR ADHESIVE, PAINT BRUSHES, FOR CITY HALL EXPANSION PROJECT, AUG.20	08/25/2020	7,037.51	.00	01-6045 C0NTINGENCY	1220	8/20		
Total C3745:						7,206.21	.00					
Total KUNA LUMBER:						7,295.03	.00					
LAYNE OF IDAHO, INC.												
1322	LAYNE OF IDAHO, INC.	18065		DANSKIN WELL, TEN MILE & COLUMBIA RDS, 150HP SUBMERSIBLE PUMP, INSPECT AND CLEAN 2 STAGE PUMP END, AUG. '20	08/21/2020	38,808.00	.00	20-6150 M & R - SYSTEM	0	8/20		
Total 18065:						38,808.00	.00					
Total LAYNE OF IDAHO, INC.:						38,808.00	.00					
LOCAHAN LLC												
1619	LOCAHAN LLC	AR869772		CONTRACT BASE RATE (7/3-8/2/20) AND CONTRACT OVERAGE CHARGES (7/3-8/2/20)FOR MODEL # C737M540155, SERIAL # C737M540155 & C737M540938,-CITY HALL-P&Z	08/07/2020	13.53	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1003	8/20		
1619	LOCAHAN LLC	AR869772		CONTRACT BASE RATE (7/3-8/2/20) AND CONTRACT OVERAGE CHARGES (7/3-8/2/20)FOR MODEL # C737M540155, SERIAL # C737M540155 & C737M540938,-CITY HALL-ADMIN	08/07/2020	37.85	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	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
1619	LOCAHAN LLC	AR869772		CONTRACT BASE RATE (7/3-8/2/20) AND CONTRACT OVERAGE CHARGES (7/3-8/2/20)FOR MODEL # C737M540155, SERIAL # C737M540155 & C737M540938,-CITY HALL-WATER	08/07/2020	35.15	.00	20-6142 MAINT. & REPAIRS-EQUIPMENT	0	8/20		
1619	LOCAHAN LLC	AR869772		CONTRACT BASE RATE (7/3-8/2/20) AND CONTRACT OVERAGE CHARGES (7/3-8/2/20)FOR MODEL # C737M540155, SERIAL # C737M540155 & C737M540938,-CITY HALL-SEWER	08/07/2020	35.15	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	8/20		
1619	LOCAHAN LLC	AR869772		CONTRACT BASE RATE (7/3-8/2/20) AND CONTRACT OVERAGE CHARGES (7/3-8/2/20)FOR MODEL # C737M540155, SERIAL # C737M540155 & C737M540938,-CITY HALL-PI	08/07/2020	13.53	.00	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	8/20		
Total AR869772:						135.21	.00					
1619	LOCAHAN LLC	AR872643		CONTRACT COPY COUNT OVERAGES FOR 07/1-31/20 - ADMIN	08/18/2020	13.31	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	0	8/20		
1619	LOCAHAN LLC	AR872643		CONTRACT COPY COUNT OVERAGES FOR 07/1-31/20 - WATER	08/18/2020	9.11	.00	20-6142 MAINT. & REPAIRS-EQUIPMENT	0	8/20		
1619	LOCAHAN LLC	AR872643		CONTRACT COPY COUNT OVERAGES FOR 07/1-31/20 - SEWER	08/18/2020	9.11	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	8/20		
1619	LOCAHAN LLC	AR872643		CONTRACT COPY COUNT OVERAGES FOR 07/1-31/20 -PI	08/18/2020	3.52	.00	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	8/20		
1619	LOCAHAN LLC	AR872643		MONTHLY LEASE COPY CARE, INCLUDING PARTS, LABOR, TONER & STAPLES , MODEL# MPC307SPF, SERIAL #C509P900318, 08/1-31/20	08/18/2020	47.49	.00	01-6212 RENT-EQUIPMENT	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 AR872643:						82.54	.00					
1619	LOCAHAN LLC	AR872644		MONTHLY LEASE, COPYCARE INCLUDING PARTS, LABOR, TONER & STAPLES, MX2651, SERIAL# 03012172, 08/01-08/31/20-WATER	08/18/2020	40.13	.00	20-6142 MAINT. & REPAIRS-EQUIPMENT	0	8/20		
1619	LOCAHAN LLC	AR872644		MONTHLY LEASE, COPYCARE INCLUDING PARTS, LABOR, TONER & STAPLES, MX2651, SERIAL# 03012172, 08/01-08/31/20-SEWER	08/18/2020	40.13	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	8/20		
1619	LOCAHAN LLC	AR872644		MONTHLY LEASE, COPYCARE INCLUDING PARTS, LABOR, TONER & STAPLES, MX2651, SERIAL# 03012172, 08/01-08/31/20-PI	08/18/2020	15.29	.00	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	8/20		
Total AR872644:						95.55	.00					
Total LOCAHAN LLC:						313.30	.00					
MISCELLANEOUS VENDORS 2												
1849	MISCELLANEOUS VENDORS 2	07112020JG		REIMBURSEMENT, JOHN GEHR, 676 N ASH ST, CRUSHED SEWER LINE RESULTING IN BACK UP, JUL.'20	07/11/2020	250.00	.00	21-6131 INSURANCE CLAIMS PAID	0	8/20		
Total 07112020JG:						250.00	.00					
1849	MISCELLANEOUS VENDORS 2	08132020ICCU		PURCHASE OF CERTIFICATES OF DEPOSIT, J.EMPEY. AUG.'20	08/13/2020	5,000,000.00	5,000,000.0	99-1045 CERTIFICATE OF DEPOSIT ICCU	0	8/20	08/14/2020	
Total 08132020ICCU:						5,000,000.00	5,000,000.0					
1849	MISCELLANEOUS VENDORS 2	08182020LH		REIMBURSEMENT, POLL EVERYWHERE SOFTWARE FOR URA WORKSHOP, L.HOLLAND, AUG.'20	08/18/2020	79.00	79.00	01-6160 MISCELLANE0US EXPENSES	4000	8/20	08/21/2020	

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 08182020LH:						79.00	79.00					
Total MISCELLANEOUS VENDORS 2:						5,000,329.00	5,000,079.0					
PARAMOUNT SUPPLY COMPANY												
593	PARAMOUNT SUPPLY COMPANY	183288	10398	PVC BUSHINGS FOR CONVERT MEMBRANE RACKS, M.NADEAU, AUG.'20	08/12/2020	130.00	.00	21-6150 M & R - SYSTEM	0	8/20		
Total 183288:						130.00	.00					
Total PARAMOUNT SUPPLY COMPANY:						130.00	.00					
PARTS, INC.												
470	PARTS, INC.	218111	10362	1 EA PARKS BOB CAT OIL FILTER, 1 EA PARKS BOB CAT AIR FILTER, S. HOWELL, AUG'20	08/03/2020	34.26	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	8/20		
Total 218111:						34.26	.00					
470	PARTS, INC.	218304	10379	1 EA PARKS SKID STEER A/C RECHARGE, S. HOWELL, AUG. '20	08/05/2020	4.17	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	8/20		
Total 218304:						4.17	.00					
470	PARTS, INC.	218420	10387	1 EA AUTOBODY FILLER KIT, FOR CITY HALL EXPANSION PROJECT, B. GILLOGY, AUG'20	08/07/2020	8.98	.00	01-6045 C0NTINGENCY	1220	8/20		
Total 218420:						8.98	.00					
470	PARTS, INC.	219284	10452	2 EA HITCH PINS FOR TRUCK HATCH, J.DURHAN, AUG . '20	08/21/2020	4.46	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	1004	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 219284:						4.46	.00					
470	PARTS, INC.	219518	10466	TRUCK FLUID FOR TRUCK #39, J. OSBORNE, AUG. '20 - WATER	08/25/2020	14.38	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	8/20		
470	PARTS, INC.	219518	10466	TRUCK FLUID FOR TRUCK #39, J. OSBORNE, AUG. '20 - P.I	08/25/2020	3.60	.00	25-6305 VEHICLE MAINTENANCE & REPAIR	0	8/20		
Total 219518:						17.98	.00					
Total PARTS, INC.:						69.85	.00					
PEAK ALARM COMPANY, INC												
1021	PEAK ALARM COMPANY, INC	1051289		ALARM MONITORING FOR WELLS (SEGO PRAIRIE, SNOWHAWK, BUTLER, BEST BATH, EL CAJON, & CEDAR), 9/1-30/20 - WATER	09/01/2020	215.01	.00	20-6140 MAINT. & REPAIR BUILDING	0	8/20		
1021	PEAK ALARM COMPANY, INC	1051289		ALARM MONITORING FOR WELLS (SEGO PRAIRIE, SNOWHAWK, BUTLER, BEST BATH, EL CAJON, & CEDAR), 9/1-30/20 - P.I	09/01/2020	53.75	.00	25-6140 MAINT & REPAIR BUILDING	0	8/20		
Total 1051289:						268.76	.00					
1021	PEAK ALARM COMPANY, INC	1051294		ALARM MONITORING AT THE TREATMENT PLANT, 9/1-11/30/20 - WATER	09/01/2020	40.04	.00	20-6140 MAINT. & REPAIR BUILDING	0	8/20		
1021	PEAK ALARM COMPANY, INC	1051294		ALARM MONITORING AT THE TREATMENT PLANT, 9/1-11/30/20 - SEWER	09/01/2020	40.04	.00	21-6140 MAINT & REPAIR BUILDING	0	8/20		
1021	PEAK ALARM COMPANY, INC	1051294		ALARM MONITORING AT THE TREATMENT PLANT, 9/1-11/30/20 - P.I	09/01/2020	15.26	.00	25-6140 MAINT & REPAIR BUILDING	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 1051294:						95.34	.00					
1021	PEAK ALARM COMPANY, INC	1055088		ALARM SERVICE AT SEGO PRAIRIE POND, WELL #2, AUG.'20 - WATER	08/18/2020	32.00	.00	20-6140 MAINT. & REPAIR BUILDING	0	8/20		
1021	PEAK ALARM COMPANY, INC	1055088		ALARM SERVICE AT SEGO PRAIRIE POND, WELL #2, AUG.'20 - P.I	08/18/2020	8.00	.00	25-6140 MAINT & REPAIR BUILDING	0	8/20		
Total 1055088:						40.00	.00					
Total PEAK ALARM COMPANY, INC:						404.10	.00					
REXEL USA, INC.												
1613	REXEL USA, INC.	0Q01834	10389	ZIP TIES, MOTOR SAVER, WIRE NUTS FOR DANSKIN LIFT STATION, R. HERRERA, AUG'20	08/10/2020	246.41	.00	21-6150 M & R - SYSTEM	0	8/20		
Total 0Q01834:						246.41	.00					
Total REXEL USA, INC.:						246.41	.00					
SHARP ELECTRONICS CORP -LEASE												
1734	SHARP ELECTRONICS CORP - LEASE	5011458664		COPIER LEASE, MODEL#MX2615N, 8/1-31/20 - TREATMENT PLANT - WATER	08/06/2020	40.43	.00	20-6142 MAINT. & REPAIRS-EQUIPMENT	0	8/20		
1734	SHARP ELECTRONICS CORP - LEASE	5011458664		COPIER LEASE, MODEL#MX2615N, 8/1-31/20 - TREATMENT PLANT - SEWER	08/06/2020	40.43	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	8/20		
1734	SHARP ELECTRONICS CORP - LEASE	5011458664		COPIER LEASE, MODEL#MX2615N, 8/1-31/20 - TREATMENT PLANT - P.I	08/06/2020	15.40	.00	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	8/20		
Total 5011458664:						96.26	.00					
Total SHARP ELECTRONICS CORP -LEASE:						96.26	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
SIMPLOT PARTNERS												
491	SIMPLOT PARTNERS	216049848		6 CONTAINERS HERBICIDE FOR PARKS, B.WITHROW, AUG.'20	08/21/2020	468.00	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	8/20		
491	SIMPLOT PARTNERS	216049848		6 CONTAINERS HERBICIDE FOR WATER DEPT, AUG.'20	08/21/2020	468.00	.00	20-6150 M & R - SYSTEM	0	8/20		
Total 216049848:						936.00	.00					
Total SIMPLOT PARTNERS:						936.00	.00					
SPECIALTY PLASTICS & FABRICATI, INC.												
1477	SPECIALTY PLASTICS & FABRICATI, INC.	78351	10370	PVC CAPS, TEES, UNIONS, AND COUPLERS FOR A PIPE REPAIR, M.NADEAU, AUG.'20	08/04/2020	92.93	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	8/20		
Total 78351:						92.93	.00					
1477	SPECIALTY PLASTICS & FABRICATI, INC.	78383	10370	5 EA 1/2" PVC, REPAIR CAUSTIC SKID, M.NADEAU, AUG.'20	08/11/2020	21.80	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	8/20		
Total 78383:						21.80	.00					
1477	SPECIALTY PLASTICS & FABRICATI, INC.	78384	10402	1 EA QUART CPVC CEMENT, M. NADEAU, AUG'20	08/12/2020	26.49	.00	21-6150 M & R - SYSTEM	0	8/20		
Total 78384:						26.49	.00					
Total SPECIALTY PLASTICS & FABRICATI, INC.:						141.22	.00					
STATE OF IDAHO-DEPT OF ENVIR QUALITY												
128	STATE OF IDAHO-DEPT OF ENVIR QUALITY	20POT8853AN		2020 ANNUAL ASSESSMENT FOR IPDES PERMIT, 10/1/19-9/30/20	09/01/2020	14,060.94	.00	21-1500 PREPAID EXPENSES	0	8/20		
Total 20POT8853AN:						14,060.94	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total STATE OF IDAHO-DEPT OF ENVIR QUALITY:						14,060.94	.00					
SWANK MOTION PICTURES INC												
1877	SWANK MOTION PICTURES INC	DB 2894974	9471	JUMANJI THE NEXT LEVEL, MOVIES IN THE PARK 8/14/20 TO 8/14/20, AUG'20	08/06/2020	385.00	.00	03-6375 EXPENDITURE-MOVIES IN THE PAR	0	8/20		
Total DB 2894974:						385.00	.00					
Total SWANK MOTION PICTURES INC:						385.00	.00					
TECHNOLOGY SOLUTIONS LLC												
1823	TECHNOLOGY SOLUTIONS LLC	4018	10268	INSTALLING NEW CAMERA W/SOUND IN CHAMBERS, C.ENGELS, COVID-19, AUG.'20 - ADMIN	08/17/2020	530.01	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	0	8/20		
1823	TECHNOLOGY SOLUTIONS LLC	4018	10268	INSTALLING NEW CAMERA W/SOUND IN CHAMBERS, C.ENGELS, COVID-19, AUG.'20 - P&Z	08/17/2020	189.29	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1003	8/20		
1823	TECHNOLOGY SOLUTIONS LLC	4018	10268	INSTALLING NEW CAMERA W/SOUND IN CHAMBERS, C.ENGELS, COVID-19, AUG.'20 - WATER	08/17/2020	492.16	.00	20-6142 MAINT. & REPAIRS-EQUIPMENT	0	8/20		
1823	TECHNOLOGY SOLUTIONS LLC	4018	10268	INSTALLING NEW CAMERA W/SOUND IN CHAMBERS, C.ENGELS, COVID-19, AUG.'20 - SEWER	08/17/2020	492.16	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	8/20		
1823	TECHNOLOGY SOLUTIONS LLC	4018	10268	INSTALLING NEW CAMERA W/SOUND IN CHAMBERS, C.ENGELS, COVID-19, AUG.'20 - P.I	08/17/2020	189.29	.00	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	8/20		
Total 4018:						1,892.91	.00					
Total TECHNOLOGY SOLUTIONS LLC:						1,892.91	.00					
TREASURE VALLEY COFFEE												

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
992	TREASURE VALLEY COFFEE	2160:06814898	10443	1 EA CASE COFFEE, 2 EA CANISTERS CREAM, 2EA CANISTER SUGAR, CITY HALL, AUG.'20	08/21/2020	67.32	.00	01-6165 OFFICE SUPPLIES	0	8/20		
Total 2160:06814898:						67.32	.00					
992	TREASURE VALLEY COFFEE	2160:06848390	10417	5 EA 5-GALLON WATER BOTTLES, C. MERRITT, AUG '20	08/14/2020	28.50	.00	01-6165 OFFICE SUPPLIES	1004	8/20		
Total 2160:06848390:						28.50	.00					
992	TREASURE VALLEY COFFEE	2160:06870681	10417	10 EA 5-GALLON WATER BOTTLES, COOLER RENTAL, C. MERRITT, AUG '20 - SHOP	08/14/2020	68.00	.00	01-6165 OFFICE SUPPLIES	1004	8/20		
Total 2160:06870681:						68.00	.00					
992	TREASURE VALLEY COFFEE	2160:06870713	10417	5 EA 5-GALLON WATER BOTTLES, COOLER RENTAL, C. MERRITT, AUG '20 - CITY HALL	08/14/2020	43.50	.00	01-6165 OFFICE SUPPLIES	0	8/20		
Total 2160:06870713:						43.50	.00					
992	TREASURE VALLEY COFFEE	2160:06880738	10434	16 EA 5-GALLON WATER BOTTLES, 1 EA SLEEVE OF CUPS, 1 EA CASE OF COFFEE, AUG.'20 - WATER	08/20/2020	63.13	.00	20-6165 0FFICE SUPPLIES	0	8/20		
992	TREASURE VALLEY COFFEE	2160:06880738	10434	16 EA 5-GALLON WATER BOTTLES, 1 EA SLEEVE OF CUPS, 1 EA CASE OF COFFEE, AUG.'20 - SEWER	08/20/2020	63.13	.00	21-6165 OFFICE SUPPLIES	0	8/20		
992	TREASURE VALLEY COFFEE	2160:06880738	10434	16 EA 5-GALLON WATER BOTTLES, 1 EA SLEEVE OF CUPS, 1 EA CASE OF COFFEE, AUG.'20 - PI	08/20/2020	24.04	.00	25-6165 OFFICE SUPPLIES	0	8/20		
Total 2160:06880738:						150.30	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
	Total TREASURE VALLEY COFFEE:					357.62	.00					
U.S. BANK NATIONAL ASSOC (EQUIP FINANCE)												
1891	U.S. BANK NATIONAL ASSOC (EQUIP FINANCE)	421893165		CONTRACT #500-0519539-000, MODEL #MPC4504EX, SERIAL #C737M540938 & C737M540155, CITY HALL, AUG.'20	08/18/2020	412.85	.00	01-6212 RENT-EQUIPMENT	0	8/20		
	Total 421893165:					412.85	.00					
	Total U.S. BANK NATIONAL ASSOC (EQUIP FINANCE):					412.85	.00					
UNIVAR SOLUTIONS USA, INC.												
1410	UNIVAR SOLUTIONS USA, INC.	48685250	10368	1 EA 570LBS OF SODIUM BISULFATE, T.SHAFFER, AUG'20	08/10/2020	214.00	.00	21-6151 M & R - PROCESS CHEMICALS	0	8/20		
	Total 48685250:					214.00	.00					
1410	UNIVAR SOLUTIONS USA, INC.	48687157	10384	45,380 LBS OF CAUSTIC SODA, T. SHAFFER, AUG'20	08/11/2020	6,353.20	.00	21-6151 M & R - PROCESS CHEMICALS	0	8/20		
	Total 48687157:					6,353.20	.00					
1410	UNIVAR SOLUTIONS USA, INC.	48690083	10385	46,640 LBS OF ALUMINUM SULFATE, T. SHAFFER, AUG'20	08/13/2020	6,436.32	.00	21-6151 M & R - PROCESS CHEMICALS	0	8/20		
	Total 48690083:					6,436.32	.00					
	Total UNIVAR SOLUTIONS USA, INC.:					13,003.52	.00					
UTILITY REFUND #10												
2044	UTILITY REFUND #10	121230.02		PATRICIA LANGDON, 1876 W MULHULAND CT, UTILITY REFUND	08/12/2020	29.99	.00	20-4500 METERED WATER SALES	0	8/20		
2044	UTILITY REFUND #10	121230.02		PATRICIA LANGDON, 1876 W MULHULAND CT, UTILITY REFUND	08/12/2020	34.02	.00	21-4600 SEWER USER FEES	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
2044	UTILITY REFUND #10	121230.02		PATRICIA LANGDON, 1876 W MULHULAND CT, UTILITY REFUND	08/12/2020	25.52	.00	26-4975 SOLID WASTE USER FEES	0	8/20		
Total 121230.02:						89.53	.00					
2044	UTILITY REFUND #10	121725.03		WALTER KRIMMER, 1852 W SEGO PRAIRIE ST, UTILITY REFUND	08/12/2020	69.34	.00	20-4500 METERED WATER SALES	0	8/20		
2044	UTILITY REFUND #10	121725.03		WALTER KRIMMER, 1852 W SEGO PRAIRIE ST, UTILITY REFUND	08/12/2020	70.47	.00	21-4600 SEWER USER FEES	0	8/20		
2044	UTILITY REFUND #10	121725.03		WALTER KRIMMER, 1852 W SEGO PRAIRIE ST, UTILITY REFUND	08/12/2020	50.73	.00	26-4975 SOLID WASTE USER FEES	0	8/20		
Total 121725.03:						190.54	.00					
2044	UTILITY REFUND #10	160440.00		SCOTT A HENDIN, 173 W JOHN DEERE ST, UTILITY REFUND	08/12/2020	9.39	.00	20-4500 METERED WATER SALES	0	8/20		
2044	UTILITY REFUND #10	160440.00		SCOTT A HENDIN, 173 W JOHN DEERE ST, UTILITY REFUND	08/12/2020	8.12	.00	21-4600 SEWER USER FEES	0	8/20		
2044	UTILITY REFUND #10	160440.00		SCOTT A HENDIN, 173 W JOHN DEERE ST, UTILITY REFUND	08/12/2020	5.87	.00	26-4975 SOLID WASTE USER FEES	0	8/20		
Total 160440.00:						23.38	.00					
2044	UTILITY REFUND #10	164035.02		BRYAN SNIDER, 227 E POPLIN ST, UTILITY REFUND	08/12/2020	7.26	.00	20-4500 METERED WATER SALES	0	8/20		
2044	UTILITY REFUND #10	164035.02		BRYAN SNIDER, 227 E POPLIN ST, UTILITY REFUND	08/12/2020	12.88	.00	21-4600 SEWER USER FEES	0	8/20		
2044	UTILITY REFUND #10	164035.02		BRYAN SNIDER, 227 E POPLIN ST, UTILITY REFUND	08/12/2020	7.43	.00	26-4975 SOLID WASTE USER FEES	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 164035.02:						27.57	.00					
2044	UTILITY REFUND #10	170550.02		DANIELLE N KING, 1829 W YUKON DR, UTILITY REFUND	08/20/2020	19.25	.00	20-4500 METERED WATER SALES	0	8/20		
2044	UTILITY REFUND #10	170550.02		DANIELLE N KING, 1829 W YUKON DR, UTILITY REFUND	08/20/2020	12.41	.00	21-4600 SEWER USER FEES	0	8/20		
2044	UTILITY REFUND #10	170550.02		DANIELLE N KING, 1829 W YUKON DR, UTILITY REFUND	08/20/2020	13.96	.00	26-4975 SOLID WASTE USER FEES	0	8/20		
Total 170550.02:						45.62	.00					
2044	UTILITY REFUND #10	173500.02		CHRISTOPHER E HINKLE, 922 S RED SAND AVE, UTILITY REFUND	08/20/2020	59.78	.00	20-4500 METERED WATER SALES	0	8/20		
2044	UTILITY REFUND #10	173500.02		CHRISTOPHER E HINKLE, 922 S RED SAND AVE, UTILITY REFUND	08/20/2020	67.65	.00	21-4600 SEWER USER FEES	0	8/20		
2044	UTILITY REFUND #10	173500.02		CHRISTOPHER E HINKLE, 922 S RED SAND AVE, UTILITY REFUND	08/20/2020	63.77	.00	26-4975 SOLID WASTE USER FEES	0	8/20		
Total 173500.02:						191.20	.00					
2044	UTILITY REFUND #10	181730.03		EMILA VEIZ, 1595 N KLEMMER AVE, UTILITY REFUND	08/20/2020	63.55	.00	20-4500 METERED WATER SALES	0	8/20		
2044	UTILITY REFUND #10	181730.03		EMILA VEIZ, 1595 N KLEMMER AVE, UTILITY REFUND	08/20/2020	47.39	.00	21-4600 SEWER USER FEES	0	8/20		
2044	UTILITY REFUND #10	181730.03		EMILA VEIZ, 1595 N KLEMMER AVE, UTILITY REFUND	08/20/2020	42.48	.00	26-4975 SOLID WASTE USER FEES	0	8/20		
Total 181730.03:						153.42	.00					
2044	UTILITY REFUND #10	201955.01		CARL G VAN SLYKE, 412 E CHAPPAROSA DR, UTILITY								

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
				REFUND	08/12/2020	19.26	.00	20-4500 METERED WATER SALES	0	8/20		
2044	UTILITY REFUND #10	201955.01		CARL G VAN SLYKE, 412 E CHAPPAROSA DR, UTILITY REFUND	08/12/2020	29.87	.00	21-4600 SEWER USER FEES	0	8/20		
2044	UTILITY REFUND #10	201955.01		CARL G VAN SLYKE, 412 E CHAPPAROSA DR, UTILITY REFUND	08/12/2020	19.21	.00	26-4975 SOLID WASTE USER FEES	0	8/20		
Total 201955.01:						68.34	.00					
2044	UTILITY REFUND #10	210500.02		MATTHEW BURTON, 492 E BLACK HAWK CT, UTILITY REFUND	08/21/2020	30.72	.00	20-4500 METERED WATER SALES	0	8/20		
2044	UTILITY REFUND #10	210500.02		MATTHEW BURTON, 492 E BLACK HAWK CT, UTILITY REFUND	08/21/2020	32.74	.00	21-4600 SEWER USER FEES	0	8/20		
2044	UTILITY REFUND #10	210500.02		MATTHEW BURTON, 492 E BLACK HAWK CT, UTILITY REFUND	08/21/2020	24.80	.00	26-4975 SOLID WASTE USER FEES	0	8/20		
Total 210500.02:						88.26	.00					
2044	UTILITY REFUND #10	21210.02		SHANE A WALSH, 736 W AVALON ST, UTILITY REFUND	08/20/2020	21.77	.00	20-4500 METERED WATER SALES	0	8/20		
2044	UTILITY REFUND #10	21210.02		SHANE A WALSH, 736 W AVALON ST, UTILITY REFUND	08/20/2020	24.93	.00	21-4600 SEWER USER FEES	0	8/20		
2044	UTILITY REFUND #10	21210.02		SHANE A WALSH, 736 W AVALON ST, UTILITY REFUND	08/20/2020	18.95	.00	26-4975 SOLID WASTE USER FEES	0	8/20		
Total 21210.02:						65.65	.00					
2044	UTILITY REFUND #10	221370.03		JAMES MICHAEL LITTLETON, 1090 S PENMARK AVE, UTILITY REFUND	08/12/2020	19.45	.00	20-4500 METERED WATER SALES	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
2044	UTILITY REFUND #10	221370.03		JAMES MICHAEL LITTLETON, 1090 S PENMARK AVE, UTILITY REFUND	08/12/2020	29.71	.00	21-4600 SEWER USER FEES	0	8/20		
2044	UTILITY REFUND #10	221370.03		JAMES MICHAEL LITTLETON, 1090 S PENMARK AVE, UTILITY REFUND	08/12/2020	24.72	.00	26-4975 SOLID WASTE USER FEES	0	8/20		
2044	UTILITY REFUND #10	221370.03		JAMES MICHAEL LITTLETON, 1090 S PENMARK AVE, UTILITY REFUND	08/12/2020	8.64	.00	25-4700 PRESS. IRRIGATI0N USER FEES	0	8/20		
Total 221370.03:						82.52	.00					
2044	UTILITY REFUND #10	221635.03		JUSTIN SERRAO, 994 E HOPTON ST, UTILITY REFUND	08/21/2020	26.41	.00	20-4500 METERED WATER SALES	0	8/20		
2044	UTILITY REFUND #10	221635.03		JUSTIN SERRAO, 994 E HOPTON ST, UTILITY REFUND	08/21/2020	25.55	.00	21-4600 SEWER USER FEES	0	8/20		
2044	UTILITY REFUND #10	221635.03		JUSTIN SERRAO, 994 E HOPTON ST, UTILITY REFUND	08/21/2020	21.28	.00	26-4975 SOLID WASTE USER FEES	0	8/20		
Total 221635.03:						73.24	.00					
2044	UTILITY REFUND #10	255035.03		JAMES KLEINSASSER, 906 S LIBRARY AVE, UTILITY REFUND	08/12/2020	4.55	.00	20-4500 METERED WATER SALES	0	8/20		
2044	UTILITY REFUND #10	255035.03		JAMES KLEINSASSER, 906 S LIBRARY AVE, UTILITY REFUND	08/12/2020	2.51	.00	21-4600 SEWER USER FEES	0	8/20		
2044	UTILITY REFUND #10	255035.03		JAMES KLEINSASSER, 906 S LIBRARY AVE, UTILITY REFUND	08/12/2020	3.01	.00	26-4975 SOLID WASTE USER FEES	0	8/20		
Total 255035.03:						10.07	.00					
2044	UTILITY REFUND #10	260030.02		RYAN L DURRANT, 2402 W CERULEAN DR, UTILITY REFUND	08/12/2020	5.51	.00	20-4500 METERED WATER SALES	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
2044	UTILITY REFUND #10	260030.02		RYAN L DURRANT, 2402 W CERULEAN DR, UTILITY REFUND	08/12/2020	3.62	.00	21-4600 SEWER USER FEES	0	8/20		
2044	UTILITY REFUND #10	260030.02		RYAN L DURRANT, 2402 W CERULEAN DR, UTILITY REFUND	08/12/2020	5.33	.00	26-4975 SOLID WASTE USER FEES	0	8/20		
Total 260030.02:						14.46	.00					
2044	UTILITY REFUND #10	261020.01		OPEN DOOR RENTALS LLC, 1932 N RUBINE LN, UTILITY REFUND	08/12/2020	38.24	.00	20-4500 METERED WATER SALES	0	8/20		
2044	UTILITY REFUND #10	261020.01		OPEN DOOR RENTALS LLC, 1932 N RUBINE LN, UTILITY REFUND	08/12/2020	33.83	.00	21-4600 SEWER USER FEES	0	8/20		
2044	UTILITY REFUND #10	261020.01		OPEN DOOR RENTALS LLC, 1932 N RUBINE LN, UTILITY REFUND	08/12/2020	35.17	.00	26-4975 SOLID WASTE USER FEES	0	8/20		
Total 261020.01:						107.24	.00					
2044	UTILITY REFUND #10	261045.04		RANDALL DAWSON, 2127 N MAROON AVE, UTILITY REFUND	08/20/2020	18.96	.00	20-4500 METERED WATER SALES	0	8/20		
2044	UTILITY REFUND #10	261045.04		RANDALL DAWSON, 2127 N MAROON AVE, UTILITY REFUND	08/20/2020	19.93	.00	21-4600 SEWER USER FEES	0	8/20		
2044	UTILITY REFUND #10	261045.04		RANDALL DAWSON, 2127 N MAROON AVE, UTILITY REFUND	08/20/2020	16.97	.00	26-4975 SOLID WASTE USER FEES	0	8/20		
Total 261045.04:						55.86	.00					
2044	UTILITY REFUND #10	264180.04		TAMARA CROFT, 1716 N BLUSH AVE, UTILITY REFUND	08/17/2020	99.19	.00	20-4500 METERED WATER SALES	0	8/20		
2044	UTILITY REFUND #10	264180.04		TAMARA CROFT, 1716 N BLUSH AVE, UTILITY REFUND	08/17/2020	64.43	.00	21-4600 SEWER USER FEES	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
2044	UTILITY REFUND #10	264180.04		TAMARA CROFT, 1716 N BLUSH AVE, UTILITY REFUND	08/17/2020	49.91	.00	26-4975 SOLID WASTE USER FEES	0	8/20		
Total 264180.04:						213.53	.00					
2044	UTILITY REFUND #10	264425.03		ANTHONY MONTAGNINO, 1894 N ROSEDUST DR, UTILITY REFUND	08/12/2020	29.88	.00	20-4500 METERED WATER SALES	0	8/20		
2044	UTILITY REFUND #10	264425.03		ANTHONY MONTAGNINO, 1894 N ROSEDUST DR, UTILITY REFUND	08/12/2020	32.19	.00	21-4600 SEWER USER FEES	0	8/20		
2044	UTILITY REFUND #10	264425.03		ANTHONY MONTAGNINO, 1894 N ROSEDUST DR, UTILITY REFUND	08/12/2020	25.10	.00	26-4975 SOLID WASTE USER FEES	0	8/20		
Total 264425.03:						87.17	.00					
2044	UTILITY REFUND #10	264645.02		EDWIN M LEATHAM, 2019 N ROSEDUST DR, UTILITY REFUND	08/18/2020	.53	.00	20-4500 METERED WATER SALES	0	8/20		
2044	UTILITY REFUND #10	264645.02		EDWIN M LEATHAM, 2019 N ROSEDUST DR, UTILITY REFUND	08/18/2020	3.54	.00	21-4600 SEWER USER FEES	0	8/20		
2044	UTILITY REFUND #10	264645.02		EDWIN M LEATHAM, 2019 N ROSEDUST DR, UTILITY REFUND	08/18/2020	3.79	.00	26-4975 SOLID WASTE USER FEES	0	8/20		
Total 264645.02:						7.86	.00					
2044	UTILITY REFUND #10	268032.02		ROCKY D BOISVERT, 2801 W AQUAMARINE ST, UTILITY REFUND	08/12/2020	26.31	.00	20-4500 METERED WATER SALES	0	8/20		
2044	UTILITY REFUND #10	268032.02		ROCKY D BOISVERT, 2801 W AQUAMARINE ST, UTILITY REFUND	08/12/2020	27.64	.00	21-4600 SEWER USER FEES	0	8/20		
2044	UTILITY REFUND #10	268032.02		ROCKY D BOISVERT, 2801 W AQUAMARINE ST, UTILITY								

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
				REFUND	08/12/2020	22.34	.00	26-4975 SOLID WASTE USER FEES	0	8/20		
Total 268032.02:						76.29	.00					
2044	UTILITY REFUND #10	277047.02		VILMA MEDINA, 2474 N IDITAROD WAY, UTILITY REFUND	08/20/2020	62.82	.00	20-4500 METERED WATER SALES	0	8/20		
2044	UTILITY REFUND #10	277047.02		VILMA MEDINA, 2474 N IDITAROD WAY, UTILITY REFUND	08/20/2020	55.64	.00	21-4600 SEWER USER FEES	0	8/20		
2044	UTILITY REFUND #10	277047.02		VILMA MEDINA, 2474 N IDITAROD WAY, UTILITY REFUND	08/20/2020	46.71	.00	26-4975 SOLID WASTE USER FEES	0	8/20		
Total 277047.02:						165.17	.00					
2044	UTILITY REFUND #10	277103.02		KYLE ROYCE HOLDEN, 2487 N KENNETH AVE, UTILITY REFUND	08/12/2020	4.15	.00	20-4500 METERED WATER SALES	0	8/20		
2044	UTILITY REFUND #10	277103.02		KYLE ROYCE HOLDEN, 2487 N KENNETH AVE, UTILITY REFUND	08/12/2020	3.89	.00	21-4600 SEWER USER FEES	0	8/20		
2044	UTILITY REFUND #10	277103.02		KYLE ROYCE HOLDEN, 2487 N KENNETH AVE, UTILITY REFUND	08/12/2020	2.88	.00	26-4975 SOLID WASTE USER FEES	0	8/20		
Total 277103.02:						10.92	.00					
2044	UTILITY REFUND #10	277414.02		GINA M GONSALVES, 82 W SNOWY OWL ST, UTILITY REFUND	08/20/2020	68.71	.00	20-4500 METERED WATER SALES	0	8/20		
2044	UTILITY REFUND #10	277414.02		GINA M GONSALVES, 82 W SNOWY OWL ST, UTILITY REFUND	08/20/2020	61.40	.00	21-4600 SEWER USER FEES	0	8/20		
2044	UTILITY REFUND #10	277414.02		GINA M GONSALVES, 82 W SNOWY OWL ST, UTILITY								

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
				REFUND	08/20/2020	52.46	.00	26-4975 SOLID WASTE USER FEES	0	8/20		
Total 277414.02:						182.57	.00					
2044	UTILITY REFUND #10	278012.02		GREGORY CARNES, 8978 S PINOVA AVE, UTILITY REFUND	08/12/2020	23.30	.00	20-4500 METERED WATER SALES	0	8/20		
2044	UTILITY REFUND #10	278012.02		GREGORY CARNES, 8978 S PINOVA AVE, UTILITY REFUND	08/12/2020	25.01	.00	21-4600 SEWER USER FEES	0	8/20		
2044	UTILITY REFUND #10	278012.02		GREGORY CARNES, 8978 S PINOVA AVE, UTILITY REFUND	08/12/2020	19.98	.00	26-4975 SOLID WASTE USER FEES	0	8/20		
Total 278012.02:						68.29	.00					
2044	UTILITY REFUND #10	280510.02		JIM HEADRICK, 2194 N FIRE OPAL AVE, UTILITY REFUND	08/18/2020	53.32	.00	20-4500 METERED WATER SALES	0	8/20		
2044	UTILITY REFUND #10	280510.02		JIM HEADRICK, 2194 N FIRE OPAL AVE, UTILITY REFUND	08/18/2020	55.47	.00	21-4600 SEWER USER FEES	0	8/20		
2044	UTILITY REFUND #10	280510.02		JIM HEADRICK, 2194 N FIRE OPAL AVE, UTILITY REFUND	08/18/2020	42.46	.00	26-4975 SOLID WASTE USER FEES	0	8/20		
Total 280510.02:						151.25	.00					
2044	UTILITY REFUND #10	281004.00		PALOMINO FINE HOMES, 1520 W CERULEAN ST, UTILITY REFUND	08/04/2020	35.02	.00	20-4500 METERED WATER SALES	0	8/20		
2044	UTILITY REFUND #10	281004.00		PALOMINO FINE HOMES, 1520 W CERULEAN ST, UTILITY REFUND	08/04/2020	33.77	.00	21-4600 SEWER USER FEES	0	8/20		
Total 281004.00:						68.79	.00					
2044	UTILITY REFUND #10	281039.00		BELVEAL CONSTRUCTION, 1541 W CERULEAN ST, UTILITY								

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
				DEPOSIT	08/03/2020	54.69	.00	20-4500 METERED WATER SALES	0	8/20		
2044	UTILITY REFUND #10	281039.00		BELVEAL CONSTRUCTION, 1541 W CERULEAN ST, UTILITY DEPOSIT	08/03/2020	1.39	.00	21-4600 SEWER USER FEES	0	8/20		
Total 281039.00:						56.08	.00					
2044	UTILITY REFUND #10	300300.02		RANDY A SEWELL, 2652 N GREENVILLE AVE, UTILITY REFUND	08/20/2020	51.33	.00	20-4500 METERED WATER SALES	0	8/20		
2044	UTILITY REFUND #10	300300.02		RANDY A SEWELL, 2652 N GREENVILLE AVE, UTILITY REFUND	08/20/2020	64.21	.00	21-4600 SEWER USER FEES	0	8/20		
2044	UTILITY REFUND #10	300300.02		RANDY A SEWELL, 2652 N GREENVILLE AVE, UTILITY REFUND	08/20/2020	56.45	.00	26-4975 SOLID WASTE USER FEES	0	8/20		
Total 300300.02:						171.99	.00					
2044	UTILITY REFUND #10	301054.02		SHAUN LUTZ, 969 E SHADY RIDGE DR, UTILITY REFUND	08/20/2020	62.15	.00	20-4500 METERED WATER SALES	0	8/20		
2044	UTILITY REFUND #10	301054.02		SHAUN LUTZ, 969 E SHADY RIDGE DR, UTILITY REFUND	08/20/2020	66.68	.00	21-4600 SEWER USER FEES	0	8/20		
2044	UTILITY REFUND #10	301054.02		SHAUN LUTZ, 969 E SHADY RIDGE DR, UTILITY REFUND	08/20/2020	12.57	.00	26-4975 SOLID WASTE USER FEES	0	8/20		
Total 301054.02:						141.40	.00					
2044	UTILITY REFUND #10	302028.03		TERRY DELPIER, 577 E RAISON CT, UTILITY REFUND	08/20/2020	106.11	.00	20-4500 METERED WATER SALES	0	8/20		
2044	UTILITY REFUND #10	302028.03		TERRY DELPIER, 577 E RAISON CT, UTILITY REFUND	08/20/2020	102.29	.00	21-4600 SEWER USER FEES	0	8/20		
2044	UTILITY REFUND #10	302028.03		TERRY DELPIER, 577 E RAISON CT, UTILITY REFUND	08/20/2020	73.04	.00	26-4975 SOLID WASTE USER FEES	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 302028.03:						281.44	.00					
2044	UTILITY REFUND #10	302043.02A		STEVE HOSKINSON, 642 E MERINO ST, UTILITY REFUND	08/14/2020	87.64	87.64	20-4500 METERED WATER SALES	0	8/20	08/14/2020	
Total 302043.02A:						87.64	87.64					
2044	UTILITY REFUND #10	302229.01A		JOHN E MILLS, 485 E ANDES DR, UTILITY REFUND	08/20/2020	76.64	.00	20-4500 METERED WATER SALES	0	8/20		
Total 302229.01A:						76.64	.00					
2044	UTILITY REFUND #10	302360.00		FLAHERTY CUSTOM HOMES, 522 E PASCUA DR, UTILITY REFUND	08/03/2020	25.93	.00	20-4500 METERED WATER SALES	0	8/20		
2044	UTILITY REFUND #10	302360.00		FLAHERTY CUSTOM HOMES, 522 E PASCUA DR, UTILITY REFUND	08/03/2020	45.30	.00	21-4600 SEWER USER FEES	0	8/20		
2044	UTILITY REFUND #10	302360.00		FLAHERTY CUSTOM HOMES, 522 E PASCUA DR, UTILITY REFUND	08/03/2020	24.45	.00	25-4700 PRESS. IRRIGATI0N USER FEES	0	8/20		
Total 302360.00:						95.68	.00					
2044	UTILITY REFUND #10	30291.02		AMELIA SHAW, 1396 W OWYHEE ST, UTILITY REFUND	08/12/2020	31.05	.00	20-4500 METERED WATER SALES	0	8/20		
2044	UTILITY REFUND #10	30291.02		AMELIA SHAW, 1396 W OWYHEE ST, UTILITY REFUND	08/12/2020	41.18	.00	21-4600 SEWER USER FEES	0	8/20		
2044	UTILITY REFUND #10	30291.02		AMELIA SHAW, 1396 W OWYHEE ST, UTILITY REFUND	08/12/2020	42.51	.00	26-4975 SOLID WASTE USER FEES	0	8/20		
Total 30291.02:						114.74	.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
2044	UTILITY REFUND #10	304007.00		GALLERY HOMES BY VARRIALE, 9550 S BLUE OAK AVE, UTILITY REFUND	08/21/2020	34.68	.00	20-4500 METERED WATER SALES	0	8/20		
2044	UTILITY REFUND #10	304007.00		GALLERY HOMES BY VARRIALE, 9550 S BLUE OAK AVE, UTILITY REFUND	08/21/2020	24.79	.00	21-4600 SEWER USER FEES	0	8/20		
Total 304007.00:						59.47	.00					
2044	UTILITY REFUND #10	310021.02		JEFF W ROBERTSON, 9484 S SARATOV WAY, UTILITY REFUND	08/20/2020	32.70	.00	20-4500 METERED WATER SALES	0	8/20		
2044	UTILITY REFUND #10	310021.02		JEFF W ROBERTSON, 9484 S SARATOV WAY, UTILITY REFUND	08/20/2020	30.98	.00	21-4600 SEWER USER FEES	0	8/20		
2044	UTILITY REFUND #10	310021.02		JEFF W ROBERTSON, 9484 S SARATOV WAY, UTILITY REFUND	08/20/2020	24.38	.00	26-4975 SOLID WASTE USER FEES	0	8/20		
Total 310021.02:						88.06	.00					
2044	UTILITY REFUND #10	310117.02		BRANDON JK CRUSAT, 9312 S COPELAND WAY, UTILITY REFUND	08/20/2020	32.58	.00	20-4500 METERED WATER SALES	0	8/20		
2044	UTILITY REFUND #10	310117.02		BRANDON JK CRUSAT, 9312 S COPELAND WAY, UTILITY REFUND	08/20/2020	34.57	.00	21-4600 SEWER USER FEES	0	8/20		
2044	UTILITY REFUND #10	310117.02		BRANDON JK CRUSAT, 9312 S COPELAND WAY, UTILITY REFUND	08/20/2020	27.64	.00	26-4975 SOLID WASTE USER FEES	0	8/20		
Total 310117.02:						94.79	.00					
2044	UTILITY REFUND #10	310342.02		JAMES BUNN, 9368 S RUSSELL AVE, UTILITY REFUND	08/20/2020	31.96	.00	20-4500 METERED WATER SALES	0	8/20		
2044	UTILITY REFUND #10	310342.02		JAMES BUNN, 9368 S RUSSELL AVE, UTILITY REFUND	08/20/2020	31.93	.00	21-4600 SEWER USER FEES	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
2044	UTILITY REFUND #10	310342.02		JAMES BUNN, 9368 S RUSSELL AVE, UTILITY REFUND	08/20/2020	24.01	.00	26-4975 SOLID WASTE USER FEES	0	8/20		
Total 310342.02:						87.90	.00					
2044	UTILITY REFUND #10	318285.01		DBTV PAWNEE FARM LLC, 2459 W DEER FLAT RD, UTILITY REFUND	08/24/2020	96.88	.00	25-4177 GRAVITY IRRIGATI0N USER FEES	0	8/20		
Total 318285.01:						96.88	.00					
2044	UTILITY REFUND #10	330015.01		DAVID CARATTINI, 943 E BUCK DR, UTILITY REFUND	08/18/2020	41.30	.00	20-4500 METERED WATER SALES	0	8/20		
2044	UTILITY REFUND #10	330015.01		DAVID CARATTINI, 943 E BUCK DR, UTILITY REFUND	08/18/2020	41.85	.00	21-4600 SEWER USER FEES	0	8/20		
2044	UTILITY REFUND #10	330015.01		DAVID CARATTINI, 943 E BUCK DR, UTILITY REFUND	08/18/2020	34.24	.00	26-4975 SOLID WASTE USER FEES	0	8/20		
Total 330015.01:						117.39	.00					
2044	UTILITY REFUND #10	70610.03		RORY J DENNO, 738 W MENDI PL, UTILITY REFUND	08/20/2020	50.43	.00	20-4500 METERED WATER SALES	0	8/20		
2044	UTILITY REFUND #10	70610.03		RORY J DENNO, 738 W MENDI PL, UTILITY REFUND	08/20/2020	58.72	.00	21-4600 SEWER USER FEES	0	8/20		
2044	UTILITY REFUND #10	70610.03		RORY J DENNO, 738 W MENDI PL, UTILITY REFUND	08/20/2020	49.66	.00	26-4975 SOLID WASTE USER FEES	0	8/20		
Total 70610.03:						158.81	.00					
2044	UTILITY REFUND #10	80640.02		SUE ANN GARBARINO, 994 N CLEVELAND AVE, UTILITY REFUND	08/20/2020	24.72	.00	20-4500 METERED WATER SALES	0	8/20		
2044	UTILITY REFUND #10	80640.02		SUE ANN GARBARINO, 994 N CLEVELAND AVE, UTILITY								

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
				REFUND	08/20/2020	26.43	.00	21-4600 SEWER USER FEES	0	8/20		
2044	UTILITY REFUND #10	80640.02		SUE ANN GARBARINO, 994 N CLEVELAND AVE, UTILITY REFUND	08/20/2020	21.96	.00	26-4975 SOLID WASTE USER FEES	0	8/20		
Total 80640.02:						73.11	.00					
Total UTILITY REFUND #10:						4,120.76	87.64					
UTILITY REFUND #9												
2004	UTILITY REFUND #9	174221.00		CBH HOMES, 1485 W SAHARA DR, UTILITY REFUND	08/12/2020	58.02	.00	20-4500 METERED WATER SALES	0	8/20		
2004	UTILITY REFUND #9	174221.00		CBH HOMES, 1485 W SAHARA DR, UTILITY REFUND	08/12/2020	3.27	.00	21-4600 SEWER USER FEES	0	8/20		
Total 174221.00:						61.29	.00					
2004	UTILITY REFUND #9	174228.00		CBH, 920 S RANGIPO AVE, UTILITY DEPOSIT	08/04/2020	77.82	.00	20-4500 METERED WATER SALES	0	8/20		
2004	UTILITY REFUND #9	174228.00		CBH, 920 S RANGIPO AVE, UTILITY DEPOSIT	08/04/2020	23.30	.00	21-4600 SEWER USER FEES	0	8/20		
Total 174228.00:						101.12	.00					
2004	UTILITY REFUND #9	241030.00		HATHAWAY HOMES LLC, 297 N SAILER AVE, UTILITY REFUND	08/14/2020	67.04	.00	20-4500 METERED WATER SALES	0	8/20		
2004	UTILITY REFUND #9	241030.00		HATHAWAY HOMES LLC, 297 N SAILER AVE, UTILITY REFUND	08/14/2020	89.29	.00	21-4600 SEWER USER FEES	0	8/20		
Total 241030.00:						156.33	.00					
2004	UTILITY REFUND #9	268003.01		CBH, 1793 N THISTLE DR, UTILITY REFUND	08/04/2020	71.90	.00	20-4500 METERED WATER SALES	0	8/20		
2004	UTILITY REFUND #9	268003.01		CBH, 1793 N THISTLE DR, UTILITY REFUND	08/04/2020	35.24	.00	21-4600 SEWER USER FEES	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
2004	UTILITY REFUND #9	268003.01		CBH, 1793 N THISTLE DR, UTILITY REFUND	08/04/2020	27.48	.00	25-4700 PRESS. IRRIGATI0N USER FEES	0	8/20		
Total 268003.01:						134.62	.00					
2004	UTILITY REFUND #9	268142.01		CBH, 2777 W MIDNIGHT DR, UTILITY REFUND	08/11/2020	93.47	.00	20-4500 METERED WATER SALES	0	8/20		
2004	UTILITY REFUND #9	268142.01		CBH, 2777 W MIDNIGHT DR, UTILITY REFUND	08/11/2020	29.48	.00	21-4600 SEWER USER FEES	0	8/20		
Total 268142.01:						122.95	.00					
2004	UTILITY REFUND #9	268304.00		CBH, 1625 N THISTLE DR, UTILITY REFUND	08/04/2020	91.25	.00	20-4500 METERED WATER SALES	0	8/20		
2004	UTILITY REFUND #9	268304.00		CBH, 1625 N THISTLE DR, UTILITY REFUND	08/04/2020	33.86	.00	21-4600 SEWER USER FEES	0	8/20		
Total 268304.00:						125.11	.00					
2004	UTILITY REFUND #9	268344.00		CBH, 1630 N THISTLE DR, UTILITY REFUND	08/03/2020	70.73	.00	20-4500 METERED WATER SALES	0	8/20		
2004	UTILITY REFUND #9	268344.00		CBH, 1630 N THISTLE DR, UTILITY REFUND	08/03/2020	31.58	.00	21-4600 SEWER USER FEES	0	8/20		
2004	UTILITY REFUND #9	268344.00		CBH, 1630 N THISTLE DR, UTILITY REFUND	08/03/2020	17.31	.00	25-4700 PRESS. IRRIGATI0N USER FEES	0	8/20		
Total 268344.00:						119.62	.00					
2004	UTILITY REFUND #9	281017.00		TODD CAMPBELL CUSTOM HOMES, 1306 W CERULEAN ST, UTILITY REFUND	08/12/2020	65.23	.00	20-4500 METERED WATER SALES	0	8/20		
Total 281017.00:						65.23	.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
2004	UTILITY REFUND #9	302241.00		SCHROEDER ENTERPRISES, 448 E. PASCUA DR, UTILITY REFUND	08/04/2020	2.85	.00	21-4600 SEWER USER FEES	0	8/20		
2004	UTILITY REFUND #9	302241.00		SCHROEDER ENTERPRISES, 448 E. PASCUA DR, UTILITY REFUND	08/04/2020	5.61	.00	20-4500 METERED WATER SALES	0	8/20		
Total 302241.00:						8.46	.00					
2004	UTILITY REFUND #9	302315.00		BALT LLC, 9024 S LA PAMPA WAY, UTILITY REFUND	08/04/2020	107.39	.00	20-4500 METERED WATER SALES	0	8/20		
2004	UTILITY REFUND #9	302315.00		BALT LLC, 9024 S LA PAMPA WAY, UTILITY REFUND	08/04/2020	42.93	.00	21-4600 SEWER USER FEES	0	8/20		
Total 302315.00:						150.32	.00					
2004	UTILITY REFUND #9	302346.00		RIVERWOOD HOMES, 8879 S FORMOSA WAY, UTILITY REFUND	08/04/2020	85.00	.00	20-4500 METERED WATER SALES	0	8/20		
2004	UTILITY REFUND #9	302346.00		RIVERWOOD HOMES, 8879 S FORMOSA WAY, UTILITY REFUND	08/04/2020	28.29	.00	21-4600 SEWER USER FEES	0	8/20		
Total 302346.00:						113.29	.00					
2004	UTILITY REFUND #9	302356.00		STYLISH HOMES, 599 E RIO CHICO DR, UTILITY DEPOSIT	08/04/2020	93.13	.00	20-4500 METERED WATER SALES	0	8/20		
2004	UTILITY REFUND #9	302356.00		STYLISH HOMES, 599 E RIO CHICO DR, UTILITY DEPOSIT	08/04/2020	31.56	.00	21-4600 SEWER USER FEES	0	8/20		
Total 302356.00:						124.69	.00					
2004	UTILITY REFUND #9	302359.00		RIVERWOOD HOMES, 538 E PASCUA DR, UTILITY REFUND	08/04/2020	70.32	.00	20-4500 METERED WATER SALES	0	8/20		
2004	UTILITY REFUND #9	302359.00		RIVERWOOD HOMES, 538 E PASCUA DR, UTILITY REFUND	08/04/2020	30.80	.00	21-4600 SEWER USER FEES	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
2004	UTILITY REFUND #9	302359.00		RIVERWOOD HOMES, 538 E PASCUA DR, UTILITY REFUND	08/04/2020	16.81	.00	25-4700 PRESS. IRRIGATI0N USER FEES	0	8/20		
Total 302359.00:						117.93	.00					
2004	UTILITY REFUND #9	323094.00A		TODD CAMPBELL HOMES, 1727 N ROCKDALE AVE, UTILITY REFUND	08/20/2020	63.56	.00	20-4500 METERED WATER SALES	0	8/20		
Total 323094.00A:						63.56	.00					
2004	UTILITY REFUND #9	323100.00		TRESIDIO HOMES, 1869 N ROCKDALE AVE, UTILITY REFUND	08/03/2020	52.96	.00	20-4500 METERED WATER SALES	0	8/20		
2004	UTILITY REFUND #9	323100.00		TRESIDIO HOMES, 1869 N ROCKDALE AVE, UTILITY REFUND	08/03/2020	.46	.00	21-4600 SEWER USER FEES	0	8/20		
2004	UTILITY REFUND #9	323100.00		TRESIDIO HOMES, 1869 N ROCKDALE AVE, UTILITY REFUND	08/03/2020	.95	.00	25-4700 PRESS. IRRIGATI0N USER FEES	0	8/20		
Total 323100.00:						54.37	.00					
2004	UTILITY REFUND #9	330011.00		TOLL BROS INC, 1031 E BUCK DR, UTILITY REFUND	08/03/2020	170.48	.00	20-4500 METERED WATER SALES	0	8/20		
2004	UTILITY REFUND #9	330011.00		TOLL BROS INC, 1031 E BUCK DR, UTILITY REFUND	08/03/2020	81.12	.00	21-4600 SEWER USER FEES	0	8/20		
Total 330011.00:						251.60	.00					
2004	UTILITY REFUND #9	330157.00		TOLL BROS INC, 943 E WHITETAIL ST, UTILITY REFUND	08/04/2020	195.30	.00	20-4500 METERED WATER SALES	0	8/20		
2004	UTILITY REFUND #9	330157.00		TOLL BROS INC, 943 E WHITETAIL ST, UTILITY REFUND	08/04/2020	114.10	.00	21-4600 SEWER USER FEES	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
2004	UTILITY REFUND #9	330157.00		TOLL BROS INC, 943 E WHITETAIL ST, UTILITY REFUND	08/04/2020	63.57	.00	25-4700 PRESS. IRRIGATI0N USER FEES	0	8/20		
Total 330157.00:						372.97	.00					
2004	UTILITY REFUND #9	330166.00		TOLL BROS INC, 1665 N GREENVILLE AVE, UTILITY REFUND	08/24/2020	66.66	.00	20-4500 METERED WATER SALES	0	8/20		
2004	UTILITY REFUND #9	330166.00		TOLL BROS INC, 1665 N GREENVILLE AVE, UTILITY REFUND	08/24/2020	61.47	.00	21-4600 SEWER USER FEES	0	8/20		
Total 330166.00:						128.13	.00					
2004	UTILITY REFUND #9	330200.00A		TOLL BROS INC, 1030 E WHITETAIL ST, UTILITY REFUND	08/20/2020	131.23	.00	20-4500 METERED WATER SALES	0	8/20		
Total 330200.00A:						131.23	.00					
2004	UTILITY REFUND #9	330214.00		TOLL BROS INC, 1982 N SNOWFIELD AVE, UTILITY REFUND	08/03/2020	218.95	.00	20-4500 METERED WATER SALES	0	8/20		
2004	UTILITY REFUND #9	330214.00		TOLL BROS INC, 1982 N SNOWFIELD AVE, UTILITY REFUND	08/03/2020	133.60	.00	21-4600 SEWER USER FEES	0	8/20		
2004	UTILITY REFUND #9	330214.00		TOLL BROS INC, 1982 N SNOWFIELD AVE, UTILITY REFUND	08/03/2020	40.78	.00	25-4700 PRESS. IRRIGATI0N USER FEES	0	8/20		
Total 330214.00:						393.33	.00					
2004	UTILITY REFUND #9	330235.00		TOLL BROS INC, 1926 N HOSE GULCH WAY, UTILITY REFUND	08/12/2020	183.61	.00	20-4500 METERED WATER SALES	0	8/20		
2004	UTILITY REFUND #9	330235.00		TOLL BROS INC, 1926 N HOSE GULCH WAY, UTILITY REFUND	08/12/2020	47.67	.00	21-4600 SEWER USER FEES	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 330235.00:						231.28	.00					
2004	UTILITY REFUND #9	330346.00		TOLL BROS INC, 1999 N THORNDALE AVE, UTILITY REFUND	08/24/2020	80.70	.00	20-4500 METERED WATER SALES	0	8/20		
2004	UTILITY REFUND #9	330346.00		TOLL BROS INC, 1999 N THORNDALE AVE, UTILITY REFUND	08/24/2020	61.99	.00	21-4600 SEWER USER FEES	0	8/20		
Total 330346.00:						142.69	.00					
2004	UTILITY REFUND #9	340002.01		CBH. 7016 S CATFISH CREEK AVE, UTILITY REFUND	08/21/2020	42.10	.00	20-4500 METERED WATER SALES	0	8/20		
2004	UTILITY REFUND #9	340002.01		CBH. 7016 S CATFISH CREEK AVE, UTILITY REFUND	08/21/2020	22.27	.00	21-4600 SEWER USER FEES	0	8/20		
Total 340002.01:						64.37	.00					
2004	UTILITY REFUND #9	340004.01		CBH, 6980 S CATFISH AVE, UTILITY REFUND	08/12/2020	56.31	.00	20-4500 METERED WATER SALES	0	8/20		
2004	UTILITY REFUND #9	340004.01		CBH, 6980 S CATFISH AVE, UTILITY REFUND	08/12/2020	.73	.00	21-4600 SEWER USER FEES	0	8/20		
Total 340004.01:						57.04	.00					
2004	UTILITY REFUND #9	340016.01		CBH, 7103 S BIRCH CREEK AVE, UTILITY REFUND	08/04/2020	57.53	.00	20-4500 METERED WATER SALES	0	8/20		
2004	UTILITY REFUND #9	340016.01		CBH, 7103 S BIRCH CREEK AVE, UTILITY REFUND	08/04/2020	3.60	.00	21-4600 SEWER USER FEES	0	8/20		
Total 340016.01:						61.13	.00					
Total UTILITY REFUND #9:						3,352.66	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
VICTORY GREENS												
364	VICTORY GREENS	538647		SOD FOR A PI SERVICE REPAIR, C.DEYOUNG, AUG.'20	08/10/2020	27.00	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	8/20		
	Total 538647:					27.00	.00					
	Total VICTORY GREENS:					27.00	.00					
WESTERN STATES EQUIPMENT CO.												
98	WESTERN STATES EQUIPMENT CO.	IN001390284		SERVICE ON GENERATOR AT DISCOVERY LIFT STATION, C.DEYOUNG, AUG.'20	08/14/2020	1,143.63	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	8/20		
	Total IN001390284:					1,143.63	.00					
	Total WESTERN STATES EQUIPMENT CO.:					1,143.63	.00					
WHITE, PETERSON, GIGRAY, & NICHOLS P.A.												
1958	WHITE, PETERSON, GIGRAY, & NICHOLS P.A.	07312020WPG		LEGAL SERVICES, JUL.20 - ADMIN	07/31/2020	5,611.50	5,611.50	01-6202 PR0FESSI0NAL SERVICES	0	8/20	08/21/2020	
1958	WHITE, PETERSON, GIGRAY, & NICHOLS P.A.	07312020WPG		LEGAL SERVICES, JUL.'20 - WATER	07/31/2020	360.00	360.00	20-6202 PROFESSIONAL SERVICES	0	8/20	08/21/2020	
1958	WHITE, PETERSON, GIGRAY, & NICHOLS P.A.	07312020WPG		LEGAL SERVICES, JUL.'20 - SEWER	07/31/2020	72.00	72.00	21-6202 PR0FESSI0NAL SERVICES	0	8/20	08/21/2020	
1958	WHITE, PETERSON, GIGRAY, & NICHOLS P.A.	07312020WPG		LEGAL SERVICES, JUL.'20 - UPRR PK PROP	07/31/2020	120.00	120.00	40-6020 CAPITAL IMPROVEMENTS	1207	8/20	08/21/2020	
	Total 07312020WPGN:					6,163.50	6,163.50					
	Total WHITE, PETERSON, GIGRAY, & NICHOLS P.A.:					6,163.50	6,163.50					
ZAMZOWS												
66	ZAMZOWS	394082263		5 GALLON BUCKET OF THRIVE, J. DURHAM, MAY '20	05/12/2020	79.99	79.99	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	8/20	08/21/2020	

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 394082263:						79.99	79.99					
Total ZAMZOWS:						79.99	79.99					
Grand Totals:						5,402,352.71	5,161,619.1					

Dated: _____

Mayor: _____

City Council: _____

_____

_____

_____

_____

_____

City Treasurer: _____

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

RESOLUTION NO. R46-2020
CITY OF KUNA, IDAHO

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING A PERFORMANCE BOND BY NSDR 3.5 LLC FOR THE REDHAWK SQUARE SUBDIVISION FOR UNCOMPLETED WORK INCLUDING STREET LIGHTING PURSUANT TO THE TERMS OF THIS RESOLUTION.

WHEREAS, Redhawk Square Subdivision exists as part of an approved preliminary plat; and

WHEREAS, construction plans for Redhawk Square Subdivision were approved by the Kuna City Engineer on May 4, 2020; and

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

WHEREAS, the street lighting has not been completed for Redhawk Square Subdivision according to the approved construction plans and developer seeks to bond for the unfinished work; and

WHEREAS, the street lighting completion has been estimated at twenty-one thousand one hundred thirteen dollars and forty cents ($21,113.40) adding 25% for a total of twenty-six thousand three hundred ninety-one dollars and seventy-five cents ($26,391.75); and

WHEREAS, developer desires to record the final plat for Redhawk Square Subdivision prior to completion of construction; and

WHEREAS, Kuna City Code 6-2-4 and 6-4-3 allow for and set the conditions for recording a final plat prior to the completion of construction:

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Kuna, Idaho, that the Kuna City Engineer is hereby authorized to accept a check in lieu of construction for **Redhawk Square Subdivision** under the following terms and conditions:

1. All bid amounts submitted for unfinished construction are valid for the life of the Performance Bond Agreement; and
2. The amount of the check is at least twenty-six thousand three hundred ninety-one dollars and seventy-five cents ($26,391.75); and
3. No more than fifty percent of available permits can be claimed during the life of the Performance Bond Agreement and if improvements are not completed within 120 days of recordation of the final plat, no further building permits can be issued.

PASSED BY THE COUNCIL of Kuna, Idaho this 1st day of September, 2020.

APPROVED BY THE MAYOR of Kuna, Idaho this 1st day of September, 2020.

_____
Joe L. Stear, Mayor

ATTEST:

_____
Chris Engels, City Clerk

CITY OF KUNA IMPROVEMENT AGREEMENT (CASH BOND)

THIS AGREEMENT is made by and between NSDF 3.5 LLC, (hereinafter "Developer"); whose address is2667 E Gala Ct., Suite 120, Meridian, ID 83642, and CITY OF KUNA, a municipal corporation of the State of Idaho, (hereinafter "City"); whose address is Post Office Box 13, Kuna, Idaho 83634.

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

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

NOW, THEREFORE, THE PARTIES HEREBY AGREE AS FOLLOWS:

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

    a. Approved Street Light Plan for Redhawk Square and the associated Bid for street lighting by Alloway Electric Co., Inc., and;

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

2. Cash Deposit. Developer has executed and delivered to City cash, cashier's check or wired funds (City to provide financial institution information upon execution of agreement) to the City's trust account in the aggregate amount of twenty-six thousand three hundred ninety-one dollars and seventy-five cents ($26,391.75), for deposit with City in its accounts (the "Cash Deposit"), which includes:

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

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

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

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

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

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

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

7. Non-Release of Developer's Obligations. It is understood and agreed between the parties that the establishment and availability to City of Cash Deposit as herein provided, and any withdrawals there from by City shall not constitute a waiver or estoppel against City and shall not release or relieve Developer from its obligation to install and fully pay for Improvements as required in Paragraph 1 above, and the right of City to withdraw from Cash Deposit shall not affect any rights and remedies of City against Developer for breach of any covenant herein, including the covenants of Paragraph 1 of this Agreement. Further, Developer agrees that if City withdraws from Cash Deposit and performs or causes to be performed the installation or warranty work required of Developer hereunder, then any and all costs incurred by City in so doing which are not collected by City by withdrawing from

Cash Deposit shall be paid by Developer, including administrative, engineering, legal, labor and materials and other procurement fees and costs.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

IN WITNESS WHEREOF, the parties have caused this Agreement to be duly executed this ____ day of September, 2020.

NSDF 3.5 LLC

By Michael Fife
Managing Member

ANDREA STOCKTON NOTARY PUBLIC Comm. 20191526 STATE OF IDAHO

(seal)

City of Kuna, Idaho

By Joe Stear
Mayor

Attest:

Chris Engels, *City Clerk*

STATE OF IDAHO)
: SS
County of Ada))

On this 27th day of August, 2020, before me Michael Fife, personally appeared MICHAEL FIFE known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he/she executed the same as Managing Member and on behalf of the NSDF 3.5 LLC.

S
E
A
L

Andrew Stock
Notary Public for Idaho
My commission expires on 7/25/2020

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

August 27, 2020

To Whom It May Concern:

This letter will confirm the following:

Alloway Electric is currently under contract to complete the installation of the 5 city required streetlights at Redhawk Square subdivision. The total contract amount is $31,990.00.

As of the date of this letter, the project is approximately 32% complete and Alloway has billed the client and anticipates payment of $10,876.60 by close of business tomorrow. The remaining work to be completed has a value of $21,113.40.

Please do not hesitate to call me directly 208-484-3109

Sincerely,

8-27-20

Steve Allen, Project Manager

BEFORE THE CITY COUNCIL
OF THE
CITY OF KUNA

IN THE MATTER OF THE APPLICATIONS OF City of Kuna, Planning and Zoning Department For Sign Ordinance Amendment.	)	**FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER OF APPROVAL OF ORDINANCE AMENDMENT 20-01-OA.**

THIS MATTER came before the City Council for public hearing on August 18, 2020 for receipt and consideration by the City Council of these Findings of Fact, Conclusions of Law and Order of Decision for the above referenced Application. The City Council does now hereby make and set forth the Record of Proceedings, and these Findings of Fact, Conclusions of Law, and Order of Decision.

I
RECORD OF PROCEEDINGS

The record of proceedings of the above-referenced matter consists of the follow, to-wit:

1.1 Exhibits:

	DESCRIPTION OF EVIDENCE	*Withdrawn*	*Refused*	*Admitted*
1	CC Staff Memo			X
2	Proposed Zoning Ordinance Amendment			X
3	Request for sign company comment			X
4	Lytle Signs Letter			X
5	Request for Agency Comment			X
6	Legal Notification (Kuna Melba News)			X
7	PZ Meeting Minutes June 9, 2020			X

1.2 Hearings

1.2.1 Planning and Zoning Commission heard this on June 9 2020. The Council heard this on August 18, 2020. The FCO's were approved by the Council on August 18, 2020.

1.3 Witness Testimony

1.3.1 Those who testified at the Commission's June 9, 2020 hearing are as follows, to-wit:

1.3.1.1 City Staff:
Jace Hellman, Planner II

1.3.1.2 Appearing for the Applicant:
Jace Hellman, Planner II

1.3.1.3 Neighboring Property Owners appearing neutral:
None

1.3.1.4 Neighboring Property Owners appearing in opposition:
None

1.3.1.5 Neighboring Property Owners appearing in support:
None

1.3.2 Those who testified at the Council's August 18, 2020 hearing are as follows, to-wit:

1.3.2.1 City Staff:
Jace Hellman, Planner II

1.3.2.2 Appearing for the Applicant:
Jace Hellman, Planner II

1.3.2.3 Neighboring Property Owners appearing neutral:
None

1.3.2.4 Neighboring Property Owners appearing in opposition:
None

1.3.2.5 Neighboring Property Owners appearing in support:
None

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 23, 2020 and August 18, 2020 hearings on the Area City Impact Expansion 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.

Newspaper	***Dates Published***
Kuna Melba Newspaper	May 20, 2020 May 27, 2020 July 29, 2020 August 5, 2020

3.1.2.2 Notice for the June 23, 2020 and August 18, 2020 hearings were posted in conspicuous places within City Hall on the Foyer Bulletin Boards, City Website, and Post Office.

3.2 Testimony of the City Planner

3.2.1 Conclusions: The City Planner, in a memo to the council dated August 18, 2020, confirmed that a review of the records on file at the City of Kuna has been completed with the following conclusions:

3.2.1.1 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 between sunset and sunrise.

3.2.1.2 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.

3.2.1.3 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.

3.2.1.4 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.

IV
ORDER OF APPROVAL OF APPLICATION FOR SIGN ORDINANCE AMENDMENT

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 The Council has waived three readings of the ordinance.

6.2 That the Ordinance Amendment is approved.

BY ACTION OF THE CITY COUNCIL of the City of Kuna at its regular meeting held on the 18th day of August, 2020.

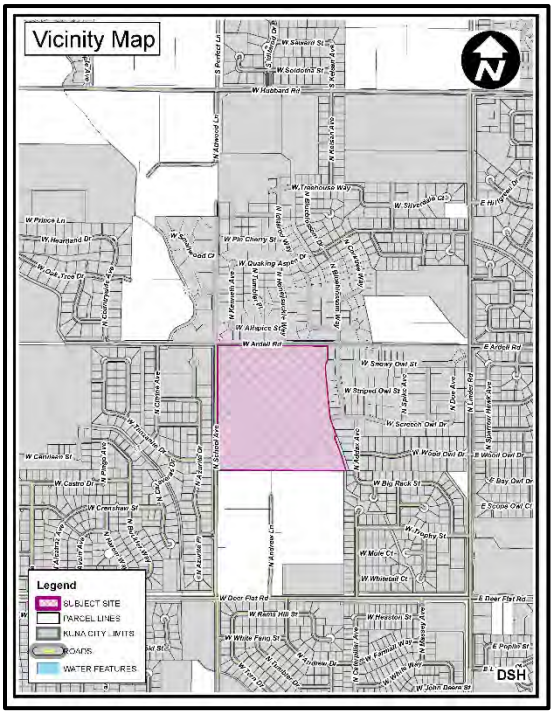
_____
Joe Stear, Mayor

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:	20-13-FP (Final Plat) – Ardell Estates No. 4
Location:	W. Ardell Road and S Linder Road, Kuna Idaho 83634
Planner:	Doug Hanson, Planner I
Meeting Date:	September 1, 2020
Owner:	DB Development, LLC. 2228 W Piazza St Meridian, ID 83646
Representative:	B&A Engineers 5505 W. Franklin Road Boise, ID 83705 208.343.3381 dacrawford@baengineers.com



A. General Project Facts:

1. B&A Engineers is requesting final plat approval for Ardell Estates No. 4 which has forty-four (44) residential building lots and seven (7) common lots on a total of approximately 11.25 acres (Ada County Assessor Parcel No. S1314428100).

B. Staff Analysis:

1. In accordance with Kuna City Code (KCC) Title 6 Subdivision Regulations, this application seeks final plat approval for Ardell Estates No. 4.
2. Staff has determined that the proposed final plat for Ardell Estates No. 4 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.

From: noreply@civicplus.com
To: Jessica Reid; Doug Hanson
Subject: Online Form Submittal: Final Plat
Date: Wednesday, July 22, 2020 2:23:59 PM

Final Plat

Step 1

Please complete each section of application in full
NOTE: Engineering fees shall be paid by the applicant if required.

In order for this application to be submitted a file MUST be provided for each item marked by a red asterisk (*).

(Section Break)

Contact/Applicant Information

Owner(s) of Record	DB Development, LLC.
Phone:	208-871-0642
Email:	highmark.development@gmail.com
Address1	2228 W. Piazza St.
Address2	*Field not completed.*
City	Meridian
State	ID
Zip	83646
Applicant (Developer):	David Crawford
Applicant (Developer) Company:	B&A Engineers, Inc.
Phone:	2083433381
Email:	dacrawford@baengineers.com
Address1	5505 W. Franklin Rd.
Address2	*Field not completed.*
City	Boise
State	ID

Zip	83705
Engineer/Representative:	Joe Canning
Engineer/Representative Company:	B&A Engineers, Inc.
Phone:	2083433381
Email:	jdcanning@baengineers.com
Address1	5505 W. Franklin Rd.
Address2	*Field not completed.*
City	Boise
State	ID
Zip	83705

(Section Break)

Subject Property Information	
Site Address:	*Field not completed.*
Nearest Cross Streets:	West Ardell Rd. & Linder Rd.
Parcel Number(s):	S1314428150
Section, Township, Range:	Sec. 14, T2N, R1W
Property Size:	11.25 ac
Current Land Use:	under construction
Current Zoning District:	R-6
Proposed Land Use:	Residential
Proposed Zoning District	R-6

(Section Break)

Project Description	
Project/Subdivision Name:	Ardell Estates Subdivision No. 4

General description of proposed project/request:	Approval & signature on final plat
Type of Use Proposed - Check all that apply:	Residential
If Other has been selected, please provide a description:	*Field not completed.*
Amenities provided with this development:	N/A

(Section Break)

Residential Project Summary (if applicable):

Are there existing buildings?	No
Please describe existing buildings:	*Field not completed.*
Any existing buildings to remain?	*Field not completed.*
Number of Residential Units:	*Field not completed.*
Number of buildable lots:	44
Number of common lots and/or other lots:	7
Type of dwellings proposed - Check all that apply:	Single-Family
Minimum square footage of structures:	*Field not completed.*
Gross Density (DU/Acre - Total Property):	4.53 du/ac
Net Density (DU/Acre - Excluding Roads):	*Field not completed.*
% of Open Space provided:	6%

Acreage of Open Space:	0.68
Type of Open Space provided?	Common

(Section Break)

Non-Residential Project Summary (if applicable):

Number of building lots:	*Field not completed.*
Other lots:	*Field not completed.*
Gross floor area square footage:	*Field not completed.*
Existing:	*Field not completed.*
Hours of Operation:	*Field not completed.*
Building Height:	*Field not completed.*
Total Number of Employees:	*Field not completed.*
Max. Number of Employees at one time?	*Field not completed.*
Number & ages of students/children:	*Field not completed.*
Seating Capacity:	*Field not completed.*
Existing fencing? Type? Will it remain?	*Field not completed.*
Fencing type, size & location?	*Field not completed.*
Handicapped parking spaces:	*Field not completed.*
Total parking spaces:	*Field not completed.*
Width of driveway aisle:	*Field not completed.*
Proposed lighting:	*Field not completed.*
Proposed landscaping:	*Field not completed.*

Step 2

All applications are required to contain one copy of the following	
Approved Drawings	Ardell Estates 4 Approved Plans.pdf
Proposed Final Plat	Ardell Estates No. 4 FP.pdf
Findings of Fact & Conclusions of Law	Findings of Fact.pdf
Proof of Ownership	deed.pdf
Additional Proof	Affidavit of Legal Interest.pdf
Statement of Conformance	Conf. Ltr.pdf
CCNR's	CCRs.pdf
The Final Plat shall include and be in compliance with all items required under Title 50, Chapter 13 of Idaho State Code.	Yes
(Section Break)	

By checking the "I agree" box below, you agree and acknowledge that 1) Your application will not be signed in the sense of a traditional paper document, 2) By signing in this alternate manner, you authorize your electronic signature to be valid and binding upon you to the same force and effect as a handwritten signature, and 3) You may still be required to provide a traditional signature at a later date.

First Name	Kaili
Last Name	Worth
Electronic Signature Agreement	I Agree
Date & Time	7/22/2020 2:30 PM
(Section Break)	
Affidavit of Legal Interest Form	Click here

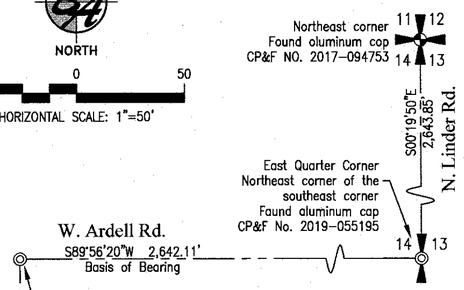
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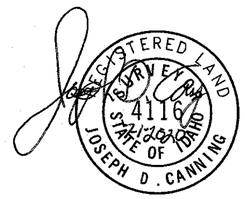
Ardell Estates Subdivision No. 4

A parcel of land situate in the north half of the southeast quarter of Section 14, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho.

2020

NORTH
50 0 50
HORIZONTAL SCALE: 1"=50'





Line Table

Line	Bearing	Distance
L1	N5°53'19"W	6.02'
L2	S52°29'01"W	10.49'
L3	N45°22'23"W	28.26'
L4	S44°56'26"W	25.76'
L5	S45°03'34"E	25.76'
L6	S11°45'38"W	25.76'
L7	S33°14'22"E	26.37'
L8	S33°14'22"E	36.37'
L9	S5°53'19"E	27.50'
L10	S33°14'22"E	26.37'
L11	N78°14'22"W	25.76'
L12	N89°56'26"E	23.07'
L13	N44°56'26"E	25.76'
L14	N45°03'34"W	25.76'
L15	N44°32'48"E	28.34'

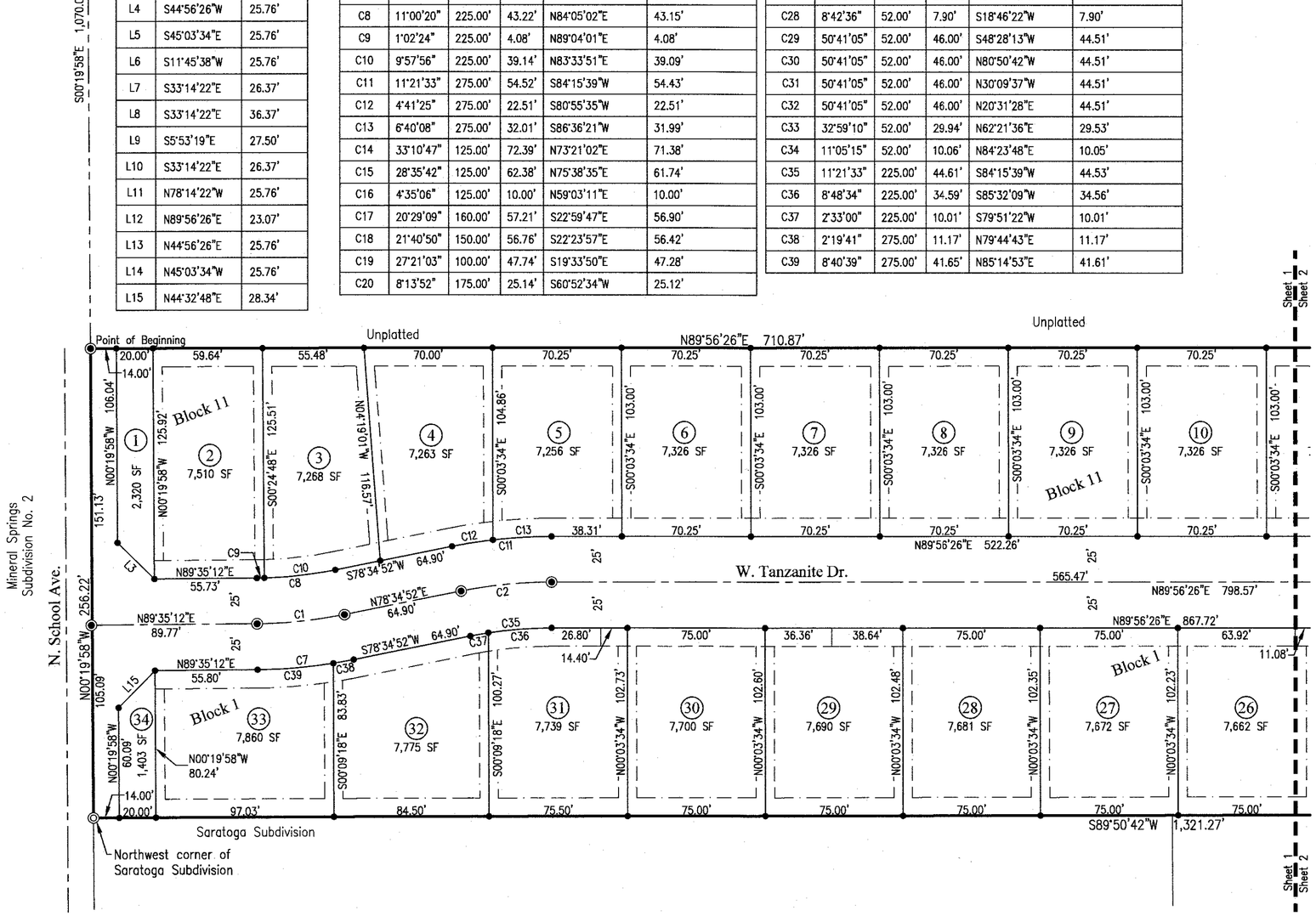
Curve Table

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD DISTANCE
C1	11°00'20"	250.00'	48.02'	N84°05'02"E	47.95'
C2	11°21'33"	250.00'	49.56'	S84°15'39"W	49.48'
C3	37°27'25"	100.00'	65.37'	N71°12'43"E	64.22'
C4	33°10'47"	150.00'	86.86'	N73°21'02"E	85.66'
C5	6°23'11"	150.00'	16.72'	S59°57'14"W	16.71'
C6	27°21'03"	125.00'	59.67'	S19°33'50"E	59.11'
C7	11°00'20"	275.00'	52.82'	N84°05'02"E	52.74'
C8	11°00'20"	225.00'	43.22'	N84°05'02"E	43.15'
C9	1°02'24"	225.00'	4.08'	N89°04'01"E	4.08'
C10	9°57'56"	225.00'	39.14'	N83°33'51"E	39.09'
C11	11°21'33"	275.00'	54.52'	S84°15'39"W	54.43'
C12	4°41'25"	275.00'	22.51'	S80°55'35"W	22.51'
C13	6°40'08"	275.00'	32.01'	S86°36'21"W	31.99'
C14	33°10'47"	125.00'	72.39'	N73°21'02"E	71.38'
C15	28°35'42"	125.00'	62.38'	N75°38'35"E	61.74'
C16	4°35'06"	125.00'	10.00'	N59°03'11"E	10.00'
C17	20°29'09"	160.00'	57.21'	S22°59'47"E	56.90'
C18	21°40'50"	150.00'	56.76'	S22°23'57"E	56.42'
C19	27°21'03"	100.00'	47.74'	S19°33'50"E	47.28'
C20	8°13'52"	175.00'	25.14'	S60°52'34"W	25.12'

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD DISTANCE
C21	3°46'50"	125.00'	8.25'	S58°39'03"W	8.25'
C22	33°10'47"	175.00'	101.34'	N73°21'02"E	99.93'
C23	4°24'56"	175.00'	13.49'	N58°58'06"E	13.48'
C24	17°55'24"	175.00'	54.74'	N70°08'17"E	54.52'
C25	10°50'27"	175.00'	33.11'	N84°31'12"E	33.06'
C26	75°31'21"	20.00'	26.36'	N52°10'45"E	24.49'
C27	255°31'21"	52.00'	231.90'	N37°49'15"W	82.22'
C28	8°42'36"	52.00'	7.90'	S18°46'22"W	7.90'
C29	50°41'05"	52.00'	46.00'	S48°28'13"W	44.51'
C30	50°41'05"	52.00'	46.00'	N80°50'42"W	44.51'
C31	50°41'05"	52.00'	46.00'	N30°09'37"W	44.51'
C32	50°41'05"	52.00'	46.00'	N20°31'28"E	44.51'
C33	32°59'10"	52.00'	29.94'	N62°21'36"E	29.53'
C34	11°05'15"	52.00'	10.06'	N84°23'48"E	10.05'
C35	11°21'33"	225.00'	44.61'	S84°15'39"W	44.53'
C36	8°48'34"	225.00'	34.59'	S85°32'09"W	34.56'
C37	2°33'00"	225.00'	10.01'	S79°51'22"W	10.01'
C38	2°19'41"	275.00'	11.17'	N79°44'43"E	11.17'
C39	8°40'39"	275.00'	41.65'	N85°14'53"E	41.61'

Legend

- Subdivision boundary
- Lot line
- Section line
- Street centerline
- Water, sewer, drainage, ond irrigation easement to benefit the City of Kuna, see note 10 far more information.
- 10' wide Public utility easement, see Note 9 for more information.
- Storm drainage easement to benefit ACHD, see Note 14
- Adjoining property line
- Found monument, type nated
- Found 5/8" pin
- Set 1/2"x24" iran pin with plastic cap labeled "B&A LS 4116"
- Set 5/8"x30" iron pin with plastic cap labeled "B&A LS 4116"
- Calculated point, not found or set
- Quarter corner
- Sectian corner



Notes

1. Irrigation water will be provided by the City of Kuna in compliance with Idaho Code Section §31-3805(1)(b). All lots within this subdivision will be entitled to irrigation rights through Baise-Kuna Irrigation District, and will be obligated for assessments from the City af Kuna.
2. All references ta Hameowners' Association hereon are ta the Ardell Estates Subdivisian Homeowners' Association and the owners of the lots, within said subdivisian, jointly.
3. Any resubdivision of this plat shall comply with the applicable zoning regulations in effect at the time of the resubdivision and may require amendment of the development agreement.
4. Building setbacks and dimensianal standards in this subdivision shall be in compliance with the applicable zoning regulations of the City of Kuna and conditions of the staff repart for Ardell Estates Subdivision.
5. Lots shall nat be reduced in size withaut prior approval from the health authority.
6. Lots 5, 11, & 34, Block 1; Lot 10, Block 2; Lot 1, Black 10; and Lots 1 & 13, Block 11 are designated as common area lats to be owned and maintained by the Hameowners' Association. This ownership and maintenance commitment may not be dissalved withaut the express consent of the City of Kuna. All improved individual lots are subject to a fractional share af the irrigation assessment for each HOA common lot(s) that receive(s) municipal irrigation, as determined by the City of Kuna. If the assessment is not paid by the HOA, the individual improved lats are subject ta a lien far non-payment.
7. No easement shawn or designated hereon shall preclude the construction and maintenance af hard-surfaced driveways, landscaping (except trees), parking, or other such non-permanent improvements.
8. All easements are parallel (or concentric) ta the lines (or arcs) that they are dimensioned fram unless atherwise noted.
9. Public utility easement is hereby dedicated as follows:
   - 10-feet wide along public right-of-ways.
10. Water, sewer, drainage, and irrigatian easements are hereby dedicated to the City of Kuna far the installation and maintenance af lines as shown hereon (unless atherwise dimensianed).
    - 10-feet wide along public right-of-ways and the exterior boundary.
    - 10-feet wide along and centered an interior lot lines.
    - 10 feet wide along rear lot lines of lots containing a pressure irrigation main line.
    - 5-feet wide olong interiar rear lot lines and rear lats lines adjoining previous and future phases of this subdivision.
11. Direct lot access to School Ave. is prohibited unless specifically approved in writing by the Ada County Highway District and the City of Kuna.
12. Maintenance of any irrigation, drainage pipe, or ditch crossing a lot is the respansibility of the lot owner unless such responsibility us assumed by an irrigation/drainage district.
13. This develapment recognizes Idaha Cade Sectian §22-4503, Right to Farm Act, which states: "No Agricultural operation, agricultural facility or expansion thereof shall be or became a nuisance, private or public, by any changed conditions in or abaut the surrounding non-agricultural activities after it has been in operatian far 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 sectian shall not apply when a nuisance results from the improper or negligent operatian of an agricultural operation, agricultural facility or expansion thereof.
14. Portions of Lots 5-8, 19-22, 23-26, and 29-31, Block 1 ore servient to and contains 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 starm water drainage system ore dedicated to ACHD pursuant to Section §40-2302 Idaha Code. The Master Easement is far the operation and maintenance of the storm water drainage system.
15. This development is subject to a License Agreement, Inst. No. _____ to benefit the Ada County Highway District.
16. Lot 5, Black 1 and Lat 10, Block 2 ore subject to a blanket easement benefiting Baise Kuna Irrigation District for the Hubbard Beal Drain for irrigation water delivery and maintenance.

B&A Engineers, Inc.
Consulting Engineers, Surveyors & Planners
5505 W. Franklin Rd. Boise, Id. 83705
(208) 343-3381

Ardell Estates Subdivision No. 4

Survey Narrative

Purpose: The purpose is to create a subdivision with 44 buildable lots and 7 open spoce lots.

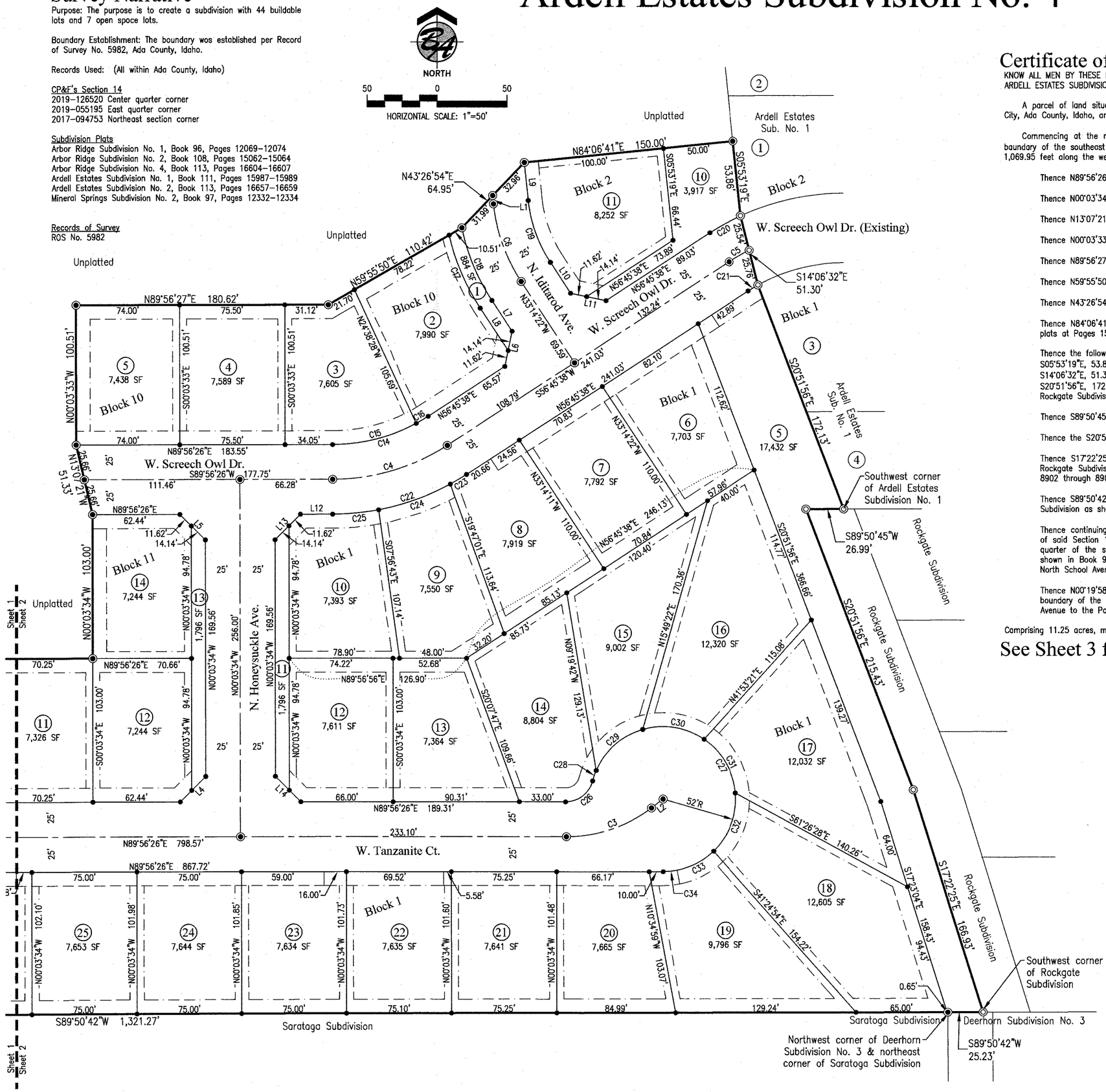
Boundary Establishment: The boundary wos established per Record of Survey No. 5982, Ada County, Idaho.

Records Used: (All within Ada County, Idaho)

CP&F's Section 14
2019-126520 Center quarter corner
2019-055195 East quarter corner
2017-094753 Northeast section corner

Subdivision Plats
Arbor Ridge Subdivision No. 1, Book 96, Pages 12069-12074
Arbor Ridge Subdivision No. 2, Book 108, Pages 15062-15064
Arbor Ridge Subdivision No. 4, Book 113, Pages 16604-16607
Ardell Estates Subdivision No. 1, Book 111, Pages 15987-15989
Ardell Estates Subdivision No. 2, Book 113, Pages 16657-16659
Mineral Springs Subdivision No. 2, Book 97, Pages 12332-12334

Records of Survey
ROS No. 5982



Certificate of Owners

KNOW ALL MEN BY THESE PRESENTS: That the undersigned does hereby certify that it is the owner of a certain tract of lond to be known as ARDELL ESTATES SUBDIVISION NO. 4, and that it intends to include the following described land in this plat:

A parcel of land situate in the north half of the southeast quarter of Section 14, Township 2 North, Range 1 West, Boise Meridian, Kuna City, Ada County, Idaho, and being more particularly described as follows:

Commencing at the northeast corner of the southeast quarter of said Section 14; thence S89°56'20"W, 2,642.11 feet along the northerly baundary of the southeast quarter of said Section 14 to the northwest corner of the southeast quarter of said Section 14; thence S00°19'58"E, 1,069.95 feet along the westerly right-of-way of North School Avenue to the Point of Beginning:

Thence N89°56'26"E, 710.87 feet;

Thence N00°03'34"W, 103.00 feet;

Thence N13°07'21"W, 51.33 feet;

Thence N00°03'33"W , 100.51 feet;

Thence N89°56'27"E, 180.62 feet;

Thence N59°55'50"E, 110.42 feet;

Thence N43°26'54"E, 64.95 feet;

Thence N84°06'41"E, 150.00 feet to the southwesterly boundary of Ardell Estates Subdivision No. 1, as shown in Book 111 of plats at Pages 15987 through 15989, records Ada County, Idaho;

Thence the following courses ond distances along the southwesterly boundary of said Ardell Estates Subdivision No. 1:
S05°53'19"E, 53.86 feet;
S14°06'32"E, 51.30 feet;
S20°51'56"E, 172.13 feet to the southwest corner of said Ardell Estates Subdivision No. 1 and to the northerly boundary of Rockgate Subdivision as shown in Book 88 of plats at Pages 10118 through 10120, records Ada County, Idaho;

Thence S89°50'45"W, 26.99 feet along the northerly boundary of said Rockgate Subdivision;

Thence the S20°51'56"E, 215.43 feet along the westerly boundary of said Rackgate Subdivision;

Thence S17°22'25"E, 166.93 feet along the westerly boundary of said Rockgate Subdivision to the southwest corner of said Rockgate Subdivision and to the northwesterly corner of Deerhorn Subdivision No. 3 as shown in Book 82 of plats at Pages 8902 through 8903, records Ada County, Idaho;

Thence S89°50'42"W, 25.23 feet along the northerly boundary of said Deerhorn Subdivision to the northwest corner of Saratoga Subdivision as shown in Book 76 of plats at Pages 7878 through 7879, records Ada County, Idaho;

Thence continuing S89°50'42"W, 1,321.27 feet along the southerly boundary of the northwest quarter of the southeast quarter of said Section 14 and along the northerly boundary of said Saratoga Subdivision, to the southwest corner of the northwest quarter of the southeast quarter of said Section 14 and to the easterly boundary of Mineral Springs Subdivision No. 2 as shown in Book 97 of plats at Pages 12332 through 12334, records Ada County, Idaho and to the easterly right-of-way of North School Avenue;

Thence N00°19'58"W, 256.22 feet along the easterly boundary of said Mineral springs Subdivision No. 2 and along the westerly boundary of the northwest quarter of the southeast quarter of said Section 14 and the easterly right-of-way of North School Avenue to the Point of Beginning.

Comprising 11.25 acres, more or less.

See Sheet 3 for Owners Signature

REGISTERED LAND SURVEYOR 4116 7-1-2020 STATE OF IDAHO JOSEPH D. CANNING

B&A Engineers, Inc.
Consulting Engineers, Surveyors & Planners
5505 W. Franklin Rd. Boise, Id. 83705
(208) 343-3381

Ardell Estates Subdivision No. 4

Certificate of Owners Signature (Continued)

The public streets shown on this plat are hereby dedicated to the public; the easements shown on this plat are not dedicated to the public, but the right to used said easements is hereby reserved for the uses specifically depicted on the plat, and for any other purposes designated hereon. The lots within this subdivision are eligible to receive water service from the City of Kuna; and the City of Kuna has agreed in writing to serve all of the lots within this subdivision.

IN WITNESS WHEREOF: I have hereunto set my hand on this _____ day of _____, _____.

_____
Justin Blackstock, Manager Date
DB Development, LLC.

Acknowledgment

State of Idaho)
)ss.
County of Ada)

On this ____ day of _____, in the year of _____, before me the undersigned, a Notary Public in and for said state, personally appeared Justin Blackstock, known or identified to me to be the manager of the limited liability company that executed the instrument or the person who executed the instrument on behalf of said limited liability company and acknowledged to me that such limited liability company executed the same..

IN WITNESS WHEREOF: I have set my hand and seal the day and year in this certificate first above written.

_____
Notary Public for Idaho
Residing in Baise, Idaho
My Commission Expires _____

Certificate of Surveyor

I, JOSEPH D. CANNING, do hereby certify thot I am a Professional Land Surveyor, licensed by the State of Idaho, and that this plat of ARDELL ESTATES SUBDIVISION NO. 4, 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 supervision, and accurately and correctly represents the points platted thereon, and is in conformance with the State of Idaho Code relating to plats and surveys.

_____
Joseph D. Canning, P.L.S. No. 4116

REGISTERED LAND SURVEYOR 4116 STATE OF IDAHO JOSEPH D. CANNING

Approval of Central District Health

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 re-imposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval.

_____
Central District Health, EHS Date

Approval of Ada County Highway District

The foregoing plat was accepted and approved by the Board of Ada County Highway District Commissioners on the _____ day of _____, _____.

_____
Commission President
Ada County Highway District

Approval of City Engineer

I, the undersigned, the City Engineer in and far the City of Kuna, Ada County, Idaho, on this _____ day of _____, _____, hereby approve this plat.

_____
Kuna City Engineer

Approval of City Council

I, the undersigned, City Clerk in and for the City of Kuna, Ado County, Idoho, do hereby certify that ot a regular meeting of the City Council held on the _____ day of _____, _____, this plat wos duly accepted and approved.

_____
Kuna City Clerk

Certificate of County Surveyor

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

_____
County Surveyor Date

Certificate of County Treasurer

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

_____
Ada County Treasurer Date

Certificate of County Recorder

State of Idaho)
)ss. Instrument No._____
County of Ada)

I hereby certify that this instrument was filed at the request of _____
at _____ minutes past _____ o'clock __M.,
this _____ day of _____ , _____,
in my office, and was recorded in Book _____ of Plats at Pages _____ through _____.
Fee:_____

Ex-Officio Recorder: Phil McGrane

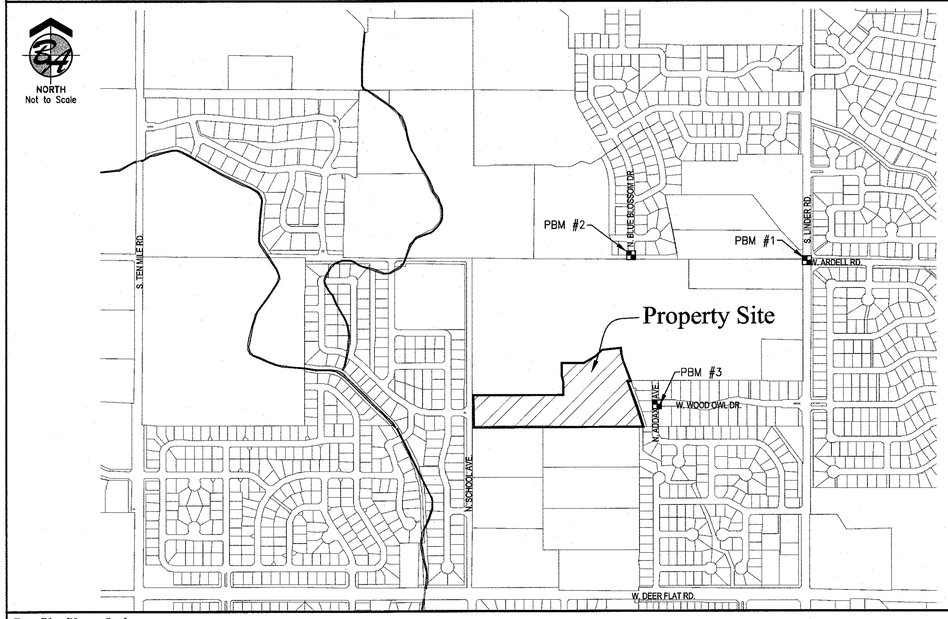
Deputy:_____

B&A Engineers, Inc.
Consulting Engineers, Surveyors & Planners
5505 W. Franklin Rd. Boise, Id. 83705
(208) 343-3381

Ardell Estates Subdivision No. 4

Street, Water, Pressure Irrigation, & Sanitary Sewer Construction Plans

Vicinity Map



Benchmark Information (NGVD 88 DATUM)

PBM #1 FOUND 5/8" PIN AT THE INTERSECTION OF N. LINDER RD. AND W. ARDELL RD.
ELEVATION = 2677.48

PBM #2 FOUND 5/8" PIN AS SHOWN ON THE VICINITY MAP, THIS SHEET.
ELEVATION = 2676.20

PBM #2 FOUND 5/8" PIN AT THE INTERSECTION OF N. ADDEX AVE. AND W. WOOD OWL DR.
ELEVATION = 2677.52

Sheet Index

1	TITLE SHEET AND INDEX
1.1	CONSTRUCTION NOTES
2	FINAL PLAT
2.1	FINAL PLAT
3	COMPOSITE SITE PLAN
3.1	COMPOSITE SANITARY SEWER PLAN
3.2	COMPOSITE WATER AND STREET LIGHT PLAN
3.3	PRESSURE & GRAVITY IRRIGATION PLAN
4	STORM DRAINAGE DETAILS – BASINS A & B
4.1	STORM DRAINAGE DETAILS – BASINS C & D
5	RIGHT-OF-WAY IMPROVEMENTS – SCHOOL AVE.
6	PLAN PROFILE – W. SCREECH OWL DR.
6.1	PLAN PROFILE – W. SCREECH OWL DR.
6.2	PLAN PROFILE – N. MISTY SPRINGS AVE.
6.3	PLAN PROFILE – W. TANZANITE DR.
6.4	PLAN PROFILE – W. TANZANITE DR.
6.5	PLAN PROFILE – W. TANZANITE CT.
6.6	PLAN PROFILE – N. IDITAROD AVE.
7	CONSTRUCTION DETAILS
7.1	CONSTRUCTION DETAILS
7.2	CONSTRUCTION DETAILS

Legend

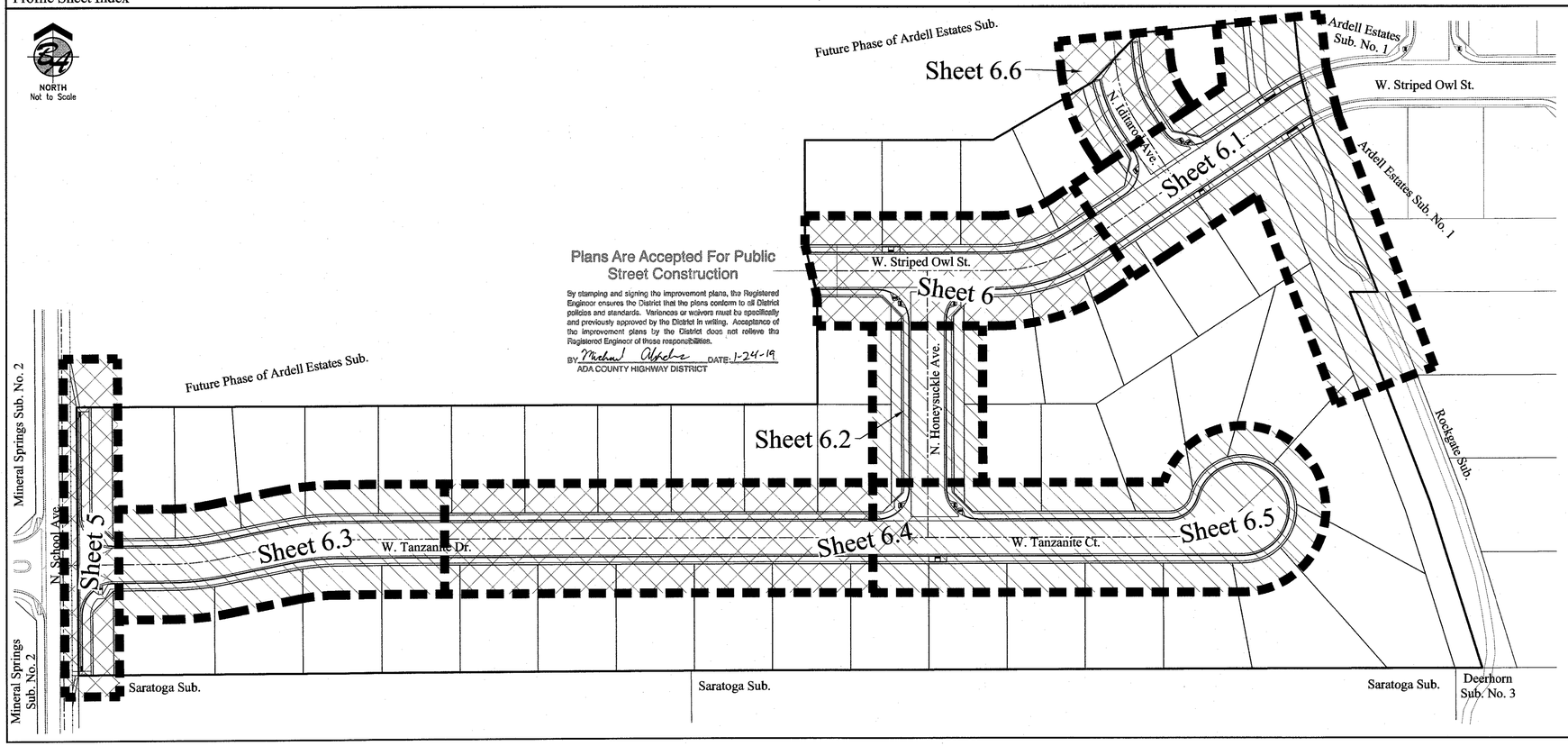
	PROJECT / PROPERTY BOUNDARY
	LOT LINE
	SECTION LINE
	STREET CENTERLINE
	ADJOINING PROPERTY LINE
EFP	EXISTING FENCE
EEP	EXISTING EDGE OF PAVEMENT
ESS	EXISTING SANITARY SEWER MAIN LINE
	INSTALL SANITARY SEWER MANHOLE
SS	EXISTING SANITARY SEWER MANHOLE
SS	CONSTRUCT SANITARY SEWER MAIN LINE, SIZE NOTED
	CONSTRUCT 4" SEWER SERVICE PER ISPWC SD-511
EW	EXISTING WATER MAIN LINE
W	CONSTRUCT 8" C-900 PVC WATER MAIN LINE
	CONSTRUCT 1" SINGLE WATER SERVICE
PI	EXISTING PRESSURE IRRIGATION LINE, SIZES NOTED ON SHEET 3.3
PI	CONSTRUCT PRESSURE IRRIGATION LINE, SIZES NOTED ON SHEET 3.3
	ASPHALT SAW-CUT LINE
	EXISTING CURB AND GUTTER
	CONSTRUCT 3" ROLLED CURB & GUTTER
	CONSTRUCT 6" VERTICAL CURB & GUTTER
70.00 TVC	FINISH GRADE ELEVATION @ TOP BACK OF VERTICAL CURB
70.00 TRC	FINISH GRADE ELEVATION @ TOP BACK OF ROLLED CURB
70.00 LOG	FINISH GRADE ELEVATION @ LIP OF GUTTER
70.00 ETRC	EXISTING ELEVATION @ TOP BACK OF EXISTING ROLLED CURB
70.00 ELOG	EXISTING ELEVATION @ LIP OF EXISTING GUTTER
70.00 EOP	EXISTING GRADE ELEVATION @ EXISTING EDGE OF PAVEMENT
70.00 EG	EXISTING GROUND ELEVATION
70.00 FL	FINISH GRADE ELEVATION @ FLOW LINE
2.00% EG	EXISTING GRADE AND DIRECTION
2.00%	GRADE AND DIRECTION
G.C.	GRADE CHANGE
G.B.	GRADE BREAK
7	KEYNOTE REFERENCE
	INSTALL WATER VALVE, SAME SIZE AS MAIN LINE
	EXISTING FIRE HYDRANT
	INSTALL LED STREET LIGHT
EX	EXISTING STREET LIGHT
	EXISTING UTILITY POLE
2	LOT NUMBER
	INSTALL SEDIMENT TANK PER ACHD BMP-01 WITH MANHOLE FRAME AND COVER PER I.S.P.W.C. SD-616 AND SD-617
	EXISTING DITCH
	INSTALL TYPE II TERMINUS BARRICADE W/KICK PLATE AT BASE FOR CANE DETECTION, AS PER MUTCD PROVISIONS SECTION 6D.02 AND ACHD SUPPLEMENTAL DRAWING SD-1132-A
	INSTALL TYPE III TERMINUS BARRICADE STATING "THIS ROAD WILL BE EXTENDED IN THE FUTURE", AS PER ACHD SUPPLEMENTAL DRAWING DRAWING SD-1132-B
	INSTALL GROUND WATER OBSERVATION WELL (MONITORING WELL) PER DETAIL 4, SHEET 7.2

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: 23 JAN 2019

Profile Sheet Index



Idaho Digline, Inc.

CALL BEFORE YOU DIG
50 SOUTH COLE ROAD
BOISE, ID 83709
1-800-342-1585
(208) 342-1585

Erosion Control - Storm Water Pollution Prevention Note

1. PRIOR TO CONSTRUCTION CONTRACTOR(S) SHALL BE RESPONSIBLE TO VERIFY THAT A NOTICE OF INTENT TO CONSTRUCT (NOI) HAS BEEN FILED AND ACCEPTED BY THE ENVIRONMENTAL PROTECTION AGENCY (EPA). THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR COMPLYING WITH THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP).

B&A Engineers, Inc.
Consulting Engineers, Surveyors & Planners
5505 W. Franklin Rd. Boise, Id. 83705
(208) 343-3381

PROFESSIONAL ENGINEER
4116
STATE OF IDAHO
JOSEPH D. CANNING

Title Sheet and Index

Ardell Estates Subdivision No. 4

A PARCEL OF LAND SITUATE IN THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF KUNA, ADA COUNTY, IDAHO.

Revisions

REV.	DESC.	DATE/ BY
A	PER CITY OF KUNA REVIEW DATED AUGUST 10, 2018	10-4-18 JJH
B	PER ACHD REVIEW DATED SEPTEMBER 6, 2018	10-4-18 JJH

SCALE: AS SHOWN
DATE: JULY 2, 2018
DRAWN BY: J.J. HILL
CHECKED BY: J.D. CANNING
PROJECT NO. ETOS-B
DRAWING FILE NAME: Ardell No. 4 Const Plans.dwg

SHEET NO: 1

City of Kuna General Notes

1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE SPECIFICATIONS AND/OR REQUIREMENTS OF THE CITY OF KUNA PUBLIC WORKS DEPARTMENT, THE ADA COUNTY HIGHWAY DISTRICT, AND/OR THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPWC –LATEST EDITION).
2. A PRE–CONSTRUCTION CONFERENCE WILL BE HELD AT LEAST 48 HOURS PRIOR TO START OF WORK. ALL PROJECT RELATED CONTRACTORS, SUBCONTRACTORS AND/OR UTILITY CONTRACTORS SHOULD BE PRESENT.
3. THE CONTRACTOR SHALL NOTIFY THE CITY OF KUNA WHEN SHUTTING DOWN A JOB FOR ANY REASON AND PROVIDE 48 HOURS NOTICE BEFORE RESTARTING WORK.
4. WHERE IT IS NECESSARY FOR A NON–POTABLE WATER LINE AND A POTABLE WATER LINE TO CROSS EACH OTHER AND THE NON–POTABLE LINE IS LESS THAN 18" BELOW OR ABOVE THE WATER MAIN, THE NON–POTABLE WATER LINE SHALL BE CONSTRUCTED WITH POTABLE WATER DR18 PIPE FOR A MINIMUM OF TEN (10) FEET ON EITHER SIDE OF THE POTABLE WATER PIPELINE WITH A SINGLE TWENTY (20) FOOT SECTION OF DR18 WATER PIPE CENTERED ON THE CROSSING. PRESSURE SEWER MAINS SHALL BE NO CLOSER THAN 18 INCHES FROM POTABLE MAINS. IN LIEU OF CONSTRUCTING OR RECONSTRUCTING, THE NON–POTABLE WATER LINE TO CONFORM TO WATER MAIN STANDARDS, THE POTABLE WATER LINE MAY BE PROTECTED BY A SLEEVING MATERIAL ACCEPTABLE TO THE DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ) FOR A DISTANCE OF TEN (10) HORIZONTAL FEET ON BOTH SIDES OF CROSSING.
5. CONTRACTOR(S) SHALL REMOVE ALL OBSTRUCTIONS, ABOVE AND BELOW GROUND, AS REQUIRED FOR THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS. THIS SHALL INCLUDE CLEARING AND GRUBBING WHICH CONSISTS OF 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.
6. 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.
7. SURVEY CONTROL POINTS WHICH ARE CRITICAL TO THE CONSTRUCTION OF THE PROJECT ARE TO BE LOCATED WITHIN THE LIMITS OF WORK. THE CONTRACTOR SHALL PROTECT THE POINTS IN PLACE.
8. SURVEY CONTROL MONUMENTS SHALL BE PRESERVED, SET, AND/OR RESTORED IN ACCORDANCE WITH IDAHO CODE 50–1303.
9. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING DRAINAGE FACILITIES WITHIN THE CONSTRUCTION AREA UNTIL REPLACEMENT DRAINAGE IMPROVEMENTS ARE IN PLACE AND FUNCTIONING.
10. ALL CONTRACTORS WORKING WITHIN THE PROJECT BOUNDARIES ARE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE SAFETY LAWS OF ANY JURISDICTIONAL BODY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, TRENCH SHORING, SAFETY DEVICES AND TRAFFIC CONTROL WITHIN AND AROUND THE CONSTRUCTION AREA.
11. EXISTING A.C. PAVEMENT SHALL BE CUT TO A NEAT, STRAIGHT LINE PARALLEL OR PERPENDICULAR TO THE STREET CENTERLINE AND THE EXPOSED EDGE SHALL BE TACKED WITH EMULSION PRIOR TO PAVING.
12. ALL MATERIALS FURNISHED ON OR FOR THE PROJECT MUST MEET THE MINIMUM REQUIREMENTS OF THE APPROVING AGENCIES OR AS SET FORTH HEREIN, WHICHEVER IS MORE RESTRICTIVE.
13. CONTRACTORS MUST FURNISH PROOF THAT ALL MATERIALS INSTALLED ON THE PROJECT MEET THE REQUIREMENTS OF ITEM #12 AT THE REQUEST OF THE AGENCY AND/OR THE ENGINEER.
14. ALL CONTRACTORS WORKING WITHIN THE PUBLIC ROAD RIGHT–OF–WAY ARE REQUIRED TO SECURE A RIGHT– OF–WAY PERMIT FROM ACHD AT LEAST 24 HOURS PRIOR TO ANY CONSTRUCTION.
15. ALL COSTS OF RETESTING FOR PREVIOUSLY FAILED TESTS SHALL BE BORNE BY THE CONTRACTOR.
16. ALL COSTS TO THE CONTRACTOR INCURRED IN CORRECTING DEFICIENT WORK SHALL BE TO THE CONTRACTORS ACCOUNT. FAILURE TO CORRECT SUCH WORK WILL BE CAUSE FOR A STOP WORK ORDER AND POSSIBLE TERMINATION.
17. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CURBS, GUTTERS, STORM DRAINS, CHANNEL CROSSINGS AND SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND SHALL NOTIFY THE ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PROJECT DRAWINGS.
18. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE 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.
19. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ANY NECESSARY 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 THE REQUIRED INFORMATION. SAID PERMIT SHALL BE PRESENTED TO THE ENGINEER AT LEAST 48 HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION.
20. ALL UTILITIES, INCLUDING SERVICE LINES, WITHIN STREET TRAVEL WAYS SHALL BE IN PLACE PRIOR TO CURB, GUTTER, SIDEWALK AND STREET CONSTRUCTION.
21. PIPE CONTRACTOR SHALL REPLACE ALL PAVEMENT AND CONCRETE REMOVED FOR THE INSTALLATION OF WATER, SEWER, OR IRRIGATION PIPE. ALL PAVEMENT SHALL BE REPLACED WITHIN SEVEN (7) CALENDAR DAYS FROM THE TIME THE PAVEMENT AND/OR CONCRETE IS REMOVED. CONCRETE AND PAVEMENT SHALL BE REPLACED PER ISPWC AND ACHD STANDARDS.
22. NO PAVING SHALL OCCUR UNTIL THE CONTRACTOR OBTAINS WRITTEN APPROVAL OF ALL INSTALLED WATER, SEWER, AND PRESSURE IRRIGATION FACILITIES FROM THE CITY OF KUNA.
23. IN AREAS WHERE ROCK EXCAVATION IS REQUIRED ALL BLASTING SHALL OCCUR PRIOR TO THE INSTALLATION OF ANY SEWER MAINS, WATER MAINS, PRESSURE IRRIGATION MAINS AND/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 CONTRACTOR PERFORMING THE BLASTING SHALL BE RESPONSIBLE FOR ANY/ALL DAMAGE TO ANY/ALL EXISTING UTILITIES.
24. THE DEVELOPER IS REQUIRED TO RETAIN A QUALIFIED REGISTERED ENGINEER TO PERFORM INSPECTION SERVICES DURING CONSTRUCTION. THE ENGINEER SHALL FURNISH 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.
25. 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. THE CONTRACTOR SHALL REIMBURSE THE CITY AT RATES ESTABLISHED BY THE CITY FOR INSPECTIONS EXCEEDING THE NORMAL WORK WEEK, INCLUDING LEGAL HOLIDAYS. OVERTIME INSPECTION RATES AND A LIST OF LEGAL HOLIDAYS CAN BE OBTAINED FROM THE CITY PUBLIC WORKS DEPARTMENT.
26. ALL PLANS USED FOR CONSTRUCTION SHALL BEAR THE CITY OF KUNA (CITY) "APPROVED FOR CONSTRUCTION" STAMP. THE DEVELOPER OR HIS ENGINEER SHALL DELIVER THE ORIGINAL DRAWINGS TO THE CITY ENGINEER FOR APPLICATION OF THE APPROVAL STAMP FOLLOWING APPROVAL BY ALL OTHER AGENCIES AND PRIOR TO PRINTING THE FINAL PLAN SETS FOR CONSTRUCTION. COPIES OF AGENCY APPROVAL LETTERS SHALL BE SUBMITTED WITH THE ORIGINAL DRAWINGS TO RECEIVE THE APPROVAL STAMP. ALL PLANS PRINTED "FOR CONSTRUCTION" SHALL BE PRINTED ON A PALE–YELLOW PAPER. THREE (3) COMPLETE SETS OF FINAL CONSTRUCTION PLANS FOR THE WATER, SEWER, PRESSURE IRRIGATION AND ROADWAY IMPROVEMENTS SHALL BE FURNISHED TO THE CITY BEFORE BEGINNING CONSTRUCTION. USE OF ANY PLANS WITHOUT THE KUNA "APPROVED FOR CONSTRUCTION" STAMP WILL BE CAUSE FOR A CITY ORIGINATED STOP WORK ORDER. ANY MODIFICATIONS DURING CONSTRUCTION MUST BE APPROVED IN WRITING BY THE CITY.
27. WHEN CONSTRUCTION IS SATISFACTORILY COMPLETED, CLEANED AND TESTED AND AFTER ALL OTHER UTILITIES ARE INSTALLED THE DEVELOPER SHALL REQUEST A CITY OF KUNA FINAL ACCEPTANCE INSPECTION. AT A MINIMUM, THE FINAL ACCEPTANCE INSPECTION SHALL INCLUDE:
    a. CLEAN ALL SEWER MAINLINES
    b. DEFLECTION TEST THE SEWER MAINLINE
    c. VISUALLY INSPECT EACH MANHOLE
    d. WITNESS SEWER MAINLINE AIR PRESSURE TEST
    e. WITNESS WATER MAINLINE PRESSURE TEST
    f. WITNESS PRESSURE IRRIGATION PRESSURE TEST
    g. CLEAN AND TELEVISE ALL SEWER MAIN LINES
    h. VISUAL INSPECTION OF THE SEWER MAINS
    i. PROVIDE A DVD OF ALL SEWER MAIN VISUAL INSPECTION

    ALL TESTING SHALL BE PROVIDED AND PAID FOR BY THE DEVELOPER.
28. THE CITY HAS THE RIGHT TO INSPECT THE WORK AT ANY TIME DURING CONSTRUCTION. ANY WORK THAT DOES NOT CONFORM TO THE APPROVED PLANS AND SPECIFICATIONS SHALL BE REJECTED.
29. THE DEVELOPER SHALL GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR FOLLOWING ACCEPTANCE BY THE CITY. THIS GUARANTEE SHALL COVER ALL DAMAGE TO THE CITY UTILITY SYSTEMS OF ANY KIND.
30. DEVELOPER SHALL NOTIFY ALL PURCHASERS OF LOTS, AND THEIR CONTRACTORS, THAT CITY UTILITY SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. ANY DAMAGE TO THESE SYSTEMS DURING HOME CONSTRUCTION SHALL BE BILLED DIRECTLY TO THE OWNER OF RECORD AT THE TIME THE DAMAGE IS FOUND.
31. THE DEVELOPER SHALL FURNISH RECORD DRAWINGS TO THE CITY OF KUNA AS FOLLOWS: 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.

Ada County Highway District General Notes

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE I.S.P.W.C. AND ACHD SUPPLEMENTAL SPECIFICATIONS. NO EXCEPTIONS TO DISTRICT POLICY STANDARDS AND THE I.S.P.W.C. WILL BE ALLOWED UNLESS SPECIFICALLY AND PREVIOUSLY APPROVED IN WRITING BY THE DISTRICT.
2. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING FACILITIES WITHIN THE CONSTRUCTION AREA UNTIL IMPROVEMENTS ARE IN PLACE AND FUNCTIONING.
3. ALL CONTRACTORS WORKING WITHIN THE PROJECT BOUNDARIES ARE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE SAFETY LAWS OF ANY JURISDICTIONAL BODY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES, AND CONTROL OF TRAFFIC WITHIN AND AROUND THE CONSTRUCTION AREA.
4. ALL MATERIAL FURNISHED ON OR FOR THE PROJECT MUST MEET THE MINIMUM REQUIREMENTS OF THE APPROVING AGENCIES AND THE JURISDICTIONAL BODY OR AS SET FORTH THEREIN WHICHEVER IS MORE RESTRICTIVE.
5. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
6. WORK SUBJECT TO APPROVAL BY ANY POLITICAL SUBDIVISION OR AGENCY MUST BE APPROVED PRIOR TO: (A) BACKFILLING TRENCHES FOR PIPE; (B) PLACING OF AGGREGATE BASE; (C) PLACING OF CONCRETE; (D) PLACING OF ASPHALT PAVING. WORK DONE WITHOUT SUCH APPROVAL SHALL NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY OF PERFORMING THE WORK IN AN ACCEPTABLE MANNER.
7. ALL CONTRACTORS WORKING WITHIN THE PUBLIC ROAD RIGHT–OF–WAY ARE REQUIRED TO SECURE A RIGHT–OF–WAY CONSTRUCTION PERMIT FROM A.C.H.D. AT LEAST TWENTY–FOUR (24) HOURS PRIOR TO ANY CONSTRUCTION.
8. STREET CONSTRUCTION INSPECTION WITHIN PUBLIC RIGHT–OF–WAYS SHALL BE PERFORMED BY THE ADA COUNTY HIGHWAY DISTRICT. CONTACT ACHD INSPECTION SERVICES AT 387–6284 A MINIMUM OF 24–HOURS PRIOR TO REQUESTING AN INSPECTION.
9. ALL STREET WIDENING CUTS SHOWN HEREON SHALL CONFORM TO THE I.S.P.W.C. SD–301 AND ACHD SUPPLEMENTAL DRAWINGS SD–303 & SD–806.
10. IF ANY UTILITY OR IRRIGATION FACILITY INTERFERES WITH REQUIRED STREET IMPROVEMENTS ALL SUCH UTILITIES OR IRRIGATION FACILITIES WILL BE RELOCATED AS TO NOT INTERFERE WITH REQUIRED STREET IMPROVEMENTS AT THE OWNERS EXPENSE. ALL IRRIGATION FACILITY IMPROVEMENTS SHALL BE APPROVED BY SOUTH BOISE MUTUAL IRRIGATION COMPANY.
11. 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 .
12. ACHD INSPECTION STAFF CLOSELY MONITORS PEDESTRIAN FACILITIES FOR COMPLIANCE WITH ADA STANDARDS. SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2.0%; THERE ARE NO "TOLERANCES" ALLOWED.
13. ALL PAVEMENT CUTS MUST BE A MINIMUM OF 2 FEET WIDE. IF A PAVEMENT CUT IS REQUIRED IN A PUBLIC ROADWAY INCLUDED IN THE FIVE YEAR MORATORIUM, A WRITTEN REQUEST MUST BE DIRECTED TO THE ACHD UTILITY COORDINATOR AND APPROVED BY THE PAVEMENT CUT REVIEW COMMITTEE.
14. CONSTRUCTION OF ALL PAVEMENT MATCHES (INCLUDING DRIVEWAY APPROACHES AND UTILITY CUT STREET REPAIRS) WITHIN ACHD RIGHT–OF–WAY TO MATCH THE EXISTING STREET PAVEMENT SECTION OR TO USE THE FOLLOWING: PRINCIPAL ARTERIAL ROADWAYS SHALL BE SP–3, 1/2" MIX, PG 64–28 5" THICK, AS A MINIMUM WITH 4" OF 3/4" BASE AND 25" OF 6" MINUS PIT RUN; MINOR ARTERIAL ROADWAYS SHALL BE SP–3, 1/2" MIX, PG 64–28 5" THICK, AS A MINIMUM WITH 4" OF 3/4" BASE AND 25" OF 6" MINUS PIT RUN. COLLECTOR, LOCAL COMMERCIAL, AND LOCAL INDUSTRIAL ROADWAYS SHALL BE SP–3, 1/2" MIX, PG 64–28 3" THICK, AS A MINIMUM WITH 4" OF 3/4" BASE AND 20" OF 6" MINUS PIT RUN; LOCAL RESIDENTIAL ROADWAYS AND ALLEYS SHALL BE A SP–3, 1/2" MIX, PG 58–28 2–1/2" THICK, AS A MINIMUM WITH 4" OF 3/4" BASE AND 14" OF 6" MINUS PIT RUN. *USE WHICHEVER PAVEMENT SECTION IS GREATER.*
15. ABANDONED BUILDINGS, TEST PITS, OR WATERWAYS LOCATED WITHIN CURRENT OR FUTURE RIGHT–OF–WAY SHALL BE RE–EXCAVATED TO NATIVE SOIL AND BACKFILLED WITH STRUCTURAL FILL PER ISPWC SPECIFICATIONS. PROVIDE SOILS DATA TO VERIFY NATIVE MATERIAL MEETS THE REQUIREMENTS FOR ENGINEERED FILL PER ISPWC SPECIFICATIONS AND A COPY OF THE COMPACTION TESTS.
16. TRUNCATED DOMES SHALL BE INSTALLED IN ALL PEDESTRIAN RAMPS LOCATED WITHIN THE RIGHT–OF–WAY PER I.S.P.W.C. SD–712. DOMES SHALL BE RIGID INSERTS WE–SET INTO CONCRETE (CONCRETE STAMPS AND ADHESIVE MATS NOT ALLOWED) AND SHALL BE COLORED "TRAFFIC YELLOW".

Water Construction Notes

1. THE WATER SYSTEM SHALL BE CONSTRUCTED TO CONFORM WITH STANDARDS SET FORTH IN THE "IDAHO RULES FOR PUBLIC DRINKING WATER SYSTEMS", THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPWC LATEST EDITION) AND THE CITY OF KUNA STANDARDS.
2. CONTRACTOR SHALL NOTIFY OWNER'S ENGINEER AND THE CITY OF KUNA FORTY–EIGHT (48) HOURS BEFORE INITIAL CONSTRUCTION BEGINS AND SHALL REQUEST THE CITY OF KUNA INSPECTION OF WATER LINES AND APPURTENANCES TWENTY–FOUR (24) HOURS IN ADVANCE OF BACKFILLING.
3. 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.
4. ALL WATER MAINS SHALL BE PVC CONFORMING TO THE PROVISIONS OF AWWA C–900 DR 18 (235 PSI) OR CLASS 150 CEMENT MORTAR LINED DUCTILE IRON CONFORMING TO AWWA C–151. ALL FITTINGS SHALL BE DUCTILE IRON CONFORMING TO AWWA C–110.
5. MINIMUM DEPTH FOR ALL WATER MAINS SHALL BE FOUR (4) FEET FROM FINISHED GRADE TO TOP OF PIPE.
6. AFTER INSTALLATION OF WATER MAINS, TRENCHES SHALL BE COMPACTED TO 95% OF MAXIMUM PROCTOR DENSITY.
7. ALL MAIN LINE WATER VALVES SHALL BE RESILIENT WEDGE VALVES FOR WATER SUPPLY SERVICE CONFORMING TO ANSI/AWWA C–509. ACCEPTABLE VALVES ARE MUELLER MODEL A–2360 AND A–2361 OR CLOW MODEL 2639 AND 2640. ANY OTHERS MUST BE EXPLICITLY APPROVED BY THE CITY ENGINEER.
8. ALL WATER VALVES SHALL BE FURNISHED 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 AND SHALL BE MARKED WITH THE WORD "WATER" AS AN INTEGRAL PART OF THE COVER. A CONCRETE COLLAR SHALL BE REQUIRED WHEN LOCATED IN PAVEMENT.
9. ALL TEES, PLUGS, BENDS, AND OTHER LOCATIONS WHERE UNBALANCED FORCES EXIST, SHALL BE SECURED AND ANCHORED BY SUITABLE THRUST BLOCKING AS SHOWN ON SD–403 (ISPWC).
10. NO. 12 DIRECT BURIAL TRACER WIRE SHALL BE TAPED TO THE CROWN OF WATER MAINS AND SERVICE LINES. THE TRACER WIRE SHALL BE LOOPED 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 OF THE VALVE BOX AND ALONG THE INSIDE OF THE UPPER PORTION. WIRE SHALL BE TAPED TO GATE VALVES SO IT IS ACCESSIBLE FROM ABOVE WITHOUT INTERFERING WITH VALVE OPERATION. AN ELECTRICAL CONTINUITY TEST SHALL BE CONDUCTED BEFORE PAVING TO VERIFY THE TRACER WIRE'S INTEGRITY.
11. ALL WATER MAINLINES SHALL BE LEAK–TESTED, FLUSHED AND DISINFECTED AFTER INSTALLATION OF ALL UTILITIES, BEFORE PAVING AND BEFORE CONNECTING TO THE SYSTEM. THE DISTRIBUTION SYSTEM SHALL BE PRESSURE TESTED TO 150 PSI MINIMUM OR IN ACCORDANCE WITH SECTION 401 OF THE ISPWC.
12. WATER MAINLINES SHALL BE DISINFECTED ACCORDING TO SECTION 401 OF THE ISPWC AND THEN FLUSHED. THE DISINFECTION AND FINAL FLUSHING PROCEDURE SHALL BE TESTED TO DETERMINE IF THE APPROPRIATE MINIMUM CHLORINE RESIDUALS HAVE BEEN MET.
13. EACH METER SETTER SHALL BE OPENED TO VERIFY THAT THE CORPORATION STOP IS OPEN AND THE SERVICE IS OPERABLE BEFORE PAVING. EACH VALVE AND HYDRANT SHALL BE OPERATED TO ENSURE IT IS FUNCTIONAL BEFORE PAVING. A CITY OF KUNA REPRESENTATIVE SHALL OBSERVE THE TESTING.
14. ALL INSTALLED WATER LINES SHALL BE DISINFECTED IN ACCORDANCE WITH DIVISION 400 OF THE ISPWC SPECIFICATIONS AND PASS THE REQUIRED BACTERIOLOGICAL TEST BEFORE BEING PUT INTO SERVICE. CONTRACTOR SHALL PROVIDE REPORTS FROM A CERTIFIED LABORATORY OF THE BACTERIA SAMPLES SHOWING THAT THE WATER LINES HAVE PASSED BACTERIA SAFETY REQUIREMENTS. A CITY OF KUNA REPRESENTATIVE SHALL OBSERVE THE SAMPLE EVENT.
15. THE CONTRACTOR MAY PRESSURE TEST ALL WATER LINES AFTER DISINFECTION AND FLUSHING BUT PRIOR TO INSTALLATION OF OTHER UTILITIES. AFTER ALL UTILITIES ARE INSTALLED AND PRIOR TO PAVING THE CONTRACTOR SHALL PERFORM A FINAL PRESSURE TEST WITH CITY PERSONNEL IN ATTENDANCE. THE CONTRACTOR SHALL FURNISH ALL PERSONNEL AND EQUIPMENT NECESSARY TO CONDUCT THE TEST.
16. 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.
17. VALVES, FLANGED OR M.J., SHALL BE LOCATED IN THE STREET UNLESS EXPLICITLY APPROVED BY THE CITY ENGINEER. ALL GATE VALVES SHALL BE SET AS CLOSE (FLANGE CONNECTED) AS POSSIBLE TO MAIN LINE FITTINGS. ALL WATER METERS AND FIRE HYDRANTS SHALL BE LOCATED OUT OF THE ROAD RIGHT–OF–WAY. THERE MUST BE AT LEAST ONE (1) FOOT SEPARATION BETWEEN BACK OF SIDEWALK (OR CURB IF NO SIDEWALK) AND THE LEADING EDGE OF ANY FIRE HYDRANT.
18. WATER SERVICE LINES SHALL BE PLACED IN A FOUR (4) INCH DIAMETER SCHEDULE 80 WATER CLASS PIPE WHEREVER THE SERVICE LINE CROSSES A STREET DRAINAGE SEEPAGE BED.
19. THE CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER SERVICE TO ALL EXISTING WATER USERS AFFECTED BY CONSTRUCTION.
20. THE CONTRACTOR SHALL LOCATE AND MARK ALL EXISTING SERVICE CONNECTIONS WITH AN 8 FOOT 2" X 4" BOARD PAINTED BLUE.
21. CONTRACTOR SHALL STAMP OR STENCIL THE SIDEWALK AT THE POINT WHERE THE WATER SERVICE CROSSES UNDER THE SIDEWALK.
22. THE PAVING CONTRACTOR SHALL SET WATER VALVE RISERS IN CONCRETE COLLARS PER ISPWC STANDARD DRAWING SD–406.
23. ALL FIRE HYDRANTS SHALL BE DRY BARREL CONFORMING TO AWWA C–502, INSTALLED PER ISPWC SECTION 403 AND ISPWC DWG SD–404. FIRE HYDRANTS SHALL HAVE A FIVE (5) FOOT SETTING MINIMUM, 150 PSI WORKING PRESSURE, ONE 4–1/2 INCH DIAMETER NATIONAL STANDARD PUMPER NOZZLE WITH STORZ FITTING, AND TWO 2–1/2 INCH DIAMETER NATIONAL STANDARD THREAD FIRE HOSE NOZZLES. THE VALVE OPERATOR SHALL OPEN COUNTER CLOCKWISE. THE HYDRANT SHALL BE EQUIPPED WITH A DRAIN THAT OPENS WHEN THE HYDRANT IS CLOSED; AND A SIX (6) INCH FLANGED BY MECHANICAL JOINT RESILIENT WEDGE VALVE ATTACHED DIRECTLY TO THE WATER MAIN LINE TEE. FIRE HYDRANTS SHALL BE CLOW MEDALLION, WATEROUS PACER 100, OR MUELLER A423. NO OTHERS WILL BE ACCEPTED. MAXIMUM HYDRANT SPACING SHALL BE 450 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.
24. INDIVIDUAL ONE (1)–INCH WATER SERVICES SHALL BE INSTALLED FOR EACH CONNECTION FROM A SINGLE OR DUAL METER VAULT. THE ONE (1)–INCH WATER SERVICE FOR EACH CONNECTION SHALL BE EXTENDED A MINIMUM OF 10–FEET ON THE HOUSE SIDE OF THE METER, OR AS REQUIRED TO EXTEND PAST OTHER UTILITIES LOCATED WITHIN THE 10–FOOT UTILITY EASEMENT. WATER METERS SHALL BE FURNISHED AND INSTALLED BY THE CITY OF KUNA. EXCEPT AS NOTED BELOW, SERVICE DETAILS SHALL BE AS NOTED IN ISPWC DWG SD–401. EACH SERVICE LEG SHALL BE PROVIDED 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." (OR APROVED EQUAL), 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. WHERE PRACTICAL, METER BOXES SHALL BE LOCATED ON THE NORTH OR EAST SIDE OF THE PROPERTY, OR IN CASE OF DUAL METER 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.
25. MULTIPLE TAPS IN THE SAME PIPE JOINT SHALL BE STAGGERED AND SHALL BE SEPARATED BY A MINIMUM OF ONE (1) FOOT.
26. ALL PIPE, WATER MAIN LINES, 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.

Sewer Construction Notes

1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPWC) – LATEST EDITION, THE CITY OF KUNA'S PUBLIC WORKS DEPARTMENT STANDARDS AND/OR THE ADA COUNTY HIGHWAY DISTRICT (ACHD) MODIFICATIONS TO THE ISPWC.
2. FINAL APPROVAL AND ACCEPTANCE OF ALL SEWER CONSTRUCTION WILL BE BY THE CITY OF KUNA.
3. 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 FITTINGSSIZES 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).
4. SEWER CONSTRUCTION INSPECTIONS WILL BE PERFORMED BY THE OWNER'S ENGINEER OR DESIGNATED REPRESENTATIVE. THE OWNER'S ENGINEER'S DECISIONS SHALL BE FINAL. 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.
5. AFTER SEWER SERVICE STUB OUTS ARE INSTALLED AND MARKED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE CITY ENGINEER FOR INSPECTION SO THAT ANY DESTRUCTION OF SEWER SERVICE STUB OUTS IS NOT BACKCHARGED TO SEWER CONTRACTOR.
6. BEFORE FINAL ACCEPTANCE, AFTER ALL UTILITIES ARE INSTALLED AND PRIOR TO PAVING, TESTING SHALL BE CONDUCTED. THE CONTRACTOR SHALL CONTACT OWNERS' ENGINEER AND THE CITY OF KUNA A MINIMUM OF 24 HOURS PRIOR TO TESTING. ALL INSTALLED SEWER LINES SHALL BE TESTED IN ACCORDANCE WITH DIVISION 500 OF THE ISPWC SPECIFICATIONS. A REPRESENTATIVE OF THE CITY MUST OBSERVE THE TESTING. TESTING SHALL INCLUDE AIR PRESSURE TESTING, DEFLECTION TESTING, SURVEY INVERT ELEVATIONS AND VISUAL INSPECTION USING A CLOSED–CIRCUIT TELEVISION (CCTV) CAMERA. A COPY (TAPE/DVD) OF THE VISUAL INSPECTION SHALL BE PROVIDED TO THE CITY OF KUNA BEFORE FINAL ACCEPTANCE OF THE SEWER LINE. ALL SEWER LINES SHALL BE CLEANED DEFLECTION TESTING AND CCTV CAMERA INSPECTIONS.
7. ALL MANHOLES SHALL BE CONSTRUCTED WATER TIGHT AND WITH THE TOP OF CONE LOCATED WITHIN TWELVE (12) INCHES OF FINISHED GRADE. THE SEWER CONTRACTOR SHALL SUPPLY ALL LID ASSEMBLIES AND THE REQUIRED NUMBER OF RISER AND GRADE RINGS. THE SEWER CONTRACTOR SHALL FIELD VERIF

Ardell Estates Subdivision No. 4

A parcel of land situate in the north half of the southeast quarter of Section 14, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho.

2018

NORTH
50 0 50
SCALE: 1"=50'

Northeast corner
Found aluminum cap
CP&F NO. 2017-094753

S00°19'58"E 2,643.85
N. Linder Rd.

East Quarter Corner
Northeast corner of the southeast corner
Found 5/8" pin
CP&F No. 103049698

W. Ardell Rd.
S89°56'20"W 2,642.11'
Basis of Bearing

Center Quarter Corner
Found 5/8" pin
CP&F No. 107040446

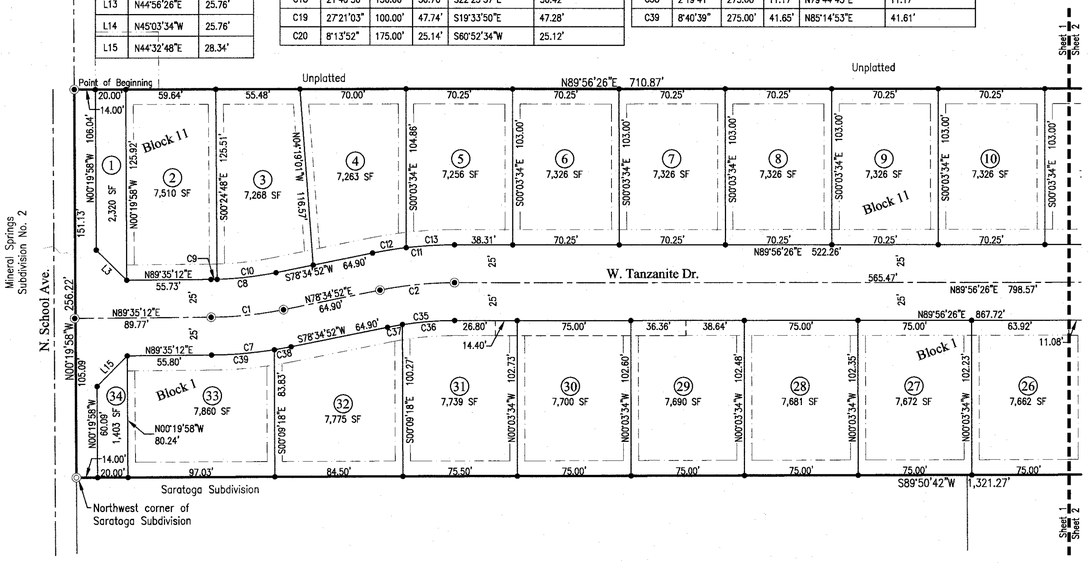
Line Table

Line	Bearing	Distance
L1	N5°53'19"W	6.02'
L2	S52°29'01"W	10.49'
L3	N45°22'23"W	28.26'
L4	S44°56'26"W	25.76'
L5	S45°03'34"E	25.76'
L6	S11°45'38"W	25.76'
L7	S33°14'22"E	26.37'
L8	S33°14'22"E	36.37'
L9	S5°53'19"E	27.50'
L10	S33°14'22"E	26.37'
L11	N78°14'22"W	25.76'
L12	N89°56'26"E	23.07'
L13	N44°56'26"E	25.76'
L14	N45°03'34"W	25.76'
L15	N44°32'48"E	28.34'

Curve Table

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD DISTANCE
C1	11°00'20"	250.00'	48.02'	N84°05'02"E	47.95'
C2	11°21'33"	250.00'	49.56'	S84°15'39"W	49.48'
C3	37°27'25"	100.00'	65.37'	N71°12'43"E	64.22'
C4	33°10'47"	150.00'	86.86'	N73°21'02"E	85.66'
C5	6°23'11"	150.00'	16.72'	S59°57'14"W	16.71'
C6	27°21'03"	125.00'	59.67'	S19°33'50"E	59.11'
C7	11°00'20"	275.00'	52.82'	N84°05'02"E	52.74'
C8	11°00'20"	225.00'	43.22'	N84°05'02"E	43.15'
C9	1°02'24"	225.00'	4.08'	N89°04'01"E	4.08'
C10	9°57'56"	225.00'	39.14'	N83°33'51"E	39.09'
C11	11°21'33"	275.00'	54.52'	S84°15'39"W	54.43'
C12	4°41'25"	275.00'	22.51'	S80°55'35"W	22.51'
C13	6°40'08"	275.00'	32.01'	S86°36'21"W	31.99'
C14	33°10'47"	125.00'	72.39'	N73°21'02"E	71.38'
C15	28°35'42"	125.00'	62.38'	N75°38'35"E	61.74'
C16	4°35'06"	125.00'	10.00'	N59°03'11"E	10.00'
C17	20°29'09"	160.00'	57.21'	S22°59'47"E	56.90'
C18	21°40'50"	150.00'	56.76'	S22°23'57"E	56.42'
C19	27°21'03"	100.00'	47.74'	S19°33'50"E	47.28'
C20	8°13'52"	175.00'	25.14'	S60°52'34"W	25.12'

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD DISTANCE
C21	3°46'50"	125.00'	8.25'	S58°39'03"W	8.25'
C22	33°10'47"	175.00'	101.34'	N73°21'02"E	99.93'
C23	4°24'56"	175.00'	13.49'	N58°58'06"E	13.48'
C24	17°55'24"	175.00'	54.74'	N70°08'17"E	54.52'
C25	10°50'27"	175.00'	33.11'	N84°31'12"E	33.06'
C26	75°31'21"	20.00'	26.36'	N52°10'45"E	24.49'
C27	255°31'21"	52.00'	231.90'	N37°49'15"W	82.22'
C28	8°42'36"	52.00'	7.90'	S18°46'22"W	7.90'
C29	50°41'05"	52.00'	46.00'	S48°28'13"W	44.51'
C30	50°41'05"	52.00'	46.00'	N80°50'42"W	44.51'
C31	50°41'05"	52.00'	46.00'	N30°09'37"W	44.51'
C32	50°41'05"	52.00'	46.00'	N20°31'28"E	44.51'
C33	32°59'10"	52.00'	29.94'	N62°21'36"E	29.53'
C34	11°05'15"	52.00'	10.06'	N84°23'48"E	10.05'
C35	11°21'33"	225.00'	44.61'	S84°15'39"W	44.53'
C36	8°48'34"	225.00'	34.59'	S85°32'09"W	34.56'
C37	2°33'00"	225.00'	10.01'	S79°51'22"W	10.01'
C38	2°19'41"	275.00'	11.17'	N79°44'43"E	11.17'
C39	8°40'39"	275.00'	41.65'	N85°14'53"E	41.61'



See Sheet 2 For Curve and Line Table

Notes

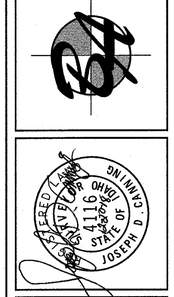
1. Irrigation water will be provided by the City of Kuna in compliance with Idaho Code Section §31-3805(1)(b). All lots within this subdivision will be entitled to irrigation rights through Boise-Kuna Irrigation District, and will be obligated for assessments from the City of Kuna.
2. All references to Homeowners' Association hereon are to the Ardell Estates Subdivision Homeowners' Association and the owners of the lots, within said subdivision, jointly.
3. Any resubdivision of this plat shall comply with the applicable zoning regulations in effect at the time of the resubdivision and may require amendment of the development agreement.
4. Building setbacks and dimensional standards in this subdivision shall be in compliance with the applicable zoning regulations of the City of Kuna and conditions of the staff report for Ardell Estates Subdivision.
5. Lots shall not be reduced in size without prior approval from the health authority.
6. Lots 5, 11, & 34, Block 1; Lot 10, Block 2; Lot 1, Block 10; and Lots 1 & 13, Block 11 are designated as common area lots to be owned and maintained by the Homeowners' Association. This ownership and maintenance commitment may not be dissolved without the express consent of the City of Kuna. 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, as determined by the City of Kuna. If the assessment is not paid by the HOA, the individual improved lots are subject to a lien for non-payment.
7. No easement shown or designated hereon shall preclude the construction and maintenance of hard-surfaced driveways, landscaping (except trees), parking, or other such non-permanent improvements.
8. All easements are parallel (or concentric) to the lines (or arcs) that they are dimensioned from unless otherwise noted.
9. Public utility easement is hereby dedicated as follows:
   - 10-feet wide along public right-of-ways.
10. Water, sewer, drainage, and irrigation easements are hereby dedicated to the City of Kuna for the installation and maintenance of lines as shown hereon (unless otherwise dimensioned).
    - 10-feet wide along public right-of-ways and the exterior boundary.
    - 10-feet wide along and centered on interior lot lines.
    - 10 feet wide along rear lot lines of lots containing a pressure irrigation main line.
    - 5-feet wide along interior rear lot lines and rear lots lines adjoining previous and future phases of this subdivision.
11. Direct lot access to School Ave. is prohibited unless specifically approved in writing by the Ada County Highway District and the City of Kuna.
12. Maintenance of any irrigation, drainage pipe, or ditch crossing a lot is the responsibility of the lot owner unless such responsibility us assumed by an irrigation/drainage district.
13. This development recognizes Idaho Code Section §22-4503, Right to Form 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 non-agricultural 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.
14. Portions of Lots 5-8, 19-22, 23-26, and 29-31, Block 1 are servient to and contains 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.
15. This development is subject to a License Agreement, Inst. No. _____ to benefit the Ada County Highway District.
16. Lot 5, Block 1 and Lot 10, Block 2 are subject to a blanket easement benefiting Boise Kuna Irrigation District for the Hubbard Beal Drain for irrigation water delivery and maintenance.

Legend

- Subdivision boundary
- Lot line
- Section line
- Street centerline
- Water, sewer, drainage, and irrigation easement to benefit the City of Kuna, see note 10 for more information.
- 10' wide Public utility easement, see Note 9 for more information.
- Storm drainage easement to benefit ACHD, see Note 14
- Adjoining property line
- Found monument, type noted
- Found 5/8" pin
- Set 1/2"x24" iron pin with plastic cap labeled "B&A LS 4116"
- Set 5/8"x30" iron pin with plastic cap labeled "B&A LS 4116"
- Calculated point, not found or set

B&A Engineers, Inc.
Consulting Engineers, Surveyors & Planners
5505 W. Franklin Rd. Boise, Id. 83705
(208) 343-3381

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(208) 343-3381



Final Plat

Ardell Estates Subdivision No. 4

A PARCEL OF LAND SITUATE IN THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF KUNA, ADA COUNTY, IDAHO.

Revisions

REV.	DESC.	DATE/BY
B	PER ACHD REVIEW DATED SEPTEMBER 6, 2018	10-8-18 JJH

SCALE: AS SHOWN
DATE: JULY 2, 2018
DRAWN BY: J.L. HALL
CHECKED BY: J.D. CANNING
PROJECT NO. E1251-3
DRAWING FILE NAME: Ardell No. 4 Const Plans.dwg

SHEET NO:
2

Ardell Estates Subdivision No. 4

A parcel of land situate in the north half of the southeast quarter of Section 14, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho.

Reference Documents

Subdivision Plats
- Arbor Ridge Subdivision No. 1
- Arbor Ridge Subdivision No. 2
- Ardell Estates Subdivision No. 1
- Mineral Springs Subdivision No. 2
- Rockgate Subdivision
- Saratoga Subdivision

Records of Survey
- ROS No. 5982



Certificate of Owners

KNOW ALL MEN BY THESE PRESENTS: That the undersigned does hereby certify that it is the owner of a certain tract of land to be known as ARDELL ESTATES SUBDIVISION NO. 4, and that it intends to include the following described land in this plat:

A parcel of land situate in the north half of the southeast quarter of Section 14, Township 2 North, Range 1 West, Boise Meridian, Kuna City, Ada County, Idaho, and being more particularly described as follows:

Commencing at the northeast corner of the southeast quarter of said Section 14; thence S89°56'20"W, 2,642.11 feet along the northerly boundary of the southeast quarter of said Section 14 to the northwest corner of the southeast quarter of said Section 14; thence S00°19'58"E, 1,069.95 feet along the westerly right-of-way of North School Avenue to the Point of Beginning:

Thence N89°56'26"E, 710.87 feet;

Thence N00°03'34"W, 103.00 feet;

Thence N13°07'21"W, 51.33 feet;

Thence N00°03'33"W , 100.51 feet;

Thence N89°56'27"E, 180.62 feet;

Thence N59°55'50"E, 110.42 feet;

Thence N43°26'54"E, 64.95 feet;

Thence N84°06'41"E, 150.00 feet to the southwesterly boundary of Ardell Estates Subdivision No. 1, as shown in Book 111 of plats at Pages 15987 through 15989, records Ada County, Idaho;

Thence the following courses and distances along the southwesterly boundary of said Ardell Estates Subdivision No. 1:
S05°53'19"E, 53.86 feet;
S14°06'32"E, 51.30 feet;
S20°51'56"E, 172.13 feet to the southwest corner of said Ardell Estates Subdivision No. 1 and to the northerly boundary of Rockgate Subdivision as shown in Book 88 of plats at Pages 10118 through 10120, records Ada County, Idaho;

Thence S89°50'45"W, 26.99 feet along the northerly boundary of said Rockgate Subdivision;

Thence the S20°51'56"E, 215.43 feet along the westerly boundary of said Rockgate Subdivision;

Thence S17°22'25"E, 166.93 feet along the westerly boundary of said Rockgate Subdivision to the southwest corner of said Rockgate Subdivision and to the northwesterly corner of Deerhorn Subdivision No. 3 as shown in Book 82 of plats at Pages 8902 through 8903, records Ada County, Idaho;

Thence S89°50'42"W, 25.23 feet along the northerly boundary of said Deerhorn Subdivision to the northwest corner of Saratoga Subdivision as shown in Book 76 of plats at Pages 7878 through 7879, records Ada County, Idaho;

Thence continuing S89°50'42"W, 1,321.27 feet along the southerly boundary of the northwest quarter of the southeast quarter of said Section 14 and along the northerly boundary of said Saratoga Subdivision, to the southwest corner of the northwest quarter of the southeast quarter of said Section 14 and to the easterly boundary of Mineral Springs Subdivision No. 2 as shown in Book 97 of plats at Pages 12332 through 12334, records Ada County, Idaho and to the easterly right-of-way of North School Avenue;

Thence N00°19'58"W, 256.22 feet along the easterly boundary of said Mineral springs Subdivision No. 2 and along the westerly boundary of the northwest quarter of the southeast quarter of said Section 14 and the easterly right-of-way of North School Avenue to the Point of Beginning.

Comprising 11.25 acres, more or less.

See Sheet 3 for Owners Signature

See Sheet 3 For Owners Signature

B&A Engineers, Inc.
Consulting Engineers, Surveyors & Planners
5505 W. Franklin Rd. Boise, Id. 83705
(208) 343-3381

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Consulting Engineers, Surveyors & Planners
5505 W. Franklin Rd. Boise, Id. 83705
(208) 343-3381

REGISTERED LAND SURVEYOR
JOSEPH D. CANNING
11119
STATE OF IDAHO

Final Plat

Ardell Estates Subdivision No. 4

A PARCEL OF LAND SITUATE IN THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF KUNA, ADA COUNTY, IDAHO.

Revisions

REV.	DESC.	DATE/BY

SCALE: AS SHOWN
DATE: JULY 2, 2018
DRAWN BY: J.L. HALL
CHECKED BY: J.D. CANNING
PROJECT NO. E105-B
DRAWING FILE NAME: Ardell No. 4 Const Plans.dwg

SHEET NO:
2.1

NORTH

50 0 50

HORIZONTAL SCALE: 1"=50'

Water, sewer, and irrigation plans are approved for construction. The design registered professional engineer's responsibilities and obligations listed in IDAPA 10.0.02 remain in effect.

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

Date: 21 JAN 2019

B&A Engineers, Inc.
Consulting Engineers, Surveyors & Planners
5505 W. Franklin Rd. Boise, Id. 83705
(208) 343-3381

PROFESSIONAL ENGINEER 4116 STATE OF IDAHO JOSEPH D. CANNING

Site Composite Plan

Ardell Estates Subdivision No. 4

A PARCEL OF LAND SITUATE IN THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF KUNA, ADA COUNTY, IDAHO.

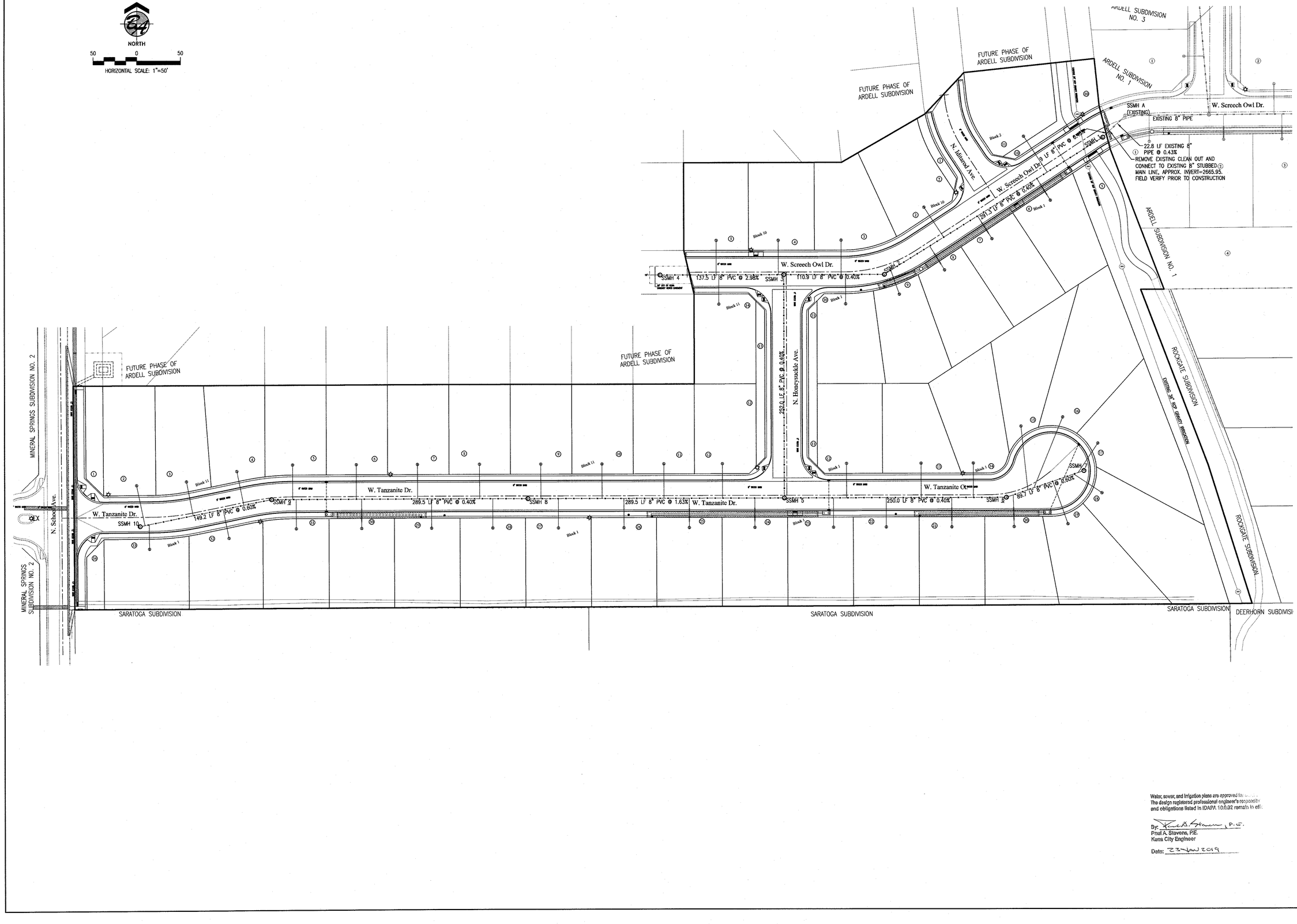
Revisions

REV.	DESC.	DATE/BY
A	PER CITY OF KUNA REVIEW DATED AUGUST 10, 2018	9-4-18 JLH
B	PER ACHD REVIEW DATED SEPTEMBER 6, 2018	10-8-18 JLH

SCALE: AS SHOWN
DATE: JULY 2, 2018
DRAWN BY: J.L. HALL
CHECKED BY: J.D. CANNING
PROJECT NO. E105-9
DRAWING FILE NAME: Ardell No. 4 Const Plans.dwg

SHEET NO:
3

NORTH
50 0 50
HORIZONTAL SCALE: 1"=50'



Water, sewer, and irrigation plans are approved for [illegible]
The design registered professional engineer's responsibilities and obligations listed in IDAPA 10.0.02 remain in effect.

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

Date: 23 Jan 2019

B&A Engineers, Inc.
Consulting Engineers, Surveyors & Planners
5505 W. Franklin Rd. Boise, Id. 83705
(208) 343-3381

PROFESSIONAL ENGINEER
STATE OF IDAHO
4116
JOSEPH D. CANNING

Composite Sanitary Sewer Plan

Ardell Estates Subdivision No. 4

A PARCEL OF LAND SITUATE IN THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF KUNA, ADA COUNTY, IDAHO.

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SCALE: AS SHOWN
DATE: JULY 2, 2018
DRAWN BY: JLL HALL
CHECKED BY: JOE D. CANNING
PROJECT NO. ET05-B
DRAWING FILE NAME: Ardell No. 4 Const Plans.dwg

SHEET NO:
3.1

NORTH

50 0 50

HORIZONTAL SCALE: 1"=50'

FUTURE PHASE OF ARDELL SUBDIVISION

ARDELL SUBDIVISION NO. 3

ARDELL SUBDIVISION NO. 1

ROCKGATE SUBDIVISION

MINERAL SPRINGS SUBDIVISION NO. 2

SARATOGA SUBDIVISION

DEERHORN SUBDIVISION

W. Screech Owl Dr.

W. Tanzanite Dr.

W. Tanzanite Ct.

N. Idaho Ave.

N. Honeysuckle Ave.

N. School Ave.

EXISTING STREET LIGHT

EXISTING 8" WATER MAIN

EXISTING FIRE HYDRANT

CONNECT TO EXISTING 8" WATER MAIN

EXISTING STREET LIGHT

INSTALL BLOW-OFF & 12" VALVE

INSTALL 8"x12" CROSS, (2) 12" VALVES (N&S), AND (1) 8" VALVE (E)

INSTALL FIRE HYDRANT

INSTALL LED STREET LIGHT NO. ____

INSTALL 11.25° ELL

INSTALL 8x6 TEE & (1) 6" WATER VALVE (N)

INSTALL LED STREET LIGHT NO. ____

INSTALL FIRE HYDRANT

INSTALL 8x6 TEE & (1) 6" WATER VALVE (N)

INSTALL LED STREET LIGHT NO. ____

INSTALL 8" TEE AND (2) 8" WATER VALVES (E&W)

INSTALL LED STREET LIGHT NO. ____

INSTALL FIRE HYDRANT

INSTALL 8x6 REDUCER AND (1) 6" WATER VALVE (NE)

INSTALL 4" 22.5° AND 11.25° ELL

INSTALL 22.5° AND 11.25° ELL

INSTALL 8" GATE VALVE

INSTALL LED STREET LIGHT NO. ____

INSTALL 8" TEE AND (2) 8" WATER VALVES (S&W)

INSTALL FIRE HYDRANT

INSTALL 8x6 TEE & (1) 6" WATER VALVE (N)

INSTALL BLOW-OFF & 8" VALVE

INSTALL 8" TEE AND (2) 8" WATER VALVES (NW & SW)

INSTALL 8x6 REDUCER & (1) 6" WATER VALVE (N)

INSTALL BLOW-OFF

INSTALL 22.5° ELL

INSTALL LED STREET LIGHT NO. ____

INSTALL LED STREET LIGHT NO. ____

INSTALL LED STREET LIGHT

INSTALL 11.25° ELL

INSTALL BLOW-OFF & 12" VALVE

REMOVE EXISTING BLOW-OFF AND CONNECT TO EXISTING 8" MAIN LINE AND INSTALL VALVE. VERIFY LOCATION PRIOR TO CONSTRUCTION

52 LF 8" WATER MAIN

171 LF 12" WATER MAIN

116 LF 12" WATER MAIN

30 LF 8" WATER MAIN

77' LF 8" WATER MAIN

114' LF 8" WATER MAIN

133' LF 8" WATER MAIN

170' LF 8" WATER MAIN

182' LF 8" WATER MAIN

118' LF 8" WATER MAIN

236' LF 8" WATER MAIN

93 LF 4" WATER MAIN

125' LF 8" WATER MAIN

82' LF 8" WATER MAIN

20' LF 8" WATER MAIN

157' LF 8" WATER MAIN

141' LF 8" WATER MAIN

85' LF 8" WATER MAIN

256' LF 8" WATER MAIN

Block 1

Block 2

Block 10

Block 11

Lot 1 Block 1

Lot 2 Block 1

Lot 3 Block 1

Lot 4 Block 1

Lot 5 Block 1

Lot 6 Block 1

Lot 7 Block 1

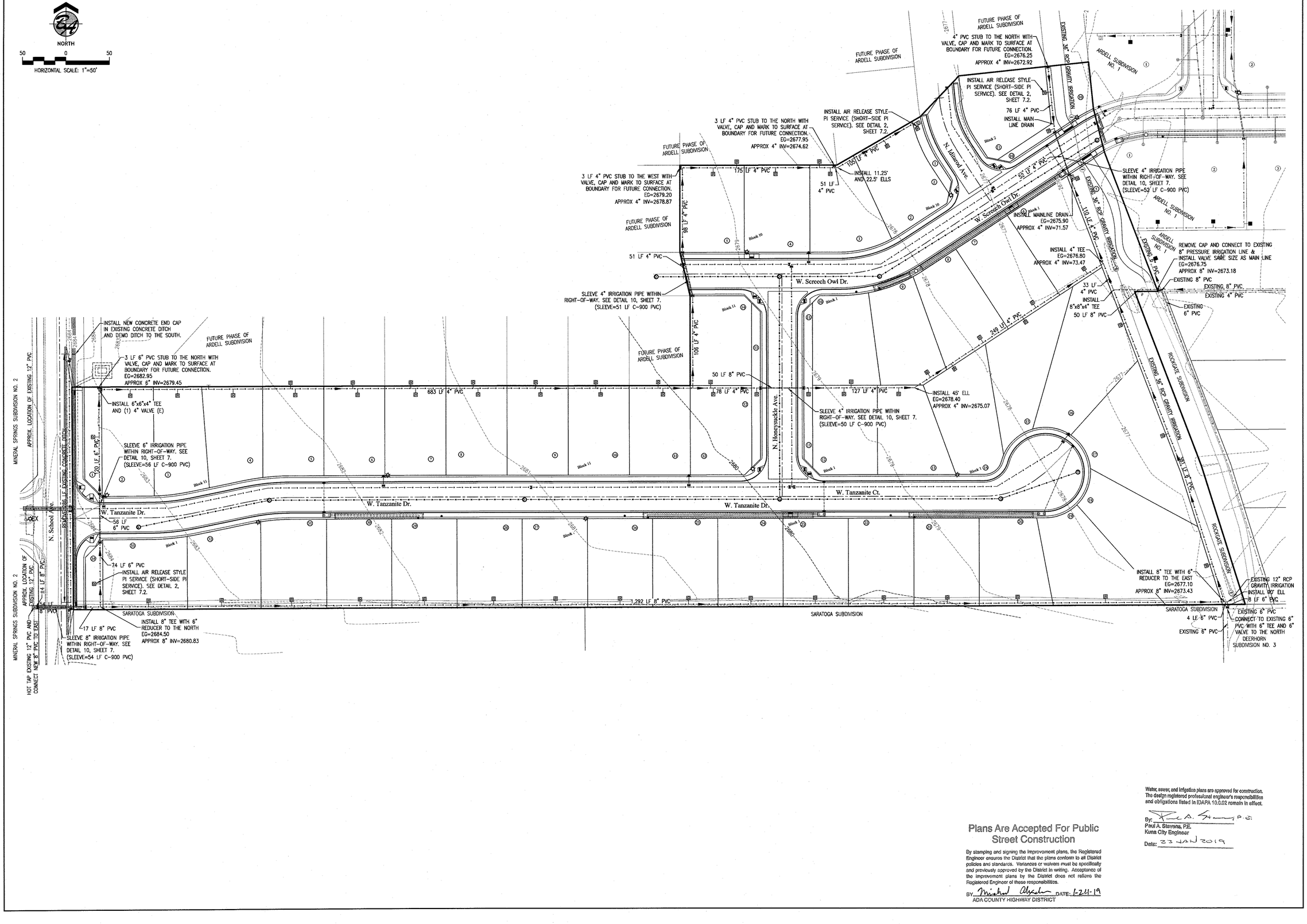
Lot 8 Block 1

Lot 9 Block 1

Lot 10 Block 1

Lot

NORTH
50 0 50
HORIZONTAL SCALE: 1"=50'



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 Michael Alsobrook DATE: 1-24-19
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 10.0.02 remain in effect.

By: Paul A. Stevens P.E.
Paul A. Stevens, P.E.
Kuna City Engineer
Date: 23 JAN 2019

B&A Engineers, Inc.
Consulting Engineers, Surveyors & Planners
5505 W. Franklin Rd. Boise, Id. 83705
(208) 343-3381

PROFESSIONAL ENGINEER 4116 STATE OF IDAHO JOSEPH D. CANNING

Pressure & Gravity Irrigation Plan

Ardell Estates Subdivision No. 4

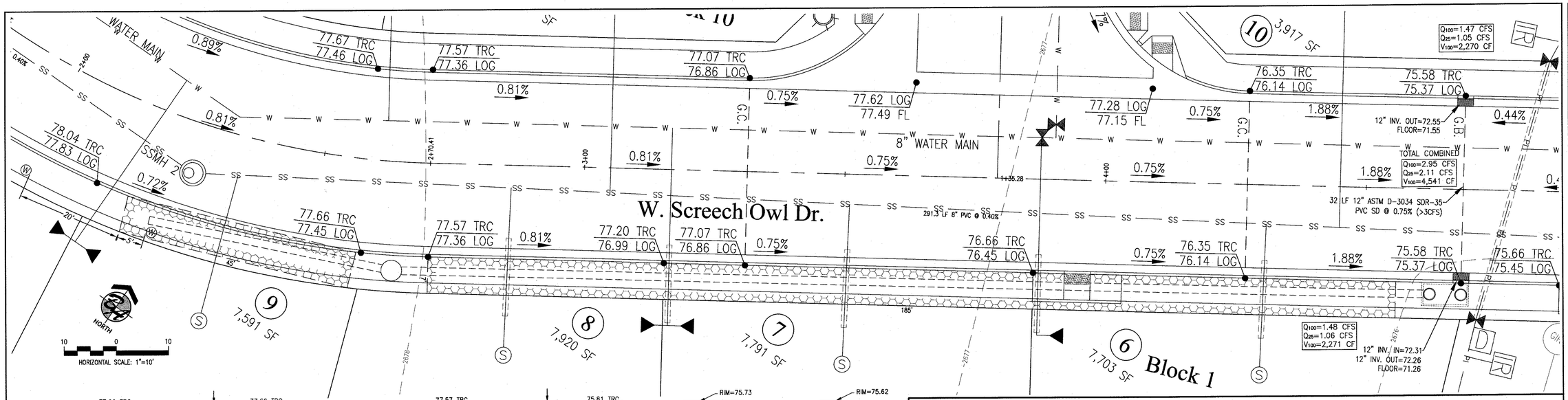
A PARCEL OF LAND SITUATE IN THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF KUNA, ADA COUNTY, IDAHO.

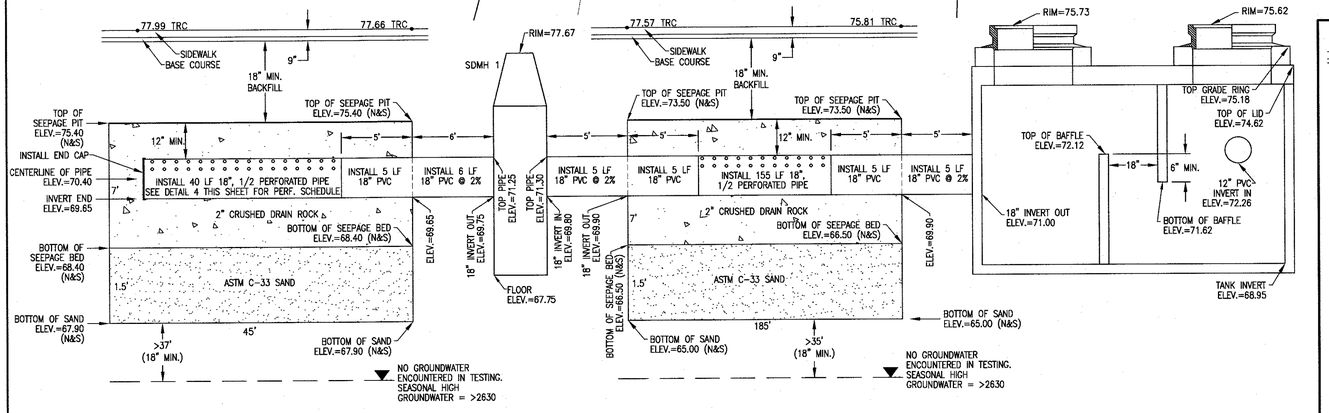
Revisions

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A	PER CITY OF KUNA REVIEW DATED AUGUST 10, 2018	9-4-18 JJH
B	PER ACHD REVIEW DATED SEPTEMBER 6, 2018	10-9-18 JJH

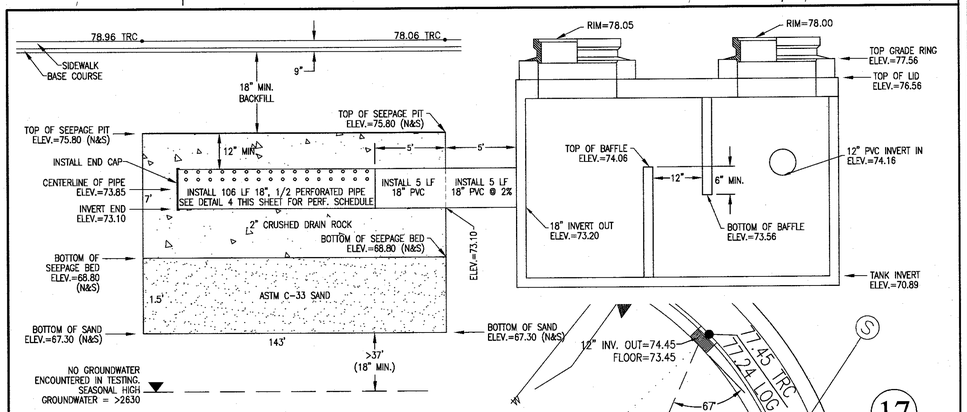
SCALE: AS SHOWN
DATE: JULY 2, 2018
DRAWN BY: JJH
CHECKED BY: J.D. CANNING
PROJECT NO. ETDS-B
DRAWING FILE NAME: Ardell No. 4 Const Plans.dwg

SHEET NO:
3.3





1 Basin A Seepage Bed Detail
SCALE: NOT TO SCALE



1 Basin B Seepage Bed Detail
SCALE: NOT TO SCALE

Notes

1. REFER TO PLAN VIEW SHEET FOR MORE INFORMATION.
2. BASED ON TEST PIT FINDINGS, BEDROCK WILL BE ENCOUNTERED IN BASIN A (APPROXIMATELY BETWEEN 2 AND 6-FEET BELOW SURFACE) AND BLASTING TO CREATE DRAINAGE IS CERTAIN. BEDROCK WAS NOT ENCOUNTERED WITHIN BASINS B-E AND IS NOT CONSIDERED A FACTOR IN DESIGN SYSTEMS FOR ON-SITE DISPOSAL OF STORMWATER.
3. AFTER THE BLASTING, INFILTRATION TESTING IS MANDATORY. THE CONTRACTOR IS TO HAVE PERCOLATION TESTING PERFORMED BY SOILS ENGINEER AFTER SEEPAGE TRENCH IS FULLY EXCAVATED. IF THE PERCOLATION TEST IS LESS THAN SPECIFIED BY THE SOILS REPORT AND ENGINEER, CONTRACTOR MAY NEED ADDITIONAL BLASTING OR BORING TO CREATE CONDUIT FOR DRAINAGE TO OCCUR OR REDESIGN THE SYSTEM TO ACHIEVE THE REQUIRED INFILTRATION.
4. GROUNDWATER WAS NOT ENCOUNTERED AND IS NOT CONSIDERED A FACTOR IN DESIGN SYSTEMS FOR ON-SITE DISPOSAL OF STORMWATER PER SITE CONSULTING, LLC REPORT DATED APRIL 23, 2018.
5. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF GROUNDWATER IS ENCOUNTERED WITHIN 3-FEET OF THE BOTTOM DESIGN ELEVATION FOR ANY INFILTRATION FACILITY.
6. SEDIMENT TANKS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT ACHD BMP-01 WITH MANHOLE FRAME AND COVER PER I.S.P.W.C. SD-616 AND SD-617.
7. SEE PLAN VIEW ABOVE FOR SEEPAGE BED DIMENSIONS.
8. SEE DRAINAGE REPORT FOR CALCULATIONS.
9. ALL SOLID WALL STORM DRAIN PIPING SHALL BE PVC OR HDPE, ALL PERFORATED STORM DRAIN PIPING SHALL BE PVC OR HDPE.
10. DESIGN INFILTRATION IS 2.0-INCHES PER IN ALL BASINS.
11. INSTALL 1,000 GALLON SEDIMENT TANK PER ACHD BMP-01 WITH MANHOLE FRAME AND COVER PER I.S.P.W.C. SD-616 AND SD-617, LARKEN OR EQUAL.
12. ELECTRONIC MARKERS ARE REQUIRED AT EACH CORNER OF AN UNDERGROUND INFILTRATION SYSTEM. CONTRACTOR TO COORDINATE WITH ACHD THE INSPECTION FOR PLACEMENT OF SAID MARKERS PRIOR TO BACKFILLING. ACHD IS CURRENTLY SUPPLYING THE DEVICES.
13. CONTACT ACHD FOR INSPECTION. SEE ACHD GENERAL NOTE 8, SHEET 1.1.

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 those responsibilities.

BY Michael Abadie DATE: 1-24-19
ADA COUNTY HIGHWAY DISTRICT

** SEE SHEET 4.1 FOR DRAINAGE BED & PERFORATED PIPE DETAIL, CATCH BASIN & SEDIMENT TANK CONNECTION DETAIL, AND PIPE PERFORATION SCHEDULE.

B&A Engineers, Inc.
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5505 W. Franklin Rd. Boise, Id. 83705
(208) 343-3381

PROFESSIONAL ENGINEER
OHIO
41116
STATE OF
JOSEPH D. CANNING

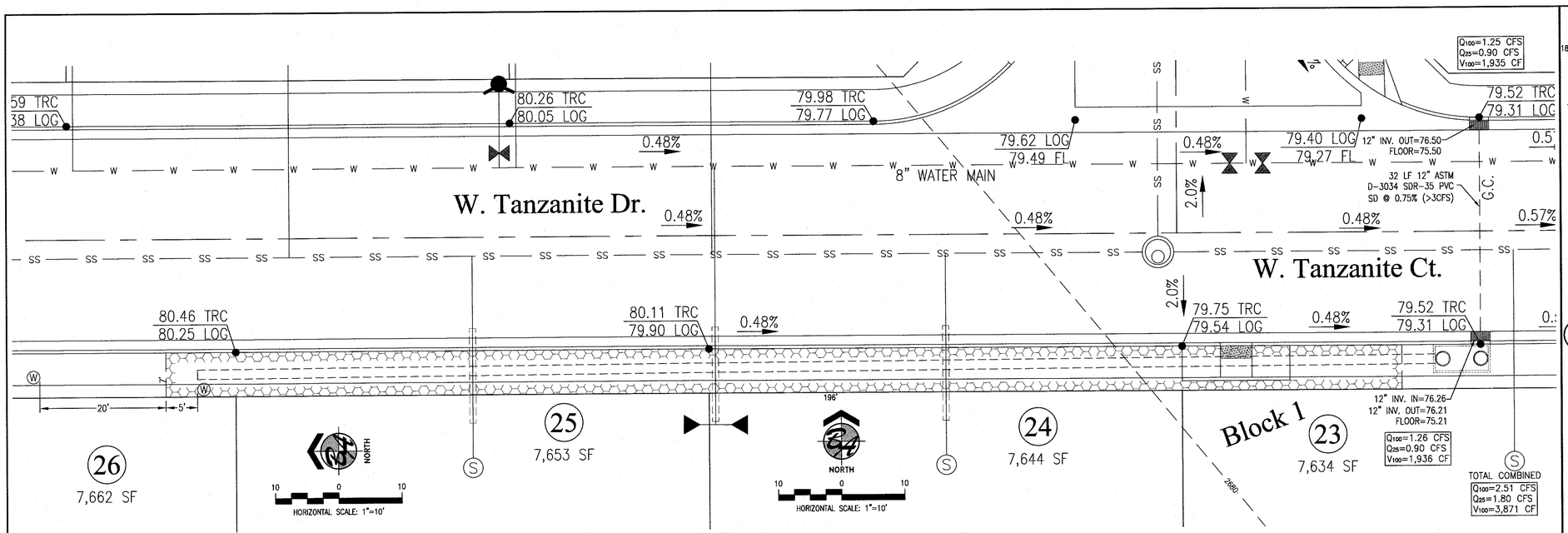
Storm Drainage Details
Basin A & Basin B
Ardell Estates Subdivision No. 4

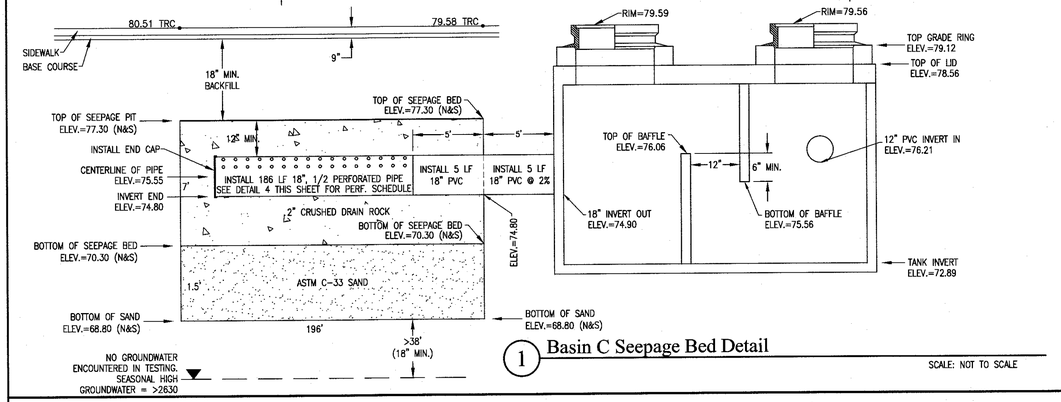
A PARCEL OF LAND SITUATE IN THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF KUNA, ADA COUNTY, IDAHO.

Revisions		
REV.	DESC.	DATE/BY
B	PER ACHD REVIEW DATED SEPTEMBER 6, 2018	10-8-18 JLH

SCALE: AS SHOWN
DATE: JULY 2, 2018
DRAWN BY: JLH
CHECKED BY: J.D. CANNING
PROJECT NO. ETDS-B
DRAWING FILE NAME: Ardell No. 4 Const Plans.dwg

SHEET NO: 4



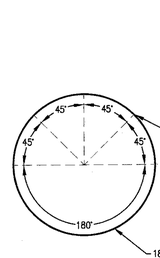


1 Basin C Seepage Bed Detail

SCALE: NOT TO SCALE

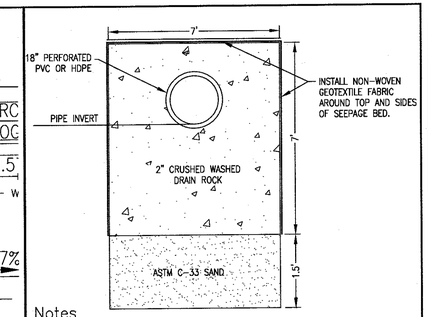
Notes

1. REFER TO PLAN VIEW SHEET FOR MORE INFORMATION.
2. BASED ON TEST PIT FINDINGS, BEDROCK WILL BE ENCOUNTERED IN BASIN A (APPROXIMATELY BETWEEN 2 AND 6-FEET BELOW SURFACE) AND BLASTING TO CREATE DRAINAGE IS CERTAIN. BEDROCK WAS NOT ENCOUNTERED WITHIN BASINS B-E AND IS NOT CONSIDERED A FACTOR IN DESIGN SYSTEMS FOR ON-SITE DISPOSAL OF STORMWATER.
3. AFTER THE BLASTING, INFILTRATION TESTING IS MANDATORY. THE CONTRACTOR IS TO HAVE PERCOLATION TESTING PERFORMED BY SOILS ENGINEER AFTER SEEPAGE TRENCH IS FULLY EXCAVATED. IF THE PERCOLATION TEST IS LESS THAN SPECIFIED BY THE SOILS REPORT AND ENGINEER, CONTRACTOR MAY NEED ADDITIONAL BLASTING OR BORING TO CREATE CONDUIT FOR DRAINAGE TO OCCUR OR REDESIGN THE SYSTEM TO ACHIEVE THE REQUIRED INFILTRATION.
4. GROUNDWATER WAS NOT ENCOUNTERED AND IS NOT CONSIDERED A FACTOR IN DESIGN SYSTEMS FOR ON-SITE DISPOSAL OF STORMWATER PER SITE CONSULTING, LLC REPORT DATED APRIL 23, 2018.
5. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF GROUNDWATER IS ENCOUNTERED WITHIN 3-FEET OF THE BOTTOM DESIGN ELEVATION FOR ANY INFILTRATION FACILITY.
6. SEDIMENT TANKS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT ACHD BMP-01 WITH MANHOLE FRAME AND COVER PER I.S.P.W.C. SD-616 AND SD-617.
7. SEE PLAN VIEW ABOVE FOR SEEPAGE BED DIMENSIONS.
8. SEE DRAINAGE REPORT FOR CALCULATIONS.
9. ALL SOLID WALL STORM DRAIN PIPING SHALL BE PVC OR HDPE, ALL PERFORATED STORM DRAIN PIPING SHALL BE PVC OR HDPE.
10. DESIGN INFILTRATION IS 2.0-INCHES PER IN ALL BASINS.
11. INSTALL 1,000 GALLON SEDIMENT TANK PER ACHD BMP-01 WITH MANHOLE FRAME AND COVER PER I.S.P.W.C. SD-616 AND SD-617, LARKEN OR EQUAL.
12. ELECTRONIC MARKERS ARE REQUIRED AT EACH CORNER OF AN UNDERGROUND INFILTRATION SYSTEM. CONTRACTOR TO COORDINATE WITH ACHD THE INSPECTION FOR PLACEMENT OF SAID MARKERS PRIOR TO BACKFILLING. ACHD IS CURRENTLY SUPPLYING THE DEVICES.
13. CONTACT ACHD FOR INSPECTION. SEE ACHD GENERAL NOTE 8, SHEET 1.1.



Note
3/8-INCH PERFORATIONS IN EACH VALLEY OF CORRUGATED PIPE - 5 EACH

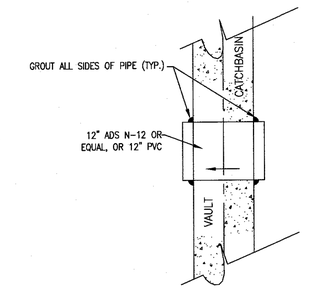
4 Perforation Schedule



Notes
1. PERFORATED PIPE SHALL BE PERFORATED IN ACCORDANCE WITH THE ACHD BMP-04. SEE DETAIL 4 THIS SHEET.

2 Typical Drainage Bed & Perforated Pipe Detail

SCALE: NOT TO SCALE



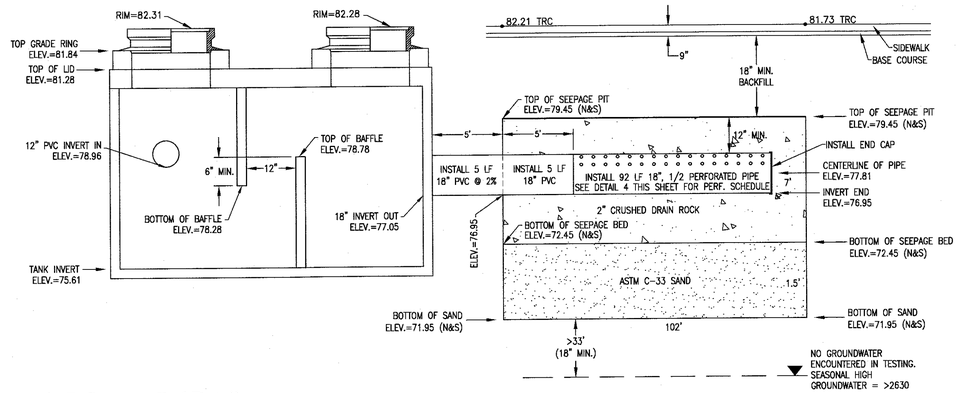
3 Typical Catch Basin & Sediment Tank Connection Detail

SCALE: NOT TO SCALE

Plans Are Accepted For Public Street Construction

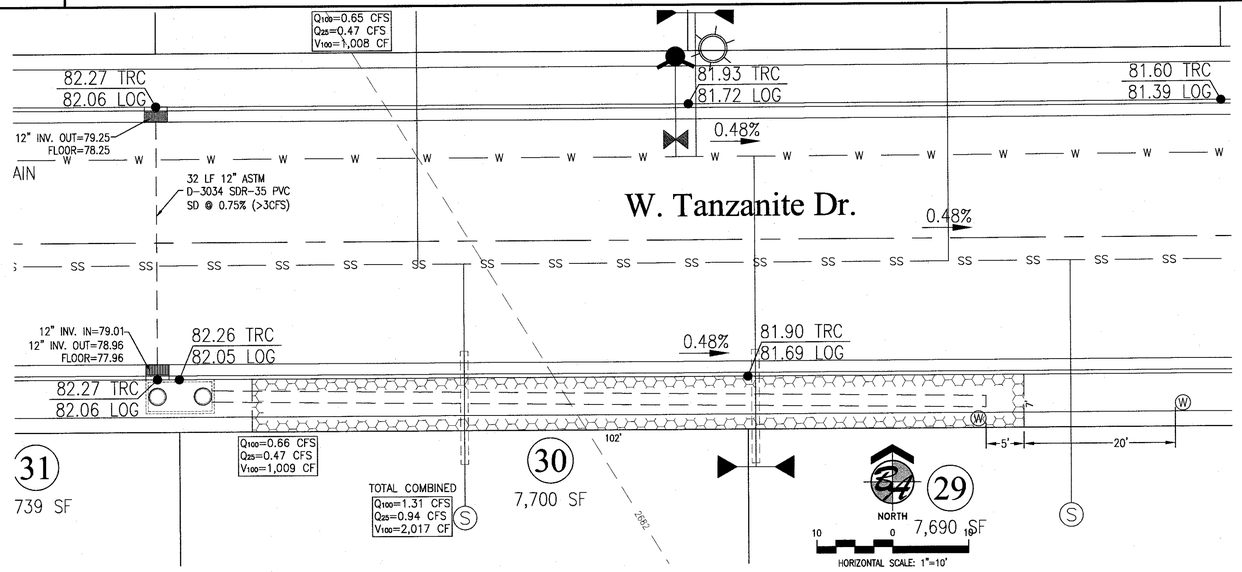
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BY Michael Ayala DATE: 1-24-19
ADA COUNTY HIGHWAY DISTRICT



1 Basin D Seepage Bed Detail

SCALE: NOT TO SCALE



B&A Engineers, Inc.
Consulting Engineers, Surveyors & Planners
5505 W. Franklin Rd. Boise, Id. 83705
(208) 343-3381

PROFESSIONAL ENGINEER STATE OF IDAHO 4116 JOSEPH D. CANNING

Storm Drainage Details
Basins C and D

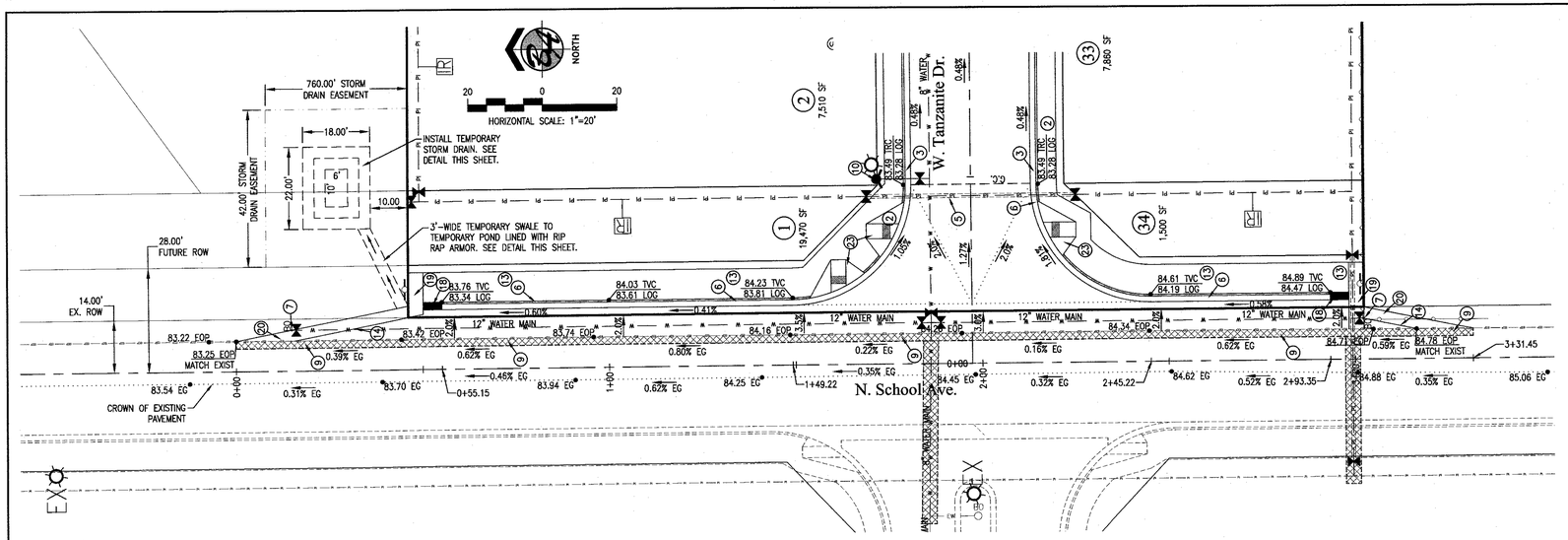
Ardell Estates Subdivision No. 4

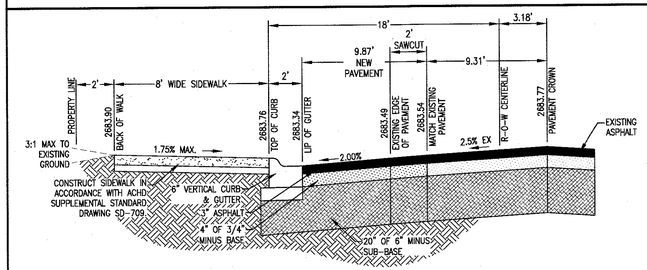
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Revisions		
REV:	DESC:	DATE/BY
B	PER ACHD REVIEW DATED SEPTEMBER 6, 2018	10-8-18 JLH

SCALE: AS SHOWN
DATE: JULY 2, 2018
DRAWN BY: JLH
CHECKED BY: J.D. CANNING
PROJECT NO. ETDS-B
DRAWING FILE NAME: Ardell No. 4 Const Plans.dwg

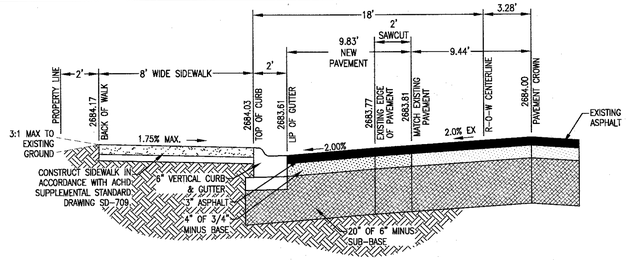
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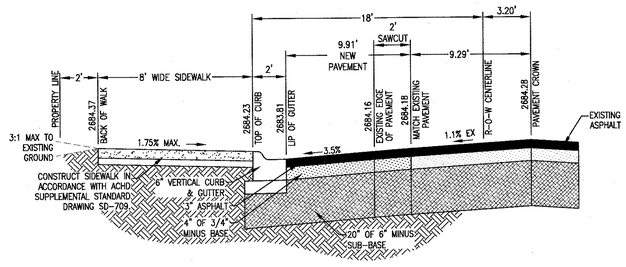
School Ave. Widening Section Sta. 0+55.15 - Looking South

NOT TO SCALE



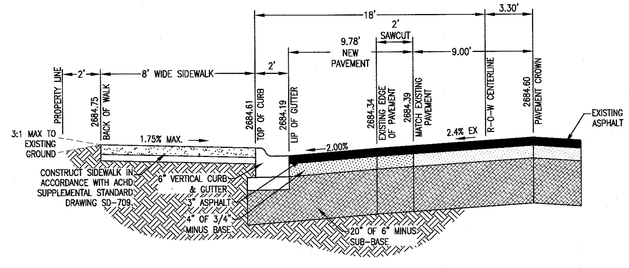
School Ave. Widening Section Sta. 1+00 - Looking South

NOT TO SCALE



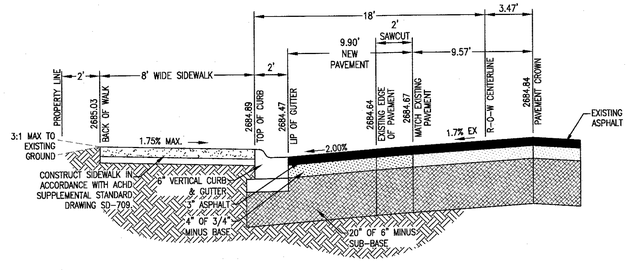
School Ave. Widening Section Sta. 1+49.22 - Looking South

NOT TO SCALE



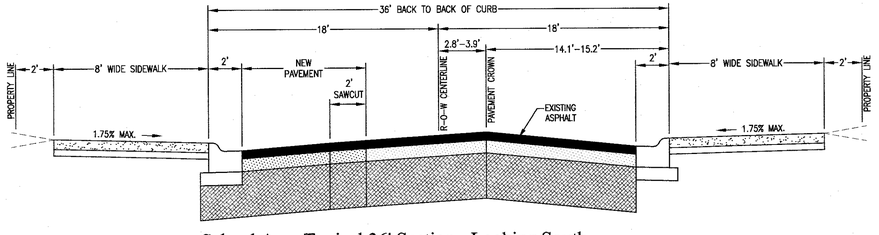
School Ave. Widening Section Sta. 2+45.22 - Looking South

NOT TO SCALE



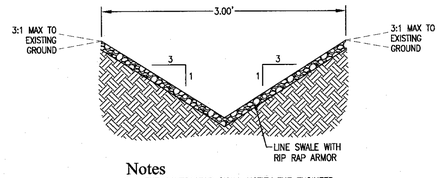
School Ave. Widening Section Sta. 2+93.35 - Looking South

NOT TO SCALE



School Ave. Typical 36' Section - Looking South

NOT TO SCALE

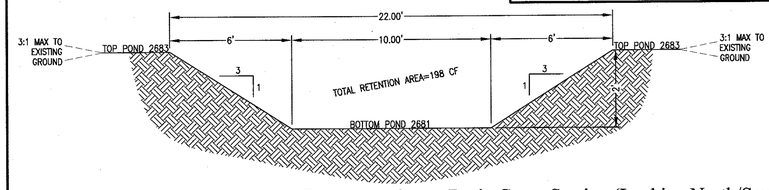


Notes

1. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF GROUNDWATER IS ENCOUNTERED WITHIN 3-FEET OF THE BOTTOM DESIGN ELEVATION FOR ANY INFILTRATION FACILITY.
2. DESIGN INFILTRATION IS 0.5-INCHES PER HOUR.
3. CONTACT ACHD FOR INSPECTION. SEE ACHD GENERAL NOTE 8, SHEET 1.1.
4. INFILTRATION TESTING IS MANDATORY. THE CONTRACTOR IS TO HAVE PERCOLATION TESTING PERFORMED BY SOILS ENGINEER AFTER TEMPORARY POND IS FULLY EXCAVATED. IF THE PERCOLATION TEST IS LESS THAN SPECIFIED CONTACT PROJECT ENGINEER FOR POSSIBLE RE-DESIGN TO BE APPROVED BY ACHD PRIOR TO COMPLETION OF CONSTRUCTION OF TEMPORARY POND.

Temporary Swale Cross-Section

NOT TO SCALE



Temporary Storm Drain Cross-Section (Looking North/South)

NOT TO SCALE

Keynotes

1. CONSTRUCT VALLEY GUTTER IN ACCORDANCE WITH ACHD SUPPLEMENTAL STANDARD DRAWING SD-708. SEE DETAIL 6, SHEET 7.
2. CONSTRUCT 5'-0" CONCRETE SIDEWALK IN ACCORDANCE WITH ACHD SUPPLEMENTAL STANDARD DRAWING SD-709.
3. CONSTRUCT 3" ROLLED CURB AND GUTTER IN ACCORDANCE ACHD SUPPLEMENTAL STANDARD DRAWING SD-702. SEE DETAIL 2, SHEET 7.
4. CONSTRUCT PEDESTRIAN RAMP IN ACCORDANCE WITH THE ACHD SUPPLEMENTAL STANDARD DRAWING SD-712-H-4. SEE DETAIL 4, SHEET 7.
5. INSTALL PIPE SLEEVE PER DETAIL 9, SHEET 7.2.
6. CONSTRUCT 6" VERTICAL CURB AND GUTTER IN ACCORDANCE WITH ACHD SUPPLEMENTAL STANDARD DRAWING SD-701. SEE DETAIL 1, SHEET 7.
7. INSTALL 2" WATER MAIN BLOW-OFF VALVE IN ACCORDANCE WITH KUNA CITY STANDARD DRAWING KIRR-405. SEE DETAIL 6, SHEET 7.2.
8. SAWCUT, REMOVE, AND REPLACE APPROXIMATELY 70 SF EXISTING ASPHALT. SEE DETAIL 3, SHEET 7. (W. SCREECH OWL DR. CONNECTION).
9. SAWCUT, REMOVE, AND REPLACE APPROXIMATELY 665 SF EXISTING ASPHALT. SEE DETAIL 3, SHEET 7. (N. SCHOOL AVE. CONNECTION).
10. INSTALL FIRE HYDRANT IN ACCORDANCE WITH I.S.P.W.C. STANDARD DRAWING SD-404. SEE DETAIL 5, SHEET 7.2.
11. REMOVE EXISTING BLOW-OFF AND CONNECT NEW 8" POTABLE WATER MAINLINE TO THE EXISTING 8" POTABLE WATER MAINLINE.
12. START OF NEW 3" CURB, GUTTER, AND 5' ATTACHED SIDEWALK CONSTRUCTION. MATCH EXISTING IMPROVEMENTS.
13. CONSTRUCT 8'-0" WIDE CONCRETE SIDEWALK IN ACCORDANCE WITH ACHD SUPPLEMENTAL STANDARD DRAWING SD-709.
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15. CONSTRUCT TYPE "G" MID-BLOCK PEDESTRIAN RAMP IN ACCORDANCE WITH I.S.P.W.C. STANDARD DRAWING SD-712-G. SEE DETAIL 4, SHEET 7.
16. INSTALL INLET CATCH BASIN, TYPE 4, FOR ROLLED CURB (OR EQUAL) IN ACCORDANCE WITH ACHD SUPPLEMENTAL STANDARD DRAWING SD-604-A.
17. INSTALL 15 LF SLEEVE AROUND SERVICE, THROUGH SEEPAGE BED, PER ACHD STORM WATER DESIGN GUIDELINES, DETAIL 12.
18. CONSTRUCT 5'-0" CURB TERMINUS IN ACCORDANCE WITH I.S.P.W.C. STANDARD DRAWING SD-707.
19. CONSTRUCT 4-WIDE ASPHALT RAMP TO TRANSITION SIDEWALK TO EXISTING EDGE OF PAVEMENT.
20. CONSTRUCT 3'-WIDE GRAVEL SHOULDER, 10" OF 3/4" MINUS CRUSHED AG. (MINIMUM 95% COMPACTED TO STANDARD PROCTOR DENSITY).
21. INSTALL CONCRETE DRIVEWAY APPROACH PER I.S.P.W.C. SD-710-B WITH TRUNCATED DOMES PER ADA COUNTY HIGHWAY DISTRICT GENERAL NOTE 16 ON SHEET 1.1.
22. CONSTRUCT 12'-WIDE ASPHALT PATHWAY (2.5" OF ASPHALT OVER 10" OF 3/4" MINUS COMPACTED GRAVEL).
23. CONSTRUCT TYPE "A" PEDESTRIAN RAMP IN ACCORDANCE WITH I.S.P.W.C. STANDARD DRAWING SD-712-A. SEE DETAIL 5, SHEET 7.
24. CONSTRUCT 8'-WIDE ASPHALT PATHWAY (2.5" OF ASPHALT OVER 10" OF ¾" MINUS COMPACTED GRAVEL).
25. TRANSITION OVER COURSE OF CURVE FROM 8'-WIDE ASPHALT PATH TO 12'-WIDE ASPHALT PATH.
26. EXISTING UTILITY STRUCTURE (I.E. GRAVITY MANHOLE, FIRE HYDRANT, DROP INLET, SEDIMENT TANK), RETAIN AND PROTECT
27. SAWCUT, REMOVE, AND REPLACE APPROXIMATELY 196 SF EXISTING ASPHALT. SEE DETAIL 3, SHEET 7. (S. SCHOOL ST. WATER MAIN CONNECTION)
28. SAWCUT, REMOVE, AND REPLACE APPROXIMATELY 118 SF EXISTING ASPHALT AND 40 SF EXISTING CURB, GUTTER, AND SIDEWALK. SEE DETAIL 3, SHEET 7. (N. SCHOOL ST. PRESSURE IRRIGATION CONNECTION)

Plans Are Accepted For Public Street Construction

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BY: Mohd Ashrafa DATE: 1-24-19
ADA COUNTY HIGHWAY DISTRICT

*CONSTRUCT ALL PAVEMENT MATCHES (INCLUDING DRIVEWAY APPROACHES AND UTILITY CUT STREET REPAIRS) WITHIN ACHD RIGHT-OF-WAY TO MATCH THE EXISTING STREET PAVEMENT SECTION OR TO USE THE FOLLOWING: PRINCIPAL ARTERIAL ROADWAYS SHALL BE SP-3, 1/2" MIX, PG 64-28 5" THICK, AS A MINIMUM WITH 4" OF 3/4" BASE AND 25" OF 6" MINUS PIT RUN; MINOR ARTERIAL ROADWAYS SHALL BE SP-3, 1/2" MIX, PG 64-28 5" THICK, AS A MINIMUM WITH 4" OF 3/4" BASE AND 25" OF 6" MINUS PIT RUN. COLLECTOR, LOCAL COMMERCIAL AND LOCAL INDUSTRIAL ROADWAYS SHALL BE SP-3, 1/2" MIX, PG 64-28 3" THICK, AS A MINIMUM WITH 4" OF 3/4" BASE AND 20" OF 6" MINUS PIT RUN; LOCAL RESIDENTIAL ROADWAYS AND ALLEYS SHALL BE A SP-3, 1/2" MIX, PG 58-28 2-1/2" THICK, AS A MINIMUM WITH 4" OF 3/4" BASE AND 14" OF 6" MINUS PIT RUN. *USE WHICHEVER PAVEMENT SECTION IS GREATER.*

B&A Engineers, Inc.
Consulting Engineers, Surveyors & Planners
5505 W. Franklin Rd. Boise, Id. 83705
(208) 343-3381

PROFESSIONAL ENGINEER 4116 STATE OF IDAHO JOSEPH D. CANNING REGISTERED

N. School St. Right-of-Way Improvement Plan

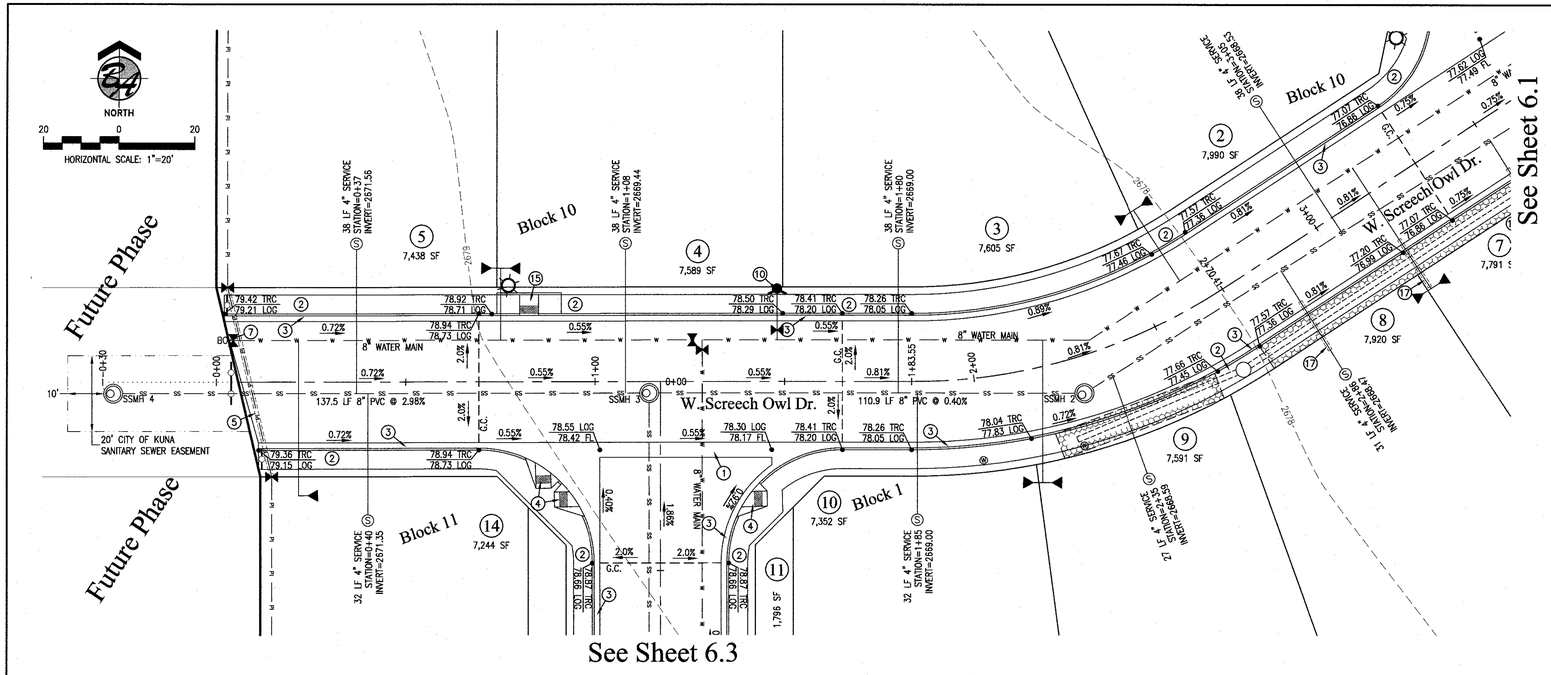
Ardell Estates Subdivision No. 4

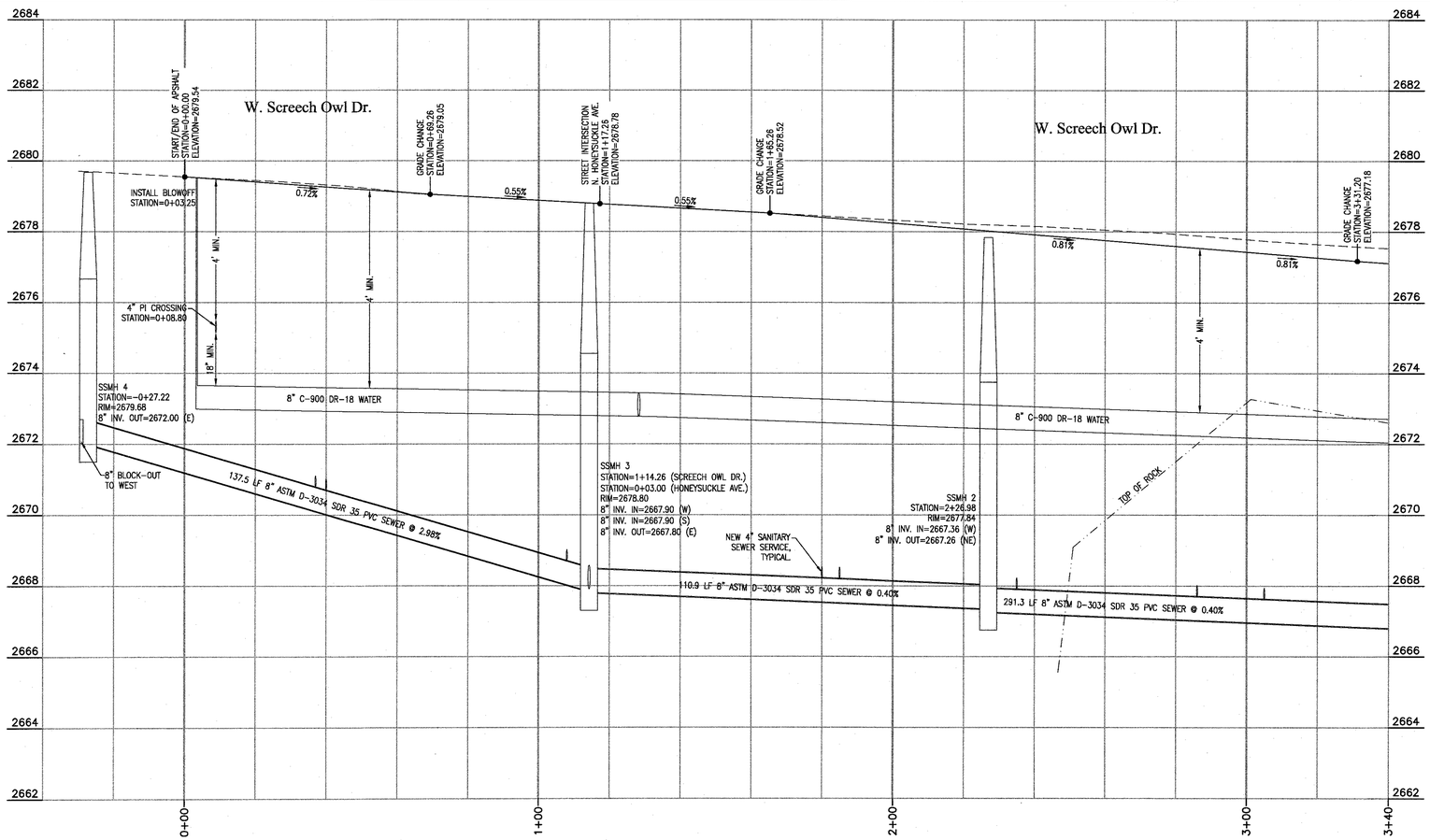
A PARCEL OF LAND SITUATE IN THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF KUNA, ADA COUNTY, IDAHO.

Revisions		
REV.	DESC.	DATE/BY
A	PER CITY OF KUNA REVIEW DATED AUGUST 10, 2018	9-4-18 JLH
B	PER ACHD REVIEW DATED SEPTEMBER 6, 2018	10-8-18 JLH

SCALE: AS SHOWN
DATE: JULY 2, 2018
DRAWN BY: J.L. HALL
CHECKED BY: J.D. CANNING
PROJECT NO.: 2018-8
DRAWING FILE NAME: Ardell No. 4 Const Plans.dwg

SHEET NO: 5





Keynotes

1. CONSTRUCT VALLEY GUTTER IN ACCORDANCE WITH ACHD SUPPLEMENTAL STANDARD DRAWING SD-708. SEE DETAIL 6, SHEET 7.
2. CONSTRUCT 5'-0" CONCRETE SIDEWALK IN ACCORDANCE WITH ACHD SUPPLEMENTAL STANDARD DRAWING SD-709.
3. CONSTRUCT 3" ROLLED CURB AND GUTTER IN ACCORDANCE ACHD SUPPLEMENTAL STANDARD DRAWING SD-702. SEE DETAIL 2, SHEET 7.
4. CONSTRUCT PEDESTRIAN RAMP IN ACCORDANCE WITH THE ACHD SUPPLEMENTAL STANDARD DRAWING SD-712-H-4. SEE DETAIL 4, SHEET 7.
5. INSTALL PIPE SLEEVE PER DETAIL 9, SHEET 7.2.
6. CONSTRUCT 6" VERTICAL CURB AND GUTTER IN ACCORDANCE WITH ACHD SUPPLEMENTAL STANDARD DRAWING SD-701. SEE DETAIL 1, SHEET 7.
7. INSTALL 2" WATER MAIN BLOW-OFF VALVE IN ACCORDANCE WITH KUNA CITY STANDARD DRAWING KIRR-405. SEE DETAIL 6, SHEET 7.2.
8. SAWCUT, REMOVE, AND REPLACE APPROXIMATELY 70 SF EXISTING ASPHALT. SEE DETAIL 3, SHEET 7. (W. SCREECH OWL DR. CONNECTION).
9. SAWCUT, REMOVE, AND REPLACE APPROXIMATELY 665 SF EXISTING ASPHALT. SEE DETAIL 3, SHEET 7. (N. SCHOOL AVE. CONNECTION).
10. INSTALL FIRE HYDRANT IN ACCORDANCE WITH I.S.P.W.C. STANDARD DRAWING SD-404. SEE DETAIL 5, SHEET 7.2.
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16. INSTALL INLET CATCH BASIN, TYPE 4, FOR ROLLED CURB (OR EQUAL) IN ACCORDANCE WITH ACHD SUPPLEMENTAL STANDARD DRAWING SD-604-A.
17. INSTALL 15 LF SLEEVE AROUND SERVICE, THROUGH SEEPAGE BED, PER ACHD STORM WATER DESIGN GUIDELINES, DETAIL 12.
18. CONSTRUCT 5'-0" CURB TERMINUS IN ACCORDANCE WITH I.S.P.W.C. STANDARD DRAWING SD-707.
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21. INSTALL CONCRETE DRIVEWAY APPROACH PER I.S.P.W.C. SD-710-B WITH TRUNCATED DOMES PER ADA COUNTY HIGHWAY DISTRICT GENERAL NOTE 16 ON SHEET 1.1.
22. CONSTRUCT 12'-WIDE ASPHALT PATHWAY (2.5" OF ASPHALT OVER 10" OF 3/4" MINUS COMPACTED GRAVEL).
23. CONSTRUCT TYPE "A" PEDESTRIAN RAMP IN ACCORDANCE WITH I.S.P.W.C. STANDARD DRAWING SD-712-A. SEE DETAIL 5, SHEET 7.
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Water, sewer, and irrigation plans are approved for construction. The design registered professional engineer's responsibilities and obligations listed in IDAPA 10.0.02 remain in effect.

By: Paul A. Stevens P.E.
Paul A. Stevens, P.E.
Kuna City Engineer
Date: 23-JAN 2019

Plans Are Accepted For Public Street Construction

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BY: Michael Abraham DATE: 1-24-19
ADA COUNTY HIGHWAY DISTRICT

VERTICAL SCALE: 1"=2'
2 0 2
20 0 20
HORIZONTAL SCALE: 1"=20'

B&A Engineers, Inc.
Consulting Engineers, Surveyors & Planners
5505 W. Franklin Rd. Boise, Id. 83705
(208) 343-3381

PROFESSIONAL ENGINEER
OF IDAHO
4116
STATE OF
JOSEPH D. CANNING

Plan/Profile - W. Screech Owl Dr.

Ardell Estates Subdivision No. 4

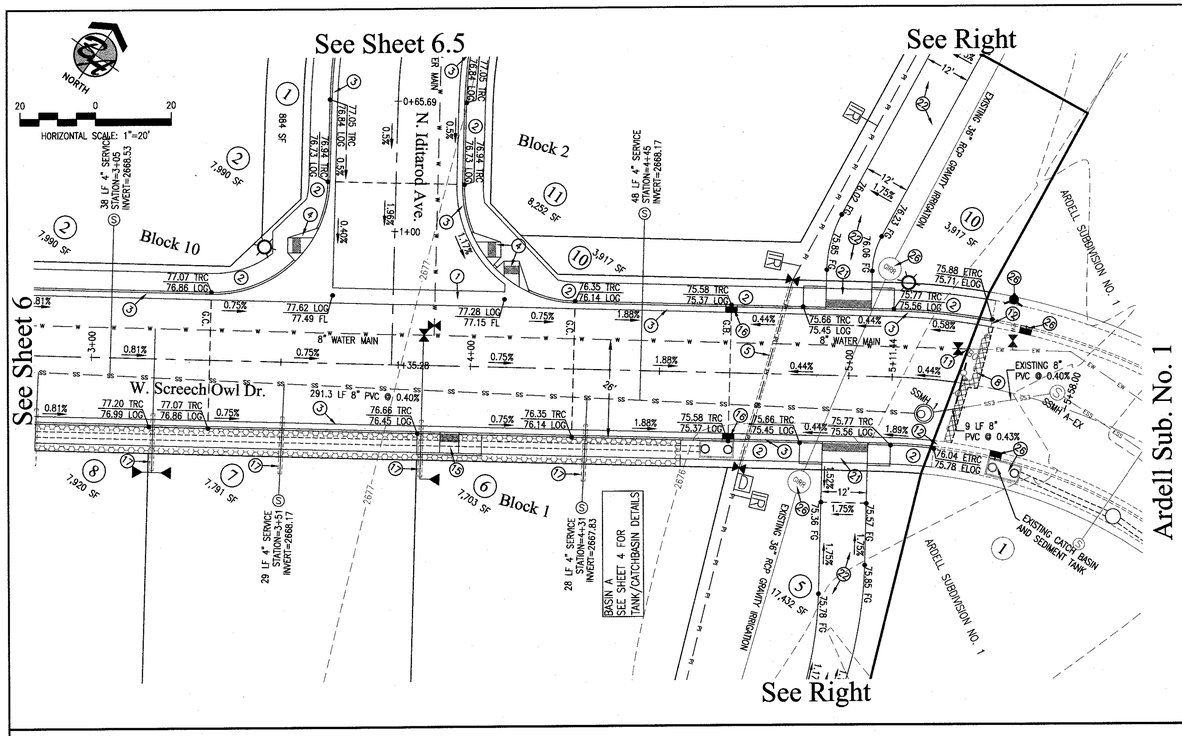
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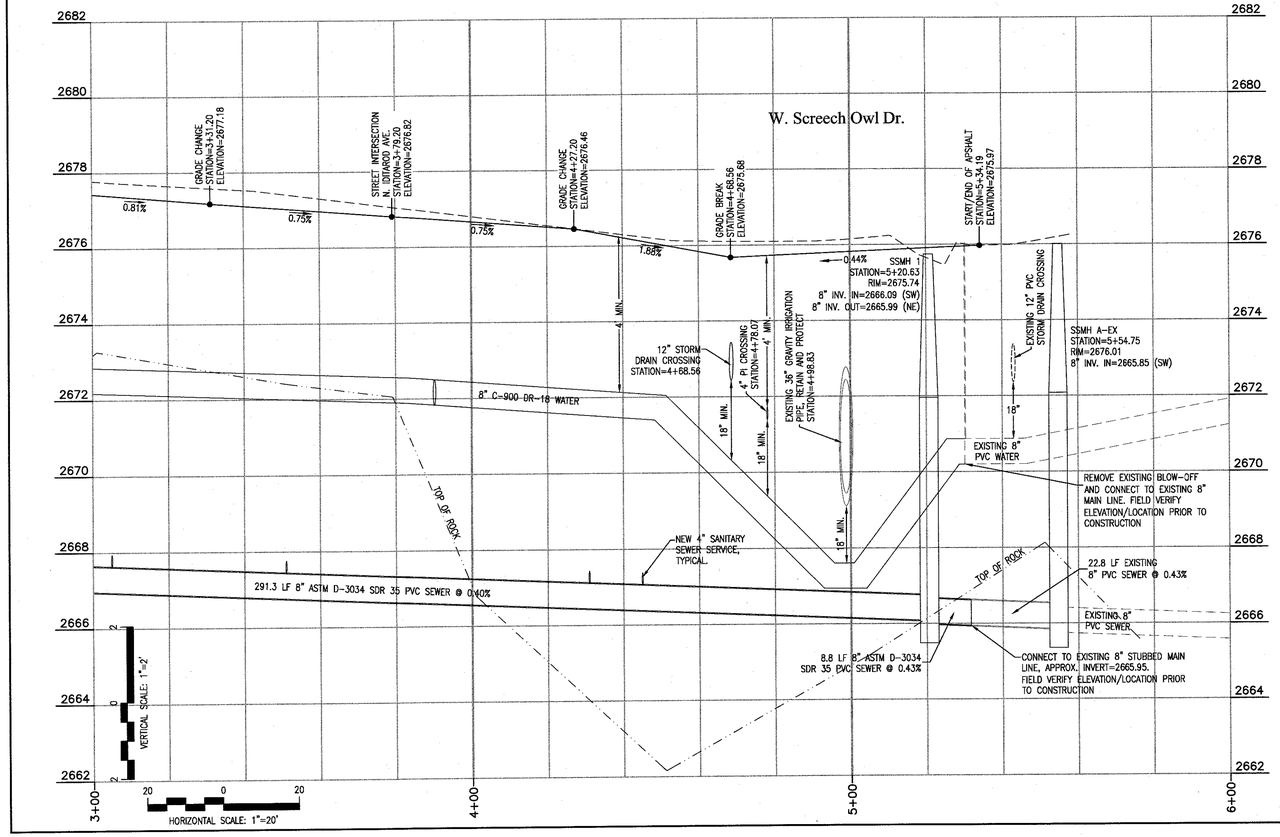
Revisions

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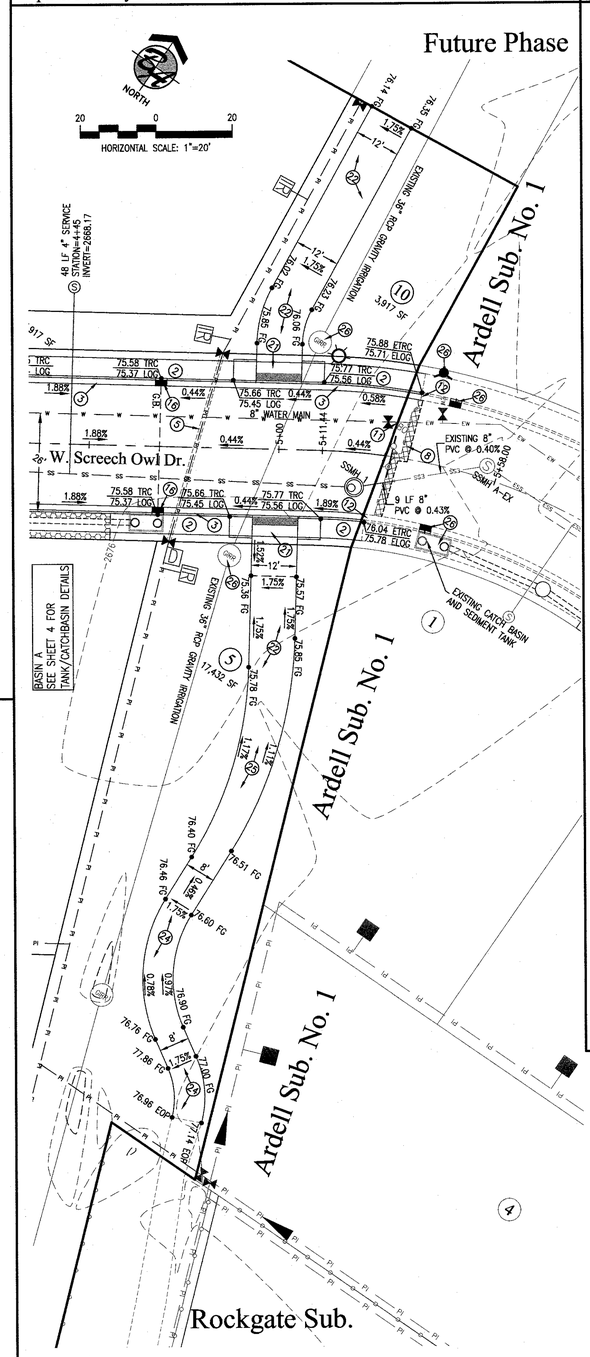
SCALE: AS SHOWN
DATE: JULY 2, 2018
DRAWN BY: JAL, HALL
CHECKED BY: J.D. CANNING
PROJECT NO. ETOS-B
DRAWING FILE NAME: Ardell No. 4 Const Plans.dwg

SHEET NO: 6





Asphalt Pathway Details



Keynotes

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

Date: 23 Jan 2019

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BY: Mgd Abadh DATE: 1-24-19
ADA COUNTY HIGHWAY DISTRICT

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Consulting Engineers, Surveyors & Planners
5505 W. Franklin Rd. Boise, Id. 83705
(208) 343-3381

PROFESSIONAL ENGINEER 4116 STATE OF IDAHO JOSEPH D. CANNING

Plan/Profile - W. Screech Owl Dr.

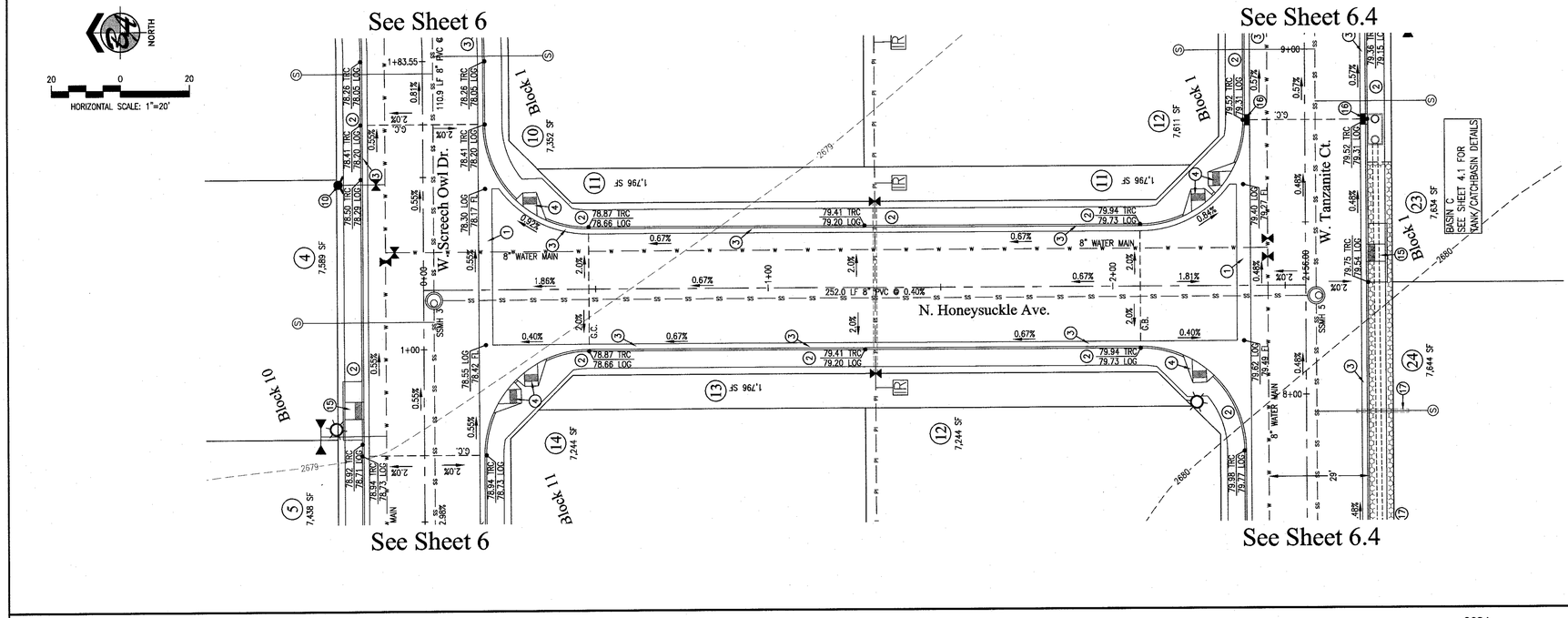
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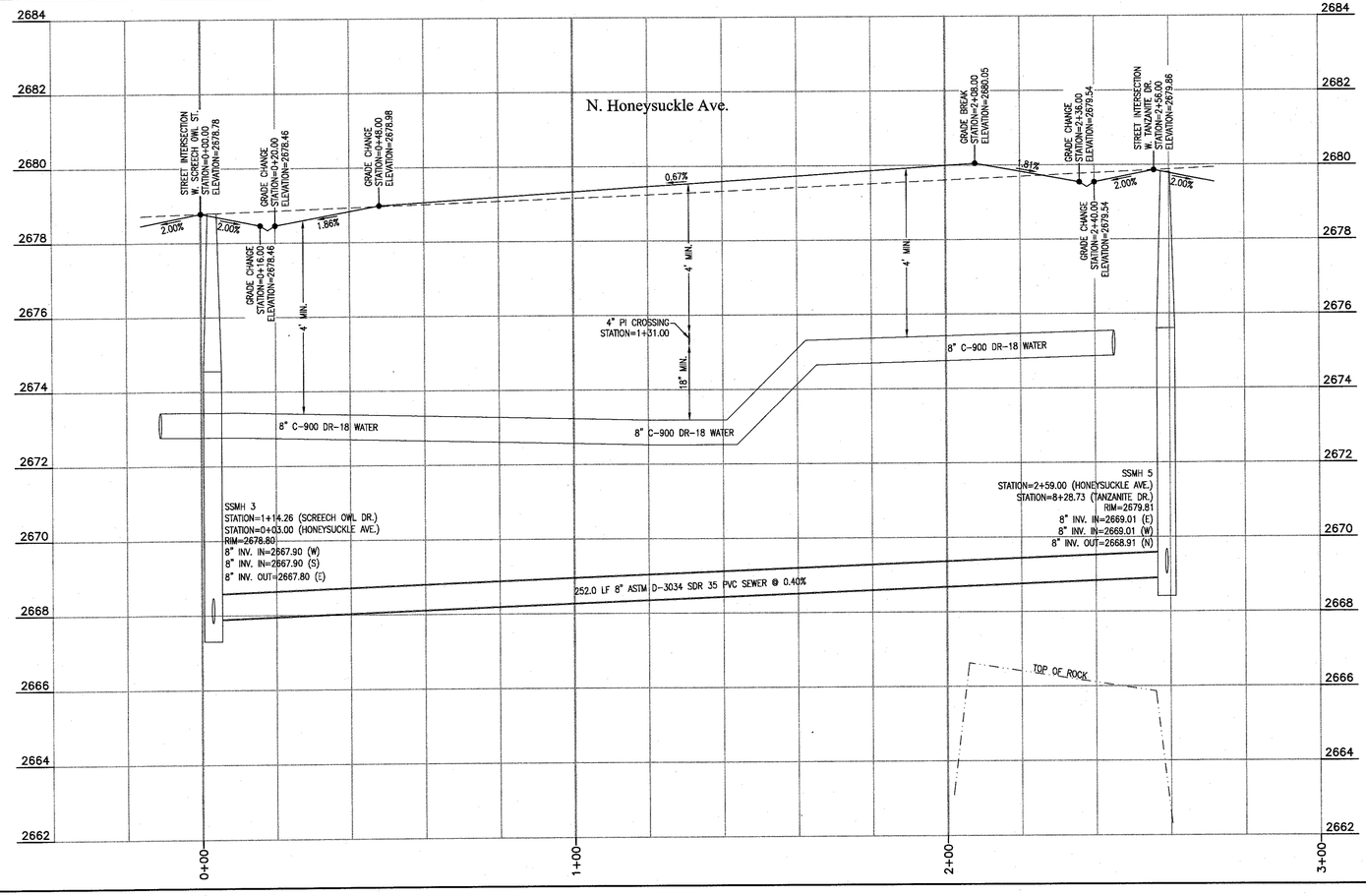
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CHECKED BY: J.D. CANNING
PROJECT NO. 2018-8
DRAWING FILE NAME: Ardell No. 4 Const Plans.dwg

SHEET NO:
6.1





Keynotes

1. CONSTRUCT VALLEY GUTTER IN ACCORDANCE WITH ACHD SUPPLEMENTAL STANDARD DRAWING SD-708. SEE DETAIL 6, SHEET 7.
2. CONSTRUCT 5'-0" CONCRETE SIDEWALK IN ACCORDANCE WITH ACHD SUPPLEMENTAL STANDARD DRAWING SD-709.
3. CONSTRUCT 3" ROLLED CURB AND GUTTER IN ACCORDANCE ACHD SUPPLEMENTAL STANDARD DRAWING SD-702. SEE DETAIL 2, SHEET 7.
4. CONSTRUCT PEDESTRIAN RAMP IN ACCORDANCE WITH THE ACHD SUPPLEMENTAL STANDARD DRAWING SD-712-H-4. SEE DETAIL 4, SHEET 7.
5. INSTALL PIPE SLEEVE PER DETAIL 9, SHEET 7.2.
6. CONSTRUCT 6" VERTICAL CURB AND GUTTER IN ACCORDANCE WITH ACHD SUPPLEMENTAL STANDARD DRAWING SD-701. SEE DETAIL 1, SHEET 7.
7. INSTALL 2" WATER MAIN BLOW-OFF VALVE IN ACCORDANCE WITH KUNA CITY STANDARD DRAWING KIRR-405. SEE DETAIL 6, SHEET 7.2.
8. SAWCUT, REMOVE, AND REPLACE APPROXIMATELY 70 SF EXISTING ASPHALT. SEE DETAIL 3, SHEET 7. (W. SCREECH OWL DR. CONNECTION).
9. SAWCUT, REMOVE, AND REPLACE APPROXIMATELY 665 SF EXISTING ASPHALT. SEE DETAIL 3, SHEET 7. (N. SCHOOL AVE. CONNECTION)
10. INSTALL FIRE HYDRANT IN ACCORDANCE WITH I.S.P.W.C. STANDARD DRAWING SD-404. SEE DETAIL 5, SHEET 7.2.
11. REMOVE EXISTING BLOW-OFF AND CONNECT NEW 8" POTABLE WATER MAINLINE TO THE EXISTING 8" POTABLE WATER MAINLINE.
12. START OF NEW 3" CURB, GUTTER, AND 5' ATTACHED SIDEWALK CONSTRUCTION. MATCH EXISTING IMPROVEMENTS.
13. CONSTRUCT 8'-0" WIDE CONCRETE SIDEWALK IN ACCORDANCE WITH ACHD SUPPLEMENTAL STANDARD DRAWING SD-709.
14. CONSTRUCT 5:1 ASPHALT TAPER FROM NEW IMPROVEMENTS TO EXISTING ROADWAY, MATCH EXISTING ELEVATIONS.
15. CONSTRUCT TYPE "G" MID-BLOCK PEDESTRIAN RAMP IN ACCORDANCE WITH I.S.P.W.C. STANDARD DRAWING SD-712-G. SEE DETAIL 4, SHEET 7.
16. INSTALL INLET CATCH BASIN, TYPE 4, FOR ROLLED CURB (OR EQUAL) IN ACCORDANCE WITH ACHD SUPPLEMENTAL STANDARD DRAWING SD-604-A.
17. INSTALL 15 LF SLEEVE AROUND SERVICE, THROUGH SEEPAGE BED, PER ACHD STORM WATER DESIGN GUIDELINES, DETAIL 12.
18. CONSTRUCT 5'-0" CURB TERMINUS IN ACCORDANCE WITH I.S.P.W.C. STANDARD DRAWING SD-707.
19. CONSTRUCT 4-WIDE ASPHALT RAMP TO TRANSITION SIDEWALK TO EXISTING EDGE OF PAVEMENT.
20. CONSTRUCT 3'-WIDE GRAVEL SHOULDER, 10" OF 3/4" MINUS CRUSHED AG. (MINIMUM 95% COMPACTED TO STANDARD PROCTOR DENSITY).
21. INSTALL CONCRETE DRIVEWAY APPROACH PER I.S.P.W.C. SD-710-B WITH TRUNCATED DOMES PER ADA COUNTY HIGHWAY DISTRICT GENERAL NOTE 16 ON SHEET 1.1.
22. CONSTRUCT 12'-WIDE ASPHALT PATHWAY (2.5" OF ASPHALT OVER 10" OF 3/4" MINUS COMPACTED GRAVEL).
23. CONSTRUCT TYPE "A" PEDESTRIAN RAMP IN ACCORDANCE WITH I.S.P.W.C. STANDARD DRAWING SD-712-A. SEE DETAIL 5, SHEET 7.
24. CONSTRUCT 8'-WIDE ASPHALT PATHWAY (2.5" OF ASPHALT OVER 10" OF 3/4" MINUS COMPACTED GRAVEL).
25. TRANSITION OVER COURSE OF CURVE FROM 8'-WIDE ASPHALT PATH TO 12'-WIDE ASPHALT PATH.
26. EXISTING UTILITY STRUCTURE (I.E. GRAVITY MANHOLE, FIRE HYDRANT, DROP INLET, SEDIMENT TANK), RETAIN AND PROTECT
27. SAWCUT, REMOVE, AND REPLACE APPROXIMATELY 196 SF EXISTING ASPHALT. SEE DETAIL 3, SHEET 7. (S. SCHOOL ST. WATER MAIN CONNECTION)
28. SAWCUT, REMOVE, AND REPLACE APPROXIMATELY 118 SF EXISTING ASPHALT AND 40 SF EXISTING CURB, GUTTIER, AND SIDEWALK. SEE DETAIL 3, SHEET 7. (N. SCHOOL ST. PRESSURE IRRIGATION CONNECTION)

Water, sewer, and irrigation plans are approved for construction. The design registered professional engineer's responsibilities and obligations listed in IDAPA 10.0.02 remain in effect.

By: Paul A. Stevens, P.E.
Paul A. Stevens, P.E.
Kuna City Engineer
Date: 23 JAN 2019

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: Michael Abraham DATE: 1-24-19
ADA COUNTY HIGHWAY DISTRICT

B&A Engineers, Inc.
Consulting Engineers, Surveyors & Planners
5505 W. Franklin Rd. Boise, Id. 83705
(208) 343-3381

PROFESSIONAL ENGINEER 4116 STATE OF IDAHO JOSEPH D. CANNING

Plan/Profile - N. Misty Springs Ave.

Ardell Estates Subdivision No. 4

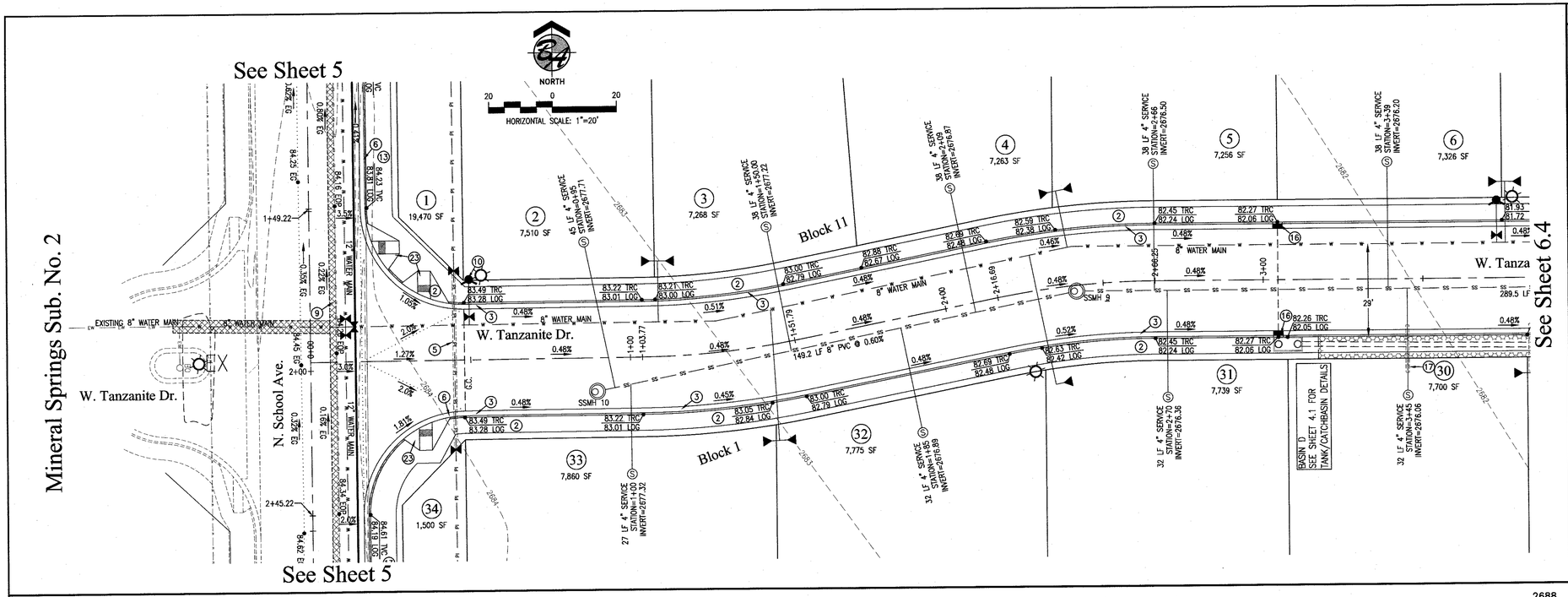
A PARCEL OF LAND SITUATE IN THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF KUNA, ADA COUNTY, IDAHO.

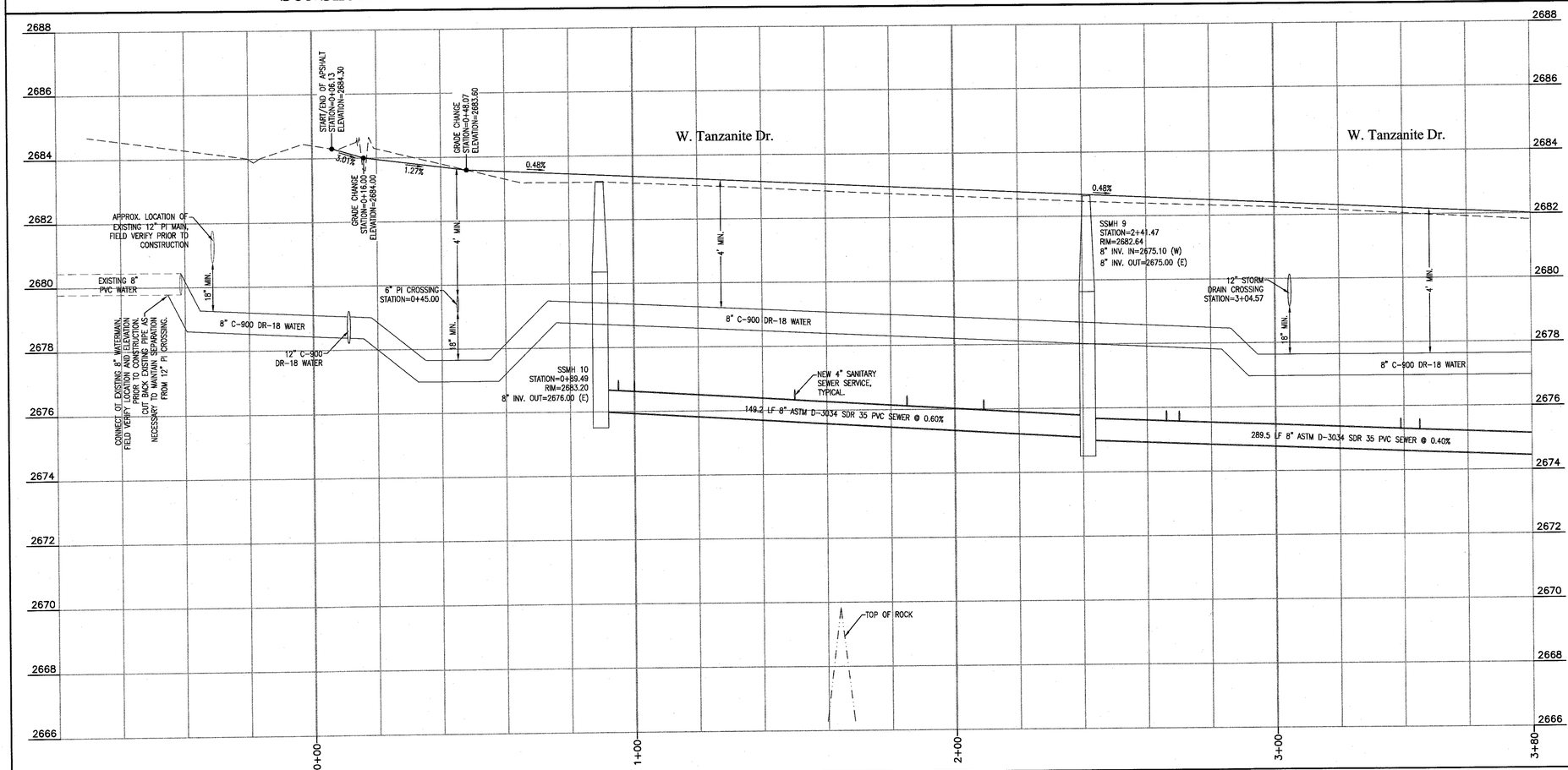
Revisions

REV.	DESC.	DATE/BY
A	PER CITY OF KUNA REVIEW DATED AUGUST 10, 2018	9-4-18 JLH
B	PER ACHD REVIEW DATED SEPTEMBER 6, 2018	10-8-18 JLH

SCALE: AS SHOWN
DATE: JULY 2, 2018
DRAWN BY: J.L. HALL
CHECKED BY: J.D. CANNING
PROJECT NO. 1.3
DRAWING FILE NAME: Ardell No. 4 Const Plans.dwg

SHEET NO:
6.2





Keynotes

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5. INSTALL PIPE SLEEVE PER DETAIL 9, SHEET 7.2.
6. CONSTRUCT 6" VERTICAL CURB AND GUTTER IN ACCORDANCE WITH ACHD SUPPLEMENTAL STANDARD DRAWING SD-701. SEE DETAIL 1, SHEET 7.
7. INSTALL 2" WATER MAIN BLOW-OFF VALVE IN ACCORDANCE WITH KUNA CITY STANDARD DRAWING KIRR-405. SEE DETAIL 6, SHEET 7.2.
8. SAWCUT, REMOVE, AND REPLACE APPROXIMATELY 70 SF EXISTING ASPHALT. SEE DETAIL 3, SHEET 7. (W. SCREECH OWL DR. CONNECTION).
9. SAWCUT, REMOVE, AND REPLACE APPROXIMATELY 665 SF EXISTING ASPHALT. SEE DETAIL 3, SHEET 7. (N. SCHOOL AVE. CONNECTION).
10. INSTALL FIRE HYDRANT IN ACCORDANCE WITH I.S.P.W.C. STANDARD DRAWING SD-404. SEE DETAIL 5, SHEET 7.2.
11. REMOVE EXISTING BLOW-OFF AND CONNECT NEW 8" POTABLE WATER MAINLINE TO THE EXISTING 8" POTABLE WATER MAINLINE.
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13. CONSTRUCT 8'-0" WIDE CONCRETE SIDEWALK IN ACCORDANCE WITH ACHD SUPPLEMENTAL STANDARD DRAWING SD-709.
14. CONSTRUCT 5:1 ASPHALT TAPER FROM NEW IMPROVEMENTS TO EXISTING ROADWAY, MATCH EXISTING ELEVATIONS.
15. CONSTRUCT TYPE "C" MID-BLOCK PEDESTRIAN RAMP IN ACCORDANCE WITH I.S.P.W.C. STANDARD DRAWING SD-712-G. SEE DETAIL 4, SHEET 7.
16. INSTALL INLET CATCH BASIN, TYPE 4, FOR ROLLED CURB (OR EQUAL) IN ACCORDANCE WITH ACHD SUPPLEMENTAL STANDARD DRAWING SD-604-A.
17. INSTALL 15 LF SLEEVE AROUND SERVICE, THROUGH SEEPAGE BED, PER ACHD STORM WATER DESIGN GUIDELINES, DETAIL 12.
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22. CONSTRUCT 12'-WIDE ASPHALT PATHWAY (2.5" OF ASPHALT OVER 10" OF 3/4" MINUS COMPACTED GRAVEL).
23. CONSTRUCT TYPE "A" PEDESTRIAN RAMP IN ACCORDANCE WITH I.S.P.W.C. STANDARD DRAWING SD-712-A. SEE DETAIL 5, SHEET 7.
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Plans are approved for construction. Any changes require professional engineer's responsibilities as specified in IDAPA 10.01.02 remain in effect.

Eric A. Stevens, P.E.
City Engineer
23 Jan 2019

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: Michael Abraham DATE: 1-24-19
ADA COUNTY HIGHWAY DISTRICT

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Consulting Engineers, Surveyors & Planners
5505 W. Franklin Rd. Boise, Id. 83705
(208) 343-3381

PROFESSIONAL ENGINEER IDAHO 4116 STATE OF JOSEPH D. CANNING REGISTERED

Plan/Profile - W. Tanzanite Dr.

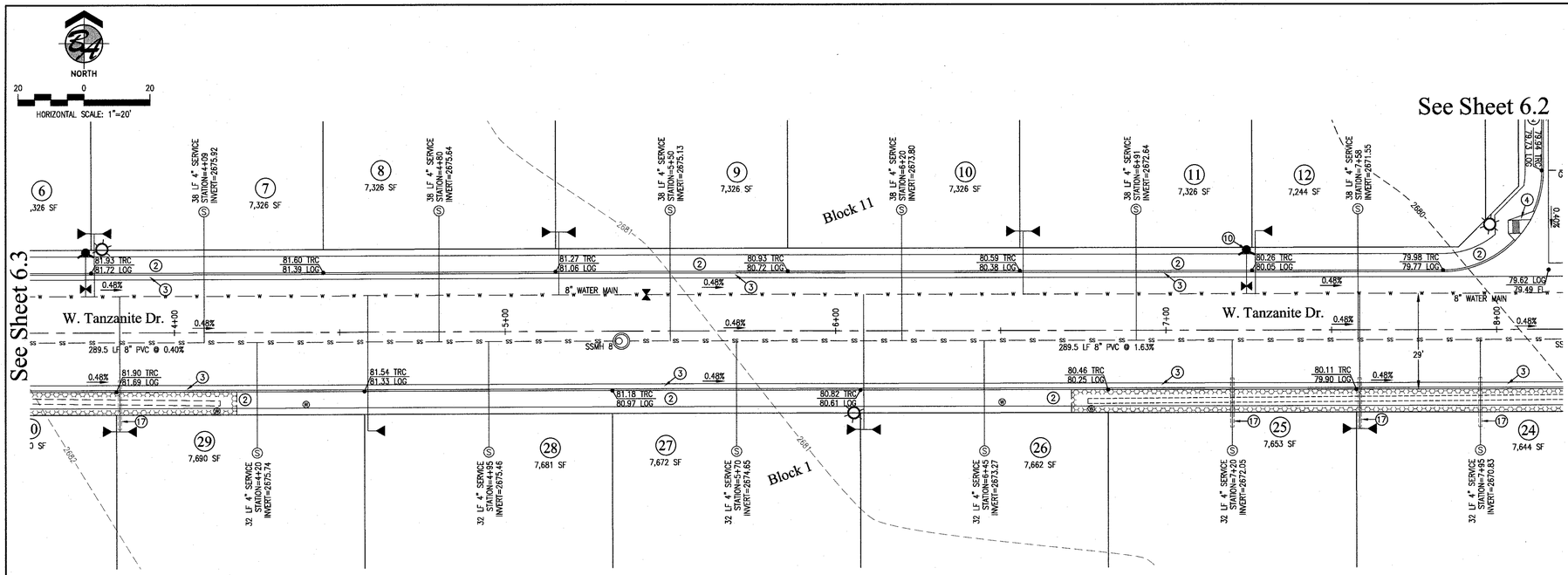
Ardell Estates Subdivision No. 4

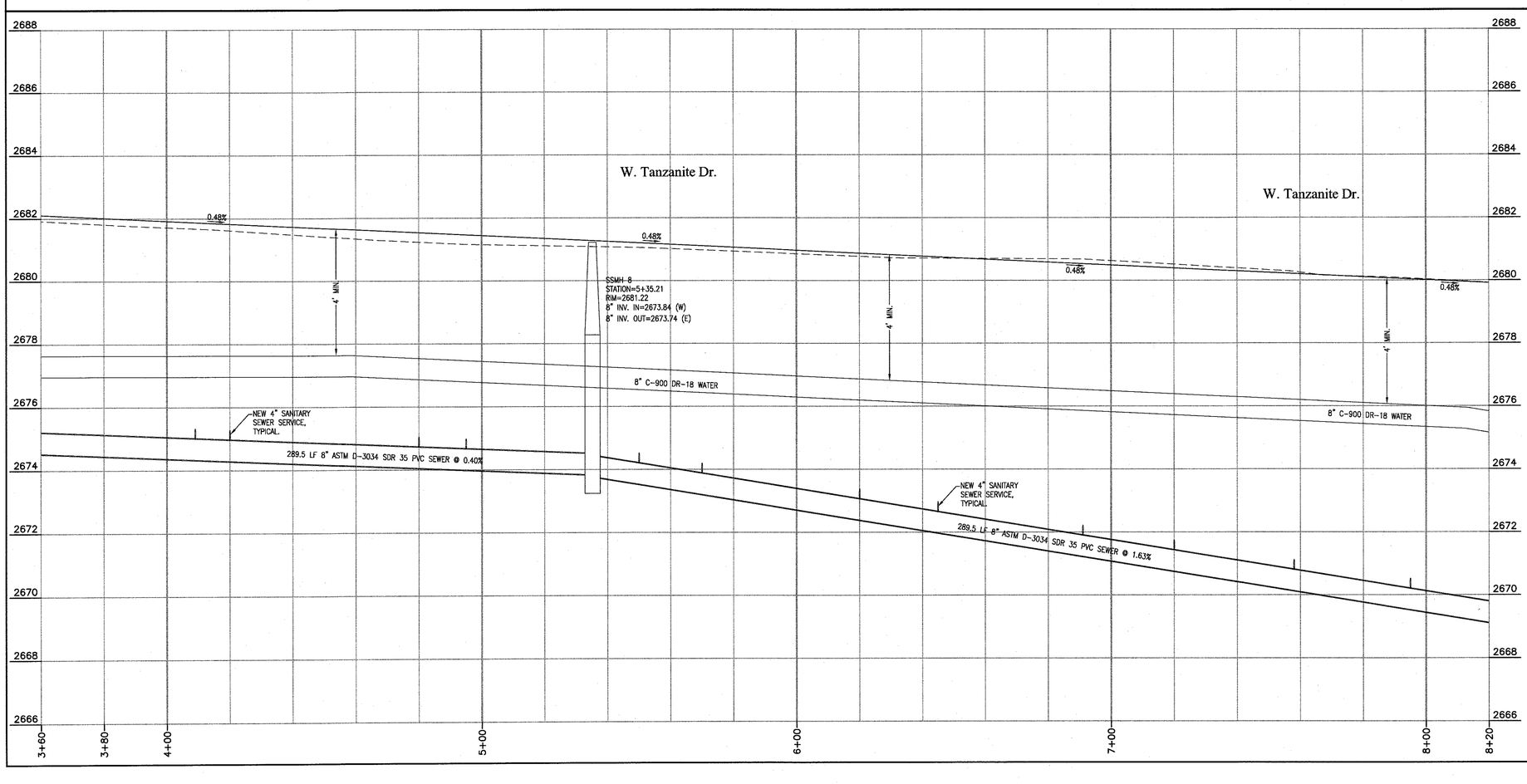
A PARCEL OF LAND SITUATE IN THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF KUNA, ADA COUNTY, IDAHO.

Revisions		
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SCALE: AS SHOWN
DATE: JULY 2, 2018
DRAWN BY: J.L. HALL
CHECKED BY: J.D. CANNING
PROJECT NO. ETDS-B
DRAWING FILE NAME: Ardell No. 4 Const Plans.dwg

SHEET NO: 6.3





Keynotes

1. CONSTRUCT VALLEY GUTTER IN ACCORDANCE WITH ACHD SUPPLEMENTAL STANDARD DRAWING SD-708. SEE DETAIL 6, SHEET 7.
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16. INSTALL INLET CATCH BASIN, TYPE 4, FOR ROLLED CURB (OR EQUAL) IN ACCORDANCE WITH ACHD SUPPLEMENTAL STANDARD DRAWING SD-604-A.
17. INSTALL 15 LF SLEEVE AROUND SERVICE, THROUGH SEEPAGE BED, PER ACHD STORM WATER DESIGN GUIDELINES, DETAIL 12.
18. CONSTRUCT 5'-0" CURB TERMINUS IN ACCORDANCE WITH I.S.P.W.C. STANDARD DRAWING SD-707.
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By: Paul A. Stevens P.E.
Paul A. Stevens, P.E.
Kuna City Engineer

Date: 23-JAN 2019

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BY Michael Barker DATE: 1-24-19
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(208) 343-3381

PROFESSIONAL ENGINEER IDAHO 4116 STATE OF JOSEPH D. CANNING

Plan/Profile - W. Tanzanite Dr.

Ardell Estates Subdivision No. 4

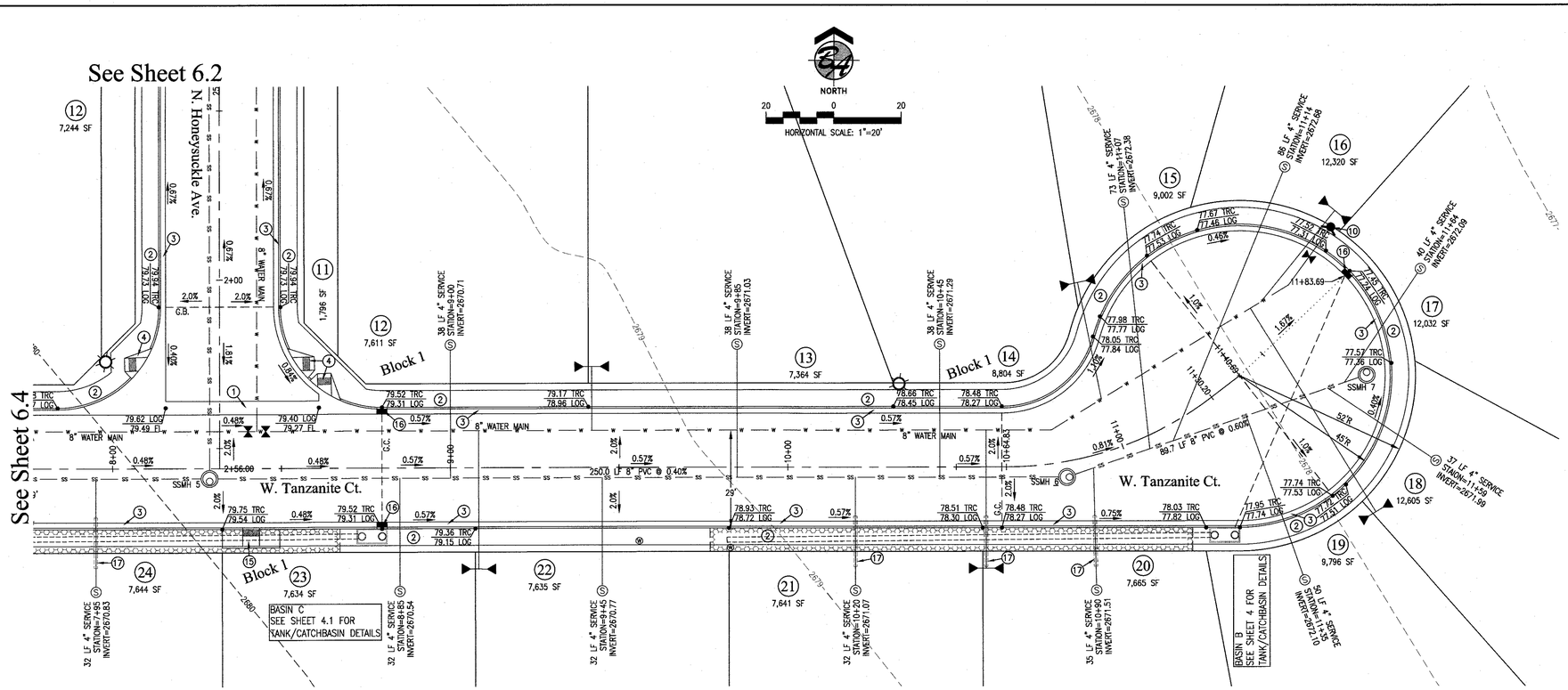
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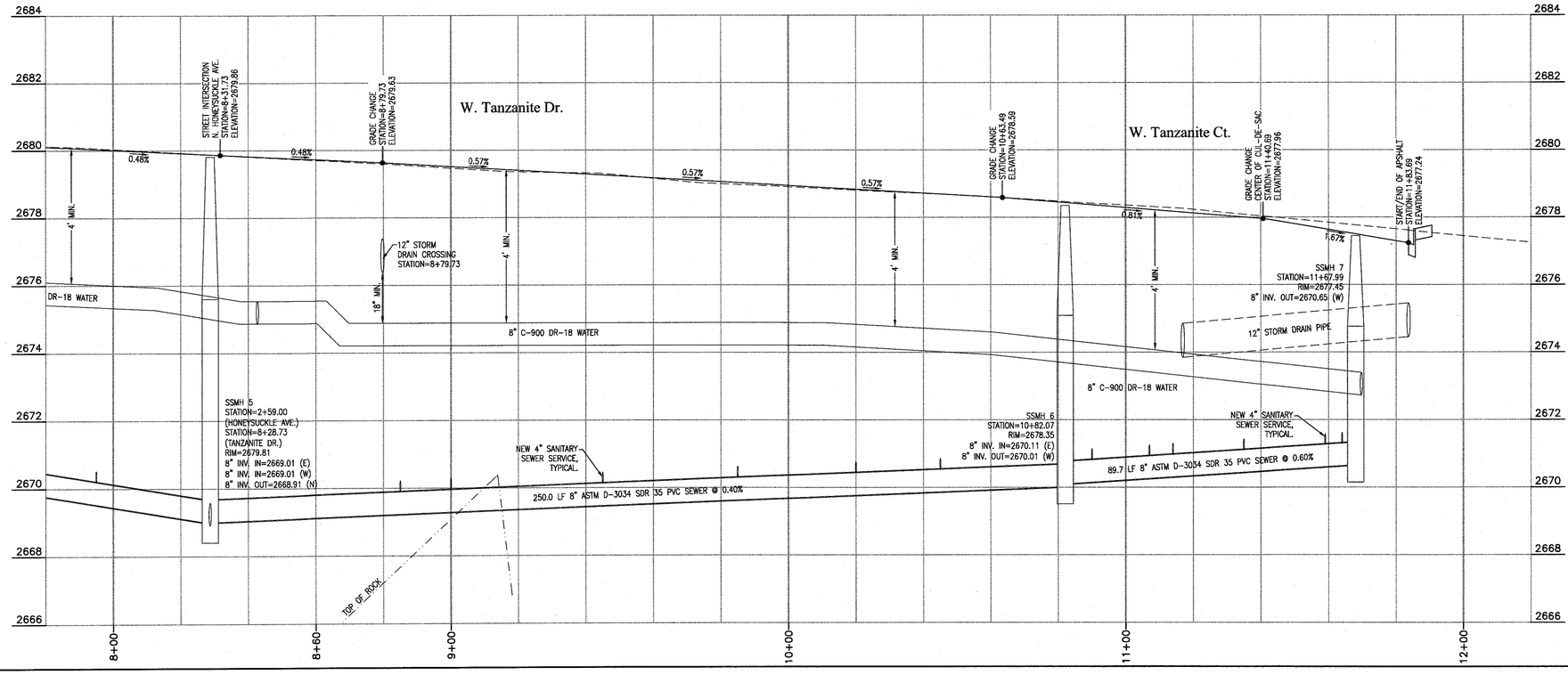
Revisions

REV.	DESC.	DATE/BY
A	PER CITY OF KUNA REVIEW DATED AUGUST 10, 2018	9-4-18 JLH

SCALE: AS SHOWN
DATE: JULY 2, 2018
DRAWN BY: JLH
CHECKED BY: J.D. CANNING
PROJECT NO. ETDS-8
DRAWING FILE NAME: Ardell No. 4 Const Plans.dwg

SHEET NO:
6.4





Keynotes

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

Date: 23 Jan 2019

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BY: Michael Walker DATE: 1-21-19
ADA COUNTY HIGHWAY DISTRICT

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Consulting Engineers, Surveyors & Planners
5505 W. Franklin Rd. Boise, Id. 83705
(208) 343-3381

PRELIMINARY PLAT PASS THRU NOT FOR CONSTRUCTION
JOSEPH D. CANNING 14116 STATE OF IDAHO REGISTERED PROFESSIONAL ENGINEER

Plan/Profile - W. Tanzanite Ct.

Ardell Estates Subdivision No. 4

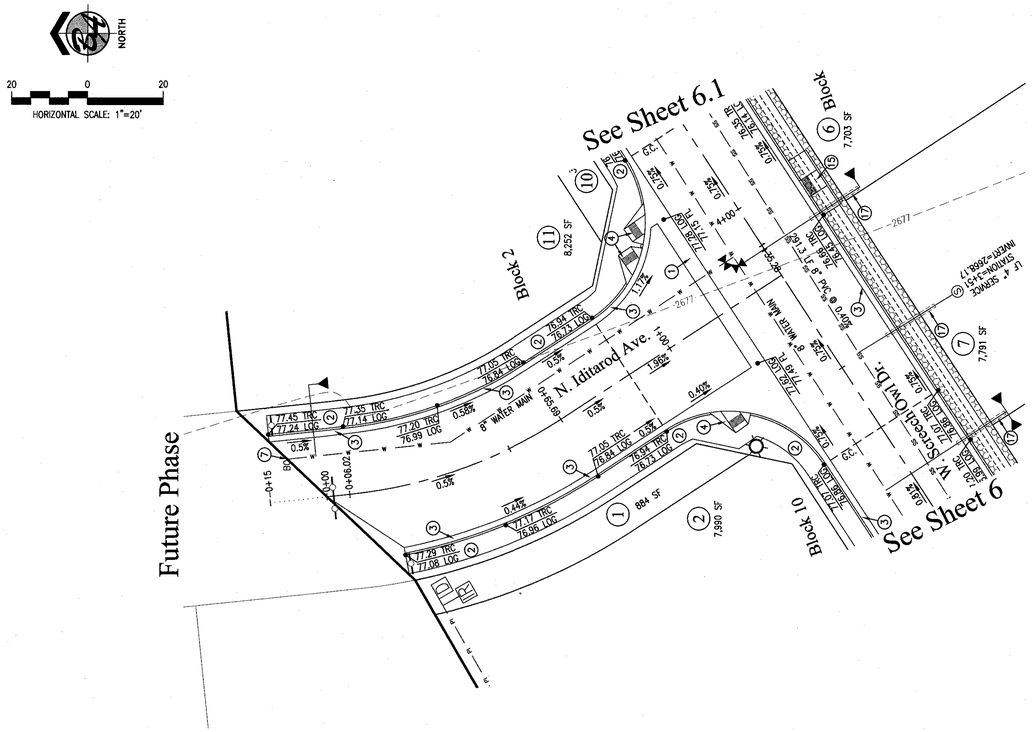
A PARCEL OF LAND SITUATE IN THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF KUNA, ADA COUNTY, IDAHO.

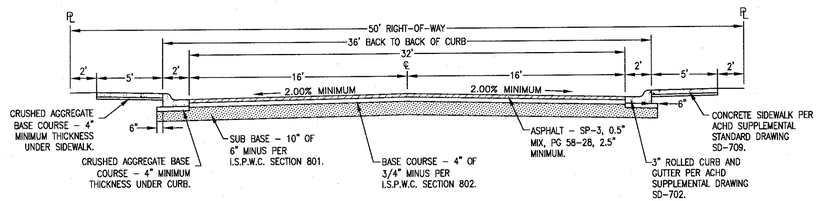
Revisions

REV.	DESC.	DATE/BY
A	PER CITY OF KUNA REVIEW DATED AUGUST 10, 2018	10-8-18 JJH
B	PER ACHD REVIEW DATED SEPTEMBER 6, 2018	10-8-18 JJH

SCALE: AS SHOWN
DATE: JULY 2, 2018
DRAWN BY: JJH
CHECKED BY: J.D. CANNING
PROJECT NO. E105-B
DRAWING FILE NAME: Ardell No. 4 Const Plans.dwg

SHEET NO: 6.5

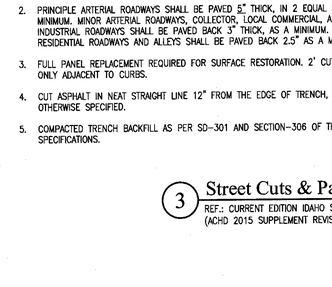

NORTH
20 0 20
HORIZONTAL SCALE: 1"=20'
See Sheet 6.1
See Sheet 6
Future Phase
N. Iditarod Ave.
Block 2
Block 9
Block 10
Structure Drive
8" WATER MAIN
8" WATER MAIN
STATION=2+51
STATION=2+68.17
1+78.19 LOG
1+78.19 TRC
1+78.19 LOG
1+78.19 TRC
1+78.19 LOG
1+78.19 TRC



*CONSTRUCT ALL PAVEMENT MATCHES (INCLUDING DRIVEWAY APPROACHES AND UTILITY CUT STREET REPAIRS) WITHIN ACHD RIGHT-OF-WAY TO MATCH THE EXISTING STREET PAVEMENT SECTION OR TO USE THE FOLLOWING: LOCAL RESIDENTIAL ROADWAYS AND ALLEYS SHALL BE A SP-3, 1/2" MIX, PG 58-28 2-1/2" THICK, AS A MINIMUM WITH 4" OF 3/4" BASE AND 14" OF 6" MINUS PIT RUN. *USE WHICHEVER PAVEMENT SECTION IS GREATER.*

1 Typical Local Street Section

NOT TO SCALE



Notes:

A. GRADE AND ALIGNMENT TO BE ESTABLISHED OR APPROVED BY THE ENGINEER AND THE PUBLIC AGENCY HAVING JURISDICTION.

B. BASE: 4-INCH COMPACTED DEPTH OF 3/4-INCH MINUS CRUSHED AGGREGATE BASE MATERIAL, PLACED AS SPECIFIED AND PAID UNDER SECTION-802 ISPWC; COMPACTED TO EXCEED 95% OF STANDARD PROCTOR.

C. 1/2-INCH PREFORMED EXPANSION JOINT MATERIAL (AASHTO M 213) AT TERMINAL POINTS OF RADII.

D. CONTINUOUS PLACEMENT PREFERRED, SCORE INTERVALS AT 10-FEET MAXIMUM SPACING (OR CONSISTENT WITH 2x SIDEWALK WIDTH FOR SCORE SPACING.)

E. MATERIALS AND CONSTRUCTION IN COMPLIANCE WITH ISPWC SPECIFICATIONS.

F. BACKFILL AS PER ISPWC SECTION-706.

G. SECURE RIGHT-OF-WAY PERMIT BEFORE BEGINNING CONSTRUCTION IN PUBLIC RIGHT-OF-WAY.

H. 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.

2 Typical 3" Rolled Curb And Gutter

REF.: IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION, ACHD SUPPLEMENTAL STD DWG. SD-702. NOT TO SCALE

UTILITY WORK NOTES:

ACTUAL FIELD CONDITIONS DURING TRENCHING MAY REQUIRE ADDITIONAL PAVEMENT REPAIR BEYOND THE LIMITS SHOWN ON THE PLAN. THE FOLLOWING CONDITIONS ARE LISTED IN SECTION 6000 OF THE ACHD POLICY MANUAL.

a. ALL ASPHALT MATCH LINES FOR PAVEMENT REPAIR SHALL BE PARALLEL TO THE CENTERLINE OF THE STREET AND INCLUDE ANY AREA DAMAGED BY EQUIPMENT DURING TRENCHING OPERATIONS.

b. IF THE CUMULATIVE DAMAGED PAVEMENT AREA EXCEEDS 50% OF THE TOTAL ROAD SURFACE, CONTRACTOR SHALL REPLACE THE ENTIRE ROADWAY SURFACE.

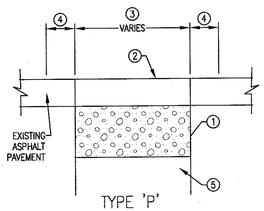
c. CONTRACTOR SHALL REPLACE THE PAVEMENT SURFACE TO ENSURE MATCH LINE DOES NOT FALL WITHIN THE WHEEL PATH OF A LANE. MATCH LINE SHALL ONLY FALL IN THE CENTER OR EDGE OF A TRAVEL LANE.

d. FLOWABLE FILL OR IMPORTED MATERIAL MAY BE REQUIRED IF THE NATIVE TRENCH MATERIAL IS DEEMED UNSUITABLE BY ACHD INSPECTOR, DOES NOT MEET COMPACTION STANDARDS, OR TIME IS A CRITICAL FACTOR.

e. ANY EXCEPTIONS TO THESE RULES SHALL BE PRE-APPROVED IN WRITING BY DISTRICT STAFF BEFORE CONSTRUCTION BEGINS.

LEGEND

1. 3/4" MINUS CRUSHED AGGREGATE BASE COURSE 8" FOR LOCAL ROADS, 12" FOR ARTERIAL OR COLLECTOR ROADS OR MATCH THE THICKNESS OF EXISTING GRAVEL, WHICHEVER IS GREATER.
2. PRINCIPLE ARTERIAL ROADWAYS SHALL BE PAVED 5" THICK, IN 2 EQUAL LIFTS, AS A MINIMUM. MINOR ARTERIAL ROADWAYS, COLLECTOR, LOCAL COMMERCIAL, AND LOCAL INDUSTRIAL ROADWAYS SHALL BE PAVED BACK 3" THICK, AS A MINIMUM. LOCAL RESIDENTIAL ROADWAYS AND ALLEYS SHALL BE PAVED BACK 2.5" AS A MINIMUM.
3. FULL PANEL REPLACEMENT REQUIRED FOR SURFACE RESTORATION. 2' CUTS ALLOWED ONLY ADJACENT TO CURBS.
4. CUT ASPHALT IN NEAT STRAIGHT LINE 12" FROM THE EDGE OF TRENCH, UNLESS OTHERWISE SPECIFIED.
5. COMPACTED TRENCH BACKFILL AS PER SD-301 AND SECTION-306 OF THESE SPECIFICATIONS.



TYPE 'P' ASPHALT

NOTES:

A. REFER TO SECTION-307 FOR MATERIALS AND WORKMANSHIP REQUIREMENTS.

B. PATCH WIDTHS ARE NEVER TO BE LESS THAN 4' IN WIDTH. LOCATE THE MATCH OF THE NEW TO EXISTING PAVEMENT OUT OF THE VEHICLE WHEEL PATH OF THE STREET. 2' CUTS ALLOWED ONLY ADJACENT TO CURBS.

C. CONCRETE PAVEMENT MUST BE REPLACED IN FULL PANELS UNLESS AUTHORIZED IN WRITING BY ACHD.

D. TACK ALL COLD JOINT SURFACES WITH EMULSION WHICH HAS BEEN "BROKEN" PRIOR TO PATCHING.

E. THE ACHD DEVELOPMENT POLICY, SECTION 6000-CONSTRUCTION, INDICATES SPECIFIC MATERIAL THICKNESS PLACEMENT BASED ON ROADWAY CLASSIFICATION FOR STREET CUTS AND SURFACE REPAIRS. BETWEEN THE CONTENTS OF THE ISPWC AND ACHD DEVELOPMENT POLICY THE MOST STRINGENT (I.E. THE THICKEST SECTION) REQUIREMENT MUST BE MET FOR FIELD PACEMENT ACCEPTANCE.

F. POTHOLE REPAIR NOT ALLOWED IN CONCRETE SECTIONS UNLESS AUTHORIZED IN WRITING BY ACHD.

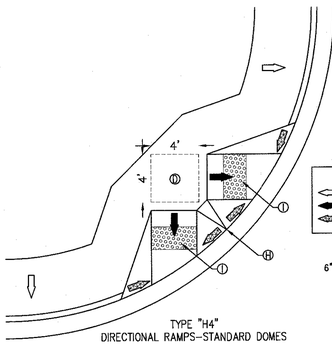
ASPHALT MATERIAL NOTES:

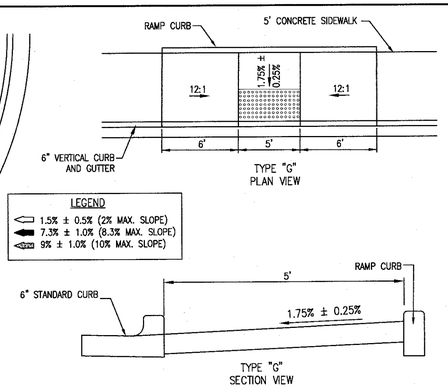
A. SUPER-PAVE IS REQUIRED FOR PRINCIPLE ARTERIAL ROADWAY SECTIONS.

B. SP-5 ASPHALT USING PERFORMANCE GRADE (PG) OILS AT 64-28 AS A MINIMUM.

3 Street Cuts & Pavement Repair Details

REF.: CURRENT EDITION IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION, STD. DWG. SD-303. NOT TO SCALE
(ACHD 2015 SUPPLEMENT REVISION)





NOTES:

A. RAMPS FOR CORNERS WITH A MIN. 15' RADII AND UTLIZING ROLLED CURB

B. RAMPS ARE CONTAINED WITHIN THE CURB RADIUS

C. RAMP DIMENSIONS
CURB TYPE = STANDARD 3-INCH ROLLED PER ISPWC SD-702
THROAT DEPTH = 4-FEET FROM FACE OF CURB
THROAT WIDTH = 4-FOOT MINIMUM
WING = 3-FEET TRAVERSABLE
WING = 1.5 FEET NON TRAVERSABLE

D. RAMPS REQUIRE A MINIMUM 4 FOOT X 4 FOOT LANDING IN SIDEWALK @ 1.5% ± 0.5% (2% MAX. SLOPE)

E. RAMPS SHALL NOT EXCEED 12:1 (8.3%) SLOPE & TRAVERSABLE WINGS 10:1 (10%)

F. NON TRAVERSABLE AREA – PATTERNED CONCRETE\LAWN\GRAVEL\ETC.

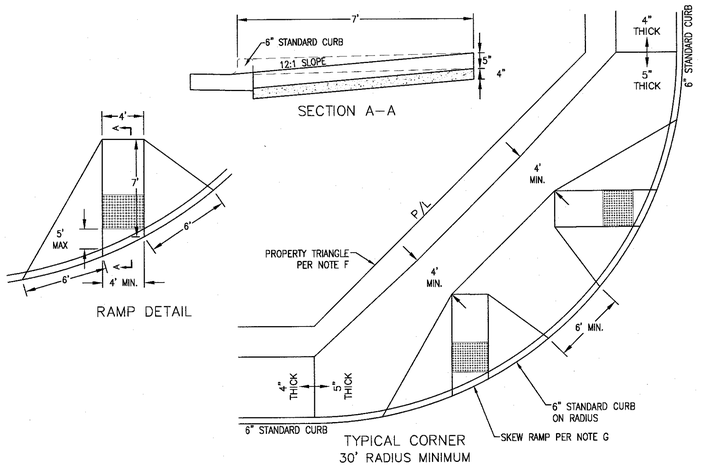
G. 4 FOOT X 4 FOOT FLAT STREET SIDE LANDING REQUIRED

H. CURB IS NOT REQUIRED TO BE FULL – HEIGHT

I. TRUNCATED DOMES SHALL BE INSTALLED IN ALL PEDESTRIAN RAMPS LOCATED WITHIN THE RIGHT-OF-WAY PER I.S.P.W.C. SD-712. DOMES SHALL BE RIGID INSERTS WE-SET INTO CONCRETE (CONCRETE STAMPS AND ADHESIVE MATS NOT ALLOWED) AND SHALL BE COLORED "TRAFFIC YELLOW".

4 Pedestrian Ramp SD-712-H4 & Mid Block Ramp SD-712-G

REF.: IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION – ACHD SUPPLEMENT, STD DWG. SD-712-H NOT TO SCALE
REF.: IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION – MID BLOCK RAMP ISPWC SD-712-G



NOTES:

A. THIS TYPE OF RAMP TO BE USED FOR ALL CORNERS EXCEPT WHERE LOCAL STREETS MEET.

B. CURB ON THE RADIUS TO BE 6" STANDARD CURB FOR SHOWN DIMENSIONS.

C. ALL RAMP SURFACES TO BE 12 TO 1 SLOPE TO CONFORM TO ADA REQUIREMENTS.

D. THIS TYPE OF CORNER TO HAVE TWO RAMPS CENTERED IN RADIUS WITH 6' BETWEEN RAMP WING TIPS.

E. CORNER RADIUS IS 30' AS A MINIMUM WHEN ADJOINING ANY COLLECTOR OR ARTERIAL STREET. THE ENGINEER MAY REQUIRE LARGER RADIUS SIZES WHERE LARGER VEHICLE TURNING IS EXPECTED.

F. PROPERTY TRIANGLE SIZE TO BE EQUAL TO THE RADIUS SIZE AS A MINIMUM. THE ENGINEER MAY REQUIRE LARGER TRIANGLES TO ACCOMMODATE VARIOUS TRAFFIC EQUIPMENT AND UTILITIES.

G. THE RAMP THROAT WIDTH TO BE 4 FEET MEASURED PERPENDICULAR TO THE 7 FOOT THROAT SIDE. THE RAMP THROAT DEPTH TO BE 7 FEET MEASURED FROM THE FACE OF THE CURB TO THE BACK OF THE APPROACH. THE 7 FOOT SIDE OF THE RAMP THROAT TO BE PARALLEL WITH THE EXPECTED PATH OF THE PEDESTRIAN AND NOT PERPENDICULAR TO THE CURB. FOR EXAMPLE: PARALLEL WITH THE CROSS WALK STRIPES OR STOP BAR.

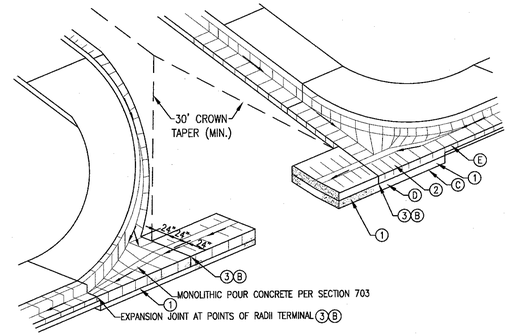
H. THE RAMP WINGS TO BE 6 FEET MEASURED AT THE CURB FACE FOR 6" STANDARD CURB.

I. ALL RAMPS TO HAVE A 4 FOOT WIDE CONTINUOUS PATH BEHIND THEM FOR PEDESTRIANS.

J. ALL CONCRETE ADJOINING THE RADIUS WITHIN AND AROUND THE RAMPS TO BE 5 INCHES THICK WITH 4 INCHES OF 3/4 INCH AGGREGATE BASE.

5 Pedestrian Ramp - Type "A"

REF.: IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION, STD DWG. SD-712-A NOT TO SCALE



Notes:

A. GRADE OF GUTTER MINIMUM 0.4%.

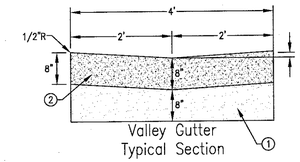
B. EXPANSION JOINT 1/2-INCH PREFORMED JOINT MATERIAL (AASHTO M 213.)

C. FILLET AND BASE SECTION THICKNESS SHALL MATCH THE VALLEY GUTTER, TYPICAL.

D. PAY LIMITS FOR VALLEY GUTTER.

E. FILLET DETAIL FOR CORNER RADIUS 15 FEET OR LESS.

Keynotes:
1. 6" OF 3/4" MINUS CRUSHED AGGREGATE BASE MINIMUM.
2. CONCRETE.
3. 1/2" EXPANSION JOINT.



6 Typical Valley Gutter

REF.: IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION, ACHD SUPPLEMENTAL STD DWG. SD-708. NOT TO SCALE

Notes

1. GRADE AND ALIGNMENT TO BE ESTABLISHED OR APPROVED BY THE ENGINEER AND THE PUBLIC AGENCY HAVING JURISDICTION.
2. BASE: 4-INCH COMPACTED DEPTH OF 3/4-INCH MINUS CRUSHED AGGREGATE BASE MATERIAL, PLACE AS SPECIFIED AND PAID UNDER SECTION-802 ISPWC; COMPACTED TO EXCEED 95% OF STANDARD PROCTOR.
3. CONTINUOUS PLACEMENT PREFERRED, SCORE INTERVALS 10-FEET MAXIMUM SPACING (OR CONSISTENT WITH 2X SIDEWALK WIDTH SCORE SPACING).
4. MATERIALS AND CONSTRUCTION IN COMPLIANCE WITH ISPWC SPECIFICATIONS.
5. BACKFILL AS PER SECTION-706.
6. SECURE RIGHT-OF-WAY PERMIT BEFORE BEGINNING CONSTRUCTION IN PUBLIC RIGHT-OF-WAY.
7. STANDARD CURB TO BE USED ON:
   1. COLLECTOR AND ARTERIAL STREETS, UNLESS OTHERWISE INDICATED.
   2. ALL RADII 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.

7 Typical 6" Vertical Curb & Gutter

REF.: IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION, ACHD SUPPLEMENTAL STD DWG. SD-701. NOT TO SCALE

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: Michael Ohlson DATE: 1-24-19
ADA COUNTY HIGHWAY DISTRICT

B&A Engineers, Inc.
Consulting Engineers, Surveyors & Planners
5505 W. Franklin Rd. Boise, Id. 83705
(208) 343-3381

PROFESSIONAL ENGINEER 4116 IDAHO JOSEPH D. CANNING STATE OF

Construction Details

Ardell Estates Subdivision No. 4

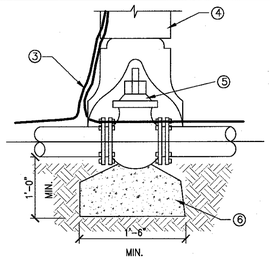
A PARCEL OF LAND SITUATE IN THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF KUNA, ADA COUNTY, IDAHO.

Revisions

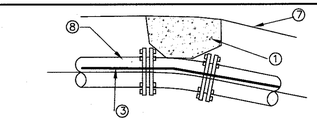
REV.	DESC.	DATE/BY
A	PER CITY OF KUNA REVIEW DATED AUGUST 10, 2018	9-4-18 JLH
B	PER ACHD REVIEW DATED SEPTEMBER 6, 2018	10-8-18 JLH

SCALE: AS SHOWN
DATE: JULY 2, 2018
DRAWN BY: J.L. HALL
CHECKED BY: J.D. CANNING
PROJECT NO.
DWG. NO.
DRAWING FILE NAME: Ardell No. 4 Const Plans.dwg

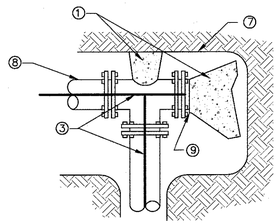
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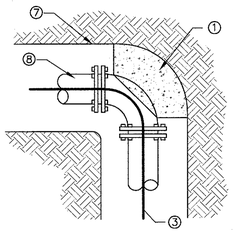
Valve Anchor Detail



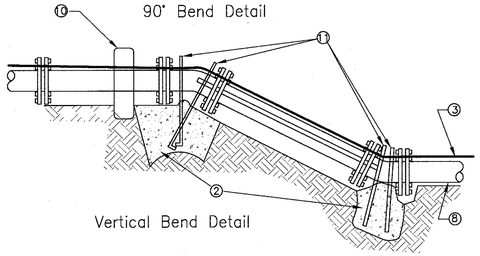
11 1/4° Bend Detail



Tee and Plug Detail



90° Bend Detail



Vertical Bend Detail

MINIMUM THRUST BLOCK BEARING AREAS (SQ. FT.) *					
PIPE SIZE	TEE OR END	BENDS			
		90°	45°	22 1/2°	11 1/4°
4"	1.4	2.0	1.1	0.6	0.4
6"	2.8	4.0	2.2	1.6	1.0
8"	5.0	7.0	3.7	2.0	1.0
10"	8.0	10.3	5.6	2.9	1.0
12"	10.3	14.6	8.0	4.0	1.5

* BASED ON 150 P.S.I. MAIN PRESSURE AND 2000 P.S.F. SOIL BEARING PRESSURE.

DO NOT LOCATE IN CONCRETE BLOCKING

Legend

① PROVIDE A MIN. 4 CUBIC FEET 2500 P.S.I. CONCRETE POURED AGAINST UNDISTURBED EARTH.

② PROVIDE A MIN. 6 CUBIC FEET 2500 P.S.I. CONCRETE POURED AGAINST UNDISTURBED EARTH.

③ NO. 12 COPPER FINDER WIRE. SEE SD-514 FOR SPLICING.

④ C.I. VALVE BOX WITH COVER.

⑤ C.I. GATE VALVE (M.J.).

⑥ PRECAST BLOCK FOR CUT IN TEE AND VALVE.

⑦ TRENCH SIDE.

⑧ PIPE.

⑨ PLUG.

⑩ HAMMERHEAD THRUST BLOCKING.

⑪ ANCHOR BARS (1/2" ø MIN) UNI-FLANGE SERIES 1300.

Notes:

Ⓐ ANCHOR ALL VALVES CONNECTED TO P.V.C. PIPE AS SHOWN.

Ⓑ COVER BOLTS AND FLANGES WITH PLASTIC TO PROTECT FROM CONCRETE ADHERENCE DURING CONSTRUCTION OF THRUST BLOCKS.

Ⓒ SEE CHART FOR MIN. THRUST BLOCKS BEARING AREAS.

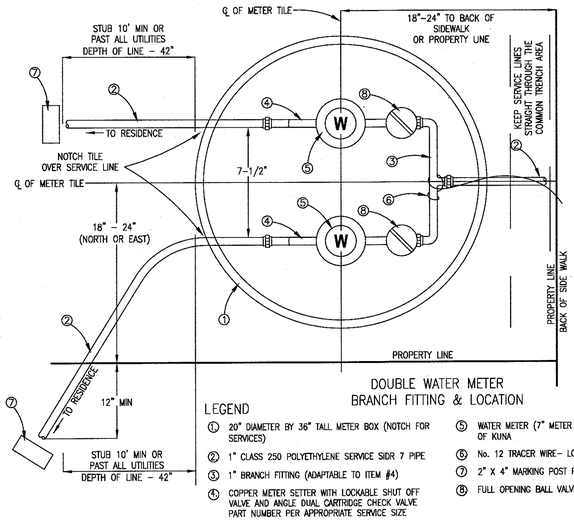
Ⓓ ALL CONCRETE TO BE 2500 P.S.I. STRENGTH POURED AGAINST UNDISTURBED EARTH.

Ⓔ PROVIDE 6 MIL. POLYPROPYLENE BETWEEN FITTINGS AND CONCRETE.

Ⓕ NOTIFY ENGINEER FOR ANY CONDITION OR PIPE SIZE NOT INDICATED.

1 Concrete Thrust Blocks

REF.: IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION, STD DWG. SD-403 NOT TO SCALE



DOUBLE WATER METER BRANCH FITTING & LOCATION

LEGEND

① 20" DIAMETER BY 36" TALL METER BOX (NOTCH FOR SERVICES)

② 1" CLASS 250 POLYETHYLENE SERVICE SIDR 7 PIPE

③ 1" BRANCH FITTING (ADAPTABLE TO ITEM #4)

④ COPPER METER SETTER WITH LOCKABLE SHUT OFF VALVE AND ANGLE DUAL CARTRIDGE CHECK VALVE PART NUMBER PER APPROPRIATE SERVICE SIZE

⑤ WATER METER (7" METER TYP.) FURNISHED BY CITY OF KUNA

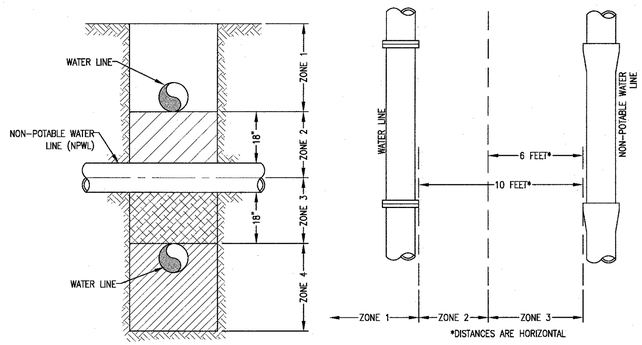
⑥ No. 12 TRACER WIRE- LOOPED TO WATERMAIN

⑦ 2" X 4" MARKING POST PAINTED BLUE

⑧ FULL OPENING BALL VALVE BASED ON SERVICE SIZE

2 Water Service Connection Detail

REF.: CITY OF KUNA STANDARD DWG. SD-K403 NOT TO SCALE



PROFILE VIEW PLAN VIEW

VERTICAL SEPARATION REQUIREMENTS

ZONE 1:
A) WATER AND NPWL MUST BE SEPARATED BY AT LEAST 18"
AND
B) ONE FULL, UNCUT LENGTH OF BOTH PWL AND NPWL PIPE MUST BE CENTERED ON THE CROSSING SO THAT THE JOINTS ARE AS FAR AS POSSIBLE FROM THE CROSSING.

ZONE 2:
A) ONE FULL, UNCUT LENGTH OF BOTH PWL AND NPWL PIPE MUST BE CENTERED ON THE CROSSING SO THAT THE JOINTS ARE AS FAR AS POSSIBLE FROM THE CROSSING
AND EITHER:
B) NPWL MUST BE CONSTRUCTED TO WATER MAIN STANDARDS AND PRESSURE TESTED FOR WATER TIGHTNESS FOR A HORIZONTAL DISTANCE OF 10-FEET ON BOTH SIDES OF CROSSING.
OR
C) EITHER THE NPWL OR WATER LINE OR BOTH MUST BE ENCASED WITH A SLEEVE MATERIAL ACCEPTABLE TO DEQ FOR A HORIZONTAL DISTANCE OF 10-FEET ON BOTH SIDES OF THE CROSSING.

ZONE 3: SAME REQUIREMENTS AS ZONE 2 EXCEPT THE NPWL MUST ALSO BE SUPPORTED ABOVE THE CROSSING TO PREVENT SETTLING.

ZONE 4: SAME REQUIREMENTS AS ZONE 1 EXCEPT THE NPWL MUST ALSO BE SUPPORTED ABOVE THE CROSSING TO PREVENT SETTLING.

HORIZONTAL SEPARATION REQUIREMENTS

ZONE 1:
A) NO SPECIAL REQUIREMENTS

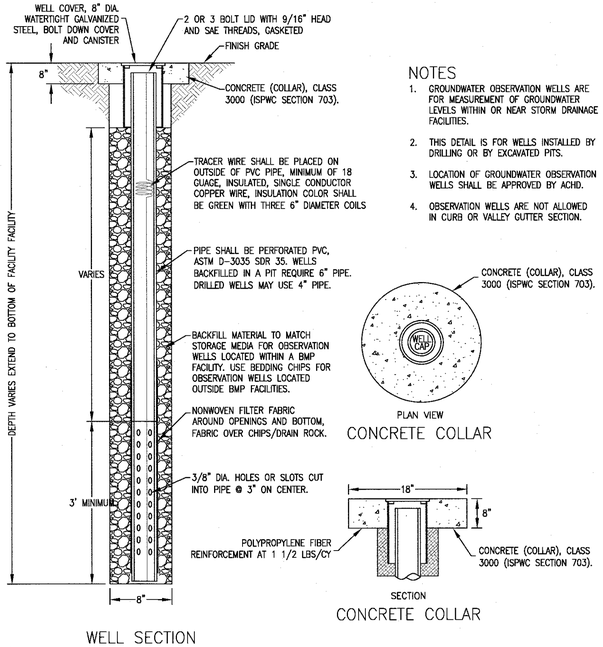
ZONE 2:
A) NO SPECIAL REQUIREMENTS FOR POTABLE OR NON-POTABLE SERVICES.
B) WATER AND NPWL SEPARATED BY AT LEAST 6-FEET AT OUTSIDE WALLS.
AND
C) WATER AT LEAST 18-INCHES HIGHER IN ELEVATION THAN THE NPWL.
AND EITHER
D) NPWL CONSTRUCTED TO WATER MAIN STANDARDS AND PRESSURE TESTED FOR WATER TIGHTNESS.
OR
E) SITE SPECIFIC REQUIREMENTS APPROVED BY DEQ.

ZONE 3: NOT ALLOWED WITHOUT DEQ WAIVER.

ZONE 4: SANITARY SEWER FORCE MAINS MUST HAVE MINIMUM 10-FEET HORIZONTAL SEPARATION AND 18-INCHES VERTICAL SEPARATION. ZONE 2 AND ZONE 3 PLACEMENTS ARE NOT ALLOWED WITHOUT A WAIVER GRANTED BY DEQ.

3 Potable & Non-Potable Water Line (NPWL) Separation

REF.: IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION, STD DWG. SD-407 NOT TO SCALE

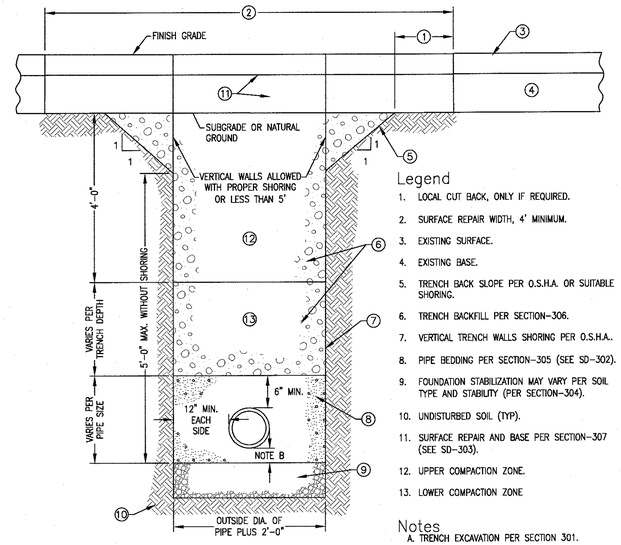


NOTES

1. GROUNDWATER OBSERVATION WELLS ARE FOR MEASUREMENT OF GROUNDWATER LEVELS WITHIN OR NEAR STORM DRAINAGE FACILITIES.
2. THIS DETAIL IS FOR WELLS INSTALLED BY DRILLING OR BY EXCAVATED PITS.
3. LOCATION OF GROUNDWATER OBSERVATION WELLS SHALL BE APPROVED BY ACHD.
4. OBSERVATION WELLS ARE NOT ALLOWED IN CURB OR VALLEY GUTTER SECTION.

4 Ground Water Observation Well (Monitoring Well)

REF.: IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION, ACHD SUPPLEMENTAL STD DWG. SD-627. NOT TO SCALE



Legend

1. LOCAL CUT BACK, ONLY IF REQUIRED.
2. SURFACE REPAIR WIDTH, 4' MINIMUM.
3. EXISTING SURFACE.
4. EXISTING BASE.
5. TRENCH BACK SLOPE PER O.S.H.A. OR SUITABLE SHORING.
6. TRENCH BACKFILL PER SECTION-306.
7. VERTICAL TRENCH WALLS SHORING PER O.S.H.A..
8. PIPE BEDDING PER SECTION-305 (SEE SD-302).
9. FOUNDATION STABILIZATION MAY VARY PER SOIL TYPE AND STABILITY (PER SECTION-304).
10. UNDISTURBED SOIL (TYP).
11. SURFACE REPAIR AND BASE PER SECTION-307 (SEE SD-303).
12. UPPER COMPACTION ZONE.
13. LOWER COMPACTION ZONE

Notes

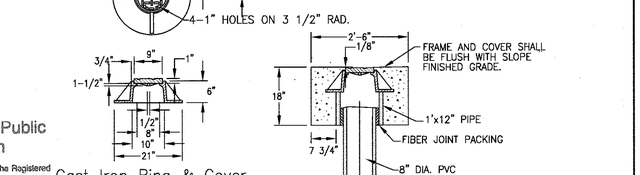
A. TRENCH EXCAVATION PER SECTION 301.

B. PIPE BEDDING PER SECTION 305.

C. BACKFILL AND COMPACTION PER SECTION 306.

5 Typical Trench Detail

REF.: IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION, STD DWG. SD-301. NOT TO SCALE



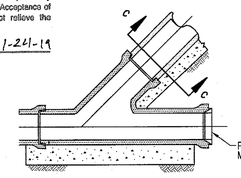
Cast Iron Ring & Cover

Section C-C

Plans Are Accepted For Public Street Construction

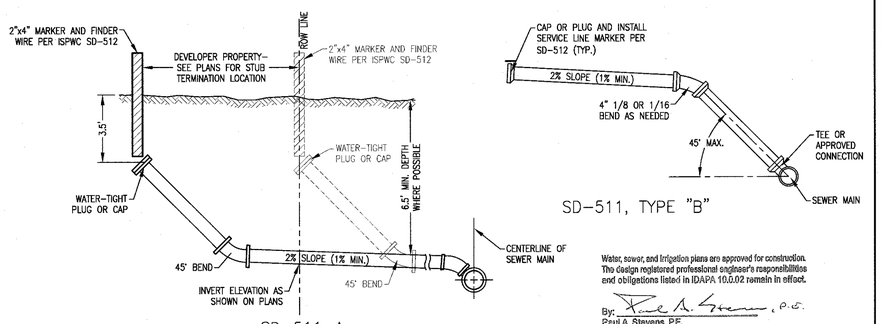
By stamping and signing the improvement plans, the Registered Engineer ensures the District that the plans conform to all District policies and standards. Variances or waivers must be specifically and previously approved by the District in writing. Acceptance of the improvement plans by the District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

BY Michael Obrien DATE: 1-24-19
ADA COUNTY HIGHWAY DISTRICT



6 Standard Clean-out Detail

REF.: IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION, STD DWG. SD-506A NOT TO SCALE



Water, sewer, and irrigation plans are approved for construction. The design registered professional engineer's responsibilities and obligations listed in IDAPA 10.0.02 remain in effect.

By: Paul A. Stevens, P.E.
Paul A. Stevens, P.E.
Kuna City Engineer
Date: 23 JAN 2019

7 Standard Sewer Service Connection

REF.: IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION, STD DWG. SD-511 & SD-511-A. NOT TO SCALE

B&A Engineers, Inc.
Consulting Engineers, Surveyors & Planners
5505 W. Franklin Rd. Boise, Id. 83705
(208) 343-3381

PROFESSIONAL ENGINEER STATE OF IDAHO 4116 JOSEPH D. CANNING

Construction Details

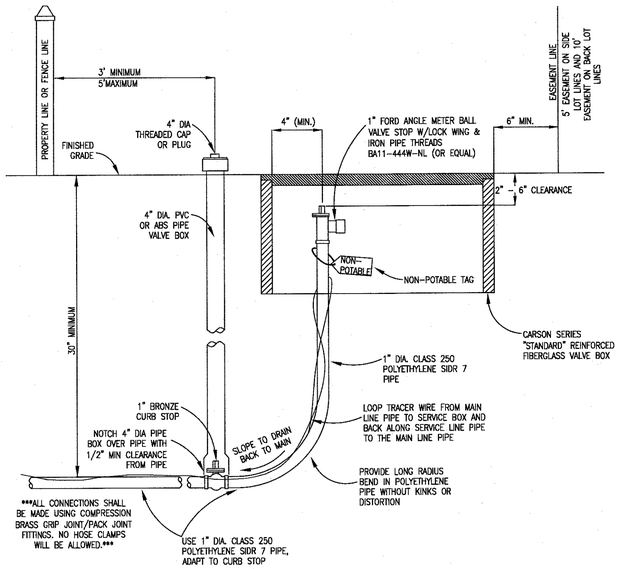
Ardell Estates Subdivision No. 4

A PARCEL OF LAND SITUATE IN THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF KUNA, ADA COUNTY, IDAHO.

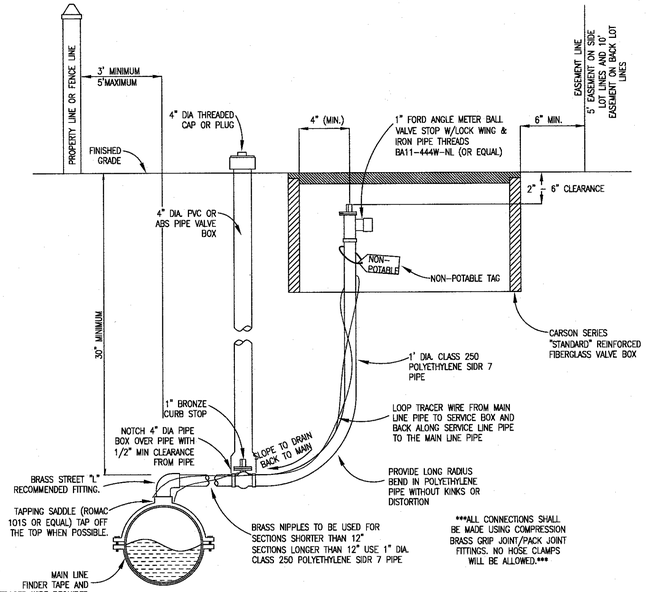
Revisions		
REV.	DESC.	DATE/BY
A	PER CITY OF KUNA REVIEW DATED AUGUST 10, 2018	9-4-18 JJH

SCALE: AS SHOWN
DATE: JULY 2, 2018
DRAWN BY: J.J. HALL
CHECKED BY: J.D. CANNING
PROJECT NO. ETDS-B
DRAWING FILE NAME: Ardell No. 4 Const. Plans.dwg

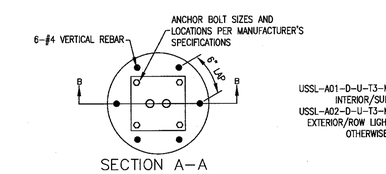
SHEET NO:
7.1



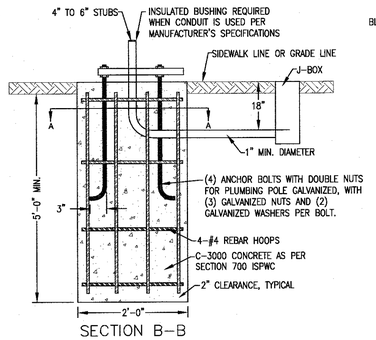
1 Standard Residential 1" Service Main Side (Long Side)
REF.: CITY OF KUNA STANDARD DWG. K-902-L — NOT TO SCALE



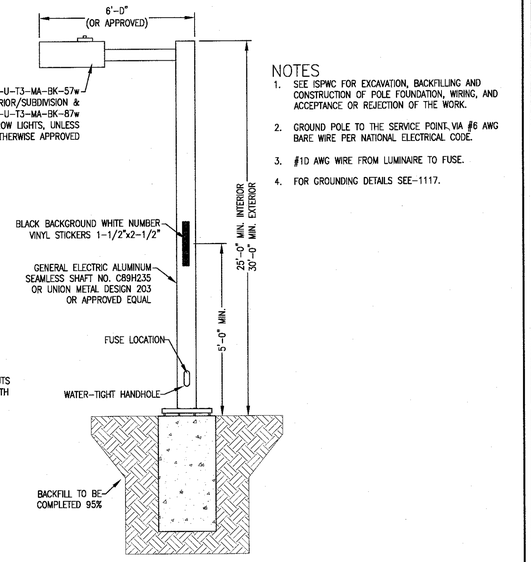
4 Standard Residential 1" Service Main Side (Short Side)
REF.: CITY OF KUNA STANDARD DWG. K-902-S — NOT TO SCALE



SECTION A-A



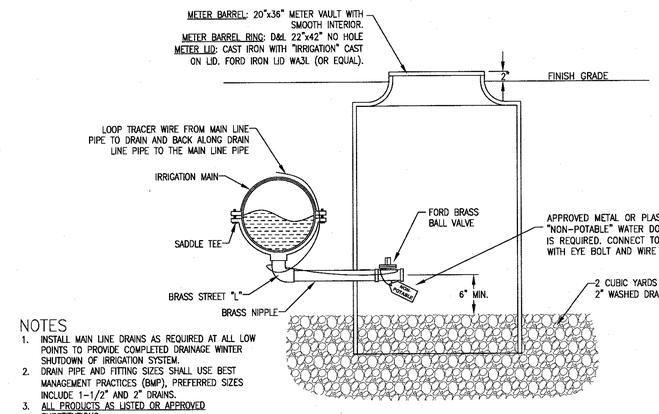
SECTION B-B



NOTES
1. SEE ISPWC FOR EXCAVATION, BACKFILLING AND CONSTRUCTION OF POLE FOUNDATION, WIRING, AND ACCEPTANCE OR REJECTION OF THE WORK.
2. GROUND POLE TO THE SERVICE POINT, VIA #6 AWG BARE WIRE PER NATIONAL ELECTRICAL CODE.
3. #10 AWG WIRE FROM LUMINAIRE TO FUSE.
4. FOR GROUNDING DETAILS SEE-1117.

ALL PRODUCTS AS LISTED OR APPROVED SUBSTITUTIONS

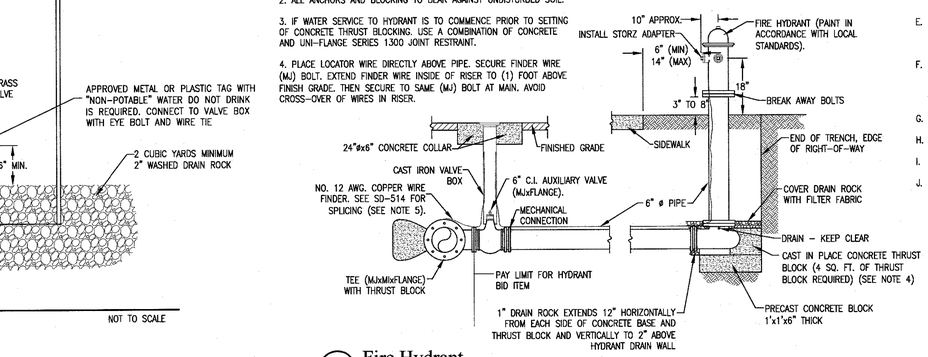
7 25' Standard Metal Street Light Detail
REF.: KUNA STANDARD DRAWING KSD-1116 — NOT TO SCALE



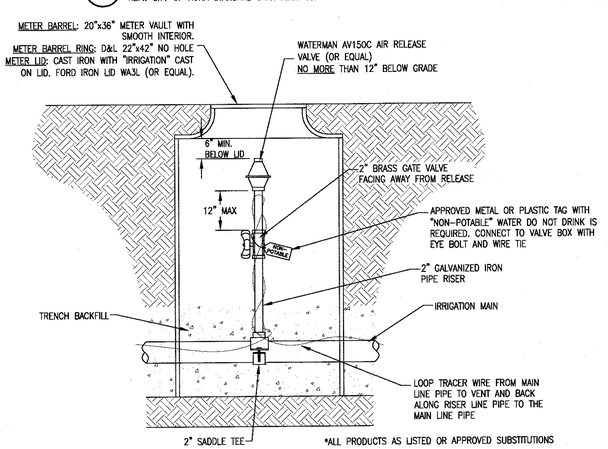
NOTES
1. INSTALL MAIN LINE DRAINS AS REQUIRED AT ALL LOW POINTS TO PROVIDE COMPLETED DRAINAGE WINTER SHUTDOWN OF IRRIGATION SYSTEM.
2. DRAIN PIPE AND FITTING SIZES SHALL USE BEST MANAGEMENT PRACTICES (BMP), PREFERRED SIZES INCLUDE 1-1/2" AND 2" DRAINS.
3. ALL PRODUCTS AS LISTED OR APPROVED SUBSTITUTIONS.

2 Pressurized Irrigation Drain Valve
REF.: CITY OF KUNA STANDARD DWG. KIRR-03. — NOT TO SCALE

Notes
1. 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.
2. ALL ANCHORS AND BLOCKING TO BEAR AGAINST UNDISTURBED SOIL.
3. 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.
4. PLACE LOCATOR WIRE DIRECTLY ABOVE PIPE. SECURE FINDER WIRE (MJ) BOLT. EXTEND FINDER WIRE INSIDE OF RISER TO (1) FOOT ABOVE FINISH GRADE. THEN SECURE TO SAME (MJ) BOLT AT MAIN. AVOID CROSS-OVER OF WIRES IN RISER.

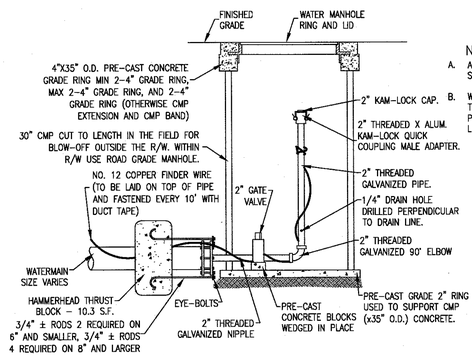


5 Fire Hydrant
REF.: IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION, STD DWG. SD-404 — NOT TO SCALE



*ALL PRODUCTS AS LISTED OR APPROVED SUBSTITUTIONS

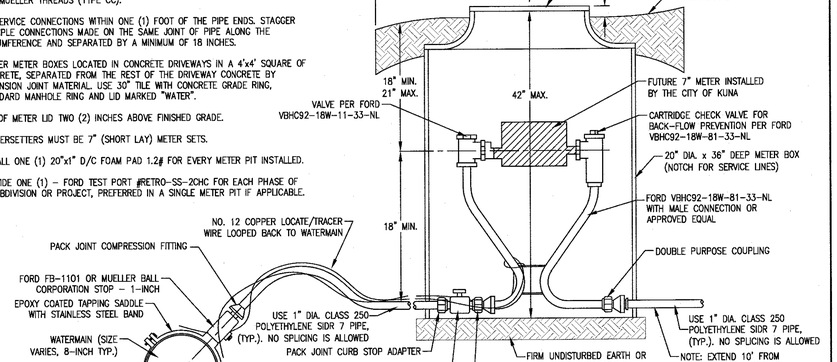
3 Typical Air Release Valve (Pressure Irrigation)
REF.: CITY OF KUNA STANDARD DWG. K-905 — NOT TO SCALE



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

6 2" Blow-Off Assembly Detail-To Be Used On Mains <12" Dia.
REF.: CITY OF KUNA STANDARD DWG. KIRR-405 — NOT TO SCALE

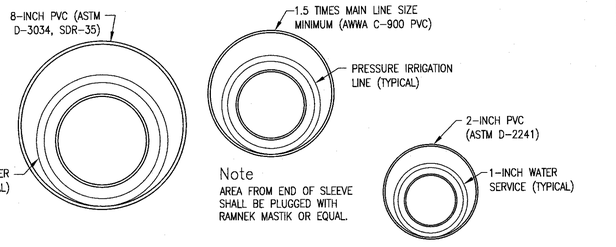
Notes
A. ALL PRODUCTS AS LISTED OR APPROVED SUBSTITUTIONS.
B. NO GALVANIZED PIPE OR YELLOW BRASS FITTINGS TO BE USED.
C. SERVICE PIPE: 1" CLASS 250 POLYETHYLENE PIPE.
D. SADDLE COUPLINGS: USED FOR CONNECTION OF ALL SERVICE LINES TO PVC MAIN. SERVICE SADDLES: EPOXY COATED STEEL WITH STAINLESS STEEL BAND AND MUELLER THREADS (TYPE CC).
E. 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.
F. CENTER METER BOXES LOCATED IN CONCRETE DRIVEWAYS IN A 4'x4' SQUARE OF CONCRETE, SEPARATED FROM THE REST OF THE DRIVEWAY CONCRETE BY EXPANSION JOINT MATERIAL. USE 30" TILE WITH CONCRETE GRADE RING, STANDARD MANHOLE RING AND LID MARKED "WATER".
G. SET OF METER LID TWO (2) INCHES ABOVE FINISHED GRADE.
H. COPPERSETTERS MUST BE 7" (SHORT LAY) METER SETS.
I. INSTALL ONE (1) 20"x1" D/C FOAM PAD 1.2# FOR EVERY METER PIT INSTALLED.
J. PROVIDE ONE (1) - FORD TEST PORT #METRO-SS-2CHC FOR EACH PHASE OF A SUBDIVISION OR PROJECT, PREFERRED IN A SINGLE METER PIT IF APPLICABLE.



8 Standard Water Service Connection for 3/4" Water Service
REF.: CITY OF KUNA STANDARD DWG. K401-.75 — NOT TO SCALE

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: 23 JAN 2019



Note
AREA FROM END OF SLEEVE SHALL BE PLUGGED WITH RAMNEK MASTIK OR EQUAL.

9 Pipe Sleeve Section Detail
NOT TO SCALE

B&A Engineers, Inc.
Consulting Engineers, Surveyors & Planners
5505 W. Franklin Rd. Boise, Id. 83705
(208) 343-3381

PROFESSIONAL ENGINEER — OHIO — 41164 — STATE OF — JOSEPH D. CANNING

Construction Details

Ardell Estates Subdivision No. 4

A PARCEL OF LAND SITUATE IN THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF KUNA, ADA COUNTY, IDAHO.

Revisions

REV.	DESC.	DATE/BY
A.	PER CITY OF KUNA REVIEW DATED AUGUST 10, 2018	9-4-18 JLH

SCALE: AS SHOWN
DATE: JULY 2, 2018
DRAWN BY: J.L. HALL
CHECKED BY: J.D. CANNING
PROJECT NO. E105-B
DRAWING FILE NAME: Ardell No. 4 Const Plans.dwg

SHEET NO:
7.2

City of Kuna

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

City Council Findings of Fact & Conclusions of Law

To:	**Kuna City Council**
Case Number(s):	**15-04-S** (Pre Plat) and **15-07-DRC** (Design Review – Approved by P&Z) ***Ardell Estates Subdivision***
Site Location:	Southwest Corner (SWC) Linder and Ardell Roads, Kuna, Idaho 83634
Planner:	Troy Behunin, Senior Planner
Hearing Date: Tabled Until: Findings of Fact:	October 6, 2015 October 20, 2015 (Applicant Request) November 4, 2015
Applicant:	**DBTV Waters Edge Farm, LLC;** *Tim Eck* 6152 W. Half Moon Ln. Eagle, ID, 83616 208.850.0591 timothyeck@me.com
Representative:	**B&A Engineers, Inc.,** *David Crawford* 5505 W. Franklin Rd. Boise, ID 83705 208.342.5792 dacrawford@baengineers.com

Table of Contents:

A. Course Proceedings
B. Applicants Request
C. Vicinity & Aerial Maps
D. Site History
E. General Project Facts
F. Staff Analysis
G. Applicable Standards
H. Comprehensive Plan Analysis
I. Findings of Fact
J. Conclusions of Law
K. Recommendation by the Planning and Zoning Commission
L. Decision by the Council

A. Course of Proceedings

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

a. Notifications

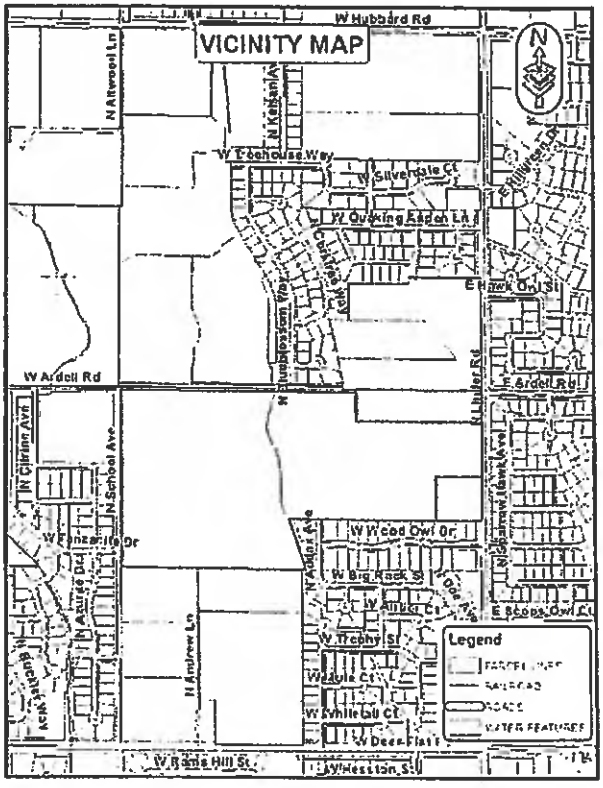
i.	Neighborhood Meeting	April 2, 2015
ii.	Agencies	July 1, 2015
iii.	300' Property Owners	September 18, 2015
iv.	Kuna, Melba Newspaper	September 16, 2015
v.	Site Posted	September 15, 2015
vi.	City Council Public Hearing	October 6, 2015 (Tabled to a date certain)

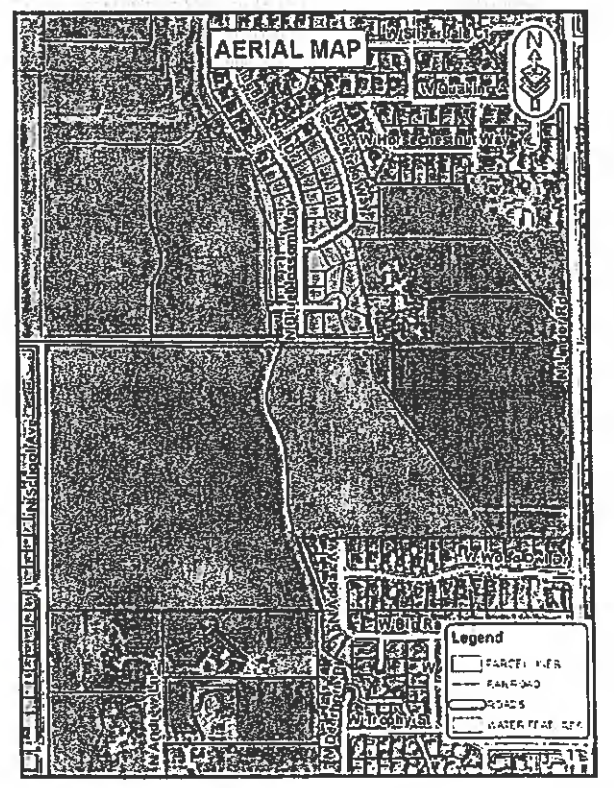
B. Applicants Request:

1. Request:

Applicant requests preliminary plat approval in order to create a 261 lot residential subdivision (Ardell Estates Subdivision) in an R-6 (Medium Density Residential) zone. The applicant proposes to develop 27 additional lots into common lots for use by residents. These common lots will make up 7.87% of the site, or approximately 5.4 acres. Applicant is proposing a minimum of seven (7) phases of development; the timing of which will be driven by the consumer market.

C. Vicinity and Aerial Maps:





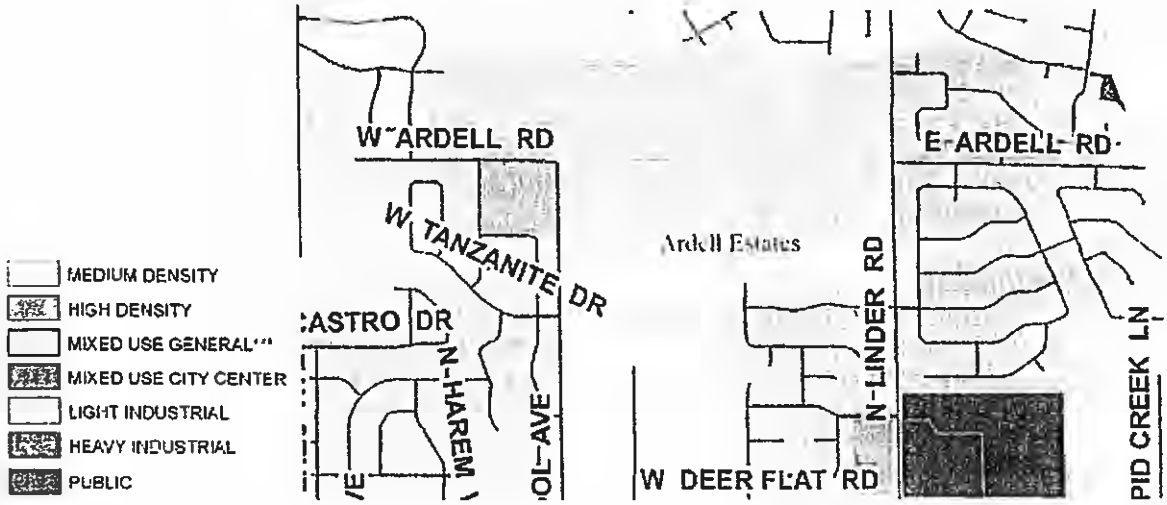


©COPYRIGHTED

D. **History:** The subject parcel is in Kuna City limits and is currently zoned R-6 (Medium Density Residential). This property has historically been used for Agriculture purposes and farmed.

E. **General Project Facts:**

1. **Comprehensive Plan Designation:** The Future Land Use Map (FLU) identifies this site as Mixed-Use General, which is an overlay for mixing residential and commercial if the owner wishes, but it is not required. Staff views this land use request to be consistent with the approved FLU map.



2. **Surrounding Land Uses:**

North	R-4, RR	Medium Density Residential – Kuna City, Rural Residential – Ada County
South	R-5, RUT	Medium Density Residential – Kuna City, Rural Urban Transition – Ada County
East	R-6	Medium Density Residential - Kuna City
West	C-1, R-6	Neighborhood Commercial, Med. Den. Residential – Kuna City

3. **Parcel Sizes, Current Zoning, Parcel Numbers:**
   - Approx. 68.58 total acres
   - R-6, (Medium Density Residential)
   - Parcels: 1 = S1314417200 (4.8 ac.), 2 = S1314417415 (60.4 ac.), and 3 = S1314417970 (2.4 ac.)

4. **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

5. **Existing Structures, Vegetation and Natural Features:** Currently there are no structures and the land is being used for agricultural purposes. It is anticipated that will continue its historic uses on the remaining lands until development occurs.

6. **Transportation / Connectivity:** The applicant proposes a single access from Linder Road, one on future West Ardell Road and two access points on School Road for a total of four new access points. Applicant proposes to connect to the North Addax Avenue to the south.

7. **Environmental Issues:** Staff is unaware of any environmental issues, health or safety conflicts.

8. **Agency Responses:** The following agencies returned comments: City Engineer (Gordon Law, P.E.) (Exhibit B 1), Ada County Highway District (ACHD) (Exhibits B 2 & 3), Boise Project Board of Control (BPBC) (Exhibit B 4), Central District Health Department and the Idaho Transportation Department (ITD) (Exhibit B 5). The responding agency comments are included as exhibits with this case file. The following agencies did not send in comments; DEQ, Kuna Police Department, Kuna School District, Ada County Planning and Zoning, Idaho Power, J&M Sanitation, or the US Post Office.

F. Staff Analysis:

This site is located at the southwest corner of Linder & Ardell Roads. The applicant proposes to develop the land into 261 residential lots in an R-6 (Medium Density Residential) zone. Applicant proposes 27 additional common lots for use by future residents; including a central pedestrian pathway that will add to the City's overall master pathway system. This pathway will extend an existing pathway south of this project connecting pedestrians to and through Arbor Ridge (north of this site) and ultimately to a City Park within Arbor Ridge. The Hubbard Beal Drain is generally centered within the project and it is anticipated that this drain will be piped through the site. The central pathway will follow this natural feature. An HOA will be established for the care and maintenance of the common lots. This application includes Design Review for the common spaces and all landscape buffers. Applicant proposes a minimum of seven (7) phases of development which will be driven by the consumer market.

Public services will be extended by the developer to the property from the existing facilities offsite. This project anticipates providing a location for a new regional irrigation pump station in the southeastern part of the site.

Staff has determined this application complies with Title 5 of the Kuna City Code; Idaho Statute §50-222; and the Kuna Comprehensive Plan; and forwards Case No.'s 15-04-Sub and 15-07-DRC, to the Commission with general staff support and recommended conditions of approval.

G. Applicable Standards:

1. City of Kuna Zoning Ordinance No. 230, 546 and 570,
2. City of Kuna Subdivision Ordinance No. 2012-18, Title 5 Zoning Regulations,
3. City of Kuna Comprehensive Plan and Future Land Use Map,
4. City of Kuna Landscape Regulations, Title 5, Chapter 17, Section 1 thru 26,
5. Idaho Code, Title 67, Chapter 65, Local Land Use Planning Act.

H. Comprehensive Plan Analysis:

The Kuna Planning and Zoning Commission accepts the Comprehensive Plan components as described below.

1. The proposed applications for this site are consistent with the following Comprehensive Plan components:

GOALS AND POLICY – *Property Rights*

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

Policy 1: As part of a land use action review, the staff shall evaluate with guidance from the City's attorney; The Idaho Attorney General's six criterion established to determine the potential for property taking.

GOALS AND POLICY – *Economic Development*

Goal 1: ***Promote and support a diverse and sustainable economy that will allow more Kuna residents to work in their community.***

Policy 1.3: The City will develop a policy to provide incentives and/or assistance in order to competitively attract firms.

GOALS AND POLICY – *Land Use*

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

Objective 2.2: Plan for areas designed to accommodate a diverse range of businesses and commercial activity – within both the community-scale and neighborhood-scale centers – to strengthen the local economy and to provide more opportunities for social interaction.

Policy 2.3: Retail and residential land uses should be appropriately mixed and balanced with professional offices and service facilities to provide residents with a broader mix of services within walking distance from their homes.

I. Findings of Fact:

1. This request appears to be consistent and in compliance with all Kuna City Code (KCC).
2. The use appears to meet the general objectives of Kuna's Comprehensive Plan.

3. The site is physically suitable for a subdivision.
4. The subdivision uses are not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.
5. The subdivision application is not likely to cause adverse public health problems.
6. The application appears to avoid detriment to the present and potential surrounding uses; to the health, safety, and general welfare of the public taking into account the physical features of the site, public facilities and existing adjacent uses.
7. The existing and proposed street and utility services in proximity to the site are suitable and adequate for residential purposes.
8. The Kuna Planning and Zoning Commission accepts the facts as outlined in the staff report, any public testimony and the supporting evidence list as presented.
9. Based on the evidence contained in Case No's 15-04-Sub and 15-07-DRC, this proposal appears to comply with the Comprehensive Plan and the Kuna Comprehensive Future Land Use Map (FLU).
10. The Planning and Zoning Commission has the authority to recommend approval or denial for these applications.
11. The public notice requirements were met and the public hearing was conducted within the guidelines of applicable Idaho Code and City Ordinances.

J. Conclusions of Law:

1. Based on the evidence contained in Case No. 15-04-S, the Kuna City Council finds Case No. 15-04-S, complies with Kuna City Code.
2. Based on the evidence contained in Case No. 15-04-S and 15-07-DRC, the Kuna City Council finds Case No. 15-04-S, is consistent with Kuna's Comprehensive Plan.
3. The public notice requirements have been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.

K. Recommendation by the Planning and Zoning Commission:

On Aug. 25, 2015, the Planning and Zoning Commission voted 5-0 and now recommend approval for Case No. 15-04-S, based on the facts outlined in staff's report and the public testimony at the public hearing the Planning and Zoning Commission of Kuna, Idaho, hereby recommends *approval* of Case No's 15-04-S a request for Preliminary Plat by D8TV Waters Edge Farms, LLC and B&A Engineers, Inc. *with* the following conditions of approval:

- Follow all Staff recommended conditions outlined in staff report;
- The applicant work with city staff to provide for appropriate screening on the south side of the development adjacent to the pasture areas and;
- Applicant shall address the need for some additional open spaces for residents to use in the subdivision and present those to City Council and;
- Applicant shall strike/eliminate condition #13 from the staff report.

L. Decision by the City Council:

15-07-DRC:-*Design Review approved by Planning and Zoning Commission 09.22.2015.*

15-04-S (Subdivision): Based on the record contained in Case No. 15-04-S, including the exhibits, staff's report as presented and the public testimony at the public hearing, the City Council of Kuna, Idaho, hereby *approves* the Findings of Fact and Conclusions of Law, and conditions of approval for Case No. 15-04-S, preliminary plat.

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 potable water and sewer hook-ups.

b. The City Engineer shall approve the drainage and grading plans. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties". No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
c. The Kuna Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District is required.
d. The *Boise Project and Board of Control* shall approval any modifications to the existing irrigation and drainage systems.
e. Approval from Ada County Highway District shall be obtained and Impact Fees must be paid prior to issuance of any building permit.

2. All public rights-of-way shall be dedicated and constructed to standards of the City, Ada County Highway District, and Idaho Transportation Department. No public street construction may be commenced without the approval and permit from Ada County Highway District and/or Idaho Transportation Department.
   2.1– With future development and as necessary, dedicate right-of-way in sufficient amounts to follow Kuna City and ACHD standards and widths.
3. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see KCC 6-4-2-W.
4. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
5. Street lighting shall use *LED* lights, with spacing and wattages meeting the approval of the City; Applicant shall coordinate a street light plan for planning department approval in concert with the prepared construction drawings for the project.
6. Parking within the site shall comply with Kuna City Code, unless specifically approved otherwise.
7. Fencing within and around the site shall comply with Kuna City Code unless specifically approved otherwise).
8. All site signage (including entry monuments) must obtain design review approval and building permits for their construction.
9. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting within public rights-of-way shall be with approval from the public entities owning the property, and may include a license agreement for their care.
10. Submit a petition to the City (if necessary and confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and requesting to annex the irrigation surface water rights appurtenant to the property to the Kuna Municipal Pressure Irrigation system of the City (KMID) prior to requesting final plat signature from the City Engineer.
11. The land owner/applicant/developer and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the Commission and/or Council, or seek amending them through public hearing processes.
12. The applicant's proposed preliminary plat (*dated* 04.2.15) and landscape plan (*dated* 04.14.2015) shall be considered a binding site plans, or as modified and approved through the public hearing process.
13. Applicant's landscape plan does not indicate any trees or shrubs within the central pathway. Applicant shall follow the landscape requirements as noted in KCC 5-17-12-C for open spaces.
14. Applicant shall follow all staff, city engineer and other agency recommended requirements as applicable.
15. Developer shall comply with all local, state and federal laws.

DATED: This 4th, day of November, 2015

W. Greg Nelson, Mayor
Kuna City

ATTEST:

Chris Engels
Kuna City Clerk

CITY OF KUNA CORPORATE SEAL STATE OF IDAHO

AFFIDAVIT OF LEGAL INTEREST

STATE OF IDAHO)
)ss
COUNTY OF ADA)

I, Timothy W. Eck (name) 6152 W Half Moon Ln (address)

Eagle (city), Idaho (state) Being first duly sworn upon oath, depose and say

1. That I am the record owner of the property described on the attached, and I grant my permission to:

B&A Engineers, Inc. located at 5505 W. Franklin Rd, Boise, ID.

to submit the accompanying application and documents pertaining to that property.

2. I agree to indemnify, defend and hold the City of Kuna, Ada County Highway District 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.

Dated this 9th day of June, 20 14.

(signature)

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

ANNE MERRELL NOTARY PUBLIC STATE OF IDAHO

Notary Public for Idaho

Residing at Residing in: Boise, Idaho Commission Expires: 05/16/2018

(address)

My Commission Expires:

ADA COUNTY RECORDER Phil McGrane
BOISE IDAHO Pgs=5 NIKOLA OLSON
FIDELITY NATIONAL TITLE - BOISE

2020-067993
06/05/2020 04:38 PM
$15.00

34602016483 tk

SPECIAL WARRANTY DEED

FOR VALUE RECEIVED, the receipt and sufficiency of which is hereby acknowledged, **Waters Edge Farm LLC, an Idaho limited liability company which acquired title as Waters Edge Farm, LLC, an Idaho limited liability company** whose address is **6152 w. Half Moon Ln., Eagle, ID 83616** (the "Grantor"), does hereby grant, bargain, sell and convey unto **DB Development, LLC, a Delaware limited liability company**, whose address is **2228 w Piazza St., Meridian, ID 83646** (the "Grantee"), the following described premises (the "Premises"):

See the attached Exhibit A.

TO HAVE AND TO HOLD the Premises, with their appurtenances unto the Grantee, and its successors and assigns forever.

TOGETHER WITH all and singular the improvements, hereditaments, and appurtenances thereon and thereunto belonging or in anywise appertaining, and the reversion or reversions, remainders, rents, issues and profits thereof; and all of the estate, title, interest, claim and demand whatsoever of the Grantor, either in law or in equity, of, in and to the above-described Premises with said improvements, hereditaments and appurtenances.

Grantee is relying solely upon Grantee's inspections as to the condition of the Premises. Grantor and Grantor's agents, employees and attorneys are not making, have not made and expressly disclaim any representations or warranties, express or implied, with respect to any aspect, feature or condition of the Premises, including, without limitation, the existence of hazardous waste, or the suitability of the Premises for Grantee's intended use. Grantee shall independently verify all information regarding any aspect or feature of the Premises provided by Grantor. Grantor does not guaranty the accuracy of any information provided by Grantor, its agents, employees or attorneys. Grantee is purchasing the Premises in "AS IS" "WHERE IS" condition, subject to all faults (whether they be physical, environmental or otherwise), including both latent and patent defects.

Grantor makes no covenants or warranties with respect to title, express or implied, other than as expressly stated hereinafter. Grantor is the owner of the Premises and has not conveyed the same estate to any person other than Grantee and that such estate is at the time of the

execution of this instrument free from encumbrances caused, created, or suffered directly by Grantor.

In addition to the foregoing, Grantor warrants the Premises is free and clear of all liens and encumbrances. The scope of Grantor's obligation pursuant to the warranty in this paragraph shall be limited to any amounts received by Grantor pursuant to the policy of title insurance, if any, obtained by Grantor upon acquisition of the Premises. All costs of pursuing a claim under such policy of title insurance shall be borne by Grantee.

Grantor does also hereby assign to Grantee, as to the Premises, the warranty Grantor obtained upon acquisition of the Premises if any. Said assignment is without warranty.

Grantee, by execution of this Special Warranty Deed, acknowledges Grantee's acceptance of the conveyance herein in accordance with the terms hereof and agrees to be bound by the restrictions set out herein.

Effective Date: 6/4/2020

GRANTOR:

Waters Edge Farm, LLC

By: Corey Barton
Its: Manager

State of Idaho

County of Ada

On this 4 day of June, 2020, before me the undersigned, a Notary Public in and for said state, personally appeared **Corey Barton** or identified to me to be the person whose name is subscribed to the within instrument, as the Manager of **Waters Edge Farm, LLC**, the limited liability company and acknowledged to me that he executed the same as such Manager.

Notary Public Name: Tanya Lampman
Residing at Middleton, Id
My Commission Expires: 7/16/22

TANYA A. LAMPMAN
NOTARY PUBLIC
MY COMMISSION EXPIRES 7-16-2022
STATE OF IDAHO
COMMISSION NUMBER 30051

GRANTEE:

DB Development, LLC

By: Justin Blackstock, Manager

STATE OF IDAHO)
): ss.
County of Ada)

On this 4 day of June, 2020, before me the undersigned, a Notary Public in and for said state, personally appeared Justin Blackstock or identified to me to be the person whose name is subscribed to the within instrument, as the Manger of **DB Development, LLC** and acknowledged to me that he executed the same as such Manager.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.

TAMMIE K KNOBLOCH
COMMISSION #20180043
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 01/11/2024

Notary Public for State of Idaho
Residing at Star, ID
Commission expires: 1-11-24.

EXHIBIT "A"

LEGAL DESCRIPTION FOR
Waters Edge Farm LLC Parcel

B & A Engineers, Inc.
Consulting Engineers & Surveyors
5505 W. Franklin Rd. Boise, Id. 83705
Phone. 208-343-3381 Facsimile 208-342-5792

Waters Edge Farm Parcel
Boundary Description

September 7, 2017

A parcel of land situate in the north half of the southeast quarter of Section 14, Township 2 North, Range 1 West, Boise Meridian, Kuna City, Ada County, Idaho, and being more particularly described as follows:

Commencing at the northeast corner of the southeast quarter of said Section 14; thence S89°56'20"W, 2,642.11 feet along the northerly boundary of the southeast quarter of said Section 14 to the northwest corner of the southeast quarter of said Section 14; thence S00°19'58"E, 1,069.95 feet along the westerly right-of-way of North School Avenue to the **Point of Beginning:**

Thence N89°56'26"E, 710.87 feet;

Thence N00°03'34"W, 103.00 feet;

Thence N13°07'21"W, 51.33 feet;

Thence N00°03'33"W , 100.51 feet;

Thence N89°56'27"E, 180.62 feet;

Thence N59°55'50"E, 110.42 feet;

Thence N43°26'54"E, 64.95 feet;

Thence N84°06'41"E, 150.00 feet to the southwesterly boundary of Ardell Estates Subdivision No. 1, as shown in Book 111 of plats at Pages 15987 through 15989, records Ada County, Idaho;

Thence the following courses and distances along the southwesterly boundary of said Ardell Estates Subdivision No. 1:

S05°53'19"E, 53.86 feet;
S14°06'32"E, 51.30 feet;
S20°51'56"E, 172.13 feet to the southwest corner of said Ardell Estates Subdivision No. 1 and to the northerly boundary of Rockgate Subdivision as shown in Book 88 of plats at Pages 10118 through 10120, records Ada County, Idaho;

Thence S89°50'45"W, 26.99 feet along the northerly boundary of said Rockgate Subdivision;

Thence the S20°51'56"E, 215.43 feet along the westerly boundary of said Rockgate Subdivision;

EXHIBIT "A"

LEGAL DESCRIPTION FOR
Waters Edge Farm LLC Parcel

B & A Engineers, Inc.
Consulting Engineers & Surveyors
5505 W. Franklin Rd. Boise, Id. 83705
Phone. 208-343-3381 Facsimile 208-342-5792

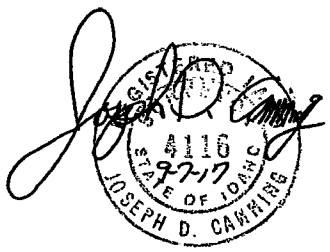
Thence S17°22'25"E, 166.93 feet along the westerly boundary of said Rockgate Subdivision to the southwest corner of said Rockgate Subdivision and to the northwesterly corner of Deerhorn Subdivision No. 3 as shown in Book 82 of plats at Pages 8902 through 8903, records Ada County, Idaho;

Thence S89°50'42"W, 25.23 feet along the northerly boundary of said Deerhorn Subdivision to the northwest corner of Saratoga Subdivision as shown in Book 76 of plats at Pages 7878 through 7879, records Ada County, Idaho;

Thence continuing S89°50'42"W, 1,321.27 feet along the southerly boundary of the northwest quarter of the southeast quarter of said Section 14 and along the northerly boundary of said Saratoga Subdivision, to the southwest corner of the northwest quarter of the southeast quarter of said Section 14 and to the easterly boundary of Mineral Springs Subdivision No. 2 as shown in Book 97 of plats at Pages 12332 through 12334, records Ada County, Idaho and to the easterly right-of-way of North School Avenue;

Thence N00°19'58"W, 256.22 feet along the easterly boundary of said Mineral springs Subdivision No. 2 and along the westerly boundary of the northwest quarter of the southeast quarter of said Section 14 and the easterly right-of-way of North School Avenue to the **Point of Beginning.**

Comprising 11.25 acres, more or less.



B & A Engineers, Inc.
Consulting Engineers & Surveyors
5505 W. Franklin Rd. Boise, Id. 83705
Ph. 208-343-3381 Fax 208-342-5792

July 21, 2020

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

Subject: **Final Plat Approval Request for – Ardell Estates Subdivision No. 4**

City Staff:

We are pleased to present the final plat application and supporting documents with a request for the applicable City signatures for the final plat of Ardell Estates Subdivision No. 4.

The development is currently under construction. The attached final Plat is in substantial conformance with the approved preliminary plat.

Based on limited field observations and information provided by others, we believe that all construction is being completed in substantial conformance with the approved construction plans.

On behalf of the applicant, as their representative, we respectfully request the signatures of the City for this Subdivision.

Sincerely,

David Crawford
B&A Engineers, Inc.

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

City of Kuna
Planning & Zoning Department

Agency Notification

July 29, 2020

Notice is hereby given by the City of Kuna the following actions are under consideration**:**

FILE NUMBER:	20-13-FP (Final Plat) – Ardell Estates No. 4
PROJECT DESCRIPTION	BA Engineers requests Final Plat Approval for Ardell Estates No. 4, which consists of 44 buildable lots and 7 common lots (51 total lots) on 11.25 acres (APN: S1314428100)
SITE LOCATION	Near the SEC of W. Ardell Rd and N. School Ave, Kuna, Idaho 83634.
REPRESENTATIVE	*B&A Engineers* *5505 W. Franklin Rd* *Boise, ID 83705* *208-343-3381* *jdcanning@baengneers.com*
SCHEDULED HEARING DATE	Tuesday, **September 1, 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

Ada County Transmittal

Division of Community and Environmental Health

Return to:
- ☐ ACZ
- ☐ Boise
- ☐ Eagle
- ☐ Garden City
- ☐ Meridian
- ☒ Kuna
- ☐ Star

Rezone # _____

Conditional Use # _____

Preliminary / Final / Short Plat 20-13-FP

Ardell Estates 4

☐ 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 ☐ community sewage system ☐ community water well
☐ interim sewage ☒ central water
☐ individual sewage ☐ individual water

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

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

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

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

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

☐ 14. _____

_____

_____ Reviewed By: Rob Bach

Date: 8/4/2020

CITY OF KUNA
P.O. BOX 13
KUNA, ID 83634

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

FINAL PLAT MEMORANDUM

Date: **26 August 2020**

From: **Paul A. Stevens, P.E.**

To: **Wendy Howell, Planning and Zoning Director**

RE: **Ardell Estates No. 4 20-13-FP**

The Ardell Estates Subdivision 4 20-13-FP Plat request dated 29 July 2020 has been reviewed. This review is based on land use as allowed or permitted in an "R-6" zone.

This Final Plat encompasses 11.25 Acres containing forty-four (44) single family residential lots, and seven (7) 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 & Civil Design Drawings.

2) General

a) Ardell Estates 4 Subdivision 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 Civil Engineering Drawings/Record Drawings.
c) Provide a 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 not 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 the Danskin Lift Station.

5) Pressurized Irrigation

a) This project is in agreement with the PI master plan.

b) Pressurized Irrigation services shall be placed such that they are convenient for the lot owner to access.

6) Grading and Storm Drainage

The following is a requirement of the Final Plat approval and subsequent construction drawings:

a) Grading and drainage plans shall be provided as part of the Construction Drawings.

b) Verification that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties will be made within the final inspection process.

c) Slopes were a considerable problem during Gran Prado 1. Gran Prado 2 slopes must be per approved plan.

d) Elevations shall be actual NAVD 88 datum elevations. A localized elevation/coordinate system is specifically not acceptable.

e) 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.

f) Privacy fending shall be placed on the high lot such that it is in fact a privacy fence.

g) 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.

(3) Adjustments to the Final Plat shall be accomplished before recording at ADA county.

8) As-Built Drawings

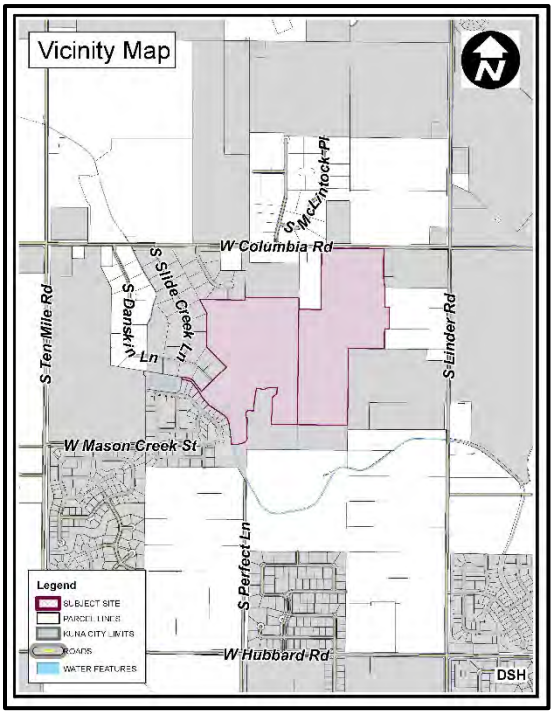
a) As-built (Record) drawings are required at the conclusion of any public facility construction project and are the responsibility of the developer's engineer. The city may help track changes but will not be responsible for the finished product. *Correct and verified As-Built (Record Drawings) drawings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

City of Kuna

City Council
Staff Memo

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

To:	**Kuna City Council**
Case Number:	20-14-FP (Final Plat) – Silver Trail No. 6
Location:	W. Hubbard Road and S Ten Mile Road, Kuna Idaho 83634
Planner:	Doug Hanson, Planner I
Meeting Date:	September 1, 2020
Owner:	Challenger Development Inc. 1977 E. Overland Road Meridian, ID 83642
Representative:	B&A Engineers 5505 W. Franklin Road Boise, ID 83705 208.343.3381 dacrawford@baengineers.com



A. General Project Facts:

1. B&A Engineers is requesting final plat approval for Silver Trail No. 6 which has thirty-seven (37) residential building lots and eight (8) common lots on a total of approximately 8.66 acres (Ada County Assessor Parcel No. R1727750180).

B. Staff Analysis:

1. In accordance with Kuna City Code (KCC) Title 6 Subdivision Regulations, this application seeks final plat approval for Silver Trail Subdivision No. 5.
2. Staff has determined that the proposed final plat for Silver Trail Subdivision No. 5 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.

From: noreply@civicplus.com
To: Jessica Reid; Doug Hanson
Subject: Online Form Submittal: Final Plat
Date: Monday, July 20, 2020 4:09:21 PM

Final Plat

Step 1

Please complete each section of application in full
NOTE: Engineering fees shall be paid by the applicant if required.

In order for this application to be submitted a file MUST be provided for each item marked by a red asterisk (*).

(Section Break)

Contact/Applicant Information

Owner(s) of Record	Challenger Development, Inc.
Phone:	2082885560
Email:	adairk@cbhhomes.com
Address1	1977 W. Overland Rd.
Address2	*Field not completed.*
City	Meridian
State	ID
Zip	83642
Applicant (Developer):	David Crawford
Applicant (Developer) Company:	B&A Engineers, Inc.
Phone:	2083433381
Email:	dacrawford@baengineers.com
Address1	5505 W. Franklin Rd.
Address2	*Field not completed.*
City	Boise
State	id

Zip	83705
Engineer/Representative:	Joe Canning
Engineer/Representative Company:	B&A Engineers, Inc.
Phone:	2083433381
Email:	jdcanning@baengineers.com
Address1	5505 W. Franklin Rd.
Address2	*Field not completed.*
City	*Field not completed.*
State	*Field not completed.*
Zip	*Field not completed.*

(Section Break)

Subject Property Information	
Site Address:	*Field not completed.*
Nearest Cross Streets:	West Hubbard Rd. & South Ten Mile Rd.
Parcel Number(s):	R1727750160, S1311111355
Section, Township, Range:	Sec 11, T2N, R1W
Property Size:	8.66 ac
Current Land Use:	under construction
Current Zoning District:	R-6
Proposed Land Use:	Residential
Proposed Zoning District	R-6

(Section Break)

Project Description	
Project/Subdivision Name:	Silver Trail Subdivision No. 6

General description of proposed project/request:	Approval and signature on final plat
Type of Use Proposed - Check all that apply:	Residential
If Other has been selected, please provide a description:	*Field not completed.*
Amenities provided with this development:	N/A

(Section Break)

Residential Project Summary (if applicable):

Are there existing buildings?	No
Please describe existing buildings:	*Field not completed.*
Any existing buildings to remain?	*Field not completed.*
Number of Residential Units:	*Field not completed.*
Number of buildable lots:	37
Number of common lots and/or other lots:	8
Type of dwellings proposed - Check all that apply:	Single-Family
Minimum square footage of structures:	*Field not completed.*
Gross Density (DU/Acre - Total Property):	5.2 du/ac
Net Density (DU/Acre - Excluding Roads):	*Field not completed.*
% of Open Space provided:	3%

Acreage of Open Space:	0.23 ac
Type of Open Space provided?	Common

(Section Break)

Non-Residential Project Summary (if applicable):

Number of building lots:	*Field not completed.*
Other lots:	*Field not completed.*
Gross floor area square footage:	*Field not completed.*
Existing:	*Field not completed.*
Hours of Operation:	*Field not completed.*
Building Height:	*Field not completed.*
Total Number of Employees:	*Field not completed.*
Max. Number of Employees at one time?	*Field not completed.*
Number & ages of students/children:	*Field not completed.*
Seating Capacity:	*Field not completed.*
Existing fencing? Type? Will it remain?	*Field not completed.*
Fencing type, size & location?	*Field not completed.*
Handicapped parking spaces:	*Field not completed.*
Total parking spaces:	*Field not completed.*
Width of driveway aisle:	*Field not completed.*
Proposed lighting:	*Field not completed.*
Proposed landscaping:	*Field not completed.*

Step 2

All applications are required to contain one copy of the following	
Approved Drawings	Silver Trail 6 Approved Plans.pdf
Proposed Final Plat	Silver Trail 6 Final Plat.pdf
Findings of Fact & Conclusions of Law	Findings of Fact.pdf
Proof of Ownership	2019091649 deed.pdf
Additional Proof	Affidavit of Legal Interest.pdf
Statement of Conformance	Conf. Ltr.pdf
CCNR's	CCRs.pdf
The Final Plat shall include and be in compliance with all items required under Title 50, Chapter 13 of Idaho State Code.	Yes
(Section Break)	

By checking the "I agree" box below, you agree and acknowledge that 1) Your application will not be signed in the sense of a traditional paper document, 2) By signing in this alternate manner, you authorize your electronic signature to be valid and binding upon you to the same force and effect as a handwritten signature, and 3) You may still be required to provide a traditional signature at a later date.

First Name	Kaili
Last Name	Worth
Electronic Signature Agreement	I Agree
Date & Time	7/20/2020 4:15 PM
(Section Break)	
Affidavit of Legal Interest Form	Click here

Email not displaying correctly? View it in your browser.

Silver Trail Subdivision No. 6

A re-subdivision of a portion of Lot 68, Block 1 of Danskin Ridge Subdivision No. 6 as shown in Book 103 of Plats at Pages 13739 through 13741, records of Ada County, Idaho, and adjoining land situate in the southwest quarter of the northeast quarter of Section 11, Township 2 North, Range 1 West, Boise Meridian, Kuna City, Ada County, Idaho.

2020

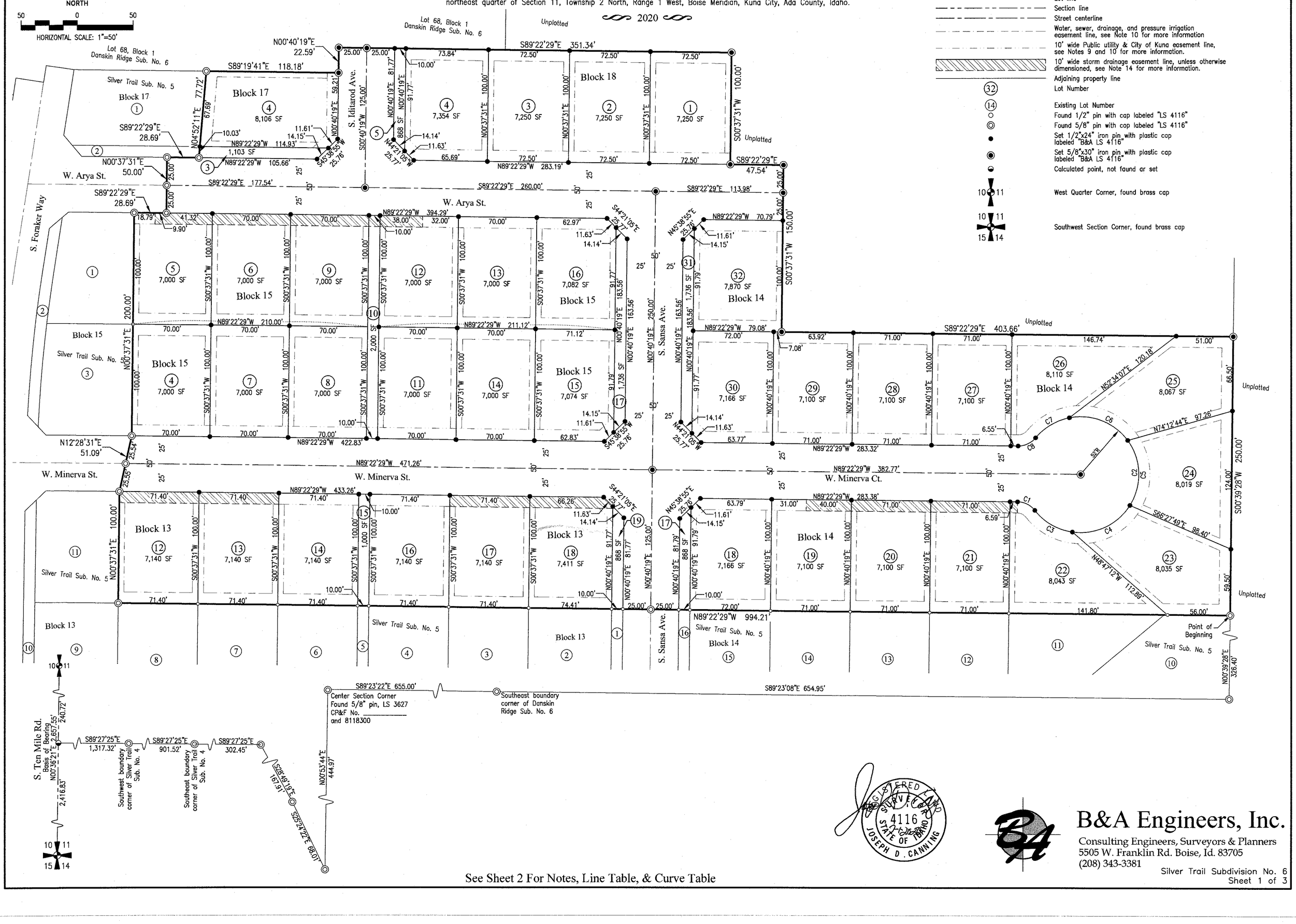
NORTH

50 0 50

HORIZONTAL SCALE: 1"=50'

Legend

- Subdivision boundary line
- Lot line
- Section line
- Street centerline
- Water, sewer, drainage, and pressure irrigation easement line, see Note 10 for more information
- 10' wide Public utility & City of Kuna easement line, see Notes 9 and 10 for more information.
- 10' wide storm drainage easement line, unless otherwise dimensioned, see Note 14 for more information.
- Adjoining property line
- (32) Lot Number
- (14) Existing Lot Number
- Found 1/2" pin with cap labeled "LS 4116"
- Found 5/8" pin with cap labeled "LS 4116"
- Set 1/2"x24" iron pin with plastic cap labeled "B&A LS 4116"
- Set 5/8"x30" iron pin with plastic cap labeled "B&A LS 4116"
- Calculated point, not faund ar set
- 10 11 / 15 14 West Quarter Corner, found brass cap
- 10 11 / 15 14 Southwest Section Corner, found brass cap



See Sheet 2 For Notes, Line Table, & Curve Table

REGISTERED LAND SURVEYOR 4116 STATE OF IDAHO JOSEPH D. CANNING

B&A Engineers, Inc.
Consulting Engineers, Surveyors & Planners
5505 W. Franklin Rd. Boise, Id. 83705
(208) 343-3381

Silver Trail Subdivision No. 6

Notes

1. Irrigation water will be provided by the City of Kuna in compliance with Idaho Code Section §31-3805(1)(b). All lots within this subdivision will be entitled to irrigation rights through Boise-Kuno Irrigation District, and will be obligated for assessments from the City of Kuna.

2. All references to Homeowners' Association hereon are to the Silver Trail Subdivision Homeowners' Association and the owners of the lots, within said subdivision, jointly pursuant to the Master Declaration of Covenants, Conditions, and Restrictions, recorded as Instrument No. _____, as amended and as may be amended from time to time.

3. Any resubdivision of this plat shall comply with the applicable zoning regulations in effect at the time of the resubdivision and may require amendment of the development agreement.

4. Building setbacks and dimensional standards in this subdivision shall be in compliance with the applicable zoning regulations of the City of Kuna and conditions of the staff report for Silver Trail Subdivision.

5. Lots shall not be reduced in size without prior approval from the health authority.

6. Lots 15 and 19, Block 13; Lots 17 and 31, Block 14; Lots 10 and 17, Block 15; Lot 3, Block 17; and Lot 5, Block 18 are designated as common area lots to be owned and maintained by the Homeowners' Association. The Homeowners' Association (HOA), it's ownership, and maintenance commitments connat be dissolved without express written consent from the City of Kuna, Idaho. All improved individual lots are subject to the fractional share of the irrigation assessment for each HOA common lot(s) that receive(s) municipal irrigation, as determined by the City of Kuna. If the assessment is not paid by the HOA, the individual improved lots are subject to a lien for non-payment.

7. No easement shown or designated hereon shall preclude the construction and maintenance of hard-surfaced driveways, landscaping (except trees), parking, or other such non-permanent improvements.

8. All easements are parallel (or concentric) to the lines (or arcs) that they are dimensioned from unless otherwise noted.

9. Public utility easement is hereby reserved as follows:
   - 10-feet wide along public right-of-ways.

10. Water, sewer, drainage, and irrigation easements are hereby dedicated to the City of Kuna for the installation and maintenance of lines as shown hereon (unless otherwise dimensioned).
    - 10-feet wide along public right-of-ways and the exterior boundary.
    - 10-feet wide along and centered on interior lot lines.

11. Direct lot access to S. School Ave. is prohibited unless specifically approved in writing by the Ada County Highway District and the City of Kuna.

12. Maintenance of any irrigation, drainage pipe, or ditch crossing a lot is the responsibility of the lot owner unless such responsibility is assumed by an irrigation/drainage district.

13. This development recognizes Idaho Code Section §22-4503, Right to Form 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 non-agricultural 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.

14. Portions of Lots 12, 13, 17, and 18, Block 13; Lots 19-22, Block 14; and Lots 5, 6, 9, 10, & 12, Block 15 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.

15. This development is subject to a License Agreement, Inst. No. _____ to benefit the Ada County Highway District.

Curve Table

Curve	Delta	Radius	Arc	Chord Bearing	Chord Distance
C1	51°19'04"	20.00'	17.91'	N63°42'57"W	17.32'
C2	282°38'08"	52.00'	256.51'	N0°37'31"E	65.00'
C3	43°48'22"	52.00'	39.76'	S59°57'36"E	38.80'
C4	65°59'00"	52.00'	59.88'	N65°08'43"E	56.63'
C5	68°08'52"	52.00'	61.85'	N1°55'13"W	58.27'
C6	65°05'42"	52.00'	59.08'	N68°32'30"W	55.95'
C7	39°36'12"	52.00'	35.94'	S59°06'33"W	35.23'
C8	51°19'04"	20.00'	17.91'	N64°57'59"E	17.32'

Survey Narrative

Purpose: The purpose is to create a subdivision with 37 buildable lots and 8 open space lots.

Boundary Establishment: The boundary was established per the boundary of Danskin Ridge Subdivision No. 6.

Records Used: (All within Ada County, Idaho)

CP&F's Section 14
2019-004532 West Quarter Corner
2019-004534 Southwest section corner

Subdivision Plats
Danskin Ridge Subdivision No. 6, Book 103, Pages 13739-13741
Prairie Clover Estates Subdivision, Book 69, Pages 7074-7075
Silver Trail Subdivision No. 1, Book 108, Pages 15053-15056
Silver Trail Subdivision No. 3, Book 115, Pages 17157-17159

Certificate of Owners

KNOW ALL MEN BY THESE PRESENTS: That the undersigned does hereby certify that it is the owner of a certain tract of land to be known as SILVER TRAIL SUBDIVISION NO. 4, and that it intends to include the following described land in this plat:

A re-subdivision of a portion of Lot 68, Block 1 of Danskin Ridge Subdivision No. 6 as shown in Book 103 of Plats at Pages 13739 through 13741, records of Ada County, Idaho, and adjoining land situate in the southwest quarter of the northeast quarter of Section 11, Township 2 North, Range 1 West, Boise Meridian, Kuna City, Ada County, Idaho, and being more particularly described as follows:

Commencing at the southwest corner of said Section 11; thence N00°36'21"E, 2,416.83 feet along the westerly boundary of the southwest quarter of said Section 11 and along the centerline of South Ten Mile Road to a point which bears S00°36'21"W, 240.72 feet from the northwest corner of the southwest quarter of said Section 11; thence S89°27'25"E, 1,317.32 feet along a random line to the southwesterly corner of said Lot 68 and to the southwest corner of Silver Trail Subdivision No. 3 as shown in Book 115 of Plats at Pages 17157 through 17159, records of Ada County, Idaho, also being the northwest corner of Prairie Clover Estates Subdivision as shown in Book 69 of Plats at Pages 7074 through 7075, records of Ada County, Idaho; thence S89°27'25"E, 901.52 feet along the southerly boundary of said Lot 68 and said Silver Trail Subdivision No. 3 and the northerly boundary of said Prairie Clover Estates Subdivision to the southeast corner of said Silver Trail Subdivision No. 3; thence S89°27'25"E, 302.45 feet, continuing along the southerly boundary of said Lot 68 and the northerly boundary of said Prairie Clover Estates Subdivision; thence S28°49'19"E, 167.91 feet along said southerly boundary and the northeasterly boundary of said Prairie Clover Estates Subdivision; thence S25°24'22"E, 68.01 feet along said southerly boundary and said northeasterly boundary; thence N00°53'44"E, 444.97 feet along said southerly boundary to the center quarter corner of said Section 11; thence S89°23'22"E, 655.00 feet along said southerly boundary to the southeast corner of said Danskin Ridge Subdivision No. 6; thence S89°23'08"E, 654.95 feet; thence N00°39'28"E, 326.40 feet to the Point of Beginning:

Thence N89°22'29"W, 994.21 feet;
Thence N00°37'31"E, 100.00 feet;
Thence N12°28'31"E, 51.09 feet;
Thence N00°37'31"E, 200.00 feet;
Thence S89°22'29"E, 28.69 feet;
Thence N00°37'31"E, 50.00 feet;
Thence S89°22'29"E, 28.69 feet;
Thence N04°52'11"E, 77.72 feet;
Thence S89°19'41"E, 118.18 feet;
Thence N00°40'19"E, 22.59 feet;
Thence S89°22'29"E, 351.34 feet;
Thence S00°37'31"W, 100.00 feet
Thence S89°22'29"E, 47.54 feet;
Thence S00°37'31"W, 150.00 feet;
Thence S89°22'29"E 403.66 feet;
Thence S00°39'28"W, 250.00 feet to the Point of Beginning.

Comprising 8.66 acres, more or less.

See Sheet 3 for Certificate of Owners Signature

REGISTERED LAND SURVEYOR
4116
12-12-2020
STATE OF IDAHO
JOSEPH D. CANNING

B&A Engineers, Inc.
Consulting Engineers, Surveyors & Planners
5505 W. Franklin Rd. Boise, Id. 83705
(208) 343-3381

Silver Trail Subdivision No. 6

Certificate of Owners Signature

The public streets shown on this plat are hereby dedicated to the public; the easements shown on this plat are not dedicated to the public, but the right to used said easements is hereby reserved for the uses specifically depicted on the plat, and for any other purposes designated hereon. The lots within this subdivision are eligible to receive water service from the City of Kuna; and the City of Kuna has agreed in writing to serve all of the lots within this subdivision.

IN WITNESS WHEREOF: I have hereunto set my hand on this _____ day of _____, _____.

_____
Corey D. Barton, President
Challenger Development, Inc

Acknowledgment

State of Idaho)
)ss.
County of Ada)

On this ___ day of _____, in the year of _____, before me the undersigned, a Notary Public in and for said state, personally appeared Corey D. Barton, known or identified to me to be the President of Challenger Development, Inc., the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation and acknowledged to me that such corporation executed the same..

IN WITNESS WHEREOF: I have set my hand and seal the day and year in this certificate first above written.

_____
Notary Public for Idaho
Residing in Boise, Idaho
My Commission Expires _____

Certificate of Surveyor

I, JOSEPH D. CANNING, do hereby certify that I am a Professional Land Surveyor, licensed by the State of Idaho, and that this plat of SILVER TRAIL SUBDIVISION NO. 6, 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 supervision, and accurately and correctly represents the points platted thereon, and is in conformance with the State of Idaho Code relating to plats and surveys.

_____
Joseph D. Canning, P.L.S. No. 4116

REGISTERED LAND SURVEYOR 4116 STATE OF IDAHO JOSEPH D. CANNING

Approval of Central District Health

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 re-imposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval.

_____
Central District Health, EHS Date

Approval of Ada County Highway District

The foregoing plat was accepted and approved by the Board of Ada County Highway District Commissioners on the _____ day of _____, _____.

_____
Commission President
Ada County Highway District

Approval of City Engineer

I, the undersigned, the City Engineer in and for the City of Kuna, Ada County, Idaho, on this _____ day of _____, _____, hereby approve this plat.

_____
Kuna City Engineer

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 _____, _____, this plat was duly accepted and approved.

_____
Kuna City Clerk

Certificate of County Surveyor

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

_____
County Surveyor Date

Certificate of County Treasurer

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

_____
Ada County Treasurer Date

Certificate of County Recorder

State of Idaho)
)ss. Instrument No._____
County of Ada)

I hereby certify that this instrument was filed at the request of _____
at _____ minutes past _____ o'clock __M.,
this ____ day of _____ , _____,
in my office, and was recorded in Book _____ of Plats at Pages _____ through _____.
Fee:_____

Ex-Officio Recorder: Phil McGrane

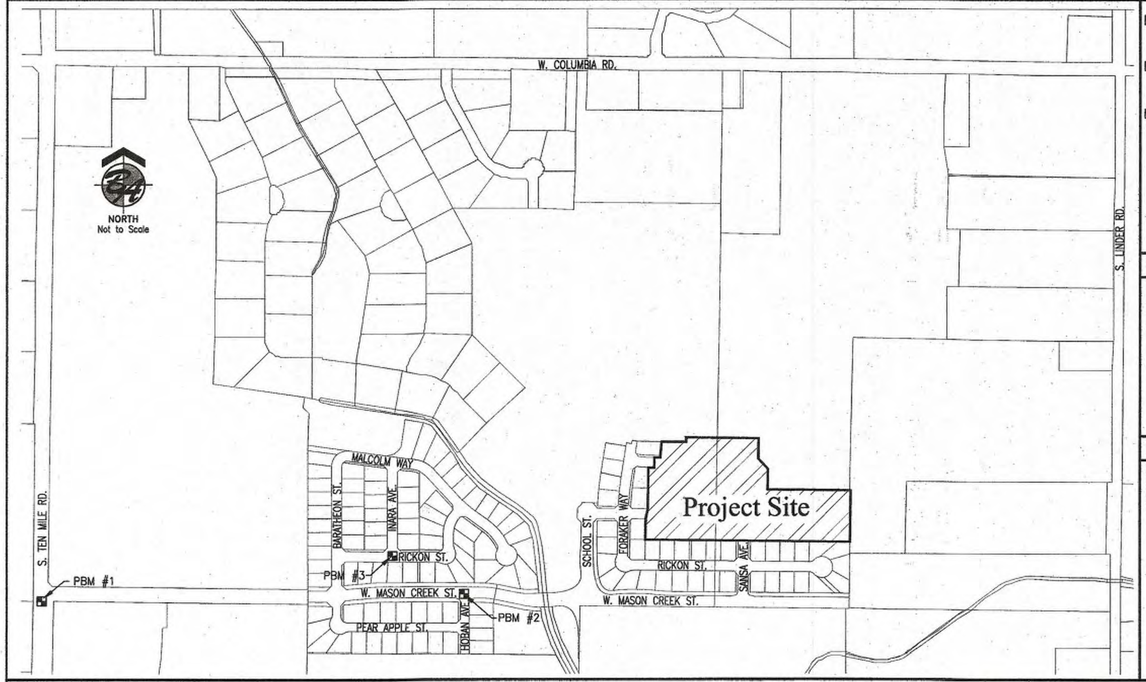
Deputy:_____

B&A Engineers, Inc.
Consulting Engineers, Surveyors & Planners
5505 W. Franklin Rd. Boise, Id. 83705
(208) 343-3381

Silver Trail Subdivision No. 6

Street, Water, Pressure Irrigation, & Sanitary Sewer Construction Plans

Vicinity Map



Benchmark Information (NAVD 88 DATUM)

PBM #1 FOUND BRASS CAP AT THE INTERSECTION OF N. TEN MILE RD. AND W. MASON CREEK ST. ELEVATION = 2664.17

PBM #2 FOUND 5/8" PIN AT THE INTERSECTION OF W. MASON CREEK ST. AND S. HOBAN AVE. ELEVATION = 2674.48

PBM #2 FOUND 5/8" PIN AT THE INTERSECTION OF W. RICKON ST. AND S. INARA AVE. ELEVATION = 2672.11

Flood Plain Note

1. THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON PANEL 16001C0250J DATED OCTOBER 2, 2003.

Idaho Digline, Inc.

CALL BEFORE YOU DIG
50 SOUTH COLE ROAD
BOISE, ID 83709
1-800-342-1585
(208) 342-1585

Construction Staking Note

1. THE CONTRACTOR SHALL VERIFY CONSTRUCTION STAKES WITH THE CONSTRUCTION PLANS AND THE PROJECT BENCHMARK PRIOR TO CONSTRUCTING THE IMPROVEMENTS REFERENCED BY THESE CONSTRUCTION PLANS. IF A DISCREPANCY IS OBSERVED BETWEEN CONSTRUCTION STAKING AND THE CONSTRUCTION PLANS THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER FOR CLARIFICATION PRIOR TO THE START OF PLACEMENT OF THE IMPROVEMENT.

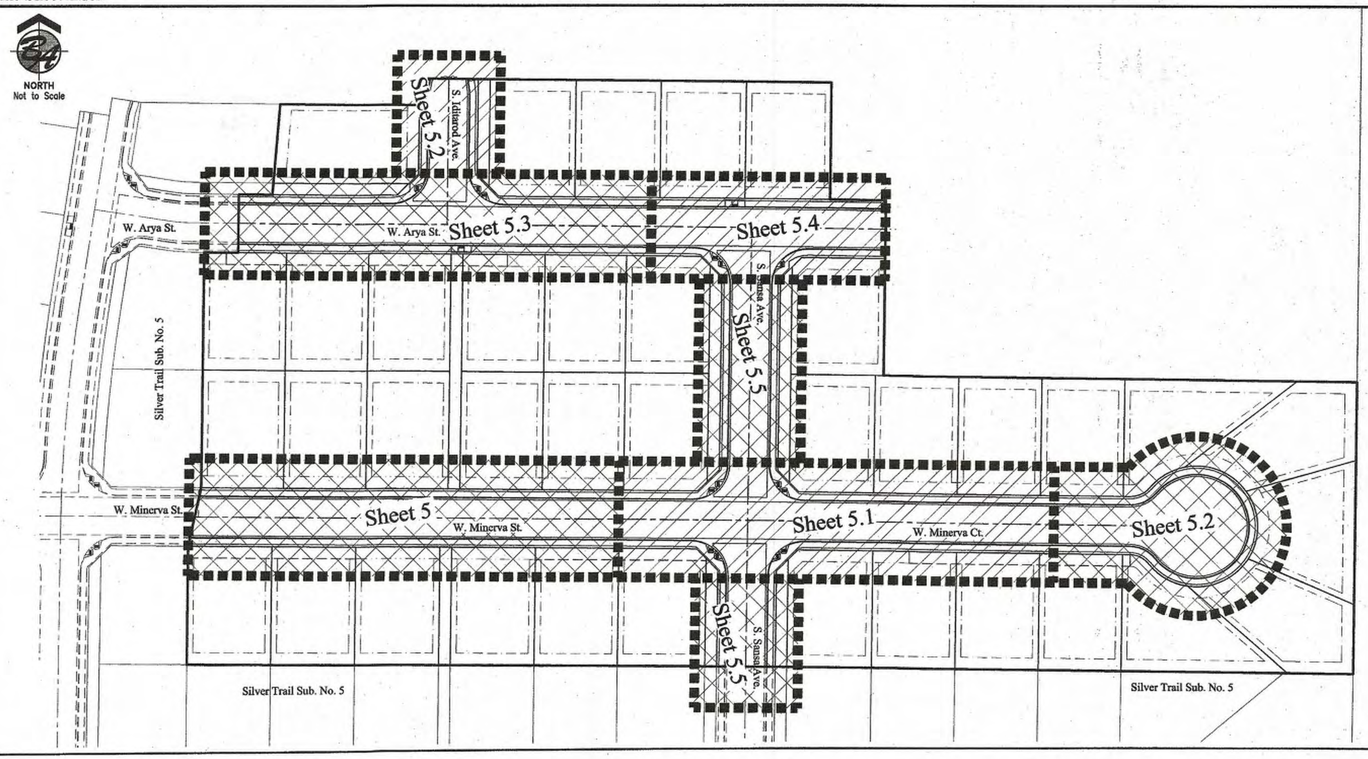
Erosion Control - Storm Water Pollution Prevention Note

PRIOR TO CONSTRUCTION CONTRACTOR(S) SHALL BE RESPONSIBLE TO VERIFY THAT A NOTICE OF INTENT TO CONSTRUCT (NOI) HAS BEEN FILED AND ACCEPTED BY THE ENVIRONMENTAL PROTECTION AGENCY (EPA). THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR COMPLYING WITH THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP).

Legend

- SUBDIVISION BOUNDARY
- LOT LINE
- STREET CENTERLINE
- EXISTING FENCE
- EXISTING EDGE OF PAVEMENT
- PROPOSED PUBLIC UTILITY & KUNA CITY EASEMENT, SEE PLAT (SHEETS 2-2.2)
- PROPOSED KUNA CITY EASEMENT, SEE PLAT (SHEETS 2-2.2)
- PROPOSED ACHD EASEMENT, SEE PLAT (SHEETS 2-2.2)
- ASPHALT SAW-CUT LINE
- EXISTING CURB AND GUTTER
- CONSTRUCT 3" ROLLED CURB & GUTTER
- EXISTING SANITARY SEWER MAIN LINE
- CONSTRUCT SANITARY SEWER MAIN LINE, SIZE NOTED
- CONSTRUCT 4" TYPE "F" SEWER SERVICE PER ISPWC SD-511, SEE DETAIL 7, SHEET 8
- EXISTING WATER MAIN LINE
- CONSTRUCT WATER MAIN LINE, SEE SHEET 3.2 FOR SIZES
- CONSTRUCT WATER SERVICE PER CITY OF KUNA SD-K401.75
- 70.00 TRC — FINISH GRADE ELEVATION @ TOP BACK OF ROLLED CURB
- 70.00 LOG — FINISH GRADE ELEVATION @ LIP OF GUTTER
- 70.00 FL — FINISH GRADE ELEVATION @ FLOW LINE
- 70.00 FG — FINISH GRADE ELEVATION @ TOP OF PAVEMENT SURFACE
- 2.00% — GRADE AND DIRECTION
- 2.00% EG — EXISTING GRADE AND DIRECTION
- G.C. — GRADE CHANGE
- G.B. — GRADE BREAK
- (7) — KEYNOTE REFERENCE
- INSTALL WATER VALVE, SAME SIZE AS MAIN LINE
- INSTALL COMBINATION AIR RELEASE/VACUUM VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- INSTALL LED STREET LIGHT
- EXISTING LED STREET LIGHT
- (2) — LOT NUMBER
- INSTALL SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- INSTALL STORM DRAIN MANHOLE, SEE SHEETS 4 AND 4.1
- INSTALL TYPE II TERMINUS BARRICADE W/KICK PLATE AT BASE FOR CANE DETECTION, AS PER MUTCD PROVISIONS SECTION 6D.02 AND ACHD SUPPLEMENTAL DRAWING SD-1132-A
- INSTALL TYPE III TERMINUS BARRICADE STATING "THIS ROAD WILL BE EXTENDED IN THE FUTURE", AS PER ACHD SUPPLEMENTAL DRAWING DRAWING SD-1132-B

Profile Sheet Index



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 Greg Kassek DATE: 3/24/2020
ADA COUNTY HIGHWAY DISTRICT

Sheet Index

1	TITLE SHEET AND INDEX
1.1	CONSTRUCTION NOTES
2	FINAL PLAT
2.1	FINAL PLAT
3	COMPOSITE SITE PLAN
3.1	COMPOSITE SANITARY SEWER PLAN
3.2	COMPOSITE WATER AND STREET LIGHT PLAN
3.3	COMPOSITE PRESSURE IRRIGATION PLAN
4	STORM DRAINAGE DETAILS - BASIN A & B
4.1	STORM DRAINAGE DETAILS - BASIN C & D
5	PLAN PROFILE - W. MINERVA ST.
5.1	PLAN PROFILE - W. MINERVA ST. & W. MINERVA CT.
5.2	PLAN PROFILE - W. MINERVA CT. & S. EDITAROD AVE.
5.3	PLAN PROFILE - W. ARYA ST.
5.4	PLAN PROFILE - W. ARYA ST.
5.5	PLAN PROFILE - S. SANSA AVE.
6	CONSTRUCTION DETAILS
6.1	CONSTRUCTION DETAILS
6.2	CONSTRUCTION DETAILS
L1	LANDSCAPE PLAN
L2	LANDSCAPE PLAN
L3	LANDSCAPE PLAN

B&A Engineers, Inc.
Consulting Engineers, Surveyors & Planners
5505 W. Franklin Rd. Boise, Id. 83705
(208) 343-3381

PROFESSIONAL ENGINEER 4116 STATE OF IDAHO JOSEPH D. CANNING

Title Sheet and Index

Silver Trail Subdivision No. 6

A RE-SUBDIVISION OF A PORTION OF LOT 88, BLOCK 1 OF DAWSON RIDGE SUBDIVISION NO. 6 SITUATE IN THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 1 WEST, AND A PORTION OF LAND SITUATE IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, KUNA CITY, ADA COUNTY, IDAHO.

Revisions

REV.	DESC.	DATE/BY
A	CITY OF KUNA COMMENTS DATED SEPTEMBER 10, 2019	09-23-19 JJH
B	ACHD COMMENTS DATED NOVEMBER 19, 2019	12-2-19 JJH

SCALE: AS SHOWN
DATE: AUGUST 12, 2019
DRAWN BY: J.L. HALL
CHECKED BY: J.D. CANNING
PROJECT NO. [illegible]
DRAWING FILE NAME: Silver Trail 6 Cover Plans.dwg

SHEET NO: 1

RECEIVED
JAN 23 2020
ACHD DEV SVCS

City of Kuna General Notes

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

Ada County Highway District General Notes

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE I.S.P.W.C. AND ACHD SUPPLEMENTAL SPECIFICATIONS. NO EXCEPTIONS TO DISTRICT POLICY STANDARDS AND THE I.S.P.W.C. WILL BE ALLOWED UNLESS SPECIFICALLY AND PREVIOUSLY APPROVED IN WRITING BY THE DISTRICT.
2. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING FACILITIES WITHIN THE CONSTRUCTION AREA UNTIL IMPROVEMENTS ARE IN PLACE AND FUNCTIONING.
3. ALL CONTRACTORS WORKING WITHIN THE PROJECT BOUNDARIES ARE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE SAFETY LAWS OF ANY JURISDICTIONAL BODY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES, AND CONTROL OF TRAFFIC WITHIN AND AROUND THE CONSTRUCTION AREA.
4. ALL MATERIAL FURNISHED ON OR FOR THE PROJECT MUST MEET THE MINIMUM REQUIREMENTS OF THE APPROVING AGENCIES AND THE JURISDICTIONAL BODY OR AS SET FORTH THEREIN WHICHEVER IS MORE RESTRICTIVE.
5. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
6. WORK SUBJECT TO APPROVAL BY ANY POLITICAL SUBDIVISION OR AGENCY MUST BE APPROVED PRIOR TO: (A) BACKFILLING TRENCHES FOR PIPE; (B) PLACING OF AGGREGATE BASE; (C) PLACING OF CONCRETE; (D) PLACING OF ASPHALT PAVING. WORK DONE WITHOUT SUCH APPROVAL SHALL NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY OF PERFORMING THE WORK IN AN ACCEPTABLE MANNER.
7. ALL CONTRACTORS WORKING WITHIN THE PUBLIC ROAD RIGHT-OF-WAY ARE REQUIRED TO SECURE A RIGHT-OF-WAY CONSTRUCTION PERMIT FROM A.C.H.D. AT LEAST TWENTY-FOUR (24) HOURS PRIOR TO ANY CONSTRUCTION.
8. STREET CONSTRUCTION INSPECTION WITHIN PUBLIC RIGHT-OF-WAYS SHALL BE PERFORMED BY THE ADA COUNTY HIGHWAY DISTRICT. CONTACT ACHD INSPECTION SERVICES AT 387-6284 A MINIMUM OF 24-HOURS PRIOR TO REQUESTING AN INSPECTION.
9. ALL STREET WIDENING CUTS SHOWN HEREON SHALL CONFORM TO THE I.S.P.W.C. SD-301 AND ACHD SUPPLEMENTAL DRAWINGS SD-303 & SD-806.
10. IF ANY UTILITY OR IRRIGATION FACILITY INTERFERES WITH REQUIRED STREET IMPROVEMENTS ALL SUCH UTILITIES OR IRRIGATION FACILITIES WILL BE RELOCATED AS TO NOT INTERFERE WITH REQUIRED STREET IMPROVEMENTS AT THE OWNERS EXPENSE. ALL IRRIGATION FACILITY IMPROVEMENTS SHALL BE APPROVED BY SOUTH BOISE MUTUAL IRRIGATION COMPANY.
11. 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: 12-3-19. VARIANCE FOR INSTALLATION OF EXTERIOR MONITORING WELLS FOR DRAINAGE FACILITIES.
12. ACHD INSPECTION STAFF CLOSELY MONITORS PEDESTRIAN FACILITIES FOR COMPLIANCE WITH ADA STANDARDS. SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2.0%; THERE ARE NO "TOLERANCES" ALLOWED.
13. ALL PAVEMENT CUTS MUST BE A MINIMUM OF 2 FEET WIDE. IF A PAVEMENT CUT IS REQUIRED IN A PUBLIC ROADWAY INCLUDED IN THE FIVE YEAR MORATORIUM, A WRITTEN REQUEST MUST BE DIRECTED TO THE ACHD UTILITY COORDINATOR AND APPROVED BY THE PAVEMENT CUT REVIEW COMMITTEE.
14. CONSTRUCTION OF ALL PAVEMENT MATCHES (INCLUDING DRIVEWAY APPROACHES AND UTILITY CUT STREET REPAIRS) WITHIN ACHD RIGHT-OF-WAY TO MATCH THE EXISTING STREET PAVEMENT SECTION OR TO USE THE FOLLOWING: PRINCIPAL ARTERIAL ROADWAYS SHALL BE SP-3, 1/2" MIX, PG 64-28 5" THICK, AS A MINIMUM WITH 4" OF 3/4" BASE AND 25" OF 6" MINUS PIT RUN; MINOR ARTERIAL ROADWAYS SHALL BE SP-3, 1/2" MIX, PG 64-28 5" THICK, AS A MINIMUM WITH 4" OF 3/4" BASE AND 25" OF 6" MINUS PIT RUN. COLLECTOR, LOCAL COMMERCIAL, AND LOCAL INDUSTRIAL ROADWAYS SHALL BE SP-3, 1/2" MIX, PG 64-28 3" THICK, AS A MINIMUM WITH 4" OF 3/4" BASE AND 20" OF 6" MINUS PIT RUN; LOCAL RESIDENTIAL ROADWAYS AND ALLEYS SHALL BE A SP-3, 1/2" MIX, PG 58-28 2-1/2" THICK, AS A MINIMUM WITH 4" OF 3/4" BASE AND 14" OF 6" MINUS PIT RUN. *USE WHICHEVER PAVEMENT SECTION IS GREATER.*
15. ABANDONED BUILDINGS, TEST PITS, OR WATERWAYS LOCATED WITHIN CURRENT OR FUTURE RIGHT-OF-WAY SHALL BE RE-EXCAVATED TO NATIVE SOIL AND BACKFILLED WITH STRUCTURAL FILL PER ISPWC SPECIFICATIONS. PROVIDE SOILS DATA TO VERIFY NATIVE MATERIAL MEETS THE REQUIREMENTS FOR ENGINEERED FILL PER ISPWC SPECIFICATIONS AND A COPY OF THE COMPACTION TESTS.
16. TRUNCATED DOMES SHALL BE INSTALLED IN ALL PEDESTRIAN RAMPS LOCATED WITHIN THE RIGHT-OF-WAY PER I.S.P.W.C. SD-712. DOMES SHALL BE RIGID INSERTS WE-SET INTO CONCRETE (CONCRETE STAMPS AND ADHESIVE MATS NOT ALLOWED) AND SHALL BE COLORED "TRAFFIC YELLOW".

Water Construction Notes

1. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER SERVICE TO ALL EXISTING WATER USERS AFFECTED BY CONSTRUCTION.
2. CONTRACTOR SHALL PREVENT THE ENTRY OF ANIMALS, DIRT AND OTHER FOREIGN MATTER INTO PIPES AND SHALL NOT LEAVE ANY OPEN PIPE END AT ANY TIME WHEN ABSENT FROM THE WORK SITE.
3. ALL WATER MAIN LINE PIPE SHALL BE PVC CONFORMING TO AWWA C-900 DR 18 (235 PSI) OR CLASS 152 CEMENT MORTAR LINED DUCTILE IRON CONFORMING TO AWWA C-152. ALL FITTINGS SHALL BE DUCTILE IRON CONFORMING TO AWWA C-110.
4. ALL WATER MAIN LINE PIPE, AND SERVICES SHALL BE BEDDED WITH TYPE I OR TYPE III BEDDING. IN AREAS OF ROCK EXCAVATION, BEDDING SHALL BE SIX (6) INCHES BELOW THE BOTTOM OF PIPE.
5. MINIMUM DEPTH FOR ALL WATER MAIN PIPE SHALL BE FOUR (4) FEET FROM FINISHED GRADE TO TOP OF PIPE.
6. COMPACT TRENCH BACKFILL TO 95% OF ASTM D 698 (MINIMUM).
7. TAPE NO. 12 DIRECT BURIAL TRACER WIRE TO THE CROWN OF WATER MAIN PIPE AND SERVICE LINES. LOOP THE TRACER WIRE FROM THE MAIN LINE TO EACH SERVICE VAULT ALONG THE SERVICE PIPE AND BACK TO THE MAIN LINE. THE TRACER WIRE SHALL BE ACCESSIBLE AT ALL VALVE BOXES AND SHALL BE EXTENDED ALONG THE OUTSIDE OF THE LOWER PORTION AND ALONG THE INSIDE OF THE UPPER PORTION OF THE VALVE BOX. WIRE SHALL BE TAPED TO GATE VALVES SO IT IS ACCESSIBLE FROM ABOVE WITHOUT INTERFERING WITH VALVE OPERATION. CONDUCT AN ELECTRICAL CONTINUITY VERIFICATION TEST BEFORE PAVING.
8. ALL MAIN LINE WATER VALVES SHALL BE RESILIENT WEDGE GATE VALVES CONFORMING TO ANSI/AWWA C-509. ACCEPTABLE VALVES ARE MUELLER MODEL A-2360 AND A-2361 OR CLOW MODEL 2639 AND 2640. OTHER WATER VALVES MUST BE APPROVED BY THE CITY ENGINEER.
9. FURNISH ALL WATER VALVES WITH A STANDARD CAST IRON 5-1/4 INCH DIAMETER 3-PIECE ADJUSTABLE VALVE BOX. THE CAST IRON COVER SHALL BE DESIGNED TO SLIP INSIDE THE TOP BELL, MARKED WITH THE WORD "WATER" AS AN INTEGRAL PART OF THE COVER. A CONCRETE COLLAR SHALL BE REQUIRED WHEN LOCATED IN PAVEMENT.
10. ALL TEES, PLUGS, BENDS, AND OTHER LOCATIONS WHERE UNBALANCED FORCES EXIST, SHALL BE SECURED AND ANCHORED BY SUITABLE THRUST BLOCKING AS SHOWN ON ISPWC SD-403.
11. SLEEVE WATER SERVICE LINES IN A FOUR (4) INCH DIAMETER SCHEDULE 80 WATER CLASS PIPE WHEREVER THE SERVICE LINE CROSSES A STREET DRAINAGE SEEPAGE BED.
12. OPEN EACH METER SETTER AND VERIFY THAT THE CORPORATION STOP IS OPEN AND THE SERVICE IS OPERABLE BEFORE PAVING.
13. OPERATE EACH VALVE AND FIRE HYDRANT TO ENSURE PROPER FUNCTION BEFORE PAVING. A CITY OF KUNA REPRESENTATIVE SHALL OBSERVE THE TESTING.
14. LEAK-TEST, FLUSH AND DISINFECT ALL WATER MAIN LINES AFTER INSTALLATION OF ALL UTILITIES, BEFORE CONNECTING TO THE WATER DISTRIBUTION SYSTEM, AND BEFORE PAVING. PRESSURE TEST THE DISTRIBUTION SYSTEM PER ISPWC SECTION 401 .
15. THE CONTRACTOR MAY PRESSURE TEST ALL WATER LINES AFTER DISINFECTION AND FLUSHING BUT BEFORE INSTALLATION OF OTHER UTILITIES. AFTER ALL UTILITIES ARE INSTALLED AND PRIOR TO PAVING THE CONTRACTOR SHALL PERFORM A FINAL PRESSURE TEST WITH CITY PERSONNEL IN ATTENDANCE. THE CONTRACTOR SHALL FURNISH ALL PERSONNEL AND EQUIPMENT NECESSARY TO CONDUCT THE TEST.
16. DISINFECT AND FLUSH WATER MAINLINES ACCORDING TO ISPWC DIVISION 400. THE DISINFECTION AND FINAL FLUSHING SHALL BE TESTED TO DETERMINE IF THE APPROPRIATE MINIMUM CHLORINE RESIDUALS HAVE BEEN MET.
17. SAMPLE AND TEST ALL WATER LINES FOR BACTERIAL COLIFORMS. ALL WATER LINES SHALL PASS THE REQUIRED BACTERIOLOGICAL TEST BEFORE BEING PUT INTO SERVICE.
18. CONTRACTOR SHALL PROVIDE BACTERIAL TEST REPORTS FROM A CERTIFIED LABORATORY SHOWING THAT THE WATER LINES HAVE PASSED BACTERIA SAFETY REQUIREMENTS. A CITY OF KUNA REPRESENTATIVE SHALL OBSERVE THE SAMPLE EVENT.
19. LOCATE VALVES, FLANGED OR M.J., IN THE STREET UNLESS EXPLICITLY APPROVED BY THE CITY ENGINEER. SET ALL GATE VALVES AS CLOSE (FLANGE CONNECTED) AS POSSIBLE TO WATER MAIN LINE FITTINGS.
20. CONTRACTOR SHALL FIELD VERIFY ALL VALVE BOX LID ELEVATIONS TO ENSURE THAT LID ELEVATIONS MATCH FINAL STREET GRADE, AND ALL METER LID ELEVATIONS MATCH SIDEWALK ELEVATIONS.
21. LOCATE ALL WATER METERS AND FIRE HYDRANTS OUT OF THE ROAD RIGHT-OF-WAY. PROVIDE AT LEAST ONE (1) FOOT SEPARATION BETWEEN BACK OF SIDEWALK (OR CURB IF NO SIDEWALK) AND THE LEADING EDGE OF ANY FIRE HYDRANT.
22. THE CONTRACTOR SHALL LOCATE AND MARK ALL EXISTING SERVICE CONNECTIONS WITH AN 8 FOOT 2" X 4" BOARD OR METAL T POST PAINTED BLUE.
23. PAVING CONTRACTOR SHALL SET WATER VALVE RISERS IN CONCRETE COLLARS PER ISPWC STANDARD DRAWING SD-406.
24. ALL FIRE HYDRANTS SHALL BE DRY BARREL CONFORMING TO AWWA C-502, INSTALLED PER ISPWC SECTION 403 AND ISPWC DWG SD-404. FIRE HYDRANTS SHALL HAVE A FIVE (5) FOOT SETTING MINIMUM, 150 PSI WORKING PRESSURE, ONE 4-1/2 INCH DIAMETER NATIONAL STANDARD PUMPER NOZZLE EQUIPPED WITH STORZ FITTING, AND TWO 2-1/2 INCH DIAMETER NATIONAL STANDARD THREAD FIRE HOSE NOZZLES. THE VALVE OPERATOR SHALL OPEN COUNTER CLOCKWISE. THE HYDRANT SHALL BE EQUIPPED WITH A DRAIN THAT OPENS WHEN THE HYDRANT IS CLOSED; AND A SIX (6) INCH FLANGED BY MECHANICAL JOINT RESILIENT WEDGE GATE VALVE ATTACHED DIRECTLY TO THE WATER MAIN LINE TEE. ALPHA RESTRAINT ALLOWED.
25. FIRE HYDRANTS SHALL BE CLOW MEDALLION, WATEROUS PACER 100, OR MUELLER A423. NO OTHERS WILL BE ACCEPTED. MAXIMUM HYDRANT SPACING SHALL BE 500 FEET. HYDRANT LOCATIONS SHALL BE APPROVED IN WRITING BY THE KUNA RURAL FIRE DEPARTMENT AND SUBMITTED WITH THE CONSTRUCTION PLANS FOR FINAL REVIEW AND APPROVAL BY THE CITY ENGINEER.
26. INSTALL INDIVIDUAL ONE (1)-INCH WATER SERVICES FOR EACH CONNECTION FROM A SINGLE OR DUAL METER VAULT. EXTEND THE ONE (1)-INCH WATER SERVICE FOR EACH CONNECTION AT LEAST 10-FEET ON THE HOUSE SIDE OF THE METER, OR AS REQUIRED TO EXTEND PAST OTHER UTILITIES LOCATED WITHIN THE 10-FOOT UTILITY EASEMENT. DETAILS SHALL BE AS NOTED IN ISPWC DWG SD-401.
27. THE CITY OF KUNA SHALL FURNISH AND INSTALL WATER METERS.
28. CONTRACTOR SHALL PROVIDE EACH WATER SERVICE LEG WITH 18-INCH TALL ¾-INCH COPPER METER SETTER, CURB STOP, LOCKABLE SHUTOFF VALVE AND CHECK VALVE, 20-INCH DIAMETER BY 36-INCH TALL INSULATED METER BOX AS MANUFACTURED BY "MID-STATES PLASTICS, INC." WITH 20" X 1" FOAM INSULATION PADS AND A CAST IRON FRAME AND COVER TAPPED WITH A 1-INCH DIAMETER RECESSED HOLE FOR THE CITY AUTOREAD METER SENSOR AS APPROVED BY THE CITY.
29. METER BOXES SHALL BE LOCATED ON THE NORTH OR EAST SIDE OF THE PROPERTY, OR IN CASE OF DUAL WATER SERVICE, ON THE NORTH OR EAST SIDE OF THE COMMON PROPERTY LOT LINE.
30. THE CENTERLINE OF THE METER SETTER SHALL BE LOCATED 18-INCHES BELOW FINISH GRADE. METERS SHALL BE PLACED 18-INCHES INSIDE THE PROPERTY LINE AND 18-INCHES AWAY FROM THE SIDE LOT LINE.
31. MULTIPLE TAPS IN THE SAME PIPE JOINT SHALL BE STAGGERED AND SHALL BE SEPARATED BY A MINIMUM OF ONE AND A HALF (1 ½) FEET OR AS LISTED IN THE PIPE MANUFACTURERS RECOMMENDATIONS, WHICHEVER IS GREATER

Irrigation Notes

1. THE DEVELOPER SHALL NOTIFY ALL LOT PURCHASERS THAT THERE MUST BE NO INTERCONNECTION BETWEEN THE PRESSURE IRRIGATION SYSTEM AND HOUSE PLUMBING. OUTSIDE HOUSE FAUCETS MUST ONLY BE CONNECTED TO THE MUNICIPAL POTABLE WATER SYSTEM THROUGH THE HOUSE SERVICE CONNECTION.
2. INSTALL PRESSURIZED IRRIGATION SYSTEMS CONSISTING OF IRRIGATION MAINS AND INDIVIDUAL SERVICE CONNECTIONS TO EACH LOT.
3. CONNECTION TO THE CITY OF KUNA MUNICIPAL WATER (POTABLE) SYSTEM FOR IRRIGATION PURPOSES IS NOT ALLOWED.
4. LOT SERVICE REQUIREMENTS:

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

5. ALL IRRIGATION MAINLINES SHALL BE INSTALLED SUCH THAT AIR AUTOMATICALLY VENTS DURING FILLING AND DRAINING. AUTOMATIC AIR/VACUUM RELIEF VALVES SHALL BE INSTALLED AT ALL HIGH POINTS IN THE SYSTEM AND IN LOCATIONS DETERMINED BY THE CITY ENGINEER. IN LIEU OF AUTOMATIC VENTS, THE CONTRACTOR MAY INSTALL SERVICES WITH THE TAP ON TOP OF THE MAIN AT THE HIGH POINT WITH THE SERVICE LINE LAID LEVEL OR RISING TO THE SERVICE BOX.
6. ALL IRRIGATION MAINS SHALL FREELY DRAIN. "FREELY DRAIN" MEANS TO DRAIN BY GRAVITY INTO A DRAINAGE SWALE, DRAINAGE POND, DRAINAGE DITCH OR ADEQUATELY SIZED DRY WELL. THE DRAIN SYSTEM SHALL INCLUDE MANUALLY OPERATED VALVES AS DETAILED IN CITY OF KUNA STANDARD DETAILS. LOCATE DRAINS IN COMMON AREAS, ALONG PATHWAYS OR STREET FRONTAGES UNLESS SPECIFICALLY APPROVED OTHERWISE BY THE CITY ENGINEER.
7. PIPE DEPTH: ALL IRRIGATION MAIN LINES NOT WITHIN ROAD RIGHT OF WAY (ROW) SHALL HAVE AT LEAST THREE (3) FEET OF COVER FROM FINISH GRADE TO CROWN OF PIPE IF THE PIPE IS FREE DRAINING. A MINIMUM OF FOUR (4) FEET OF COVER SHALL BE REQUIRED FROM FINISH GRADE TO CROWN OF PIPE UNDER ROADWAYS AND WHERE PIPE IS NOT FREE-DRAINING.
8. PRESSURE IRRIGATION MAIN LINE PIPING 4 INCH DIAMETER AND LARGER SHALL BE CONSTRUCTED OF POLYVINYL CHLORIDE (PVC), DR21 (200 PSI), CONFORMING TO ASTM D2241.
9. PRESSURE IRRIGATION MAIN LINE PIPING IN THE R.O.W. AND PARALLEL TO CENTER LINE SHALL BE PVC, C900 DR 18.
10. 4 INCH DIAMETER AND LARGER PIPE SHALL HAVE RUBBER GASKETED JOINTS.
11. PRESSURE IRRIGATION PIPE SHALL BE CLEARLY MARKED WITH TYPE, CLASS OR THICKNESS. LETTERING SHALL BE LEGIBLE AND PERMANENT.
12. ALL IRRIGATION PIPE SHALL BE INSTALLED WITH FINDER TAPE. TAPE SHALL BE TWO (2) INCHES WIDE, PURPLE IN COLOR, WITH THE WORDS "DANGER-UNSAFE WATER" OR "NON-POTABLE WATER" CLEARLY MARKED ALONG THE LENGTH OF THE TAPE. TAPE SHALL BE PLACED BETWEEN SIX (6) INCHES BELOW GROUND SURFACE AND SIXTEEN (16) INCHES ABOVE THE TOP OF PIPE.
13. TAPE A #12 DIRECT BURIAL TRACER WIRE ALONG THE CROWN OF THE PRESSURE IRRIGATION MAINLINE. LOOP THE TRACER WIRE FROM THE MAINLINE TO EACH SERVICE BOX AND BACK TO THE MAINLINE. THE TRACER WIRE SHALL BE ACCESSIBLE AT ALL VALVE BOXES AND EXTENDED ALONG THE OUTSIDE OF THE LOWER PORTION AND ALONG THE INSIDE OF THE UPPER PORTION OF THE VALVE BOX. CONDUCT AN ELECTRICAL CONTINUITY TEST BEFORE PAVING TO VERIFY TRACER WIRE INTEGRITY .
14. EQUIP EACH PRESSURE IRRIGATION SERVICE WITH A METAL OR PLASTIC TAG (YUCKY FACE) "NON-POTABLE WATER-DO NOT DRINK".
15. VALVES 4 INCH DIAMETER AND LARGER SHALL BE RESILIENT WEDGE GATE VALVES CONFORMING TO THE REQUIREMENTS OF ANSI/AWWA C509, WITH MECHANICAL OR FLANGED JOINTS AND 2 INCH SQUARE OPERATING NUT. ACCEPTABLE VALVES ARE MUELLER MODEL A-2360 AND A-2361 OR CLOW MODEL 2639 AND 2640. ANY OTHERS MUST BE SPECIFICALLY APPROVED BY THE CITY ENGINEER. VALVE BOXES FOR VALVES 4 INCH DIAMETER AND LARGER SHALL BE STANDARD CAST IRON 5 1/4 INCH DIAMETER ADJUSTABLE VALVE BOX.
16. VALVES FOR STREET CROSSINGS SHALL BE PLACED WITHIN 2 FEET OF THE BACK EDGE OF SIDEWALK.
17. FITTINGS SHALL BE CAST IRON, DUCTILE IRON, PVC, BRASS OR STAINLESS STEEL, AND SHALL HAVE A MINIMUM PRESSURE RATING EQUAL TO OR GREATER THAN 200 PSI. ALL FITTINGS FOUR (4) INCHES AND LARGER SHALL BE DUCTILE IRON WITH FLANGED OR MECHANICAL JOINTS. THRUST BLOCKS OR OTHER CITY ENGINEER APPROVED RESTRAINTS SHALL BE PROVIDED AT CHANGES OF DIRECTION.
18. IRRIGATION SYSTEMS SHALL BE PRESSURE TESTED IN ACCORDANCE WITH ISPWC SPECIFICATIONS FOLLOWING INSTALLATION OF ALL OTHER UTILITIES AND BEFORE PAVING. TESTING SHALL BE OBSERVED BY A CITY REPRESENTATIVE.

Sewer Construction Not

Silver Trail Subdivision No. 6

A re-subdivision of a portion of Lot 68, Block 1 of Danskin Ridge Subdivision No. 6 situate in the west half of the southwest quarter of the northeast quarter of Section 11, Township 2 North, Range 1 West, and a portion of land situate in the southwest quarter of the northeast quarter of Section 11, Township 2 North, Range 1 West, Boise Meridian, Kuna City, Ada County, Idaho.

2019

NORTH

HORIZONTAL SCALE: 1"=50'



See Sheet 2 For Notes, Line Table, & Curve Table

B&A Engineers, Inc.
Consulting Engineers, Surveyors & Planners
5505 W. Franklin Rd. Boise, Id. 83705
(208) 343-3381

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Final Plat

Silver Trail Subdivision No. 6

A RE-SUBDIVISION OF A PORTION OF LOT 68, BLOCK 1 OF DANSKIN RIDGE SUBDIVISION NO. 6 SITUATE IN THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 1 WEST, AND A PORTION OF LAND SITUATE IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, KUNA CITY, ADA COUNTY, IDAHO.

Revisions

REV.	DESC.	DATE/BY
9	ACHD COMMENTS DATED NOVEMBER 19, 2019	12-2-19 AH

SCALE: AS SHOWN
DATE: AUGUST 12, 2019
DRAWN BY: J.J. HALL
CHECKED BY: J.D. CANNING
PROJECT NO. ET06-D
DRAWING FILE NAME: Silver Trail 6 Const Plans.dwg

SHEET NO: 2

Silver Trail Subdivision No. 6

Notes

1. Irrigation water will be provided by the City of Kuna in compliance with Idaho Code Section §31-3805(1)(b). All lots within this subdivision will be entitled to irrigation rights through Boise-Kuna Irrigation District, and will be obligated for assessments from the City of Kuna.
2. All references to Homeowners' Association hereon are to the Silver Trail Subdivision Homeowners' Association and the owners of the lots, within said subdivision, jointly pursuant to the Master Declaration of Covenants, Conditions, and Restrictions, recorded as Instrument No. _____, as amended and as may be amended from time to time.
3. Any resubdivision of this plat shall comply with the applicable zoning regulations in effect at the time of the resubdivision and may require amendment of the development agreement.
4. Building setbacks and dimensional standards in this subdivision shall be in compliance with the applicable zoning regulations of the City of Kuna and conditions of the staff report for Silver Trail Subdivision.
5. Lots shall not be reduced in size without prior approval from the health authority.
6. Lots 15 and 19, Block 13; Lots 17 and 31, Block 14; Lots 10 and 17, Block 15; Lot 3, Block 17; and Lot 5, Block 18 are designated as common area lots to be owned and maintained by the Homeowners' Association. The Homeowners' Association (HOA), it's ownership, and maintenance commitments cannot be dissolved without express written consent from the City of Kuna, Idaho. All improved individual lots are subject to the fractional share of the irrigation assessment for each HOA common lot(s) that receive(s) municipal irrigation, as determined by the City of Kuna. If the assessment is not paid by the HOA, the individual improved lots are subject to a lien for non-payment.
7. No easement shown or designated hereon shall preclude the construction and maintenance of hard-surfaced driveways, landscaping (except trees), parking, or other such non-permanent improvements.
8. All easements are parallel (or concentric) to the lines (or arcs) that they are dimensioned from unless otherwise noted.
9. Public utility easement is hereby reserved as follows:
   - 10-feet wide along public right-of-ways.
10. Water, sewer, drainage, and irrigation easements are hereby dedicated to the City of Kuna for the installation and maintenance of lines as shown hereon (unless otherwise dimensioned).
    - 10-feet wide along public right-of-ways and the exterior boundary.
    - 10-feet wide along and centered on interior lot lines.
11. Direct lot access to S. School Ave. is prohibited unless specifically approved in writing by the Ada County Highway District and the City of Kuna.
12. Maintenance of any irrigation, drainage pipe, or ditch crossing a lot is the responsibility of the lot owner unless such responsibility is assumed by an irrigation/drainage district.
13. This development recognizes Idaho Code Section §22-4503, Right to Farm Act, which states: "No Agricultural operation, agricultural facility or expansion thereof shall be or become a nuisance, private or public, by any changed conditions in or about the surrounding non-agricultural activities after it has been in operation for more than one (1) year, when the operation, 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.
14. Portions of Lots 12, 13, 17, and 18, Block 13; Lots 19-22, Block 14; and Lots 5, 6, 9, 10, & 12, Block 15 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. 2015-103258, 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.
15. This development is subject to a License Agreement, Inst. No. _____ to benefit the Ada County Highway District.

Curve Table

Curve	Delta	Radius	Arc	Chord Bearing	Chord Distance
C1	51°19'04"	20.00'	17.91'	N63°42'57"W	17.32'
C2	282°38'08"	52.00'	256.51'	N0°37'31"E	65.00'
C3	43°48'22"	52.00'	39.76'	S59°57'36"E	38.80'
C4	65°59'00"	52.00'	59.88'	N65°08'43"E	56.63'
C5	68°08'52"	52.00'	61.85'	N1°55'13"W	58.27'
C6	65°05'42"	52.00'	59.08'	N68°32'30"W	55.95'
C7	39°36'12"	52.00'	35.94'	S59°06'33"W	35.23'
C8	51°19'04"	20.00'	17.91'	N64°57'59"E	17.32'

Reference Documents

Subdivision Plats

- Danskin Ridge Subdivision No. 6
  Book 103, Pages 13739-13741
- Prairie Clover Estates Subdivision
  Book 69, Pages 7074-7075
- Silver Trail Subdivision No. 1
  Book 108, Pages 15053-15056
- Silver Trail Subdivision No. 3
  Book 115, Pages 17157-17159

Certificate of Owners

KNOW ALL MEN BY THESE PRESENTS: That the undersigned does hereby certify that it is the owner of a certain tract of land to be known as SILVER TRAIL SUBDIVISION NO. 4, and that it intends to include the following described land in this plat:

A re-subdivision of a portion of Lot 68, Block 1 of Danskin Ridge Subdivision No. 6 as shown in Book 103 of Plats at Pages 13739 through 13741, records of Ada County, Idaho, and adjoining land situate in the southwest quarter of the northeast quarter of Section 11, Township 2 North, Range 1 West, Boise Meridian, Kuna City, Ada County, Idaho, and being more particularly described as follows:

Commencing at the southwest corner of said Section 11; thence N00°36'21"E, 2,416.83 feet along the westerly boundary of the southwest quarter of said Section 11 and along the centerline of South Ten Mile Road to a point which bears S00°36'21"W, 240.72 feet from the northwest corner of the southwest quarter of said Section 11; thence S89°27'25"E, 1,317.32 feet along a random line to the southwesterly corner of said Lot 68 and to the southwest corner of Silver Trail Subdivision No. 3 as shown in Book 115 of Plats at Pages 17157 through 17159, records of Ada County, Idaho, also being the northwest corner of Prairie Clover Estates Subdivision as shown in Book 69 of Plats at Pages 7074 through 7075, records of Ada County, Idaho; thence S89°27'25"E, 901.52 feet along the southerly boundary of said Lot 68 and said Silver Trail Subdivision No. 3 and the northerly boundary of said Prairie Clover Estates Subdivision to the southeast corner of said Silver Trail Subdivision No. 3; thence S89°27'25"E, 302.45 feet, continuing along the southerly boundary of said Lot 68 and the northerly boundary of said Prairie Clover Estates Subdivision; thence S28°49'19"E, 167.91 feet along said southerly boundary and the northeasterly boundary of said Prairie Clover Estates Subdivision; thence S25°24'22"E, 68.01 feet along said southerly boundary and said northeasterly boundary; thence N00°53'44"E, 444.97 feet along said southerly boundary to the center quarter corner of said Section 11; thence S89°23'22"E, 655.00 feet along said southerly boundary to the southeast corner of said Danskin Ridge Subdivision No. 6; thence S89°23'08"E, 654.95 feet; thence N00°39'28"E, 326.40 feet to the Point of Beginning:

Thence N89°22'29"W, 994.21 feet;
Thence N00°37'31"E, 100.00 feet;
Thence N12°28'31"E, 51.09 feet;
Thence N00°37'31"E, 200.00 feet;
Thence S89°22'29"E, 28.69 feet;
Thence N00°37'31"E, 50.00 feet;
Thence S89°22'29"E, 28.69 feet;
Thence N04°52'11"E, 77.72 feet;
Thence S89°19'41"E, 118.18 feet;
Thence N00°40'19"E, 22.59 feet;
Thence S89°22'29"E, 351.34 feet;
Thence S00°37'31"W, 100.00 feet
Thence S89°22'29"E, 47.54 feet;
Thence S00°37'31"W, 150.00 feet;
Thence S89°22'29"E 403.66 feet;
Thence S00°39'28"W, 250.00 feet to the Point of Beginning.

Comprising 8.66 acres, more or less.

See Sheet 3 for Certificate of Owners Signature

B&A Engineers, Inc.
Consulting Engineers, Surveyors & Planners
5505 W. Franklin Rd. Boise, Id. 83705
(208) 343-3381

B&A Engineers, Inc.
Consulting Engineers, Surveyors & Planners
5505 W. Franklin Rd. Boise, Id. 83705
(208) 343-3381

Final Plat

Silver Trail Subdivision No. 6

A RE-SUBDIVISION OF A PORTION OF LOT 68, BLOCK 1 OF DANSKIN RIDGE SUBDIVISION NO. 6 SITUATE IN THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 1 WEST, AND A PORTION OF LAND SITUATE IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, KUNA CITY, ADA COUNTY, IDAHO.

Revisions

REV.	DESC.	DATE/BY

SCALE: AS SHOWN
DATE: AUGUST 12, 2019
DRAWN BY: J.L. HALL
CHECKED BY: J.D. CANNING
PROJECT NO. E106-D
DRAWING FILE NAME: Silver Trail 6 Const Plans.dwg

SHEET NO:
2.1

NORTH

40 0 40

HORIZONTAL SCALE: 1"=40'

S. Iditarod Ave.

S. Sansa Ave.

S. Forsaker Way

W. Arya St.

W. Minerva St.

W. Minerva Ct.

FUTURE PHASE OF SILVER TRAIL SUBDIVISION

SILVER TRAIL SUBDIVISION NO. 5

UNPLATTED

Block 13

Block 14

Block 15

Block 16

Block 17

Block 18

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: Greg Hossth DATE: 3/24/2020

ADA COUNTY HIGHWAY DISTRICT

SEE SHEET 3.1 FOR DETAILED SANITARY SEWER INFORMATION.
SEE SHEET 3.2 FOR DETAILED POTABLE WATER AND STREET LIGHT INFORMATION.
SEE SHEET 3.3 FOR DETAILED PRESSURE IRRIGATION INFORMATION.

B&A Engineers, Inc.
Consulting Engineers, Surveyors & Planners
5505 W. Franklin Rd. Boise, Id. 83705
(208) 343-3381

PROFESSIONAL ENGINEER
14116
STATE OF IDAHO
JOSEPH D. CANNON

Composite Site Plan

Silver Trail Subdivision No. 6

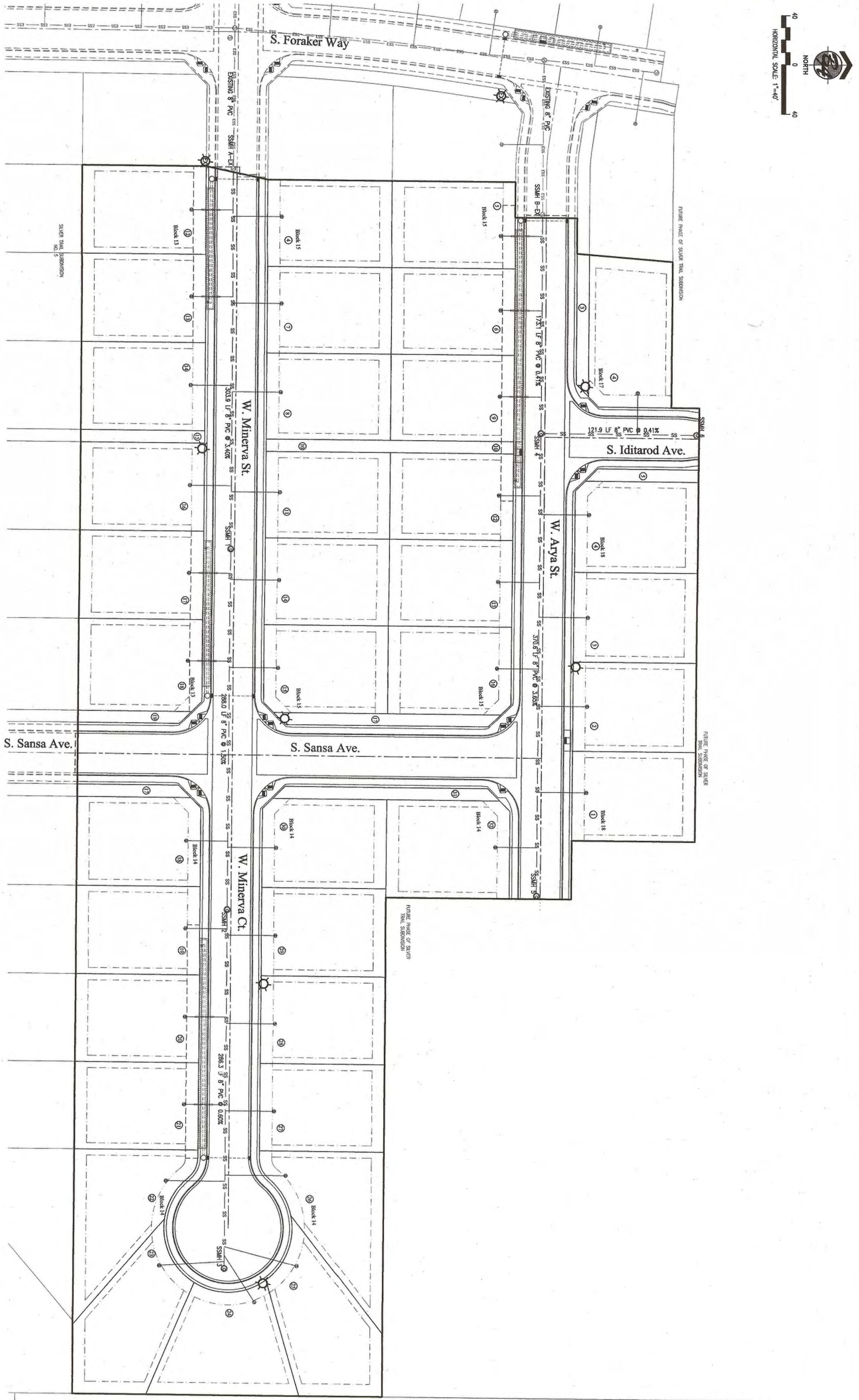
A RE-SUBDIVISION OF A PORTION OF LOT 68, BLOCK 1 OF DANSKIN RIDGE SUBDIVISION NO. 6 SITUATE IN THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 1 WEST, AND A PORTION OF LAND SITUATE IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, KUNA CITY, ADA COUNTY, IDAHO.

Revisions

REV.	DESC.	DATE/ BY
A	CITY OF KUNA COMMENTS DATED SEPTEMBER 10, 2019	09-23-19 JLH
B	ACHD COMMENTS DATED NOVEMBER 19, 2019	12-2-19 JLH

SCALE: AS SHOWN
DATE: AUGUST 12, 2019
DRAWN BY: J.L. HALL
CHECKED BY: J.D. CANNON
PROJECT NO. ET06-D
DRAWING FILE NAME: Silver Trail 6 Const Plans.dwg

SHEET NO:
3



SHEET NO: 3.1

SCALE: AS SHOWN
DATE: AUGUST 12, 2019
DRAWN BY: J.L. HALL
CHECKED BY: J.D. CANNING
PROJECT NO. ET06-D
DRAWING FILE NAME: Silver Trail 6 Const Plans.dwg

Revisions

REV.	DESC.	DATE/BY
A	CITY OF KUNA COMMENTS DATED SEPTEMBER 10, 2019	09-23-19 JLH
B	ACHD COMMENTS DATED NOVEMBER 19, 2019	12-2-19 JLH

Composite Sanitary Sewer Plan

Silver Trail Subdivision No. 6

A RE-SUBDIVISION OF A PORTION OF LOT 68, BLOCK 1 OF DANSKIN RIDGE SUBDIVISION NO. 6 SITUATE IN THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 1 WEST, AND A PORTION OF LAND SITUATE IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, KUNA CITY, ADA COUNTY, IDAHO.

REGISTERED PROFESSIONAL ENGINEER 4116 12-2-19 STATE OF IDAHO JOSEPH D. CANNING

B&A Engineers, Inc.
Consulting Engineers, Surveyors & Planners
5505 W. Franklin Rd. Boise, Id. 83705
(208) 343-3381

NORTH
40 0 40
HORIZONTAL SCALE: 1"=40'

INSTALL BLOWOFF
FUTURE PHASE OF SILVER TRAIL SUBDIVISION
S. Iditarod Ave.
114 LF 8" WATER MAIN
INSTALL LED STREET LIGHT 3864K ④
INSTALL FIRE HYDRANT
INSTALL 12x6 TEE & (1) 6" WATER VALVE (N)
REMOVE EXISTING BLOW-OFF, CONNECT NEW 8" WATER MAIN TO EXISTING 8" MAINLINE, AND RETAIN EXISTING 8" VALVE.
EXISTING 8" WATER
127 LF 8" WATER MAIN
81 LF 8" WATER MAIN
260 LF 8" WATER MAIN
103 LF 8" WATER MAIN
INSTALL 8" TEE & (2) 8" WATER VALVES (N&E)
INSTALL 8" TEE & (2) 8" WATER VALVE (W&E)
W. Arya St.
INSTALL LED STREET LIGHT 3865K ②
Block 18
Block 17
Block 15
Block 14
EXISTING LED STREET LIGHT 3863K (3863K IN SILVER TRAIL SUB NO. 5)
EXISTING FIRE HYDRANT-181 LF FROM START OF NEW WATER MAIN CONSTRUCTION IN W. ARYA ST.
S. Foraker Way
S. Sansa Ave.
152 LF 8" WATER MAIN
INSTALL FIRE HYDRANT
INSTALL 12x6 TEE & (1) 6" WATER VALVE (N)
INSTALL LED STREET LIGHT 3862K
INSTALL COMBINATION AIR RELEASE/VACUUM VALVE IN ACCORDANCE WITH I.S.P.W.C. STANDARD DRAWING SD-408-A.
INSTALL FIRE HYDRANT
98 LF 8" WATER MAIN
INSTALL LED STREET LIGHT 3861K
INSTALL FIRE HYDRANT
INSTALL LED STREET LIGHT 3860K
INSTALL 22.5° ELL, (1) 8x6 REDUCER & (1) 8" WATER VALVE (NE)
211 LF 8" WATER MAIN
10 LF 8" WATER MAIN
259 LF 8" WATER MAIN
370 LF 8" WATER MAIN
INSTALL 12x6 TEE & (1) 6" WATER VALVE (N)
W. Minerva St.
W. Minerva Ct.
INSTALL 8" CROSS AND (3) 8" VALVES (N,W,&E)
EXISTING LED STREET LIGHT 3858K (3852K IN SILVER TRAIL SUB NO. 5)
INSTALL LED STREET LIGHT 3859K
136 LF 8" WATER MAIN
REMOVE EXISTING BLOW-OFF, CONNECT NEW 8" WATER MAIN TO EXISTING 8" MAINLINE, AND INSTALL 8" VALVE.
SILVER TRAIL SUBDIVISION NO. 5
EXISTING FIRE HYDRANT 273 LF FROM START OF NEW WATER MAIN CONSTRUCTION IN W. MINERVA ST.
EXISTING LED STREET LIGHT
EXISTING FIRE HYDRANT
EXISTING FIRE HYDRANT
UNPLATTED

B&A Engineers, Inc.
Consulting Engineers, Surveyors & Planners
5505 W. Franklin Rd. Boise, Id. 83705
(208) 343-3301

PROFESSIONAL ENGINEER
JOSEPH D. CANNING
4116
STATE OF IDAHO
9/11/2019

Composite Water and Street Light Plan

Silver Trail Subdivision No. 6

A RE-SUBDIVISION OF A PORTION OF LOT 68, BLOCK 1 OF DANSKIN RIDGE SUBDIVISION NO. 6 SITUATE IN THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 1 WEST, AND A PORTION OF LAND SITUATE IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, KUNA COUNTY, ADA COUNTY, IDAHO.

Revisions

REV.	DESC.	DATE/BY
A	CITY OF KUNA COMMENTS DATED SEPTEMBER 10, 2019	09-23-19 JJH
B	ACHD COMMENTS DATED NOVEMBER 19, 2019	12-2-19 JJH

SCALE: AS SHOWN
DATE: AUGUST 12, 2019
DRAWN BY: J.L. HALL
CHECKED BY: J.D. CANNING
PROJECT NO. 17-06-D
DRAWING FILE NAME: Silver Trail 6 Const Plans.dwg

SHEET NO:
3.2

NORTH
40 0 40
HORIZONTAL SCALE: 1"=40'

3 LF 4" PVC STUB TO THE NORTH. INSTALL VALVE, CAP AND MARK TO SURFACE AT BOUNDARY FOR FUTURE CONNECTION. EG=2688.95 APPROX. 4" INVERT=2685.60
INSTALL 4" TEE
EXISTING STUB TO THE NORTH
FUTURE PHASE OF SILVER TRAIL SUBDIVISION
EXISTING 4" PVC
EXISTING DITCH, TO BE ABANDONED AT PROPERTY LINE
294 LF 4" PVC
INSTALL AIR RELEASE STYLE PI SERVICE (SHORT-SIDE PI SERVICE). SEE DETAIL 2, SHEET 6.2.
4" PVC STUB TO THE NORTH. INSTALL VALVE, CAP AND MARK TO SURFACE AT BOUNDARY FOR FUTURE CONNECTION. EG=2692.00 APPROX. 4" INVERT=2688.65
REMOVE CAP AND CONNECT TO EXISTING 4" PVC STUB EG=2687.50 APPROX. 4" INV=2684.10
EXISTING PRESSURE IRRIGATION SERVICE
112 LF 4" PVC
86 LF 4" PVC
S. Iditarod Ave.
EXISTING DITCH, TO BE ABANDONED
EXISTING DITCH, TO BE ABANDONED AT PROPERTY LINE
INSTALL 90° ELL & VALVE
INSTALL 11.25° ELL & VALVE
68 LF 4" PVC
SLEEVE 4" IRRIGATION PIPE WITHIN RIGHT-OF-WAY. SEE DETAIL 3, SHEET 6. (SLEEVE=68 LF C-900 PVC)
W. Arya St.
Block 15
Block 16
Block 17
Block 18
EXISTING DITCH, TO BE ABANDONED
Block 14
50 LF 4" PVC
INSTALL VALVE
SLEEVE 4" IRRIGATION PIPE WITHIN RIGHT-OF-WAY. SEE DETAIL 3, SHEET 6. (SLEEVE=50 LF C-900 PVC)
S. Sansa Ave.
FUTURE PHASE OF SILVER TRAIL SUBDIVISION
3 LF 8" PVC STUB TO THE NORTH. INSTALL VALVE, CAP AND MARK TO SURFACE AT BOUNDARY FOR FUTURE CONNECTION. EG=2686.65 APPROX. 4" INVERT=2685.50
INSTALL 8"x4" TEE
INSTALL AIR RELIEF VALVE
EXISTING 4" PVC
REMOVE CAP AND CONNECT TO EXISTING 4" PVC STUB EG=2687.00 APPROX. 4" INV=2683.65
441 LF 4" PVC
INSTALL VALVE
490 LF 4" PVC
S. Foraker Way
W. Minerva St.
W. Minerva Ct.
EXISTING DITCH, TO BE ABANDONED
REMOVE CAP AND CONNECT TO EXISTING 8" PVC STUB EG=88.16 APPROX. 8" INV=84.48
242 LF 8" PVC
UNPLATTED
EXISTING PRESSURE IRRIGATION SERVICE
EXISTING 4" PVC
SILVER TRAIL SUBDIVISION NO. 5
EXISTING STUB TO THE EAST
EXISTING AIR RELIEF VALVE

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 Greg Hossack DATE 2/24/2020
ADA COUNTY HIGHWAY DISTRICT

B&A Engineers, Inc.
Consulting Engineers, Surveyors & Planners
5505 W. Franklin Rd. Boise, Id. 83705
(208) 343-3381

PROFESSIONAL ENGINEER 11162 STATE OF IDAHO JOSEPH D. CANNING

Pressure Irrigation Plan

Silver Trail Subdivision No. 6

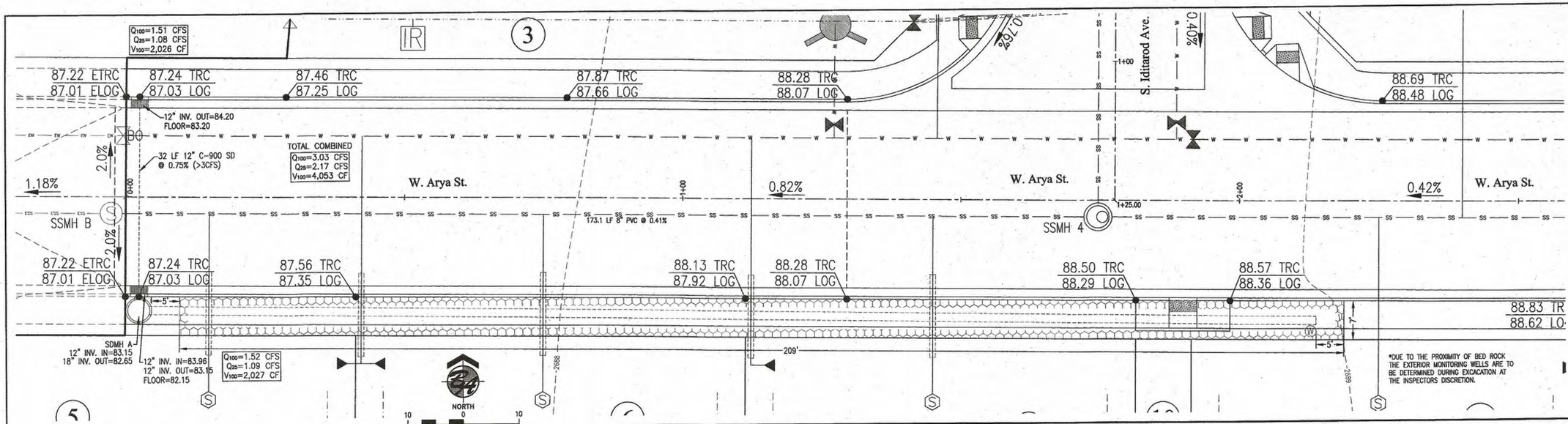
A RE-SUBDIVISION OF A PORTION OF LOT 68, BLOCK 1 OF DANSKIN RIDGE SUBDIVISION NO. 5 SITUATE IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 1 WEST, AND A PORTION OF LAND SITUATE IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, KUNA CITY, ADA COUNTY, IDAHO.

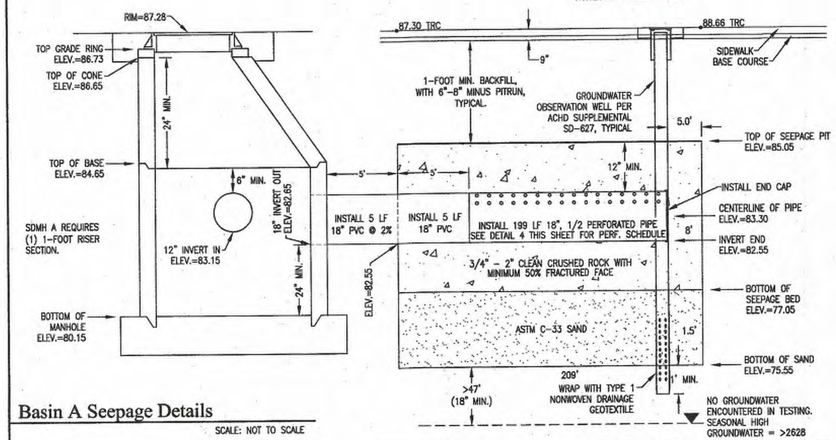
Revisions

REV.	DESC.	DATE/ BY
A	PER KUNA COMMENTS DATED SEPTEMBER 10, 2019	09-23-19 JJH
B	ACHD COMMENTS DATED NOVEMBER 19, 2019	12-2-19 JJH

SCALE: AS SHOWN
DATE: AUGUST 12, 2019
DRAWN BY: J.J. HALL
CHECKED BY: J.D. CANNING
PROJECT NO. ET05-D
DRAWING FILE NAME: Silver Trail 6 Const. Plans.dwg

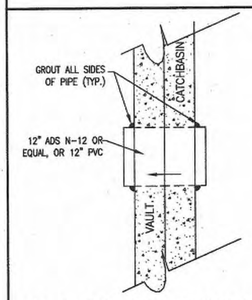
SHEET NO:
3.3





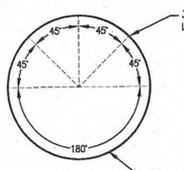
Basin A Seepage Details

SCALE: NOT TO SCALE



Typical Catch Basin & Sediment Tank Connection Detail

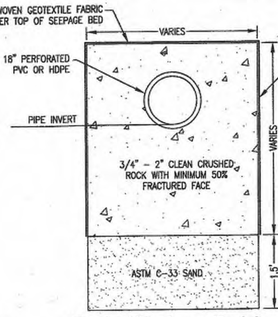
SCALE: NOT TO SCALE



Note
3/8-INCH PERFORATIONS IN EACH VALLEY OF CORRUGATED PIPE - 5 EACH

Perforation Schedule

SCALE: NOT TO SCALE



Typical Drainage Bed & Perforated Pipe Detail

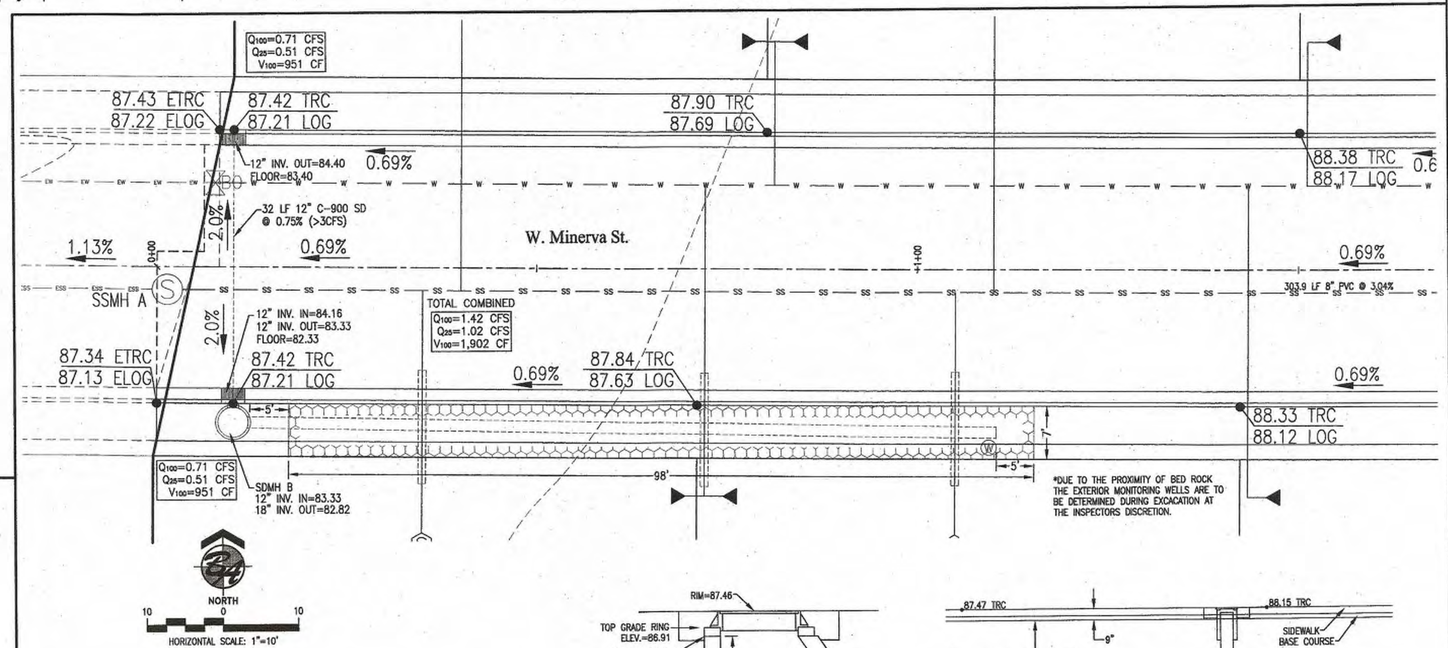
SCALE: NOT TO SCALE

Notes
1. PERFORATED PIPE SHALL BE PERFORATED IN ACCORDANCE WITH THE ACHD BMP-04. SEE DETAIL 4 THIS SHEET.

Plans Are Accepted For Public Street Construction

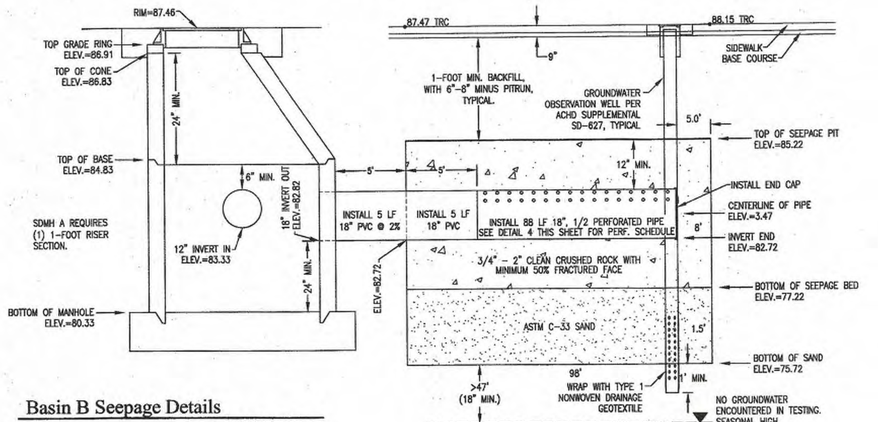
By stamping and signing the Improvement plans, the Registered Engineer ensures the District that the plans conform to all District policies and standards. Variances or waivers must be specifically and previously approved by the District in writing. Acceptance of the improvement plans by the District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

BY Greg Vorsatz DATE 3/24/2020
ADA COUNTY HIGHWAY DISTRICT



Drainage Notes

1. REFER TO PLAN VIEW SHEET FOR MORE INFORMATION.
2. BASED ON TEST PIT FINDINGS, BEDROCK WILL BE ENCOUNTERED (APPROXIMATELY BETWEEN 2 AND 6-FEET BELOW SURFACE) AND BLASTING TO CREATE DRAINAGE IS CERTAIN.
3. AFTER THE BLASTING, INFILTRATION TESTING IS MANDATORY. THE CONTRACTOR IS TO HAVE PERCOLATION TESTING PERFORMED BY SOILS ENGINEER AFTER SEEPAGE TRENCH IS FULLY EXCAVATED. IF THE PERCOLATION TEST IS LESS THAN SPECIFIED BY THE SOILS REPORT AND ENGINEER, CONTRACTOR MAY NEED ADDITIONAL BLASTING OR BORING TO CREATE CONDUIT FOR DRAINAGE TO OCCUR OR REDESIGN THE SYSTEM TO ACHIEVE THE REQUIRED INFILTRATION.
4. GROUNDWATER WAS NOT ENCOUNTERED (ESTIMATED TO BE 60-110 FEET DEEP) AND IS NOT CONSIDERED A FACTOR IN DESIGN SYSTEMS FOR ON-SITE DISPOSAL OF STORMWATER PER SITE CONSULTING, LLC REPORT DATED MAY 22, 2019.
5. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF GROUNDWATER IS ENCOUNTERED WITHIN 3-FEET OF THE BOTTOM DESIGN ELEVATION FOR ANY INFILTRATION FACILITY.
6. SEDIMENT TANKS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT ACHD BMP-01 WITH MANHOLE FRAME AND COVER PER I.S.P.W.C. SD-616 AND SD-617.
7. SEE PLAN VIEW ABOVE FOR SEEPAGE BED DIMENSIONS.
8. SEE DRAINAGE REPORT FOR CALCULATIONS.
9. ALL SOLID WALL STORM DRAIN PIPING SHALL BE PVC, ALL PERFORATED STORM DRAIN PIPING SHALL BE HDPE. (HDPE PIPE IS ONLY ALLOWED WITHIN SEEPAGE BEDS.)
10. DESIGN INFILTRATION IS 2-INCHES PER HOUR ALL BASINS.
11. INSTALL STANDARD CONCRETE CATCH MANHOLE PER BMP 04 WITH MANHOLE FRAME AND COVER PER I.S.P.W.C. ACHD SUPPLEMENT SD-616 AND SD-617, LARKEN OR EQUAL.
12. ELECTRONIC MARKERS ARE REQUIRED AT EACH CORNER OF AN UNDERGROUND INFILTRATION SYSTEM. CONTRACTOR TO COORDINATE WITH ACHD THE INSPECTION FOR PLACEMENT OF SAID MARKERS PRIOR TO BACKFILLING. ACHD IS CURRENTLY SUPPLYING THE DEVICES.
13. CONTACT ACHD FOR INSPECTION. SEE ACHD GENERAL NOTE 8, SHEET 1.



Basin B Seepage Details

SCALE: NOT TO SCALE

B&A Engineers, Inc.
Consulting Engineers, Surveyors & Planners
5505 W. Franklin Rd. Boise, Id. 83705
(208) 343-3381

PROFESSIONAL ENGINEER
4116
STATE OF IDAHO
JOSEPH D. CANNING

Storm Drainage Details

Silver Trail Subdivision No. 6

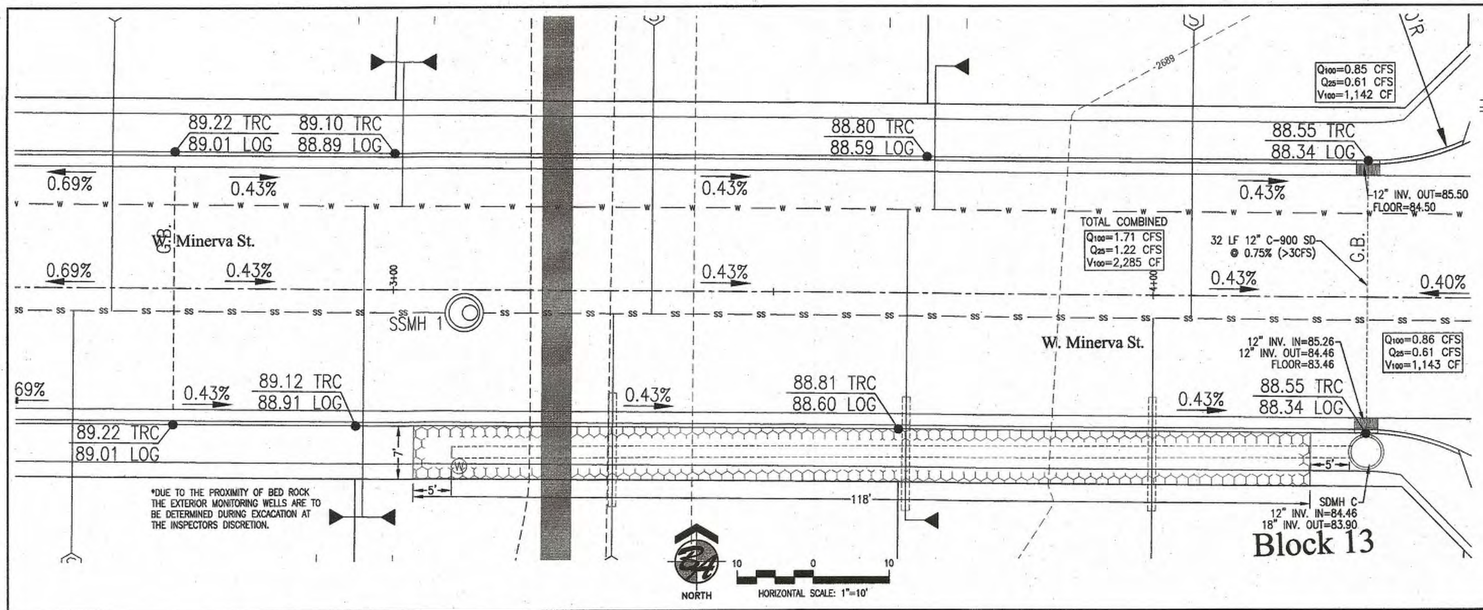
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Revisions

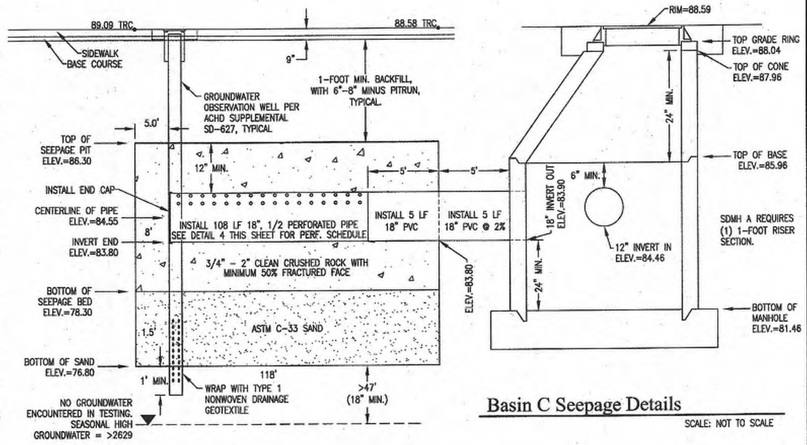
REV.	DESC.	DATE/BY
A	CITY OF KUNA COMMENTS DATED SEPTEMBER 10, 2019	09-23-19 JLH
B	ACHD COMMENTS DATED NOVEMBER 19, 2019	12-2-19 JLH

SCALE: AS SHOWN
DATE: AUGUST 12, 2019
DRAWN BY: J.L. HALL
CHECKED BY: J.D. CANNING
PROJECT NO. E106-D
DRAWING FILE NAME: Silver Trail 6 Const Plans.dwg

SHEET NO: 4

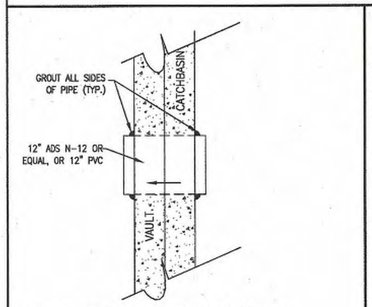


Block 13



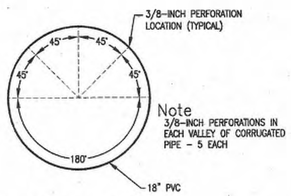
Basin C Seepage Details

SCALE: NOT TO SCALE



Typical Catch Basin & Sediment Tank Connection Detail

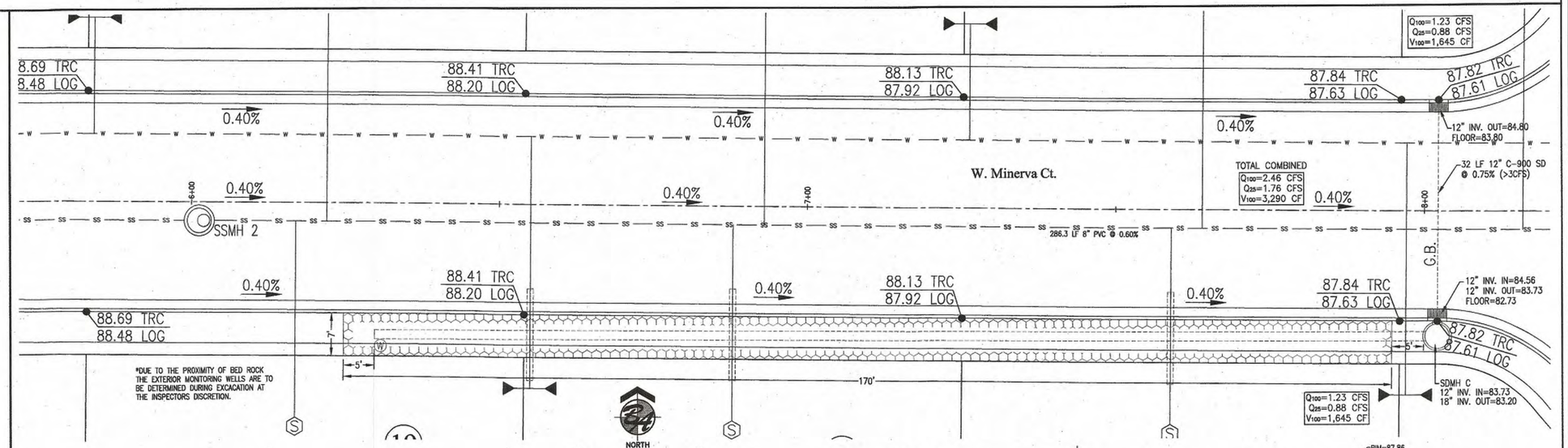
SCALE: NOT TO SCALE



Note
3/8-INCH PERFORATIONS IN EACH VALLEY OF CORRUGATED PIPE - 5 EACH

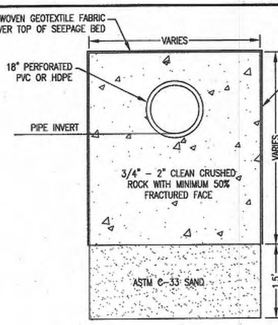
Perforation Schedule

SCALE: NOT TO SCALE



Drainage Notes

1. REFER TO PLAN VIEW SHEET FOR MORE INFORMATION.
2. BASED ON TEST PIT FINDINGS, BEDROCK WILL BE ENCOUNTERED (APPROXIMATELY BETWEEN 2 AND 6-FEET BELOW SURFACE) AND BLASTING TO CREATE DRAINAGE IS CERTAIN.
3. AFTER THE BLASTING, INFILTRATION TESTING IS MANDATORY. THE CONTRACTOR IS TO HAVE PERCOLATION TESTING PERFORMED BY SOILS ENGINEER AFTER SEEPAGE TRENCH IS FULLY EXCAVATED. IF THE PERCOLATION TEST IS LESS THAN SPECIFIED BY THE SOILS REPORT AND ENGINEER, CONTRACTOR MAY NEED ADDITIONAL BLASTING OR BORING TO CREATE CONDUIT FOR DRAINAGE TO OCCUR OR REDESIGN THE SYSTEM TO ACHIEVE THE REQUIRED INFILTRATION.
4. GROUNDWATER WAS NOT ENCOUNTERED (ESTIMATED TO BE 60-110 FEET DEEP) AND IS NOT CONSIDERED A FACTOR IN DESIGN SYSTEMS FOR ON-SITE DISPOSAL OF STORMWATER PER SITE CONSULTING, LLC REPORT DATED MAY 22, 2019.
5. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF GROUNDWATER IS ENCOUNTERED WITHIN 3-FEET OF THE BOTTOM DESIGN ELEVATION FOR ANY INFILTRATION FACILITY.
6. SEDIMENT TANKS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT ACHD BMP-01 WITH MANHOLE FRAME AND COVER PER I.S.P.W.C. SD-616 AND SD-617.
7. SEE PLAN VIEW ABOVE FOR SEEPAGE BED DIMENSIONS.
8. SEE DRAINAGE REPORT FOR CALCULATIONS.
9. ALL SOLID WALL STORM DRAIN PIPING SHALL BE PVC, ALL PERFORATED STORM DRAIN PIPING SHALL BE HDPE. (HDPE PIPE IS ONLY ALLOWED WITHIN SEEPAGE BEDS.)
10. DESIGN INFILTRATION IS 2-INCHES PER HOUR ALL BASINS.
11. INSTALL STANDARD CONCRETE CATCH MANHOLE PER BMP 04 WITH MANHOLE FRAME AND COVER PER I.S.P.W.C. ACHD SUPPLEMENT SD-616 AND SD-617, LARKEN OR EQUAL.
12. ELECTRONIC MARKERS ARE REQUIRED AT EACH CORNER OF AN UNDERGROUND INFILTRATION SYSTEM. CONTRACTOR TO COORDINATE WITH ACHD THE INSPECTION FOR PLACEMENT OF SAID MARKERS PRIOR TO BACKFILLING. ACHD IS CURRENTLY SUPPLYING THE DEVICES.
13. CONTACT ACHD FOR INSPECTION. SEE ACHD GENERAL NOTE 8, SHEET 1.



Typical Drainage Bed & Perforated Pipe Detail

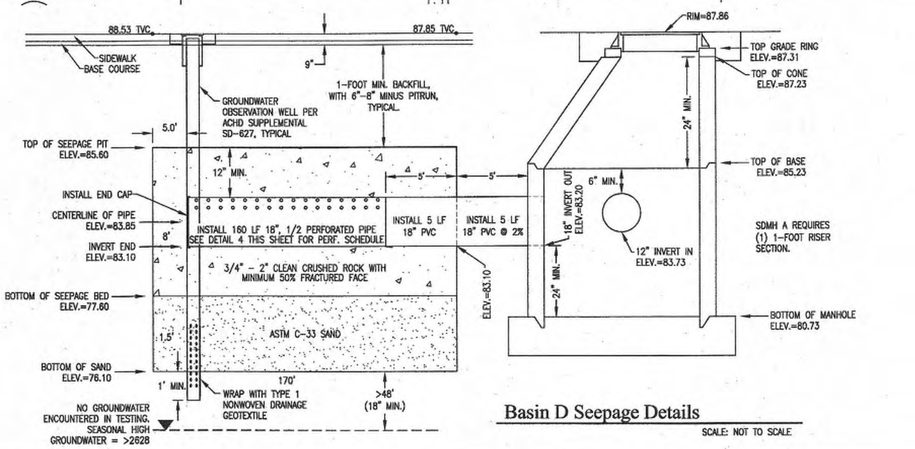
SCALE: NOT TO SCALE

Notes
1. PERFORATED PIPE SHALL BE PERFORATED IN ACCORDANCE WITH THE ACHD BMP-04. SEE DETAIL 4 THIS SHEET.

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BY: Greg Vlorsek DATE: 3/24/2020
ADA COUNTY HIGHWAY DISTRICT



Basin D Seepage Details

SCALE: NOT TO SCALE

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PROFESSIONAL ENGINEER 4116 STATE OF IDAHO JOSEPH D. CANNING

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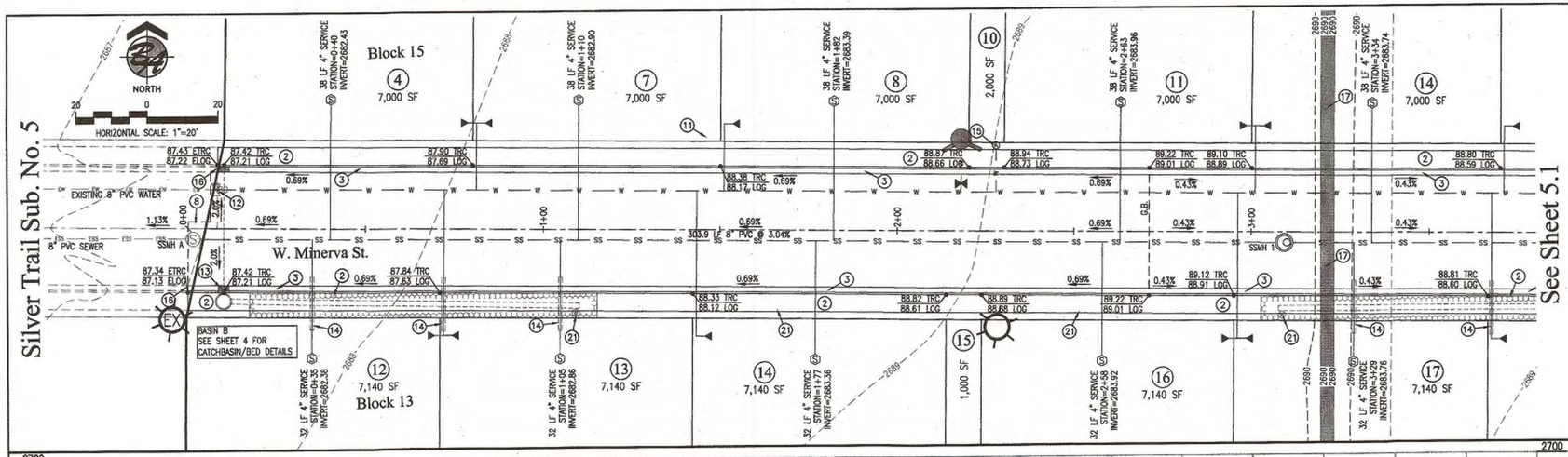
Silver Trail Subdivision No. 6

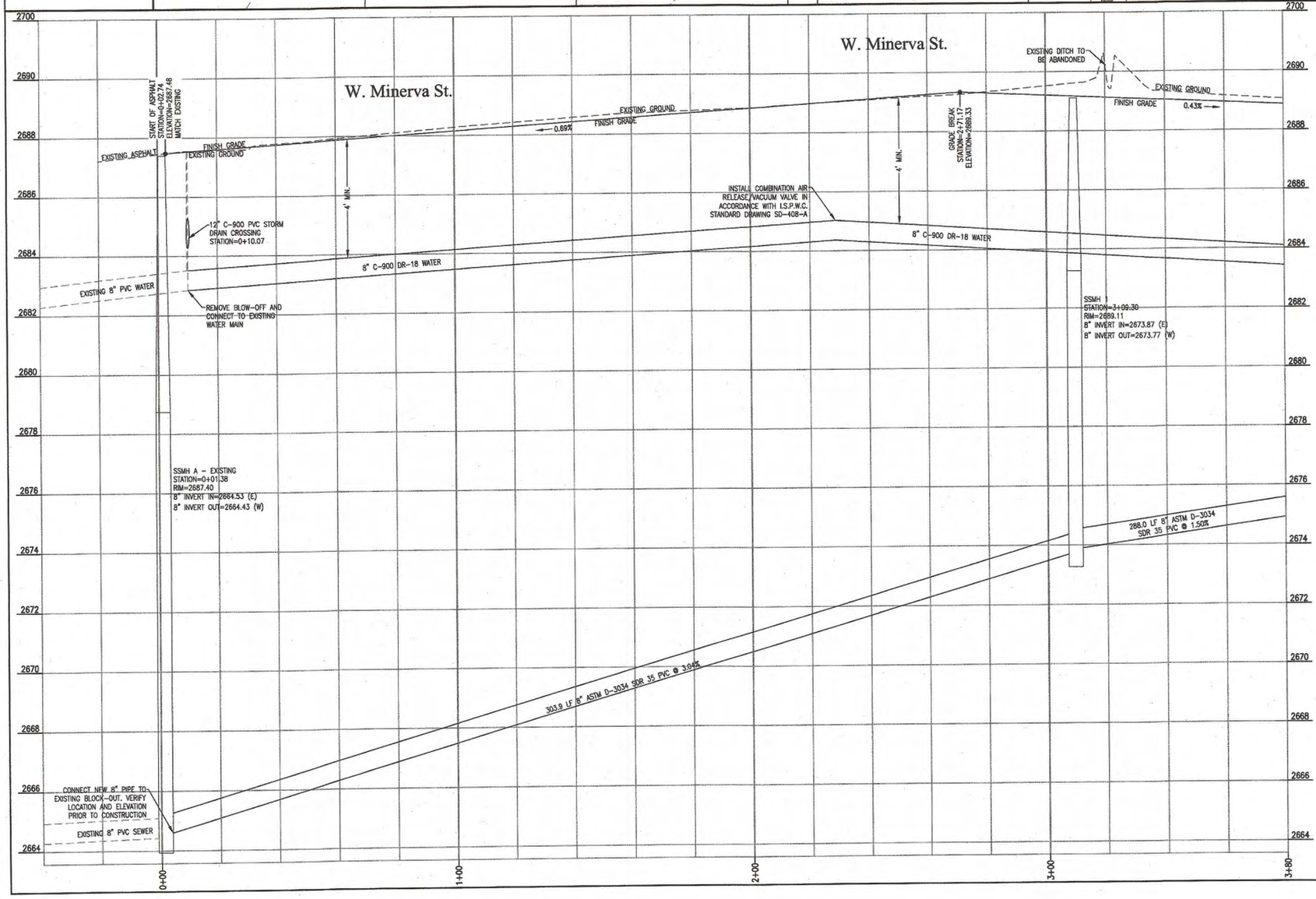
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Revisions		
REV.	DESC.	DATE/BY
B	ACHD COMMENTS DATED NOVEMBER 18, 2019	12-2-19 JJH

SCALE: AS SHOWN
DATE: AUGUST 12, 2019
DRAWN BY: J.H. HAMILTON
CHECKED BY: J.D. CANNING
PROJECT NO. ET06-D
DRAWING FILE NAME: Silver Trail 6 Const Plans.dwg

SHEET NO:
4.1





Keynotes

1. CONSTRUCT VALLEY GUTTER IN ACCORDANCE WITH I.S.P.W.C. ACHD SUPPLEMENTAL STANDARD DRAWING SD-708. SEE DETAIL 7, SHEET 6.
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4. CONSTRUCT TYPE "H4" PEDESTRIAN RAMP IN ACCORDANCE WITH I.S.P.W.C. ACHD SUPPLEMENTAL STANDARD DRAWING SD-712-H-4. SEE DETAIL 5, SHEET 6.
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BY: Greg Koorsh DATE: 3/24/2020
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PROFESSIONAL ENGINEER
No. 4116
STATE OF IDAHO
JOSEPH D. CANNING

Plan/Profile - W. Minerva St.

Silver Trail Subdivision No. 6

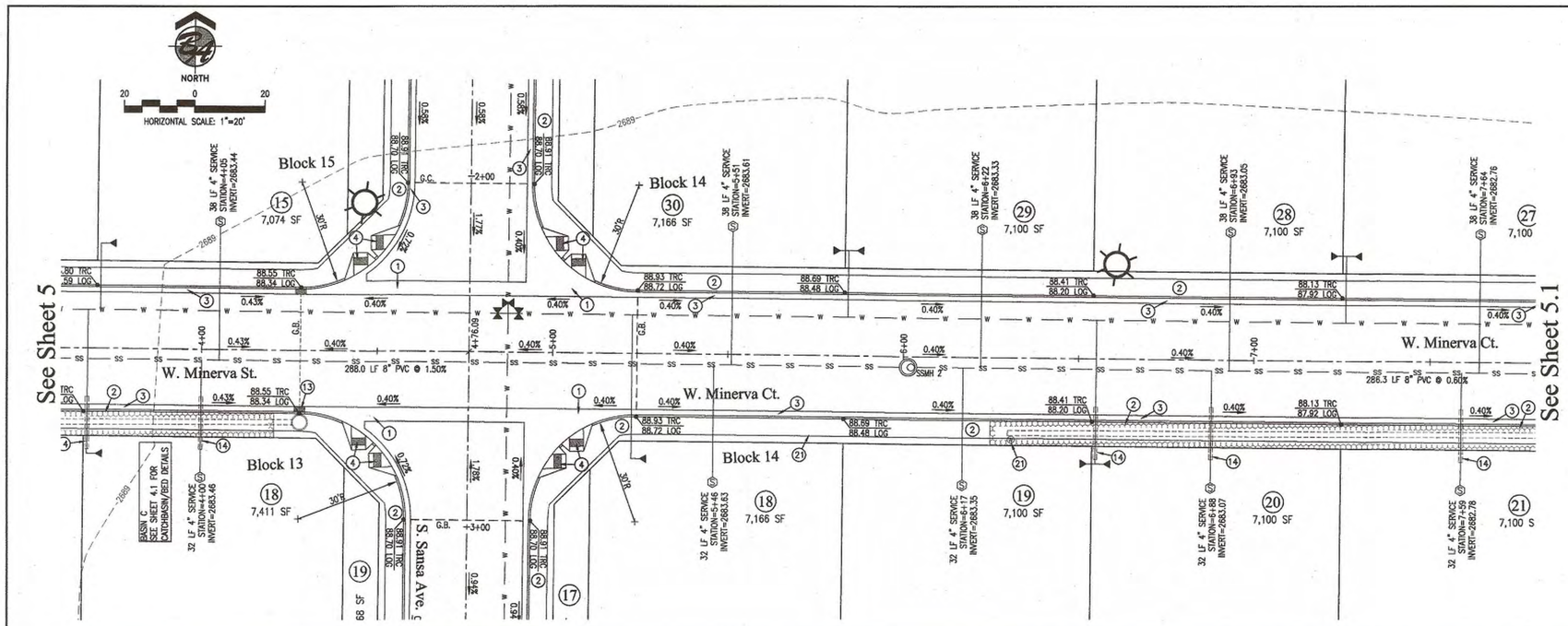
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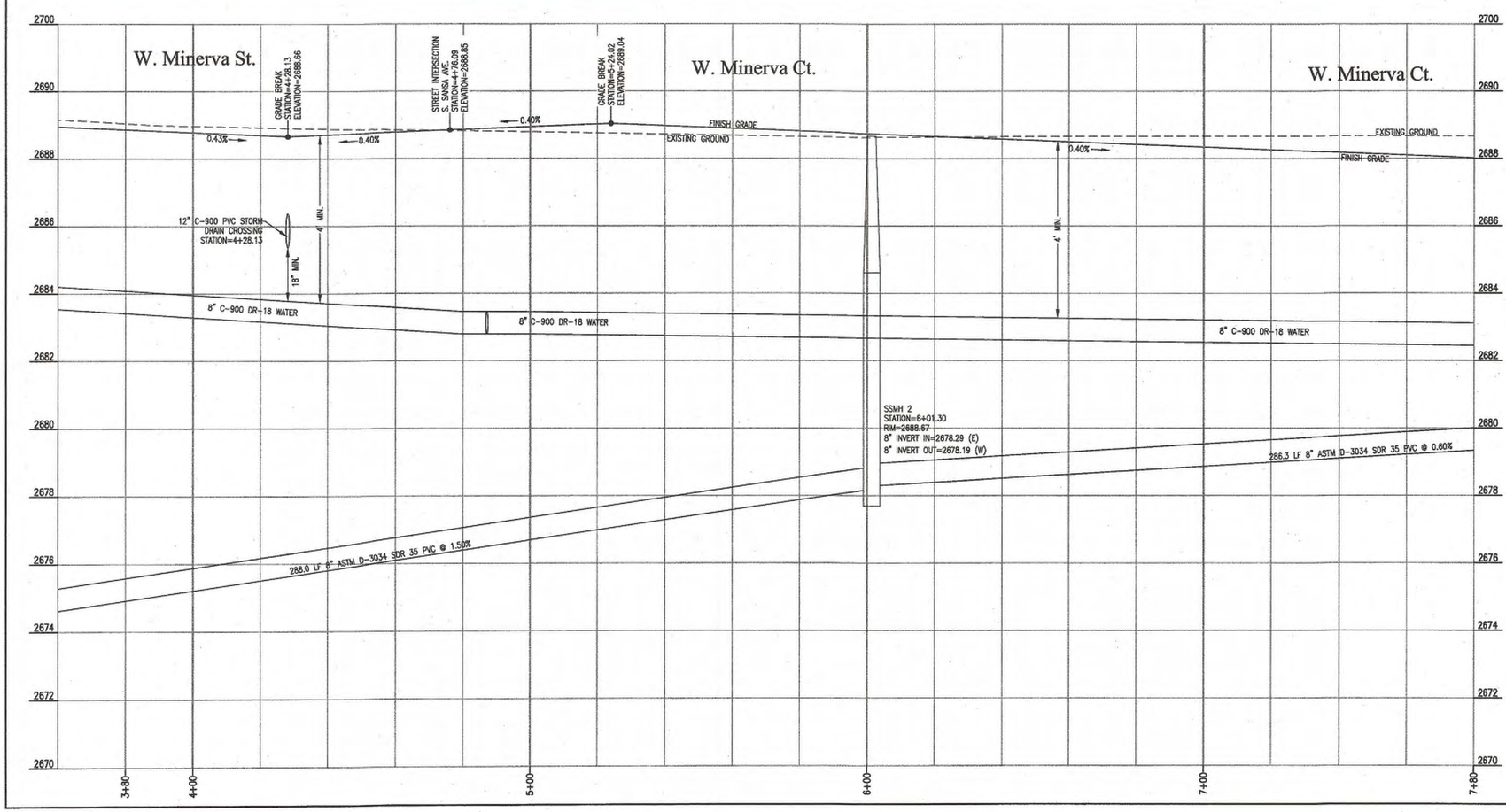
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SCALE: AS SHOWN
DATE: AUGUST 12, 2019
DRAWN BY: J. HALL
CHECKED BY: J.D. CANNING
PROJECT NO. E106-D
DRAWING FILE NAME: Silver Trail 6 Const Plans.dwg

SHEET NO: 5





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STATE OF IDAHO
JOSEPH D. CANNING

Plan/Profile - W. Minerva St.

Silver Trail Subdivision No. 6

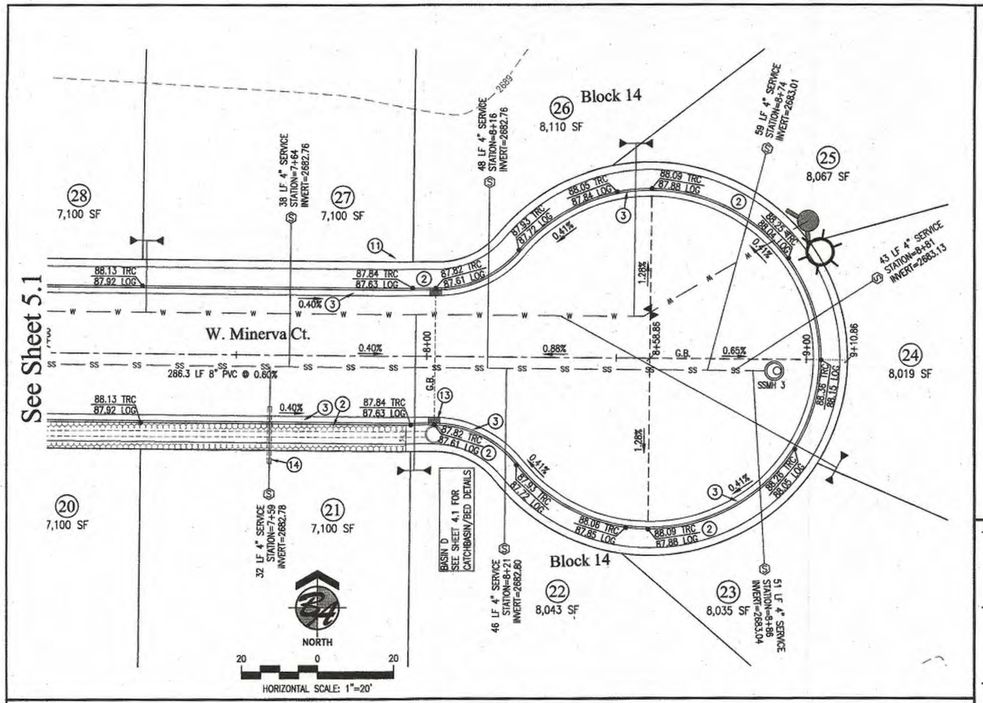
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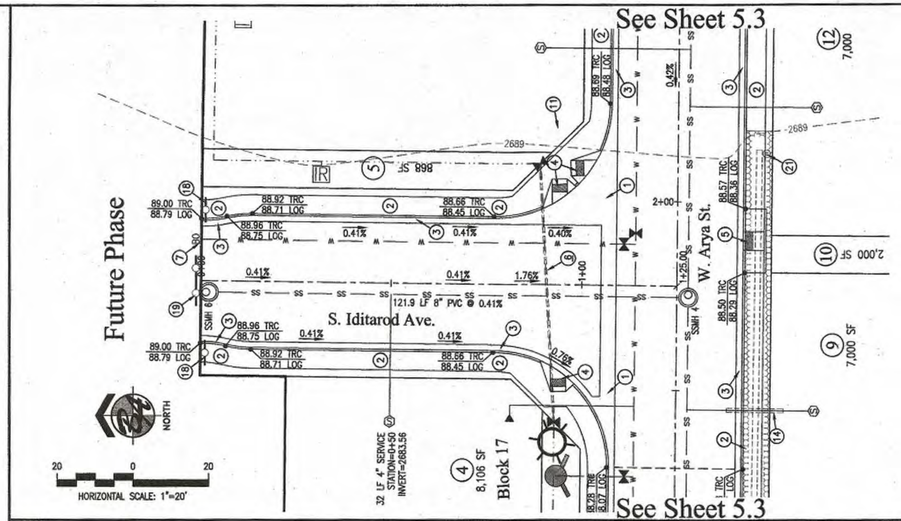
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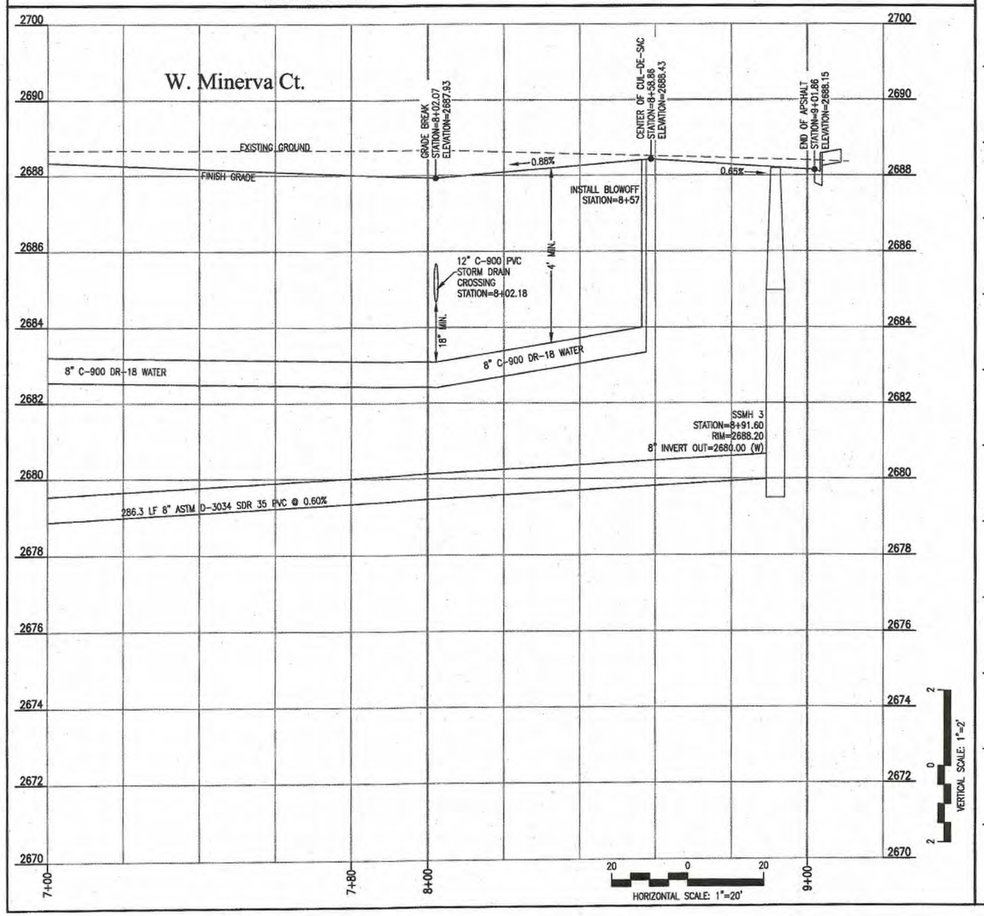
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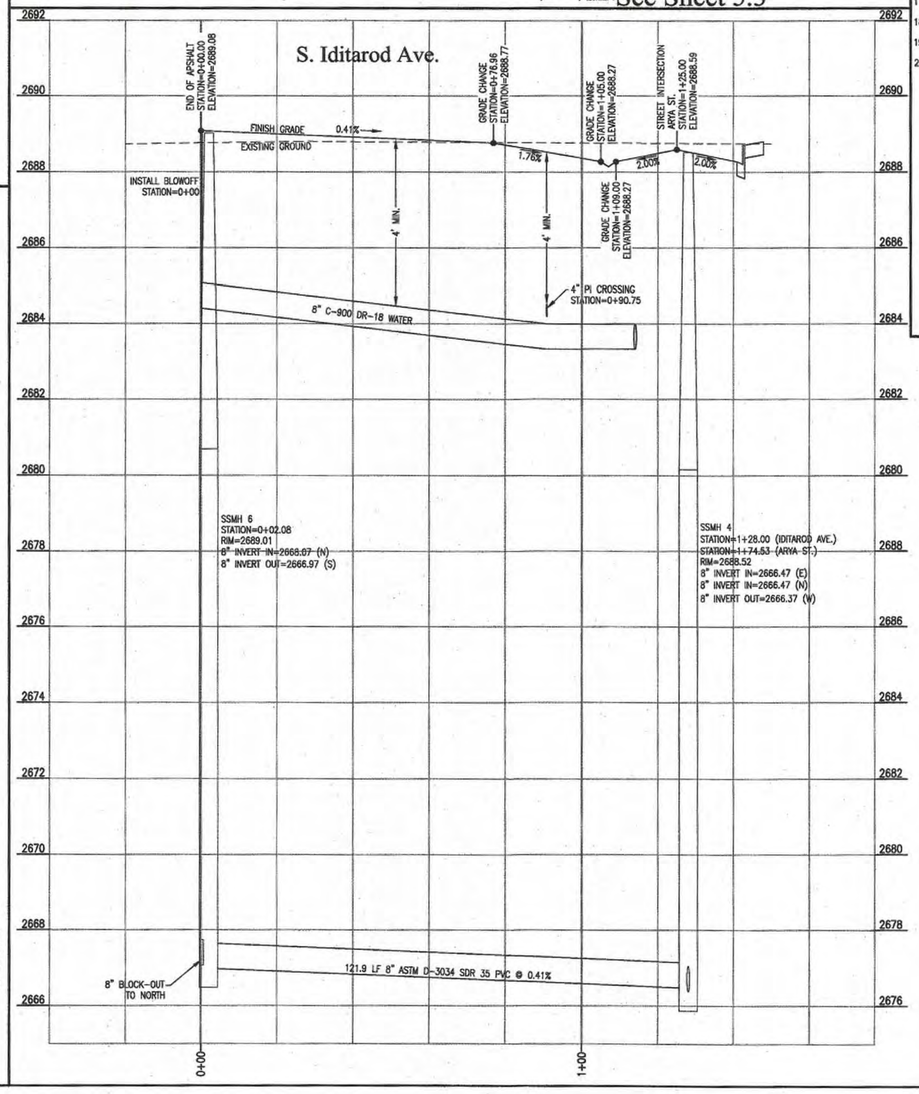




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BY Greg Horsch DATE: 3/24/2020
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(208) 343-3851

PROFESSIONAL ENGINEER 4116 STATE OF IDAHO JOSEPH D. CANNING REGISTERED

Plan/Profile - W. Minerva Ct. & S. Iditarod Ave.

Silver Trail Subdivision No. 6

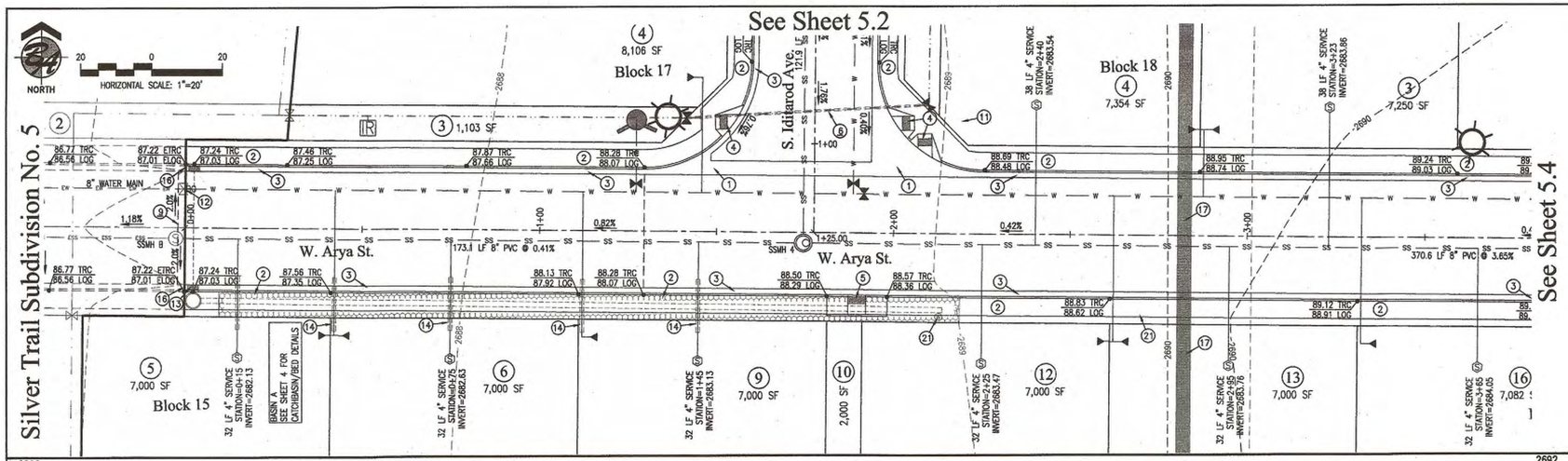
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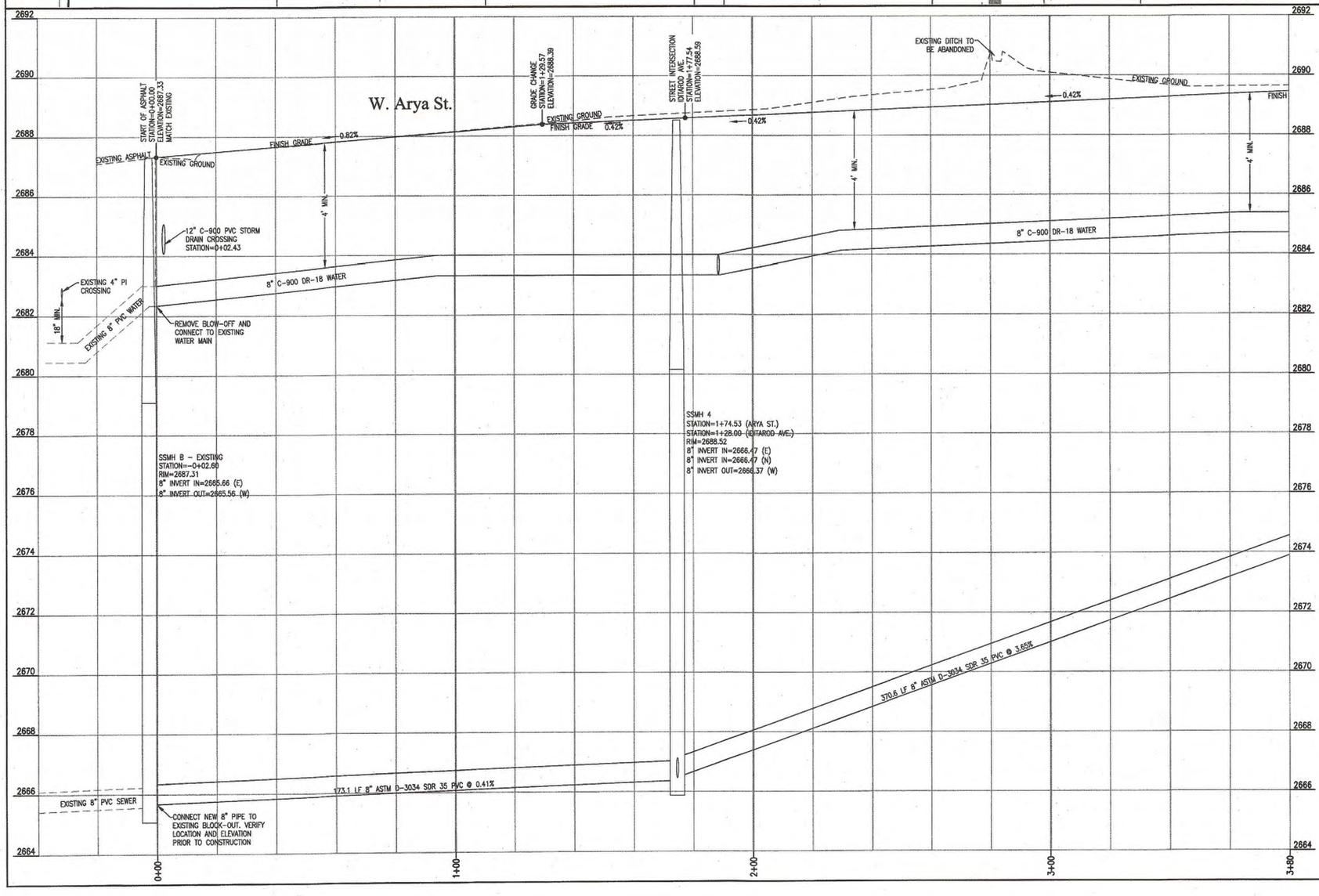
Revisions

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A	CITY OF KUNA COMMENTS DATED SEPTEMBER 10, 2019	09-23-19 JLH
B	ACHD COMMENTS DATED NOVEMBER 19, 2019	12-2-19 JLH

SCALE: AS SHOWN
DATE: AUGUST 12, 2019
DRAWN BY: J.L. HALL
CHECKED BY: J.D. CANNING
PROJECT NO. ET06-D
DRAWING FILE NAME: Silver Trail 6 Const. Plans.dwg

SHEET NO: 5.2





Keynotes

1. CONSTRUCT VALLEY GUTTER IN ACCORDANCE WITH I.S.P.W.C. ACHD SUPPLEMENTAL STANDARD DRAWING SD-708. SEE DETAIL 7, SHEET 6.
2. CONSTRUCT 5'-0" CONCRETE SIDEWALK IN ACCORDANCE WITH I.S.P.W.C. ACHD SUPPLEMENTAL STANDARD DRAWING SD-709.
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8. SAWCUT, REMOVE, AND REPLACE APPROXIMATELY 85 SF EXISTING ASPHALT. SEE DETAIL 4, SHEET 6. (W. MINERVA ST. CONNECTION).
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BY Greg Kosorik DATE 3/24/2020
ADA COUNTY HIGHWAY DISTRICT

B&A Engineers, Inc.
Consulting Engineers, Surveyors & Planners
5505 W. Franklin Rd. Boise, Id. 83705
(208) 343-3381

PROFESSIONAL ENGINEER 11166 STATE OF IDAHO JOSEPH D. CANNING REGISTERED

Plan/Profile - W. Arya St.

Silver Trail Subdivision No. 6

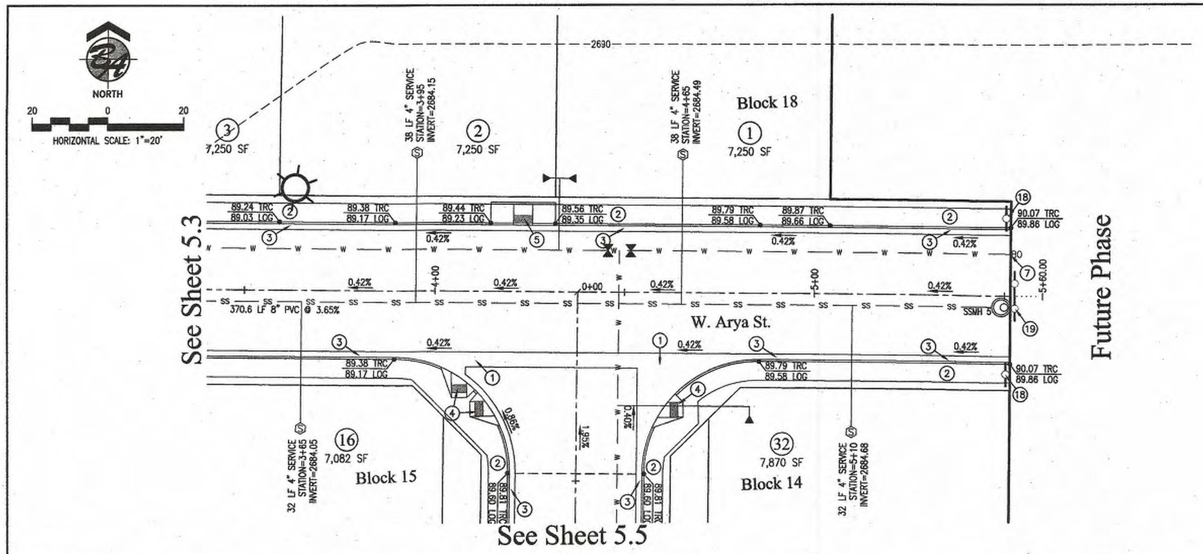
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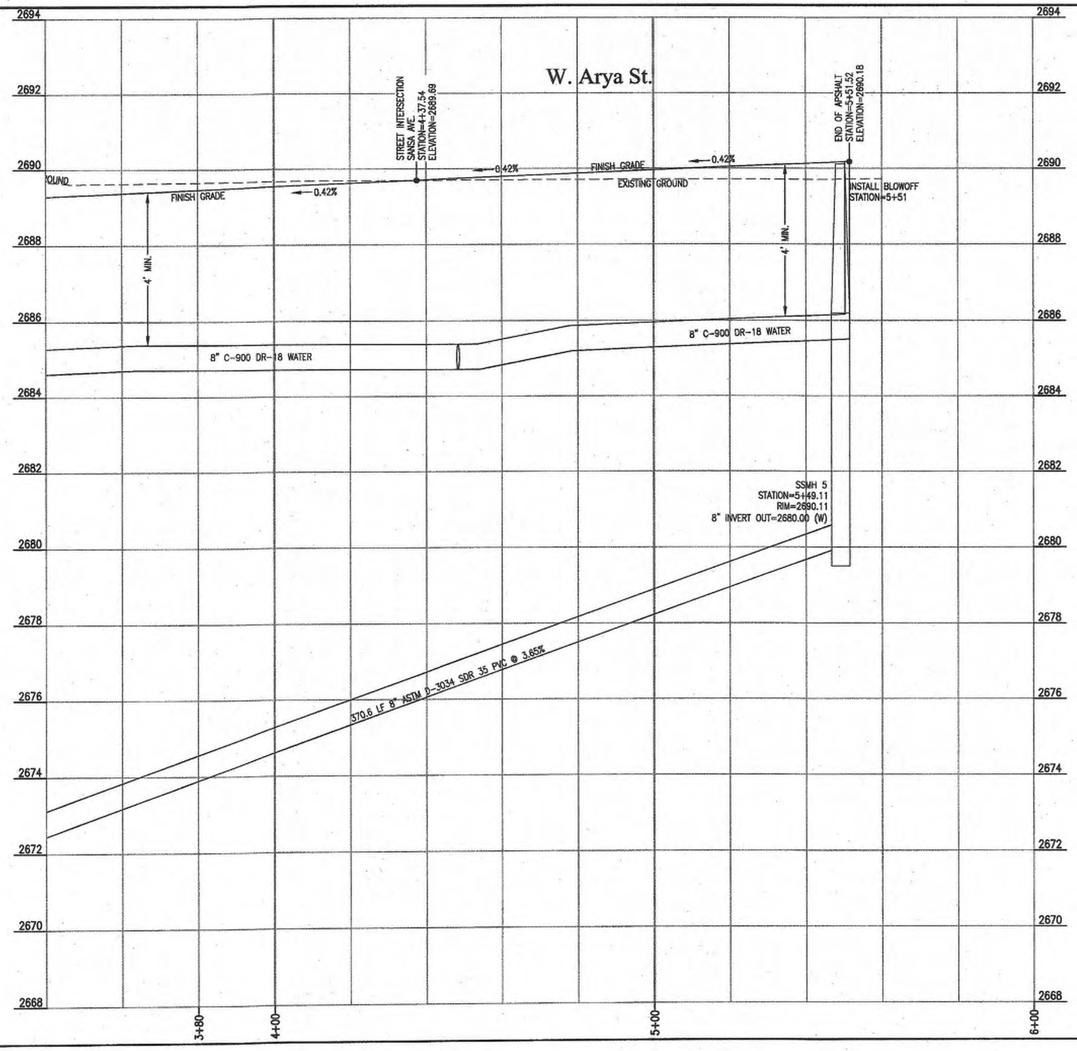
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DRAWN BY: J.L. HALL
CHECKED BY: J.D. CANNING
PROJECT NO. ETDR-D
DRAWING FILE NAME: Silver Trail 6 Const. Plans.dwg

SHEET NO: 5.3





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BY Greg Konsella DATE: 3/24/2020
ADA COUNTY HIGHWAY DISTRICT

B&A Engineers, Inc.
Consulting Engineers, Surveyors & Planners
5505 W. Franklin Rd. Boise, Id. 85705
(208) 343-3381

PROFESSIONAL ENGINEER 4116 STATE OF IDAHO JOSEPH D. CANNING

Plan/Profile - W. Arya St.

Silver Trail Subdivision No. 6

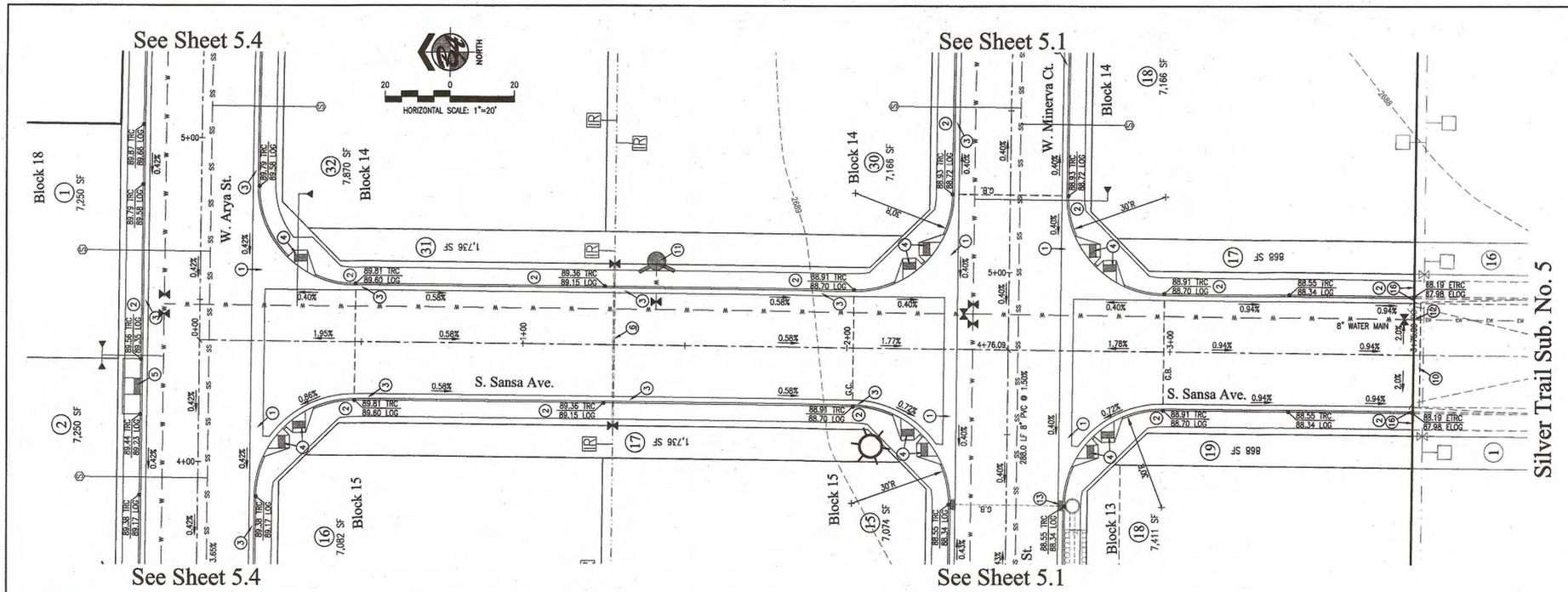
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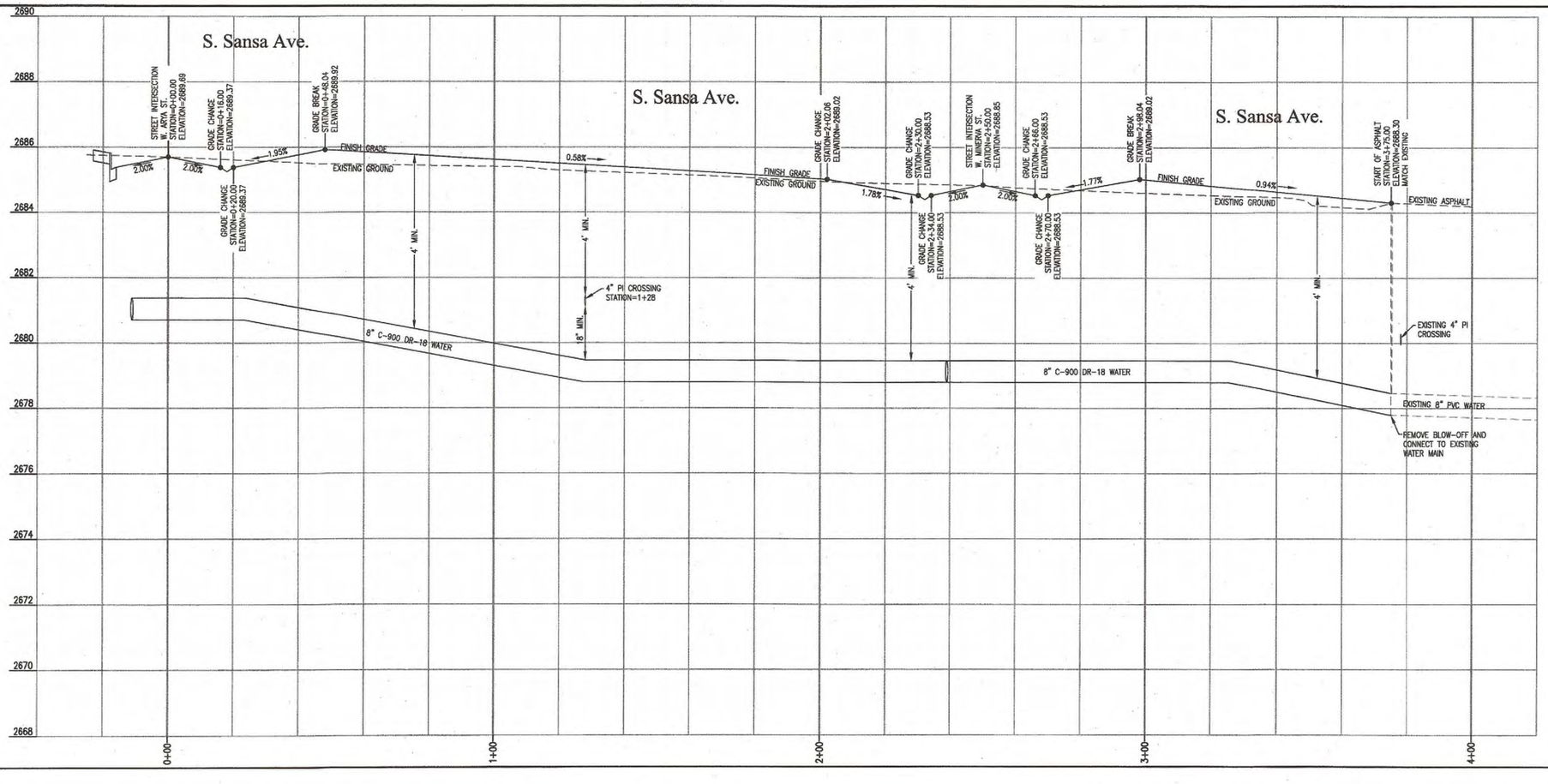
SCALE: AS SHOWN
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DRAWN BY: J.L. HALL
CHECKED BY: J.D. CANNING
PROJECT NO.
DRAWING FILE NAME: Silver Trail 6 Const. Plans.dwg

SHEET NO:
5.4



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BY Greg Vorsek DATE: 3/24/2020
ADA COUNTY HIGHWAY DISTRICT

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Consulting Engineers, Surveyors & Planners
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(208) 343-3381

PROFESSIONAL ENGINEER 4116 STATE OF IDAHO JOSEPH D. CANNING

Plan/Profile - W. Sansa St.

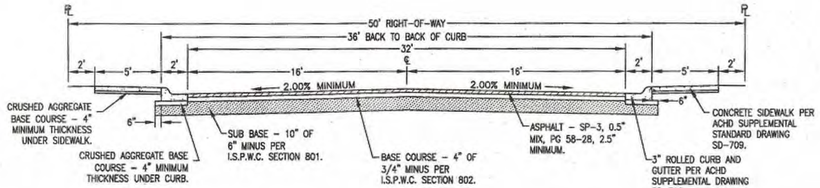
Silver Trail Subdivision No. 6

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DRAWN BY: J.L. HALL
CHECKED BY: J.D. CANNING
PROJECT NO. E106-D
DRAWING FILE NAME: Silver Trail 6 Const. Plans.dwg

SHEET NO:
5.5



*CONSTRUCT ALL PAVEMENT MATCHES (INCLUDING DRIVEWAY APPROACHES AND UTILITY CUT STREET REPAIRS) WITHIN ACHD RIGHT-OF-WAY TO MATCH THE EXISTING STREET PAVEMENT SECTION OR TO USE THE FOLLOWING: LOCAL RESIDENTIAL ROADWAYS AND ALLEYS SHALL BE A SP-3, 1/2" MIX, PG 58-28 2-1/2" THICK, AS A MINIMUM WITH 4" OF 3/4" BASE AND 14" OF 6" MINUS PIT RUN. *USE WHICHEVER PAVEMENT SECTION IS GREATER.*

1 Standard Local Street Section

NOT TO SCALE

NOTES:

A. REFER TO SECTION-307 FOR MATERIALS AND WORKMANSHIP REQUIREMENTS.

B. PATCH WIDTHS ARE NEVER TO BE LESS THAN 4' IN WIDTH. LOCATE THE MATCH OF THE NEW TO EXISTING PAVEMENT OUT OF THE VEHICLE WHEEL PATH OF THE STREET.

C. WHERE THE STREET SURFACE INCLUDES AN OVERLAY WITH FABRIC, TAKE THE FOLLOWING ADDITIONAL STEPS:
   A. OVERLAY ABOVE FABRIC AN ADDITIONAL 4" ON EACH SIDE TO EXPOSE EXISTING FABRIC.
   B. INSTALL NEW ASPHALT TO GRADE FABRIC.
   C. WITH ASPHALT TO FINISH GRADE OF STREET.

D. TACK ALL COLD JOINT SURFACES WITH EMULSION WHICH HAS BEEN "BROKEN" PRIOR TO PATCHING.

UTILITY WORK NOTES:

ACTUAL FIELD CONDITIONS DURING TRENCHING MAY REQUIRE ADDITIONAL PAVEMENT REPAIR BEYOND THE LIMITS SHOWN ON THE PLAN. THE FOLLOWING CONDITIONS ARE LISTED IN SECTION 6000 OF THE ACHD POLICY MANUAL.

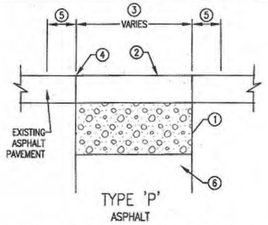
a. ALL ASPHALT MATCH LINES FOR PAVEMENT REPAIR SHALL BE PARALLEL TO THE CENTERLINE OF THE STREET AND INCLUDE ANY AREA DAMAGED BY EQUIPMENT DURING TRENCHING OPERATIONS.

b. IF THE CUMULATIVE DAMAGED PAVEMENT AREA EXCEEDS 50% OF THE TOTAL ROAD SURFACE, CONTRACTOR SHALL REPLACE THE ENTIRE ROADWAY SURFACE.

c. CONTRACTOR SHALL REPLACE THE PAVEMENT SURFACE TO ENSURE MATCH LINE DOES NOT FALL WITHIN THE WHEEL PATH OF A LANE. MATCH LINE SHALL ONLY FALL IN THE CENTER OR EDGE OF A TRAVEL LANE.

d. FLOWABLE FILL OR IMPORTED MATERIAL MAY BE REQUIRED IF THE NATIVE TRENCH MATERIAL IS DEEMED UNSUITABLE BY ACHD INSPECTOR, DOES NOT MEET COMPACTION STANDARDS, OR TIME IS A CRITICAL FACTOR.

e. ANY EXCEPTIONS TO THESE RULES SHALL BE PRE-APPROVED IN WRITING BY DISTRICT STAFF BEFORE CONSTRUCTION BEGINS.



TYPE 'P' ASPHALT

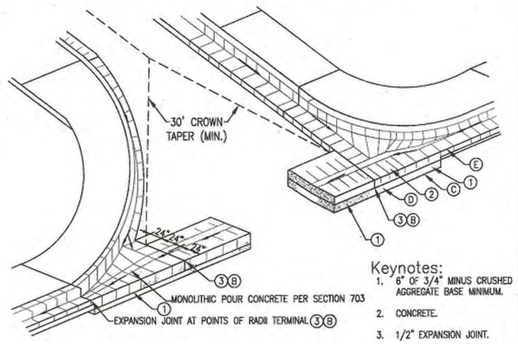
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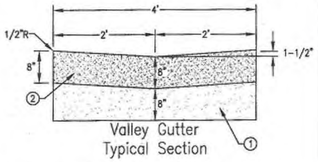
LEGEND

1. 8" OF 3/4" MINUS CRUSHED AGGREGATE BASE (MIN.) UNLESS A GREATER DEPTH IS OTHERWISE SPECIFIED.
2. MATCH EXISTING PAVEMENT DEPTH TO 6" UNLESS A GREATER DEPTH IS OTHERWISE SPECIFIED. USE A 2 1/2" (MIN.) MAT ON RESIDENTIAL STREETS AND 3" (MIN.) MAT ON COLLECTORS AND ARTERIALS.
3. 4' MINIMUM WIDTH FOR SURFACE RESTORATION.
4. CUT ASPHALT IN NEAT STRAIGHT LINE.
5. LOCAL CUTBACK, ONLY IF REQUIRED.
6. COMPACTED TRENCH BACKFILL AS PER SD-301 AND SECTION-306 OF THESE SPECIFICATIONS.

4 Street Cuts & Pavement Repair Details

REF.: CURRENT EDITION IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION, STD. DWG. SD-303. (ACHD 2012 SUPPLEMENT REVISION) NOT TO SCALE





Notes:

A. GRADE OF GUTTER MINIMUM 0.4%.

B. EXPANSION JOINT 1/2-INCH PREFORMED JOINT MATERIAL (AASHTO M 213.)

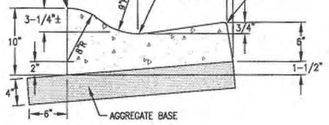
C. FILLET AND BASE SECTION THICKNESS SHALL MATCH THE VALLEY GUTTER, TYPICAL.

D. PAY LIMITS FOR VALLEY GUTTER.

E. FILLET DETAIL FOR CORNER RADIUS 15 FEET OR LESS.

6 Typical Valley Gutter

REF.: IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION, ACHD SUPPLEMENTAL STD DWG. SD-708. NOT TO SCALE



Notes:

A. GRADE AND ALIGNMENT TO BE ESTABLISHED OR APPROVED BY THE ENGINEER AND THE PUBLIC AGENCY HAVING JURISDICTION.

B. BASE: 4-INCH COMPACTED DEPTH OF 3/4-INCH MINUS CRUSHED AGGREGATE BASE MATERIAL, PLACED AS SPECIFIED AND PAID UNDER SECTION-802 ISPWC; COMPACTED TO EXCEED 95% OF STANDARD PROCTOR.

C. 1/2-INCH PREFORMED EXPANSION JOINT MATERIAL (AASHTO M 213) AT TERMINAL POINTS OF RADII.

D. CONTINUOUS PLACEMENT PREFERRED, SCORE INTERVALS AT 10-FEET MAXIMUM SPACING (OR CONSISTENT WITH 2x SIDEWALK WIDTH FOR SCORE SPACING.)

E. MATERIALS AND CONSTRUCTION IN COMPLIANCE WITH ISPWC SPECIFICATIONS.

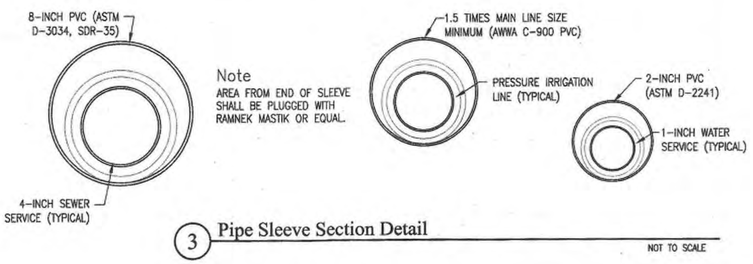
F. BACKFILL AS PER ISPWC SECTION-706.

G. SECURE RIGHT-OF-WAY PERMIT BEFORE BEGINNING CONSTRUCTION IN PUBLIC RIGHT-OF-WAY.

H. 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.

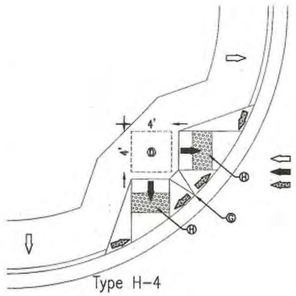
2 Typical 3" Rolled Curb And Gutter

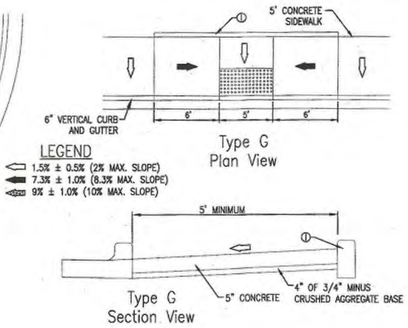
REF.: IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION, ACHD SUPPLEMENTAL STD DWG. SD-702. NOT TO SCALE



3 Pipe Sleeve Section Detail

NOT TO SCALE





NOTES:

A. RAMPS FOR CORNERS WITH A MIN. 15' RADII AND UTILIZING ROLLED CURB

B. RAMPS ARE CONTAINED WITHIN THE CURB RADIUS

C. RAMP DIMENSIONS
   CURB TYPE = STANDARD 3-INCH ROLLED PER ISPWC SD-702
   THROAT DEPTH = 4-FEET FROM FACE OF CURB
   THROAT WIDTH = 4-FOOT MINIMUM
   WING = 3-FEET TRAVERSABLE
   WING = 1.5 FEET NON TRAVERSABLE

D. RAMPS REQUIRE A MINIMUM 4 FOOT X 4 FOOT LANDING IN SIDEWALK @ 1.5% ± 0.5% (2% MAX. SLOPE)

E. RAMPS SHALL NOT EXCEED 12:1 (8.3%) SLOPE & TRAVERSABLE WINGS 10:1 (10%)

F. 4 FOOT X 4 FOOT FLAT STREET SIDE LANDING REQUIRED

G. CURB IS NOT REQUIRED TO BE FULL - HEIGHT

H. TRUNCATED DOMES SHALL BE INSTALLED IN ALL PEDESTRIAN RAMPS LOCATED WITHIN THE RIGHT-OF-WAY PER I.S.P.W.C. SD-712. DOMES SHALL BE RIGID INSERTS WE-SET INTO CONCRETE (CONCRETE STAMPS AND ADHESIVE MATS NOT ALLOWED) AND SHALL BE COLORED "TRAFFIC YELLOW".

I. CONCRETE CURB WILL BE PLACED AT THE BACK OF THE RAMP AND ADJOINING SLOPING SIDEWALK. HEIGHT OF CURB WILL BE DETERMINED BY THE ADJACENT PROPERTY BEING TIED INTO. CURB HEIGHT WILL START AT 0" AT THE TOP OF THE SLOPING SIDEWALK AND WILL VARY AS NECESSARY TO RETAIN THE ADJACENT PROPERTY BEING BEHIND THE CURB.

5 Pedestrian Ramp SD-712-H4 & Mid Block Ramp SD-712-G

REF.: IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION – ACHD SUPPLEMENT, STD DWG. SD-712-H NOT TO SCALE
REF.: IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION – ACHD SUPPLEMENT, STD DWG. SD-712-G

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: Greg Hassall DATE: 3/24/2020
ADA COUNTY HIGHWAY DISTRICT

B&A Engineers, Inc.
Consulting Engineers, Surveyors & Planners
5505 W. Franklin Rd. Boise, Id. 83705
(208) 343-3381

REGISTERED PROFESSIONAL ENGINEER 14116 STATE OF IDAHO JOSEPH D. CANNING

Construction Details

Silver Trail Subdivision No. 6

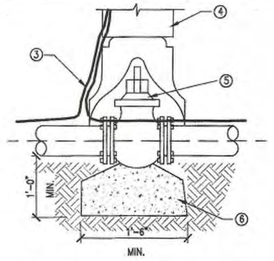
A RE-SUBDIVISION OF A PORTION OF LOT 68, BLOCK 1 OF DANSKIN RIDGE SUBDIVISION NO. 6 SITUATE IN THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 1 WEST, AND A PORTION OF LAND SITUATE IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, KUNA CITY, ADA COUNTY, IDAHO.

Revisions

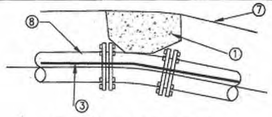
REV.	DESC.	DATE/BY

SCALE: AS SHOWN
DATE: AUGUST 12, 2019
DRAWN BY: J.L. HALL
CHECKED BY: J.D. CANNING
PROJECT NO.
DRAWING FILE NAME: Silver Trail 6 Const. Plans.dwg

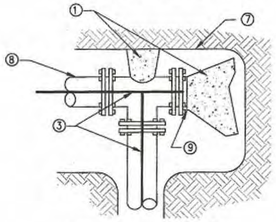
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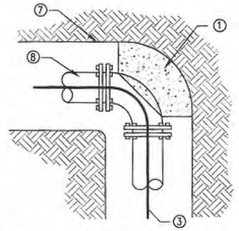
Valve Anchor Detail



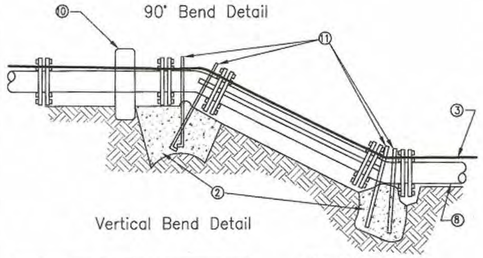
11 1/4° Bend Detail



Tee and Plug Detail



90° Bend Detail



Vertical Bend Detail

DO NOT LOCATE IN CONCRETE BLOCKING

MINIMUM THRUST BLOCK BEARING AREAS (SQ. FT.) *					
PIPE SIZE	TEE OR END	BENDS			
		90°	45°	22 1/2°	11 1/4°
4"	1.4	2.0	1.1	0.6	0.4
6"	2.8	4.0	2.2	1.6	1.0
8"	5.0	7.0	3.7	2.0	1.0
10"	8.0	10.3	5.6	2.9	1.0
12"	10.3	14.6	8.0	4.0	1.5

* BASED ON 150 P.S.I. MAIN PRESSURE AND 2000 P.S.F. SOIL BEARING PRESSURE.

Legend

① PROVIDE A MIN. 4 CUBIC FEET 2500 P.S.I. CONCRETE POURED AGAINST UNDISTURBED EARTH.

② PROVIDE A MIN. 6 CUBIC FEET 2500 P.S.I. CONCRETE POURED AGAINST UNDISTURBED EARTH.

③ NO. 12 COPPER FINDER WIRE. SEE SD-514 FOR SPLICING.

④ C.I. VALVE BOX WITH COVER.

⑤ C.I. GATE VALVE (M.J.).

⑥ PRECAST BLOCK FOR CUT IN TEE AND VALVE.

⑦ TRENCH SIDE.

⑧ PIPE.

⑨ PLUG.

⑩ HAMMERHEAD THRUST BLOCKING.

⑪ ANCHOR BARS (1/2" ø MIN) UNI-FLANGE SERIES 1300.

Notes:

Ⓐ ANCHOR ALL VALVES CONNECTED TO P.V.C. PIPE AS SHOWN.

Ⓑ COVER BOLTS AND FLANGES WITH PLASTIC TO PROTECT FROM CONCRETE ADHERENCE DURING CONSTRUCTION OF THRUST BLOCKS.

Ⓒ SEE CHART FOR MIN. THRUST BLOCKS BEARING AREAS.

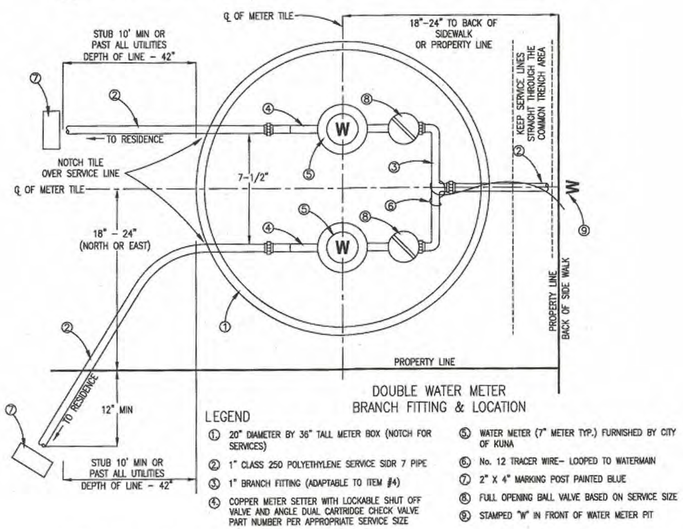
Ⓓ ALL CONCRETE TO BE 2500 P.S.I. STRENGTH POURED AGAINST UNDISTURBED EARTH.

Ⓔ PROVIDE 6 MIL. POLYPROPYLENE BETWEEN FITTINGS AND CONCRETE.

Ⓕ NOTIFY ENGINEER FOR ANY CONDITION OR PIPE SIZE NOT INDICATED.

1 Concrete Thrust Blocks

REF.: IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION, STD DWG. SD-403 NOT TO SCALE



LEGEND

① 20" DIAMETER BY 36" TALL METER BOX (NOTCH FOR SERVICES)

② 1" CLASS 250 POLYETHYLENE SERVICE SIDR 7 PIPE

③ 1" BRANCH FITTING (ADAPTABLE TO ITEM #4)

④ COPPER METER SETTER WITH LOCKABLE SHUT OFF VALVE AND ANGLE DUAL CARTRIDGE CHECK VALVE PART NUMBER PER APPROPRIATE SERVICE SIZE

⑤ WATER METER (7" METER TYP.) FURNISHED BY CITY OF KUNA

⑥ No. 12 TRACER WIRE- LOOPED TO WATERMAIN

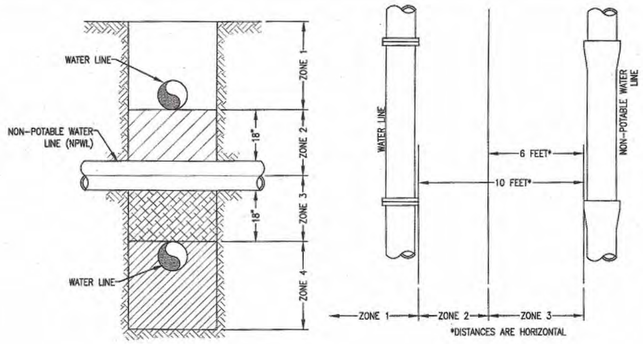
⑦ 2" X 4" MARKING POST PAINTED BLUE

⑧ FULL OPENING BALL VALVE BASED ON SERVICE SIZE

⑨ STAMPED "W" IN FRONT OF WATER METER PIT

2 Water Service Connection Detail

REF.: CITY OF KUNA STANDARD DWG. SD-K402 NOT TO SCALE



PROFILE VIEW PLAN VIEW

VERTICAL SEPARATION REQUIREMENTS

ZONE 1:
A) WATER AND NPWL MUST BE SEPARATED BY AT LEAST 18" AND
B) ONE FULL, UNCUT LENGTH OF BOTH PWL AND NPWL PIPE MUST BE CENTERED ON THE CROSSING SO THAT THE JOINTS ARE AS FAR AS POSSIBLE FROM THE CROSSING.

ZONE 2:
A) ONE FULL, UNCUT LENGTH OF BOTH PWL AND NPWL PIPE MUST BE CENTERED ON THE CROSSING SO THAT THE JOINTS ARE AS FAR AS POSSIBLE FROM THE CROSSING
AND EITHER:
B) NPWL MUST BE CONSTRUCTED TO WATER MAIN STANDARDS AND PRESSURE TESTED FOR WATER TIGHTNESS FOR A HORIZONTAL DISTANCE OF 10-FEET ON BOTH SIDES OF CROSSING.
OR
C) EITHER THE NPWL OR WATER LINE OR BOTH MUST BE ENCASED WITH A SLEEVE MATERIAL ACCEPTABLE TO DEQ FOR A HORIZONTAL DISTANCE OF 10-FEET ON BOTH SIDES OF THE CROSSING.

ZONE 3: SAME REQUIREMENTS AS ZONE 2 EXCEPT THE NPWL MUST ALSO BE SUPPORTED ABOVE THE CROSSING TO PREVENT SETTLING.

ZONE 4: SAME REQUIREMENTS AS ZONE 1 EXCEPT THE NPWL MUST ALSO BE SUPPORTED ABOVE THE CROSSING TO PREVENT SETTLING.

HORIZONTAL SEPARATION REQUIREMENTS

ZONE 1:
A) NO SPECIAL REQUIREMENTS

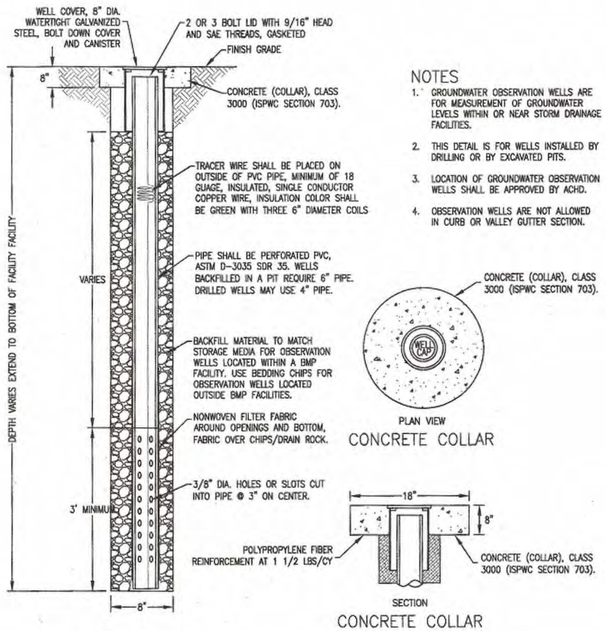
ZONE 2:
A) NO SPECIAL REQUIREMENTS FOR POTABLE OR NON-POTABLE SERVICES.
B) WATER AND NPWL SEPARATED BY AT LEAST 6-FEET AT OUTSIDE WALLS.
AND
C) WATER AT LEAST 18-INCHES HIGHER IN ELEVATION THAN THE NPWL.
AND EITHER
D) NPWL CONSTRUCTED TO WATER MAIN STANDARDS AND PRESSURE TESTED FOR WATER TIGHTNESS.
OR
E) SITE SPECIFIC REQUIREMENTS APPROVED BY DEQ.

ZONE 3: NOT ALLOWED WITHOUT DEQ WAIVER.

ZONE 4: SANITARY SEWER FORCE MAINS MUST HAVE MINIMUM 10-FEET HORIZONTAL SEPARATION AND 18-INCHES VERTICAL SEPARATION. ZONE 2 AND ZONE 3 PLACEMENTS ARE NOT ALLOWED WITHOUT A WAIVER GRANTED BY DEQ.

3 Potable & Non-Potable Water Line (NPWL) Separation

REF.: IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION, STD DWG. SD-407 NOT TO SCALE



NOTES

1. GROUNDWATER OBSERVATION WELLS ARE FOR MEASUREMENT OF GROUNDWATER LEVELS WITHIN OR NEAR STORM DRAINAGE FACILITIES.
2. THIS DETAIL IS FOR WELLS INSTALLED BY DRILLING OR BY EXCAVATED PITS.
3. LOCATION OF GROUNDWATER OBSERVATION WELLS SHALL BE APPROVED BY ACHD.
4. OBSERVATION WELLS ARE NOT ALLOWED IN CURB OR VALLEY GUTTER SECTION.

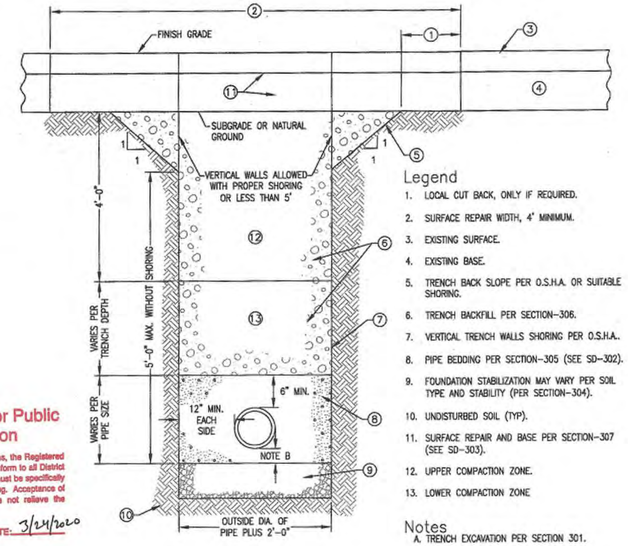
4 Ground Water Observation Well (Monitoring Well)

REF.: IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION, ACHD SUPPLEMENTAL STD DWG. SD-627. NOT TO SCALE

Plans Are Accepted For Public Street Construction

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BY Greg Vonada DATE: 3/24/2020
ADA COUNTY HIGHWAY DISTRICT



Legend

1. LOCAL CUT BACK, ONLY IF REQUIRED.
2. SURFACE REPAIR WIDTH, 4' MINIMUM.
3. EXISTING SURFACE.
4. EXISTING BASE.
5. TRENCH BACK SLOPE PER O.S.H.A. OR SUITABLE SHORING.
6. TRENCH BACKFILL PER SECTION-306.
7. VERTICAL TRENCH WALLS SHORING PER O.S.H.A..
8. PIPE BEDDING PER SECTION-305 (SEE SD-302).
9. FOUNDATION STABILIZATION MAY VARY PER SOIL TYPE AND STABILITY (PER SECTION-304).
10. UNDISTURBED SOIL (TYP).
11. SURFACE REPAIR AND BASE PER SECTION-307 (SEE SD-303).
12. UPPER COMPACTION ZONE.
13. LOWER COMPACTION ZONE

Notes

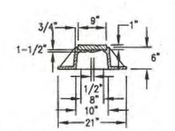
A. TRENCH EXCAVATION PER SECTION 301.

B. PIPE BEDDING PER SECTION 305.

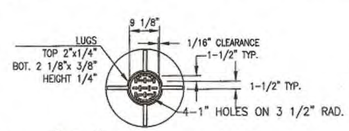
C. BACKFILL AND COMPACTION PER SECTION 306.

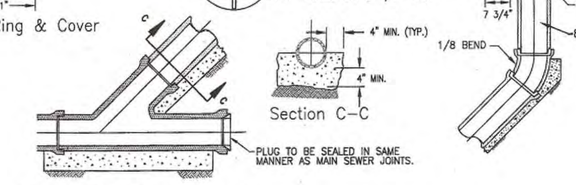
5 Typical Trench Detail

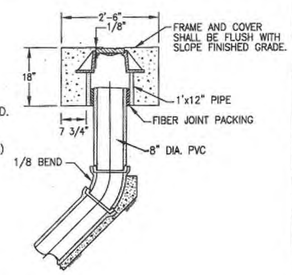
REF.: IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION, STD DWG. SD-301. NOT TO SCALE



Cast Iron Ring & Cover

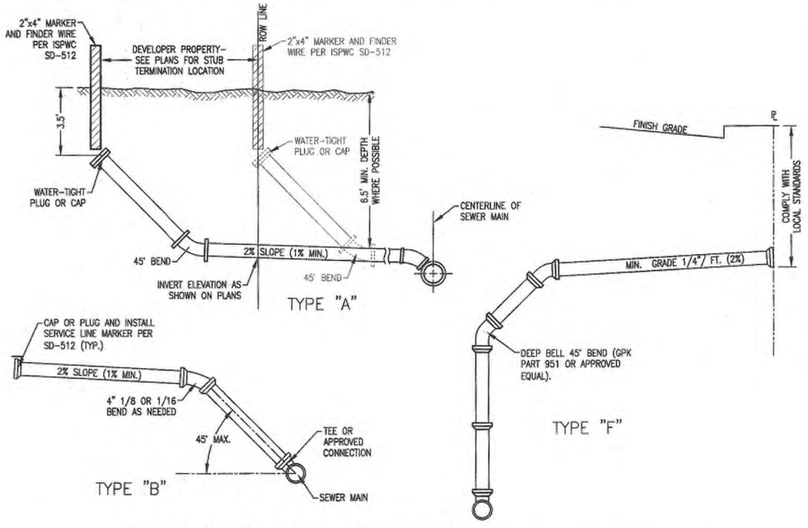






6 Standard Clean-out Detail

REF.: IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION, STD DWG. SD-506A NOT TO SCALE



7 Standard Sewer Service Connection

REF.: IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION, STD DWG. SD-511 & SD-511-A. NOT TO SCALE

B&A Engineers, Inc.
Consulting Engineers, Surveyors & Planners
5505 W. Franklin Rd. Boise, Id. 83705
(208) 343-3381

PROFESSIONAL ENGINEER REGISTERED 4116 STATE OF IDAHO JOSEPH D. CANNING

Construction Details

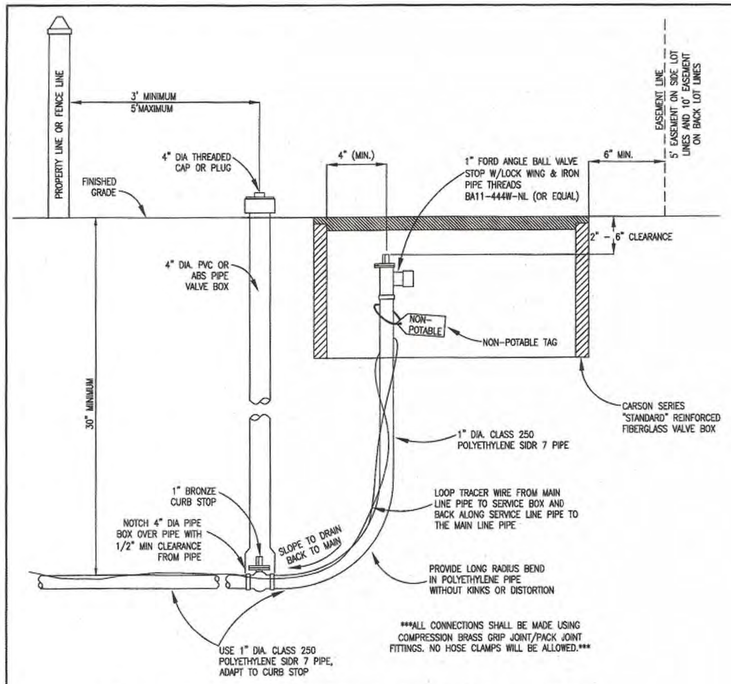
Silver Trail Subdivision No. 6

A RE-SUBDIVISION OF A PORTION OF LOT 68, BLOCK 1 OF DANSKIN RIDGE SUBDIVISION NO. 6 SITUATE IN THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 1 WEST, AND A PORTION OF LAND SITUATE IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, KUNA CITY, ADA COUNTY, IDAHO.

Revisions		
REV.	DESC.	DATE/BY

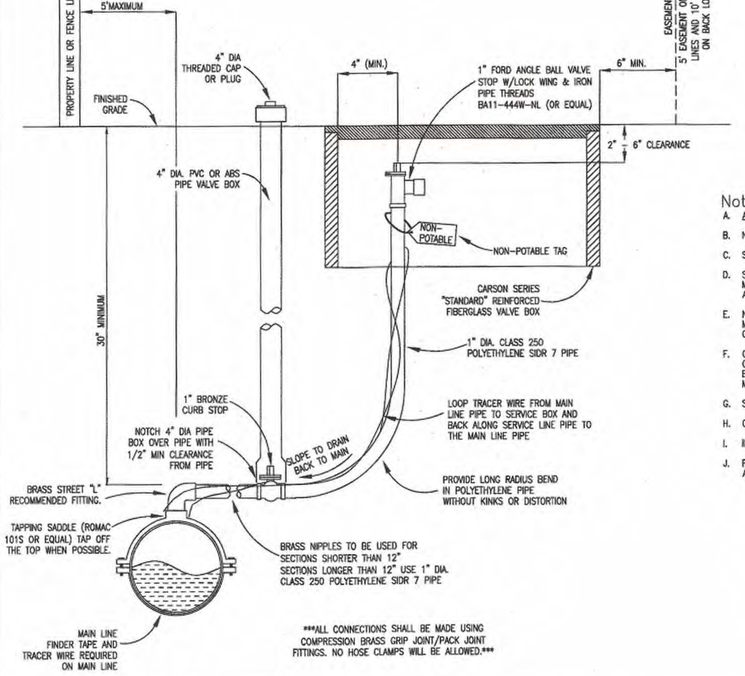
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DATE: AUGUST 12, 2019
DRAWN BY: J.L. HALL
CHECKED BY:
PROJECT DRAWING NO: ETDS-10
DRAWING FILE NAME: Silver Trail 6 Const Plans.dwg

SHEET NO:
6.1



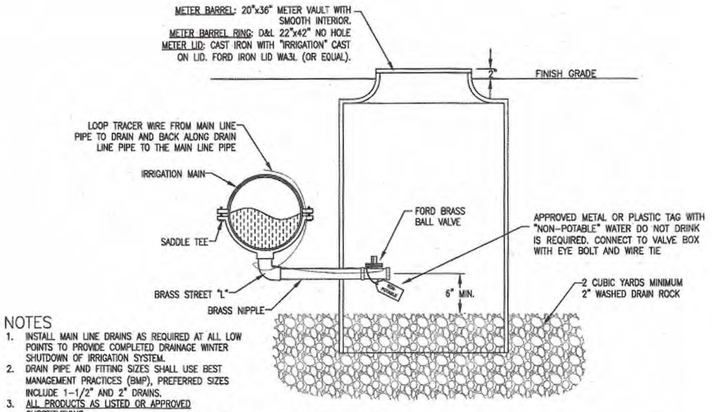
1 Standard Residential 1" Service Main Side (Long Side)

REF.: CITY OF KUNA STANDARD DWG. K-902-L — NOT TO SCALE



2 Standard Residential 1" Service Main Side (Short Side)

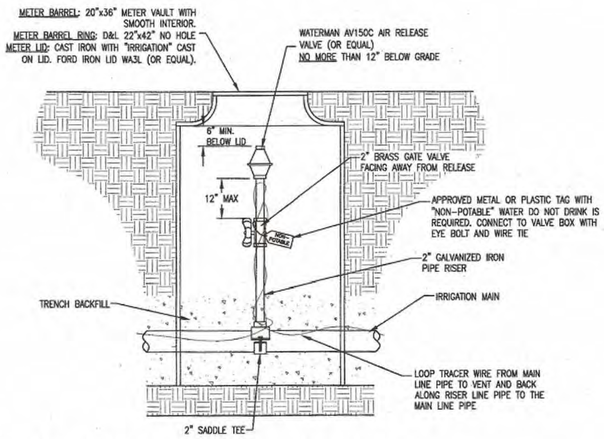
REF.: CITY OF KUNA STANDARD DWG. K-902-S — NOT TO SCALE



NOTES
1. INSTALL MAIN LINE DRAINS AS REQUIRED AT ALL LOW POINTS TO PROVIDE COMPLETED DRAINAGE WINTER SHUTDOWN OF IRRIGATION SYSTEM.
2. DRAIN PIPE AND FITTING SIZES SHALL USE BEST MANAGEMENT PRACTICES (BMP). PREFERRED SIZES INCLUDE 1-1/2" AND 2" DRAINS.
3. ALL PRODUCTS AS LISTED OR APPROVED SUBSTITUTIONS.

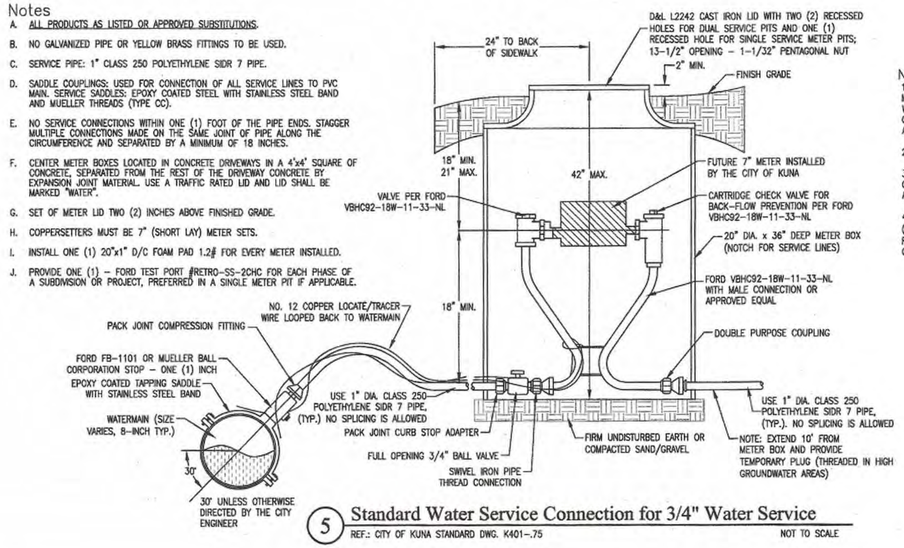
3 Pressurized Irrigation Drain Valve

REF.: CITY OF KUNA STANDARD DWG. K-903. — NOT TO SCALE



4 Air Release Valve (Pressure Irrigation)

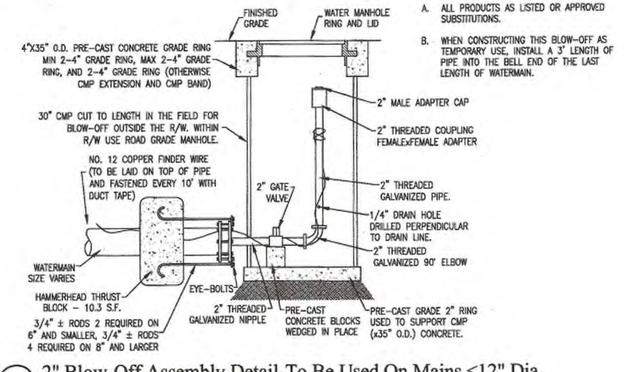
REF.: CITY OF KUNA STANDARD DWG. K-905 — NOT TO SCALE



Notes
A. ALL PRODUCTS AS LISTED OR APPROVED SUBSTITUTIONS.
B. NO GALVANIZED PIPE OR YELLOW BRASS FITTINGS TO BE USED.
C. SERVICE PIPE: 1" CLASS 250 POLYETHYLENE SIDR 7 PIPE.
D. 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).
E. 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.
F. CENTER METER BOXES LOCATED IN CONCRETE DRIVEWAYS IN A 4'x4' 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".
G. SET OF METER LID TWO (2) INCHES ABOVE FINISHED GRADE.
H. COPPERSETTERS MUST BE 7" (SHORT LAY) METER SETS.
I. INSTALL ONE (1) 20"x1" D/C FOAM PAD 1.2# FOR EVERY METER INSTALLED.
J. PROVIDE ONE (1) - FORD TEST PORT #RETRO-SS-2CHC FOR EACH PHASE OF A SUBDIVISION OR PROJECT, PREFERRED IN A SINGLE METER PIT IF APPLICABLE.

5 Standard Water Service Connection for 3/4" Water Service

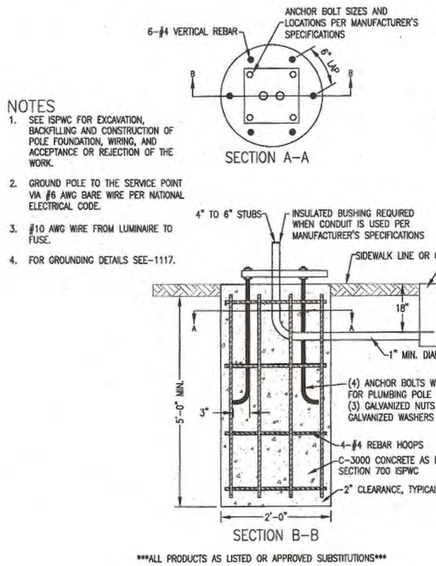
REF.: CITY OF KUNA STANDARD DWG. K401-.75 — NOT TO SCALE



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

6 2" Blow-Off Assembly Detail-To Be Used On Mains <12" Dia.

REF.: CITY OF KUNA STANDARD DWG. KIRR-405 — NOT TO SCALE

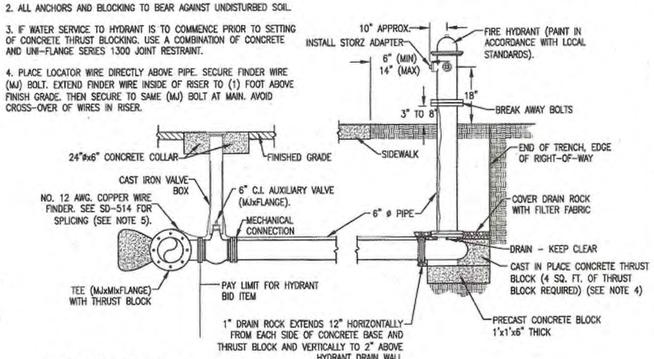


ALL PRODUCTS AS LISTED OR APPROVED SUBSTITUTIONS

NOTES
1. SEE ISPWC FOR EXCAVATION, BACKFILLING AND CONSTRUCTION OF POLE FOUNDATION, WIRING, AND ACCEPTANCE OR REJECTION OF THE WORK.
2. GROUND POLE TO THE SERVICE POINT VIA #6 AWG BARE WIRE PER NATIONAL ELECTRICAL CODE.
3. #10 AWG WIRE FROM LUMINAIRE TO FUSE.
4. FOR GROUNDING DETAILS SEE-1117.

7 Standard Metal Street Light Detail

REF.: KUNA STANDARD DRAWING KSD-1116 — NOT TO SCALE



Notes
1. 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.
2. ALL ANCHORS AND BLOCKING TO BEAR AGAINST UNDISTURBED SOIL.
3. IF WATER SERVICE TO HYDRANT IS TO COMMENCE PRIOR TO SETTING OF CONCRETE THRUST BLOCKING. USE A COMBINATION OF CONCRETE AND LINE-FLANGE SERIES 1300 JOINT RESTRAINT.
4. PLACE LOCATOR WIRE DIRECTLY ABOVE PIPE. SECURE FINDER WIRE (MJ) BOLT. EXTEND FINDER WIRE INSIDE OF RISER TO (1) FOOT ABOVE FINISH GRADE. THEN SECURE TO SAME (MJ) BOLT AT MAIN. AVOID CROSS-OVER OF WIRES IN RISER.

8 Fire Hydrant

REF.: IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION, STD DWG. SD-404 — NOT TO SCALE

B&A Engineers, Inc.
Consulting Engineers, Surveyors & Planners
5505 W. Franklin Rd. Boise, Id. 83705
(208) 343-3381

PROFESSIONAL ENGINEER 4116 STATE OF IDAHO JOSEPH D. CANNING

Construction Details

Silver Trail Subdivision No. 6

A RE-SUBDIVISION OF A PORTION OF LOT 68, BLOCK 1 OF DANSKIN RIDGE SUBDIVISION NO. 6 SITUATE IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 1 WEST, AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 1 WEST, AND A PORTION OF LAND SITUATE IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, KUNA CITY, ADA COUNTY, IDAHO.

Revisions		
REV.	DESC.	DATE/BY

SCALE: AS SHOWN
DATE: AUGUST 12, 2019
DRAWN BY: J.L. HALL
CHECKED BY: J.D. CANNING
PROJECT NO.: 19-037
DRAWING FILE NAME: Silver Trail 6 Const Plans.dwg

SHEET NO: 6.2

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

Findings of Fact

To: Kuna City Council

Case Number: 13-02-S Subdivision, Preliminary Plat

Location: North Red Delicious Avenue (SEC Ten Mile & Mason Creek St.)
Kuna, Idaho 83634

Planner: Troy Behunin, Senior Planner

Meeting Date: August 6, 2013 (Continued)
August 20, 2013

Findings of Fact: September 3, 2013

Applicants: LEI Engineers & Planners, *Laren Bailey*
2040 S. Eagle Road
Meridian, ID, 83642
208.846.9600
Lbailey@LEI-Eng.com

DBTV Applewood Farm LLC, *Tim Eck*
6152 W. Half Moon lane
Eagle, ID, 83616
208.850.0591
Tweenterprises@yahoo.com

Table of Contents:

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

A. Course of Proceedings

1. Proposing Preliminary Plat for a residential subdivision is designated in Kuna City Code (KCC), 1-14-3 as a public hearing, with the City Council as the decision making body. This land use was given proper public notice and followed the requirements set forth in Idaho Code, Chapter 65, Local Planning Act.
   a. Notifications
      i. Agencies — April 15, 2013
      ii. 300' Property Owners — July 2, 2013 (sent)
      iii. Kuna Melba Newspaper — July 10, 2013
      iv. Site Posted — July 25, 2013

2. In accordance with KCC Title 6 in Kuna City Code (KCC) this application seeks re-approval for a Preliminary Plat (residential subdivision), known as Silver Trail Subdivision.

B. General Project Facts, Staff Analysis:

1. Request: The applicant is seeking preliminary plat re-approval for a residential subdivision in Kuna consisting of 115 buildable lots and 11 common lots over two parcels, and approximately 29.3 acres.

2. The applicant has submitted all necessary documents and materials for review and has held the appropriate neighborhood meeting and posted the site in accordance with KCC posting requirements.

3. History: The applicant is proposing a new preliminary re-plat for 115 lots and 11 common lots. This request has a slightly different lot arrangement than what was previously approved. The new lot count reflects an effort to match the developers Local Improvement District (LID) Equivalent Dwelling Units (EDU) obligation for the parcel. The overall increase in lots from the previous approval is about 15 additional buildable lots but remains within allowable densities for the R-6 zone.

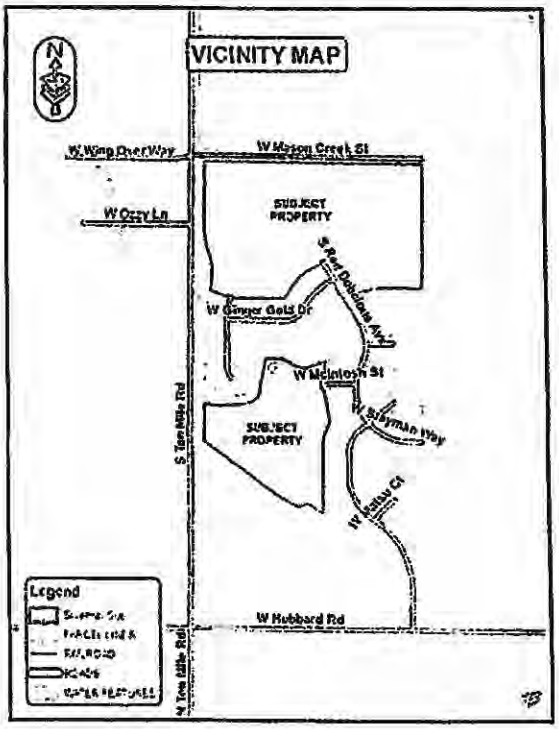
4. Legal Description: A legal description was included with the application and is in the file.

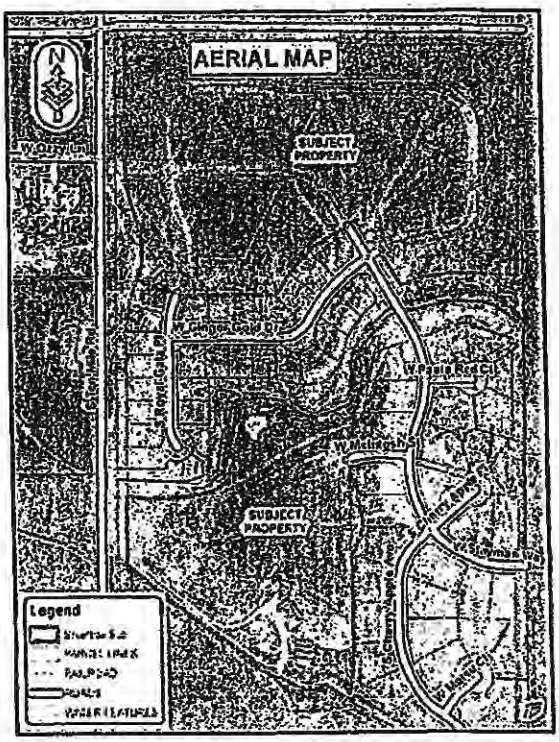
5. Comprehensive Plan Designation: The Future Land Use map (FLU) identifies a designation of Medium Residential. In 2006 when this preliminary plat was originally approved, it was granted the R-6 zoning. In accordance with KCC 5-3-2, staff views this residential use request as compatible.

6. Land Use:

Direction	Current Zoning	
North	R-6	Medium Residential – Kuna City
South	RR	Rural Residential – *Ada County*
East	R-6, RR	Medium Residential – Kuna City and Rural Residential – *Ada County*
West	RR	Rural Residential – *Ada County*

6.1 Vicinity and Aerial Maps:





6.2 Parcel Numbers: APN: R1727740012, S1311336210

6.3 Parcel Sizes and Current Zoning:
Acres: 20.14 acres, 9.13 acres
Zoning: R-6 for both parcels.

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

6.5 Existing Structures, Vegetation and Natural Features: The site is currently vacant and relatively flat. The vegetation is what is commonly associated with a vacant lot, and the site has more than 1,200 feet of street frontage along Mason Creek Street.

6.6 Transportation / Connectivity: Road frontage is on Mason Creek Street, additional access is from Ten Mile Road.

6.7 Public Services, Utilities and Facilities: The following agencies returned comments on this project; City Engineer, Kuna Forester, Department of Environmental Quality and Central District Health Department.

C. Applicable Standards:
1. City of Kuna Zoning Ordinance No. 230.
2. City of Kuna Design Review Ordinance, 2011-08.
3. City of Kuna Subdivision Ordinance No. 2010-15, title 6 Subdivision Regulations.
4. City of Kuna Landscape Ordinance No. 2006-100.
5. City of Kuna Comprehensive Plan.
6. Idaho Code, Title 67, Chapter 65, Local Land Use Planning Act.

D. Comprehensive Plan Analysis:
The City Council may accept the Comprehensive Plan components as described below.

1. The proposed subdivision preliminary plat for the site is consistent with the following Comprehensive Plan components:

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

Policy 1: As part of a land use action review, the staff shall evaluate with guidance from the City's attorney; The Idaho Attorney General's six criterion established to determine the potential for property taking.

GOALS AND POLICIES – *Economic Development*
Goal 1: ***Promote and support a diverse and sustainable economy that will allow more Kuna residents to work in their community.***

Policy 1.3: The City will develop a policy to provide incentives and/or assistance in order to competitively attract firms.

GOALS AND POLICIES – *Land Use*

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

Objective 2.2: Plan for areas designed to accommodate a diverse range of businesses and commercial activity, within both the community-scale and neighborhood–scale centers; to strengthen the local economy and to provide more opportunities for social interaction.

Policy 2.3: Retail and residential land uses should be appropriately mixed and balanced with professional offices and service facilities to provide residents with a broader mix of services within walking distance from their homes.

E. Findings of Fact:

1. All required procedural items have been completed as shown in the staff report.
2. The proposed residential development complies with Section 6.0 of Kuna's Comprehensive Plan.
3. Public services are available and are adequate to accommodate this site's development.
4. The residential preliminary plat appears to not be detrimental to the public's health, safety and general welfare.
5. The site is zoned R-6 and intended for use as a residential subdivision after acquiring the proper approvals.
6. The project description and staff analysis and findings of fact are correct
7. Recommendation by the Planning and Zoning Commission:

   Based on the facts outlined in staff's report and public testimony as presented, the Planning and Zoning Commission of Kuna, Idaho, hereby recommends *approval* for Case No. 13-02-S, a subdivision request by DBTV Applewood Farm, LLC, (Tim Eck), with the following conditions of approval:

   a) Follow all staff recommendations listed in the staff report,
   b) Developer shall coordinate with and follow the City Forester on alternate trees for certain species,
   c) Single story homes for lots that back North Ten Mile Road,
   d) Match and continue the existing perimeter fence,
   e) Work with the City to provide correct fencing around retention ponds.

F. Conclusions of Law:

1. The preliminary plat use is consistent with Kuna City Code.
2. The preliminary plat use appears to meet the general objectives of Kuna's Comprehensive Plan.
3. The site is physically suitable for a preliminary plat use.
4. The preliminary plat use is not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.
5. The residential preliminary plat is not likely to cause adverse public health problems.
6. The residential preliminary plat appears to be in compliance with all ordinances and laws of the City.
7. The residential preliminary plat appears to not be detrimental to the present and potential surrounding uses; to the health, safety, and general welfare of the public taking into account the physical features of the site, public facilities and existing adjacent uses.
8. The existing and proposed street and utility services in proximity to the site are suitable and adequate for residential purposes.

9. Based on evidence contained in Case #13-02-S, this proposal appears to comply with KCC Title 6.
10. Based on the evidence contained in Case #13-02-S this proposal appears to comply with Section 6.0 of the Comprehensive Plan and the Kuna Comprehensive Future Land Use Map.
11. The City Council has the authority to approve or deny this preliminary plat application.
12. The public notice requirements were met and the public hearing was conducted within the guidelines of applicable Idaho Code and City Ordinances.

G. Order of Decision by the Council

Note: This proposed motion is to approve or deny this subdivision preliminary plat request. If the City Council wishes to recommend approval or denial for specific parts of the requests as detailed in the report, those changes must be specified.

On August 20, 2013, the City Council voted 3-2, to approve case No. 13-02-S based on the facts outlined in staff's report, case file and public testimony at the public hearing. The City Council of Kuna, Idaho, hereby *approves* Case No. 13-02-S, a subdivision preliminary plat request by DBTV Applewood Farm, LLC, (Tim Eck), with the following conditions of approval:

Conditions of Approval:

- The City Council did not accept the planning and zoning recommendation for requiring single-story homes along Ten Mile Road. City Council approved two-story homes on lots which back North Ten Mile Road.

1. The applicant shall obtain written approval of the construction plans from the agencies noted below. The approval may be either on agency letterhead referring to the approval use or may be written or stamped upon a copy of the approved plan. All site improvements are prohibited prior to approval of these agencies.
   a.) The City Engineer shall approve the sewer and water hook-ups.
   b.) The Kuna Fire District shall approve all fire flow requirements and/or building plans.
   c.) The Boise-Kuna Irrigation District shall approve all proposed modifications to the existing irrigation system.
   d.) Approval from Ada County Highway District / Impact Fees, if any shall be paid prior to building permit approval.
   e.) The City Engineer shall approve a surface drainage run-off plan, (if needed). As recommended by Central District Health Department, the plan should be designed and constructed in conformance with standards contained in "Catalog for Best Management Practices for Idaho Cities and Counties". No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of a drainage design plan from the Kuna City Engineer. The drainage design plan shall include all proposed site grading.
2. All public right-of-way shall be dedicated and constructed to standards of the City and Ada County Highway District. No public street construction may be commenced without the approval of the Ada County Highway District. Any work within the Ada County Highway District right-of-way requires a permit. For information regarding the requirements to obtain a permit, contact Ada County Highway District Development Services at 208-387-6100.
   2.1 – Dedicate right-of-way in sufficient amounts which follow City and ACHD standards and widths.
3. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground.
4. Compliance with Idaho Code Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site.
5. Lighting within the site shall comply with Kuna City Code.
6. Parking within the site shall comply with Kuna City Code (Except as specifically approved otherwise).
7. Fencing within and around the sites shall comply with Kuna City Code (Except as specifically approved otherwise).

8. Signage within the site shall comply with Kuna City Code. (The applicant shall apply for a sign permit prior to sign construction).
9. The applicant shall follow all of the requirements for sanitary sewer, potable water, pressure irrigation system connections, and all other requirements of the City engineer, as outlined in the Engineers memorandum dated May 1, 2013, and all future comments and/or corrections.
10. Submit a petition prior to submitting an application for final plat to the City, consenting to the pooling of irrigation surface water rights for delivery purpose and requesting to annex the irrigation surface water rights appurtenant to the property to the Kuna Municipal Pressure Irrigation District (KMID).
11. The applicant's preliminary plat (date stamped 3.18.2013) and landscape, parking and lighting plan, (date stamped 4.12.2013) shall be considered binding site plans.
12. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace any unhealthy or dead plant material immediately (within 5 days as weather permits or as the planting season permits), as required to meet the standards of these requirements. Maintenance and planting within public right-of-way shall be with approval from the public and/or private entities owning the property.
13. The applicant shall comply with all Federal, State and Local Laws.

DATED: this 16th day of Sept., 2013.

W. Greg Nelson, Kuna Mayor

ATTEST:

Brenda Bingham
Kuna City Clerk

CITY OF KUNA CORPORATE SEAL STATE OF IDAHO

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, Corey D. Barton, 1977 E. Overland Rd.
Name Address

Meridian, Idaho 83642
City State Zip Code

being first duly sworn upon oath, depose and say:

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

A. That I am the record owner of the property described on the attached, and I grant my permission to B&A Engineers, Inc (Name) 5505 W. Franklin Rd. Boise, Id. 83705 (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 9th day of November, 20 15

Signature

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

ADAIR KOLTES NOTARY PUBLIC STATE OF IDAHO

Notary Public for Idaho

Residing at: Nampa, ID

My commission expires: 6-05-16

ADA COUNTY RECORDER Phil McGrane
BOISE IDAHO Pgs=4 VICTORIA BAILEY
TITLEONE BOISE

2019-091649
09/25/2019 02:10 PM
$15.00

TitleOne
a title & escrow co.

Order No.: 19345001

Corporation Warranty Deed

For value received,

Viper Investments, Inc. an Idaho Corporation

the grantor, does hereby grant, bargain, sell, and convey unto

Challenger Development Inc. an Idaho Corportion

whose current address is 1977 W. Overland Road Meridian, ID 83642

the grantee, the following described premises, in Ada County, Idaho, to wit:

See attached Exhibit "A" comprised of 2 pages

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

In witness whereof, the Grantor, pursuant to a resolution of its Board of Directors has caused its corporate name to be hereunto subscribed.

Remainder of this page intentionally left blank.

Dated: September 25, 2019

Viper Investments, Inc.

By: _____
Corey Barton, President

State of ID , County of ADA ss.

On this 25th day of Sept in the year of 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared Corey Barton known or identified to me to be the President of the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

_____
Notary Public
Residing In: Residing: Eagle, Idaho
My Commission Expires: Commission Expires: 6/18/2022
(seal)

TARA M. CLIFFORD
NOTARY PUBLIC
Comm. No. 19071
STATE OF IDAHO

EXHIBIT "A"

B & A Engineers, Inc.
Consulting Engineers & Surveyors
5505 W. Franklin Rd. Boise, Id. 83705
Phone. 208.343.3381 Facsimile 208.342.5756

Read and approved by:

Boundary Description

A re-subdivision of a portion of Lot 68, Block 1 of Danskin Ridge Subdivision No. 6 as shown in Book 103 of Plats at Pages 13739 through 13741, records of Ada County, Idaho, and adjoining land situate in the southwest quarter of the northeast quarter of Section 11, Township 2 North, Range 1 West, Boise Meridian, Kuna City, Ada County, Idaho, and being more particularly described as follows:

Commencing at the southwest corner of said Section 11; thence N00°36'21"E, 2,416.83 feet along the westerly boundary of the southwest quarter of said Section 11 and along the centerline of North Ten Mile Road to a point which bears S00°36'21"W, 240.72 feet from the northwest corner of the southwest quarter of said Section 11; thence S89°27'25"E, 1,317.32 feet along a random line to the southwesterly corner of said Lot 68 and to the southwest corner of Silver Trail Subdivision No. 3 as shown in Book 115 of Plats at Pages 17157 through 17159, records of Ada County, Idaho; thence continuing S89°27'25"E, 901.52 feet along the southerly boundary of said Silver Trail Subdivision No. 3 to the southeast corner of said Silver Trail Subdivision No. 3 and to the **Point of Beginning:**

Thence the following courses and distances along the boundary of said Silver Trail Subdivision No. 3:
N00°06'56"W, 246.51 feet;
N11°48'42"E, 94.00 feet;

Thence S78°11'18"E, 105.72 feet;
Thence 51.44 feet along a tangent curve deflecting to the left, having a radius of 203.00 feet, a central angle of 14°31'05", a long chord bearing of S85°26'50"E, and a long chord distance of 51.30 feet;
Thence N87°17'37"E, 45.83 feet;
Thence S06°36'11"E, 20.05 feet;
Thence N87°17'37"E, 28.15 feet;
Thence 34.56 feet along a tangent curve deflecting to the right, having a radius of 1,500.00 feet, a central angle of 01°19'13", a long chord bearing of N87°57'14"E, and a long chord distance of 34.56 feet;
Thence 85.66 feet along a tangent curve deflecting to the left, having a radius of 282.50 feet, a central angle of 17°22'26", a long chord bearing of N79°55'37"E, and a long chord distance of 85.34 feet;
Thence 41.14 feet along a tangent curve deflecting to the left, having a radius of 102.50 feet, a central angle of 22°59'45", a long chord bearing of N59°44'32"E, and a long chord distance of 40.86 feet;
Thence 61.63 feet along a tangent curve deflecting to the left, having a radius of 64.50 feet, a central angle of 54°44'42", a long chord bearing of N20°52'19"E, and a long chord distance of 59.31 feet;
Thence 54.70 feel along a tangent curve deflecting to the right, having a radius of 878.00 feet; a central angle of 03°34'10", a long chord bearing of N04°42'57"W, and a long chord distance of 54.69 feet;
Thence 26.25 feet along a tangent curve deflecting to the right, having a radius of 260.00 feet, a central angle of 05°47'02", a long chord bearing of N00°02'21"W, and a long chord distance of 26.24 feet;
Thence N02°51'10"E, 84.15 feet;
Thence 16.67 feet along a tangent curve deflecting to the left, having a radius of 488.00 feet, a central angle of 01°57'26", a long chord bearing of N01°52'27"E, and a long chord distance of 16.67 feet;
Thence N00°53'44"E, 70.16 feet;
Thence N44°14'22"W, 28.22 feet;
Thence N01°13'48"E, 50.00 feet;
Thence N46°52'43"E, 28.54 feet;

B & A Engineers, Inc.
Consulting Engineers & Surveyors
5505 W. Franklin Rd. Boise, Id. 83705
Phone. 208 343 3381 Facsimile 208 342 5797

Read and approved by:

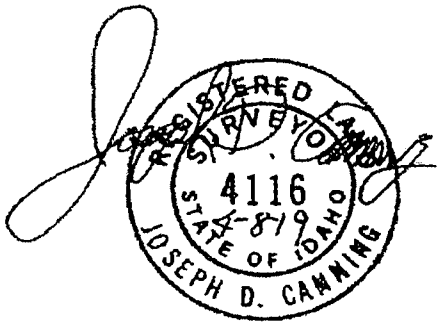
Thence 8.34 feet along a tangent curve deflecting to the right, having a radius of 1,530.00 feet, a central angle of 00°18'45", a long chord bearing of N02°55'16"E, and a long chord distance of 8.34 feet;
Thence S86°55'21"E, 80.00 feet;
Thence 143.28 feet along an non-tangent curve deflecting to the right, having a radius of 1,450.00 feet, a central angle of 05°39'42", a long chord of N05°54'30"E, and a long chord distance of 143.22 feet;
Thence N08°44'21"E, 153.09 feet;
Thence S81°15'39"E, 100.00 feet;
Thence N67°33'22"E, 58.44 feet;
Thence S89°19'41"E, 118.56 feet;
Thence S04°52'11W, 77.72 feet;
Thence S49°33'07"W, 76.10 feet;
Thence S00°37'31"W, 200.00 feet;
Thence S12°28'31"W, 51.09 feet;
Thence S00°37'31"W, 100.00 feet;
Thence S89°22'29"E, 994.21 feet;
Thence S00°39'28"W, 326.40 feet;
Thence N89°23'08"W, 654.95 feet to the southeast corner of said Lot 68, Block 1 of Danskin Ridge Subdivision No. 6;

Thence the following courses and distances along the southerly boundary of said Lot 68, Block 1 of Danskin Ridge Subdivision No. 6

N89°23'22"W, 655.00 feet;
S00°53'44"W, 444.97 feet to the northeasterly boundary of Prairie Clover Estates Subdivision as shown in Book 69 of Plats at Pages 7074 through 7075, records of Ada County, Idaho;

Thence N25°24'22"W, 68.01 feet along the northeasterly boundary of said Prairie Clover Estates Subdivision;
Thence N28°49'19"W, 167.91 feet along the northeasterly boundary of said Prairie Clover Estates Subdivision to the northerly boundary of said Prairie Clover Estates Subdivision;
Thence N89°27'25"W, 302.45 feet along the northerly boundary of said Prairie Clover Estates Subdivision to the **Point of Beginning.**

Comprising 16.09 acres, more or less.



B & A Engineers, Inc.
Consulting Engineers & Surveyors
5505 W. Franklin Rd. Boise, Id. 83705
Ph. 208-343-3381 Fax 208-342-5792

July 20, 2020

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

Subject: **Final Plat Approval Request for – Silver Trail Subdivision No. 6**

City Staff:

We are pleased to present the final plat application and supporting documents with a request for the applicable City signatures for the final plat of Silver Trail Subdivision No. 6.

The development is currently under construction. The attached final Plat is in substantial conformance with the approved preliminary plat.

Based on limited field observations and information provided by others, we believe that all construction is being completed in substantial conformance with the approved construction plans.

On behalf of the applicant, as their representative, we respectfully request the signatures of the City for this Subdivision.

Sincerely,

David Crawford
B&A Engineers, Inc.

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

City of Kuna
Planning & Zoning Department

Agency Notification

July 29, 2020

Notice is hereby given by the City of Kuna the following actions are under consideration**:**

FILE NUMBER:	20-14-FP (Final Plat) – Silver Trail No. 6
PROJECT DESCRIPTION	BA Engineers requests Final Plat Approval for Silver Trail No. 6, which consists of 37 buildable lots and 8 common lots (45 total lots) on 8.66 acres (APN: R1727750160 & S1311111355)
SITE LOCATION	Near the SWC of W. Columbia Rd and S. Linder Rd, Kuna, Idaho 83634.
REPRESENTATIVE	*BA Engineers* *Joe Canning* *5505 W. Franklin Rd* *Boise, ID 83705* *208-343-3381* *jdcanning@baengineers.com*
SCHEDULED HEARING DATE	Tuesday, **September 1, 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

Ada County Transmittal

Division of Community and Environmental Health

Return to:
- ☐ ACZ
- ☐ Boise
- ☐ Eagle
- ☐ Garden City
- ☐ Meridian
- ☒ Kuna
- ☐ Star

Rezone # _____

Conditional Use # _____

Preliminary / Final / Short Plat 20-14-FP

Silver Trail 6

☐ 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 ☐ community sewage system ☐ community water well
☐ interim sewage ☒ central water
☐ individual sewage ☐ individual water

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

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

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

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

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

☐ 14. _____

_____

_____ Reviewed By: Rob Bach

Date: 8/4/2020

CITY OF KUNA
P.O. BOX 13
KUNA, ID 83634

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

FINAL PLAT MEMORANDUM

Date: **26 August 2020**

From: **Paul A. Stevens, P.E.**

To: **Wendy Howell, Planning and Zoning Director**

RE: **Silver Trail 6 20-14-FP**

The Silver Trail Subdivision 6 20-14-FP Plat request dated 29 July 2020 has been reviewed. This review is based on land use as allowed or permitted in an "R-6" zone.

This Final Plat encompasses 8.66 Acres containing thirty-seven (37) single family residential lots, and eight (8) 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 & Civil Design Drawings.

2) General

a) Silver Trail 6 Subdivision 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 Civil Engineering Drawings/Record Drawings.
c) Provide a 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 not 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 the Danskin Lift Station.

5) Pressurized Irrigation

a) This project is in agreement with the PI master plan.

b) Pressurized Irrigation services shall be placed such that they are convenient for the lot owner to access.

6) Grading and Storm Drainage

The following is a requirement of the Final Plat approval and subsequent construction drawings:

a) Grading and drainage plans shall be provided as part of the Construction Drawings.

b) Verification that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties will be made within the final inspection process.

c) Slopes and drainage from one property to another have been considerable challenges. Privacy fences, irrigation run off and other similar issues must not become a nuisance to neighboring properties.

d) Elevations shall be actual NAVD 88 datum elevations. A localized elevation/coordinate system is specifically not acceptable.

e) 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.

f) Privacy fending shall be placed on the high lot such that it is in fact a privacy fence.

g) 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.

(3) Adjustments to the Final Plat shall be accomplished before recording at ADA county.

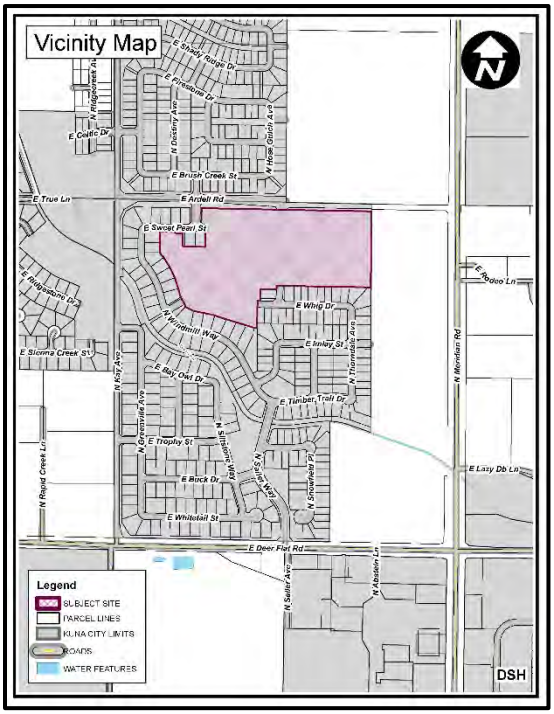
8) As-Built Drawings

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.*

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:	20-17-FP (Final Plat) – Winfield Springs No. 6
Location:	E. Ardell Road, Kuna Idaho 83634
Planner:	Doug Hanson, Planner I
Meeting Date:	September 1, 2020
Applicant/ Owner:	Toll ID I, LLC 250 Gibraltar Horsham, PA 19044 208.424.0020 sdurtschi@tollbrothers.com
Representative:	Keith Morse 250 S. Beechwood Ave. Ste. 201 Boise, ID 83709 208.376.7330 kmorse@jub.com



A. General Project Facts:

1. JUB Engineers is requesting final plat approval for Winfield Springs No. 6 which has fifty (50) residential building lots and five (5) common lots on a total of approximately 23.04 acres (Ada County Assessor Parcel No. S1313428170).

B. Staff Analysis:

1. In accordance with Kuna City Code (KCC) Title 6 Subdivision Regulations, this application seeks final plat approval for Winfield Springs Subdivision No. 6.
2. Staff has determined that the proposed final plat for Winfield Springs Subdivision No. 6 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.

From: noreply@civicplus.com
To: Jessica Reid; Doug Hanson
Subject: Online Form Submittal: Final Plat
Date: Wednesday, August 5, 2020 11:57:59 AM

Final Plat

Step 1

Please complete each section of application in full
NOTE: Engineering fees shall be paid by the applicant if required.

In order for this application to be submitted a file MUST be provided for each item marked by a red asterisk (*).

(Section Break)

Contact/Applicant Information

Owner(s) of Record	TOLL ID I, LLC
Phone:	208-424-0020
Email:	sdurtschi@tollbrothers.com
Address1	250 GIBRALTAR RD
Address2	*Field not completed.*
City	HORSHAM
State	PA
Zip	19044
Applicant (Developer):	Van
Applicant (Developer) Company:	Elg
Phone:	208-376-7330
Email:	velg@jub.com
Address1	250 S Beechwood Dr
Address2	*Field not completed.*
City	Boise
State	ID

Zip	83709
Engineer/Representative:	Keith Morse
Engineer/Representative Company:	JUB Engineering
Phone:	208-376-730
Email:	kmorse@jub.com
Address1	250 S Beechwood Dr
Address2	*Field not completed.*
City	Boise
State	ID
Zip	83709

(Section Break)

Subject Property Information	
Site Address:	E ARDELL RD
Nearest Cross Streets:	Meridian Rd and Ardell Rd
Parcel Number(s):	S1313428170
Section, Township, Range:	SEC 13 2N 1W
Property Size:	23.039
Current Land Use:	Bare Land
Current Zoning District:	R-6
Proposed Land Use:	Single Family Residential
Proposed Zoning District	R-6

(Section Break)

Project Description	
Project/Subdivision Name:	Winfield Springs Subdivision No. 6

General description of proposed project/request:	Single Family Residential
Type of Use Proposed - Check all that apply:	Residential
If Other has been selected, please provide a description:	*Field not completed.*
Amenities provided with this development:	Common area and landscape buffers.

(Section Break)

Residential Project Summary (if applicable):

Are there existing buildings?	No
Please describe existing buildings:	None
Any existing buildings to remain?	No
Number of Residential Units:	50
Number of buildable lots:	50
Number of common lots and/or other lots:	5
Type of dwellings proposed - Check all that apply:	Single-Family
Minimum square footage of structures:	6,599
Gross Density (DU/Acre - Total Property):	4.38
Net Density (DU/Acre - Excluding Roads):	5.56
% of Open Space provided:	8,733

Acreage of Open Space:	0.20
Type of Open Space provided?	Common area and landscape buffers

(Section Break)

Non-Residential Project Summary (if applicable):

Number of building lots:	*Field not completed.*
Other lots:	*Field not completed.*
Gross floor area square footage:	*Field not completed.*
Existing:	*Field not completed.*
Hours of Operation:	*Field not completed.*
Building Height:	*Field not completed.*
Total Number of Employees:	*Field not completed.*
Max. Number of Employees at one time?	*Field not completed.*
Number & ages of students/children:	*Field not completed.*
Seating Capacity:	*Field not completed.*
Existing fencing? Type? Will it remain?	*Field not completed.*
Fencing type, size & location?	*Field not completed.*
Handicapped parking spaces:	*Field not completed.*
Total parking spaces:	*Field not completed.*
Width of driveway aisle:	*Field not completed.*
Proposed lighting:	*Field not completed.*
Proposed landscaping:	*Field not completed.*

Step 2

All applications are required to contain one copy of the following	
Approved Drawings	WS6_CDs-r_Optimized.pdf
Proposed Final Plat	Final plat.pdf
Findings of Fact & Conclusions of Law	KUNA_CC FoFCoL 5.16.17.pdf
Proof of Ownership	Affidavit Windsor Creek 6.pdf
Additional Proof	Affidavit Windsor Creek 6.pdf
Statement of Conformance	Final Plat Letter.docx
CCNR's	Draft WinfieldSprings Declaration of CCRs.pdf
The Final Plat shall include and be in compliance with all items required under Title 50, Chapter 13 of Idaho State Code.	Yes
(Section Break)	

By checking the "I agree" box below, you agree and acknowledge that 1) Your application will not be signed in the sense of a traditional paper document, 2) By signing in this alternate manner, you authorize your electronic signature to be valid and binding upon you to the same force and effect as a handwritten signature, and 3) You may still be required to provide a traditional signature at a later date.

First Name	Becky
Last Name	Yzaguirre
Electronic Signature Agreement	I Agree
Date & Time	8/5/2020 12:00 PM
(Section Break)	
Affidavit of Legal Interest Form	Click here

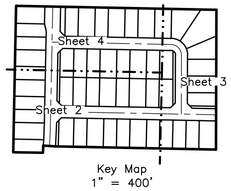
Email not displaying correctly? View it in your browser.

PLAT SHOWING

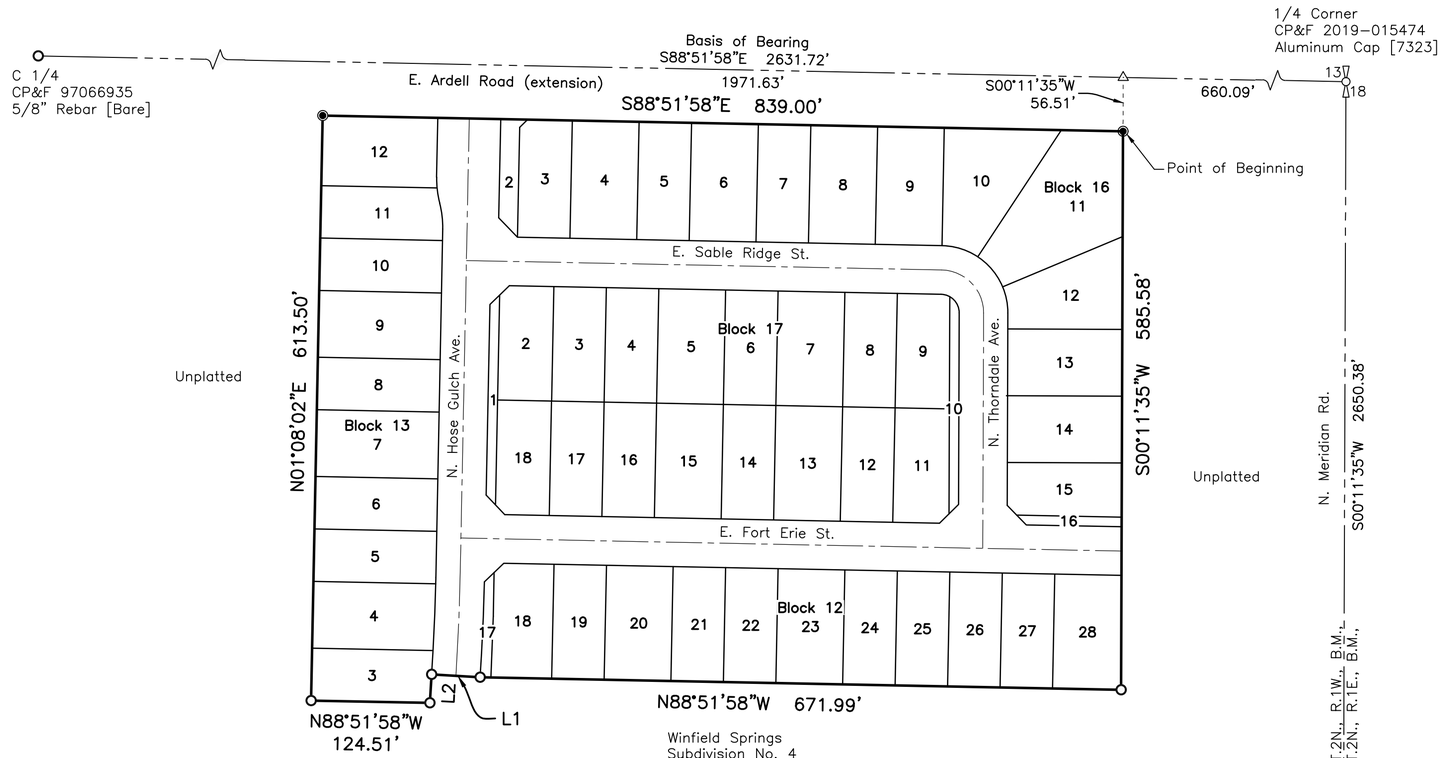
Winfield Springs Subdivision No. 6

Situated in the Southeast Quarter of
Section 13, Township 2 North, Range 1 West, Boise Meridian,
Kuna, Ada County, Idaho.
2020

PLAT BOOK_____ PAGE_____



Key Map
1" = 400'



Line Table – This Sheet Only		
Line #	Direction	Length
L1	N86°39'36"W	51.00'
L2	S03°20'24"W	29.99'



0 100 200
Scale in Feet

- Subdivision Boundary Line
- Lot Line
- Right-of-way Line
- Section Line
- Center Line
- Adjacent Property Line
- Match Line
- Tie Line
- Set Back Line
- Utility Easement Line
- Utility & Kuna Irrigation Easement Line
- ACHD Sidewalk Easement Line
- Offsite ACHD Drainage Easement Line
- ACHD Drainage Easement Line
- ACHD Drainage Easement Area
- Section Corner
- Quarter-Section Corner
- Found Brass Cap
- Found Aluminum Cap
- Found 1/2" Rebar
- Found 5/8" Rebar
- Found 1-3/16" Bernt'sen BP Cap
- Found Right-of-Way Marker
- Found Misc 1
- Found Misc 2
- Found Misc 3
- Found 1/2" Rebar, Reset w/5/8" Rebar & Plastic Cap Marked "J-U-B 16642"
- Found 5/8" Rebar, Added Plastic Cap Marked "J-U-B 16642"
- Set 1/2"x24" Rebar, with Plastic Cap Marked "J-U-B 16642"
- Set 5/8"x24" Rebar, with Plastic Cap Marked "J-U-B 16642"
- Set 1-3/16" Bernt'sen BP Cap with Magnet Marked "J-U-B 16642"
- Set 1/2"x24" Rebar, with Plastic Cap Marked "EASEMENT JUB 16642"
- Found 1/2" Rebar, Destroyed by Construction, Reset 1/2"x24" Rebar with Plastic Cap Marked "J-U-B 16642"
- Point Not Set or Found
- C# – Curve Number (Typical)
- L# – Course Number (Typical)
- # – Lot Number (Typical)
- [####] – PLS Number Found on Monument

Section Corner
CP&F 2018-071257
Aluminum Cap [7323]



22 APR 2020

J-U-B ENGINEERS, INC.
250 South Beechwood Avenue, Suite 201, Boise, ID 83709-0944
p 208 376 7330 w www.jub.com
JUB Project No. ----

See Sheet 5 for Notes and Easement Notes.

PLAT SHOWING

Winfield Springs Subdivision No. 6

PLAT BOOK_____ PAGE_____

Sheet 4
Sheet 2

N01°08'02"E 613.50'

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Sheet 2
Sheet 3

Winfield Springs Subdivision No. 4

E. Fort Erie St.

N. Hose Gulch Ave.

S01°08'02"W 365.27'

N01°08'02"E 481.84'

S01°08'02"W 291.00'

547.11'

S88°51'58"E 692.63'

S88°51'58"E 647.54'

S88°51'58"E 455.68'

N88°51'58"W 671.99'

N88°51'58"W 124.51'

Block 13
6

Block 17
15

Block 12
20

ACHD Sidewalk Easement see Easement Note 6

Line Table – This Sheet Only		
Line #	Direction	Length
L1	N86°39'36"W	51.00'
L2	S03°20'24"W	29.99'

Curve Table – This Sheet Only					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	77.66'	2016.89'	2°12'22"	N02°14'13"E	77.65'
C3	74.98'	2042.39'	2°06'13"	N02°17'18"E	74.98'
C4	76.68'	1991.39'	2°12'22"	N02°14'13"E	76.67'
C5	70.02'	1991.39'	2°00'52"	N02°19'58"E	70.02'
C6	6.66'	1991.39'	0°11'30"	N01°13'47"E	6.66'

Key Map
1" = 400'

0 30 60
Scale in Feet

PROFESSIONAL LAND SURVEYOR
REGISTERED
16642
STATE OF IDAHO
ROBERT L. KAZARIAN

22 APR 2020

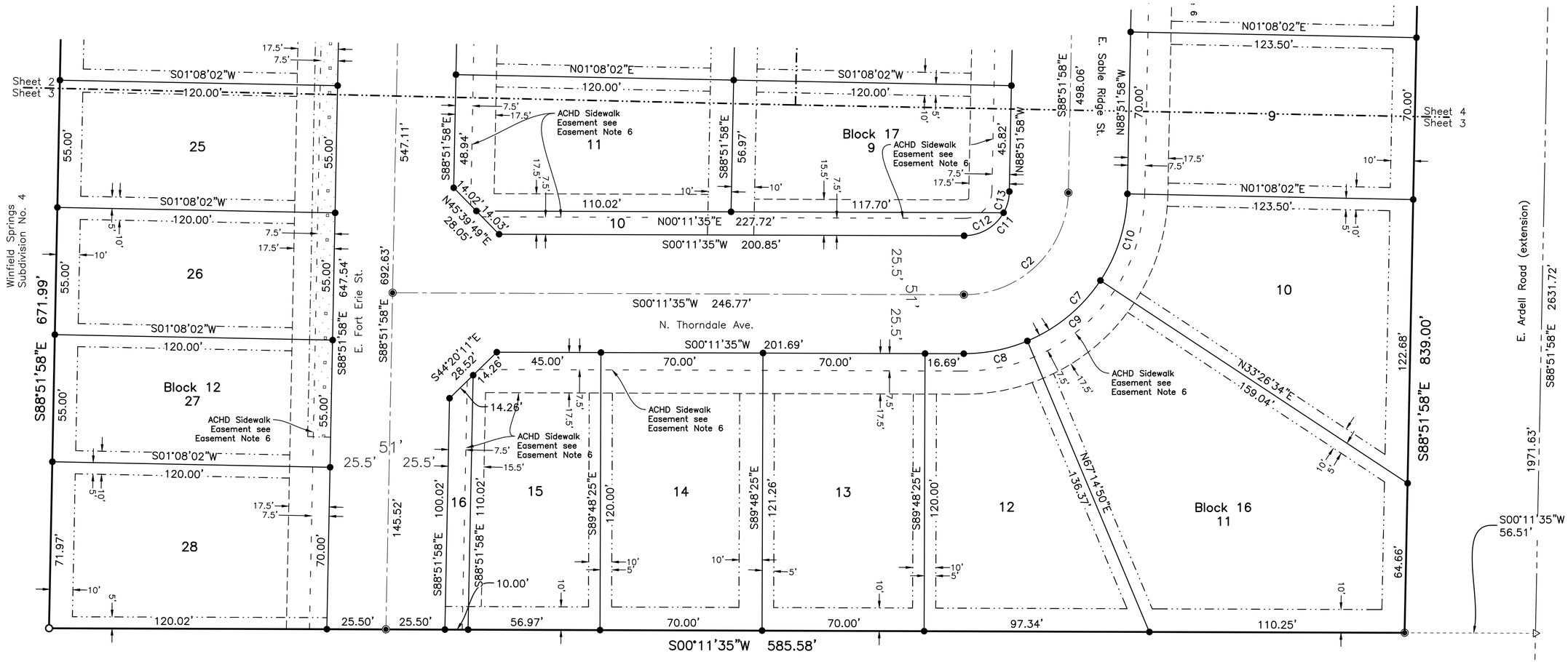
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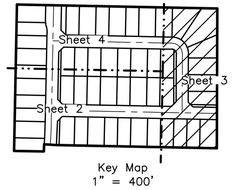
Winfield Springs Subdivision No. 6

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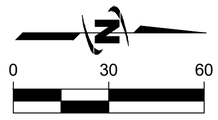


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Curve Table – This Sheet Only					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C2	69.95'	45.00'	89°03'33"	N44°20'11"W	63.11'
C7	109.58'	70.50'	89°03'33"	N44°20'11"W	98.88'
C8	28.23'	70.50'	22°56'45"	N11°16'47"W	28.05'
C9	41.60'	70.50'	33°48'17"	N39°39'18"W	40.99'
C10	39.75'	70.50'	32°18'32"	N72°42'42"W	39.23'
C11	30.31'	19.50'	89°03'33"	N44°20'11"W	27.35'
C12	20.71'	19.50'	60°50'41"	N30°13'45"W	19.75'
C13	9.60'	19.50'	28°12'52"	N74°45'32"W	9.51'



Key Map
1" = 400'



Scale in Feet



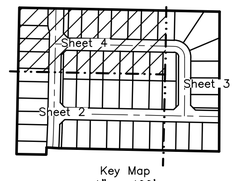
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PLAT SHOWING

Winfield Springs Subdivision No. 6

PLAT BOOK_____ PAGE_____



0 30 60
Scale in Feet

S88°51'58"E 2631.72'
1971.63'

E. Ardell Road (extension)

S88°51'58"E 839.00'

E. Sable Ridge St.

S88°51'58"E 498.06'

S88°51'58"E 445.06'

S88°51'58"E 452.56'

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Block 13
10

Block 16
6

Block 17
5

N. Hose Gulch Ave.

ACHD Sidewalk Easement see Easement Note 6

Curve Table – This Sheet Only					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C14	27.47'	100.00'	15°44'26"	N06°44'11"W	27.39'
C15	27.47'	100.00'	15°44'26"	S06°44'11"E	27.39'
C16	16.26'	100.00'	9°19'07"	S09°56'50"E	16.25'
C17	11.21'	100.00'	6°25'19"	S02°04'37"E	11.20'

Line Table – This Sheet Only		
Line #	Direction	Length
L3	N46°08'02"E	11.72'

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STATE OF IDAHO
ROBERT L. KAZARINOFF

22 APR 2020

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PLAT SHOWING

Winfield Springs Subdivision No. 6

PLAT BOOK_____ PAGE_____

Notes

1. Any re–subdivision of this plat shall comply with the applicable zoning regulations in effect at the time of re–subdivision.
2. Lot 17 of Block 12, Lots 2 and 16 of Block 16 and Lots 1 and 10 of Block 17 are common lots which shall be owned and maintained by the Winfield Springs Subdivision Homeowners Association, Inc. The ownership and maintenance commitment may not be dissolved without the express consent of the City of Kuna.
3. Minimum building setback lines shall be in accordance with the City of Kuna's Zoning Ordinance at the time of issuance of the individual building permit, or as specifically approved and/or required.
4. Lots shall not be reduced in size without prior approval from the health authority.
5. No additional domestic water supplies shall be installed beyond the water system approved in the sanitary restriction release.
6. Reference is made to the public health letter on file with Ada County Recorder regarding additional restrictions.
7. This Subdivision is located within zone X (area of Minimal Flood Hazard) as shown on FEMA Flood Insurance Rate Map (FIRM) No. 16001C0250J, Revised date of 10/02/2003.
8. This development recognizes Section 22–4503 of 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."
9. Maintenance of any irrigation, drainage pipe, or ditch, crossing a lot, is the responsibility of the lot owner, unless such responsibility is assumed by an irrigation or drainage entity or district.
10. 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 the fractional share of the irrigation assessment for each HOA common lot that receives municipal irrigation. If the assessment is not paid by the HOA, the individual improved lots are subject to a lien for non–payment.
12. Direct Lot or Parcel access to E. Ardell Road (extension) is prohibited.
13. This Development is subject to Temporary ACHD License Agreement Instrument No. 2019–062834.
14. This development is subject to the Kuna Municipal Irrigation System, Instrument No. 2019–039090.
15. This development is subject to that Declaration of Covenants, Conditions, and Restrictions For Sterling Ranch Subdivision, Instrument No. 2018–109902 and any existing or future amendments, restatements, or supplements to said Declaration.
16. See Record of Survey 10672 for additional boundary information.

Reference Documents

Subdivisions: Winfield Springs Subdivision No. 1, Winfield Springs Subdivision No. 2, Winfield Springs Subdivision No. 3, Winfield Springs Subdivision No. 4, Winfield Springs Subdivision No. 4.

Surveys: ROSs 2060, 3684, 3985, 9004, & 10672.

Deeds: Warranty Deed 2017–013030 (Hill to Kuna Hill Development), & Grant Deed 2017–058573 (Kuna Hill Development to Toll ID I LLC).

Easements: _____ & _____.

Off–site Easements: _____.

Release of Easements: _____ & _____.

Easement Notes

1. Lot 17 of Block 12, Lots 2 and 16 of Block 16 and Lots 1 and 10 of Block 17 are designated as having a Utility Easement co–situated with said Lot (i.e. blanket easement).
2. All Utility Easements shown or designated hereon are non–exclusive, perpetual, shall run with the land, are appurtenant to the lots shown hereon, and are hereby reserved for the installation, maintenance, operation, and use of public & private utilities, sewer service, cable television/data; City of Kuna water, sewer & drainage; appurtenances thereto; and lot drainage.
3. The Kuna Irrigation Easements shown hereon are non–exclusive, perpetual, shall run with the land, and are hereby reserved for the installation, maintenance, operation, and use of City of Kuna irrigation pipes & boxes; and appurtenances thereto.
4. The Drainage Easements shown hereon are non–exclusive, perpetual, shall run with the land, and are hereby reserved for ACHD; the installation, maintenance, operation, and use of storm water drainage facilities and the appurtenances thereto. ACHD is responsible for the maintenance of said Drainage Easements.
5. Portions of Lots 20, 21, 22, 23, 24, 25, 26 & 27 of Block 12; portions of Lots 4, 5, 6, 7, 8, 9, 10, 11 & 12 of Block 13; and portions of Lots 2 & 3 of Block 16 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 Number 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.
6. See Instrument Number _____ for Existing ACHD Sidewalk Easements.
7. See Instrument Number _____ for Temporary Off–Site ACHD Drainage Easement.
8. No Utility Easement shown or designated hereon shall preclude the construction and maintenance of hard–surfaced driveways, landscaping, parking, side & rear property line fences, or other such nonpermanent improvements.
9. All easements are parallel (or concentric) to the lines (or arcs) that they are dimensioned from unless otherwise noted.

PROFESSIONAL LAND SURVEYOR
REGISTERED
16642
STATE OF IDAHO
ROBERT L. KAZARIANOFF

22 APR 2020

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PLAT SHOWING

Winfield Springs Subdivision No. 6

PLAT BOOK_____ PAGE_____

Certificate of Owners

Know all people by these presents: that Toll ID I LLC, an Idaho limited liability company, does hereby certify that it is the owner of that real property to be known as Winfield Springs Subdivision No. 6, and that it intends to include said real property, as described below, in this plat:

A parcel of land situated in the Southeast Quarter of Section 13, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho, and being more particularly described as follows:

Commencing at the center quarter corner of Section 13, Township 2 North, Range 1 West, Boise Meridian, from which the east quarter corner of said Section 13 bears S88°51'58"E, 2,631.72 feet;
Thence S88°51'58"E, 1,971.63 feet along the north line of said Southeast Quarter to the northerly extension of a line parallel with and 660.00 feet westerly from the east line of said Southeast Quarter; Thence S00°11'35"W, 56.51 feet along said parallel line to the POINT OF BEGINNING;

Thence S 00°11'35" W, 585.58 feet continuing along said parallel line to the northeast corner of Winfield Springs Subdivision No. 4 according to the official plat thereof filed in Book 117 of Plats at Pages 17933 through 17939, Ada County Records;

Thence along the northerly boundary line of said Winfield Springs Subdivision No. 4 the following four (4) courses:

1)N 88°51'58" W, 671.99 feet;
2)N 86°39'36" W, 51.00 feet;
3)S 03°20'24" W, 29.99 feet;
4)N 88°51'58" W, 124.51 feet;

Thence N 01°08'02" E, 613.50 feet departing from said northerly boundary line to a line parallel with and 56.50 feet southerly from the north line of said Southeast Quarter;
Thence S 88°51'58" E, 839.00 feet along said parallel line to the POINT OF BEGINNING.

The above-described parcel contains 11.42 acres, more or less.

The public streets shown on this plat are hereby dedicated to the public. The easements shown on this plat are not dedicated to the public, however the right to use said easements is hereby reserved for the uses specifically depicted on the plat, and for any other purposes designated hereon, and no permanent structures, other than for such uses and purposes, are to be erected within the lines of said easements. All of the lots within this subdivision are eligible to receive water service from the City of Kuna, and the City of Kuna has agreed in writing to serve all lots within the subdivision. Irrigation water has been provided from Boise-Kuna Irrigation District via the City of Kuna, in compliance with Idaho Code 31-3805(1)(b). Lots within this subdivision will be entitled to irrigation water rights, and will be obligated for assessments from Boise-Kuna Irrigation District via the City of Kuna.

In witness whereof, I have hereunto set my hands:

Susan Stanley, Division President
Toll ID I LLC

Acknowledgment

State of Idaho }
County of Ada } ss.

On this 13 day of April, in the year 2020, before me, a Notary Public in and for the State of Idaho, personally appeared Susan Stanley, known or identified to me to be a Division President of Toll ID I LLC, that executed the within instrument and acknowledged to me that Toll ID I LLC executed the same.

Notary public for Idaho
My commission expires July 30, 2024

EMILY ANDRAS NOTARY COMMISSION #2018-1382 PUBLIC STATE OF IDAHO

Certificate of Surveyor

I, Robert L. Kazarinoff, do hereby certify that I am a Professional Land Surveyor, licensed by the State of Idaho, and that this plat of Winfield Springs Subdivision No. 6, as described in the Certificate of Owners and as shown on the attached plat is correct and was surveyed in accordance with Idaho Code relating to plats and surveys.

Robert L. Kazarinoff, PLS 16642

PROFESSIONAL LAND SURVEYOR REGISTERED 05 MAR 2020 16642 STATE OF IDAHO ROBERT L. KAZARINOFF

J-U-B ENGINEERS, INC.
250 South Beechwood Avenue, Suite 201, Boise, ID 83709-0944
p 208 376 7330 w www.jub.com

PLAT SHOWING

Winfield Springs Subdivision No. 6

PLAT BOOK_____ PAGE_____

Approval of Central District Health

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 re-imposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval.

Lori Braffi REHS — 4.29.2020

Central District Health — Date

CENTRAL DISTRICT HEALTH ★ ADA COUNTY ★

Approval of Ada County Highway District

The foregoing plat was accepted and approved by the Board of Ada County Highway District Commissioners on the_____day of_____, 20____.

_____

Commission President
Ada County Highway District

Approval of City Engineer

I, the undersigned, City Engineer in and for the City of Kuna, Ada County, Idaho, on this day _____, hereby approve this plat.

_____

City Engineer

Approval of City Council

The foregoing plat was accepted and approved this _____ day of _____, _____, by the City of Kuna, Idaho.

_____

City Clerk

Certificate of County Surveyor

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

_____

Ada County Surveyor — Date

Certificate of County Treasurer

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

_____

Ada County Treasurer — Date

County Recorder's Certificate

State of Idaho } ss. Instrument No._____
County of Ada }

I hereby certify that this instrument was filed at the request of JUB Engineers, Inc. at _____minutes past_____o'clock___.M.,

this_____day of_____,_____, in my office, and was recorded in Book_____of Plats at Pages _____ through _____.

Fee:_____

_____ _____

Deputy — Ex-Officio Recorder

PROFESSIONAL LAND SURVEYOR REGISTERED 16642 STATE OF IDAHO ROBERT L. KAZARINOFF

05 MAR 2020

J-U-B ENGINEERS, INC.
250 South Beechwood Avenue, Suite 201, Boise, ID 83709-0944
p 208 376 7330 w www.jub.com

J-U-B ENGINEERS, INC.

WINFIELD SPRINGS SUBDIVISION NO. 6

KUNA, IDAHO

LEGEND

EXISTING		PROPOSED
	SECTION LINE	
	BOUNDARY LINE	
P/E	PERMANENT EASEMENT	
S	SANITARY SEWER LINE	SS
W	WATER LINE	W
IRR	GRAVITY IRRIGATION PIPE	IRR
PIRR	PRESSURE IRRIGATION LINE	PIRR
SD	STORM DRAIN LINE	SD
	CENTERLINE	
	PUBLIC RIGHT OF WAY LINE	
P/L	LOT LINE	
	6" VERTICAL CURB AND GUTTER	
	6" VERTICAL CURB (NO GUTTER)	
	ROLLED CURB & GUTTER	
	5' SIDEWALK	
S	SEWER MANHOLE	S
D	STORM DRAIN MANHOLE	D
IRR	GRAVITY IRRIGATION MANHOLE	IRR
	DITCH FLOW LINE	
	PRESSURE IRRIGATION SERVICE	
	STREET LIGHT	
	FIRE HYDRANT	
EG	EDGE OF GRAVEL	EG
OHP	OVERHEAD POWER	OHP
X	FENCE LINE	X
	STREET SIGN	
	SINGLE WATER SERVICE	
	DOUBLE WATER SERVICE	
	WATER VALVE	
	CONCRETE SIDEWALK	
	ASPHALT ROADWAY	

ABBREVIATIONS

CB	CATCH BASIN
CL	CENTER LINE
EG	EXISTING GROUND
FG	FINISH GRADE
FL	FLOWLINE
GB	GRADE BREAK
GWE	GROUND WATER ELEVATION
IRR	IRRIGATION
ISPWC	IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION
PC	POINT OF CURVE
PCC	POINT OF COMPOUND CURVE
PRC	POINT OF REVERSE CURVE
PIRR	PRESSURIZED IRRIGATION
PT	POINT OF TANGENCY
SD	STORM DRAIN
SS	SANITARY SEWER
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
STA	STATION
TRC	TOP BACK OF ROLL CURB
TVC	TOP BACK OF VERTICAL CURB
VOL	VOLUME
W	WATER
WSE	WATER SURFACE ELEVATION



ELEVATION NOTE

VERTICAL DATUM: NAVD 88

SITE CONTROL:

PT. #	NORTHING	EASTING	ELEV.
3	670014.213	2451608.995	2686.058
4	671707.480	2451638.078	2694.160
5	671714.432	2452722.359	2694.028
6	670915.018	2453426.669	2699.170
7	669900.388	2453418.185	2696.629

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: 22 JAN 2020

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 this project: none

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 Michael Abson DATE 1-21-20
ADA COUNTY HIGHWAY DISTRICT

PROJECT NO. 10-19-087

J-U-B ENGINEERS, INC.

250 South Beechwood Avenue, Suite 201, Boise, ID 83709-0944
p 208 376 7330 *w* www.jub.com

OTHER J-U-B COMPANIES THE LANGDON GROUP | GATEWAY MAPPING INC.

Sheet List Table

SHEET NUMBER	SHEET TITLE
C-001	COVER SHEET
C-002	NOTES
C-100	DEMOLITION PLAN
C-101	PRESSURE IRRIGATION PLAN
C-102	STREET LIGHTING AND SIGNAGE PLAN
C-201	GRADING PLAN
C-301	N. HOSE GULCH AVENUE
C-302	N. HOSE GULCH AVENUE
C-303	E. FORT ERIE STREET
C-304	E. FORT ERIE STREET
C-305	E. SABLE RIDGE STREET
C-306	N. THORNDALE AVENUE
C-400	OVERALL UTILITY PLAN
C-401	SEWER LINE A – N. HOSE GULCH AVENUE & E. FORT ERIE STREET
C-402	SEWER LINE A – E. FORT ERIE STREET
C-403	SEWER LINE B – E. SABLE RIDGE STREET
C-404	SEWER LINE B – E. SABLE RIDGE STREET & N. THORNDALE AVENUE
C-405	EXISTING SEWER LINE C – N. HOSE GULCH AVENUE
C-501	PEDESTRIAN RAMPS AND STREET SECTION
C-502	DRAINAGE DETAILS
C-503	DRAINAGE DETAILS
C-601	CITY OF KUNA DETAILS
C-602	CITY OF KUNA DETAILS

DEVELOPER:
TOLL ID, LLC.
3103 W. SHERYL DR.
SUITE 100
MERIDIAN, ID. 83642
208-424-0020

SEWER & WATER:
CITY OF KUNA
6950 S TEN MILE RD.
MERIDIAN, ID. 83634
PHONE : (208) 287-1729 (SEW)
PHONE : (208) 287-1725 (WAT)

PRESSURE IRRIGATION:
CITY OF KUNA
6950 S TEN MILE RD.
MERIDIAN, ID. 83634
PHONE : (208) 287-1725

POWER:
IDAHO POWER
VIC STEELMAN
1221 W. IDAHO STREET
BOISE, ID. 83702
PHONE : (208) 388-2323

ROADWAYS
ADA COUNTY HIGHWAY DISTRICT
3775 ADAMS STREET
GARDEN CITY, ID. 83714
PHONE : (208) 387-6100

IRRIGATION DISTRICT:
BOISE PROJECT BOARD OF CONTROL
2465 OVERLAND ROAD
BOISE, ID 83705
PHONE : (208) 344-1141

REUSE OF DOCUMENTS

J-U-B grants to CLIENT a nonexclusive, non-transferable license to use the Drawings, Specifications and/or Contract Documents (Documents) as follows:

CLIENT may make and retain copies of the Documents for reference, but J-U-B shall retain all common law, statutory and other reserved rights, including the copyright thereto, and the same shall not be reused on this Project or any other Project without J-U-B's prior written consent. Distribution of Documents to meet regulatory or permitting requirements, or for similar purposes, in connection with the Project, including but not limited to distribution to contractors or subcontractors for the performance of their work, is not to be construed as publication adversely affecting the reserved rights of J-U-B. The Documents are not intended for use in creating dtm for grading or earthwork, survey staking layout (unless specifically identified as such in the documents), or property boundary layouts.

Any reuse without written consent by J-U-B, or without verification or adoption by J-U-B for the specific purpose intended by the reuse, will be at CLIENT's sole risk and without liability or legal exposure to J-U-B. The CLIENT shall release, defend, indemnify, and hold J-U-B harmless from any claims, damages, actions or causes of action, losses, and expenses, including reasonable attorneys' and expert fees, arising out of or resulting from such reuse.

If the Documents are provided in electronic format, the electronic documents are subject to the provisions of J-U-B's "electronic document/data limited license" found at edocs.jub.com.

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

PROFESSIONAL ENGINEER
KEITH H. MORSE
17892
STATE OF IDAHO

REUSE OF DRAWINGS
J-U-B SHALL RETAIN ALL COMMON LAW, STATUTORY, COPYRIGHT AND OTHER RESERVED RIGHTS OF THESE DRAWINGS, AND THE SAME SHALL NOT BE REUSED WITHOUT J-U-B'S PRIOR WRITTEN CONSENT. ANY REUSE WITHOUT SUCH CONSENT, OR ANY MODIFICATION BY A PARTY, IS AT SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO J-U-B.

NO.	DESCRIPTION	BY	APR	DATE
	REVISION			

WINFIELD SPRINGS SUBDIVISION NO. 6
KUNA, IDAHO

COVER SHEET

FILE : 10-19-087_C-001X
JUB PROJ. # : 10-19-087
DRAWN BY: JCC
DESIGN BY: LH
CHECKED BY: KHM
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 12/10/2019

SHEET NUMBER:
C-001

RECEIVED
JAN 21 2020
ACHD DEV SVCS

Plot Date:1/15/2020 2:48 PM Plotted By: Keith Morse
Date Created:10/2/2019 \\BOISEFILES\PUBLIC\PROJECTS\JUB\10-19-068 WINFIELD SPRINGS PH 5, 10-19-087 WINFIELD SPRINGS PH 6\CAD\SHEET\10-19-087_C-001X.DWG

GENERAL, CITY OF KUNA

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

SEWER, CITY OF KUNA

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

WATER, CITY OF KUNA (CONTINUED)

1. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER SERVICE TO ALL EXISTING WATER USERS AFFECTED BY CONSTRUCTION.
2. CONTRACTOR SHALL PREVENT THE ENTRY OF ANIMALS, DIRT AND OTHER FOREIGN MATTER INTO PIPES AND SHALL NOT LEAVE ANY OPEN PIPE END AT ANY TIME WHEN ABSENT FROM THE WORK SITE.
3. ALL WATER MAIN LINE PIPE SHALL BE PVC CONFORMING TO AWWA C–900 DR 18 (235 PSI) OR CLASS 152 CEMENT MORTAR LINED DUCTILE IRON CONFORMING TO AWWA C–152. ALL FITTINGS SHALL BE DUCTILE IRON CONFORMING TO AWWA C–110.
4. ALL WATER MAIN LINE PIPE, AND SERVICES SHALL BE BEDDED WITH TYPE I OR TYPE III BEDDING. IN AREAS OF ROCK EXCAVATION, BEDDING SHALL BE SIX (6) INCHES BELOW THE BOTTOM OF PIPE.
5. MINIMUM DEPTH FOR ALL WATER MAIN PIPE SHALL BE FOUR (4) FEET FROM FINISHED GRADE TO TOP OF PIPE.
6. COMPACT ALL TRENCHES TO 95% OF ASTM D 698 (MINIMUM).
7. TAPE NO. 12 DIRECT BURIAL TRACER WIRE TO THE CROWN OF WATER MAIN PIPE AND SERVICE LINES. LOOP THE TRACER WIRE FROM THE MAIN LINE TO EACH SERVICE VAULT ALONG THE SERVICE PIPE AND BACK TO THE MAIN LINE. THE TRACER WIRE SHALL BE ACCESSIBLE AT ALL VALVE BOXES AND SHALL BE EXTENDED ALONG THE OUTSIDE OF THE LOWER PORTION AND ALONG THE INSIDE OF THE UPPER PORTION OF THE VALVE BOX. WIRE SHALL BE TAPED TO GATE VALVES SO IT IS ACCESSIBLE FROM ABOVE WITHOUT INTERFERING WITH VALVE OPERATION. CONDUCT AN ELECTRICAL CONTINUITY VEIFICATION TEST BEFORE PAVING.
8. ALL MAIN LINE WATER VALVES SHALL BE RESILIENT WEDGE GATE VALVES CONFORMING TO ANSI/AWWA C–509. ACCEPTABLE VALVES ARE MUELLER MODEL A–2360 AND A–2361 OR CLOW MODEL 2639 AND 2640. OTHER WATER VALVES MUST BE APPROVED BY THE CITY ENGINEER.
9. FURNISH ALL WATER VALVES WITH STANDARD CAST IRON 5–1/4 INCH DIAMETER 3– PIECE ADJUSTABLE VALVE BOX. THE CAST IRON COVER SHALL BE DESIGNED TO SLIP INSIDE THE TOP BELL, MARKED WITH THE WORD "WATER" AS AN INTEGRAL PART OF THE COVER. A CONCRETE COLLAR SHALL BE REQUIRED WHEN LOCATED IN PAVEMENT.
10. ALL TEES, PLUGS, BENDS, AND OTHER LOCATIONS WHERE UNBALANCED FORCES EXIST, SHALL BE SECURED AND ANCHORED BY SUITABLE THRUST BLOCKING AS SHOWN ON ISPWC SD–403.
11. SLEEVE WATER SERVICE LINES IN A FOUR (4) INCH DIAMETER SCHEDULE 80 WATER CLASS PIPE WHEREVER THE SERVICE LINE CROSSES A STREET DRAINAGE SEEPAGE BED.
12. OPEN EACH METER SETTER AND VERIFY THAT THE CORPORATION STOP IS OPEN AND THE SERVICE IS OPERABLE BEFORE PAVING.
13. OPERATE EACH VALVE AND FIRE HYDRANT TO ENSURE PROPER FUNCTION BEFORE PAVING. A CITY OF KUNA REPRESENTATIVE SHALL OBSERVE THE TESTING.
14. LEAK–TEST, FLUSH AND DISINFECT ALL WATER MAIN LINES AFTER INSTALLATION OF ALL UTILITIES, BEFORE CONNECTING TO THE WATER DISTRIBUTION SYSTEM, AND BEFORE PAVING. PRESSURE TEST THE DISTRIBUTION SYSTEM PER ISPWC SECTION 401.
15. THE CONTRACTOR MAY PRESSURE TEST ALL WATER LINES AFTER DISINFECTION AND FLUSHING BUT BEFORE INSTALLATION OF OTHER UTILITIES. AFTER ALL UTILITIES ARE INSTALLED AND PRIOR TO PAVING THE CONTRACTOR SHALL PERFORM A FINAL PRESSURE TEST WITH CITY PERSONNEL IN ATTENDANCE. THE CONTRACTOR SHALL FURNISH ALL PERSONNEL AND EQUIPMENT NECESSARY TO CONDUCT THE TEST.
16. DISINFECT AND FLUSH WATER MAINS ACCORDING TO ISPWC DIVISION 400. THE DISINFECTION AND FINAL FLUSHING SHALL BE TESTED TO DETERMINE IF THE APPROPRIATE MINIMUM CHLORINE RESIDUALS HAVE BEEN MET.
17. SAMPLE AND TEST ALL WATER LINES FOR BACTERIAL COLIFORMS. ALL WATER LINES SHALL PASS THE REQUIRED BACTERIOLOGICAL TEST BEFORE BEING PUT INTO SERVICE.
18. CONTRACTOR SHALL PROVIDE BACTERIAL TEST REPORTS FROM A CERTIFIED LABORATORY SHOWING THAT THE WATER LINES HAVE PASSED BACTERIA SAFETY REQUIREMENTS. A CITY OF KUNA REPRESENTATIVE SHALL OBSERVE THE SAMPLE EVENT.
19. LOCATE VALVES, FLANGED OR M.J., IN THE STREET UNLESS EXPLICITLY APPROVED BY THE CITY ENGINEER. SET ALL GATE VALVES AS CLOSE (FLANGE CONNECTED) AS POSSIBLE TO WATER MAIN LINE FITTINGS.
20. CONTRACTOR SHALL FIELD VERIFY ALL VALVE BOX LID ELEVATIONS TO ENSURE THAT LID ELEVATIONS MATCH FINAL STREET GRADE, AND ALL METER LID ELEVATIONS MATCH SIDEWALK ELEVATIONS.
21. LOCATE ALL WATER METERS AND FIRE HYDRANTS OUT OF THE ROAD RIGHT–OF–WAY. PROVIDE AT LEAST ONE (1) FOOT SEPARATION BETWEEN BACK OF SIDEWALK (OR CURB IF NO SIDEWALK) AND THE LEADING EDGE OF ANY FIRE HYDRANT.
22. THE CONTRACTOR SHALL LOCATE AND MARK ALL EXISTING SERVICE CONNECTIONS WITH AN 8 FOOT 2" X 4" BOARD OR METAL T POST PAINTED BLUE.
23. PAVING CONTRACTOR SHALL SET WATER VALVE RISERS IN CONCRETE COLLARS PER ISPWC STANDARD DRAWING SD–406.
24. ALL FIRE HYDRANTS SHALL BE DRY BARREL CONFORMING TO AWWA C–502, INSTALLED PER ISPWC SECTION 403 AND ISPWC DWG SD–404. FIRE HYDRANTS SHALL HAVE A FIVE (5) FOOT SETBACK MINIMUM, 150 PSI WORKING PRESSURE, ONE 4–1/2 INCH DIAMETER NATIONAL STANDARD PUMPER NOZZLE EQUIPPED WITH STORZ FITTING, AND TWO 2–1/2 INCH DIAMETER NATIONAL STANDARD THREAD FIRE HOSE NOZZLES. THE VALVE OPERATOR SHALL OPEN COUNTER CLOCKWISE. THE HYDRANT SHALL BE EQUIPPED WITH A DRAIN THAT OPENS WHEN THE HYDRANT IS CLOSED; AND A SIX (6) INCH FLANGED BY MECHANICAL JOINT RESILIENT WEDGE GATE VALVE ATTACHED DIRECTLY TO THE WATER MAIN LINE TEE. ALPHA RESTRAINT ALLOWED.
25. FIRE HYDRANTS SHALL BE CLOW MEDALLION, WATEROUS PACER 100, OR MUELLER A423. NO OTHERS WILL BE ACCEPTED. MAXIMUM HYDRANT SPACING SHALL BE 500 FEET. HYDRANT LOCATIONS SHALL BE APPROVED IN WRITING BY THE KUNA RURAL FIRE DEPARTMENT AND SUBMITTED WITH THE CONSTRUCTION PLANS FOR FINAL REVIEW AND APPROVAL BY THE CITY ENGINEER.
26. INSTALL INDIVIDUAL ONE (1)–INCH WATER SERVICES FOR EACH CONNECTION FROM A SINGLE OR DUAL METER VAULT. EXTEND THE ONE (1)–INCH WATER SERVICE CONNECTION AT LEAST 10–FEET ON THE HOUSE SIDE OF THE METER, OR AS REQUIRED TO EXTEND PAST OTHER UTILITIES LOCATED WITHIN THE 10–FOOT UTILITY EASEMENT. DETAILS SHALL BE AS NOTED IN ISPWC DWG SD–401.
27. THE CITY OF KUNA SHALL FURNISH AND INSTALL WATER METERS.
28. CONTRACTOR SHALL PROVIDE EACH WATER SERVICE LEG WITH 18–INCH TALL ¾–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 "MIDSTATES PLASTICS, INC." WITH 20" X 1" FOAM INSULATION PADS AND A CAST IRON FRAME AND COVER TAPPED WITH A 1–INCH DIAMETER RECESSED HOLE FOR THE CITY AUTOREAD METER SENSOR AS APPROVED BY THE CITY.
29. METER BOXES SHALL BE LOCATED ON THE NORTH OR EAST SIDE OF THE PROPERTY, OR IN CASE OF DUAL WATER SERVICE, ON THE NORTH OR EAST SIDE OF THE COMMON PROPERTY LOT LINE.
30. THE CENTERLINE OF THE METER SETTER SHALL BE LOCATED 18–INCHES BELOW FINISH GRADE. METERS SHALL BE PLACED 18–INCHES INSIDE THE PROPERTY LINE AND 18–INCHES AWAY FROM THE SIDE LOT LINE.
31. MULTIPLE TAPS IN THE SAME PIPE JOINT SHALL BE STAGGERED AND SHALL BE SEPARATED BY A MINIMUM OF ONE AND A HALF (1 ½) FEET OR AS LISTED IN THE PIPE MANUFACTURERS RECOMMENDATIONS, WHICHEVER IS GREATER

IRRIGATION, CITY OF KUNA

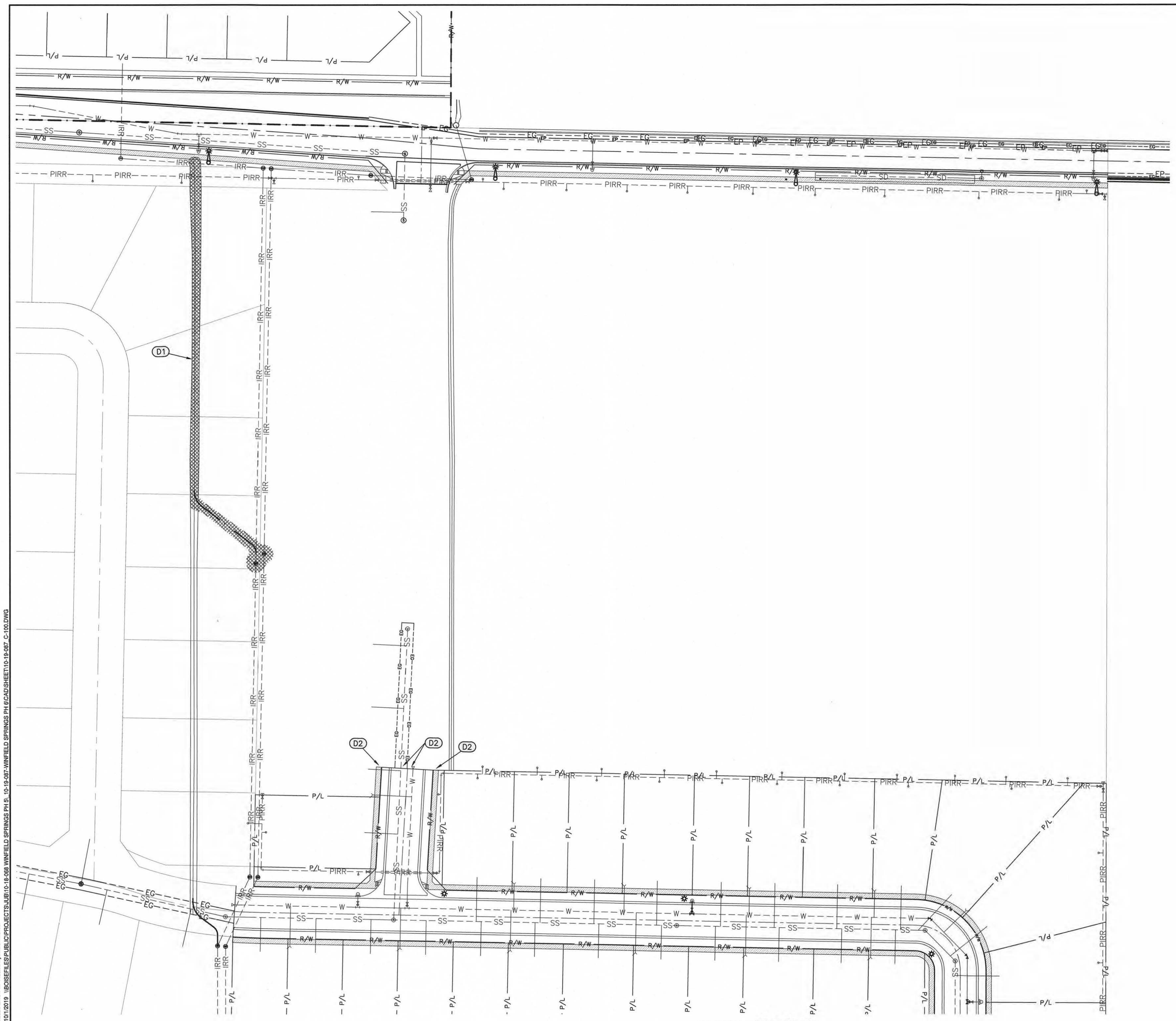
1. THE DEVELOPER SHALL NOTIFY ALL LOT PURCHASERS THAT THERE MUST BE NO INTERCONNECTION BETWEEN THE PRESSURE IRRIGATION SYSTEM AND HOUSE PLUMBING. OUTSIDE HOUSE FAUCETS MUST ONLY BE CONNECTED TO THE MUNICIPAL POTABLE WATER SYSTEM THROUGH THE HOUSE SERVICE CONNECTION.
2. INSTALL PRESSURIZED IRRIGATION SYSTEMS CONSISTING OF IRRIGATION MAINS AND INDIVIDUAL SERVICE CONNECTIONS TO EACH LOT.
3. CONNECTION TO THE CITY OF KUNA MUNICIPAL WATER (POTABLE) SYSTEM FOR IRRIGATION PURPOSES IS NOT ALLOWED.
4. LOT SERVICE REQUIREMENTS:

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

5. ALL IRRIGATION MAINLINES SHALL BE INSTALLED SUCH THAT AIR AUTOMATICALLY VENTS DURING FILLING AND DRAINING. AUTOMATIC AIR/VACUUM RELIEF VALVES SHALL BE INSTALLED AT ALL HIGH POINTS IN THE SYSTEM AND IN LOCATIONS DETERMINED BY THE CITY ENGINEER. IN LIEU OF AUTOMATIC VENTS, THE CONTRACTOR MAY INSTALL SERVICES WITH THE TAP ON TOP OF THE MAIN AT THE HIGH POINT WITH THE SERVICE LINE LAID LEVEL OR RISING TO THE SERVICE BOX.
6. ALL IRRIGATION MAINS SHALL FREELY DRAIN. "FREELY DRAIN" MEANS TO DRAIN BY GRAVITY INTO A DRAINAGE SWALE, DRAINAGE POND, DRAINAGE DITCH OR ADEQUATELY SIZED DRY WELL. THE DRAIN SYSTEM SHALL INCLUDE MANUALLY OPERATED VALVES AS DETAILED IN CITY OF KUNA STANDARD DETAILS. LOCATE DRAINS IN COMMON AREAS, ALONG PATHWAYS OR STREET FRONTAGES UNLESS SPECIFICALLY APPROVED OTHERWISE BY THE CITY ENGINEER.
7. PIPE DEPTH: ALL IRRIGATION MAIN LINES NOT WITHIN ROAD RIGHT OF WAY (ROW) SHALL HAVE AT LEAST THREE (3) FEET OF COVER FROM FINISH GRADE TO CROWN OF PIPE IF THE PIPE IS FREE DRAINING. A MINIMUM OF FOUR (4) FEET OF COVER SHALL BE REQUIRED FROM FINISH GRADE TO CROWN OF PIPE UNDER ROADWAYS AND WHERE PIPE IS NOT FREE–DRAINING.
8. PRESSURE IRRIGATION MAIN LINE PIPING 4 INCH DIAMETER AND LARGER SHALL BE CONSTRUCTED OF POLYVINYL CHLORIDE (PVC), DR21 (200 PSI), CONFORMING TO ASTM D2241.
9. PRESSURE IRRIGATION MAIN LINE PIPING IN THE R.O.W. AND PARALLEL TO CENTER LINE SHALL BE PVC, C900 DR 18.
10. 4 INCH DIAMETER AND LARGER PIPE SHALL HAVE RUBBER GASKETED JOINTS.
11. PRESSURE IRRIGATION PIPE SHALL BE CLEARLY MARKED WITH TYPE, CLASS OR THICKNESS. LETTERING SHALL BE LEGIBLE AND PERMANENT.
12. ALL IRRIGATION PIPE SHALL BE INSTALLED WITH FINDER TAPE. TAPE SHALL BE TWO (2) INCHES WIDE, PURPLE IN COLOR, WITH THE WORDS "DANGER–UNSAFE WATER" OR "NON–POTABLE WATER" CLEARLY MARKED ALONG THE LENGTH OF THE TAPE. TAPE SHALL BE PLACED BETWEEN SIX (6) INCHES BELOW GROUND SURFACE AND SIXTEEN (16) INCHES ABOVE THE TOP OF PIPE.
13. TAPE A #12 DIRECT BURIAL TRACER WIRE ALONG THE CROWN OF THE PRESSURE IRRIGATION MAINLINE. LOOP THE TRACER WIRE FROM THE MAINLINE TO EACH SERVICE BOX AND BACK TO THE MAINLINE. THE TRACER WIRE SHALL BE ACCESSIBLE AT ALL VALVE BOXES AND EXTENDED ALONG THE OUTSIDE OF THE LOWER PORTION AND ALONG THE INSIDE OF THE UPPER PORTION OF THE VALVE BOX. CONDUCT AN ELECTRICAL CONTINUITY TEST BEFORE PAVING TO VERIFY TRACER WIRE INTEGRITY.
14. EQUIP EACH PRESSURE IRRIGATION SERVICE WITH A METAL OR PLASTIC TAG (YUCKY FACE) "NON–POTABLE WATER–DO NOT DRINK".
15. VALVES 4 INCH DIAMETER AND LARGER SHALL BE RESILIENT WEDGE GATE VALVES CONFORMING TO THE REQUIREMENTS OF ANSI/AWWA C509, WITH MECHANICAL OR FLANGED JOINTS AND 2 INCH SQUARE OPERATING NUT. ACCEPTABLE VALVES ARE MUELLER MODEL A–2360 AND A–2361 OR CLOW MODEL 2639 AND 2640. ANY OTHERS MUST BE SPECIFICALLY APPROVED BY THE CITY ENGINEER. VALVE BOXES FOR VALVES 4 INCH DIAMETER AND LARGER SHALL BE STANDARD CAST IRON 5 1/4 INCH DIAMETER ADJUSTABLE VALVE BOX.
16. VALVES FOR STREET CROSSINGS SHALL BE PLACED WITHIN 2 FEET OF THE BACK EDGE OF SIDEWALK.
17. FITTINGS SHALL BE CAST IRON, DUCTILE IRON, PVC, BRASS OR STAINLESS STEEL, AND SHALL HAVE A MINIMUM PRESSURE RATING EQUAL TO OR GREATER THAN 200 PSI. ALL FITTINGS FOUR (4) INCHES AND LARGER SHALL BE DUCTILE IRON WITH FLANGED OR MECHANICAL JOINTS. THRUST BLOCKS OR OTHER CITY ENGINEER APPROVED RESTRAINTS SHALL BE PROVIDED AT CHANGES OF DIRECTION.
18. IRRIGATION SYSTEMS SHALL BE PRESSURE TESTED IN ACCORDANCE WITH ISPWC SPECIFICATIONS FOLLOWING INSTALLATION OF ALL OTHER UTILITIES AND BEFORE PAVING. TESTING SHALL BE OBSERVED BY A CITY REPRESENTATIVE.

NOTES TO CONTRACTOR

1. ADD 2600 FEET TO ALL SPOT ELEVATIONS TO DETERMINE ACTUAL ELEVATION.
2. SEWER AND STORM DRAIN LENGTHS ARE HORIZONTALLY (2D) MEASURED FROM INSIDE FACE TO INSIDE FACE OF STRUCTURES.
3. LOCATI



DEMOLITION PLAN

DEMOLITION KEYED NOTES

(D1) EXISTING DRAINAGE DITCH TO BE FILLED IN AND COMPACTED IN ACCORDANCE WITH GEOTECHNICAL REPORT RECOMENDATIONS

(D2) REMOVE EXISTING BARRICADE SIGN

N

0 50 100

SCALE IN FEET

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

PROFESSIONAL ENGINEER
CERTIFICATE
17892
STATE OF IDAHO
KEITH H. MORSE

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NO.	DESCRIPTION	BY	APP.	DATE
	REVISION			

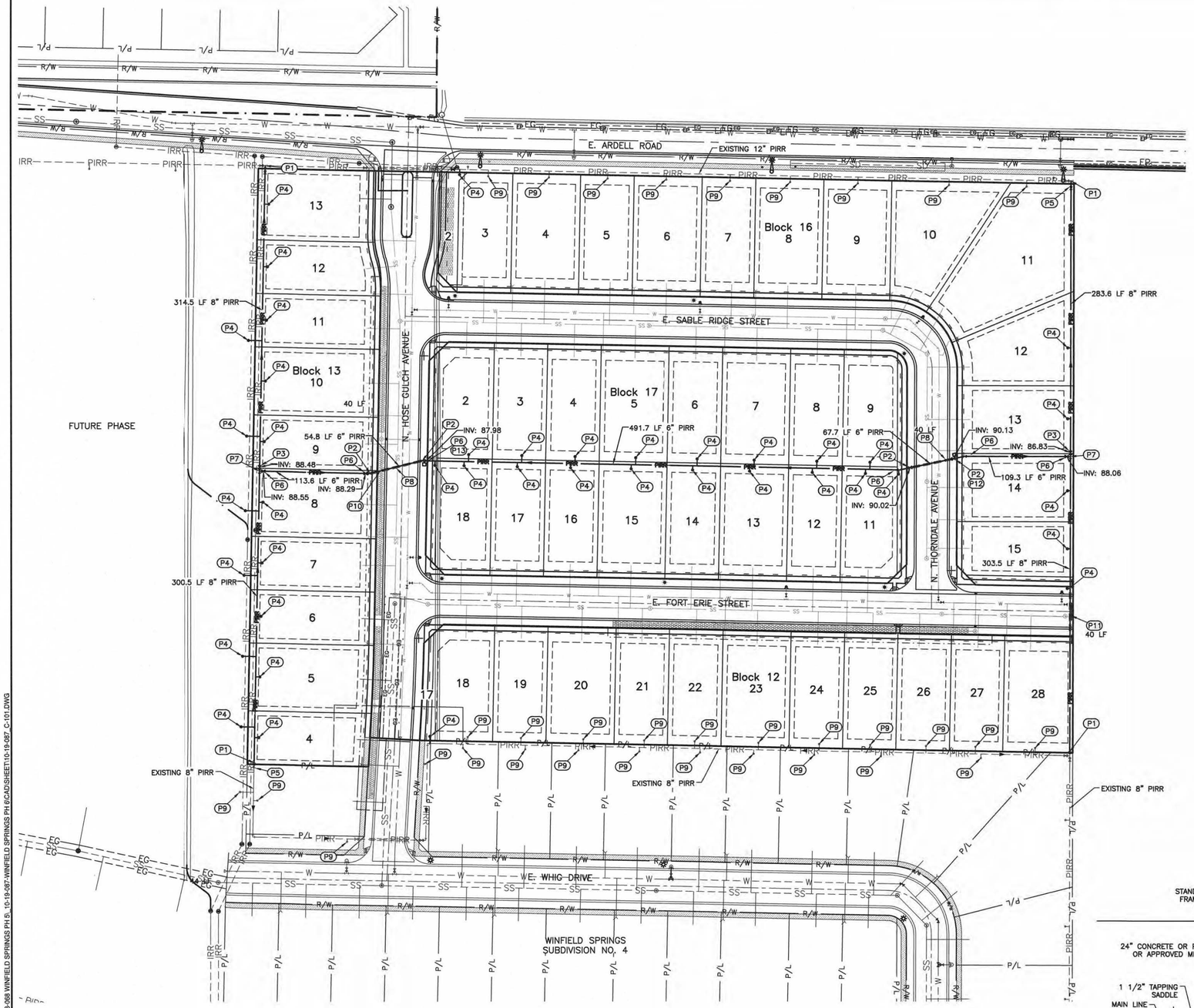
WINFIELD SPRINGS SUBDIVISION NO. 6
KUNA, IDAHO

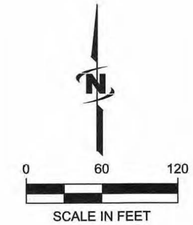
DEMOLITION PLAN

FILE : 10-19-087_C-100
JUB PROJ. # : 10-19-087
DRAWN BY: JCC
DESIGN BY: LH
CHECKED BY: KHM
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 10/9/2019

SHEET NUMBER:
C-100

Plot Date:11/5/2020 2:48 PM Plotted By: Keith Morse
Date Created:10/1/2019 \\BOISEFILES\PUBLIC\PROJECTS\JUB\10-18-068 WINFIELD SPRINGS PH 5\ 10-19-087-WINFIELD SPRINGS PH 6\CAD\SHEET\10-19-087_C-100.DWG





PRESSURE IRRIGATION NOTES

- (P1) CONNECT TO EXISTING PRESSURE IRRIGATION PIPE. CONTRACTOR TO VERIFY SIZE AND LOCATION
- (P2) 11.25° ELBOW
- (P3) 8" GATE VALVE
- (P4) IRRIGATION SERVICE PER KUNA STD DWG KIRR–02–01 & KIRR–02–02
- (P5) CONTRACTOR TO REMOVE EXISTING VALVE. CONNECT TO EXISTING PRESSURE IRRIGATION PIPE. CONTRACTOR TO VERIFY SIZE AND LOCATION
- (P6) 6" GATE VALVE
- (P7) 8"X8"X6" TEE
- (P8) 10" C900 PVC SLEEVE CENTERED UNDER ROADWAY PER PRESSURE IRRIGATION NOTES 1 AND 11 ON SHEET C–002.
- (P9) EXISTING IRRIGATION SERVICE TO PROTECT IN PLACE
- (P10) SLEEVE PRESSURE IRRIGATION LINE THROUGH SEEPAGE BED WITH WATER CLASS PIPE. EXTEND SLEEVE 5' BEYOND SEEPAGE BED ON BOTH SIDES.
- (P11) 12" C900 PVC SLEEVE CENTERED UNDER ROADWAY PER PRESSURE IRRIGATION NOTES 1 AND 11 ON SHEET C–002.
- (P12) IRRIGATION AIR AND VACUUM VALVE
- (P13) PRESSURE IRRIGATION DRAIN VALVE PER (1 / C-101)

NOTE:

ALL VALVES, FITTINGS, AND APPURTENANCES SHALL HAVE THRUST BLOCKING PER ISPWC SD–403

Plans Are Accepted For Public Street Construction

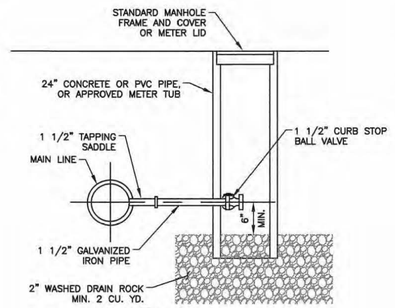
By stamping and signing the improvement plans, the Registered Engineer ensures the District that the plans conform to all District policies and standards. Variances or waivers must be specifically and previously approved by the District in writing. Acceptance of the improvement plans by the District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

BY: Michael Abert DATE: 1-21-20
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.
Paul A. Stevens, P.E.
Kuna City Engineer

Date: 2-7-20



NOTE:
INSTALL MAIN LINE DRAINS AS REQUIRED TO PROVIDE COMPLETE DRAINAGE DURING WINTER SHUT DOWN OF IRRIGATION SYSTEM.

1 PRESSURE IRRIGATION DRAIN
SCALE:NTS

Know what's below.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

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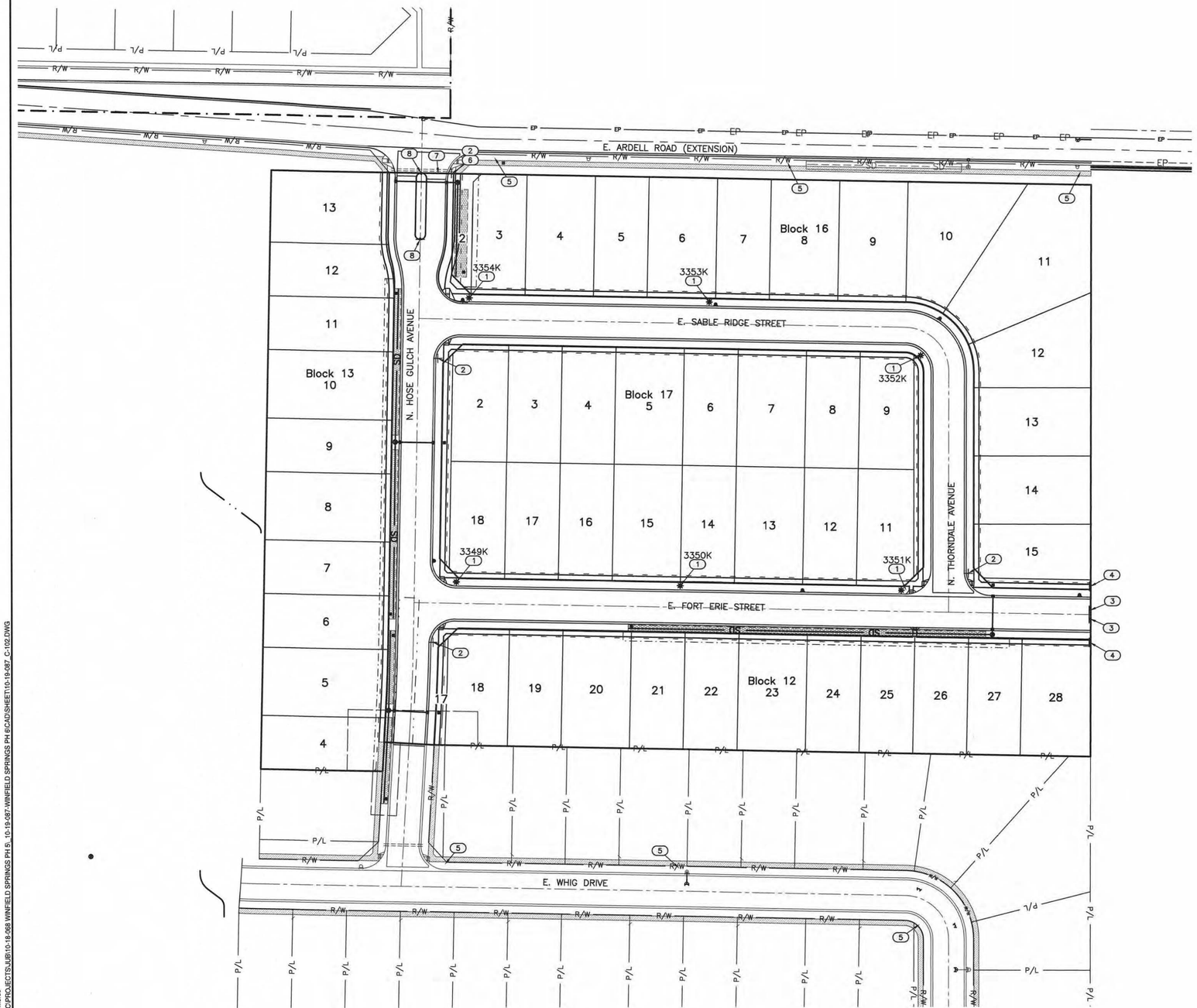
WINFIELD SPRINGS SUBDIVISION NO. 6
KUNA, IDAHO

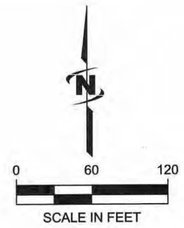
PRESSURE IRRIGATION PLAN

FILE: 10-19-087_C-101
JUB PROJ. # : 10-19-087
DRAWN BY: JCC
DESIGN BY: LH
CHECKED BY: KHM
ONE INCH
AT FULL SIZE. IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 1/7/2020

SHEET NUMBER:
C-101

Plot Date:1/15/2020 2:48 PM Plotted By: Keith Morse
Date Created:12/11/2019 \BOISEFILES\PUBLIC\PROJECTS\JUB\10-18-068 WINFIELD SPRINGS PH 5_ 10-19-087 WINFIELD SPRINGS PH 6\CAD\SHEET\10-19-087_C-101.DWG





KEYED NOTES

1. INSTALL LED STREET LIGHT (100 WATT EQUIVALENT) PER ISPWC SD-1116
2. INSTALL STREET DESIGNATION SIGN
3. TYPE III TERMINUS BARRICADE PER ACHD SUPPLEMENT TO ISPWC SD-1132B WITH "ROAD TO BE EXTENDED IN THE FUTURE" SIGN
4. INSTALL TYPE II TERMINUS BARRICADE WITH KICK PLATE PER ACHD SUPPLEMENT TO ISPWC SD-1132A
5. EXISTING STREET LIGHT
6. INSTALL 30" R1-1 STOP SIGN
7. 24" SOLID WHITE STOP BAR
8. INSTALL 24"X30" R4-7 KEEP RIGHT ABOVE 18"X18" OM1-1 OBJECT MARKER

SIGNAGE AND STRIPING NOTES

1. PRIOR TO PLACEMENT OF ANY PAVEMENT MARKINGS CONTACT ACHD INSPECTION FOR VERIFICATION OF COMPLIANCE WITH POLICY AND EXISTING PAVEMENT MARKINGS.
2. CONTRACTOR RESPONSIBLE FOR SIGN INSTALLATION MUST BE BONDED WITH ACHD AND OBTAIN A RIGHT-OF-WAY PERMIT PRIOR TO INSTALLATION OF SIGNS.

LIGHTING NOTES

1. ALL STREET LIGHTS MUST BE SHOE BOX, LED.
2. NO OTHER STREET LIGHT PLANS PROVIDED BY THE CITY OF KUNA, CONTRACTOR, OR SUB-CONTRACTOR SHALL BE VALID. STREET LIGHT LOCATION ADJUSTMENTS SHALL BE NOTED ON THIS SHEET AND SHALL BE APPROVED BY THE CITY OF KUNA PUBLIC WORKS DEPARTMENT BEFORE INSTALLATION.
3. STREET LIGHT INSTALLATION SHALL BE IN ACCORDANCE WITH CITY OF KUNA DARK SKIES REQUIREMENTS.

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: 22 JAN 2020

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 Michael Adams DATE 1-21-20
ADA COUNTY HIGHWAY DISTRICT

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NO.	DESCRIPTION	BY	APR. DATE
	REVISION		

WINFIELD SPRINGS SUBDIVISION NO. 6
KUNA, IDAHO

STREET LIGHTING AND SIGNAGE PLAN

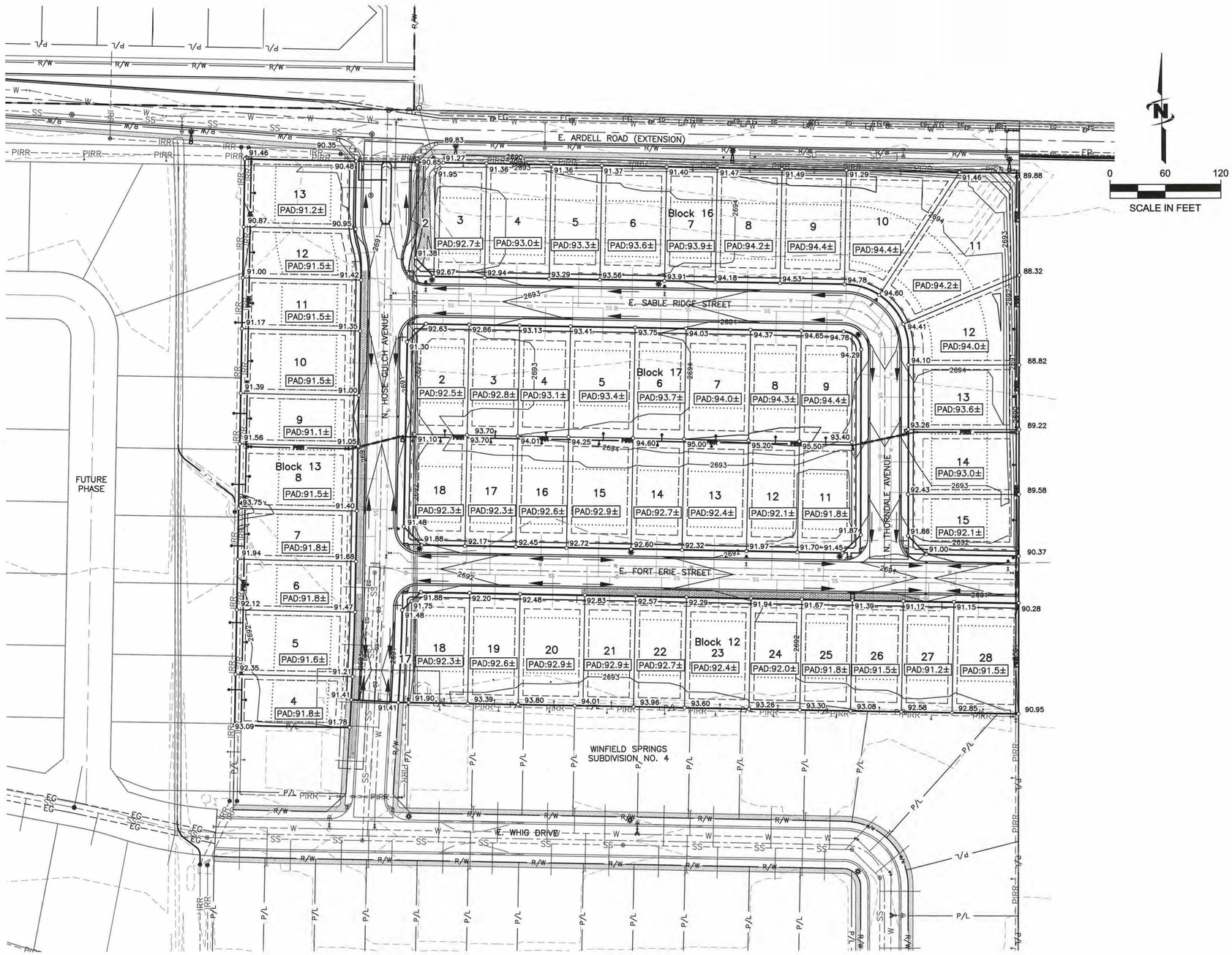
FILE :	10-19-087_C-102
JUB PROJ. # :	10-19-087
DRAWN BY:	JCC
DESIGN BY:	LH
CHECKED BY:	KHM

ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY

LAST UPDATED: 12/9/2019

SHEET NUMBER:
C-102

Plot Date:1/15/2020 2:49 PM Plotted By: Keith Morse
Date Created:10/21/2019 I:\BOISE\FILES\PUBLIC\PROJECTS\JUB\10-18-068 WINFIELD SPRINGS PH 5_10-19-087-WINFIELD SPRINGS PH 6\CAD\SHEET\10-19-087_C-102.DWG

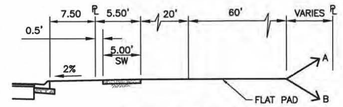


NOTES TO CONTRACTOR

1. ADD 2600 FEET TO ALL SPOT ELEVATIONS TO DETERMINE ACTUAL ELEVATION.
2. ALL GRADING SLOPES AT REAR AND SIDES OF LOTS ARE AT 3:1, UNLESS OTHERWISE SHOWN.

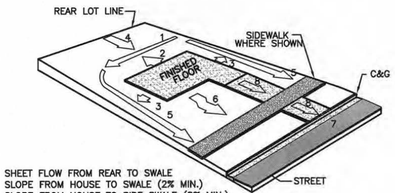
LEGEND

- MINOR / MAJOR — EXISTING CONTOURS
- MINOR / MAJOR — PROPOSED CONTOURS
- PAD LINE
- ,XX.XX — FG ELEVATION



A: 1% MINIMUM, 3:1 MAXIMUM
B: 1% MINIMUM, 3:1 MAXIMUM

1 TYPICAL LOT GRADING
SCALE:NTS



1. SHEET FLOW FROM REAR TO SWALE
2. SLOPE FROM HOUSE TO SWALE (2% MIN.)
3. SLOPE FROM HOUSE TO SIDE SWALE (2% MIN.)
4. REAR SWALE (LOT 10' MIN. FROM REAR OF HOUSE)
5. SIDE SWALE (LOT 1% MIN.)
6. SLOPE FROM HOUSE TO SIDEWALK (VARIES)
7. SLOPE OF STREET (SEE PLANS)
8. DRIVEWAY SLOPE (VARIES)

2 TYPICAL LOT GRADING
SCALE:NTS

EARTHWORK

CUT: 830 C.Y.

FILL: 42,428 C.Y.

NET: 41,598 C.Y. IMPORT

NOTE:
EARTHWORK QUANTITIES ARE BASED ON NEAT LINE CUT/FILL. A MATERIAL SHRINKAGE/BULKING FACTOR HAS BEEN NOT BEEN ASSUMED FOR MATERIAL QUANTITY CALCULATIONS. ROADWAY EXCAVATION CALCULATED TO SUBGRADE.

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

PROFESSIONAL ENGINEER
KEITH H. MORSE
CERTIFICATE NO.
17892
STATE OF IDAHO
1/5/2020

J-U-B SHALL RETAIN ALL COMMON LAW, STATUTORY, COPYRIGHT AND OTHER RESERVED RIGHTS OF THESE DRAWINGS, AND THE SAME SHALL NOT BE REUSED WITHOUT J-U-B'S PRIOR WRITTEN CONSENT. ANY REUSE WITHOUT SUCH CONSENT SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO J-U-B.

NO.	DESCRIPTION	BY	APP	DATE
	REVISION			

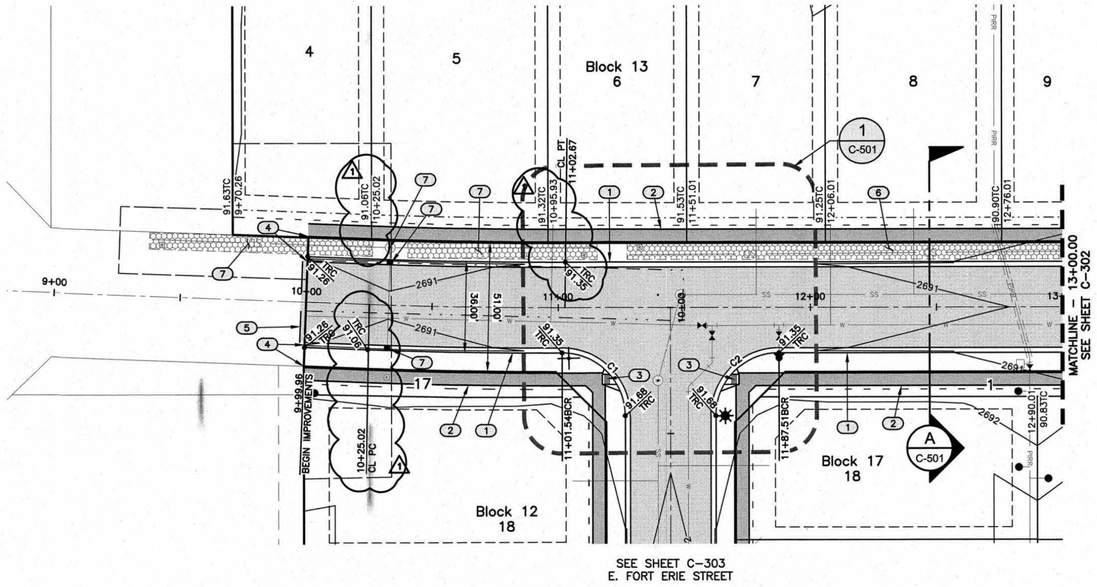
WINFIELD SPRINGS SUBDIVISION NO. 6
KUNA, IDAHO

GRADING PLAN

FILE : 10-19-087_C-201
JUB PROJ. # : 10-19-087
DRAWN BY: JCC
DESIGN BY: LH
CHECKED BY: KHM
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 12/9/2019

SHEET NUMBER:
C-201

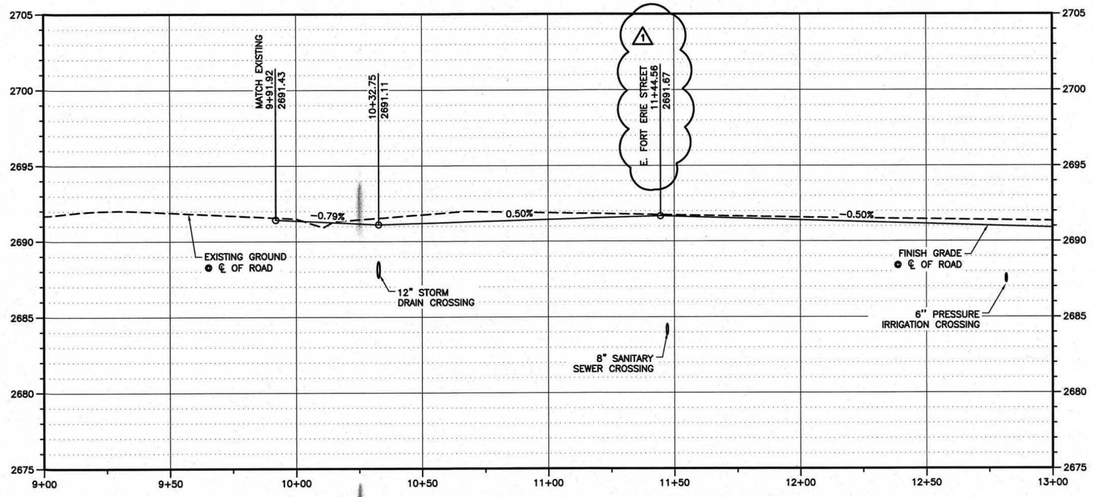
Plot Date:1/15/2020 2:50 PM Plotted By: Keith Morse
Date Created:10/1/2019 \\BOISEFILES\PUBLIC\PROJECTS\JUB\10-18-068 WINFIELD SPRINGS PH 5, 10-19-087 WINFIELD SPRINGS PH 6\CAD\SHEET\10-19-087 C-201.DWG



SEE SHEET C-303
E. FORT ERIE STREET

N. HOSE GULCH AVENUE
PUBLIC ROADWAY

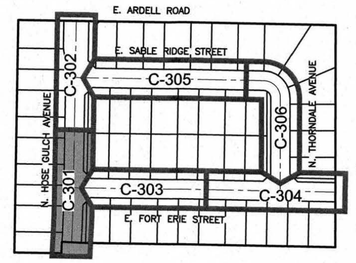
HORZ 0 30 60
VERT 0 5 10
SCALE IN FEET



NOTES TO CONTRACTOR

1. ADD 2600 FEET TO ALL SPOT ELEVATIONS TO DETERMINE ACTUAL ELEVATION.
2. SEWER AND STORM DRAIN LENGTHS ARE HORIZONTALLY (2D) MEASURED FROM INSIDE FACE TO INSIDE FACE OF STRUCTURES.
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4. CONTRACTOR TO FIELD VERIFY ALL EXISTING ELEVATIONS AND INVERTS PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES AND NOTIFY ENGINEER OF ANY DISCREPANCY.
5. THIS DRAWING, OR ANY PORTION OF IT, SHALL NOT BE USED ON ANY PROJECT OR EXTENSION OF PROJECT(S) EXCEPT BY AGREEMENT IN WRITING FROM THE ENGINEER.

CURVE TABLE						
CURVE #	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD LENGTH
C1	39.26'	25.00'	24.99'	89°58'04"	S46°09'00"W	35.35'
C2	39.27'	25.00'	25.00'	90°00'00"	S43°51'58"E	35.36'



ROADWAY NOTES

1. 3" ROLLED CURB AND GUTTER PER ACHD SUPPLEMENT TO ISPWC SD-702
2. 5' CONCRETE SIDEWALK PER ACHD SUPPLEMENT TO ISPWC SD-709. 2.0% MAX. CROSS SLOPE.
3. TYPE H2 PEDESTRIAN RAMP PER ACHD SUPPLEMENT TO ISPWC SD-712H WITH DETECTABLE WARNINGS PER ISPWC SD-712
4. MATCH EXISTING CURB, GUTTER AND SIDEWALK
5. SAWCUT PAVEMENT (2' INSIDE EXISTING EDGE) PER ACHD ROADWAY NOTE 5 ON SHEET C-002 AND ACHD SUPPLEMENT TO ISPWC SD-303
6. STORM DRAIN SYSTEM A. SEE SHEET C-503 FOR DESIGN
7. STORM DRAIN SYSTEM B. SEE SHEET C-503 FOR DESIGN

Plans Are Accepted For Public Street Construction

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BY _____ DATE 3-3-20
ADA COUNTY HIGHWAY DISTRICT

811
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Phone: 208.376.7330
www.jub.com

PROFESSIONAL ENGINEER
REGISTERED
17892
STATE OF IDAHO
KEITH H. WORST
15 January

REUSE OF DRAWINGS
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NO.	DESCRIPTION	BY	APP.	DATE
1	UPDATE CURB ELEVATION AND STATION	LAH	KHM	27Feb2020

WINFIELD SPRINGS SUBDIVISION NO. 6
KUNA, IDAHO

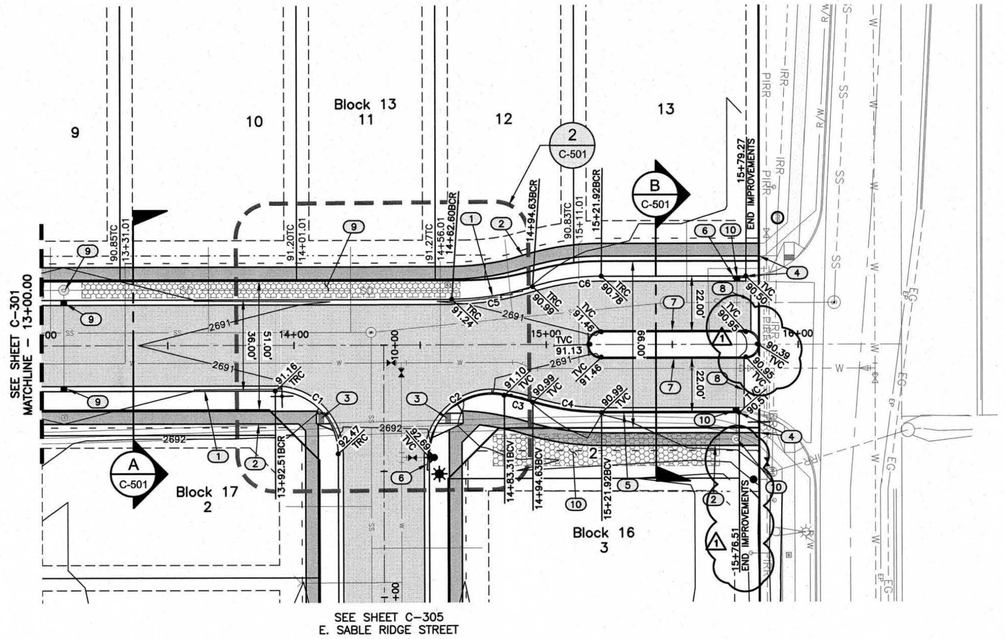
STREET PLAN AND PROFILE
N. HOSE GULCH AVENUE

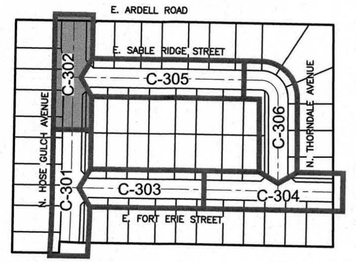
FILE : 10-19-087_C-301
JUB PROJ. # : 10-19-087
DRAWN BY: JCC
DESIGN BY: LH
CHECKED BY: KHM
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 3/2/2020

SHEET NUMBER:
C-301

RECEIVED
MAR 02 2020
ACHD DEVELOPMENT

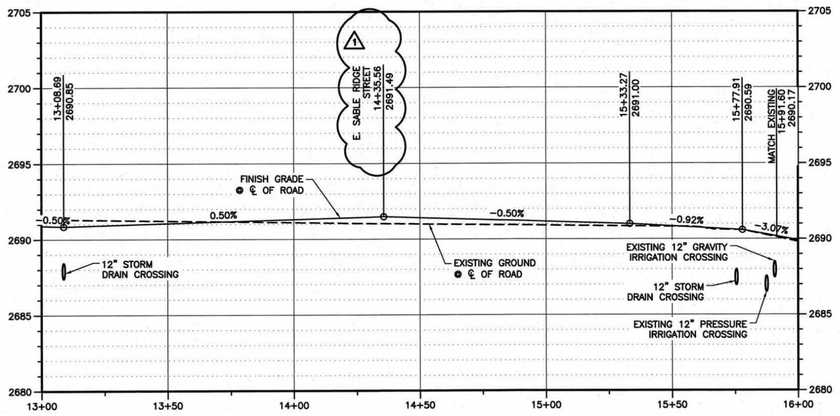
Plot Date:3/2/2020 11:35 AM Plotted By: Lina Hassan
Date Created:2/28/2020 \\BOISEFILES\PUBLIC\PROJECTS\JUB\10-18-069 WINFIELD SPRINGS PH 5_10-19-087-WINFIELD SPRINGS PH 6\CAD\SHEET\10-19-087_C-301.DWG





ROADWAY NOTES

1. 3" ROLLED CURB AND GUTTER PER ACHD SUPPLEMENT TO ISPWC SD-702
2. 5' CONCRETE SIDEWALK PER ACHD SUPPLEMENT TO ISPWC SD-709. 2.0% MAX. CROSS SLOPE.
3. TYPE H2 PEDESTRIAN RAMP PER ACHD SUPPLEMENT TO ISPWC SD-712H WITH DETECTABLE WARNINGS PER ISPWC SD-712
4. MATCH EXISTING CURB, GUTTER AND SIDEWALK
5. 6" VERTICAL CURB AND GUTTER PER ACHD SUPPLEMENT TO ISPWC SD-701
6. 5' TRANSITION FROM 6" VERTICAL CURB TO 3" ROLLED CURB
7. 6" VERTICAL CURB (NO GUTTER) PER ACHD SUPPLEMENT TO ISPWC SD-701A
8. SAWCUT PAVEMENT (2' INSIDE EXISTING EDGE) PER ACHD ROADWAY NOTE 5 ON SHEET C-002 AND ACHD SUPPLEMENT TO ISPWC SD-303
9. STORM DRAIN SYSTEM A. SEE SHEET C-503 FOR DESIGN
10. STORM DRAIN SYSTEM D. SEE SHEET C-503 FOR DESIGN



NOTES TO CONTRACTOR

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CURVE TABLE						
CURVE #	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD LENGTH
C1	39.27'	25.00'	25.00'	90°00'00"	S46°08'02"W	35.36'
C2	44.09'	25.00'	30.36'	101°03'13"	S38°20'21"E	38.60'
C3	11.69'	108.00'	5.85'	6°12'01"	S15°17'16"W	11.68'
C4	27.70'	92.00'	13.96'	17°15'14"	N9°45'39"E	27.60'
C5	32.52'	108.00'	16.39'	17°15'14"	N7°29'35"W	32.40'
C6	27.70'	92.00'	13.96'	17°15'14"	S7°29'35"E	27.60'

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BY Michael Adams DATE 3-3-20
ADA COUNTY HIGHWAY DISTRICT

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Phone: 208.376.7330
www.jub.com

PROFESSIONAL ENGINEER
KEITH H. MOSS
17892
STATE OF IDAHO
13 January

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

NO.	DESCRIPTION	BY	APPD	DATE
1.	UPDATE CURB ELEVATION AND STATION	LAH	KHM	27Feb2020

REVISION

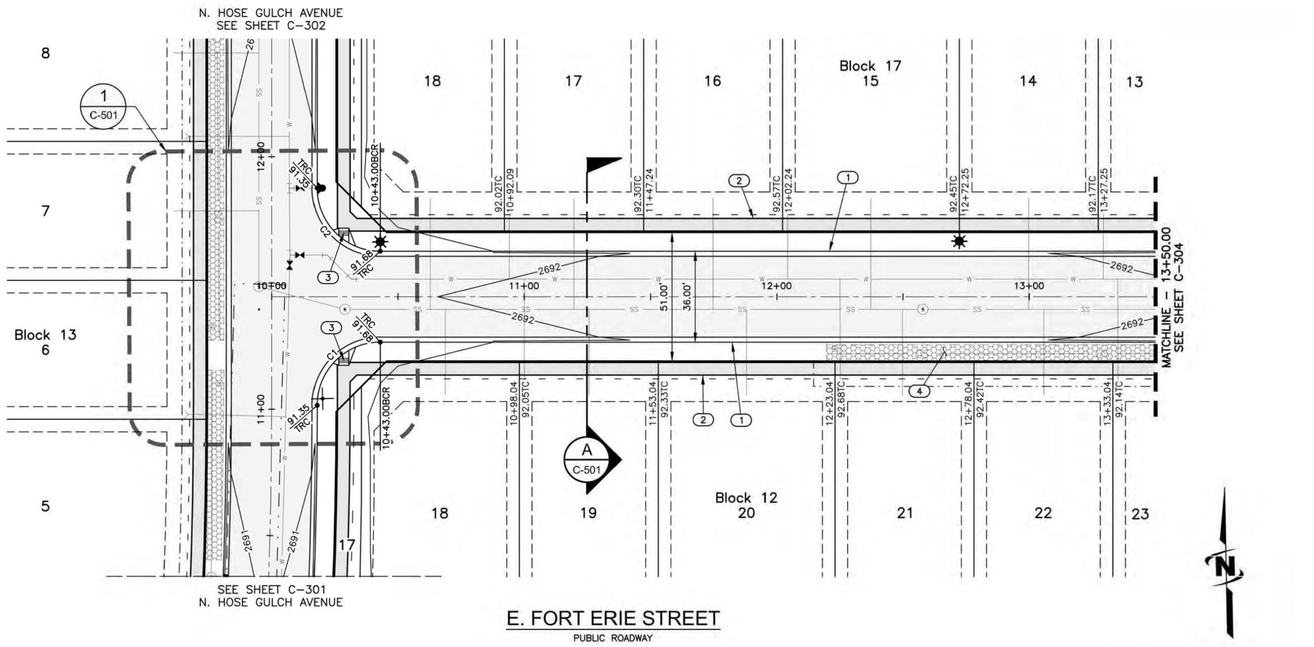
WINFIELD SPRINGS SUBDIVISION NO. 6
KUNA, IDAHO

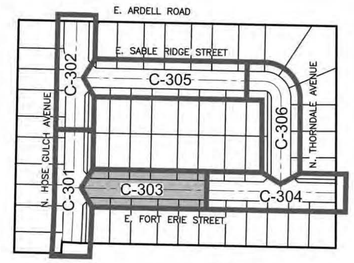
STREET PLAN AND PROFILE
N. HOSE GULCH AVENUE

FILE : 10-19-087_C-302
JUB PROJ. # : 10-19-087
DRAWN BY: JCC
DESIGN BY: LH
CHECKED BY: KHM
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 2/28/2020

SHEET NUMBER:
C-302

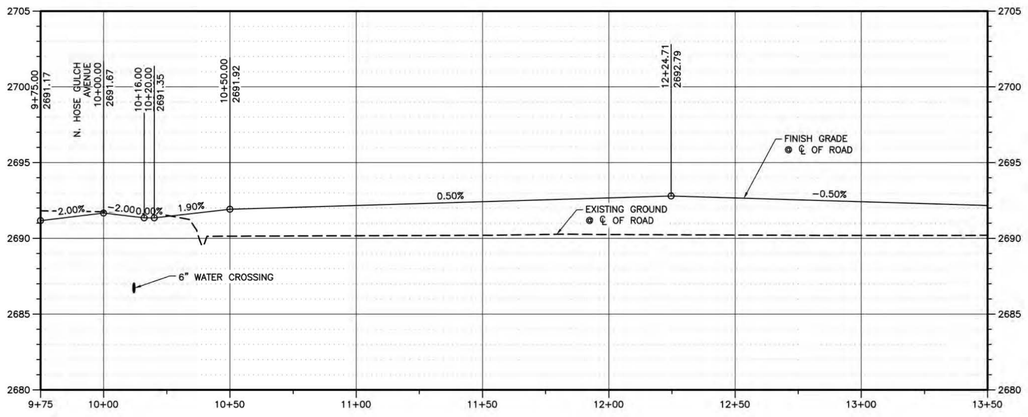
Plot Date:2/28/2020 10:36 AM Plotted By: Lina Hassan
Date Created:2/28/2020 I:\BOISE\FILES\PUBLIC\PROJECTS\JUB\10-18-068 WINFIELD SPRINGS PH 5, 10-19-087-WINFIELD SPRINGS PH 6\CAD\SHEET\10-19-087_C-302.DWG





ROADWAY NOTES

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2. 5' CONCRETE SIDEWALK PER ACHD SUPPLEMENT TO ISPWC SD-709. 2.0% MAX. CROSS SLOPE.
3. TYPE H2 PEDESTRIAN RAMP PER ACHD SUPPLEMENT TO ISPWC SD-712H WITH DETECTABLE WARNINGS PER ISPWC SD-712
4. STORM DRAIN SYSTEM C. SEE SHEET C-503 FOR DESIGN



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BY _____ DATE _____
ADA COUNTY HIGHWAY DISTRICT

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PROFESSIONAL ENGINEER
LICENSED
17892
STATE OF IDAHO
KEITH H. MOORE
1/3 January

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NO.	DESCRIPTION	BY	APP'I	DATE
	REVISION			

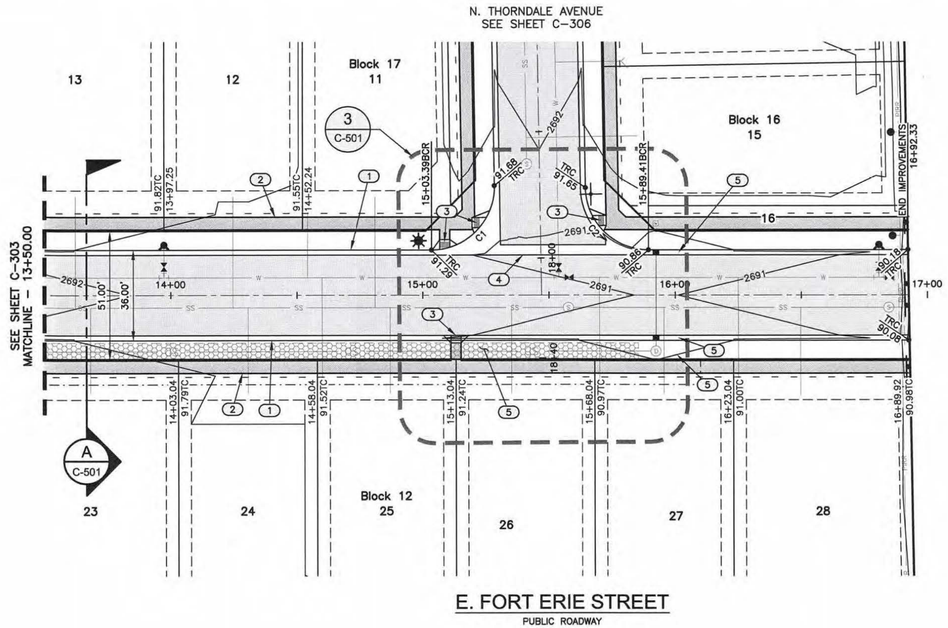
WINFIELD SPRINGS SUBDIVISION NO. 6
KUNA, IDAHO

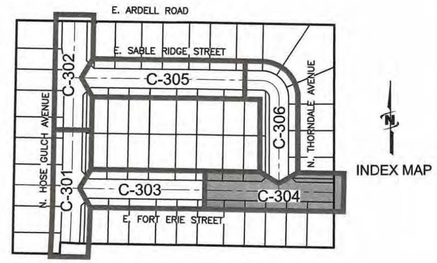
STREET PLAN AND PROFILE
E. FORT ERIE STREET

FILE : 10-19-087_C-303
JUB PROJ. # : 10-19-087
DRAWN BY: JCC
DESIGN BY: LH
CHECKED BY: KHM
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 12/9/2019

SHEET NUMBER:
C-303

Plot Date:11/5/2020 2:52 PM Plotted By: Keith Moore
Date Created:10/17/2219 \BOISEFILES\PUBLIC\PROJECTS\JUB\10-18-068 WINFIELD SPRINGS PH 5\ 10-19-087 WINFIELD SPRINGS PH 6\CAD\SHEET\10-19-087_C-303.DWG

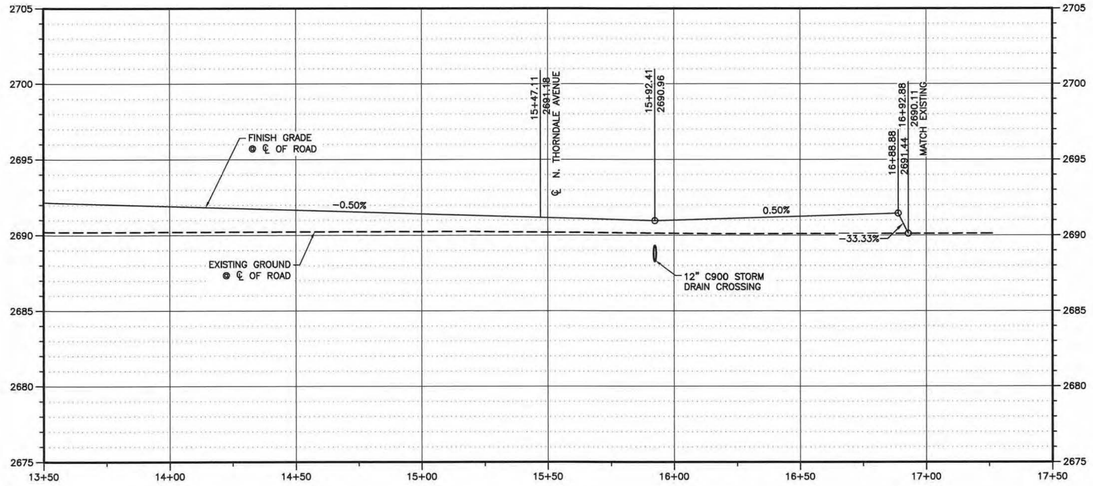




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2. 5' CONCRETE SIDEWALK PER ACHD SUPPLEMENT TO ISPWC SD-709. 2.0% MAX. CROSS SLOPE.
3. TYPE H2 PEDESTRIAN RAMP PER ACHD SUPPLEMENT TO ISPWC SD-712H WITH DETECTABLE WARNINGS PER ISPWC SD-712
4. VALLEY GUTTER PER ACHD SUPPLEMENT TO ISPWC SD-708
5. STORM DRAIN SYSTEM C. SEE SHEET C-503 FOR DESIGN

HORZ 0 30 60
VERT 0 5 10
SCALE IN FEET



CURVE TABLE						
CURVE #	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD LENGTH
C1	39.68'	25.00'	25.41'	90°56'27"	N45°39'49"E	35.64'
C2	38.86'	25.00'	24.59'	89°03'33"	S44°20'11"E	35.06'

NOTES TO CONTRACTOR

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BY Michael Arcuri DATE 1-21-20
ADA COUNTY HIGHWAY DISTRICT

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STATE OF IDAHO
KEITH H. MORSE
15 January

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NO.	DESCRIPTION	BY	APPR.	DATE
	REVISION			

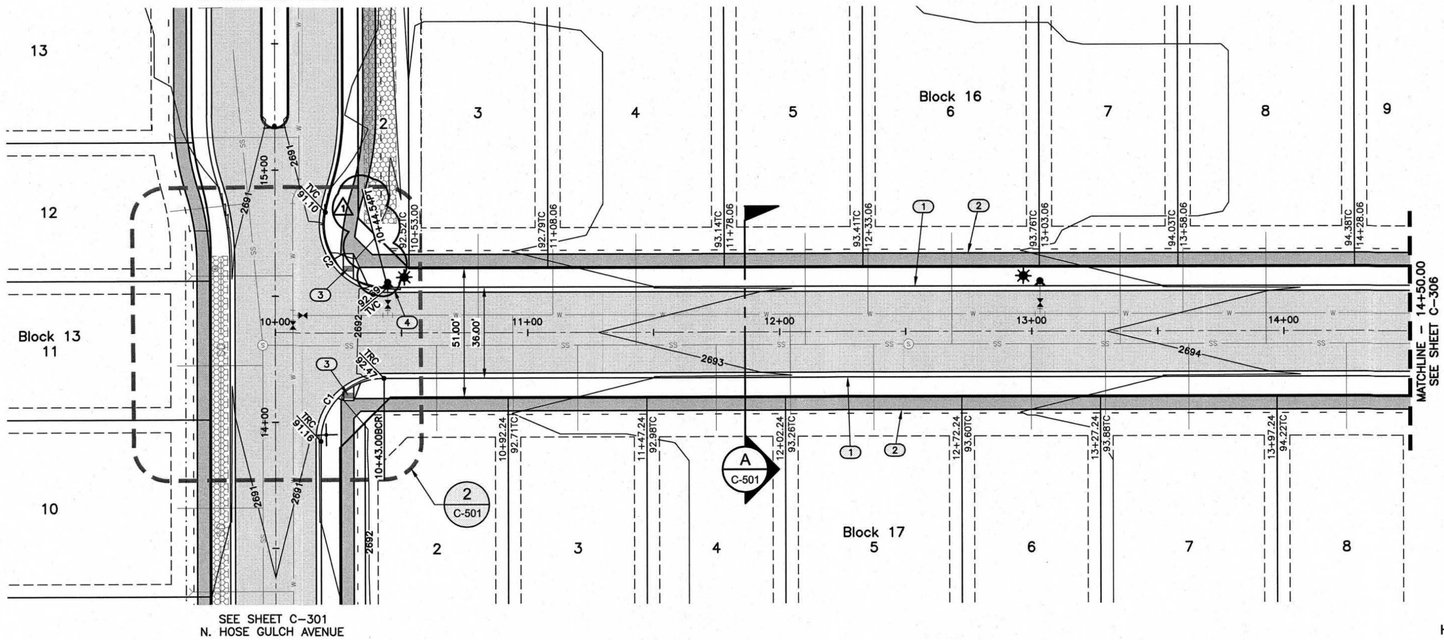
WINFIELD SPRINGS SUBDIVISION NO. 6
KUNA, IDAHO

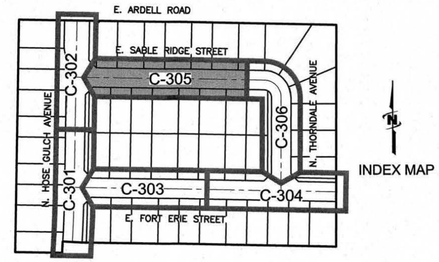
STREET PLAN AND PROFILE
E. FORT ERIE STREET

FILE: 10-19-087_C-304
JUB PROJ. #: 10-19-087
DRAWN BY: JCC
DESIGN BY: LH
CHECKED BY: KHM
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 12/10/2019

SHEET NUMBER:
C-304

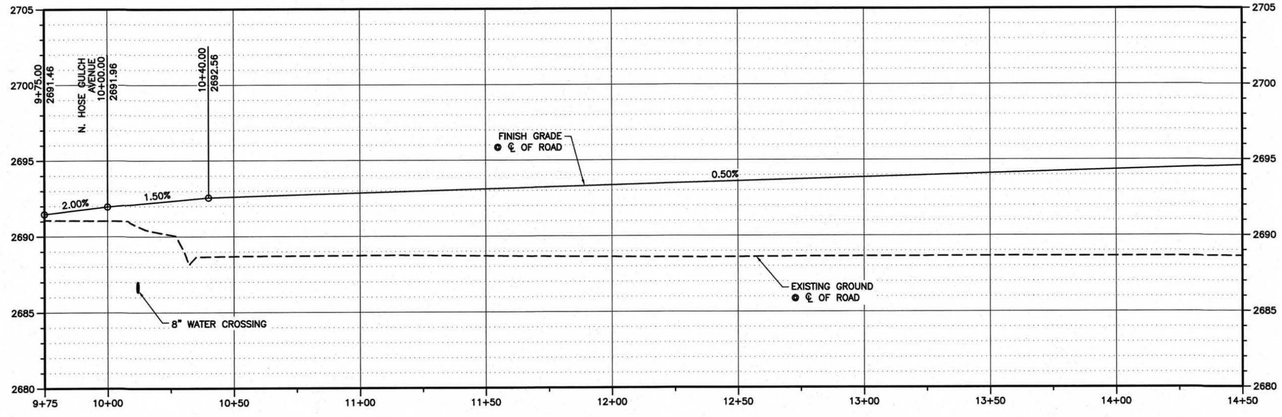
Plot Date:1/15/2020 2:52 PM Plotted By: Keith Morse
Date Created:12/3/2019 \\BOISEFILES\PUBLIC\PROJECTS\JUB\10-18-068 WINFIELD SPRINGS PH 5_10-19-087-WINFIELD SPRINGS PH 6\CAD\SHEET\10-19-087_C-304.DWG





ROADWAY NOTES

1. 3" ROLLED CURB AND GUTTER PER ACHD SUPPLEMENT TO ISPWC SD-702
2. 5' CONCRETE SIDEWALK PER ACHD SUPPLEMENT TO ISPWC SD-709. 2.0% MAX. CROSS SLOPE.
3. TYPE H2 PEDESTRIAN RAMP PER ACHD SUPPLEMENT TO ISPWC SD-712H WITH DETECTABLE WARNINGS PER ISPWC SD-712
4. 5' TRANSITION FROM 6" VERTICAL CURB TO 3" ROLLED CURB



NOTES TO CONTRACTOR

1. ADD 2600 FEET TO ALL SPOT ELEVATIONS TO DETERMINE ACTUAL ELEVATION.
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CURVE TABLE						
CURVE #	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD LENGTH
C1	39.27'	25.00'	25.00'	90°00'00"	S46°08'02"W	35.36'
C2	44.09'	25.00'	30.36'	101°03'13"	S38°20'21"E	38.60'

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 Michael Adams DATE 3·3·20
ADA COUNTY HIGHWAY DISTRICT

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CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

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Phone: 208.376.7330
www.jub.com

PROFESSIONAL ENGINEER
LICENSED
17892
STATE OF IDAHO
KEVIN H. MOSER

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

NO.	REVISION / DESCRIPTION	BY	APPD	DATE
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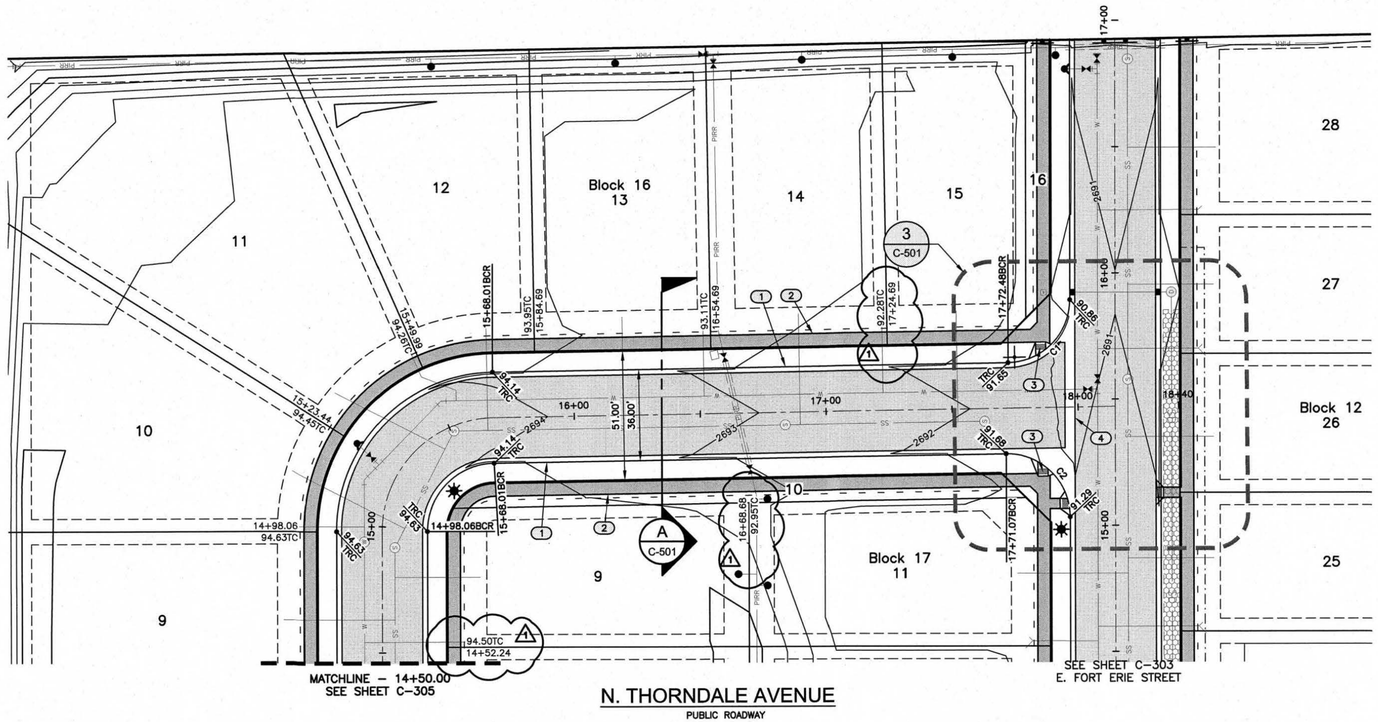
WINFIELD SPRINGS SUBDIVISION NO. 6
KUNA, IDAHO

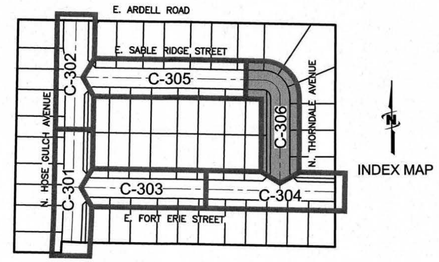
STREET PLAN AND PROFILE
E. SABLE RIDGE STREET

FILE : 10-19-087_C-305
JUB PROJ. # : 10-19-087
DRAWN BY: JCC
DESIGN BY: LH
CHECKED BY: KHM
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 2/28/2020

SHEET NUMBER:
C-305

Plot Date=2/28/2020 10:37 AM Plotted By: Lina Hassan
Date Created:2/28/2020 \\BOISEFILES\PUBLIC\PROJECTS\JUB\10-19-087 WINFIELD SPRINGS PH 5_ 10-19-087-WINFIELD SPRINGS PH 6\CAD\SHEET\10-19-087_C-305.DWG

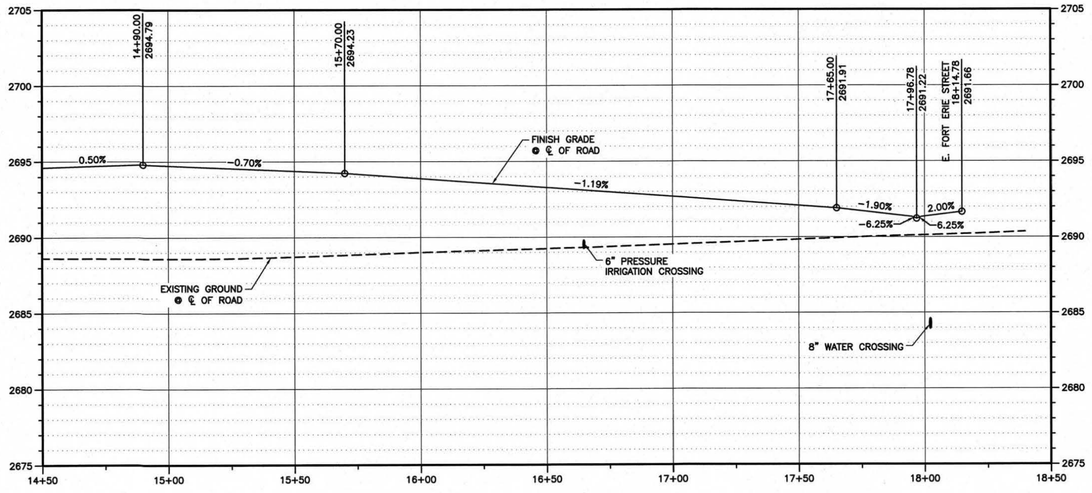




ROADWAY NOTES

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2. 5' CONCRETE SIDEWALK PER ACHD SUPPLEMENT TO ISPWC SD-709. 2.0% MAX. CROSS SLOPE.
3. TYPE H2 PEDESTRIAN RAMP PER ACHD SUPPLEMENT TO ISPWC SD-712H WITH DETECTABLE WARNINGS PER ISPWC SD-712
4. VALLEY GUTTER PER ACHD SUPPLEMENT TO ISPWC SD-708

HORZ 0 30 60
VERT 0 5 10
SCALE IN FEET



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CURVE TABLE						
CURVE #	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD LENGTH
C1	38.86'	25.00'	24.59'	89°03'33"	S44°20'11"E	35.06'
C2	39.68'	25.00'	25.41'	90°56'27"	N45°39'49"E	35.64'

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 Michael Allen DATE 3-3-20
ADA COUNTY HIGHWAY DISTRICT

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Phone: 208.376.7330
www.jub.com

PROFESSIONAL ENGINEER LICENSED 17892 STATE OF IDAHO KEITH H. MORRIS

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NO.	DESCRIPTION	BY	APP'D	DATE
1	UPDATE CURB ELEVATION AND STATION	LAH	KHM	27Feb2020

REVISION

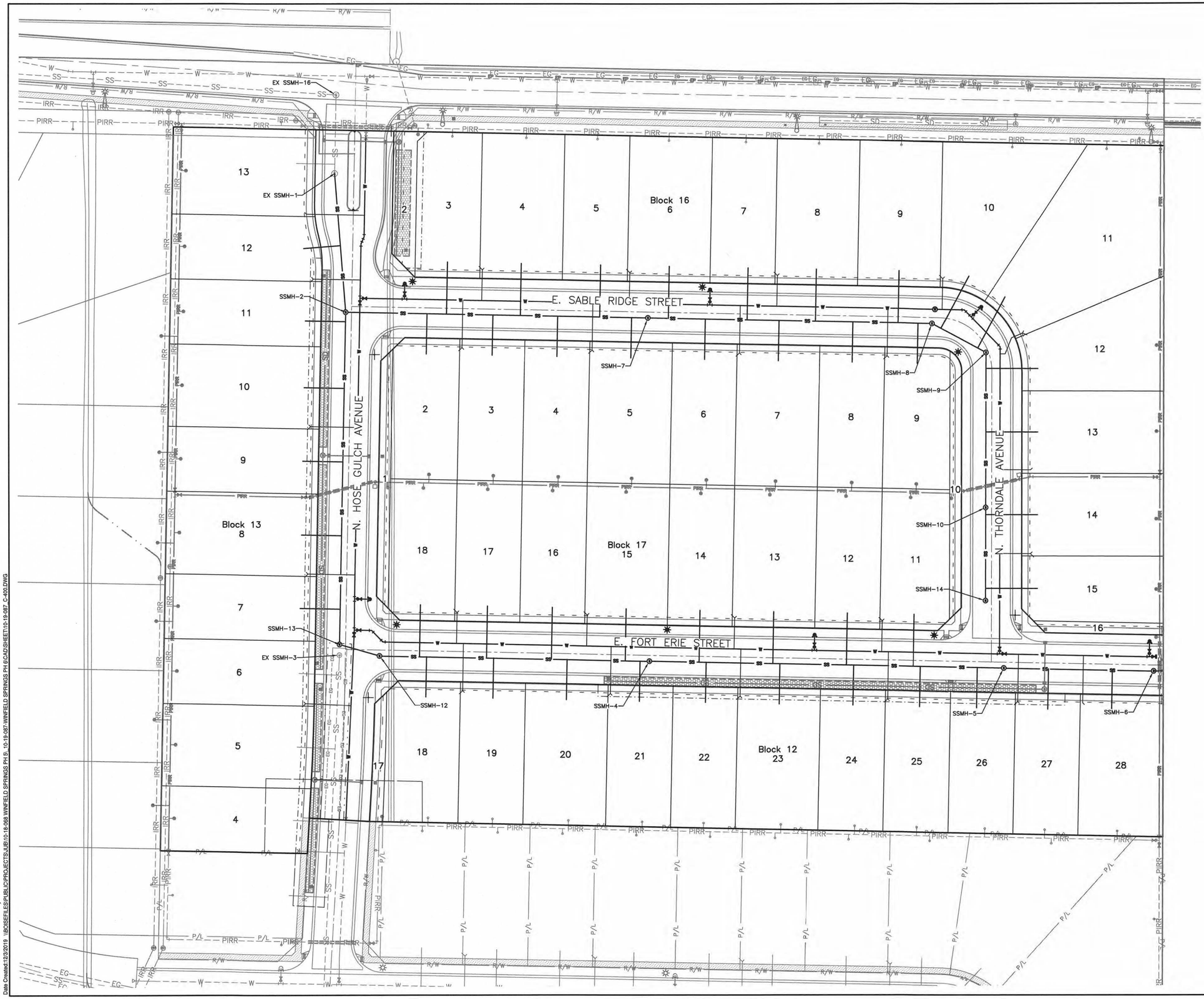
WINFIELD SPRINGS SUBDIVISION NO. 6
KUNA, IDAHO

STREET PLAN AND PROFILE
N. THORNDALE AVENUE

FILE : 10-19-087_C-306
JUB PROJ. # : 10-19-087
DRAWN BY: JCC
DESIGN BY: LH
CHECKED BY: KHM
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 2/28/2020

SHEET NUMBER:
C-306

Plot Date:2/28/2020 10:39 AM Plotted By: Lina Hassan
Date Created:12/9/2019 \\BOISEFILES\PUBLIC\PROJECTS\JUB\10-18-068 WINFIELD SPRINGS PH 5_ 10-19-087-WINFIELD SPRINGS PH 6\CAD\SHEET\10-19-087_C-306.DWG



Plot Date:11/5/2020 2:54 PM Plotted By: Keith Morse
Date Created:12/3/2019 \\BOISEFILES\PUBLIC\PROJECTS\JUB\10-18-068 WINFIELD SPRINGS PH 5\ 10-19-087-WINFIELD SPRINGS PH 6\CAD\SHEET\10-19-087_C-400.DWG

J-U-B ENGINEERS, INC.

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PROFESSIONAL ENGINEER
CERTIFICATE
17892
STATE OF IDAHO
KEITH H. MORSE
15 JAN 2020

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NO.	DESCRIPTION	BY	APPR.	DATE
	REVISION			

N

0 40 80
SCALE IN FEET

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: 22-JAN 2020

811
Know what's below.
Call before you dig.

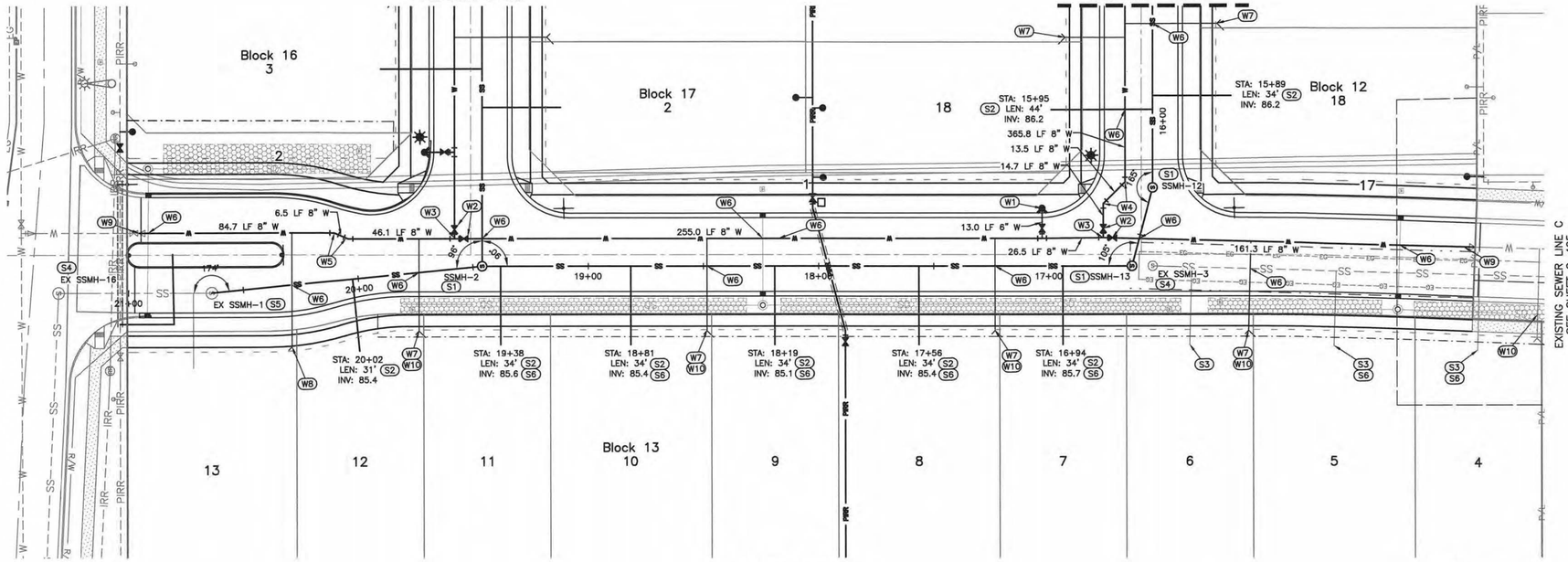
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

WINFIELD SPRINGS SUBDIVISION NO. 6
KUNA, IDAHO

OVERALL UTILITY PLAN

FILE :	10-19-087_C-400
JUB PROJ. # :	10-19-087
DRAWN BY:	JCC
DESIGN BY:	LH
CHECKED BY:	KHM
ONE INCH	AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED:	12/9/2019

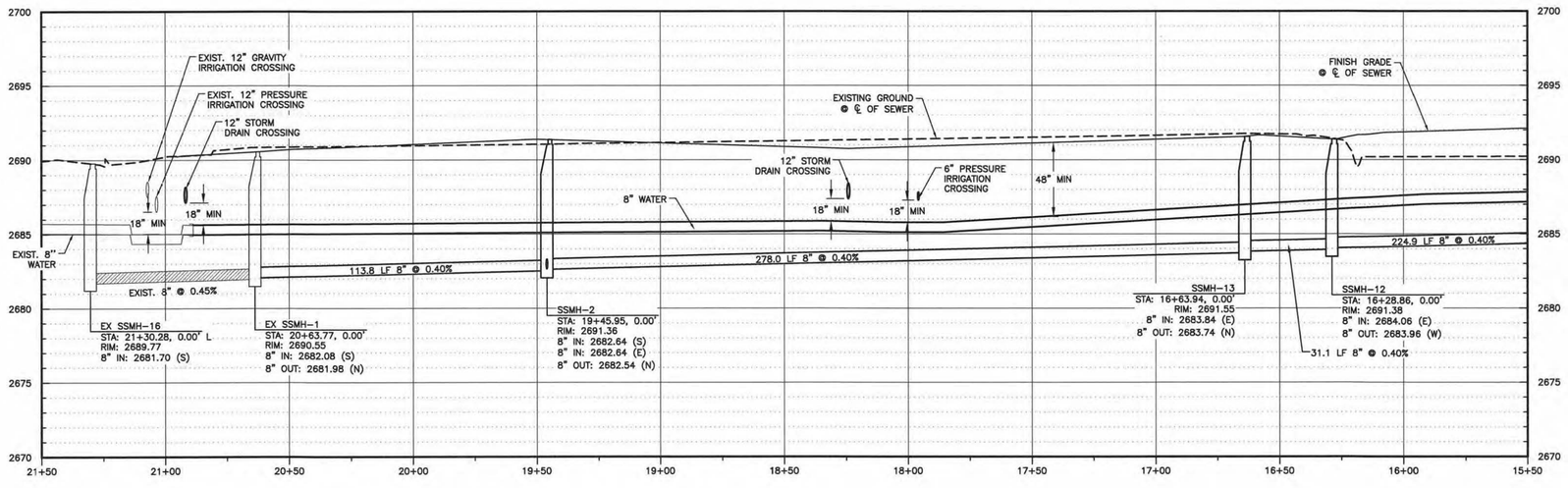
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C-400



SEWER LINE A

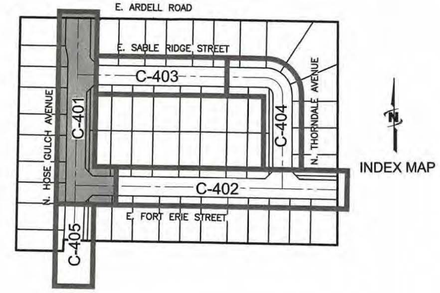
N. HOSE GULCH AVENUE / E. FORT ERIE STREET

HORZ 0 30 60
VERT 0 5 10
SCALE IN FEET



NOTES TO CONTRACTOR

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SEWER KEYED NOTES

- (S1) 48"ø SEWER MANHOLE PER ISPWC SD-501
- (S2) STANDARD SEWER SERVICE PER ISPWC SD-511A AND MARKER PER ISPWC SD-512
- (S3) EXISTING SEWER SERVICE. PROTECT IN PLACE
- (S4) EXISTING SEWER MANHOLE. ADJUST RIM TO FINISH GRADE
- (S5) CONTRACTOR TO REMOVE EXISTING BLOCKOUT AND CONNECT NEW PIPE DIRECTLY TO EXISTING MANHOLE. PROVIDE KOR-N-SEAL BOOT FOR WATER TIGHT CONNECTION. CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATIONS PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES.
- (S6) SLEEVE SEWER SERVICE THROUGH SEEPAGE BED WITH WATER CLASS PIPE. EXTEND SLEEVE 5' BEYOND SEEPAGE BED ON BOTH SIDES.

WATER KEYED NOTES

- (W1) FIRE HYDRANT ASSEMBLY PER ISPWC SD-404 ON SHEET C-604
- (W2) 8" GATE VALVE
- (W3) 8"X8" TEE
- (W4) 45° 8" ELBOW
- (W5) 22.5° 8" ELBOW
- (W6) POTABLE/NON-POTABLE CROSSING. SEE GENERAL NOTE 4 ON SHEET C-002
- (W7) 3/4" DOUBLE SERVICE CONNECTION PER COK SD-K401-.75
- (W8) 3/4" SINGLE SERVICE CONNECTION PER COK SD-K401-.75
- (W9) FIELD LOCATE AND CONNECT TO EXISTING WATER LINE. CONTRACTOR TO VERIFY LOCATION AND SIZE PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES.
- (W10) SLEEVE WATER SERVICE THROUGH SEEPAGE BED WITH WATER CLASS PIPE. EXTEND SLEEVE 5' BEYOND SEEPAGE BED ON BOTH SIDES.

NOTE:
ALL VALVES, FITTINGS, AND APPURTENANCES SHALL HAVE THE THRUST BLOCKING PER ISPWC SD-403

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: 22 JAN 2020

811
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Call before you dig.

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PROFESSIONAL ENGINEER
KEITH H. HORSLEY
CERTIFICATE NO. 17892
STATE OF IDAHO

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NO.	DESCRIPTION	BY	APP'D	DATE
	REVISION			

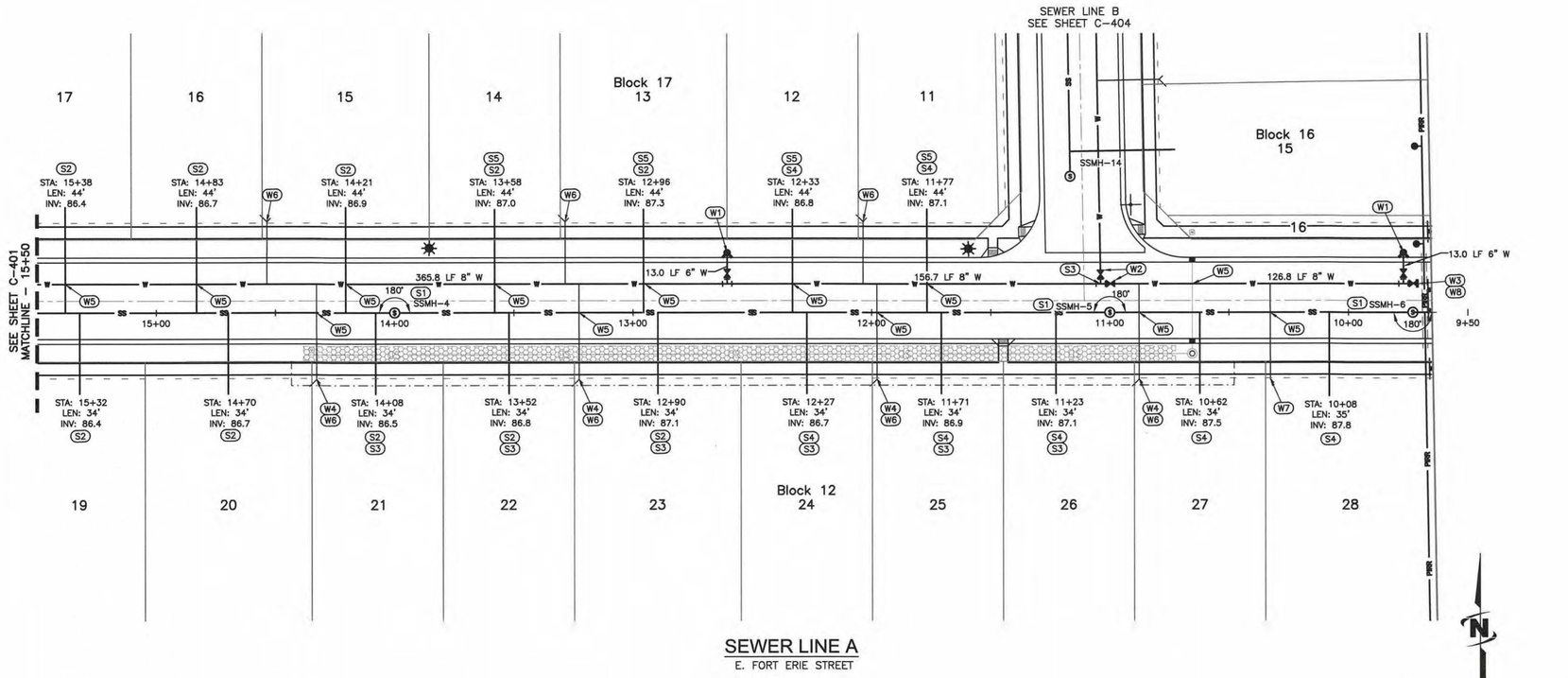
WINFIELD SPRINGS SUBDIVISION NO. 6
KUNA, IDAHO

WATER AND SEWER PLAN AND PROFILE
SEWER LINE A - N. HOSE GULCH AVENUE & E. FORT ERIE STREET

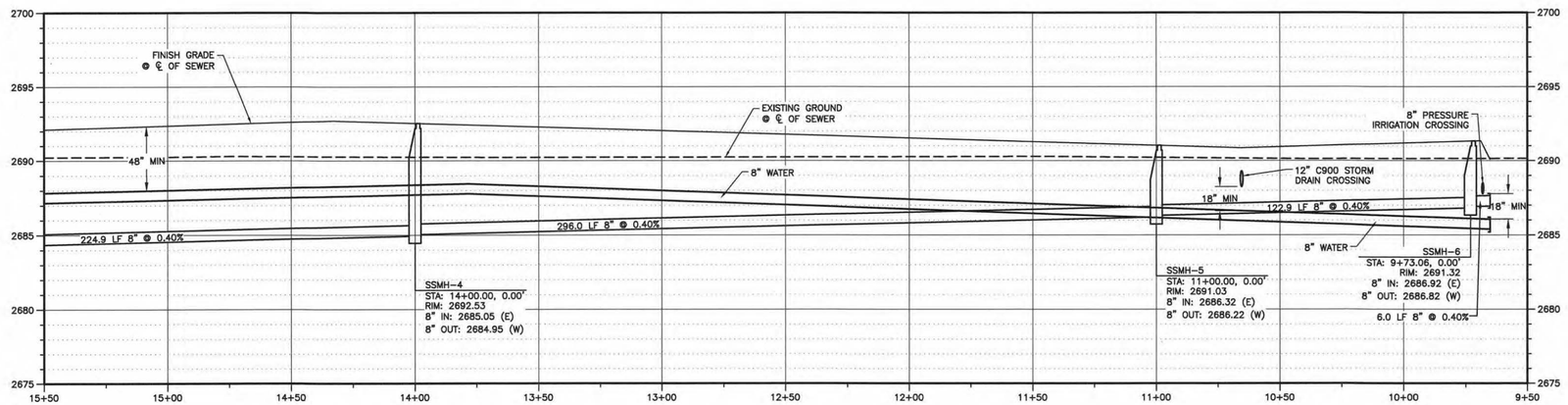
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DESIGN BY: LH
CHECKED BY: KHM
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 1/15/2020

SHEET NUMBER:
C-401

Plot Date:1/15/2020 2:54 PM Plotted By: Keith Morse
Date Created:12/10/2019 \\BOISEFILES\PUBLIC\PROJECTS\JUB\10-18-068 WINFIELD SPRINGS PH 5_ 10-19-087-WINFIELD SPRINGS PH 6\CAD\SHEET\10-19-087_C-401.DWG

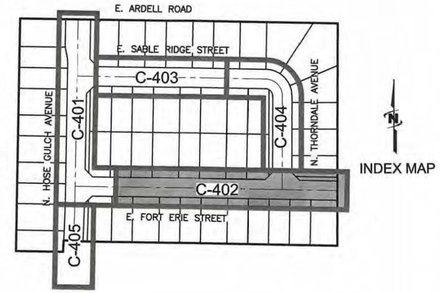


SEWER LINE A
E. FORT ERIE STREET



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SEWER KEYED NOTES

- (S1) 48"ø SEWER MANHOLE PER ISPWC SD-501
- (S2) STANDARD SEWER SERVICE PER ISPWC SD-511A AND MARKER PER ISPWC SD-512
- (S3) SLEEVE SEWER SERVICE THROUGH SEEPAGE BED WITH WATER CLASS PIPE. EXTEND SLEEVE 5' BEYOND SEEPAGE BED ON BOTH SIDES.
- (S4) STANDARD SEWER SERVICE PER ISPWC SD-511A WITH CONNECTION TYPE C PER ISPWC SD-511 AND MARKER PER ISPWC SD-512
- (S5) SEWER SERVICE TO USE WATER GRADE PIPE WITHIN 10 FEET OF WATER MAIN CROSSING

WATER KEYED NOTES

- (W1) FIRE HYDRANT ASSEMBLY PER ISPWC SD-404 ON SHEET C-604
- (W2) 8" GATE VALVE
- (W3) 8"X8" TEE
- (W4) SLEEVE WATER SERVICE THROUGH SEEPAGE BED WITH WATER CLASS PIPE. EXTEND SLEEVE 5' BEYOND SEEPAGE BED ON BOTH SIDES.
- (W5) POTABLE/NON-POTABLE CROSSING. SEE GENERAL NOTE 4 ON SHEET C-002
- (W6) 3/4" DOUBLE SERVICE CONNECTION PER COK SD-K401-.75
- (W7) 3/4" SINGLE SERVICE CONNECTION PER COK SD-K401-.75
- (W8) 8" BLIND FLANGE

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

Date: 22 JAN 2020

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1-3-2020

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NO.	DESCRIPTION	BY	APP'L	DATE
	REVISION			

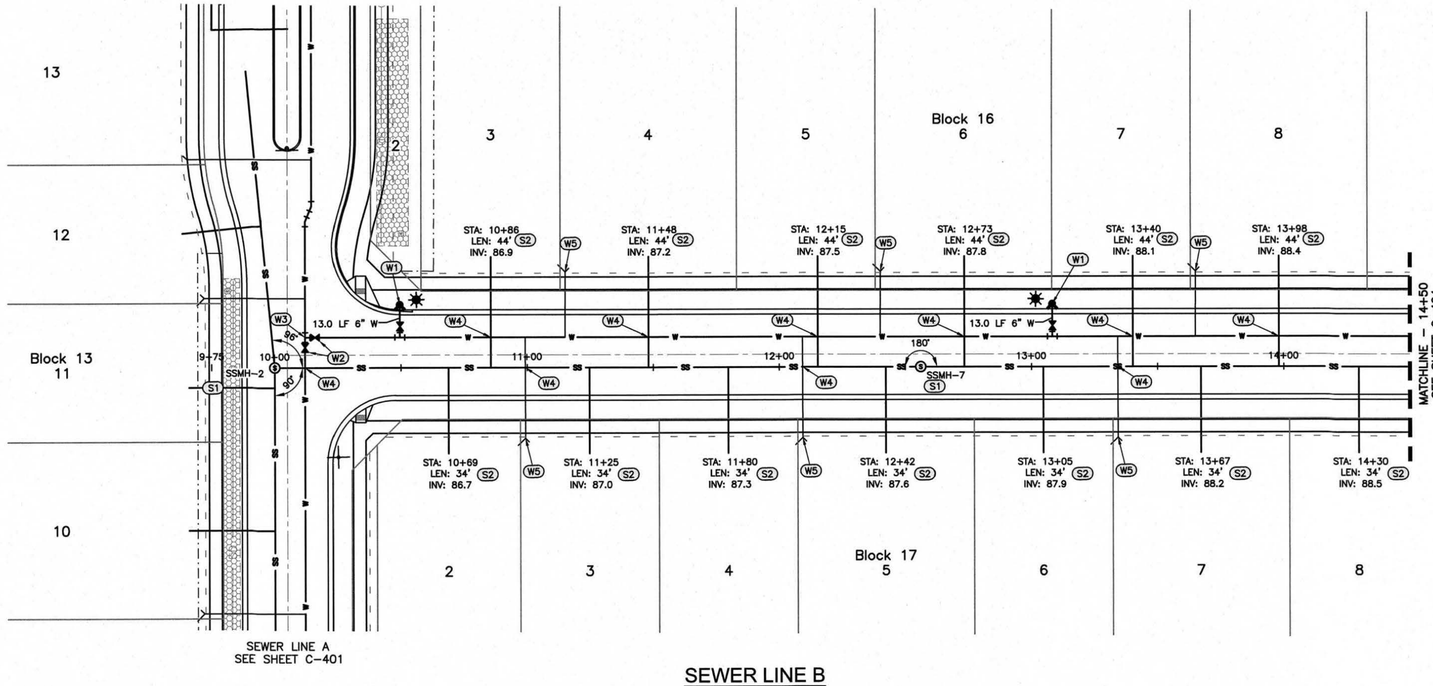
WINFIELD SPRINGS SUBDIVISION NO. 6
KUNA, IDAHO

WATER AND SEWER PLAN AND PROFILE
SEWER LINE A - E. FORT ERIE STREET

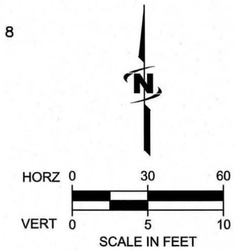
FILE : 10-19-087_C-402
JUB PROJ. # : 10-19-087
DRAWN BY: JCC
DESIGN BY: LH
CHECKED BY: KHM
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 1/15/2020

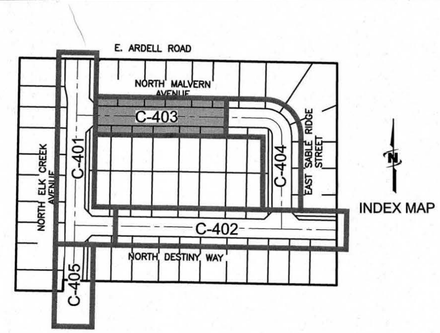
SHEET NUMBER:
C-402

Plot Date:1/15/2020 2:55 PM Plotted By: Keith Morse
Date Created:12/10/2019 I:\BOISEFILES\PUBLIC\PROJECTS\JUB\10-18-068 WINFIELD SPRINGS PH 5_10-19-087 WINFIELD SPRINGS PH 6\CAD\SHEET\10-19-087_C-402.DWG



SEWER LINE B
E. SABLE RIDGE STREET





SEWER KEYED NOTES

(S1) 48"ø SEWER MANHOLE PER ISPWC SD-501

(S2) STANDARD SEWER SERVICE PER ISPWC SD-511A AND MARKER PER ISPWC SD-512

WATER KEYED NOTES

(W1) FIRE HYDRANT ASSEMBLY PER ISPWC SD-404 ON SHEET C-604

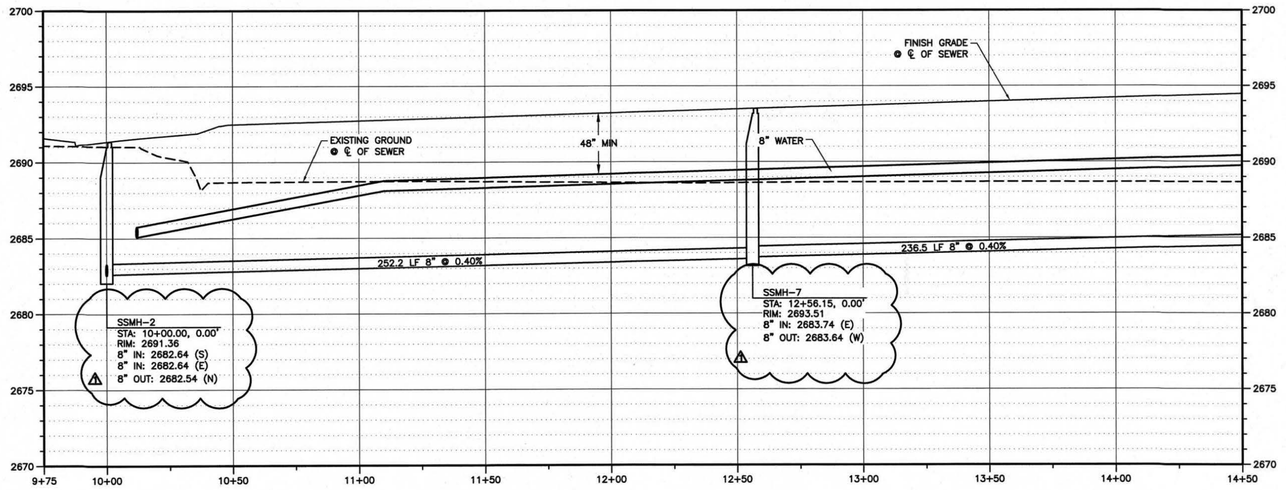
(W2) 8" GATE VALVE

(W3) 8"X8" TEE

(W4) POTABLE/NON-POTABLE CROSSING. SEE GENERAL NOTE 4 ON SHEET C-002

(W5) 3/4" DOUBLE SERVICE CONNECTION PER COK SD-K401-.75

NOTE:
ALL VALVES, FITTINGS, AND APPURTENANCES SHALL HAVE THRUST BLOCKING PER ISPWC-403



NOTES TO CONTRACTOR

1. ADD 2600 FEET TO ALL SPOT ELEVATIONS TO DETERMINE ACTUAL ELEVATION.
2. SEWER LENGTHS ARE HORIZONTALLY (2D) MEASURED FROM INSIDE FACE OF STRUCTURES.
3. LOCATIONS OF THE EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES AND AGREES TO BE FULLY RESPONSIBLE SHOULD DAMAGES OCCUR DUE TO A FAILURE TO LOCATE, INACTIVATE, ABANDON, OR PRESERVE SAID UTILITIES.
4. CONTRACTOR TO FIELD VERIFY ALL EXISTING ELEVATIONS AND INVERTS PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES AND NOTIFY ENGINEER OF ANY DISCREPANCY.
5. THIS DRAWING, OR ANY PORTION OF IT, SHALL NOT BE USED ON ANY PROJECT OR EXTENSION OF PROJECT(S) EXCEPT BY AGREEMENT IN WRITING FROM THE ENGINEER.

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: 3 March 2020

811
Know what's below.
Call before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

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

PROFESSIONAL ENGINEER
LICENSED
17892
STATE OF IDAHO
KEITH H. HOWES
15 January

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NO.	DESCRIPTION	BY	APPR.	DATE
1	UPDATE SEWER STATIONING	LAH	KHM	2/7/2020

REVISION

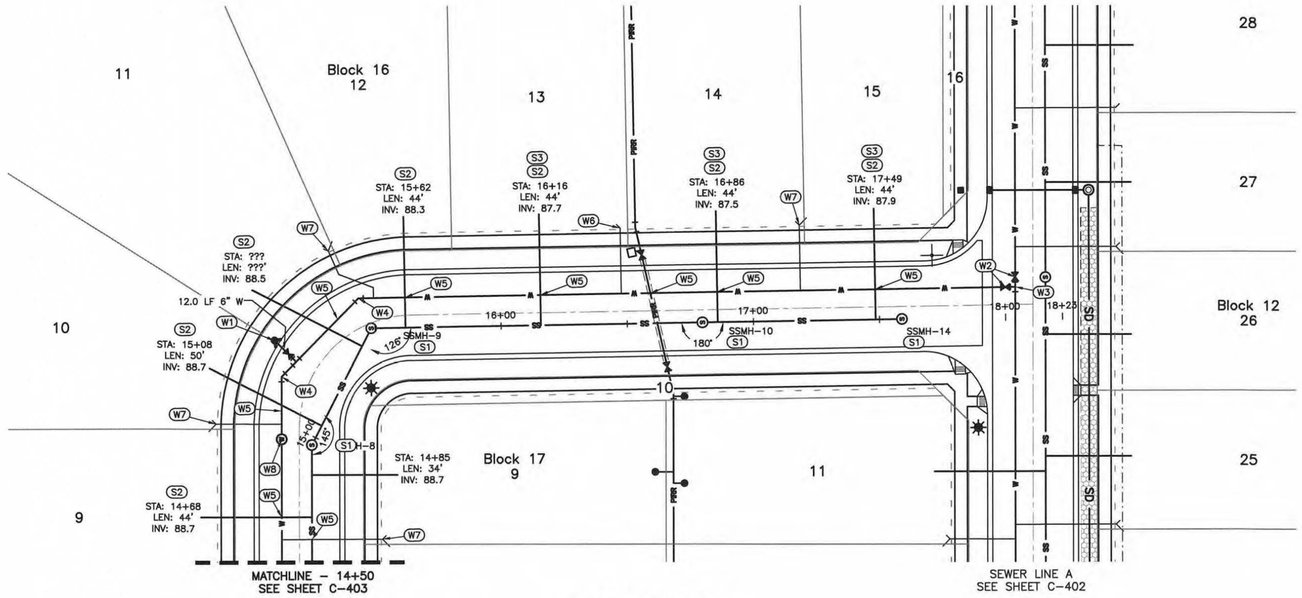
WINFIELD SPRINGS SUBDIVISION NO. 6
KUNA, IDAHO

WATER AND SEWER PLAN AND PROFILE
SEWER LINE B - E. SABLE RIDGE STREET

FILE : 10-19-087_C-403
JUB PROJ. # : 10-19-087
DRAWN BY: JCC
DESIGN BY: LH
CHECKED BY: KHM
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 3/2/2020

SHEET NUMBER:
C-403

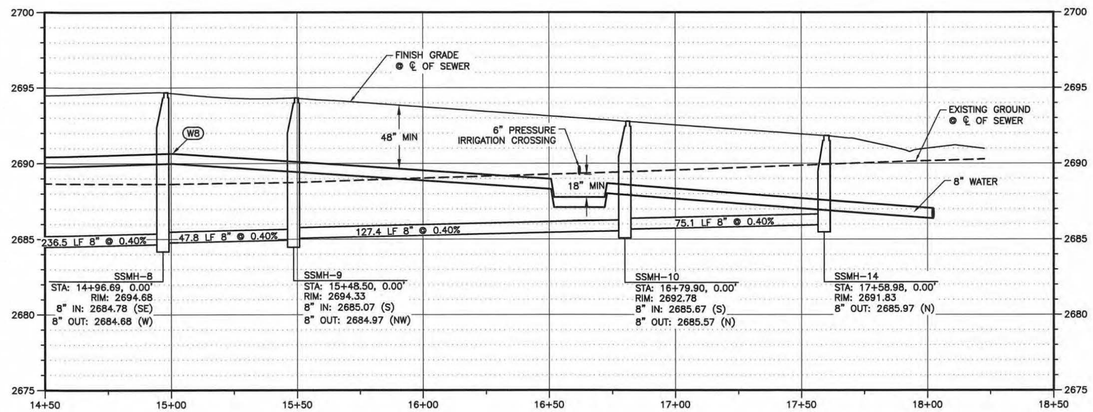
Plot Date:3/2/2020 10:10 AM Plotted By: Lina Hassan
Date Created:10/3/2019 \\BOISEFILES\PUBLIC\PROJECTS\JUB\10-18-068 WINFIELD SPRINGS PH 5, 10-19-087-WINFIELD SPRINGS PH 6\CAD\SHEET\10-19-087_C-403.DWG



SEWER LINE B

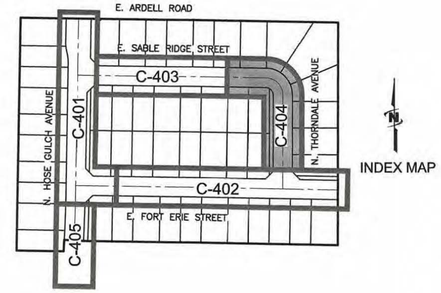
E. SABLE RIDGE STREET / N. THORNDALE AVENUE

HORZ 0 30 60
VERT 0 5 10
SCALE IN FEET



NOTES TO CONTRACTOR

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SEWER KEYED NOTES

- (S1) 48"ø SEWER MANHOLE PER ISPWC SD-501
- (S2) STANDARD SEWER SERVICE PER ISPWC SD-511A AND MARKER PER ISPWC SD-512
- (S3) SEWER SERVICE TO USE WATER GRADE PIPE WITHIN 10 FEET OF WATER MAIN CROSSING

WATER KEYED NOTES

- (W1) FIRE HYDRANT ASSEMBLY PER ISPWC SD-404 ON SHEET C-604
- (W2) 8" GATE VALVE
- (W3) 8"X8" TEE
- (W4) 45° ELBOW
- (W5) POTABLE/NON-POTABLE CROSSING. SEE GENERAL NOTE 4 ON SHEET C-002
- (W6) 3/4" SINGLE SERVICE CONNECTION PER COK SD-K401-.75
- (W7) 3/4" DOUBLE SERVICE CONNECTION PER COK SD-K401-.75
- (W8) AIR RELEASE VALVE PER COK SD-K905

NOTE:
ALL VALVE, FITTING, AND APPURTENANCES SHALL HAVE THRUST BLOCKING PER ISPWC SD-403

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: 22 JAN 2020

Know what's below.
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CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

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www.jub.com

PROFESSIONAL ENGINEER
LICENSED
17892
STATE OF IDAHO
KEITH H. HORSE
1/3 January

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NO.	DESCRIPTION	BY	APP'L	DATE
	REVISION			

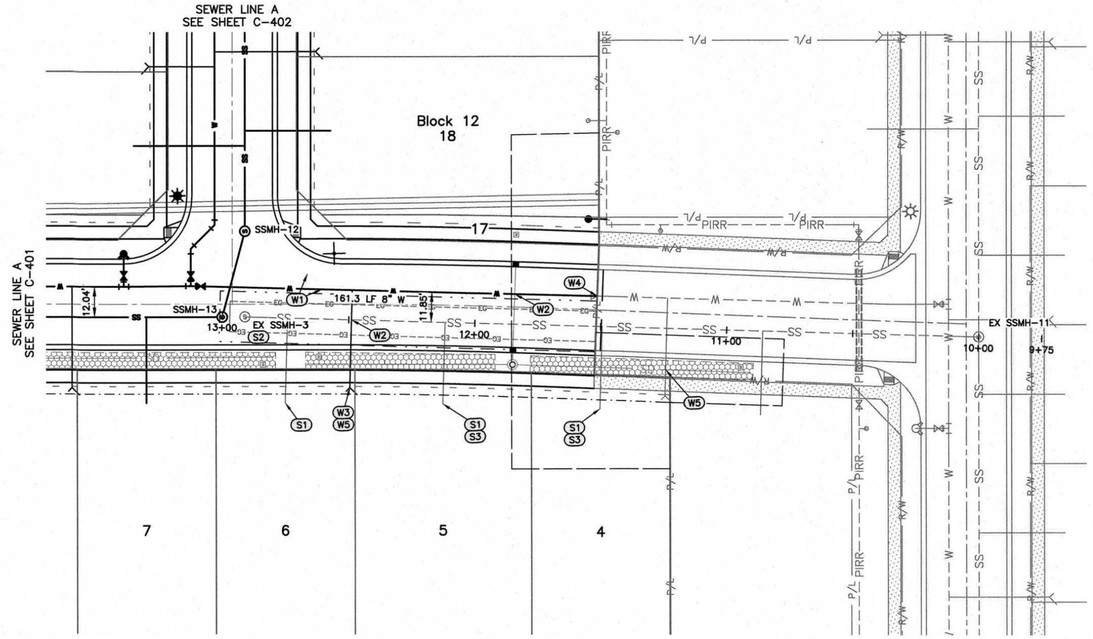
WINFIELD SPRINGS SUBDIVISION NO. 6
KUNA, IDAHO

WATER AND SEWER PLAN AND PROFILE
SEWER LINE B - E. SABLE RIDGE STREET & N. THORNDALE AVENUE

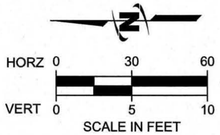
FILE : 10-19-087_C-404
JUB PROJ. # : 10-19-087
DRAWN BY: JCC
DESIGN BY: LH
CHECKED BY: KHM
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 12/10/2019

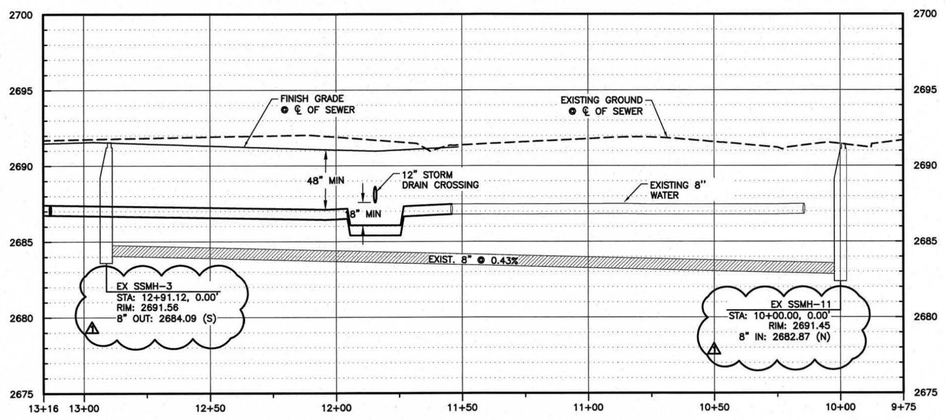
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C-404

Plot Date:1/15/2020 2:56 PM Plotted By: Keith Morse
Date Created:12/10/2019 \\BOISEFILES\PUBLIC\PROJECTS\JUB\10-18-068 WINFIELD SPRINGS PH 5_10-19-087-WINFIELD SPRINGS PH 6\CAD\SHEET\10-19-087_C-404.DWG



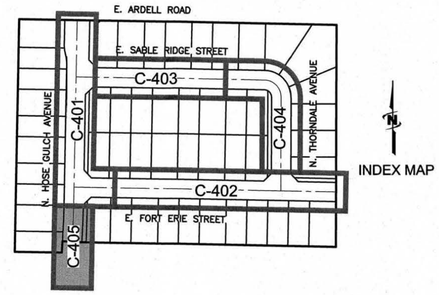
EXISTING SEWER LINE C
N. HOSE GULCH AVENUE





NOTES TO CONTRACTOR

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SEWER KEYED NOTES

- (S1) EXISTING SEWER SERVICE. PROTECT IN PLACE
- (S2) EXISTING SEWER MANHOLE. ADJUST RIM TO FINISH GRADE
- (S3) SLEEVE SEWER SERVICE THROUGH SEEPAGE BED WITH WATER CLASS PIPE. EXTEND SLEEVE 5' BEYOND SEEPAGE BED ON BOTH SIDES.

WATER KEYED NOTES

- (W1) 45° 8" ELBOW
- (W2) POTABLE/NON-POTABLE CROSSING. SEE GENERAL NOTE 4 ON SHEET C-002
- (W3) 3/4" DOUBLE SERVICE CONNECTION PER COK SD-K401-.75
- (W4) FIELD LOCATE AND CONNECT TO EXISTING WATER LINE. CONTRACTOR TO VERIFY LOCATION AND SIZE PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES.
- (W5) SLEEVE WATER SERVICE THROUGH SEEPAGE BED WITH WATER CLASS PIPE. EXTEND SLEEVE 5' BEYOND SEEPAGE BED ON BOTH SIDES.

NOTE:
ALL VALVES, FITTINGS, AND APPURTENANCES SHALL HAVE THE THRUST BLOCKING PER ISPWC SD-403

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: 3 MARCH 2020

811
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Phone: 208.376.7330
www.jub.com

PROFESSIONAL ENGINEER
KEITH H. KOESE
17892
STATE OF IDAHO
12-31-2020

REUSE OF DRAWINGS
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NO.	DESCRIPTION	BY	APPR	DATE
1	UPDATE SEWER STATIONING	LAH	KHM	27Feb2020

REVISION

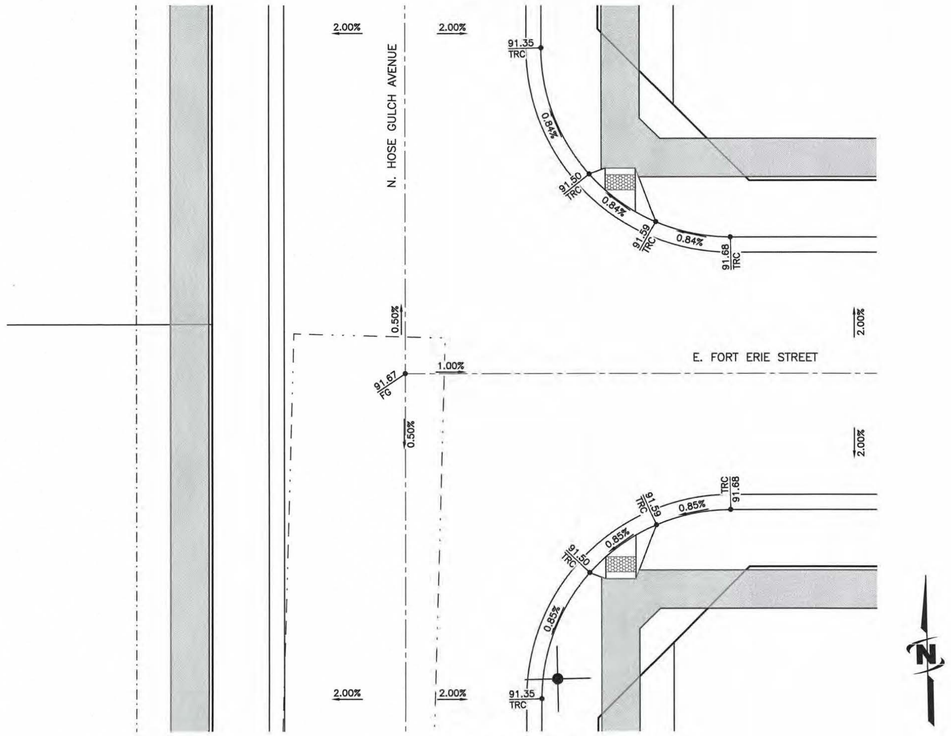
WINFIELD SPRINGS SUBDIVISION NO. 6
KUNA, IDAHO

WATER AND SEWER PLAN AND PROFILE
EXISTING SEWER LINE C - N. HOSE GULCH AVENUE

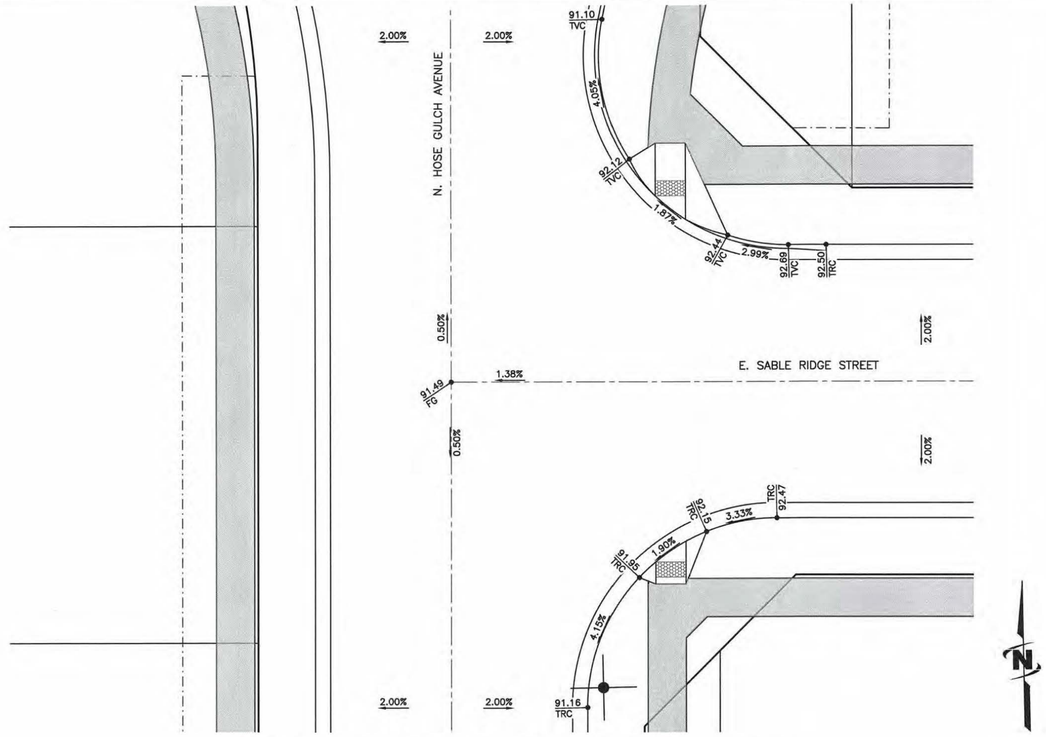
FILE: 10-19-087_C-405
JUB PROJ. #: 10-19-087
DRAWN BY: JCC
DESIGN BY: LH
CHECKED BY: KHM
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 3/2/2020

SHEET NUMBER:
C-405

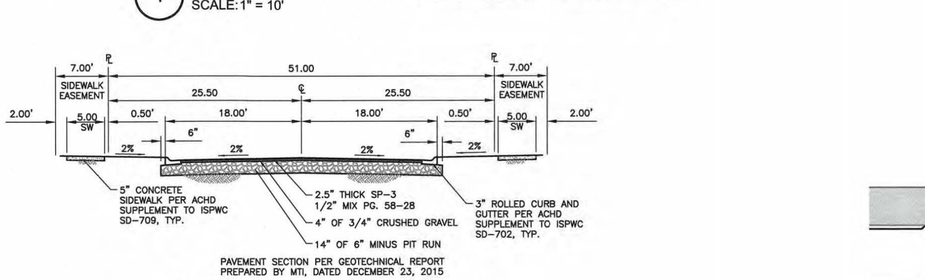
Plot Date:3/2/2020 10:15 AM Plotted By: Lina Hassan
Date Created:10/2/2019 \\BOISEFILES\PUBLIC\PROJECTS\JUB\10-19-087 WINFIELD SPRINGS PH 5_10-19-087-WINFIELD SPRINGS PH 6\CAD\SHEET\10-19-087_C-405.DWG



1 N. HOSE GULCH AVENUE / E. FORT ERIE STREET
SCALE:1" = 10'

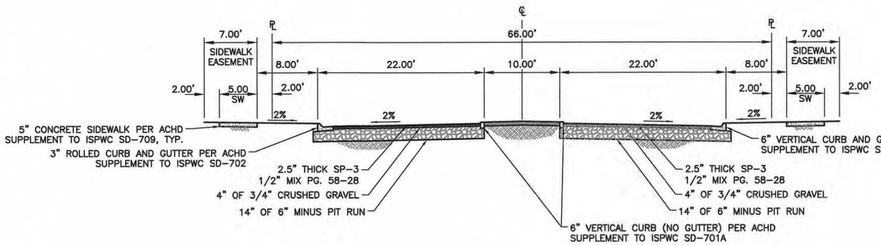


2 N. HOSE GULCH AVENUE / E. SABLE RIDGE STREET
SCALE:1" = 10'



PAVEMENT SECTION PER GEOTECHNICAL REPORT
PREPARED BY MTI, DATED DECEMBER 23, 2015

A TYPICAL LOCAL RESIDENTIAL STREET SECTION
SCALE:N.T.S.

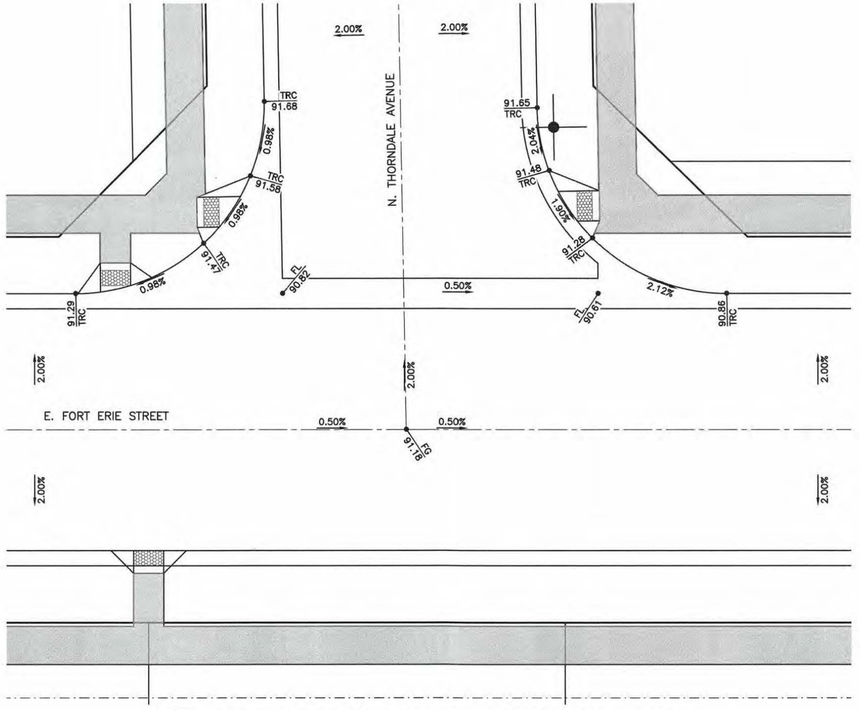


PAVEMENT SECTION PER GEOTECHNICAL REPORT
PREPARED BY MTI, DATED DECEMBER 23, 2015

B TYPICAL ENTRYWAY STREET SECTION
SCALE:N.T.S.

NOTES:

1. ALL PEDESTRIAN FACILITIES (INCLUDING SIDEWALKS, PATHWAYS, RAMPS, AND CROSSING) SHALL HAVE A CROSS SLOPE LESS THAN 2%.
2. ROADWAY SLOPES SHALL NOT EXCEED 2% AT PEDESTRIAN CROSSINGS.
3. CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL PEDESTRIAN FACILITIES AND CROSSINGS MEET ADA AND ACHD REQUIREMENTS. NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION OF ANY DISCREPANCIES.



3 E. FORT ERIE STREET / N. THORNDALE AVENUE
SCALE:1" = 10'

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 _____ DATE 1-21-20
ADA COUNTY HIGHWAY DISTRICT

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J-U-B ENGINEERS, INC.
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Phone: 208.376.7330
www.jub.com

PROFESSIONAL ENGINEER LICENSED 17892 STATE OF IDAHO KEITH H. MORSE 5 January 2020

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NO.	DESCRIPTION	BY	APPR.	DATE
	REVISION			

WINFIELD SPRINGS SUBDIVISION NO. 6
KUNA, IDAHO

STREET PLAN AND PROFILE
PEDESTRIAN RAMPS AND STREET SECTION

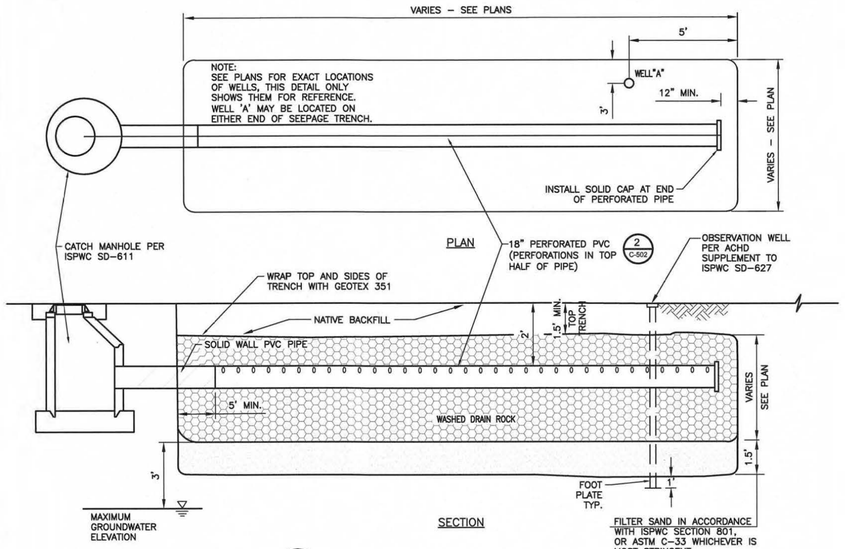
FILE : 10-19-087_C-501
JUB PROJ. # : 10-19-087
DRAWN BY: JCC
DESIGN BY: LH
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AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 12/9/2019

SHEET NUMBER:
C-501

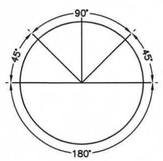
Plot Date:1/15/2020 2:57 PM, Plotted By: Keith Morse
Date Created:10/3/2019 \BOISEFILESS\PUBLIC\PROJECTS\JUB\10-18-068 WINFIELD SPRINGS PH 5, 10-19-087-WINFIELD SPRINGS PH 6\CAD\SHEET\10-19-087_C-501.DWG

SEEPAGE BED NOTES:

1. REFER TO ACHD BMP-20 FOR SEEPAGE BED DETAILS AND SPECIFICATIONS.
2. ACHD REQUIRES ELECTRONIC MARKERS AT ALL CORNERS OF UNDERGROUND INFILTRATION SYSTEMS. CONTRACTOR TO COORDINATE WITH ACHD INSPECTION FOR PLACEMENT OF MARKERS DURING CONSTRUCTION AND PRIOR TO BACKFILLING.
3. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF GROUNDWATER IS ENCOUNTERED WITHIN 3 FEET OF THE BOTTOM DESIGN ELEVATION FOR ANY INFILTRATION FACILITY AND/OR IF IT IS HIGHER THAN ANTICIPATED.
4. CONTRACTOR SHALL PERFORM PERCOLATION TESTING AT PROPOSED SEEPAGE BED LOCATIONS PRIOR TO START OF CONSTRUCTION. NOTIFY ACHD INSPECTOR 48 HOURS PRIOR TO TESTING.
5. DESIGN INFILTRATION RATE AS NOTED IN PLANS AND DRAINAGE DESIGN REPORT.
6. GROUNDWATER WAS NOT ENCOUNTERED TO ELEVATION 2,680 PER GEOTECHNICAL REPORT PREPARED BY MTI, DATED DECEMBER 23, 2015.
7. IF ROCK IS ENCOUNTERED, CONTRACTOR SHALL HAVE A PERCOLATION TEST PERFORMED BY A SOILS ENGINEER AFTER THE SEEPAGE TRENCH IS FULLY EXCAVATED. IF THE INFILTRATION RATE IS LESS THAN THAT SPECIFIED BY THE SOILS REPORT AND ENGINEER, THE CONTRACTOR MAY NEED TO BLAST OR BORE THE ROCK TO CREATE A CONDUIT FOR DRAINAGE TO OCCUR OR REDESIGN THE SYSTEM TO ACHIEVE THE REUIRED INFILTRATION.
8. NO TREES SHALL BE PLANTED WITHIN 10' OF A SEEPAGE BED WHEN THE BED IS LOCATED IN THE RIGHT-OF-WAY.
9. NO TREES SHALL BE PLANTED ABOVE A SEEPAGE BED WHEN THE BED IS LOCATED WITHIN A COMMON LOT.

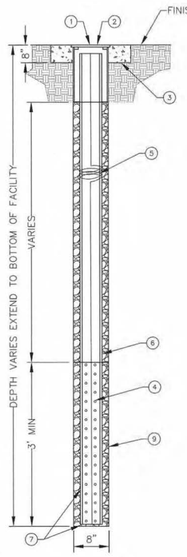


1 SEEPAGE BED SECTION
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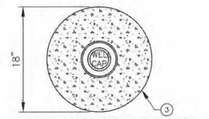


3/8" PERFORATIONS IN VALLEYS OF CORRUGATED PIPE. 5 EA.

2 18" PIPE PERFORATION SCHEDULE
SCALE:NTS



SECTION
N.T.S.



PLAN CONCRETE COLLAR
N.T.S.



SECTION CONCRETE COLLAR
N.T.S.

2017 ACHD REVISION

IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ACHD SUPPLEMENT)	GROUNDWATER OBSERVATION WELL	STANDARD DRAWING SD-627 1 OF 2

LEGEND
1. WELL COVER, 8" DIA. WATERTIGHT GALVANIZED STEEL BOLT DOWN COVER AND CANISTER
2. 2 OR 3 BOLT LID WITH 9/16" HEAD AND SAE THREADS, GASKETED
3. CONCRETE (COLLAR), CLASS 3000 (ISPWC SECTION 703)
4. 3/8" DIA HOLES OR SLOTS CUT INTO PIPE AT 3" ON CENTER
5. TRACER WIRE SHALL BE PLACED ON OUTSIDE OF PVC PIPE, MINIMUM 18 GAUGE, INSULATED, SINGLE-CONDUCTOR COPPER WIRE, INSULATION COLOR SHALL BE GREEN WITH THREE 6" DIAMETER COILS
6. PIPE SHALL BE PERFORATED PVC, ASTM D-3035, SDR 35. WELLS BACKFILLED IN A PIT REQUIRE 6" PIPE. DRILLED WELLS MAY USE 4" PIPE
7. NONWOVEN FILTER FABRIC AROUND OPENINGS AND BOTTOM, FABRIC OVER CHIPS/DRAIN ROCK
8. POLYPROPYLENE FIBER REINFORCEMENT AT 1 1/2 LBS/CY
9. BACKFILL MATERIAL TO MATCH STORAGE MEDIA FOR OBSERVATION WELLS LOCATED WITHIN A BMP FACILITY. USE PIPE BEDDING CHIPS FOR OBSERVATION WELLS LOCATED OUTSIDE BMP FACILITIES

NOTES:
1. GROUNDWATER OBSERVATION WELLS ARE FOR MEASUREMENT OF GROUNDWATER LEVELS WITHIN OR NEAR STORM DRAINAGE FACILITIES
2. THIS DETAIL IS FOR WELLS INSTALLED BY DRILLING OR BY EXCAVATED PITS
3. LOCATION OF GROUNDWATER OBSERVATION WELLS SHALL BE APPROVED BY ACHD
4. OBSERVATION WELLS NOT ALLOWED IN CURB OR VALLEY GUTTER SECTION

2017 ACHD REVISION

IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ACHD SUPPLEMENT)	GROUNDWATER OBSERVATION WELL	STANDARD DRAWING SD-627 2 OF 2

3 MONITORING WELL DETAIL
SCALE:N.T.S.

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 Michael Allgaier DATE 1-21-20
ADA COUNTY HIGHWAY DISTRICT

811 Know what's below. Call before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

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

PROFESSIONAL ENGINEER
KEITH H. MORSE
17892
STATE OF IDAHO
1/3/2020

REUSE OF DRAWINGS
J-U-B SHALL RETAIN ALL COMMON LAW, STATUTORY, COPYRIGHT AND OTHER RESERVED RIGHTS OF THESE DRAWINGS, AND THE SAME MAY NOT BE USED WITHOUT J-U-B'S WRITTEN CONSENT. ANY REUSE WITHOUT WRITTEN CONSENT BY J-U-B WILL BE AT CLIENT'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO J-U-B.

NO.	DESCRIPTION	BY	APPR.	DATE
	REVISION			

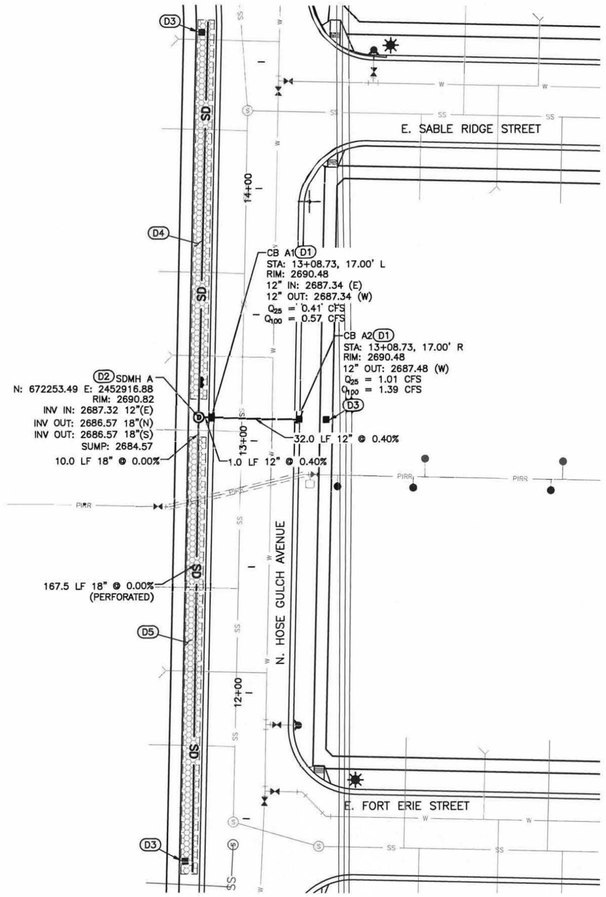
WINFIELD SPRINGS SUBDIVISION NO. 6
KUNA, IDAHO

STREET PLAN AND PROFILE
DRAINAGE DETAILS

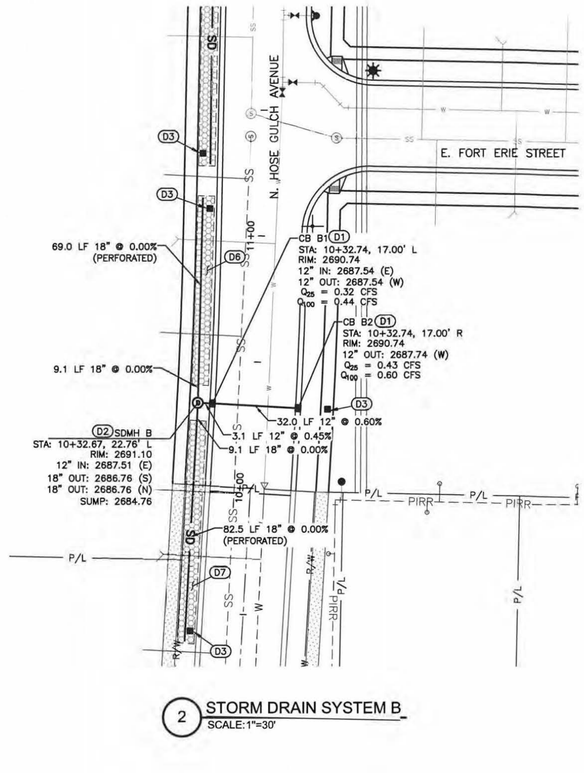
FILE: 10-19-087_C-502
JUB PROJ. # : 10-19-087
DRAWN BY: JCC
DESIGN BY: LH
CHECKED BY: KHM
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 12/9/2019

SHEET NUMBER:
C-502

Plot Date:1/15/2020 2:57 PM Plotted By: Keith Morse
Date Created:10/3/2019 \\BOISEFILES\PUBLIC\PROJECTS\JUB\10-18-098 WINFIELD SPRINGS PH 5, 10-19-087-WINFIELD SPRINGS PH 6\CAD\SHEET\10-19-087_C-502.DWG



1 STORM DRAIN SYSTEM A
SCALE: 1"=30'



2 STORM DRAIN SYSTEM B
SCALE: 1"=30'

DRAINAGE NOTES

(D1) TYPE IV CATCH BASIN PER ACHD SUPPLEMENT TO ISPWC SD-601A

(D2) 48"ø CATCH MANHOLE PER ACHD SUPPLEMENT TO ISPWC SD-611

(D3) OBSERVATION WELL PER ACHD SUPPLEMENT TO ISPWC SD-627

(D4) SEEPAGE BED A1 PER ACHD BMP-20 (1/C-502)
DIMENSIONS: 150'X6.5'X5.5' DEEP
WATER STORAGE VOLUME: 2,224 CF
MIN INFILTRATION RATE: 0.98 IN/HR
FG EL: 2690.80
TOP OF BED EL: 2689.30
BOTTOM OF BED EL: 2683.80
BOTTOM OF SAND EL. 2682.30

(D5) SEEPAGE BED A2 PER ACHD BMP-20 (1/C-502)
DIMENSIONS: 173.5'X6.5'X5.5' DEEP
WATER STORAGE VOLUME: 2,572 CF
MIN INFILTRATION RATE: 0.98 IN/HR
FG EL: 2690.80
TOP OF BED EL: 2689.30
BOTTOM OF BED EL: 2683.80
BOTTOM OF SAND EL. 2682.30

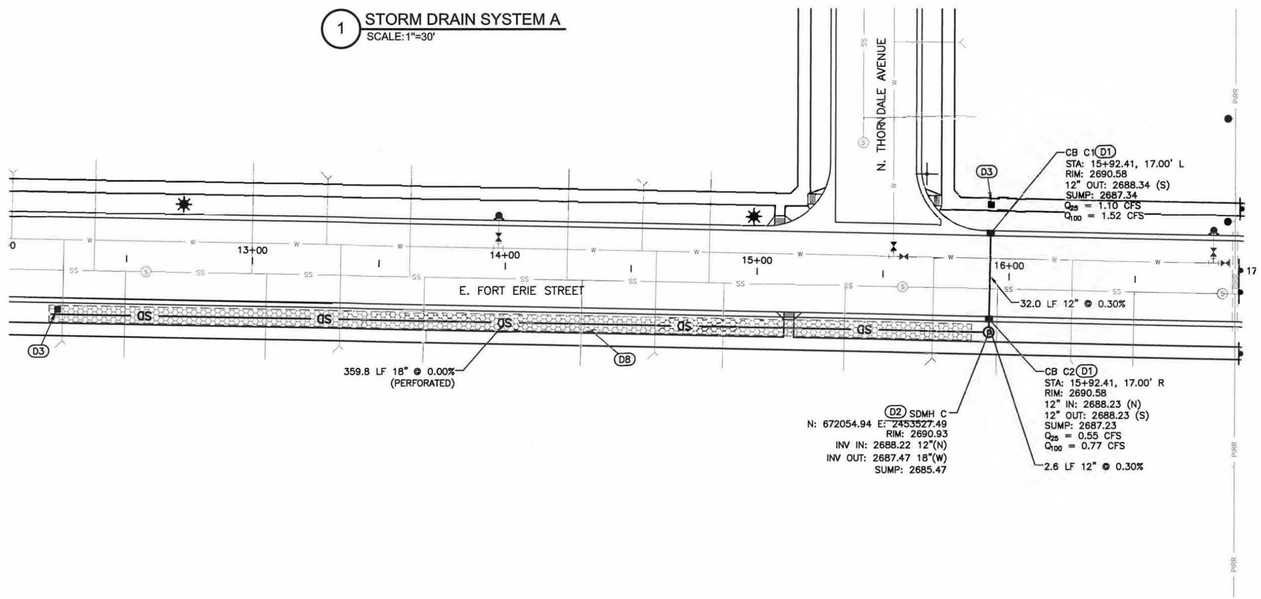
(D6) SEEPAGE BED B1 PER ACHD BMP-20 (1/C-502)
DIMENSIONS: 75'X6.5'X5.5' DEEP
WATER STORAGE VOLUME: 1,112 CF
MIN INFILTRATION RATE: 0.96 IN/HR
FG EL: 2691.06
TOP OF BED: 2689.56
BOTTOM OF BED EL: 2684.06
BOTTOM OF SAND EL. 2682.56

(D7) SEEPAGE BED B2 PER ACHD BMP-20 (1/C-502)
DIMENSIONS: 88.5'X6.5'X5.5' DEEP
WATER STORAGE VOLUME: 1,312 CF
MIN INFILTRATION RATE: 0.96 IN/HR
FG EL: 2691.06
TOP OF BED: 2689.56
BOTTOM OF BED EL: 2684.06
BOTTOM OF SAND EL. 2682.56

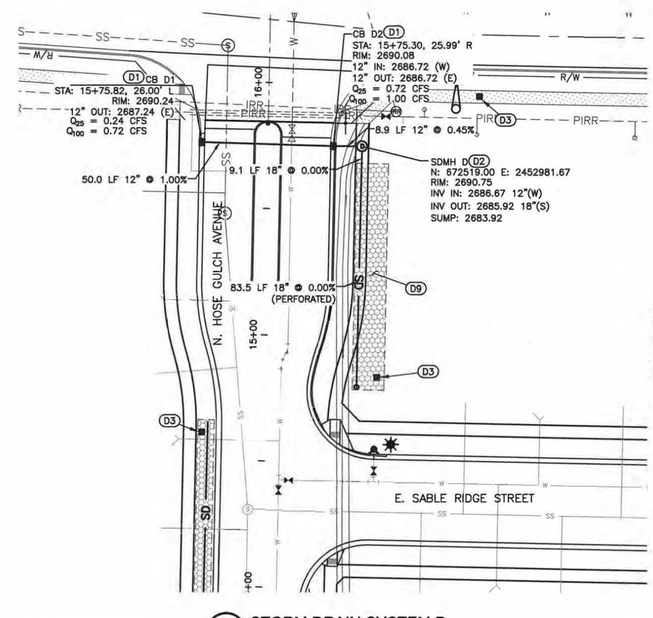
(D8) SEEPAGE BED C PER ACHD BMP-20 (1/C-502)
DIMENSIONS: 365.75'X6.5'X5.5' DEEP
WATER STORAGE VOLUME: 5,424 CF
MIN INFILTRATION RATE: 0.98 IN/HR
FG EL: 2690.9
TOP OF BED: 2689.4
BOTTOM OF BED EL: 2683.9
BOTTOM OF SAND EL. 2682.4

(D9) SEEPAGE BED D PER ACHD BMP-20 (1/C-502)
DIMENSIONS: 89.75'X12.5'X5.5' DEEP
WATER STORAGE VOLUME: 2,515 CF
MIN INFILTRATION RATE: 0.54 IN/HR
FG EL: 2690.77
TOP OF BED EL: 2689.27
BOTTOM OF BED EL: 2683.77
BOTTOM OF SAND EL. 2682.27

NOTE:
GROUNDWATER NOT ENCOUNTERED AT ANY STORMWATER INFILTRATION LOCATION



3 STORM DRAIN SYSTEM C
SCALE: 1"=30'



4 STORM DRAIN SYSTEM D
SCALE: 1"=30'

Plans Are Accepted For Public Street Construction

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BY Michael Abrus DATE 1-21-20
ADA COUNTY HIGHWAY DISTRICT

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NO.	DESCRIPTION	BY	APPR.	DATE
	REVISION			

WINFIELD SPRINGS SUBDIVISION NO. 6
KUNA, IDAHO

STREET PLAN AND PROFILE
DRAINAGE DETAILS

FILE : 10-19-087_C-503
JUB PROJ. # : 10-19-087
DRAWN BY: JCC
DESIGN BY: LH
CHECKED BY: KHM
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 12/10/2019

SHEET NUMBER:
C-503

Plot Date:1/15/2020 2:58 PM Plotted By: Keith Morse
Date Created:12/3/2019 \\BOISEFILES\PUBLIC\PROJECTS\JUB\10-19-087 WINFIELD SPRINGS PH 6\CAD\SHEET\10-19-087_C-503.DWG

NOTES:

(A) **ALL PRODUCTS AS LISTED OR APPROVED SUBSTITUTIONS**

(B) NO GALVANIZED PIPE OR YELLOW BRASS FITTINGS TO BE USED

(C) SERVICE PIPE: 1" CLASS 250 POLYETHYLENE SIDR 7 PIPE

(D) 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)

(E) 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.

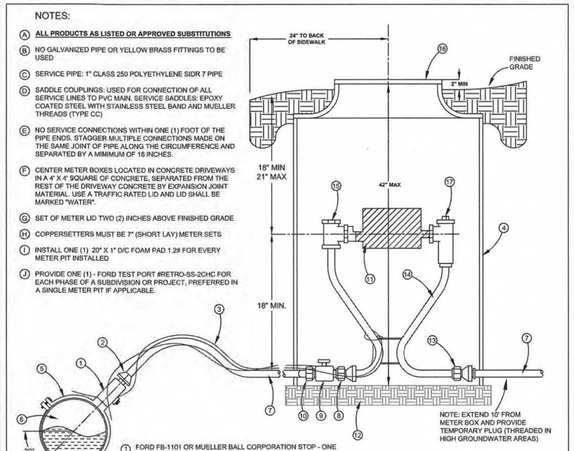
(F) CENTER METER BOXES LOCATED IN CONCRETE DRIVEWAYS IN A 4' X 4' SQUARE OF CONCRETE, SEPARATED FROM THE REST OF THE DRIVEWAY CONCRETE BY EXPANSION JOINT MATERIAL. USE A TRAFFIC RATED LID AND LID SHALL BE MARKED "WATER".

(G) SET OF METER LID TWO (2) INCHES ABOVE FINISHED GRADE

(H) COPPERSETTERS MUST BE 7" (SHORT LAY) METER SETS

(I) INSTALL ONE (1) 20" X 1" D/C FOAM PAD 1.2# FOR EVERY METER PIT INSTALLED

(J) PROVIDE ONE (1) - FORD TEST PORT #RETRO-SS-2CHC FOR EACH PHASE OF A SUBDIVISION OR PROJECT, PREFERRED IN A SINGLE METER PIT IF APPLICABLE.

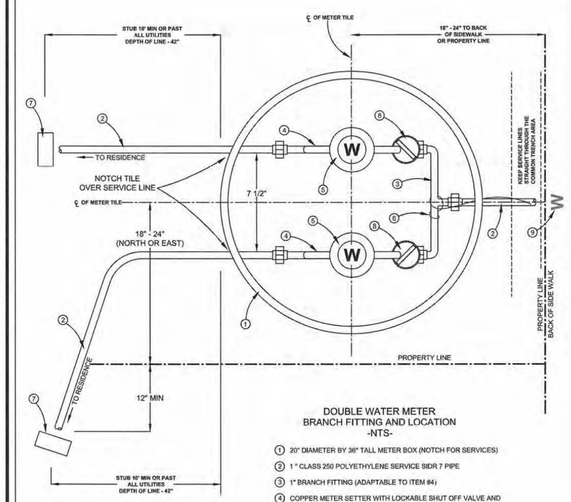


1. FORD FB-1101 OR MUELLER BALL CORPORATION STOP - ONE (1) INCH
2. PACK JOINT COMPRESSION FITTING
3. NO. 12 COPPER LOCATE/TRACER WIRE LOOPED BACK TO WATERMAIN.
4. 20" DIA X 36" DEEP METER BOX (NOTCH FOR SERVICE LINES)
5. EPOXY COATED TAPPING SADDLE WITH STAINLESS STEEL BAND
6. WATERMAIN (SIZE VARIES - 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 L2242 CAST IRON LID WITH TWO (2) RECESSED HOLES FOR DUAL SERVICE PITS AND ONE (1) RECESSED HOLE FOR SINGLE SERVICE METER PITS; 13 1/2" OPENING - 1 1/32" 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-

1. 20" DIAMETER BY 36" TALL METER BOX (NOTCH FOR SERVICES)
2. 1 " CLASS 250 POLYETHYLENE SERVICE SIDR 7 PIPE
3. 1" BRANCH FITTING (ADAPTABLE TO ITEM #4)
4. COPPER METER SETTER WITH LOCKABLE SHUT OFF VALVE AND ANGLE DUAL CARTRIDGE CHECK VALVE PART NUMBER PER APPROPRIATE SERVICE SIZE.
5. WATER METER (**7" METER TYP.**) FURNISHED BY CITY OF KUNA
6. No. 12 TRACER WIRE- LOOPED TO WATERMAIN
7. 2" X 4" MARKING POST PAINTED BLUE
8. FULL OPENING BALL VALVE BASED ON SERVICE SIZE
9. STAMPED "W" IN FRONT OF WATER METER PIT

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

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

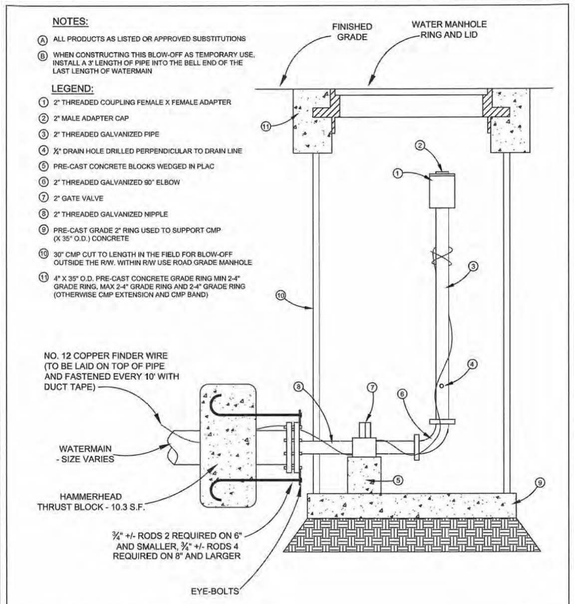
NOTES:

(A) ALL PRODUCTS AS LISTED OR APPROVED SUBSTITUTIONS

(B) 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:

1. 2" THREADED COUPLING FEMALE X FEMALE ADAPTER
2. 2" MALE ADAPTER CAP
3. 2" THREADED GALVANIZED PIPE
4. X" DRAIN HOLE DRILLED PERPENDICULAR TO DRAIN LINE
5. PRE-CAST CONCRETE BLOCKS WEDGED IN PLAC
6. 2" THREADED GALVANIZED 90° ELBOW
7. 2" GATE VALVE
8. 2" THREADED GALVANIZED NIPPLE
9. PRE-CAST GRADE 2' RING USED TO SUPPORT CMP (X 35" O.D.) CONCRETE
10. 30" CMP CUT TO LENGTH IN THE FIELD FOR BLOW-OFF OUTSIDE THE R/W. WITHIN R/W USE ROAD GRADE MANHOLE
11. 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)

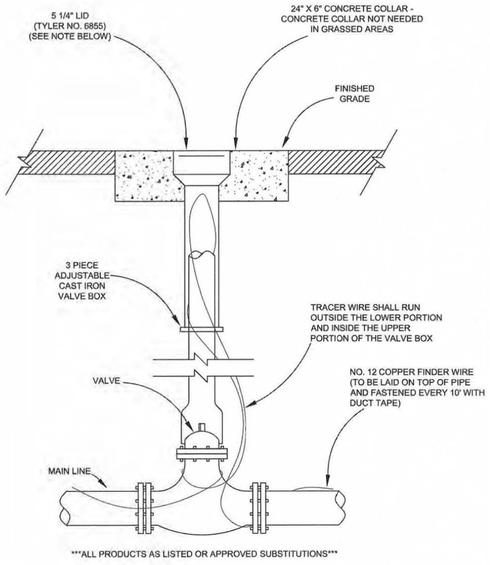


ALL PRODUCTS AS LISTED OR APPROVED SUBSTITUTIONS

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

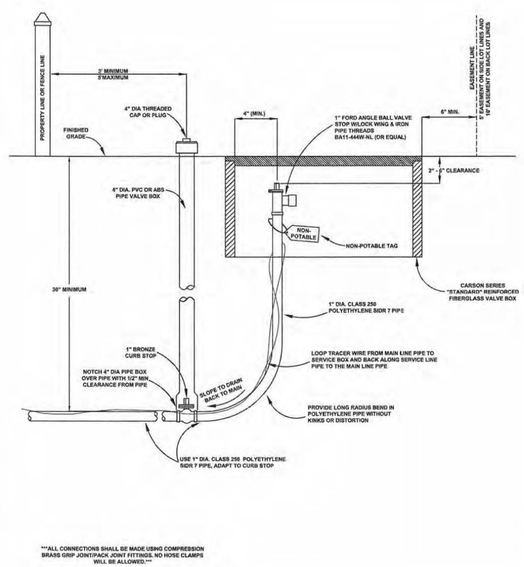


ALL PRODUCTS AS LISTED OR APPROVED SUBSTITUTIONS

v.18/03/14

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

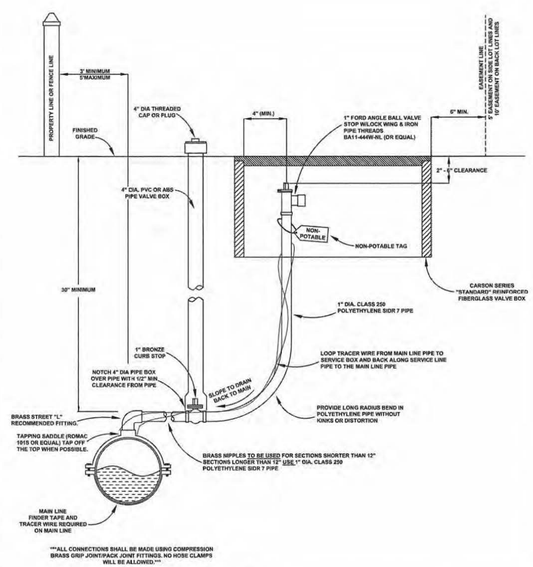
PRESSURIZED IRRIGATION
MAIN LINE VALVE
KUNA STD DWG K-406



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

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

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



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

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

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

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

PROFESSIONAL ENGINEER
KEITH H. MOORE
17892
STATE OF IDAHO

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NO.	DESCRIPTION	BY	APPR.	DATE
	REVISION			

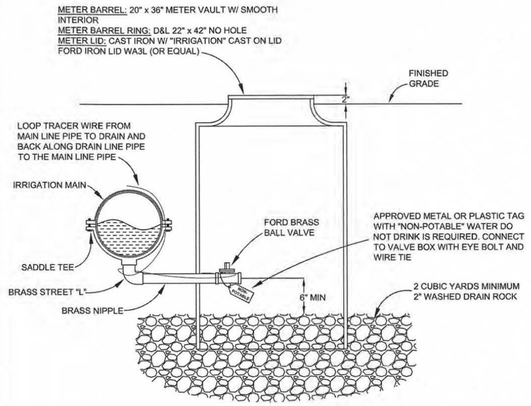
WINFIELD SPRINGS SUBDIVISION NO. 6
KUNA, IDAHO

CITY OF KUNA DETAILS

FILE : 10-19-087_C-600X
JUB PROJ. # : 10-19-087
DRAWN BY: JCC
DESIGN BY: LH
CHECKED BY: KHM
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 12/10/2019

SHEET NUMBER:
C-601

Plot Date:11/5/2020 2:59 PM Plotted By: Keith Moore
Date Created:9/20/2019 \\BOISEFILES\PUBLIC\PROJECTS\JUB\10-18-068 WINFIELD SPRINGS PH 5_10-19-087 WINFIELD SPRINGS PH 6\CAD\SHEET\10-19-087_C-600X.DWG



NOTES:

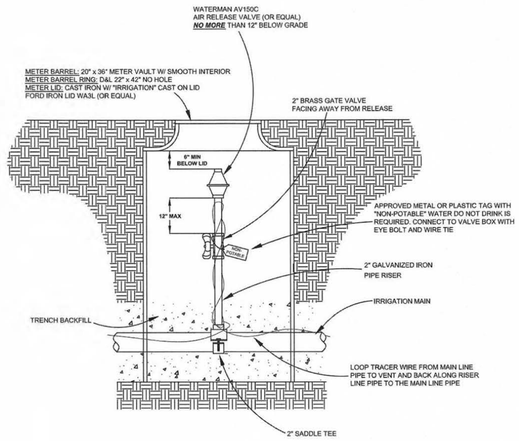
INSTALL MAIN LINE DRAINS AS REQUIRED AT ALL LOW POINTS TO PROVIDE COMPLETED DRAINAGE WINTER SHUT DOWN OF IRRIGATION SYSTEM

DRAIN PIPE AND FITTING SIZES SHALL USE BEST MANAGEMENT PRACTICES (BMP), PREFERRED SIZES INCLUDE 1-1/2" AND 2" DRAINS.

*****ALL PRODUCTS AS LISTED OR APPROVED SUBSTITUTIONS*****

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

PRESSURIZED IRRIGATION
DRAIN VALVE
KUNA STD DWG K-903



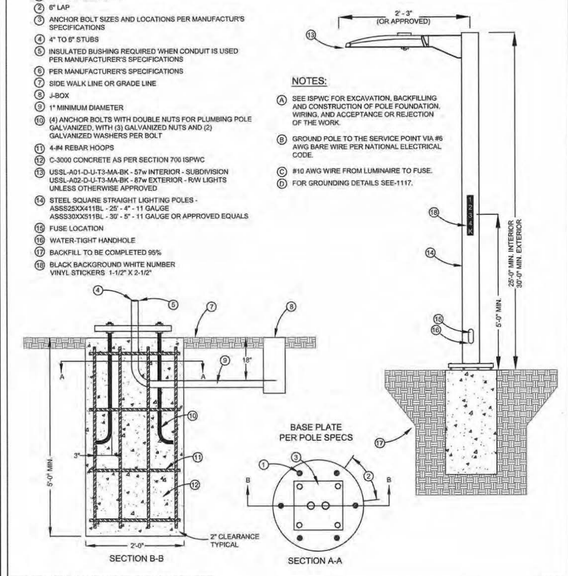
*****ALL PRODUCTS AS LISTED OR APPROVED SUBSTITUTIONS*****

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

PRESSURIZED IRRIGATION
AIR RELEASE VALVE
KUNA STD DWG K-905

LEGEND:

1. 5-#4 VERTICAL REBAR
2. 6" LAP
3. ANCHOR BOLT SIZES AND LOCATIONS PER MANUFACTUR'S SPECIFICATIONS
4. 4" TO 6" STUBS
5. INSULATED BUSHING REQUIRED WHEN CONDUIT IS USED PER MANUFACTURER'S SPECIFICATIONS
6. PER MANUFACTURER'S SPECIFICATIONS
7. SIDE WALK LINE OR GRADE LINE
8. J-BOX
9. 1" MINIMUM DIAMETER
10. (4) ANCHOR BOLTS WITH DOUBLE NUTS FOR PLUMBING POLE GALVANIZED, WITH (3) GALVANIZED NUTS AND (2) GALVANIZED WASHERS PER BOLT
11. 4-#4 REBAR HOOPS
12. C-3000 CONCRETE AS PER SECTION 700 ISPWC
13. USSL-A01-D-U-T3-MA-BK - 57w INTERIOR - SUBDIVISION USSL-A02-D-U-T3-MA-BK - 87w EXTERIOR - R/W LIGHTS UNLESS OTHERWISE APPROVED
14. STEEL SQUARE STRAIGHT LIGHTING POLES - ASSS25OX411BL - 25' - 4" - 11 GAUGE ASSS30OX511BL - 30' - 5" - 11 GAUGE OR APPROVED EQUALS
15. FUSE LOCATION
16. WATER-TIGHT HANDHOLE
17. BACKFILL TO BE COMPLETED 95%
18. BLACK BACKGROUND WHITE NUMBER VINYL STICKERS 1-1/2" X 2-1/2"

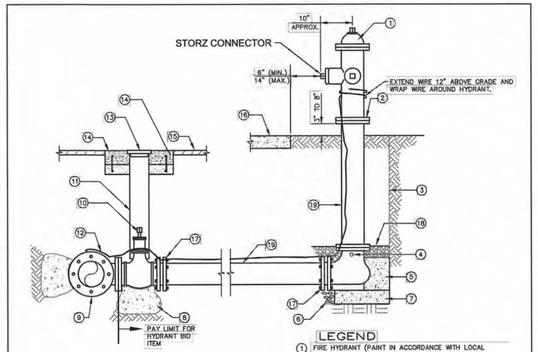


*****ALL PRODUCTS AS LISTED OR APPROVED SUBSTITUTIONS*****

v.1/25/19

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

STANDARD METAL STREET LIGHT DETAIL
KUNA STD DWG KSD-1116



FIRE HYDRANT DETAIL
N.T.S.

NOTES:

(A) 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.

(B) 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.

(C) ALL ANCHORS AND BLOCKING TO BEAR AGAINST UNDISTURBED SOIL.

(D) 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.

(E) PLACE LOCATOR WIRE DIRECTLY ABOVE PIPE. SECURE FINDER WIRE UNDER (MJ) BOLT AT MAIN.

(F) JOINT RESTRAINT DEVICES MAY BE USED AS AN ALTERNATE TO THRUST BLOCK WITH ENGINEER'S APPROVAL.

LEGEND

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 (MJ X MI X FLANGE) WITH THRUST BLOCK.
10. 6" C.I. AUXILIARY VALVE (MJ X FLANGE).
11. CAST IRON VALVE BOX.
12. NO. 12 AWG. COPPER WIRE FINDER. SEE SD-514 FOR SPLICING (SEE NOTE E).
13. 5 1/4" LOCKING LID (TYLER NO. 6855).
14. 24"ø 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

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

PROFESSIONAL ENGINEER
KEITH H. MOORE
17892
STATE OF IDAHO
KEITH H. MOORE
15 January 2020

REUSE OF DRAWINGS
J-U-B SHALL RETAIN ALL COMMON LAW, STATUTORY, COPYRIGHT AND OTHER RESERVED RIGHTS OF THESE DRAWINGS, AND THE SAME SHALL NOT BE REUSED WITHOUT J-U-B'S PRIOR WRITTEN CONSENT. ANY REUSE WITHOUT SUCH CONSENT SHALL BE AT CLIENT'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO J-U-B.

NO.	DESCRIPTION	BY	APR.	DATE
	REVISION			

WINFIELD SPRINGS SUBDIVISION NO. 6
KUNA, IDAHO

CITY OF KUNA DETAILS

FILE : 10-19-087_C-600X
JUB PROJ. # : 10-19-087
DRAWN BY: JCC
DESIGN BY: LH
CHECKED BY: KHM

ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY

LAST UPDATED: 12/10/2019

SHEET NUMBER:
C-602

Plot Date:1/15/2020 2:59 PM, Plotted By: Keith Moore
Data Created:9/20/2019 \\BOISEFILES\PUBLIC\PROJECTS\JUB\10-18-068 WINFIELD SPRINGS PH 5_10-19-087-WINFIELD SPRINGS PH 6\CAD\SHEET\10-19-087_C-600X.DWG

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

Findings of Fact and Conclusions of Law

To: Kuna City Council

Case Number(s): 16-03-S (Subdivision) and 16-06-AN (Annexation):
Winfield Springs Subdivision

Location: North of Deer Flat Road, east of N. Kay Avenue and west of Meridian Road/Highway 69, Kuna, Idaho 83634

Planner: Trevor Kesner, Planner II

Hearing Date: May 02, 2017
Findings: **May 16, 2017**

Applicant: Coleman Real Estate Holdings LLC
1116 S Vista Avenue, #471
Boise ID 83705
208-917-7216

Engineer/ Representative: **J-U-B Engineers,** *Scott Wonders*
250 S. Beechwood Ave., Ste. 201
Boise, ID 83709
208.323.9336
swonders@jub.com

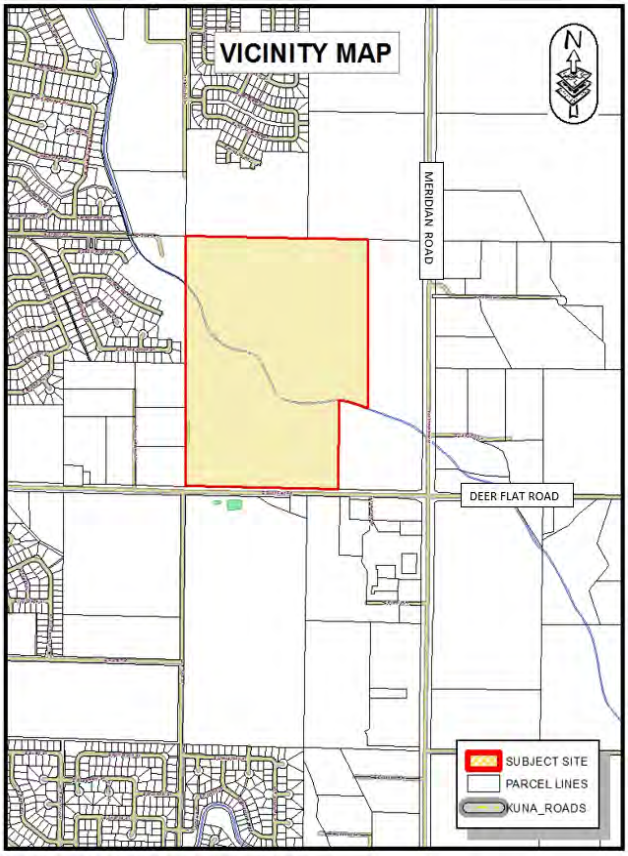


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A. Course of Proceedings

1. Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states that annexations and subdivisions are designated as public hearings, with 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	August 2, 2016
ii.	Agencies	September 22, 2016 (Original Concept) February 27, 2017 (Final Design)
iii.	300' Property Owners	April 14, 2017
iv.	Kuna, Melba Newspaper	April 12 and April 19, 2017

v. Site Posted April 21, 2017

B. Applicant Request:

1. Coleman Real Estate Holdings, LLC represented by J-U-B Engineers, requests approval to annex approximately 111.18 acres into Kuna City limits with an R-6 residential zoning designation and subdivide the property into 342 single family residential lots, and 33 common lots, for the Winfield Springs Subdivision. The applicant has received Design Review approval for common area landscaping. The site is located approximately 900 feet northwest of the intersection of Deer Flat and Meridian Roads, Kuna, Idaho.

2. **Site Location Map:**



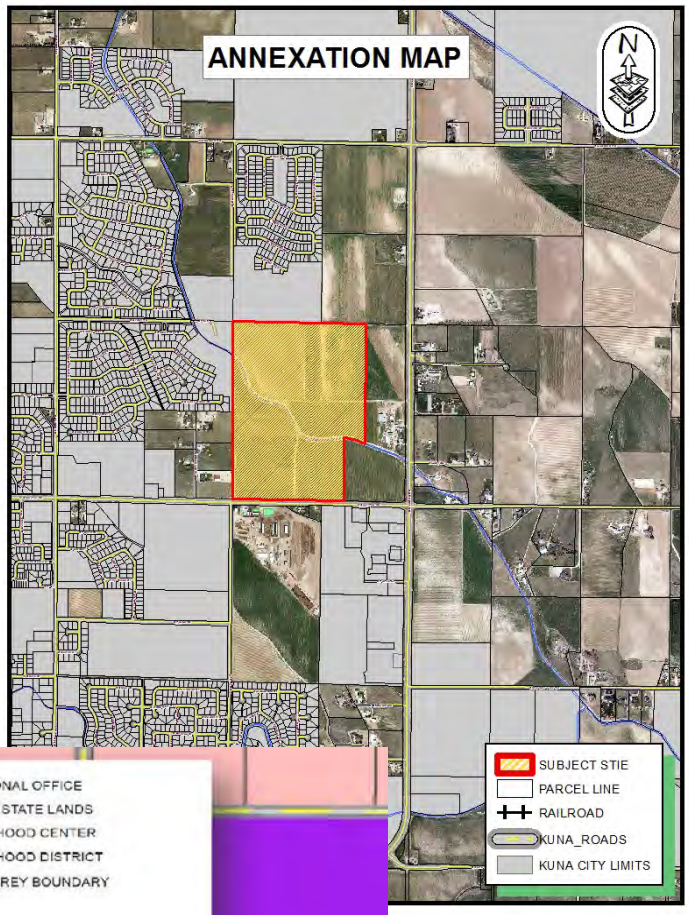
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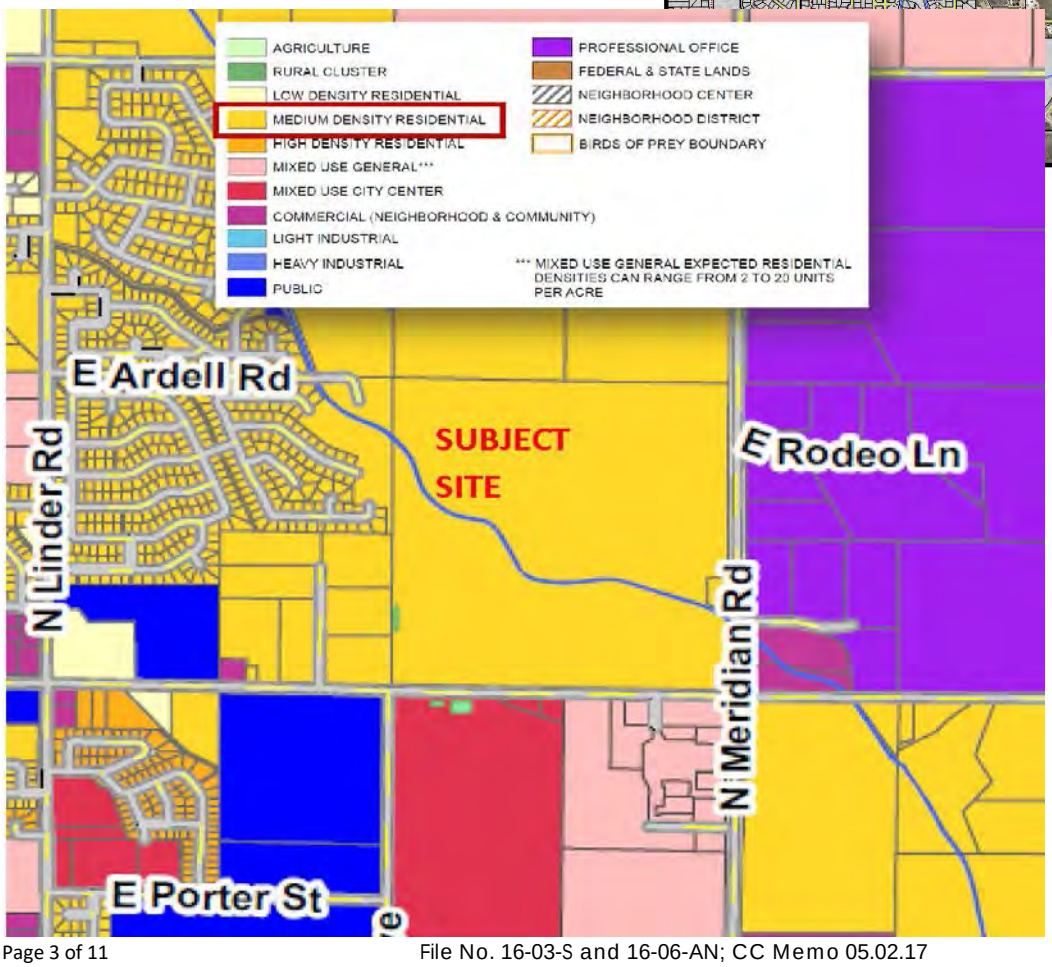
C. History: Approximately 111.18 acres was split from the original parcel of approximately 152.17 acres in Ada County (October 20, 2016), and is contiguous to Kuna City limits on the north and west portions of the parcel. The remaining lands (approximately 41.66 acres) from the lot split which front Highway 69/Meridian Road are not part of this annexation request. This property has historically been used for agricultural purposes.

D. General Projects Facts:

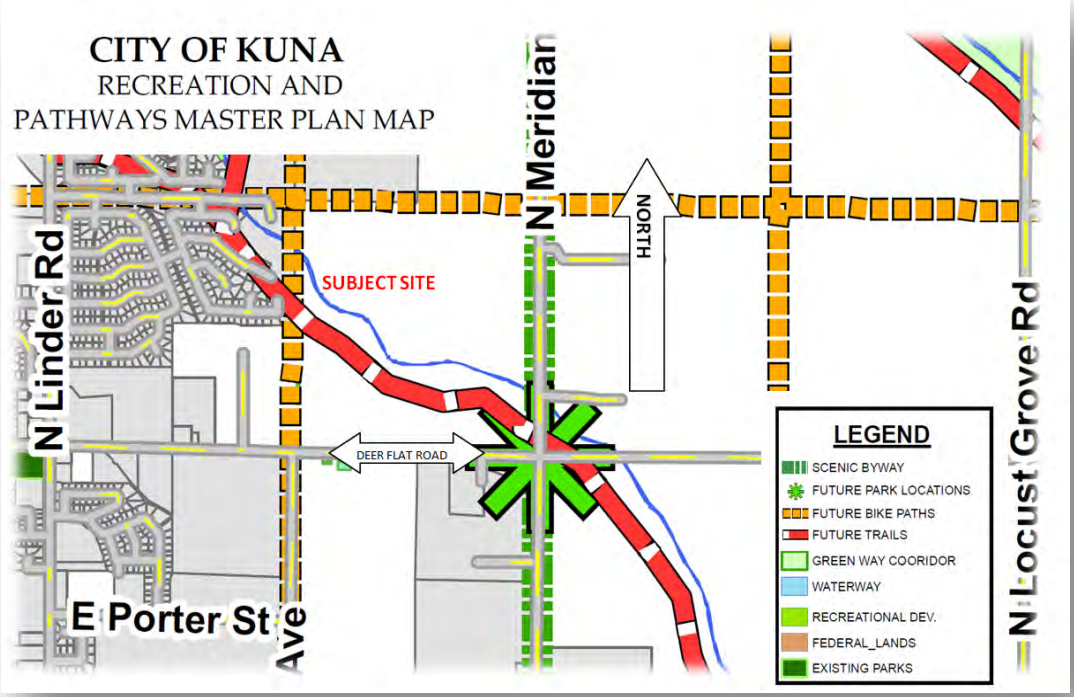
1. **Comprehensive Plan Designation:** The City of Kuna's Future Land Use Map identifies the 111.18-acre subject parcel as Medium Density Residential. Staff views this land use request to be consistent with the approved Future Land Use Map.

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





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



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

North	R-6/ RR	Medium Density Residential – City of Kuna/ Rural Residential – Ada County
South	RR/ C-1	Rural Urban Transitional – Ada County/ Neighborhood Business District (commercial) – City of Kuna
East	RUT	Rural Urban Transitional – Ada County
West	RUT/ R-6	Rural Urban Transitional – Ada County/ Medium Density Residential – City of Kuna

5. **Parcel Sizes, Current Zoning, Parcel Numbers:**
   - Approximately 111.18 acres
   - RUT (Rural Urban Transitional) – Ada County
   - Parcel # S1313449115 (Original Parcel)

6. **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

7. **Existing Structures, Vegetation and Natural Features:** Currently there are no structures on the subject site. This site slopes slightly from the southwest to the north, but is otherwise generally flat. The Kuna Canal Lateral flows through the center of the subject parcel. On-site vegetation consists of agricultural crops which have historically been harvested annually.

8. **Transportation / Connectivity:** The applicant proposes to construct North Kay Avenue as a half street section from East Deer Flat Road to East Ardell Road; and extend East Ardell Road as a half street section from North Kay Avenue eastward to the project's eastern boundary, and extend the pavement to Highway 69 as a new roadway. The applicant will permit an access to Highway 69 at the alignment of East Ardell Road with Idaho Transportation Department (ITD). ITD and Ada County Highway District (ACHD) have approved the applicant's revised Traffic Impact Study (TIS).

   ITD will require the applicant to install southbound right turn lanes on State Highway 69/Meridian Road. at both West Ardell and Deer Flat Roads. ITD recommends timing the installation of said southbound right turn lanes be coordinated with ACHD, as trips in the Highway 69 corridor increase with development.

   - ACHD recommends a 36-foot wide street section for the extension of Kay Avenue and Ardell Roads, (which are classified as 'collectors') with vertical curb, gutter, 12-feet of additional pavement and a 3-foot wide gravel shoulder.
     This recommendation aligns with Kuna City Code Title 6, Chapter 3, Section 6, which states that the minimum roadway width within City limits shall be thirty-six (36) feet wide, back of curb to back of curb, in all zoning districts.
   - Applicant proposes a borrow ditch on the unimproved sides of Kay Avenue and Ardell Roads and either 7-foot wide attached concrete sidewalks, or 8-foot wide parkway strips with detached minimum 5-foot wide concrete sidewalk abutting the project site.
     Kuna City Code Title 5, Chapter 17, Section 5 states that development along a Towncenter Collector or mid-mile section road shall install an eight-foot wide detached sidewalk along the accompanying property frontage within the public right-of-way and separated from the public vertical curb (or its alignment) by a four- to eight-foot wide irrigated and landscaped planter strip.

   Internal streets are proposed as a 51-foot street width (back-of-curb to back-of-curb) with 8-foot wide parkway strips and detached 5-foot wide concrete sidewalks; except for North Windmill Avenue (primary subdivision entrance) off Deer Flat Road, which will utilize a 66-foot street width and include centerline landscape islands.

   The applicant proposes seven access points to the site:
   - Two (2) access streets on the west side of the project along North Kay Avenue extension (proposed *East Thorndale Street* and *East Wabash Street*);
   - Two (2) access streets on the north side of the project (proposed *North Whig Avenue* and *North Woodfield Avenue)* along East Ardell Street extension;
   - One (1) access on the south side of the project, from East Deer Flat Road (*proposed North Windmill Way*) to align with the future roadway constructed behind the Ridley's development.
   - Two (2) stub streets on the east side of the project (proposed *East Wabash Street* and *East Fort Erie Street*), which are intended to be future points of access to the remaining lands that are not a part of these requests.

   There are multiple pedestrian and bicycle pathway connections throughout the development to support alternative transportation choices for residents, and create a more walkable and pedestrian friendly neighborhood environment.

9. **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 (see Exhibit B.7).

10. **Agency Responses:** The following responding agency comments are included as exhibits with this case file:
    - Kuna City Engineer (Gordon Law, P.E.) – Exhibit B.1
    - Central District Health Department (CDHD) – Exhibit B.2
    - Community Planning Association of Southwest Idaho (COMPASS) – Exhibit B.3
    - Boise Project Board of Control – Exhibit B.4
    - Idaho Transportation Department (ITD) – Exhibit B.5
    - Ada County Highway District (ACHD) – Exhibit B.6
    - Idaho Department of Environmental Quality – Exhibit B.7

E. Staff Analysis:

Coleman Real Estate Holdings, LLC represented by J-U-B Engineers requests approval to annex approximately 111.18 acres with a current county zoning designation of Rural-Urban Transition (RUT) into Kuna City limits with an R-6 (Medium Density Residential) zoning designation; and subdivide the subject property to create a 343-single family residential building lot subdivision (Winfield Springs). The applicant also proposes to develop 33 additional lots into common lots for the use by residents. The common lots will comprise 12.6% of the site, or approximately 14 acres, respectively. The common lots will be developed as open space (lawn), a playground, a community clubhouse and a swimming pool facility. Applicant also proposes a multi-use pathway that runs through the project adjacent the Kuna Canal which is consistent with Kuna's Recreation and Pathways Map. A Homeowners Association (HOA) will be established for the care and maintenance for all common lots.

Applicant is proposing seven (7) phases of development which will be driven by the consumer market. A Design Review application for the common area landscaping and buffers has been approved for the applicant's annexation and preliminary subdivision plat request.

Public services will be extended by the developer to the property from existing facilities to the north and south of the project. The project anticipates a new potable water supply and distribution well site to serve this development.

Staff has determined these applications comply with Kuna City Code, Title 5, Idaho Statute §50-222, and Kuna's Comprehensive Plan; and forwards a recommendation of approval for Case No.'s 16-03-S and 16-06-AN, to the City Council with the proposed conditions of approval.

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 Planning and Zoning Commission held a Public Hearing on April 11, 2017, to consider Cases No.'s 16-03-S, 16-06-AN and 16-13-DR, including the submitted application documents, agency comments, staff's report, exhibits and public testimony presented at the hearing. The Commission recommended approval for Case No.'s 16-03-S and 16-06-AN to the City Council, and subsequently made findings on April 25, 2017 with the conditions as stated in Section 'L' of this report.

H. Factual Summary:

This site is located near the northwest corner (NWC) of the intersection of West Deer Flat and North Meridian Roads. Applicant proposes to annex approximately 111.18 acres into the City of Kuna as an R-6 (medium density residential) zoning designation. Applicant has submitted a preliminary plat to subdivide the parcel into 347 total lots (342 buildable; 33 common).

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 in their decision making for the City. The following Comprehensive Plan components are applicable:

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 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 complies with the comprehensive plan by providing a mix of lot sizes, pathways and greenways 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; open spaces and utilization of the Kuna Canal corridor for the future pathway, varied 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 the Kuna Canal 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 that 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 capacity to provide public 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 ACHD, COMPASS, and ITD 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: *Applicant provided a Traffic Impact Study. ACHD and ITD have provided comments and a staff report based on the applicants submitted documents; and the City engineer has provided a staff report. The project meets with the transportation goals of the City by extending public rights-of-way on North Kay Avenue and East 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 the Kuna Canal, open spaces, a playground, a pool facility for residents among other gathering places for the community (clubhouse), 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 342 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 trails and open space throughout the subdivision, creating a pleasant and walkable 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 incorporates 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 16-03-S and 16-06-AN, the Kuna City Council finds Case No's 16-03-S and 16-06-AN complies with Kuna City Code and the Kuna Comprehensive Plan.

5. 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 the KCC. Staff also finds that the proposed project meets all applicable requirements of Title 6 of the KCC.*

6. The site is physically suitable for a subdivision.

   Comment: *The 111.18 acre subdivision is large enough to include a mix of lot sizes, a community clubhouse and pool facility, a playground, open spaces, pathways and a trail along the Kuna Canal.*

7. 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 currently used as farmland and is not used as wildlife habitat. Roads, homes and open spaces are planned for construction according to City requirements and best practices. Staff is not aware of any environmental damage or loss of habitat associated with the development.*

8. The annexation and subdivision applications are 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 medium density zoning designation and application for a residential subdivision requires connection to public sewer and water facilities, therefore eliminating the occurrence of adverse public health problems.*

9. 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 available to the site and existing adjacent uses.

   Comment: *The annexation of lands and design of the subdivision considers the location of the property adjacent to the Kuna Canal, arterial and collector roadways (North Kay Avenue, East Deer Flat and East Ardell Roads) and the state highway system (Highway 69/Meridian Road). The subject property can be connected to the City's public sewer, water and pressure irrigation facilities. The adjacent uses are public, commercial and agriculture as proposed in the Kuna Comprehensive Plan Future Land Use Map.*

10. 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 the residential subdivision project. A traffic impact study (TIS) prepared by Thompson Engineers was submitted with the application documents and has been accepted by the ACHD and ITD. ACHD confirms that the proposed streets within and adjacent to the subdivision are adequate for the proposed development. With the addition of a southbound right-hand turn lane off Highway 69/Meridian Road onto Deer Flat Road and West Ardell Road, as recommended by Idaho Transportation Department (ITD), the roadways in proximity to the project are adequate to accommodate the traffic that will be generated by the development.*

K. <u>Council Findings:</u>

1. This request appears to be generally consistent and in compliance with Kuna City Code (KCC).
2. The use appears to meet the general objectives of Kuna's Comprehensive Plan.
3. The site is physically suitable for a subdivision.
4. The annexation and subdivision uses are not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.
5. The annexation and subdivision applications are not likely to cause adverse public health problems.
6. The applications appear to avoid detriment to the present and potential surrounding uses; the health, safety, and general welfare of the public, taking into account the physical features of the site, public facilities and existing adjacent uses.

7. The existing and proposed street and utility services in proximity to the site are suitable and adequate for residential purposes.
8. Kuna City Council accepts the facts as outlined in the staff report, public testimony and the supporting evidence list as presented.
9. The Kuna City Council has the authority to approve, conditionally approve, or deny this annexation and subdivision applications.
10. The public notice requirements were met and the public hearing was conducted within the guidelines of applicable Idaho Code and Kuna City Ordinances.

L. Council Decision:

Note: 16-03-S (Subdivision) and 16-06-AN (Annexation): The proposed motion is to approve these requests. If the Council wishes to approve or deny specific parts of the requests as detailed in this report, those changes must be specified.

Based on the facts outlined in staff's report and public testimony during the public hearing, the City Council of Kuna, Idaho, hereby grants *approval* of Case No's 16-03-S and 16-06-AN; an annexation and preliminary plat for the Winfield Springs residential subdivision 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 the drainage and grading plans. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties". No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
    c. The Kuna Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District is required.
    d. The *Boise Project and Board of Control* shall approval any modifications to the existing irrigation system.
    e. Approval from Ada County Highway District shall be obtained and Impact Fees must be paid prior to issuance of any building permit.
2. A stub street (with utility stubs) shall be extended from the project south of the Kuna Canal to the property east of the project. All public rights-of-way shall be dedicated and constructed to standards of the City, Ada County Highway District, and Idaho Transportation Department. No public street construction may be commenced without the approval and permit from Ada County Highway District and Idaho Transportation Department.
    2.1– Dedicate right-of-way in sufficient amounts to follow Kuna City and ACHD standards and widths.
3. Installation of utility service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see KCC 6-4-2-W.
4. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
5. Street lighting shall use LED lights, with spacing and wattages meeting KCC 5-4-6; applicant shall coordinate a street light plan for Planning and Zoning approval in concert with the prepared construction drawings for the project.
6. 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.

7. Fencing within and around the site shall comply with KCC standards.
8. A sign permit shall be obtained prior to any subdivision entrance sign construction and shall comply with KCC 5-10-4. Monument signs will require a separate design review.
9. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within 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.
10. 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.
11. Should the City Engineer conclude there is a need for a potable water supply well in the area (based upon the forthcoming results of a comprehensive water master plan study), the developer will be required to provide land for the well site, three (3) phase power to the well site and a drain line for blow-off water.
12. The City Engineer concludes there is a need for a Pressure Irrigation pump station and a 600,000-gallon reservoir along the Kuna Canal. The City will construct the pump station and reservoir, if the developer extends a 12-inch Pressure Irrigation main from an existing 12-inch Pressure Irrigation main, located .05 miles south of the southwest boundary of the property in the Kay Street/Boise Avenue right-of-way; and the developer provide sufficient land for the pump station, three (3) phase power to the pump station site, and a drain line for water over-flow. The developer may be eligible for reimbursement for oversized facilities consistent with City policy.
13. 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 Council, or seek amending them through public hearing processes.
14. The applicant's proposed preliminary plat (dated 02/02/17) and landscape plan (dated 09/16/2017) shall be considered binding site plans, or as modified and approved through the public hearing process.
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.

DATED: this 16nd day of May 2017.

_____
Joe Stear
Kuna City Mayor

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, SUSAN STANELY (**Name**), 3103 W. SHERYL DR., #100 (**Address**)

MERIDIAN (**City**), IDAHO (**State**) 83642 (**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 JUB Engineers, Inc. (Name) 250 S Beechwood Ave, Suite 201, Boise, ID 83709 (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 2 day of January, 2020

Susan Stanely
Signature

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

Greta Skorupski
Notary Public for Idaho

Residing at: Meridian, ID

My commission expires: 12.12.24

GRETA SKORUPSKI NOTARY PUBLIC MY COMMISSION EXPIRES 12/12/24 STATE OF IDAHO COMMISSION NO. 20182424

J·U·B ENGINEERS, INC.

August 5, 2020

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

RE: Winfield Springs Subdivision No. 6 | Final Plat Application

To Whom It May Concern:

The final plat submittal package is enclosed for the proposed Winfield Springs Subdivision No. 6 located at E Ardell Road in Section 13, Township 2 North, Range 1 West, Boise Meridian, Ada County, Kuna, Idaho, and consists of approximately 11.42 acres. The subdivision includes 50 buildable lots and 5 non-buildable lots. The final plat is in substantial conformance with the specific conditions of approval set forth in the Findings of Fact and Conclusions of Law dated May 16, 2017 as described below.
Approvals from the following Agencies:

1. City Engineer: Approved sewer, drainage, and grading plans
2. Kuna Fire District: Fire flow requirements – Kuna Fire District will test fire flow prior to final plat signature
3. Boise Project and Board of Control
4. ACHD – See approved Construction Drawings

2. A stub street (with utility stubs) will be extended from the project south of the Kuna Canal to the property east of the project. According to the ACHD Final Staff report dated April 6, 2017, two stub streets north of the Kuna Canal were required. See attached staff report page 21, item #22.

Understood.

3. Installation of utility service facilities will comply with the requirements of the public utility or irrigation district providing the services and will be installed underground.

Complete - See approved Construction Drawings.

4. Irrigation/drainage waters will not be impeded by any construction on site. The project will comply with Idaho Code Section §31-3805 and the requirements of the BPBC.

Understood.

5. Street Lighting will use LED lights, with spacing and wattages meeting KCC 5-4-6.

Please see attached approved construction drawings containing sheet C-103: Street Light & Signage Plan.

6. Parking with the site will comply with KCC 5-9-3.

A separate Design Review application will be submitted at the time of building permit application for the clubhouse and parking lot.

J·U·B ENGINEERS, INC.

7. Fencing within and around the site will comply with KCC standards.
Understood.

8. Sign permit will be obtained for any subdivision entrance sign.
Understood.

9. All landscaping will be permanently maintained per the CC & R's for this development.
CC & R's are included with this final plat submittal with a reference to landscape maintenance.

10. Submit a petition to the city consenting to the pooling of irrigation surface water rights for delivery and request annexation of the irrigation surface water rights appurtenant to the property to the KMID prior to requesting final plat signature.
Developer will submit the required petition.

11. Land has been provided for a well site with 3 phase power and a drain line for blow off water.
The location of the land to be provided is adjacent to Phase 2 of this subdivision.

12. The developer will extend a 12" PI main from the existing 12" PI main located at Kay street.
Complete - See approved Construction Drawings sheets C-103, C-104 & C-105
Land has been provided for the pump station with 3 phase power and a drain line for water over-flow. The location of the land to be provided is adjacent to Phase 2 of this subdivision.

13. Any future assigns will comply with the conditions of development.
Understood.

14. The Preliminary plat and landscape plan are binding site plans and will be observed accordingly.
Understood.

15. Applicant will follow staff, city engineer and other agency recommended requirements as applicable.
Understood.

16. Applicant will comply with all local, state, and federal laws as required.
Understood.

We appreciate the opportunity to present this application and look forward to providing any additional information required for the City of Kuna to process this application. As you complete your review, please let me know if you have any questions. I can be reached via email at bny@jub.com or 208-376-7330.

Sincerely,

Becky Yzaguirre
JUB Engineering, Inc.

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

City of Kuna
Planning & Zoning Department

Agency Notification

August 20, 2020

Notice is hereby given by the City of Kuna the following actions are under consideration**:**

FILE NUMBER:	20-17-FP (Final Plat) – Winfield Springs No. 6
PROJECT DESCRIPTION	JUB Engineers requests Final Plat Approval for Winfield Springs No. 6, which consists of 50 buildable lots and 5 common lots (55 total lots) on 23.04 acres (APN: S1313428170)
SITE LOCATION	E Ardell Road, Kuna, Idaho 83634.
REPRESENTATIVE	*JUB Engineers* *250 S Beechwood Drive* *Boise, ID 83709* *208-376-7330* *velg@jub.com*
SCHEDULED HEARING DATE	Tuesday, **September 15, 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

Serving Ada, Boise, Elmore and Valley Counties
cdh.idaho.gov

20-0299

April 29, 2020

Ada County Recorder
Attn: Phil McGrane
200 West Front Street
Boise, ID 83702

RE: Winfield Springs Subdivision No. 6

Dear Mr. McGrane:

Central District Health has reviewed and does approve the final plat for this subdivision for central water and central sewer facilities. Final approval was given April 29, 2020.

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

If you have any questions, please call 208-327-8517.

Sincerely,

Lori Badigian, R.E.H.S.
Senior Environmental Health Specialist

cc: Toll ID, LLC
Toll ID I, LLC
JUB Engineers
City of Kuna

LB:bk

CENTRAL DISTRICT HEALTH

Ada County Transmittal

Division of Community and Environmental Health

Return to:
- ☐ ACZ
- ☐ Boise
- ☐ Eagle
- ☐ Garden City
- ☐ Meridian
- ☒ Kuna
- ☐ Star

Rezone # _____

Conditional Use # _____

Preliminary / Final / Short Plat 20-17-FP

Winfield Springs 6

☐ 1. We have No Objections to this Proposal.

☐ 2. We recommend Denial of this Proposal.

☐ 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.

☐ 4. We will require more data concerning soil conditions on this Proposal before we can comment.

☐ 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
- ☐ high seasonal ground water
- ☐ bedrock from original grade
- ☐ waste flow characteristics
- ☐ other _____

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

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

☒ 8. After written 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 CDH.

☐ 14. _____

_____

_____ Reviewed By: Lora Rodin

Date: 8 / 26 / 2020

CITY OF KUNA
P.O. BOX 13
KUNA, ID 83634

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

FINAL PLAT MEMORANDUM

Date: **26 August 2020**

From: **Paul A. Stevens, P.E.**

To: **Wendy Howell, Planning and Zoning Director**

RE: **Winfield Springs Subdivision 6 20-17-FP**

The Winfield Springs Subdivision 7 20-17-FP Plat request dated 20 August 2020 has been reviewed. This review is based on land use as allowed or permitted in an "R-6" zone.

This Final Plat encompasses 23.04 Acres containing fifty (50) single family residential lots, and five (5) 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 & Civil Design Drawings.

2) General

a) Winfield Springs 6 Subdivision 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 Civil Engineering Drawings/Record Drawings.
c) Provide a 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. Payment was collected at the preconstruction meeting.

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 the Danskin Lift Station.

5) Pressurized Irrigation

a) This project is in agreement with the PI master plan.

b) Pressurized Irrigation services shall be placed such that they are convenient for the lot owner to access.

6) Grading and Storm Drainage

The following is a requirement of the Final Plat approval and subsequent construction drawings:

a) Grading and drainage plans shall be provided as part of the Construction Drawings.

b) Verification that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties will be made within the final inspection process.

c) Elevations shall be actual NAVD 88 datum elevations. A localized elevation/coordinate system is specifically not acceptable.

d) 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.

e) Privacy fending shall be placed on the high lot such that it is in fact a privacy fence.

f) 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.

(3) Adjustments to the Final Plat shall be accomplished before recording at ADA county.

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.*

ORDINANCE NO. 2020-26
CITY OF KUNA

ANNUAL APPROPRIATION ORDINANCE
Fiscal Year 2020-2021

AN ORDINANCE ENTITLED THE ANNUAL APPROPRIATION ORDINANCE FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2020 AND ENDING SEPTEMBER 30, 2021, PROVIDING FOR FINDINGS, PROVIDING FOR THE ADOPTION OF A BUDGET AND THE APPROPRIATION OF EXPENDITURE OF SUMS OF MONEY TO DEFRAY THE NECESSARY EXPENSES AND LIABILITIES OF THE CITY OF KUNA, IN ACCORDANCE WITH OBJECT AND PURPOSES AND IN THE CERTAIN AMOUNTS HEREIN SPECIFIED FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2020 AND ENDING ON SEPTEMBER 30, 2021; AUTHORIZING A LEVY OF A SUFFICIENT TAX UPON THE TAXABLE PROPERTY OF THE CITY OF KUNA AND PROVIDING FOR AN EFFECTIVE DATE AND THE FILING OF A CERTIFIED COPY OF THIS ORDINANCE WITH THE IDAHO SECRETARY OF STATE, THE ADA COUNTY CLERK, AND THE IDAHO STATE TAX COMMISSION.

BE IT ORDAINED by the Mayor and City Council of the City of Kuna, Ada County, Idaho.

Section 1 - Title:

1.1 This Ordinance shall be entitled and cited as the "Fiscal Year 2020-2021 Annual Appropriation Ordinance of the City of Kuna."

Section 2 – Findings:

The City Council finds that:

2.1 Pursuant to Idaho Code 50-1003, the City Council is required, prior to the commencement of each fiscal year, to pass an ordinance to be termed the annual appropriation ordinance, which in no event shall be greater than the amount of the proposed budget, in which the City Council appropriates such sums of money as the City Council deems necessary to defray all necessary expenses and liabilities of the City of Kuna and which ordinance shall specify the object and purposes for which such appropriations are made and the amount appropriated for each object or purpose; and

2.2 A budget was duly prepared estimating the probable amount of money necessary for all purposes for which an appropriation is to be made, including interest and principal due on the bonded debt and sinking itemizing and classifying the proposed expenditures by department, fund, or service, as nearly as may be practicable, and specifying any fund balances accumulated, which was tentatively approved and advertised and a public hearing was held by the City Council all in accordance with the provisions of Idaho Code Section 50-1002; and

2.3 The total revenue anticipated to be available to the City of Kuna during Fiscal Year 2020-2021 is correctly stated in the Adopted Budget which is herein set forth in Section 3; and

2.4 The appropriations and sums of money as are hereinafter set forth in Section 3 are deemed necessary to defray all the necessary expenses and liabilities of the City of Kuna for Fiscal Year 2020-2021.

2.5 The City Council, as required by Idaho Code Section 50-1002, has published notice of the time and place of the public hearing on this budget, which notice included the herein adopted budget expenditures and revenues by fund and/or department including the two (2) previous fiscal years, and a statement of the estimated revenue from property taxes and the total amount from sources other than property taxes of the City for fiscal year 2020-2021; and

2.6 The City Council, as required by Idaho Code Section 63-802(1)(e), has published notice of the time and place of the public hearing for the amount of the forgone increase in this adopted budget and the specific purpose for which the foregone increase is being budgeted.

Section 3 - Adoption of Budget and Appropriation of Expenditure

3.1 The City Council does hereby adopt the budget and the appropriation of expenditures for the City of Kuna, Idaho, for the fiscal year beginning October 1, 2020 and ending September 30, 2021 to read as follows:

3.1.1 That the sum of $51,320,825 be, and the same is appropriated to defray the necessary expenses and the liabilities of the City of Kuna, Ada County, Idaho, for the fiscal year beginning October 1, 2020.

3.1.2 The objects and purposes for which such appropriation is made, and the amount of each object and purpose is as follows:

ESTIMATED EXPENDITURES	
GENERAL FUND	
Operating Expenditures	*$9,674,353*
Debt Service	*$0.00*
Interfund Transfers	*$1,118,269*
Capital	*$0.00*
Total General Fund	**$10,792,622**
CAPITAL PROJECTS FUND	
Capital	**$1,814,339**
AGENCY FUND	**$0**

LATE COMERS FUND	**$5,578,076**
GRANT FUND	**$896,856**
PARK IMPACT FEE & CAPITAL PROJECTS FUND	**$2,376,483**
POLICE IMPACT FEE FUND	**$127,783**
PROPRIETARY FUNDS	
Water Fund	**$12,104,616**
Operating Expenditures	*$9,823,256*
Debt Service	*$0.00*
Capital	*$2,281,360*
Sewer Fund	**$9,971,489**
Operating Expenditures	*$7,830,029*
Debt Service	*$0.00*
Capital	*$2,141,460*
Irrigation Fund	**$5,169,060**
Operating Expenditures	*$4,516,380*
Debt Service	*$0.00*
Capital	*$652,680*
Solid Waste Collection Fund	**$2,489,501**
Operating Expenditures	*$2,489,501*
Debt Service	*$0.00*
TOTAL PROPRIETARY FUNDS	**$29,734,666**
GRAND TOTAL ALL FUNDS	**$51,320,825**

Section 4. That a general tax levy on all taxable property within the City of Kuna be levied in the amount of $3,571,119 for the general purposes in said City for the fiscal year beginning October 1, 2020. Included therein is the levy of foregone property taxes in the amount of $1106.

Section 5. The City Clerk is directed to forthwith publish this Ordinance in one issue of the Kuna-Melba News, the newspaper of general circulation in the City of Kuna and the official newspaper of said City and file a certified copy of the same with the Office of the Secretary of State of the State of Idaho, as provided in Idaho Code Section 50-1003, and with the Ada County Clerk and the Idaho State Tax Commission as provided in Idaho Code Section 63-802 and the same shall be in full force and effect from and after its passage, approval and publication.

PASSED under suspension of rules, upon which a roll call vote was taken and duly enacted an ordinance of the City of Kuna, Ada County, Idaho at a convened meeting of the Kuna City Council held on September 1, 2020.

CITY OF KUNA

_____
Joe L. Stear, Mayor

ATTEST:

_____
Chris Engels, City Clerk

REVENUE BUDGET PROPOSAL - CITY OF KUNA - FYE 2021
GENERAL FUND

ACCOUNT #	ACCOUNT NAME	FYE 2021 BUDGET	FYE 2020 ACTUAL*	FYE 2020 BUDGET	FYE 2019 ACTUAL	FYE 2019 BUDGET	FYE 2018 ACTUAL	FYE 2018 BUDGET	FYE 2017 ACTUAL	FYE 2017 BUDGET	FYE 2016 ACTUAL	FYE 2016 BUDGET
TAX REVENUE												
01-4100	Property Tax Revenue	$3,571,119	$3,286,683	$3,181,873	$2,760,029	$2,653,922	$2,406,887	$2,331,587	$2,121,168	$2,067,086	$1,934,595	$1,917,767
01-4110	Property Tax Interest & Penalty	$3,001	$3,001	$3,169	$3,986	$2,832	$3,662	$5,147	$5,226	$4,396	$3,875	$5,555
01-4001	Sales Tax Revenue Sharing - State	$1,452,659	$1,360,642	$850,419	$858,039	$703,634	$761,490	$654,195	$625,080	$623,563	$656,988	$545,184
01-4120	Sales Tax Revenue Sharing - County	$216	$184,848	$343,869	$351,288	$249,206	$297,591	$218,547	$244,319	$200,321	$204,059	$159,598
		$5,026,995	**$4,835,175**	**$4,379,329**	**$3,973,341**	**$3,609,594**	**$3,469,632**	**$3,209,476**	**$2,995,793**	**$2,895,366**	**$2,799,516**	**$2,628,104**
INTERGOVERNMENTAL REVENUE												
01-4000	State Liquor Distribution	$224,425	$219,425	$197,976	$205,624	$177,760	$183,479	$155,120	$157,220	$143,195	$146,746	$131,925
01-4130	County Fine Distribution	$8,552	$8,552	$8,500	$10,527	$9,037	$10,158	$29,474	$27,968	$42,795	$41,598	$32,309
		$232,977	**$227,977**	**$206,476**	**$216,151**	**$186,797**	**$193,637**	**$184,594**	**$185,188**	**$185,990**	**$188,344**	**$164,234**
LICENSES/PERMITS/FEE REVENUE												
01-4170	Franchise Fees	$349,110	$339,110	$320,464	$330,544	$317,560	$314,380	$287,270	$277,363	$267,391	$269,028	$275,307
01-4180	Business Licenses	$5,000	$6,500	$4,118	$4,272	$3,411	$3,066	$2,531	$2,164	$301	$798	$184
01-4183	Wine Licenses	$2,500	$2,500	$2,813	$2,250	$2,078	$2,050	$800	$950	$1,700	$1,700	$1,800
01-4181	Liquor Licenses	$6,000	$5,625	$6,250	$5,625	$6,344	$7,187	$6,101	$6,101	$5,063	$5,625	$5,625
01-4182	Beer Licenses	$3,000	$2,875	$3,333	$3,000	$2,490	$2,813	$1,897	$1,788	$2,375	$2,575	$2,500
01-4184	Animal Licenses	$11,500	$7,500	$11,843	$11,882	$7,373	$7,159	$6,465	$6,706	$6,254	$6,240	$5,407
01-4190	Catering Permit	$293	$0	$293	$670	$240	$420	$179	$240	$241	$180	$220
01-4193	Vendor Permits	$882	$1,025	$882	$1,050	$1,443	$1,305	$385	$415	$525	$465	$424
		$378,286	**$365,135**	**$349,997**	**$359,293**	**$340,939**	**$338,381**	**$305,628**	**$295,727**	**$283,850**	**$286,610**	**$291,467**
MISCELLANEOUS REVENUE												
01-4155	Administrative Services	$5,260	$9,560	$5,260	$5,589	$1,384	$5,756	$1,384	$1,399	$1,384	$1,291	$1,384
01-4185	Miscellaneous Income	$50,000	$52,699	$50,000	$55,749	$1,300	$51,255	$1,300	$4,112	$1,300	$3,389	$0
01-4173	Interest Revenue	$55,000	$111,574	$45,000	$82,172	$3,904	$19,137	$2,933	$3,235	$812	$2,156	$812
01-4195	Rental Income	$3,000	$2,936	$3,926	$4,605	$3,200	$4,065	$2,900	$2,900	$2,900	$2,900	$2,900
		$113,260	**$176,768**	**$104,186**	**$148,116**	**$9,788**	**$80,212**	**$8,517**	**$11,646**	**$6,396**	**$9,736**	**$5,096**
SENIOR CENTER ACTIVITY - MISCELLANEOUS REVENUE												
01-4195-1001	Rental Income	**$3,600**	$4,865	$6,340	$6,010	$6,100	$6,090	$5,805	$5,890	$6,635	$5,380	$5,380
BUILDING- LICENSES/PERMITS/FEES REVENUE (FORMERLY P&Z)												
01-4155-1005	Administrative Services	$67,900	$81,905	$67,900	$0	$0	$0	$0	$0	$0	$0	$0
01-4360-1005	Building Permits	$936,776	$936,776	$1,054,157	$1,010,733	$640,890	$752,314	$551,645	$599,596	$369,891	$422,639	$268,595
01-4391-1005	IRES Check Fees	$17,895	$17,895	$18,500	$17,925	$9,833	$13,225	$7,520	$10,130	$5,695	$7,640	$4,631
01-4392-1005	Mechanical Permits	$126,652	$126,652	$123,997	$117,953	$81,862	$106,775	$57,960	$71,039	$39,953	$42,838	$29,245
01-4361-1005	Plumbing Permits	$200,814	$200,814	$196,271	$205,795	$130,627	$162,501	$92,486	$118,579	$78,156	$88,772	$43,846
01-4362-1005	Electrical Permits	$225,644	$225,644	$213,127	$227,462	$141,453	$182,398	$107,637	$132,182	$119,339	$121,218	$62,152
		$1,575,681	**$1,507,781**	**$1,673,951**	**$1,579,868**	**$1,004,664**	**$1,217,213**	**$817,248**	**$931,525**	**$613,034**	**$683,108**	**$408,469**
PLANNING AND ZONING - MISCELLANEOUS REVENUE												
01-4155-1003	Administrative Services	$147,795	$147,795	$203,699	$336,946	$131,255	$134,385	$148,706	$145,715	$84,353	$110,617	$86,109
01-4185-1003	Miscellaneous Income	$0	$0	$0	$0	$0	$0	$0	$98	$0	$0	$0
01-4358-1003	Development Support Services	$6,529	$10,567	$6,529	$45,440	$4,476	$5,500	$10,410	$10,240	$4,173	$4,395	$2,573
01-4550-1003	Inspection Revenue	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
		$154,323	**$158,361**	**$210,228**	**$382,386**	**$135,731**	**$139,885**	**$159,116**	**$156,053**	**$88,526**	**$115,012**	**$88,682**
PARKS ACTIVITY - LICENSES/PERMITS/FEES REVENUE												
01-4195-1004	Rental Income	**$3,000**	$1,630	$6,560	$6,462	$1,746	$4,765	$2,093	$1,430	$1,467	$1,505	$3,900
PARKS ACTIVITY - MISCELLANEOUS REVENUE												
01-4197-1004	RV Dump Revenue	$4,500	$4,303	$4,017	$4,113	$1,685	$3,799	$2,093	$1,430	$1,467	$1,505	$3,900
01-4185-1004	Miscellaneous Income	$0	$0	$50	$0	$0	$75	$0	$0	$0	$0	$0
		$4,500	**$4,303**	**$4,067**	**$4,113**	**$1,685**	**$3,874**	**$2,093**	**$1,430**	**$1,467**	**$1,505**	**$3,900**
OTHER REVENUE												
01-4900	Transfer In	$0	$380,239	$0	$244,682	$0	$206,712	$0	$0	$0	$0	$0
01-4950	Carryover	$3,300,000	$3,623,602	$2,605,966	$2,493,184	$1,968,028	$2,605,230	$1,411,604	$1,587,703	$1,646,344	$1,587,703	$1,206,561
		$3,300,000	**$4,003,841**	**$2,605,966**	**$2,737,866**	**$1,968,028**	**$2,811,942**	**$1,411,604**	**$1,587,703**	**$1,646,344**	**$1,587,703**	**$1,206,561**
GRAND TOTAL REVENUE		**$10,792,622**	**$10,905,596**	**$9,547,100**	**$9,413,606**	**$7,265,072**	**$8,265,630**	**$6,106,174**	**$6,172,386**	**$5,729,075**	**$5,678,420**	**$4,805,793**
GRAND TOTAL WITHOUT CARRYOVER		$7,492,622	*$7,281,994*	*$6,941,134*	*$6,920,421*	*$5,297,044*	*$5,660,400*	*$4,694,570*	*$4,584,683*	*$4,082,731*	*$4,090,716*	*$3,599,232*

EXPENDITURE BUDGET PROPOSAL - CITY OF KUNA - FYE 2021
GENERAL FUND

		FYE 2021	FYE 2020		FYE 2019		FYE 2018		FYE 2017		FYE 2016	
ACCOUNT #	ACCOUNT NAME	BUDGET	ACTUAL*	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET
PUBLIC SAFETY EXPENDITURES												
01-6000	Law Enforcement Services	$2,558,929	$2,501,395	$2,501,394	$2,206,149	$2,206,149	$1,914,284	$1,914,284	$1,594,843	$1,594,843	$1,569,904	$1,569,904
01-6203	Prosecutorial Services	$54,000	$54,000	$54,000	$55,570	$55,570	$52,552	$52,552	$50,794	$50,794	$53,700	$51,711
01-6005	Animal Control Services	$109,540	$111,381	$114,138	$70,278	$70,250	$66,059	$66,158	$61,633	$61,715	$59,848	$59,865
		$2,722,469	**$2,666,776**	**$2,669,532**	**$2,331,997**	**$2,331,969**	**$2,032,895**	**$2,032,994**	**$1,707,270**	**$1,707,352**	**$1,683,452**	**$1,681,480**
LABOR & BENEFITS - ADMIN.												
01-5000	Salaries & Wages - Elected Officials	$98,844	$96,248	$96,988	$97,417	$92,925	$88,556	$92,400	$88,200	$91,350	$80,711	$84,750
01-5005	Salaries & Wages - Staff	$296,917	$274,768	$276,502	$262,877	$331,143	$268,560	$294,365	$250,701	$252,100	$226,121	$213,246
01-5800	OASDI - Employer	$24,537	$28,751	$23,156	$21,292	$26,292	$27,416	$23,979	$20,714	$21,294	$15,543	$18,476
01-5810	Medicare - Employer	$5,739	$5,285	$5,416	$4,980	$6,149	$4,863	$5,608	$4,771	$4,980	$3,635	$4,321
01-5820	Group Medical Insurance	$63,505	$65,098	$53,279	$45,183	$52,824	$54,485	$47,058	$44,613	$44,628	$35,253	$33,462
01-5830	Group Life Insurance	$229	$160	$229	$196	$357	$326	$326	$325	$325	$316	$316
01-5840	PERSI Employer 401 (a)	$47,281	$45,434	$44,622	$39,597	$49,520	$39,979	$45,203	$40,187	$40,187	$38,991	$34,496
01-5850	Worker's Compensation Insurance	$1,507	$2,305	$1,454	-$1,775	$3,088	-$2,549	$2,844	$1,971	$2,177	$1,601	$1,658
01-5860	Group Dental & Vision Insurance	$7,000	$6,124	$4,794	$4,775	$4,939	$4,389	$4,419	$4,620	$4,617	$3,121	$3,044
01-6280	Unemployment Expenses	$7,000	$0	$7,000	$6,376	$0	$1,094	$0	$0	$0	$0	$0
		$552,560	**$524,172**	**$513,441**	**$480,917**	**$567,237**	**$487,120**	**$516,202**	**$456,102**	**$461,658**	**$405,292**	**$393,769**
GENERAL GOVERNMENT - ADMIN.												
01-6025	Janitorial	$5,012	$4,512	$3,953	$2,634	$1,907	$1,876	$1,175	$1,075	$1,049	$949	$837
01-6050	Contract Labor	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,287	$0
01-6052	Contract Services	$23,620	$23,237	$22,020	$12,351	$16,001	$15,122	$15,940	$16,211	$16,391	$7,714	$7,604
01-6075	Dues & Memberships	$48,697	$33,582	$44,366	$36,135	$39,896	$35,069	$37,773	$34,760	$34,957	$28,351	$27,706
01-6085	Election Expenses	$750	$0	$750	$0	$750	$0	$1,500	$0	$750	$0	$6,000
01-6125	Legal Publications	$15,000	$12,312	$6,500	$9,657	$2,000	$2,695	$2,000	$1,880	$1,800	$1,530	$1,800
01-6130	Liability & Property Insurance	$21,156	$19,772	$19,772	$18,479	$18,479	$17,270	$17,270	$16,447	$16,447	$16,222	$16,125
01-6140	Maintenance & Repair - Building	$4,000	$3,896	$1,600	$1,666	$1,600	$2,102	$1,600	$1,120	$760	$221	$480
01-6141	IT Small Equipment	$7,350	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
01-6142	Maintenance & Repair - Equipment	$19,610	$8,067	$8,500	$8,410	$7,631	$9,900	$7,631	$7,517	$7,386	$7,011	$6,984
01-6150	Repairs	$4,500	$5,738	$0	$2,233	$0	$0	$0	$0	$0	$0	$0
01-6155	Meetings/Committees	$10,000	$3,333	$10,000	$3,390	$9,073	$8,411	$11,273	$9,471	$10,711	$5,157	$11,495
01-6165	Office Supplies	$14,166	$7,586	$11,500	$7,659	$10,564	$6,746	$10,564	$5,300	$5,274	$5,300	$5,274
01-6175	Small Tools	$12,100	$10,723	$12,100	$7,770	$6,810	$4,324	$7,359	$5,100	$6,000	$5,201	$6,000
01-6188	Signage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
01-6190	Postage & Billing	$17,000	$15,797	$15,000	$13,895	$12,545	$12,415	$12,545	$13,620	$14,112	$14,302	$15,026
01-6202	Professional Services	$55,000	$39,841	$35,000	$38,390	$5,361	$9,744	$5,361	$7,427	$8,622	$4,787	$4,823
01-6211	Rent - Buildings & Land	$0	$0	$0	$0	$0	$0	$0	$0	$0	$15,522	$15,522
01-6212	Rent - Equipment	$7,200	$6,226	$6,750	$1,730	$250	$126	$250	$270	$250	$0	$250
01-6255	Telephone	$9,500	$7,782	$7,782	$6,787	$8,503	$7,931	$8,503	$8,311	$7,906	$7,899	$7,735
01-6265	Training & Schooling	$7,000	$4,817	$7,000	$7,316	$7,025	$5,561	$6,940	$6,150	$7,424	$470	$799
01-6270	Travel	$2,000	$1,777	$1,500	$188	$270	$137	$270	$219	$1,725	$150	$1,800
01-6285	Uniforms	$300	$250	$300	$120	$250	$0	$250	$220	$250	$270	$0
01-6290	Utilities	$6,500	$5,689	$6,000	$4,987	$4,263	$5,969	$4,263	$4,227	$4,196	$3,752	$3,659
01-6300	Fuel Expenditures	$1,000	$842	$500	-$394	$900	$2,182	$900	$825	$600	$550	$600
01-6305	Maintenance & Repair - Vehicles	$1,000	$755	$1,000	$849	$300	$1,646	$300	$311	$113	$119	$113
01-6500	Cash Over/Short	$50	$0	$50	-$17	$12,788	$36	$0	-$14	$0	$90	$0
01-6505	Bank Fees	$22,000	$16,602	$15,138	$13,768	$12,788	$11,444	$12,788	$13,311	$10,163	$9,621	$7,443
		$314,511	**$233,134**	**$237,081**	**$198,003**	**$179,953**	**$160,707**	**$166,455**	**$153,758**	**$156,886**	**$136,475**	**$148,072**

		FYE 2021	FYE 2020		FYE 2019		FYE 2018		FYE 2017		FYE 2016	
ACCOUNT #	ACCOUNT NAME	BUDGET	ACTUAL*	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET
DEBT COVERAGE												
01-6110	Interest Expense	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
01-6015	Bond & Loan Payments	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
		$0	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
CAPITAL - ADMIN.												
01-6166	PP&E - Operations	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
		$0	$0	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
MISCELLANEOUS - ADMIN.												
01-6070	Donations	$33,029	$21,956	$30,643	$25,535	$25,848	$8,225	$9,000	$4,500	$4,500	$4,500	$4,500
01-6160	Miscellaneous Expenditures	$33,800	$5,160	$11,050	-$280	$0	$180	$0	$1,517	$24,443	$1,260	$0
01-6045	Contingency	$3,539,068	$98,532	$2,195,983	$165,966	$1,678,243	$335,798	$1,225,849	$302,869	$1,227,237	$188,000	$1,169,762
01-6400	Transfers Out	$152,269	$1,097,259	$1,097,259	$252,500	$247,500	$153,833	$152,810	$56,075	$56,075	$49,700	$49,700
		$3,758,166	**$1,222,907**	**$3,334,935**	**$443,721**	**$1,951,591**	**$498,036**	**$1,387,659**	**$364,961**	**$1,312,255**	**$243,460**	**$1,223,962**
GENERAL GOVERNMENT - SENIOR CENTER												
01-6140-1001	Maintenance & Repair - Building	$4,000	$1,094	$4,000	$499	$18,300	$2,574	$8,300	$2,912	$3,240	$2,481	$1,500
01-6025-1001	Janitorial	$6,200	$5,120	$5,957	$5,680	$4,964	$3,003	$4,964	$4,280	$4,964	$4,079	$4,404
01-6036-1001	Public Transportation	$10,000	$10,000	$10,000	$0	$0	$0	$0	$0	$0	$0	$0
01-6290-1001	Utilities	$8,500	$5,760	$7,101	$7,044	$6,928	$6,687	$6,928	$6,397	$6,928	$5,886	$7,515
01-6255-1001	Telephone	$0	$0	$0	$0	$0	$0	$0	$0	$597	$597	$597
01-6130-1001	Liability & Property Insurance	$504	$471	$471	$440	$440	$411	$411	$195	$392	$230	$384
		$29,204	**$22,445**	**$27,529**	**$13,663**	**$30,632**	**$12,675**	**$20,603**	**$13,785**	**$16,121**	**$13,273**	**$14,400**
MISCELLANEOUS - SENIOR CENTER												
01-6400-1001	Transfers Out	$0	$0	$0	$0	$0	$0	$0	$17,000	$17,000	$0	$0
		$0	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$17,000**	**$17,000**	**$0**	**$0**
GENERAL GOVERNMENT - STREET LIGHTS												
01-6142-1002	Maintenance & Repair - Equipment	$11,000	$5,050	$10,000	$1,845	$8,469	$11,324	$8,469	$5,265	$8,469	$7,351	$7,500
01-6290-1002	Utilities	$95,000	$81,229	$88,900	$81,982	$83,084	$82,252	$83,084	$80,513	$83,084	$80,057	$80,000
01-6300-1002	Fuel Expenditures	$0	$0	$0	$0	$315	$0	$315	$0	$315	$0	$0
01-6305-1002	Maintenance & Repair - Vehicles	$0	$0	$0	$0	$150	$77	$150	$0	$150	$0	$0
		$106,000	**$86,278**	**$98,900**	**$83,827**	**$92,018**	**$93,653**	**$92,018**	**$85,778**	**$92,018**	**$87,408**	**$87,500**
LABOR & BENEFITS - P&Z												
01-5005-1003	Salaries & Wages - Staff	$372,221	$333,809	$331,756	$352,808	$358,469	$321,179	$317,961	$304,011	$305,178	$221,388	$252,602
01-5800-1003	OASDI - Employer	$23,078	$20,180	$20,569	$21,650	$22,225	$18,849	$19,714	$17,670	$18,921	$13,452	$15,661
01-5810-1003	Medicare - Employer	$5,397	$4,683	$4,810	$5,063	$5,198	$4,408	$4,610	$4,132	$4,425	$3,146	$3,663
01-5820-1003	Group Medical Insurance	$43,738	$37,303	$43,057	$43,654	$42,509	$38,552	$42,509	$38,117	$38,374	$25,887	$40,576
01-5830-1003	Group Life Insurance	$193	$165	$185	$221	$198	$186	$198	$198	$206	$130	$168
01-5840-1003	PERSI Employer 401 (a)	$44,443	$39,843	$39,612	$41,313	$41,467	$35,593	$36,781	$30,714	$35,302	$24,948	$29,220
01-5850-1003	Worker's Compensation Insurance	$1,868	$1,352	$1,703	$2,063	$1,930	$1,704	$1,748	$1,620	$1,873	$1,339	$1,447
01-5860-1003	Group Dental & Vision Insurance	$4,460	$3,547	$3,781	$4,824	$4,138	$4,848	$4,138	$3,701	$3,798	$3,129	$3,191
01-6280-1003	Unemployment Expenses	$0	$0	$0	$0	$0	$0	$0	$0	$0	$412	$0
		$495,399	**$440,882**	**$445,473**	**$471,597**	**$476,133**	**$425,319**	**$427,658**	**$400,163**	**$408,077**	**$293,831**	**$346,528**
GENERAL GOVERNMENT - P&Z												
01-6300-1003	Fuel Expenditures	$500	$51	$300	$45	$300	$137	$300	$42	$200	$27	$200
01-6305-1003	Maintenance & Repair - Vehicles	$200	$0	$100	$10	$100	$0	$100	$19	$38	$32	$38
01-6142-1003	Maintenance & Repair - Equipment	$3,500	$2,203	$3,500	$2,785	$2,732	$4,563	$2,725	$3,517	$2,638	$3,001	$2,494
01-6140-1003	Maintenance & Repair - Building	$600	$330	$500	$429	$500	$727	$500	$1,048	$120	$8	$100
01-6025-1003	Janitorial	$0	$0	$0	$891	$681	$628	$420	$536	$375	$344	$299
01-6211-1003	Rent - Buildings & Land	$0	$0	$0	$0	$0	$0	$0	$103	$0	$5,569	$5,543
01-6290-1003	Utilities	$0	$0	$0	$731	$1,094	$662	$1,094	$925	$1,070	$606	$1,187
01-6255-1003	Telephone	$3,000	$2,690	$2,179	$2,792	$2,730	$2,500	$2,730	$3,746	$2,730	$2,625	$2,716
01-6202-1003	Professional Services	$12,500	$6,621	$12,500	$331,736	$189,484	$298,258	$221,989	$227,333	$286,283	$129,390	$70,595
01-6130-1003	Liability & Property Insurance	$0	$0	$0	$5,280	$5,280	$4,934	$4,934	$2,350	$4,699	$4,315	$4,607

		FYE 2021	FYE 2020		FYE 2019		FYE 2018		FYE 2017		FYE 2016	
ACCOUNT #	ACCOUNT NAME	BUDGET	ACTUAL*	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET
01-6150-1003	Maintenance & Repair - System	$0	$0	$0	$2,359	$0	$923	$0	$0	$0	$0	$0
01-6190-1003	Postage & Billing	$1,500	$531	$1,000	$504	$206	$548	$206	$176	$206	$239	$143
01-6165-1003	Office Supplies	$5,000	$1,989	$4,600	$2,411	$2,750	$2,170	$2,750	$1,802	$1,500	$1,432	$1,500
01-6160-1003	Miscellaneous Expenditures	$500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
01-6265-1003	Training & Schooling	$4,585	$1,068	$4,435	$2,201	$4,277	$1,482	$4,200	$839	$3,816	$1,498	$1,650
01-6175-1003	Small Tools	$7,320	$3,044	$7,320	$3,473	$3,535	$965	$11,140	$3,268	$4,000	$3,796	$4,000
01-6188-1003	Signage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
01-6212-1003	Rent - Equipment	$0	$0	$0	$525	$0	$41	$0	$0	$0	$0	$0
01-6155-1003	Meetings/Committees	$250	$0	$250	-$490	$328	$0	$328	$200	$305	$215	$300
01-6270-1003	Travel	$600	$282	$600	$132	$450	$24	$450	$82	$1,000	$5	$1,650
01-6285-1003	Uniforms	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
01-6500-1003	Cash Over/Short	$0	$0	$0	$10	$0	$10	$0	$19	$0	$0	$0
01-6505-1003	Bank Fees	$0	$0	$0	$13,723	$4,500	$9,396	$4,500	$5,017	$2,400	$1,409	$372
01-6052-1003	Contract Services	$0	$0	$0	$8,299	$8,589	$3,016	$9,424	$3,845	$11,373	$9,015	$11,323
01-6075-1003	Dues & Memberships	$8,900	$3,086	$8,801	$333	$1,450	$403	$1,450	$998	$600	$353	$375
01-6027-1003	Code Enforcement	$600	$0	$800	$0	$750	$0	$1,500	$0	$850	$0	$1,500
01-6125-1003	Legal Publications	$14,000	$4,649	$4,000	$3,562	$5,500	$5,026	$4,200	$4,887	$3,350	$3,215	$3,000
		$63,555	**$26,543**	**$50,885**	**$381,738**	**$235,236**	**$336,412**	**$274,940**	**$260,751**	**$327,551**	**$167,093**	**$113,593**
CAPITAL - P&Z												
01-6166-1003	PP&E - Operations	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
MISCELLANEOUS - P&Z												
01-6400-1003	Transfers Out	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
LABOR & BENEFITS - PARKS												
01-5005-1004	Salaries & Wages - Staff	$474,391	$441,123	$454,434	$362,622	$333,709	$324,134	$323,896	$254,168	$264,222	$213,554	$204,790
01-5009-1004	Salaries & Wages - Seasonal	$62,108	$28,751	$48,241	$41,162	$57,121	$52,925	$56,646	$55,675	$55,216	$44,866	$54,389
01-5800-1004	OASDI - Employer	$33,263	$28,468	$31,166	$24,069	$24,231	$24,058	$23,594	$19,794	$19,805	$15,025	$16,069
01-5810-1004	Medicare - Employer	$7,779	$6,336	$7,289	$5,630	$5,667	$5,626	$5,518	$4,629	$4,632	$3,514	$3,758
01-5820-1004	Group Medical Insurance	$88,901	$66,319	$80,186	$64,007	$50,392	$51,046	$53,451	$41,312	$42,953	$31,026	$37,437
01-5830-1004	Group Life Insurance	$390	$316	$390	$320	$276	$296	$276	$224	$221	$168	$175
01-5840-1004	PERSI Employer 401 (a)	$56,642	$51,990	$54,259	$43,141	$38,602	$36,107	$37,467	$30,240	$30,564	$24,175	$23,690
01-5850-1004	Worker's Compensation Insurance	$20,179	$11,843	$18,907	$15,373	$14,927	$15,756	$12,732	$12,866	$12,725	$10,139	$10,711
01-5860-1004	Group Dental & Vision Insurance	$7,900	$6,005	$6,916	$5,707	$4,538	$5,005	$4,777	$3,918	$4,117	$2,748	$2,838
01-6280-1004	Unemployment Expenses	$0	$0	$0	$0	$6,087	$0	$6,087	$0	$6,087	$2,160	$6,026
		$751,554	**$641,152**	**$701,787**	**$562,031**	**$535,551**	**$514,952**	**$524,444**	**$422,827**	**$440,542**	**$347,375**	**$359,883**
GENERAL GOVERNMENT - PARKS												
01-6300-1004	Fuel Expenditures	$13,500	$11,022	$12,200	$11,624	$12,200	$15,138	$12,200	$9,213	$12,200	$10,679	$12,200
01-6305-1004	Maintenance & Repair - Vehicles	$6,000	$991	$6,000	$3,568	$5,000	$3,240	$5,000	$3,797	$3,000	$4,051	$5,000
01-6142-1004	Maintenance & Repair - Equipment	$10,000	$7,884	$10,000	$11,867	$8,500	$9,971	$8,500	$7,759	$8,737	$11,330	$8,337
01-6140-1004	Maintenance & Repair - Building	$10,000	$9,867	$10,000	$2,824	$5,000	$10,587	$5,000	$4,565	$3,750	$2,530	$5,500
01-6025-1004	Janitorial	$6,954	$2,069	$6,954	$4,705	$3,300	$3,046	$3,000	$2,643	$3,000	$3,265	$2,500
01-6052-1004	Contract Services	$1,000	$683	$500	$0	$0	$438	$0	$0	$0	$0	$0
01-6150-1004	Maintenance & Repair - System	$110,000	$71,191	$69,000	$51,625	$61,500	$54,935	$52,000	$51,664	$30,000	$28,028	$34,500
01-6211-1004	Rent - Buildings & Land	$2,082	$2,082	$2,082	$2,082	$2,082	$1,934	$2,082	$2,082	$2,082	$1,488	$2,082
01-6290-1004	Utilities	$37,000	$34,188	$41,500	$17,671	$41,500	$27,261	$41,558	$18,783	$39,203	$17,693	$45,624
01-6255-1004	Telephone	$9,700	$8,211	$5,402	$6,114	$3,848	$4,803	$3,848	$3,231	$3,256	$2,807	$2,753
01-6130-1004	Liability & Property Insurance	$7,052	$6,591	$6,591	$6,160	$6,160	$5,757	$5,757	$5,757	$5,482	$6,711	$5,375
01-6135-1004	Public Entertainment	$22,000	$15,197	$20,000	$0	$0	$0	$0	$0	$0	$0	$0
01-6125-1004	Legal Publications	$300	$0	$300	$293	$0	$242	$0	$0	$0	$0	$0
01-6165-1004	Office Supplies	$3,000	$1,843	$3,000	$4,618	$1,500	$2,300	$1,500	$1,849	$700	$700	$600
01-6265-1004	Training & Schooling	$5,000	$1,996	$5,000	$2,027	$2,500	$3,319	$2,500	$2,665	$1,635	$8,778	$11,320
01-6175-1004	Small Tools	$11,200	$9,640	$11,200	$10,163	$10,500	$11,187	$10,500	$13,195	$10,500	$8,599	$10,500

		FYE 2021	FYE 2020		FYE 2019		FYE 2018		FYE 2017		FYE 2016	
ACCOUNT #	ACCOUNT NAME	BUDGET	ACTUAL*	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET
01-6188-1004	Signage	$3,000	$0	$3,000	$300	$3,000	$218	$500	$344	$275	$272	$250
01-6212-1004	Rent - Equipment	$26,600	$24,488	$25,000	$23,182	$8,260	$14,424	$8,260	$7,772	$5,000	$3,918	$5,700
01-6230-1004	Safety Training & Equipment	$4,000	$940	$3,000	$1,303	$2,500	$972	$2,000	$1,089	$1,819	$1,149	$900
01-6285-1004	Uniforms	$2,500	$1,159	$2,500	$2,016	$2,000	$2,165	$2,000	$2,180	$1,580	$828	$750
01-6075-1004	Dues & Memberships	$600	$390	$600	$196	$600	$450	$600	$525	$415	$305	$365
		$291,488	**$210,431**	**$243,829**	**$162,337**	**$179,949**	**$172,388**	**$166,805**	**$139,112**	**$132,634**	**$113,130**	**$154,257**
MISCELLANEOUS - PARKS												
01-6097-1004	Deposits on Account	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
01-6400-1004	Transfers Out	$966,000	$485,000	$485,000	$384,000	$384,000	$206,300	$206,300	$507,000	$507,000	$178,676	$178,676
		$966,000	**$485,000**	**$485,000**	**$384,000**	**$384,000**	**$206,300**	**$206,300**	**$507,000**	**$507,000**	**$178,676**	**$178,676**
CAPITAL - PARKS												
01-6166-1004	PP&E - Operations	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
01-6020-1004	Capital Improvements	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
		0	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
LABOR & BENEFITS - BUILDING												
01-5005-1005	Salaries & Wages - Staff	$205,843	$229,362	$232,673	$110,560	$117,012	$102,102	$115,646	$84,202	$87,089	$82,312	$72,987
01-5800-1005	OASDI - Employer	$12,762	$14,007	$14,426	$6,980	$7,255	$6,205	$7,170	$4,488	$5,400	$4,110	$4,525
01-5810-1005	Medicare - Employer	$2,985	$3,276	$3,374	$1,633	$1,697	$1,451	$1,677	$1,050	$1,263	$998	$1,058
01-5820-1005	Group Medical Insurance	$29,998	$24,808	$30,452	$12,109	$11,287	$11,003	$11,287	$5,979	$7,650	$9,330	$7,919
01-5830-1005	Group Life Insurance	$132	$122	$144	$65	$62	$57	$62	$33	$45	$36	$37
01-5840-1005	PERSI Employer 401 (a)	$24,578	$27,386	$27,781	$12,920	$13,536	$11,431	$13,378	$8,193	$10,074	$7,524	$8,443
01-5850-1005	Worker's Compensation Insurance	$2,002	$3,041	$3,751	$2,484	$2,886	$2,161	$2,765	$1,197	$1,702	$1,281	$1,221
01-5860-1005	Group Dental & Vision Insurance	$2,735	$2,225	$2,680	$998	$1,016	$937	$1,016	$596	$733	$564	$600
01-6280-1005	Unemployment Expenses	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
		$281,035	**$304,227**	**$315,281**	**$147,748**	**$154,751**	**$135,347**	**$153,001**	**$105,738**	**$113,956**	**$106,155**	**$96,791**
GENERAL GOVERNMENT - BUILDING												
01-6052-1005	Contract Services	$268,540	$277,656	$251,839	$0	$0	$0	$0	$0	$0	$0	$0
01-6300-1005	Fuel Expenditures	$7,500	$6,752	$5,940	$5,123	$5,400	$2,441	$5,400	$1,611	$2,188	$1,751	$2,100
01-6305-1005	Maintenance & Repair - Vehicles	$2,000	$3,951	$880	$12	$800	$83	$800	$737	$700	$359	$500
01-6255-1005	Telephone	$2,000	$1,505	$1,463	$1,560	$1,028	$1,014	$1,028	$761	$865	$493	$627
01-6165-1005	Office Supplies	$4,000	$3,738	$1,650	$2,529	$1,100	$2,407	$1,100	$996	$1,100	$586	$350
01-6265-1005	Training & Schooling	$3,000	$700	$3,000	$475	$3,000	$2,181	$3,000	$1,702	$2,500	$599	$900
01-6175-1005	Small Tools	$950	$85	$950	$18	$750	$563	$750	$150	$300	$0	$200
01-6188-1005	Signage	$150	$0	$150	$0	$150	$0	$150	$20	$150	$11	$150
01-6130-1005	Liability & Property Insurance	$6,044	$5,649	$5,649	$0	$0	$0	$0	$0	$0	$0	$0
01-6125-1005	Legal Publications	$0	$0	$100	$0	$100	$0	$100	$0	$0	$0	$0
01-6142-1005	Maintenance & Repair - Equipment	$550	$0	$550	$10	$550	$5	$550	$0	$0	$0	$0
01-6150-1005	Maintenance & Repair - System	$1,400	$47	$1,200	$1,501	$200	$80	$200	$0	$0	$0	$0
01-6155-1005	Meetings/Committees	$60	$0	$60	$0	$60	$0	$60	$0	$0	$0	$0
01-6230-1005	Safety Training & Equipment	$600	$0	$300	$0	$300	$113	$300	$0	$0	$0	$0
01-6270-1005	Travel	$0	$0	$0	$0	$0	$6	$0	$0	$50	$0	$50
01-6075-1005	Dues & Memberships	$3,750	$3,095	$3,570	$190	$1,075	$190	$1,075	$357	$600	$582	$500
01-6505-1005	Bank Fees	$14,000	$11,467	$13,528	$0	$0	$0	$0	$0	$0	$0	$0
		$314,545	**$314,645**	**$290,830**	**$11,418**	**$14,513**	**$9,084**	**$14,513**	**$6,334**	**$8,453**	**$4,381**	**$5,377**
MISCELLANEOUS - BUILDING												
01-6400-1005	Transfers Out	$0	$0	$0	$0	$0	$29,000	$29,000	$0	$28,000	$0	$0
		$0	**$0**	**$0**	**$0**	**$0**	**$29,000**	**$29,000**	**$0**	**$28,000**	**$0**	**$0**
LABOR & BENEFITS - ECONOMIC DEVELOPMENT												
01-5005-4000	Salaries & Wages - Staff	$79,855	$75,562	$75,294	$72,731	$74,241	$40,599	$61,233	$0	$0	$0	$0
01-5800-4000	OASDI - Employer	$4,951	$4,662	$4,668	$4,584	$4,603	$2,432	$3,796	$0	$0	$0	$0
01-5810-4000	Medicare - Employer	$1,158	$1,091	$1,092	$1,072	$1,076	$569	$888	$0	$0	$0	$0
01-5820-4000	Group Medical Insurance	$7,177	$5,703	$6,730	$6,608	$6,134	$3,155	$6,134	$0	$0	$0	$0

		FYE 2021	FYE 2020		FYE 2019		FYE 2018		FYE 2017		FYE 2016	
ACCOUNT #	**ACCOUNT NAME**	**BUDGET**	**ACTUAL***	**BUDGET**	**ACTUAL**	**BUDGET**	**ACTUAL**	**BUDGET**	**ACTUAL**	**BUDGET**	**ACTUAL**	**BUDGET**
01-5830-4000	Group Life Insurance	$35	$31	$35	$35	$34	$17	$34	$0	$0	$0	$0
01-5840-4000	PERSI Employer 401 (a)	$9,535	$9,022	$8,990	$8,502	$8,588	$4,441	$7,083	$0	$0	$0	$0
01-5850-4000	Worker's Compensation Insurance	$200	$180	$189	$235	$198	$101	$159	$0	$0	$0	$0
01-5860-4000	Group Dental & Vision Insurance	$581	$505	$569	$576	$552	$274	$552	$0	$0	$0	$0
		$103,492	**$96,755**	**$97,567**	**$94,344**	**$95,426**	**$51,588**	**$79,879**	**$0**	**$0**	**$0**	**$0**
GENERAL GOVERNMENT - ECONOMIC DEVELOPMENT												
01-6165-4000	Office Supplies	$500	$329	$500	$225	$1,000	$415	$1,750	$0	$0	$0	$0
01-6160-4000	Miscellaneous Expense	$550	$0	$800	$472	$0	$0	$0	$0	$0	$0	$0
01-6265-4000	Training & Schooling	$3,100	$2,227	$2,600	$2,290	$2,375	$2,535	$1,500	$0	$0	$0	$0
01-6175-4000	Small Tools	$2,000	$2,000	$2,050	$1,350	$2,000	$2,525	$2,000	$0	$0	$0	$0
01-6188-4000	Signage	$0	$0	$0	$0	$300	$0	$300	$0	$0	$0	$0
01-6202-4000	Professional Services	$15,000	$500	$5,000	$1,850	$6,000	$90	$0	$0	$0	$0	$0
01-6255-4000	Telephone	$650	$556	$487	$588	$0	$341	$0	$0	$0	$0	$0
01-6155-4000	Meetings/Committees	$9,353	$6,681	$8,290	$7,592	$8,290	$245	$1,100	$0	$0	$0	$0
01-6270-4000	Travel	$4,700	$1,064	$4,700	$3,241	$4,525	$0	$1,100	$0	$0	$0	$0
01-6052-4000	Contract Services	$0	$0	$0	$2,000	$0	$37	$0	$0	$0	$0	$0
01-6075-4000	Dues & Memberships	$6,790	$7,800	$8,603	$7,224	$6,623	$750	$650	$0	$0	$0	$0
01-6125-4000	Legal Publications	$0	$300	$2,000	$0	$5,000	$0	$5,000	$0	$0	$0	$0
		$42,643	**$21,457**	**$35,030**	**$26,832**	**$36,113**	**$6,937**	**$13,400**	**$0**	**$0**	**$0**	**$0**
GRAND TOTAL EXPENDITURES		**$10,792,622**	**$7,296,805**	**$9,547,100**	**$5,794,173**	**$7,265,072**	**$5,172,413**	**$6,105,872**	**$4,623,580**	**$5,712,503**	**$3,780,000**	**$4,804,288**
GRAND TOTAL WITHOUT CONTINGENCY		**$7,253,554**	*$7,198,272*	*$7,351,117*	*$5,628,207*	*$5,586,829*	*$4,836,616*	*$4,880,023*	*$4,320,711*	*$4,485,266*	*$3,592,000*	*$3,634,526*

*Forecast

REVENUE & EXPENDITURE STATEMENT - CITY OF KUNA - FYE 2021
GRANT FUND

		FYE 2021	FYE 2020		FYE 2019		FYE 2018		FYE 2017		FYE 2016	
ACCOUNT #	ACCOUNT NAME	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET
GRANT REVENUE												
03-4200	Grant Revenue	$896,856	$2,066,427	$2,270,196	$24,524	$1,100,000	$449,324	$1,100,000	$378,635	$945,000	$103,635	$161,550
03-4950	Carryover	$0	$5,261	$13,233	($2,528)	$114,216	$105,061	$209,725	$80,217	$209,725	$0	$0
		$896,856	**$2,071,688**	**$2,283,429**	**$21,996**	**$1,214,216**	**$554,385**	**$1,309,725**	**$458,852**	**$1,154,725**	**$103,635**	**$161,550**
GRANT EXPENDITURES												
03-6354	Grant Expenditures	$896,856	$2,066,427	$2,283,429	$19,098	$1,214,216	$554,385	$161,550	$298,418	$0	$99,711	$161,550
GRAND TOTAL NET		**$896,856**	**$2,066,427**	**$2,283,429**	**$19,098**	**$1,214,216**	**$554,385**	**$161,550**	**$298,418**	**$0**	**$99,711**	**$161,550**

REVENUE BUDGET PROPOSAL - CITY OF KUNA - FYE 2021
LATE COMERS FUND

		FYE 2021	FYE 2020		FYE 2019		FYE 2018		FYE 2017		FYE 2016	
ACCOUNT #	ACCOUNT NAME	BUDGET	ACTUAL*	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET
OPERATING REVENUE												
05-4504	Water Main Capacity Fee	$932,589	$1,171,000	$1,036,969	$979,746	$350,000	$760,279	$350,000	$595,942	$205,200	$369,911	$205,200
05-4604	Sewer Main Capacity Fee	$718,162	$978,000	$721,230	$682,051	$250,000	$553,992	$250,000	$416,805	$145,075	$256,741	$145,000
05-4704	Irrigaton Main Capacity Fee	$410,226	$504,000	$492,525	$468,779	$205,000	$355,539	$205,000	$265,565	$108,500	$216,428	$108,500
05-4173	Interest Revenue	$25,000	$52,541	$15,000	$46,101	$400	$12,272	$400	$2,165	$148	$1,095	$148
05-4950	Carryover	$3,492,098	$2,246,583	$2,535,532	$914,526	$974,551	$0	$0	$0	$0	$116,603	$0
		$5,578,076	**$4,952,123**	**$4,801,256**	**$3,091,205**	**$1,779,951**	**$1,682,082**	**$805,400**	**$1,280,477**	**$458,923**	**$960,778**	**$458,848**
GRAND TOTAL REVENUE		**$5,578,076**	**$4,952,123**	**$4,801,256**	**$3,091,205**	**$1,779,951**	**$1,682,082**	**$805,400**	**$1,280,477**	**$458,923**	**$960,778**	**$458,848**
GRAND TOTAL WITHOUT CARRYOVER		***$2,085,978***	*$2,705,541*	*$2,265,724*	*$2,176,679*	*$805,400*	*$1,682,082*	*$805,400*	*$1,280,477*	*$458,923*	*$844,175*	*$458,848*

*Forecast

EXPENDITURE BUDGET PROPOSAL - CITY OF KUNA - FYE 2021
LATE COMERS FUND

		FYE 2021	FYE 2020		FYE 2019		FYE 2018		FYE 2017		FYE 2016	
ACCOUNT #	ACCOUNT NAME	BUDGET	ACTUAL*	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET
OPERATING EXPENDITURES												
05-6305	Water Main Capacity Reimburse	$944,146	$197,114	$400,000	$175,561	$350,000	$271,591	$350,000	$572,001	$205,275	$357,008	$76,861
05-6306	Sewer Main Capacity Reimburse	$1,848,502	$730,342	$487,481	$259,163	$250,000	$254,184	$250,000	$334,787	$145,075	$254,366	$145,074
05-6307	PI Main Capacity Reimburse	$407,172	$480,395	$477,318	$407,971	$205,400	$303,590	$205,400	$267,559	$108,500	$206,416	$32,447
05-6400	Transfers Out	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$204,466
		$3,199,821	**$1,407,851**	**$1,364,798**	**$842,696**	**$805,400**	**$829,365**	**$805,400**	**$1,174,347**	**$458,850**	**$817,790**	**$458,848**
OTHER EXPENDITURES												
05-6045	Contingency	$2,378,255	$0	$3,436,458	$0	$73	$0	$0	$0	$0	$0	$0
		$2,378,255	**$0**	**$3,436,458**	**$0**	**$73**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
GRAND TOTAL EXPENDITURES		**$5,578,076**	**$1,407,851**	**$4,801,256**	**$842,696**	**$805,473**	**$829,365**	**$805,400**	**$1,174,347**	**$458,850**	**$817,790**	**$458,848**
GRAND TOTAL WITHOUT CONTINGENCY		***$3,199,821***	*$1,407,851*	*$1,364,798*	*$842,696*	*$805,400*	*$829,365*	*$805,400*	*$1,174,347*	*$458,850*	*$817,790*	*$458,848*

*Forecast

REVENUE BUDGET PROPOSAL - CITY OF KUNA - FYE 2021
WATER FUND

		FYE 2021	FYE 2020		FYE 2019		FYE 2018		FYE 2017		FYE 2016	
ACCOUNT #	ACCOUNT NAME	BUDGET	ACTUAL*	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET
OPERATING REVENUE												
20-4500	Metered Water Sales	$2,391,048	$2,332,730	$2,212,652	$2,086,026	$1,849,903	$1,881,258	$1,849,903	$1,738,230	$1,653,170	$1,622,727	$1,546,333
20-4507	Water Token Sales - Bulk Water	$39,953	$39,953	$45,000	$47,374	$21,024	$38,658	$21,024	$29,765	$10,000	$23,708	$3,000
20-4510	Service Reconnect Fees	$13,200	$12,163	$14,000	$17,368	$22,500	$12,684	$22,500	$16,829	$18,000	$18,431	$16,000
20-4358	Development Support Services	$1,700	$1,672	$2,000	$1,864	$4,000	$2,696	$4,000	$2,927	$3,000	$4,850	$1,000
20-4775	Late Pay Fees	$27,000	$27,931	$32,000	$37,793	$34,000	$37,785	$34,000	$35,971	$0	$0	$0
20-4185	Miscellaneous Income	$70,000	$69,487	$75,000	$97,805	$99,907	$161,971	$99,907	$476,767	$130,055	$200,243	$128,413
20-4550	Water Line Inspections	$65,334	$65,334	$45,000	$64,646	$20,000	$41,546	$20,000	$15,232	$15,000	$29,619	$4,000
		$2,608,234	**$2,549,269**	**$2,425,652**	**$2,352,876**	**$2,051,334**	**$2,176,600**	**$2,051,334**	**$2,315,721**	**$1,829,225**	**$1,899,578**	**$1,698,746**
CAPITAL REVENUE												
20-4503	New Meter Revenue	$240,487	$240,487	$263,240	$254,854	$127,346	$192,532	$56,000	$141,496	$56,000	$100,495	$56,000
20-4505	New Service Connection	$804,176	$804,176	$881,020	$894,300	$440,024	$697,293	$189,875	$488,915	$189,875	$344,350	$189,875
20-4173	Interest Revenue	$75,000	$143,809	$100,000	$168,338	$4,719	$50,833	$2,000	$4,672	$2,000	$3,658	$1,700
20-4900	Transfers In	$0	$0	$0	$0	$14,000	$48	$0	$0	$0	$0	$165,413
20-4950	Carryover	$8,376,718	$8,473,779	$7,650,137	$6,328,662	$5,407,215	$0	$2,754,793	$0	$886,104	$0	$408,994
		$9,496,382	**$9,662,252**	**$8,894,397**	**$7,646,155**	**$5,993,304**	**$940,706**	**$3,002,668**	**$635,083**	**$1,133,979**	**$448,503**	**$821,982**
GRAND TOTAL REVENUE		$12,104,616	**$12,211,520**	**$11,320,048**	**$9,999,031**	**$8,044,638**	**$3,117,306**	**$5,054,002**	**$2,950,804**	**$2,963,204**	**$2,348,081**	**$2,520,728**
GRAND TOTAL WITHOUT CARRYOVER		***$3,727,898***	*$3,737,741*	*$3,669,912*	*$3,670,368*	*$2,637,423*	*$3,117,306*	*$2,299,209*	*$2,950,804*	*$2,077,100*	*$2,348,081*	*$2,111,734*

*Forecast

EXPENDITURE BUDGET PROPOSAL - CITY OF KUNA - FYE 2021
WATER FUND

		FYE 2021	FYE 2020		FYE 2019		FYE 2018		FYE 2017		FYE 2016	
ACCOUNT #	ACCOUNT NAME	BUDGET	ACTUAL*	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET
LABOR & BENEFITS												
20-5005	Salaries & Wages - Staff	$642,870	$604,638	$605,013	$544,166	$583,745	$483,039	$520,382	$423,301	$462,634	$410,494	$401,132
20-5795	Salaries - Overtime	$16,072	$11,114	$15,125	$13,057	$0	$0	$0	$0	$0	$0	$0
20-5009	Salaries & Wages - Seasonal	$0	$0	$0	$0	$0	$305	$9,063	$0	$0	$201	$0
20-5000	Salaries & Wages - Elected	$4,393	$4,473	$4,311	$4,385	$4,130	$3,961	$4,107	$3,920	$4,060	$3,587	$3,767
20-5800	OASDI - Employer	$41,127	$37,574	$38,716	$34,194	$36,448	$28,733	$33,080	$25,704	$28,935	$26,202	$25,104
20-5810	Medicare - Employer	$9,618	$8,788	$9,055	$7,997	$8,524	$6,095	$7,737	$6,012	$6,767	$6,073	$5,245
20-5820	Group Medical Insurance	$88,399	$79,727	$86,073	$75,045	$82,363	$69,699	$72,401	$59,114	$66,012	$67,849	$67,018
20-5830	Group Life Insurance	$405	$375	$406	$378	$393	$320	$338	$289	$324	$283	$308
20-5840	PERSI Employer 401 (a)	$79,203	$73,494	$74,560	$64,739	$68,024	$51,198	$60,692	$45,555	$54,006	$47,986	$46,839
20-5850	Worker's Compensation	$20,171	$13,750	$20,563	$15,108	$22,140	$11,780	$18,987	$11,294	$11,637	$16,340	$10,408
20-5860	Group Dental/Vision Insurance	$9,500	$8,756	$7,724	$7,204	$7,805	$6,470	$6,908	$6,200	$6,930	$5,670	$5,117
20-6280	Unemployment Expenses	$0	$0	$0	$0	$0	$28	$0	$0	$0	$0	$713
		$911,758	**$842,691**	**$861,545**	**$766,272**	**$813,573**	**$661,627**	**$733,695**	**$581,388**	**$641,305**	**$584,686**	**$565,651**
MAINTENANCE & GENERAL OPERATIONS												
20-6025	Janitorial	$7,000	$3,913	$3,700	$3,473	$3,000	$2,410	$1,449	$1,852	$1,449	$1,332	$1,533
20-6050	Contract Labor	$1,500	$0	$5,000	$0	$2,500	$0	$2,500	$0	$2,500	$89	$2,500
20-6052	Contract Services	$20,000	$16,899	$19,828	$10,418	$19,828	$15,207	$13,522	$18,864	$13,522	$8,707	$15,297
20-6060	DEQ Assessment Fees	$30,671	$21,498	$30,671	$21,498	$20,447	$19,650	$18,564	$16,812	$18,564	$16,812	$17,337
20-6065	Dig Line Expenditures	$29,000	$2,893	$2,700	$3,081	$2,000	$2,265	$2,000	$1,639	$2,000	$1,064	$2,000
20-6075	Dues & Memberships	$2,800	$788	$2,793	$819	$2,793	$1,824	$2,100	$2,034	$2,100	$1,762	$2,100

20-6110	Interest Expenses	$0	$0	$0	$0	$0	$0	$2,500	$0	$2,500	$0	$2,500
20-6125	Legal Publications	$1,000	$100	$1,000	$72	$1,000	$533	$1,000	$349	$1,000	$168	$1,000
20-6130	Liability & Property Insurance	$20,149	$18,831	$18,831	$17,599	$17,700	$16,447	$15,664	$15,664	$15,664	$15,011	$15,357
20-6131	Insurance Claims Paid	$500	$0	$0	$0	$0	$0	$100	$0	$100	$0	$100
20-6140	Maint. & Repair - Bldng. & Grounds	$14,950	$7,937	$14,950	$9,873	$14,950	$10,857	$13,000	$12,979	$10,000	$6,834	$10,000
20-6141	IT Small Equipment	$9,702	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
20-6142	Maint. & Repair - Equipment	$12,500	$10,186	$11,500	$11,149	$11,000	$9,663	$10,000	$8,602	$15,502	$12,710	$15,502
20-6150	Maint. & Repair - System	$133,000	$79,999	$133,000	$51,323	$133,000	$32,777	$75,000	$49,475	$133,000	$81,680	$150,000
20-6151	Maint. & Repair - Process Chemicals	$30,000	$17,548	$30,000	$14,620	$15,000	$20,927	$10,000	$9,785	$8,000	$0	$0
20-6152	Maint. & Repair - Lab Costs	$10,920	$7,130	$10,920	$2,110	$9,100	$10,411	$9,100	$8,541	$9,000	$0	$0
20-6155	Meetings/Committees	$1,050	$514	$1,050	$40	$1,050	$363	$1,050	$388	$930	$300	$930
20-6160	Miscellaneous Expenditures	$20,000	$4,006	$20,000	$2,913	$4,313	$7,496	$4,313	$50	$4,313	$0	$4,313
20-6165	Office Supplies	$8,000	$7,286	$4,500	$3,980	$2,625	$3,019	$2,100	$1,737	$1,800	$1,048	$1,750
20-6175	Small Tools	$15,000	$14,131	$15,000	$5,559	$15,000	$8,268	$15,000	$10,057	$22,248	$8,900	$25,425
20-6190	Postage & Billing	$27,500	$25,623	$21,700	$20,933	$21,700	$19,701	$21,700	$16,955	$23,814	$20,213	$21,137
20-6202	Professional Services	$32,000	$3,937	$32,000	$28,310	$14,000	$17,870	$8,557	$3,712	$6,451	$3,142	$8,263
20-6211	Rent - Buildings & Land	$1,512	$1,512	$1,512	$1,512	$1,512	$1,386	$1,512	$2,206	$1,512	$15,452	$15,925
20-6212	Rent - Equipment	$3,000	$568	$3,000	$2,127	$1,500	$179	$1,500	$0	$1,500	$0	$1,500
20-6230	Safety Training & Equipment	$2,750	$1,092	$2,750	$235	$2,750	$408	$2,750	$987	$2,750	$521	$2,750
20-6255	Telephone	$17,500	$11,693	$13,406	$11,096	$13,406	$11,220	$13,406	$12,548	$11,881	$11,692	$13,237
20-6265	Training & Schooling	$6,500	$2,377	$6,500	$3,139	$6,500	$1,516	$6,500	$2,131	$6,500	$880	$6,500
20-6270	Travel	$1,200	$354	$1,200	$0	$1,200	$78	$1,200	$4	$1,200	$10	$1,200
20-6285	Uniforms	$4,800	$1,408	$4,800	$1,911	$4,000	$1,141	$4,000	$2,226	$3,250	$1,604	$3,200
20-6290	Utilities	$150,000	$97,328	$150,000	$107,479	$150,000	$122,514	$150,000	$141,144	$150,000	$116,740	$148,085
20-6300	Fuel	$14,500	$10,748	$14,500	$10,093	$14,500	$18,393	$14,500	$12,717	$13,000	$8,725	$13,000
20-6305	Maint. & Repair - Vehicles	$6,500	$4,770	$6,500	$3,268	$6,500	$3,140	$6,500	$4,243	$6,500	$1,165	$6,500
20-6505	Bank Fees	$27,500	$24,364	$25,000	$22,186	$16,050	$18,566	$16,050	$15,863	$15,971	$11,907	$12,280
		$663,003	**$399,433**	**$608,310**	**$370,814**	**$528,924**	**$378,229**	**$447,137**	**$373,565**	**$508,521**	**$348,469**	**$521,221**
DEBT COVERAGE												
20-6015	Bond & Loan Payments	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
		$0	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
CAPITAL EXPENDITURES												
20-6020	Capital Improvements	$2,084,200	$280,505	$1,654,480	$366,326	$2,500,000	$39,441	$1,813,420	$534,342	$1,435,000	$717,477	$1,133,875
20-6166	PP&E	$197,160	$81,370	$256,350	$14,776	$359,604	$237,266	$294,604	$78,427	$244,332	$73,151	$88,664
		$2,281,360	**$361,876**	**$1,910,830**	**$381,102**	**$2,859,604**	**$276,706**	**$2,108,024**	**$612,769**	**$1,679,332**	**$790,628**	**$1,222,539**
OTHER EXPENDITURES												
20-6045	Contingency	$8,248,195	$46,152	$7,939,363	$42,397	$3,838,542	$39,235	$2,061,085	$4,739	$124,380	$0	$202,722
20-6095	Bad Debts Expense	$300	$74	$0	$105	$4,000	$294	$4,000	$0	$4,000	$0	$4,000
20-6400	Transfers Out	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
20-6500	Cash Over/Short	$0	$0	$0	$0	$0	$0	$0	$0	$2,000	-$9	$2,000
		$8,248,495	**$46,226**	**$7,939,363**	**$42,502**	**$3,842,542**	**$39,529**	**$2,065,085**	**$4,739**	**$130,380**	**-$9**	**$208,722**
GRAND TOTAL EXPENDITURES		$12,104,616	**$1,650,225**	**$11,320,048**	**$1,560,691**	**$8,044,644**	**$1,356,091**	**$5,353,941**	**$1,572,461**	**$2,959,538**	**$1,723,774**	**$2,518,133**
GRAND TOTAL WITHOUT CONTINGENCY		***$3,856,421***	*$1,604,073*	*$3,380,685*	*$1,518,294*	*$4,206,101*	*$1,316,856*	*$3,292,856*	*$1,567,722*	*$2,835,158*	*$1,723,774*	*$2,315,411*

REVENUE BUDGET PROPOSAL - CITY OF KUNA - FYE 2021
SEWER FUND

		FYE 2021	FYE 2020		FYE 2019		FYE 2018		FYE 2017		FYE 2016	
ACCOUNT #	ACCOUNT NAME	BUDGET	ACTUAL*	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET
OPERATING REVENUE												
21-4600	Sewer User Fees	$3,888,000	$3,294,173	$2,741,199	$2,611,732	$2,227,403	$2,366,842	$2,227,403	$2,117,037	$2,041,173	$1,965,466	$1,892,948
21-4640	Sewer Farm Revenue	$102,714	$102,714	$115,182	$111,810	$139,570	$124,192	$139,570	$131,226	$139,750	$136,810	$139,750
21-4185	Miscellaneous Income	$50,000	$68,307	$50,000	$92,482	$138,450	$78,198	$138,450	$58,948	$900	$80,139	$76,550
21-4510	Service Reconnect Fees	$17,000	$17,272	$17,000	$21,748	$13,000	$26,111	$13,000	$16,829	$0	$0	$0
21-4550	Sewer Line Inspections	$35,000	$49,570	$30,000	$50,354	$9,000	$33,422	$9,000	$18,509	$8,000	$30,154	$4,000
21-4775	Late Payment Fee	$35,000	$34,454	$35,000	$47,276	$23,000	$42,580	$23,000	$35,970	$0	$0	$0
21-4358	Development Support Services	$1,500	$1,610	$1,500	$1,780	$4,000	$2,696	$4,000	$3,127	$2,000	$4,850	$2,000
		$4,129,214	**$3,568,100**	**$2,989,881**	**$2,937,182**	**$2,554,423**	**$2,674,042**	**$2,554,423**	**$2,381,647**	**$2,191,823**	**$2,217,420**	**$2,115,248**
CAPITAL REVENUE												
21-4505	New Service Connection	$0	$0	$0	$276	$0	$4,555	$0	$3,277	$0	$1,092	$0
21-4606	LID Reduced Sewer Connection	$825,000	$826,469	$843,217	$863,140	$474,978	$677,315	$474,978	$485,814	$112,608	$248,988	$84,216
21-4173	Interest Revenue	$50,000	$93,396	$65,000	$99,648	$5,900	$42,617	$5,900	$6,886	$2,300	$4,535	$1,750
21-4900	Transfers In	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
21-4950	Carryover	$4,967,275	$4,796,646	$3,863,199	$5,310,831	$4,695,560	$0	$2,984,664	$0	$1,229,447	$2,937,035	$1,234,602
		$5,842,275	**$5,716,511**	**$4,771,416**	**$6,273,894**	**$5,176,438**	**$724,487**	**$3,465,542**	**$495,977**	**$1,344,355**	**$3,191,650**	**$1,320,568**
GRAND TOTAL REVENUE		**$9,971,489**	**$9,284,611**	**$7,761,297**	**$9,211,076**	**$7,730,861**	**$3,398,529**	**$6,019,965**	**$2,877,623**	**$3,536,178**	**$5,409,070**	**$3,435,816**
GRAND TOTAL WITHOUT CARRYOVER		***$5,004,214***	*$4,487,965*	*$3,898,098*	*$3,900,245*	*$3,035,301*	*$3,398,529*	*$3,035,301*	*$2,877,623*	*$2,306,731*	*$2,472,035*	*$2,201,214*

*Forecast

EXPENDITURE BUDGET PROPOSAL - CITY OF KUNA - FYE 2021
SEWER FUND

		FYE 2021	FYE 2020		FYE 2019		FYE 2018		FYE 2017		FYE 2016	
ACCOUNT #	ACCOUNT NAME	BUDGET	ACTUAL*	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET
LABOR & BENEFITS												
21-5005	Salaries & Wages - Staff	$717,897	$693,070	$689,130	$645,042	$685,953	$562,304	$601,422	$497,062	$542,051	$484,887	$488,434
21-5795	Salaries - Overtime	$17,947	$8,065	$17,228	$6,952	$0	$0	$0	$0	$0	$0	$0
21-5009	Salaries & Wages - Seasonal	$0	$0	$0	$0	$0	$223	$11,329	$0	$0	$201	$0
21-5000	Salaries & Wages - Elected	$4,393	$4,254	$4,311	$4,478	$4,130	$3,961	$4,107	$3,920	$4,060	$3,587	$0
21-5800	OASDI - Employer	$45,895	$43,040	$44,061	$39,697	$42,785	$34,246	$38,245	$30,512	$33,859	$31,279	$30,283
21-5810	Medicare - Employer	$10,733	$10,067	$10,305	$9,284	$10,006	$7,283	$8,944	$7,136	$7,919	$7,326	$6,364
21-5820	Group Medical Insurance	$106,587	$91,191	$100,320	$87,153	$74,151	$71,780	$74,004	$60,218	$67,561	$71,362	$77,314
21-5830	Group Life Insurance	$461	$343	$461	$443	$387	$371	$386	$329	$372	$323	$356
21-5840	PERSI Employer 401 (a)	$88,386	$86,813	$84,855	$75,133	$79,847	$59,937	$70,066	$53,556	$63,193	$56,764	$56,502
21-5850	Worker's Compensation	$13,912	$10,555	$15,051	$11,597	$18,366	$8,684	$14,795	$7,919	$14,132	$13,394	$12,651
21-5860	Group Dental/Vision Insurance	$8,419	$8,649	$8,657	$7,220	$6,638	$5,844	$6,625	$5,787	$7,157	$6,391	$5,897
21-6280	Unemployment Expenses	$0	$0	$0	$0	$0	$28	$0	$0	$0	$0	$713
		$1,014,629	**$956,046**	**$974,379**	**$887,000**	**$922,263**	**$754,659**	**$829,923**	**$666,439**	**$740,304**	**$675,513**	**$678,514**
MAINTENANCE & GENERAL OPERATIONS												
21-6025	Janitorial	$7,000	$3,913	$3,600	$3,473	$3,000	$2,476	$1,700	$2,308	$1,449	$1,332	$1,533
21-6050	Contract Labor	$2,000	$0	$2,500	$0	$2,500	$0	$0	$0	$2,500	$0	$2,500
21-6052	Contract Services	$17,000	$15,712	$15,500	$10,413	$15,500	$12,527	$15,500	$11,344	$15,079	$8,787	$15,573
21-6065	Dig Line Expenditures	$3,500	$2,893	$2,700	$3,081	$2,000	$2,265	$2,000	$1,421	$2,000	$1,064	$2,000
21-6075	Dues & Memberships	$3,500	$797	$3,632	$1,178	$3,632	$1,428	$2,731	$2,315	$2,731	$2,153	$2,575

21-6090	Farm Expenditures	$102,714	$118,588	$116,000	$73,606	$116,000	$97,057	$116,000	$92,699	$112,000	$116,341	$110,000
21-6110	Interest Expenses	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
21-6125	Legal Publications	$1,300	$474	$1,300	$267	$1,300	$683	$1,300	$647	$1,300	$33	$1,300
21-6130	Liability & Property Insurance	$41,305	$38,603	$38,603	$36,077	$36,077	$33,717	$33,717	$32,111	$32,111	$30,614	$31,481
21-6131	Insurance Claims Paid	$500	$230	$0	$1,503	$0	$0	$0	$0	$0	$0	$0
21-6140	Maint. & Repair - Bldng. & Grounds	$25,000	$20,908	$25,000	$17,284	$23,900	$27,509	$18,500	$14,902	$23,900	$6,768	$23,900
21-6141	IT Small Equipment	$9,702	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
21-6142	Maint. & Repair - Equipment	$60,000	$54,748	$51,000	$28,213	$51,000	$42,845	$51,000	$36,686	$62,000	$39,249	$62,000
21-6150	Maint. & Repair - System	$155,210	$96,514	$155,210	$132,747	$141,100	$88,155	$111,100	$74,314	$54,600	$257,784	$215,000
21-6151	Maint. & Repair - Process Chemicals	$119,427	$101,615	$119,427	$113,034	$108,570	$119,112	$103,400	$85,436	$123,400	$0	$0
21-6152	Maint. & Repair - Lab Costs	$28,000	$24,172	$25,933	$24,211	$23,575	$30,247	$20,500	$24,660	$19,000	$0	$0
21-6153	Maint. & Repair - Sludge Disposal	$37,500	$35,120	$36,383	$36,030	$34,650	$34,110	$33,000	$34,300	$34,000	$0	$0
21-6155	Meetings/Committees	$1,450	$514	$1,450	$40	$1,450	$612	$1,450	$245	$1,450	$323	$1,450
21-6160	Miscellaneous Expenditures	$35,000	$17,740	$30,000	$45,147	$242,473	$4,938	$242,473	$1,708	$4,813	$236,973	$3,813
21-6165	Office Supplies	$8,500	$7,284	$5,500	$5,165	$4,000	$2,909	$3,700	$2,053	$3,700	$1,464	$3,700
21-6175	Small Tools	$16,500	$7,444	$16,500	$10,074	$15,000	$4,411	$15,000	$11,556	$0	$6,741	$24,783
21-6190	Postage & Billing	$27,500	$25,935	$21,000	$20,933	$17,955	$19,685	$17,955	$19,532	$23,814	$19,255	$23,612
21-6202	Professional Services	$25,000	$10,538	$23,557	$19,555	$23,557	$15,537	$23,557	$23,671	$2,715	$11,372	$8,263
21-6211	Rent - Buildings & Land	$2,400	$1,458	$2,400	$1,458	$2,400	$1,337	$2,400	$2,139	$1,512	$15,739	$15,925
21-6212	Rent - Equipment	$3,000	$490	$3,000	$2,254	$2,000	$1,505	$2,000	$1,185	$2,000	$1,177	$1,750
21-6230	Safety Training & Equipment	$3,500	$3,276	$2,640	$3,351	$2,400	$1,445	$2,400	$2,438	$2,400	$1,435	$2,400
21-6255	Telephone	$20,000	$13,071	$14,500	$12,374	$14,500	$11,838	$14,500	$14,048	$11,917	$12,123	$13,343
21-6265	Training & Schooling	$2,500	$1,903	$2,500	$2,006	$2,500	$720	$2,500	$1,232	$2,500	$584	$5,000
21-6270	Travel	$750	$708	$750	$0	$750	$78	$750	$4	$2,500	$10	$2,500
21-6285	Uniforms	$4,800	$806	$4,800	$2,719	$4,000	$914	$4,000	$2,130	$3,100	$2,831	$3,000
21-6290	Utilities	$280,000	$241,185	$280,000	$257,774	$280,000	$247,736	$280,000	$245,771	$275,000	$247,417	$271,085
21-6300	Fuel	$19,500	$16,964	$15,000	$16,508	$15,000	$13,468	$12,500	$11,978	$25,000	$9,266	$25,000
21-6305	Maint. & Repair - Vehicles	$15,000	$5,573	$16,016	$13,452	$12,320	$3,755	$11,200	$11,095	$11,000	$3,808	$11,000
21-6505	Bank Fees	$27,500	$24,364	$25,000	$22,186	$16,900	$18,566	$16,900	$16,017	$15,971	$16,008	$12,280
		$1,106,558	**$893,540**	**$1,061,400**	**$916,114**	**$1,220,009**	**$841,584**	**$1,163,733**	**$779,945**	**$875,462**	**$1,050,652**	**$896,766**
DEBT COVERAGE												
21-6015	Bond & Loan Payments	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
		$0	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
CAPITAL EXPENDITURES												
21-6020	Capital Improvements	$1,882,200	$47,752	$691,480	$1,399,213	$1,861,482	$948,025	$2,107,420	$698,808	$1,534,000	$517,895	$1,551,000
21-6166	PP&E	$259,260	$525,046	$598,350	$160,379	$309,350	$10,586	$309,350	$176,067	$210,259	$53,769	$98,793
		$2,141,460	**$572,798**	**$1,289,830**	**$1,559,592**	**$2,170,832**	**$958,610**	**$2,416,770**	**$874,875**	**$1,744,259**	**$571,664**	**$1,649,793**
OTHER EXPENDITURES												
21-6045	Contingency	$5,708,842	$36,929	$4,435,688	$470,481	$3,411,206	$21,085	$1,624,342	$4,768	$168,153	$0	$198,743
21-6095	Bad Debts Expense	$0	$0	$0	$697	$4,000	$0	$4,000	$0	$0	$0	$4,000
21-6400	Transfers Out	$0	$0	$0	$0	$6,000	$0	$6,000	$0	$6,000	$0	$6,000
21-6500	Cash Over/Short	$0	$0	$0	$0	$0	$0	$0	$0	$2,000	$36	$2,000
		$5,708,842	**$36,929**	**$4,435,688**	**$471,178**	**$3,421,206**	**$21,085**	**$1,634,342**	**$4,768**	**$176,153**	**$36**	**$210,743**
GRAND TOTAL EXPENDITURES		**$9,971,489**	**$2,459,314**	**$7,761,297**	**$3,833,884**	**$7,734,310**	**$2,575,939**	**$6,044,768**	**$2,326,027**	**$3,536,178**	**$2,297,865**	**$3,435,816**
GRAND TOTAL WITHOUT CONTINGENCY		***$4,262,647***	*$2,422,385*	*$3,325,609*	*$3,363,403*	*$4,323,104*	*$2,554,854*	*$4,420,426*	*$2,321,259*	*$3,368,025*	*$2,297,865*	*$3,237,073*

*Forecast

REVENUE BUDGET PROPOSAL - CITY OF KUNA - FYE 2021
IRRIGATION FUND

		FYE 2021	FYE 2020		FYE 2019		FYE 2018		FYE 2017		FYE 2016	
ACCOUNT #	ACCOUNT NAME	BUDGET	ACTUAL*	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET
OPERATING REVENUE												
25-4700	Pressurized Irrigation User Fees	$780,000	$726,128	$670,262	$657,525	$592,377	$634,512	$592,377	$576,475	$554,840	$527,099	$483,000
25-4177	Gravity Irrigation User Fees	$18,000	$22,852	$18,268	$18,157	$26,210	$20,424	$26,210	$24,417	$22,000	$23,929	$12,000
25-4185	Miscellaneous Income	$20,000	$23,500	$20,000	$322,202	$109,003	$204,578	$109,003	$175,450	$104,724	$156,397	$76,053
25-4510	Service Reconnect Fees	$4,000	$4,934	$6,000	$5,421	$4,000	$7,360	$4,000	$6,411	$100	$20	$100
25-4550	Irrigation Line Inspections	$30,000	$60,309	$30,000	$68,124	$20,000	$55,812	$20,000	$24,736	$10,000	$38,819	$4,000
25-4775	Late Pay Fees	$10,000	$9,574	$10,000	$11,666	$8,500	$13,799	$8,500	$14,246	$400	$801	$800
25-4358	Development Support Services	$700	$686	$800	$640	$1,200	$1,027	$1,200	$1,115	$750	$1,863	$200
		$862,700	**$847,983**	**$755,329**	**$1,083,735**	**$761,290**	**$937,512**	**$761,290**	**$822,850**	**$692,814**	**$748,927**	**$576,153**
CAPITAL REVENUE												
25-4505	New Service Connection	$636,488	$636,488	$687,305	$697,169	$315,557	$506,686	$315,557	$385,807	$180,000	$305,850	$157,500
25-4503	New Service Tap	$0	$0	$500	$351	$500	$429	$500	$756	$0	$2,348	$0
25-4173	Interest Revenue	$35,000	$74,943	$45,000	$70,853	$2,500	$20,047	$2,500	$4,669	$2,000	$2,937	$800
25-4900	Transfers In	$0	$0	$0	$0	$100	$0	$100	$0	$100	$0	$100
25-4950	Carryover	$3,634,872	$3,742,129	$3,457,211	$2,499,141	$2,215,413	$0	$1,588,537	$0	$505,944	$1,584,954	$536,037
		$4,306,360	**$4,453,560**	**$4,190,016**	**$3,267,514**	**$2,534,070**	**$527,162**	**$1,907,194**	**$391,232**	**$688,044**	**$1,896,089**	**$694,437**
GRAND TOTAL REVENUE		**$5,169,060**	**$5,301,542**	**$4,945,345**	**$4,351,249**	**$3,295,360**	**$1,464,674**	**$2,668,484**	**$1,214,082**	**$1,380,858**	**$2,645,016**	**$1,270,590**
GRAND TOTAL WITHOUT CARRYOVER		***$1,534,188***	*$1,559,414*	*$1,488,134*	*$1,852,109*	*$1,079,947*	*$1,464,674*	*$1,079,947*	*$1,214,082*	*$874,914*	*$1,060,062*	*$734,553*

*Forecast

EXPENDITURE BUDGET PROPOSAL - CITY OF KUNA - FYE 2021
IRRIGATION FUND

		FYE 2021	FYE 2020		FYE 2019		FYE 2018		FYE 2017		FYE 2016	
ACCOUNT #	ACCOUNT NAME	BUDGET	ACTUAL*	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET
LABOR & BENEFITS												
25-5005	Salaries & Wages - Staff	$161,164	$160,396	$155,988	$145,782	$156,113	$142,583	$135,462	$117,510	$118,488	$113,355	$112,919
25-5795	Salaries - Overtime	$4,029	$3,017	$3,900	$3,264	$0	$0	$0	$0	$0	$0	$0
25-5009	Salaries & Wages - Seasonal	$0	$0	$0	$0	$0	$111	$2,268	$0	$0	$77	$0
25-5000	Salaries & Wages - Elected	$2,197	$2,183	$2,155	$2,181	$2,065	$1,972	$2,053	$1,960	$2,030	$1,794	$0
25-5800	OASDI - Employer	$10,378	$10,182	$10,047	$9,224	$9,807	$8,754	$8,666	$7,229	$7,472	$7,244	$7,001
25-5810	Medicare - Employer	$2,427	2,379.55	$2,350	$2,156	$2,294	$1,897	$2,027	$1,690	$1,748	$1,696	$1,445
25-5820	Group Medical Insurance	$25,000	$21,934	$22,659	$20,363	$22,049	$19,939	$19,522	$16,140	$17,181	$18,182	$18,215
25-5830	Group Life Insurance	$106	$100	$108	$103	$108	$94	$94	$80	$86	$78	$85
25-5840	PERSI Employer 401 (a)	$19,987	$19,904	$19,349	$17,437	$18,308	$15,221	$15,918	$12,755	$13,951	$13,099	$13,063
25-5850	Worker's Compensation	$5,212	$3,571	$5,344	$3,917	$5,836	$2,909	$5,021	$2,854	$3,017	$2,810	$2,832
25-5860	Group Dental/Vision Insurance	$3,500	$2,552	$2,033	$1,936	$2,098	$1,863	$1,870	$1,682	$1,799	$1,528	$1,394
25-6280	Unemployment Expenses	$0	$0	$0	$0	$0	$14	$0	$0	$0	$0	$272
		$233,999	**$226,218**	**$223,933**	**$206,364**	**$218,677**	**$195,358**	**$192,901**	**$161,900**	**$165,772**	**$159,862**	**$157,226**
MAINTENANCE & GENERAL OPERATIONS												
25-6025	Janitorial	$4,000	$1,286	$3,600	$1,337	$900	$917	$765	$845	$527	$488	$587
25-6050	Contract Labor	$1,000	$0	$1,000	$0	$1,000	$0	$1,000	$0	$1,000	$0	$1,000
25-6052	Contract Services	$6,700	$6,343	$6,400	$4,131	$6,400	$5,455	$6,400	$5,249	$5,762	$3,300	$5,857
25-6065	Dig Line Expenditures	$1,500	$1,102	$1,000	$1,174	$600	$863	$600	$0	$500	$405	$500
25-6075	Dues & Memberships	$500	$195	$479	$261	$479	$561	$360	$316	$360	$283	$240

25-6115	M&R - Gravity	$2,500	$429	$2,250	$891	$1,500	$1,192	$1,000	$1,699	$1,000	$408	$1,000
25-6110	Interest Expenses	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
25-6116	Irrigation Water Costs	$150,545	$133,860	$150,545	$118,010	$125,454	$106,849	$114,049	$106,429	$114,049	$104,168	$92,000
25-6125	Legal Publications	$1,900	$101	$1,900	$1,597	$1,900	$365	$1,900	$556	$1,900	$651	$1,900
25-6130	Liability & Property Insurance	$4,533	$4,237	$4,237	$3,960	$5,701	$3,701	$3,701	$3,524	$3,524	$3,716	$3,455
25-6131	Insurance Claims Paid	$300	$0	$0	$0	$100	$0	$100	$0	$100	$0	$100
25-6140	Maint. & Repair - Bldng. & Grounds	$3,300	$2,024	$3,300	$1,767	$3,300	$2,578	$3,300	$2,425	$3,100	$1,027	$3,100
25-6141	IT Small Equipment	$2,646	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
25-6142	Maint. & Repair - Equipment	$8,800	$3,711	$8,800	$4,458	$8,800	$3,761	$8,800	$3,640	$8,800	$4,573	$8,800
25-6150	Maint. & Repair - Pressure	$75,000	$79,599	$50,000	$29,526	$50,000	$43,160	$50,000	$26,611	$50,000	$18,721	$50,000
25-6155	Meetings/Committees	$650	$263	$650	$18	$650	$197	$650	$63	$650	$103	$590
25-6160	Miscellaneous Expenditures	$20,000	$21	$20,000	$3,399	$69,293	-$19	$69,293	$0	$5,313	$0	$1,313
25-6165	Office Supplies	$3,600	$2,303	$1,500	$1,369	$969	$1,006	$775	$687	$750	$365	$750
25-6175	Small Tools	$6,725	$4,965	$6,725	$1,694	$6,725	$1,459	$6,725	$3,562	$8,725	$3,693	$9,112
25-6190	Postage & Billing	$9,500	$8,904	$8,000	$8,070	$7,125	$7,720	$7,125	$7,638	$9,336	$7,985	$8,327
25-6202	Professional Services	$11,500	$958	$11,500	$6,775	$6,435	$5,758	$6,435	$5,674	$6,435	$1,378	$6,315
25-6211	Rent - Buildings & Land	$950	$648	$950	$648	$950	$594	$950	$934	$648	$6,029	$6,191
25-6212	Rent - Equipment	$1,200	$274	$1,200	$914	$800	$110	$800	$4	$800	$0	$800
25-6230	Safety Training & Equipment	$900	$329	$900	$77	$900	$140	$900	$263	$900	$157	$900
25-6255	Telephone	$4,520	$4,041	$4,520	$3,638	$4,520	$3,819	$4,520	$4,450	$3,977	$3,955	$4,159
25-6265	Training & Schooling	$930	$647	$930	$873	$620	$365	$620	$490	$500	$615	$500
25-6270	Travel	$200	$193	$200	$0	$200	$22	$200	$1	$200	$4	$200
25-6285	Uniforms	$900	$366	$900	$663	$750	$326	$750	$563	$750	$201	$750
25-6290	Utilities	$135,000	$118,048	$135,000	$115,148	$106,384	$115,203	$106,384	$95,075	$96,190	$96,493	$81,187
25-6300	Fuel	$4,000	$2,777	$4,000	$2,590	$4,000	$4,948	$4,000	$3,394	$4,000	$2,205	$3,500
25-6305	Maint. & Repair - Vehicles	$1,375	$1,118	$1,375	$959	$1,250	$663	$1,250	$453	$1,250	$184	$1,250
25-6505	Bank Fees	$11,500	$9,594	$10,000	$8,736	$6,292	$7,311	$6,292	$6,309	$6,292	$4,698	$4,838
		$476,674	**$388,335**	**$441,861**	**$322,682**	**$423,997**	**$319,023**	**$409,644**	**$280,854**	**$337,338**	**$265,805**	**$299,221**
DEBT COVERAGE												
25-6015	Bond & Loan Payments	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
		$0	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
CAPITAL EXPENDITURES												
25-6020	Capital Improvements	$586,600	$62,590	$723,900	$32,772	$496,620	$121,027	$496,620	$712,750	$676,500	$219,330	$604,175
25-6166	PP&E	$66,080	$38,869	$94,250	$33,778	$82,467	$1,369	$82,467	$15,191	$59,650	$11,419	$42,951
		$652,680	**$101,459**	**$818,150**	**$66,550**	**$579,087**	**$122,396**	**$579,087**	**$727,941**	**$736,150**	**$230,749**	**$647,126**
OTHER EXPENDITURES												
25-6045	Contingency	$3,805,707	$14,587	$3,461,402	$27,372	$2,073,501	$10,101	$1,486,754	$1,845	$141,498	$101,300	$150,982
25-6095	Bad Debts Expense	$0	$0	$0	$12	$0	$0	$0	$0	$0	$0	$0
25-6400	Transfers Out	$0	$0	$0	$0	$100	$0	$100	$0	$100	$0	$15,000
25-6500	Cash Over/Short	$0	$0	$0	$0	$0	$0	$0	$0	$0	-$3	$0
		$3,805,707	**$14,587**	**$3,461,402**	**$27,383**	**$2,073,601**	**$10,101**	**$1,486,854**	**$1,845**	**$141,598**	**$101,297**	**$165,982**
GRAND TOTAL EXPENDITURES		**$5,169,060**	**$730,599**	**$4,945,345**	**$622,980**	**$3,295,362**	**$646,878**	**$2,668,486**	**$1,172,540**	**$1,380,858**	**$757,713**	**$1,269,555**
GRAND TOTAL WITHOUT CONTINGENCY		***$1,363,353***	*$716,012*	*$1,483,943*	*$595,608*	*$1,221,861*	*$636,777*	*$1,181,732*	*$1,170,695*	*$1,239,360*	*$656,413*	*$1,118,573*

*Forecast

REVENUE & EXPENDITURE STATEMENT - CITY OF KUNA - FYE 2021
SOLID WASTE FUND

		FYE 2021	FYE 2020		FYE 2019		FYE 2018		FYE 2017		FYE 2016	
ACCOUNT #	ACCOUNT NAME	BUDGET	ACTUAL*	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET
SOLID WASTE REVENUE												
26-4173	Interest Revenue	$200	$618	$1,000	$1,961	$0	$810	$0	$202	$0	$120	$0
26-4950	Carryover	$90,000	$96,389	$90,000	$89,881	$0	$0	$0	$0	$0	$0	$0
26-4975	Solid Waste User Fees	$2,399,301	$2,329,418	$2,372,055	$2,189,217	$2,029,335	$1,933,037	$1,858,827	$1,753,386	$1,674,519	$1,620,715	$1,456,066
		$2,489,501	**$2,426,425**	**$2,463,055**	**$2,281,059**	**$2,029,335**	**$1,933,847**	**$1,858,827**	**$1,753,588**	**$1,674,519**	**$1,620,835**	**$1,456,066**
SOLID WASTE EXPENDITURES												
26-6045	Contingency	$126,171	$131,930	$90,000	$0	$0	$0	$0	$0	$0	$0	$0
26-7000	Solid Waste Service Fees	$2,363,330	$2,294,495	$2,373,055	$2,187,225	$2,029,335	$1,912,978	$1,858,827	$1,749,562	$1,674,519	$1,613,549	$1,456,066
		$2,489,501	**$2,426,425**	**$2,463,055**	**$2,187,225**	**$2,029,335**	**$1,912,978**	**$1,858,827**	**$1,749,562**	**$1,674,519**	**$1,613,549**	**$1,456,066**
GRAND TOTAL NET		**$0**	**$0**	**$0**	**$93,834**	**$0**	**$20,869**	**$0**	**$4,026**	**$0**	**$7,286**	**$0**

* Forecast

REVENUE & EXPENDITURE STATEMENT - CITY OF KUNA - FYE 2021
CAPITAL PROJECTS FUND (GOVERNMENTAL FUNDS)*

		FYE 2021	FYE 2020		FYE 2019		FYE 2018		FYE 2017		FYE 2016	
ACCOUNT #	ACCOUNT NAME	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET
CAPITAL PROJECTS REVENUE												
40-4900	Transfers In	$1,118,269	$1,582,259	$1,582,259	$631,500	$631,500	$388,110	$388,110	$631,875	$608,075	$147,200	$147,200
40-4950	Fund Balance Carryover	$696,070	$258,998	$245,000	$213,419	$100,000	$182,390	$75,000	$75,000	$55,000	$25,000	$25,000
		$1,814,339	**$1,841,257**	**$1,827,259**	**$844,919**	**$731,500**	**$570,500**	**$463,110**	**$706,875**	**$663,075**	**$172,200**	**$172,200**
CAPITAL PROJECTS EXPENDITURES												
40-6166	PP&E - Operations	$131,000	$43,113	$1,520,269	$169,836	$252,600	$96,665	$214,650	$83,029	$225,375	$62,200	$62,200
40-6020	Capital Improvements	$1,576,269	$795,058	$61,990	$95,093	$378,900	$56,790	$173,460	$200,426	$382,700	$35,905	$60,000
40-6400	Transfers Out	$96,687	$380,239	$0	$244,682	$0	$206,712	$0	$50,095	$0	$0	$0
40-6045	Contingency	$10,383	$0	$245,000	$0	$100,000	$0	$75,000	$0	$55,000	$0	$50,000
		$1,814,339	**$1,218,410**	**$1,827,259**	**$509,611**	**$731,500**	**$360,167**	**$463,110**	**$333,550**	**$663,075**	**$98,105**	**$172,200**
GRAND TOTAL NET		**$0**	**$622,846**	**$0**	**$335,308**	**$0**	**$210,332**	**$0**	**$373,325**	**$0**	**$74,095**	**$0**

*Capital projects in the enterprise funds are handled within the funds themselves.

REVENUE & EXPENDITURE STATEMENT - CITY OF KUNA - FYE 2021
PARK IMPACT FEE FUND & CAPITAL PROJECTS FUND (GOVERNMENTAL FUNDS)

		FYE 2021	FYE 2020		FYE 2019		FYE 2018		FYE 2017		FYE 2016	
ACCOUNT #	ACCOUNT NAME	BUDGET	ACTUAL*	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET
CAPITAL PROJECTS REVENUE												
50-4173	Interest Revenue	$15,000	$17,370	$18,000	$12,406	$0	$0	$0	$0	$0	$0	$0
50-4650	Park Impact Fee Revenue	$699,555	$699,555	$717,396	$722,091	$413,279	$563,457	$403,241	$456,364	$187,800	$0	$0
50-4950	Carryover	$1,661,928	$1,111,275	$917,273	$837,293	$438,007	$0	$448,045	$0	$0	$0	$0
		$2,376,483	**$1,828,200**	**$1,652,669**	**$1,571,790**	**$851,286**	**$563,457**	**$851,286**	**$456,364**	**$187,800**	**$0**	**$0**
CAPITAL PROJECTS EXPENDITURES												
50-6045	Contingency	$2,376,483	$15,000	$1,652,669	$462,056	$851,286	$204,124	$851,286	$0	$187,800	$0	$0
		$2,376,483	**$15,000**	**$1,652,669**	**$462,056**	**$851,286**	**$204,124**	**$851,286**	**$0**	**$187,800**	**$0**	**$0**
GRAND TOTAL NET		**$0**	**$1,813,200**	**$0**	**$1,109,735**	**$0**	**$359,333**	**$0**	**$456,364**	**$0**	**$0**	**$0**

*Forecast

REVENUE & EXPENDITURE STATEMENT - CITY OF KUNA - FYE 2021
POLICE IMPACT FEE FUND (GOVERNMENTAL FUNDS)

		FYE 2021	FYE 2020		FYE 2019		FYE 2018		FYE 2017		FYE 2016	
ACCOUNT #	ACCOUNT NAME	BUDGET	ACTUAL*	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET
CAPITAL PROJECTS REVENUE												
51-4650	Police Impact Fee Revenue	$57,526	$57,526	$16,380	$12,731	$0	$0	$0	$0	$0	$0	$0
51-4950	Carryover	$70,257	$12,731	$4,545	$0	$0	$0	$0	$0	$0	$0	$0
		$127,783	**$70,257**	**$20,925**	**$12,731**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
CAPITAL PROJECTS EXPENDITURES												
51-6045	Contingency	$127,783	$0	$20,925	$0	$0	$0	$0	$0	$0	$0	$0
		$127,783	**$0**	**$20,925**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
GRAND TOTAL NET		**$0**	**$70,257**	**$0**	**$12,731**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

*Forecast

									Grant	CPF (40)		Water (20)		Sewer (21)		Irrigation (25)		Park Impact
Activity Number	Priority	Project	Contact	Details	Proposed Amount	Approved Amount	Carryover Project	Transfer In to Fund 40	Various	6020	6166	6020	6166	6020	6166	6020	6166	6045
	1	Park Restroom Sinking Fund	Bobby	Sinking fund for park restrooms	175,000.00		150,000.00	25,000.00		175,000.00								
	1	Well 2 Rehabilitation	Bobby	Rehabilitation of the irrigation well used to irrigate BF Park, Greenbelt, and ball fields	100,000.00			100,000.00		100,000.00								
	1	Pathways	Bobby	Add additional park pathways	15,000.00			15,000.00		15,000.00								
	2	Splash Pad Concessions Stand	Bobby	Addition of a concession stand near the splash pad	15,000.00			15,000.00		15,000.00								
	1	Maglocks at Restrooms	Bobby	Addition of maglocks for restrooms	22,000.00			22,000.00			22,000.00							
	1	Concrete at Bernie Fisher Park	Bobby	Concrete pad at Bernie Fisher basketball court	24,000.00		24,000.00	-		24,000.00								
	2	Picnic Table Shelter	Bobby	Addition of Bernie Fisher picnic table shelter	30,000.00			30,000.00		30,000.00								
	1	Land Improvements	Bobby	Park development not covered by impact fees	350,000.00		150,000.00	200,000.00		350,000.00								
	1	Large Area Mower	Bobby	Mower needed due to additional 27 acres of parks: Patagonia (7), Ashton Estates (3), Zamzows (14), other (3)	76,000.00			76,000.00			76,000.00							
	1	UTV	Bobby	New UTV to replace UTVs that have broken down	23,000.00			23,000.00			23,000.00							
	1	Rock Rake	Bobby	Attachment for the bobcat skidsteer and toolcat, which will assist in park construction	10,000.00			10,000.00			10,000.00							
	1	Bernie Fisher Playground Equipment	Bobby	Refresh of Bernie Fisher Park playground equipment due to safety concerns	450,000.00			450,000.00		450,000.00								
	1	Greenbelt Purchase	Chris	Purchase of portion of greenbelt from Union Pacific	367,538.00		150,000.00	33,769.00	183,769.00	183,769.00								
	2	Grant Matching	Chris	Grant Matching for grants that are currently unplanned that may arise	81,000.00			81,000.00		81,000.00								
	1	Retail Incubator	Lisa	Construction of small retail locations to be used for promotion of start up businesses	100,000.00		100,000.00	-		100,000.00								
	1	Urban Renewal District	Lisa	Eligibility (10-15), Feasibilty (20-40), Legal (25-30), Misc (15)	81,687.36		66,687.36	30,000.00										
	2	City Hall Basement	Paul	Finish constructing wall to secure IT equipment and City records	7,500.00			7,500.00		7,500.00								
	2	Senior Center Exterior	Paul	Face lift of Senior Building; fix potential problems with roof.	15,000.00		15,000.00	-		15,000.00								
	1	Energy Efficiency	Paul	Potentially upgrading our operational systems city-wide to save on expenses long-term.	95,000.00		90,000.00	-		30,000.00		27,300.00		27,300.00		10,400.00		
1097	1	Downtown Gravity to PI	Paul	Converting old gravity system to pressure in prep for phase II of downtown revitalization	100,000.00		100,000.00									100,000.00		
1156	1	Ashton Pump and Pond	Paul	Irrigation storage for east side of hwy 69	400,000.00		400,000.00									400,000.00		
	1	Chaparosa and Tomorrow Pump Station Roof	Paul	Roof installation or rehabilitation to prolong the life of the pump station	15,000.00											15,000.00		
	2	Lightpole at Patagonia Pump Station	Paul	Installation of lightpole at Patagonia pump station for security purposes	11,000.00											11,000.00		
	1	Chaparosa and Tomorrow Panel Upgrades	Paul	Panel upgrades at pump stations to improve performance	35,000.00											35,000.00		
1057	1	Misc Pumps, Motors, Equipment	Paul	Misc Pumps, Motors, Equipment	220,000.00		220,000.00						80,000.00		90,000.00		50,000.00	
	1	Scada Upgrade Phase II	Paul	Scada Upgrade and Synchronization	60,000.00								25,200.00		25,200.00		9,600.00	
	2	NWWTP Remodel	Paul	Improve entryway and increase security measures at Ten Mile Plant	20,000.00							12,600.00		12,600.00		4,800.00		
	1	West Well Rehabilitation	Paul	Lagoons West Well Rehab Phase III	40,000.00									40,000.00				
	1	Membrane Replacement	Paul	Emergency budget for membrane replacement (getting to the end of the life of current)	315,000.00		105,000.00							105,000.00				
	1	Lift Station Pump Around	Paul	Emergency budget to allow for pumping to occur in event of failure of lift station	20,000.00		20,000.00							20,000.00				
	1	Mempulse +VFD	Paul	Membrane upgrade at NWWTP to improve longevity and output of facility	125,000.00		125,000.00							125,000.00				
	1	Danskin Feasibility Study	Paul	Capacity study at Danskin lift station	50,000.00									50,000.00				
	1	Fine Screen Overhaul	Paul	Planned replacement of aging component	15,000.00		15,000.00							15,000.00				
	1	Autoclave	Paul	Laboratory equipment to provide completely sterile equipment for bacterial tests	6,500.00		6,500.00								6,500.00			
	2	Sewer Pickup	Paul	Replacement of aging vehicle at Sewer Lagoons	30,000.00		30,000.00								35,000.00			
	1	Storage Building	Paul	Storage building construction for Vac Truck purchased in 2020 and other misc PW equipment	30,000.00							12,600.00		12,600.00		4,800.00		
	2	Parking Lot NWWTP	Paul	Addition of parking at NWWTP in order to add 5-6 spaces	35,000.00							14,700.00		14,700.00		5,600.00		
	2	Dump Trailer	Paul	Dump trailer for public works use	18,000.00								7,560.00		7,560.00		2,880.00	
	2	Solids Trailer	Paul	Trailer to dispose of solids currently handled by J&M	90,000.00										90,000.00			
	2	Pond 3 Rehabilitation	Paul	To dredge pond and replace liner at lagoons on Swan Falls Road	400,000.00									400,000.00				
	1	Aeration Lines Pond 7	Paul	Improvements at lagoons to ensure bacterial efficacy in solid and waste break down	350,000.00									350,000.00				
	1	Hubbard Lift Station Rehabilitation	Paul	Lift station rehabilitation to address capacity concerns	35,000.00									35,000.00				
	1	Falcon Crest Storage Tank	Paul	Water storage tank for Falcon Crest Development	750,000.00		700,000.00					750,000.00						
	1	Water Meters	Paul	Water Meters for building	350,000.00							350,000.00						
	1	Water Rights Strategy	Paul	Future needs and management of water rights	30,000.00		30,000.00					30,000.00						
	1	New Production Well	Paul	Well to preserve water rights	800,000.00							800,000.00						
	1	Scissor Hydrants	Paul	Replacement of obselete hydrants that are prone to fail and not serviceable	30,000.00								30,000.00					
	1	Access Point	Mike	Tool for field operaters to be able to access critical info with their phone or tablet	5,000.00										5,000.00			
	1	Fixed Base Meter Reading	Paul	New system for taking water meter readings from stationary towers instead of through readings taken by driving at close proximity	40,000.00								40,000.00					
	2	Fence for Well Heads	Paul	Security measures to protect various well heads	12,000.00							12,000.00						
	2	Rain Gutters at Well Houses	Paul	Installation of gutters at well houses in order to improve longevity of facility	20,000.00							20,000.00						
	2	Pavement at Danskin Well	Paul	Installation of turnaround at Danskin well to improve access	15,000.00							15,000.00						
	2	Parking Lot at Pavement/New Well	Paul	Enlargement of Arbor Ridge parking lot in order to promote public safety	40,000.00							40,000.00						
	2	Service Truck Crane Retrofit	Paul	Installation of crane for service truck	18,000.00								14,400.00				3,600.00	
	1	Patagonia Lift Station Rehabilitation	Paul	Rehabilitation of Patagonia Lift Station to increase capacity	100,000.00									100,000.00				
	1	Danskin Rehabilitation	Paul	Rehabtilitation of Danskin Lift Station to increase capacity	75,000.00									75,000.00				
	1	Ten Mile Lift Station	Paul		500,000.00									500,000.00				
					7,243,225.36	-	2,497,187.36	1,118,269.00	183,769.00	1,576,269.00	131,000.00	2,084,200.00	197,160.00	1,882,200.00	259,260.00	586,600.00	66,080.00	-

RESOLUTION NO. R43-2020
CITY OF KUNA, IDAHO
FOREGONE PROPERTY TAX LEVY

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

- **SETTING FORTH FINDINGS; AND**
- **CERTIFYING THE INTENT OF THE CITY COUNCIL OF THE CITY OF KUNA TO LEVY, AS A PART OF THE GENERAL TAX LEVY PURSUANT TO ORDINANCE NO. 2020-26 THE RECOVERY OF ITS FORGONE PROPERTY TAX; 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 On the 1st day of August, 2020, the City Treasurer was provided with the 2020 L-2 Worksheet which identifies the sum of one thousand one hundred six and No/100ths Dollars [$1106] as the Maximum Allowable forgone amount recovery of non-exempt Property Tax the City of Kuna can levy for fiscal year 2020-2021; and

1.2 The City Council has determined to budget the sum of one thousand one hundred six and No/100ths Dollars [$1106] as the Maximum Allowable forgone increase recovery of property taxes for fiscal year 2020-2021 and is part of the general tax levy on all taxable property within the City of Kuna for the operation of the General Fund during the fiscal year beginning October 1, 2020 as adopted by the Kuna City Council pursuant to Ordinance No. 2020-26, entitled *Annual Appropriation Ordinance*. (the "Forgone Increase"); and

1.3 The City Council provided notice of its intent to recover the Forgone Increase and held a public hearing in conjunction with is annual budget hearing on the 1st day of September, 2020; and

1.4 It is necessary therefore, pursuant to Idaho Code Section 63-802 (e), that the City Council make these findings and approve this resolution.

Section 2: Council Action Recover of Forgone Amount

2.1 The City Council has budgeted the sum of one thousand one hundred six and No/100ths Dollars [$1106] as the Maximum Allowable forgone increase recovery of property taxes for fiscal year 2020-2021 and the same is part of the general tax levy on all taxable property within the City of Kuna for the operation of the General Fund during the fiscal year beginning October 1, 2020 as adopted by the Kuna City Council pursuant to Ordinance No. 2020-26, entitled Annual Appropriation Ordinance.

Section 3: Directing the City Clerk

3.1 The Clerk is hereby directed to retain this Resolution in the official records of the City and to certify a copy thereof and provide and file the same with the Ada County Clerk and the Idaho State Tax Commission.

Section 4. Effective Date

4.1 This resolution shall be in full force and effect after its passage, approval.

PASSED BY THE COUNCIL of Kuna Idaho this 1st day of September, 2020.

APPROVED BY THE MAYOR of Kuna, Idaho this 1st day of September, 2020.

_____

Joe L. Stear, Mayor

ATTEST:

_____

Chris Engels, City Clerk

RESOLUTION NO. R44-2020
CITY OF KUNA, IDAHO

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KUNA;

- **SETTING FORTH FINDINGS; AND**
- **ELECTION TO BUDGET LESS THAN THE MAXIMUM ALLOWABLE NON-EXEMPT PROPERTY TAX INCREASE FOR FISCAL YEAR 2020-2021; AND**
- **RESERVING THE RIGHT TO RECOVER FISCAL YEAR 2020-2021 FORGONE ALLOWABLE NON-EXEMPT PROPERTY TAX INCREASE IN A SUBSEQUENT YEAR BY ADOPTION OF THIS RESOLUTION AND SPECIFYING THE AMOUNT OF THE FORGONE ALLOWABLE NON-EXEMPT PROPERTY TAX INCREASE BEING RESERVED; 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 On the 1st day of August, 2020, the City Treasurer was provided with the 2020 L-2 Worksheet which identifies the sum of three million six hundred sixty-six thousand nine hundred thirteen dollars [$3,666,913] as the Maximum Allowable Non-exempt Property Tax the City of Kuna can levy for fiscal year 2020-2021; and

1.2 The City Council has determined to budget the sum of ninety-five thousand seven hundred ninety-four dollars [$95,794] less than its maximum allowable increase in the dollar amount of property taxes for fiscal year 2020-2021 (the "Forgone Increase"); and

1.3 The City Council has determined to reserve its right to recover the Forgone Increase in a subsequent year; and

1.4 The City Council provided notice of its intent to reserve its right to recover the Forgone Increase and held a public hearing in conjunction with is annual budget hearing on the 1st day of September, 2020; and

1.5 It is necessary therefore, pursuant to Idaho Code Section 63-802 (f), that the City Council make these findings and approve this resolution.

Section 2:

2.1 The City Council reserves the right to recover its fiscal year 2020-2021 allowable non-exempt property tax Forgone Increase in the sum of ninety-five thousand seven hundred ninety-four dollars [$95,794] in a subsequent year.

Section 3: Directing the City Clerk

3.1 The Clerk is hereby directed to retain this Resolution in the official records of the City and to certify a copy thereof and provide and file the same with the Ada County Clerk and the Idaho State Tax Commission.

Section 4. Effective Date

4.1 This resolution shall be in full force and effect after its passage, approval.

PASSED BY THE COUNCIL of Kuna Idaho this 1st day of September, 2020.

APPROVED BY THE MAYOR of Kuna, Idaho this 1st day of September, 2020.

_____
Joe L. Stear, Mayor

ATTEST:

_____
Chris Engels, City Clerk

RESOLUTION NO. R45-2020
CITY OF KUNA, IDAHO

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING AGREEMENT NO. 13364-1-20 WITH ADA COUNTY AND THE ADA COUNTY PROSECUTING ATTORNEY'S OFFICE FOR THE PROVISION OF PROSECUTORIAL SERVICES FOR THE FISCAL YEAR 2020-2021; AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

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

Section 1. Agreement No. 13364-1-20 with Ada County and the Ada County Prosecuting Attorney's Office for the provision of prosecutorial services in the city of Kuna for the fiscal year commencing October 1, 2020 and ending September 30, 2021, in substantially the format, as attached hereto as "**EXHIBIT A**" is hereby approved.

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

PASSED BY THE COUNCIL of Kuna, Idaho this 1st day of September, 2020.

APPROVED BY THE MAYOR of Kuna, Idaho this 1st day of September, 2020.

_____
Joe L. Stear, Mayor

ATTEST:

_____
Chris Engels, City Clerk

AGREEMENT NO. 13364-1-20

**AGREEMENT BETWEEN ADA COUNTY,
THE ADA COUNTY PROSECUTING ATTORNEY'S OFFICE,
AND THE CITY OF KUNA
RELATING TO PROSECUTION SERVICES FY 2021**

THIS AGREEMENT ("Agreement") made and entered into this _____ day of _____, 2020, by and between Ada County, a duly formed and existing county pursuant to the laws and Constitution of the State of Idaho, the Ada County Prosecuting Attorney ("PA"), and the City of Kuna, Idaho, a municipal corporation of the State of Idaho ("City").

WITNESSETH

WHEREAS, the City desires to contract with the PA for the performance of the hereinafter described prosecutorial services within its boundaries by the PA; and

WHEREAS, the PA desires to provide prosecutorial services to City.

NOW, THEREFORE, in consideration of the mutual promises and covenants herein contained, it is mutually agreed as follows:

1. Prosecution Services.

1.1 The PA agrees to prosecute such City code or state code violations as may be investigated and/or charged by Ada County Sheriff's Office ("ACSO") subject to the PA's absolute discretion in such matters as set forth in Section 1.2.

1.2 Services provided pursuant to this Agreement shall encompass duties and functions of the type directly related or incidental to the jurisdiction of, and customarily rendered by, the PA under the statutes of the State of Idaho or the code of the City. The PA shall have and retain absolute discretion on all matters included in this Agreement, such as, but not limited to, decisions on charging, case strategy, and dismissal. In cases where the City is the victim, the PA

shall afford the City all of the rights outlined in Idaho Code § 19-5306. Services rendered in accordance with this subsection are understood to include defending the constitutionality of City's ordinances in a criminal case when the PA has determined to charge pursuant to City code.

1.3 The PA agrees to provide to City written quarterly reports detailing, for the given time period:

a. A summary of all charges filed by the PA for misdemeanor offenses that occurred in the City, the dates the offenses occurred, and the names of the defendants.

b. A summary of the disposition of all charges filed by the PA for misdemeanor offenses that occurred in the City, the offenses resolved, and the names of the defendants.

1.4 In consideration for duties, services, and functions heretofore described in Section 1, the City shall pay to the PA the sum of Fifty-Four Thousand and 00/100 Dollars **($54,000.00)** for the term of this Agreement. The sum shall be paid in installments of Four Thousand Five Hundred Dollars ($4,500.00). Payments shall be due on the tenth of the month, commencing on October Tenth.

1.5. Personnel and Equipment. The PA is acting hereunder as independent contractor so that:

a. Control of Personnel. Control of personnel, standards of performance, discipline and all other aspects of performance shall be governed entirely by the PA.

b. Status of Employees. All persons rendering service hereunder shall be for all purposes employees of the PA.

c. Liabilities. All liabilities for salaries, wages, any other compensation, injury, or sickness arising from performance of the prosecution services by the PA hereunder shall be that of the PA.

d. Provision of Personnel. The PA shall furnish all personnel and such resources and material deemed by the PA, in its sole discretion, as necessary to provide the level of prosecution service herein described. Ownership of equipment purchased by the PA to perform its duties under this agreement is retained by the PA.

1.6. Duration. This Agreement is effective upon authorization and signature by all parties, except that services and charges shall commence on October 1, 2020, and unless otherwise terminated, shall continue in effect until September 30, 2021. This Agreement may be renewed upon the mutual written consent of the parties.

1.7. Termination Process. Each party may initiate a process to terminate this Agreement as follows:

a. Notice of Termination. In the event either party hereto desires to terminate the Agreement prior to the expiration date, such party may do so by giving (60) days written notice to other parties.

b. Transition. Within 30 days of the receipt of such written termination notice, the parties shall work together to provide for an orderly transition of responsibilities from the PA to the City. The overarching goal of the transition will be to ensure there is no disruption in service to the City. Each party shall bear its respective costs, if any, in the transition process.

c. Termination. In the event the City fails to make a monthly payment within 60 days of billing, the PA may terminate this Agreement without further notice.

1.8. Indemnification and Insurance.

a. City To Hold County Harmless. The County, its officers, agents, and employees, shall not be deemed to have assumed any liability for the acts of said City or any officers, agents or employees thereof, and the City hereby covenants and agrees to hold and save the County and all of its officers, agents, and employees harmless from all claims whatsoever that might arise against the County, its officers, agents, or employees, by reasons of any acts or failures to act on the part of the City, its officers, agents or employees.

b. County to Hold City Harmless. The County hereby covenants to hold and save the City and all its officers, agents, and employees, harmless from all claims whatsoever that might arise against the City, its officers, agents, or employees by reason of any acts or failures to act on the part of the County, its officers, agents, or employees in the performance of the duties required by the terms of this Agreement.

c. Liability Related to City Ordinances, Policies, Rules and Regulations. In executing this Agreement, the PA does not assume liability or responsibility for or in any way release the City from any liability or responsibility which arises in whole or in part from the existence or effect of City ordinances, policies, rules or regulations. If any cause, claim, suit, action or administrative proceeding is commenced in which the enforceability and/or validity of any such City ordinance, policy, rule or regulation is at issue, the City shall defend the same at its sole expense and, if judgment is entered or damages are awarded against the City, the PA, or both, the City shall satisfy the same, including all chargeable costs and reasonable attorney's fees.

d. Insurance. Each party shall procure and maintain insurance as required by applicable federal and state law and as may be appropriate and reasonable to cover its staff, equipment, vehicles, and property, including but not limited to liability insurance, workers' compensation, automobile liability, and property damage. Each party has the right to self-insure all or part of the insurance requirements set forth in this paragraph.

1.9. Amendments. This Agreement may be amended at any time by mutual written agreement of the City and the PA.

1.10. Agreement Administration.

a. Agreement Administrators. The City Mayor or his/her designee and the elected Ada County Prosecuting Attorney or his/her designee shall serve as agreement administrators to review performance and resolve operational problems.

1.11 Entire Agreement/Waiver of Default. The parties agree that this Agreement is the complete expression of the terms hereto and any oral or written representations or understandings not incorporated herein are excluded. Both parties recognize that time is of the essence in the performance of the provisions of this Agreement. Waiver of any default shall not be deemed to be a waiver of any subsequent default. Waiver or breach of any provision of the Agreement shall not be deemed to be waiver of any other or subsequent breach and shall not be construed to be a modification of the terms of the Agreement unless stated to be such through written approval by the County, which shall be attached to the original Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement.

CITY OF KUNA

By: _____
Joe Stear, Mayor

ATTEST:

_____
Chris Engels, Kuna City Clerk

Board of Ada County Commissioners

By: _____
Kendra Kenyon, Commissioner

By: _____
Diana Lachiondo, Commissioner

By: _____
Patrick Malloy, Commissioner

ATTEST:

_____
Phil McGrane, Ada County Clerk

Ada County Prosecuting Attorney

By: _____
Jan M. Bennetts, Ada County Prosecuting Attorney

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

MEMO

Date: September 1, 2020

From: Lisa Holland, Economic Development Director

To: Mayor & City Council Members

RE: Urban Renewal Eligibility Study Supplement

Mayor and City Council Members,

The Urban Renewal Agency (URA) approved an eligibility study on April 24th and the Kuna City Council adopted the eligibility study on May 19th, 2020. The council then directed the URA to work on a District Plan. After further review of the boundaries under consideration, the consultant team advised there were a few minor corrections needing to take place. Attached is a supplement to the original eligibility study that we are asking for your consideration of approval on.

One change includes minor adjustments to the planning map to include full parcel boundaries, as the original eligibility study map didn't capture the full parcel boundary for some properties. The boundary was also adjusted to include the associated right of way needed for potential transportation improvement projects, and there were also three additional parcels added to the boundary for consideration. This supplement helps make sure that we have a transparent and accurate eligibility study as part of the Urban Renewal Process. The nature of the original eligibility study still remains the same.

The Urban Renewal Agency held a special meeting on August 27th at 5:30 to also adopt the new supplement, and the Ada County Board of County Commissioners (BOCC) also reviewed the eligibility study and supplement on August 31st for consideration. After several meetings with the BOCC and also landowners with properties in unincorporated Ada County, the area being considered for the District plan will be smaller in scope than the initial eligibility study presented. The attached map shows the initial eligibility study boundaries as well as the County parcels to be included/excluded within the district planning area.

For your reference, I also included a draft of the resolutions that were presented to the URA and the BOCC for their consideration of the Eligibility Study Supplement.

Thanks for your consideration.

Best Regards,

Lisa Holland
Economic Development Director
lholland@kunaid.gov
208-559-5926

KUNA WEST URBAN RENEWAL DISTRICT
ELIGIBILITY STUDY BOUNDARY CHANGES

I

II

III

Original URD Study Boundary

Updated URD Study Boundary

New Parcel Additions to Study Boundary

County Parcels to be Included in URD Plan Boundary

County Parcels Not to be Included in URD Plan Boundary

Parcels Not Included in URD Plan Boundary

Parcels

WHITE
TERN
GOLD
MINER
STRIFE
BOISE
MINO
TRIM
DAWN
MORTEESON
ELM
FRANKLIN
4TH
PARK
BRIDGE
MAIN
DWYHEE
SCHOOL
SHORTLINE
CAMBRICK
PORTER
LINDER
SHADY GROVE
KANE
ORCHARD
3RD
2ND
STRAWHALL
AVALON
LIMESTONE
KAY
BLUESTONE
KORANEE
MEADOW VIEW
MERIDIAN
KUNA
SAILER
STAGECOACH
ACCESS
OXPHALE
WHITEHORSE
SUMMIT
TEN MILE
TALLULAH
ASH
SUNBEAM
TEHUTI
JAKE
PLAYGROUND
PENCIL
LITTLE HAWK
LITTLE OWL
GREAT BEAR
CRANE
KING
WILD YUCCA
NEW SUMMER
LUKER
THREAVE
RAMEN
SADIE CREEK
PENMARK
RUMNEY
STRETCH
LOCUST GROVE
N

RESOLUTION NO. URA08-2020

BY THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF THE CITY OF KUNA, IDAHO, AKA THE KUNA URBAN RENEWAL AGENCY:

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF THE CITY OF KUNA, IDAHO, AKA THE KUNA URBAN RENEWAL AGENCY, ACCEPTING THAT CERTAIN SUPPLEMENTAL REPORT ON ELIGIBILITY FOR CERTAIN ADDITIONAL PROPERTY ADJACENT AND CONTIGUOUS TO THE AREA REFERRED TO AS THE KUNA WEST DISTRICT AREA AS AN URBAN RENEWAL AREA AND REVENUE ALLOCATION AREA AND JUSTIFICATION FOR DESIGNATING THE SUPPLEMENTAL AREA AS APPROPRIATE FOR AN URBAN RENEWAL PROJECT; AUTHORIZING AND DIRECTING THE CHAIR OR ADMINISTRATOR TO TRANSMIT THE SUPPLEMENTAL REPORT AND THIS RESOLUTION TO THE ADA COUNTY BOARD OF COUNTY COMMISSIONERS FOR DESIGNATION PURSUANT TO IDAHO CODE SECTION 50-2018(18); AND TO THE CITY COUNCIL OF THE CITY OF KUNA REQUESTING ITS CONSIDERATION FOR SUPPLEMENTAL DESIGNATION OF AN URBAN RENEWAL AREA AND SEEKING FURTHER DIRECTION FROM THE COMMISSION AND COUNCIL; AND PROVIDING AN EFFECTIVE DATE.

THIS RESOLUTION, made on the date hereinafter set forth by the Urban Renewal Agency of the City of Kuna, Idaho, also known as the Kuna Urban Renewal Agency, an independent public body, corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended (hereinafter the "Law") and the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended (hereinafter the "Act"), a duly created and functioning urban renewal agency for Kuna, Idaho, hereinafter referred to as the "Agency."

WHEREAS, the City Council (the "City Council") and Mayor of the City of Kuna (the "City"), on or about May 3, 2011, adopted and approved Resolution No. R21-2011, recreating the Agency, authorizing it to transact business and exercise the powers granted by the Law and the Act, upon making the findings of necessity required for creating the Agency, and authorizing the Agency to commence the planning process to prepare an urban renewal plan;

WHEREAS, since the adoption of Resolution No. R21-2011, there have been meetings and considerations by and between City Officials, City Staff, and stakeholders as to how best to use the tools under the Law and the Act

WHEREAS, in the fall of 2019, the City authorized J-U-B Engineers, Inc. to commence an eligibility study and preparation of an eligibility report of an area located at the southernmost portion of Highway 69/Meridian Road and extending south to the Union Pacific Rail Line and west along West Avalon Street to encompass portions of Linder Avenue and Franklin Avenue. The area continues west to include all properties from Linder Avenue to Ten Mile Road and from 4th Street to West Avalon Street. Additional properties are also included on the south side of the Union Pacific Rail Line along West Shortline Street and East Stagecoach Way. The area studied consists of both properties located within the City limits as well as within the area of City impact, in unincorporated Ada County (the "Study Area");

WHEREAS, the Agency received the Kuna Urban Renewal District Eligibility Study, Kuna West District (the "2020 Report"), which examined the Study Area, also now referred to as the Kuna West District Study Area, which area also included real property located within unincorporated Ada County for the purpose of determining whether such area was a deteriorating area and/or a deteriorated area as defined by Idaho Code Sections 50-2018(9) and 50-2903(8);

WHEREAS, the Agency, on April 24, 2020, adopted Resolution No. 2020-02 accepting the 2020 Report and authorizing the Chair of the Agency to transmit the 2020 Report to the Kuna City Council requesting its consideration for designation of an urban renewal area and requesting the City Council to direct the Agency to prepare an urban renewal plan for the Study Area, which plan may include a revenue allocation provision as allowed by Act;

WHEREAS, the Agency also authorized transmittal of the 2020 Report to the Ada County Board of County Commissioners for purposes of obtaining a resolution determining such area to be deteriorated and/or deteriorating and finding the need for an urban renewal project for the proposed Study Area;

WHEREAS, Idaho Code Section 50-2018(18) provides that an urban renewal agency cannot exercise jurisdiction over any area outside the city limits without the approval of the other city or county declaring the need for an urban renewal plan for the proposed area:

WHEREAS, the 2020 Report was submitted to the Ada County Board of County Commissioners and the Commission was asked to adopt a resolution finding the need for an urban renewal project for the proposed Study Area;

WHEREAS, the Ada County Board of County Commissioners declined to adopt a resolution, in part, for the reason that several of the parcels located in unincorporated Ada County were considered to be prime agricultural land and their preference was to see urban renewal efforts focused more closely on the core of the City limits;

WHEREAS, the Kuna City Council, by Resolution No. R29-2020, dated May 19, 2020, declared the Study Area described in the 2020 Report to be a deteriorated and/or a deteriorating area as defined by Chapters 20 and 29, Title 50, Idaho Code, as amended, that such area is appropriate for an urban renewal project, that should the Ada County Board of County Commissioners fail to adopt the necessary resolution, then those parcels located within unincorporated Ada County shall not be included in any proposed urban renewal plan or project area unless or until parcels are annexed into the City and directed the Agency to commence preparation of an urban renewal plan;

WHEREAS, the Agency commenced planning efforts in support of an urban renewal plan, including continued negotiations with the Ada County Board of County Commissioners and its staff concerning inclusion of some of the parcels located within unincorporated Ada County into a future proposed project area;

WHEREAS, as planning continued and pursuant to continued conversations with individual property owners and representatives of local agencies, it became apparent that the Study Area would need to be supplemented to 1) account for boundary adjustments to align to full parcel lines (to avoid lot splits) and to include adjacent right-of-way and 2) to add three additional parcels approximately 19.6 acres adjacent and contiguous to the Study Area that was not previously analyzed;

WHEREAS, in July 2020, the Agency authorized J-U-B Engineers to review such boundary changes and the additional areas within unincorporated Ada County and the City and requested preparation of a supplemental eligibility report;

WHEREAS, the Agency has obtained the Supplement to the Kuna Urban Renewal District Eligibility Study, dated August 2020 (the "Supplemental 2020 Report"), which examined additional property within unincorporated Ada County and the City that is adjacent and contiguous to the Study Area as described in the 2020 Report and clarified the Study Area boundary (the "Revised Study Area"), for the purposes of determining whether such areas are deteriorating areas or deteriorated areas as defined by Idaho Code Sections 50-2018(9) and 50-2903(8). A copy of the Supplemental 2020 Report is attached hereto as **Exhibit A**;

WHEREAS, pursuant to Idaho Code Sections 50-2018(9) and 50-2903(8), which lists the definition of deteriorating area and deteriorated area, many of the conditions necessary to be present in such areas are found in the Study Area, as supplemented by the Supplemental 2020 Report, and the findings would not change with the Revised Study Area boundary, specifically, the predominance of defective or inadequate street layout, diversity of ownership, and existence of conditions which endanger life or property by fire and other causes;

WHEREAS, under the Act, a deteriorated area includes any area which is predominantly open and which, because of obsolete platting, diversity of ownership, deterioration of structures or improvements, or otherwise, results in economic underdevelopment of the area or substantially impairs or arrests the sound growth of a municipality. *See* Idaho Code § 50-2903(8)(c);

WHEREAS, Idaho Code §§ 50-2018(9), 50-2903(8) and 50-2008(d) list additional conditions applicable to open land areas, including open land areas to be potentially acquired by the Agency;

WHEREAS, the Supplemental 2020 Report addresses the necessary findings concerning including open land within any urban renewal area as defined in Idaho Code Sections 50-2018(9), 50-2903(8)(c), and 50-2008(d);

WHEREAS, under the Law and Act, Idaho Code Sections 50-2903(8)(f) and 50-2018(8) and (9), the definition of a deteriorating area shall not apply to any agricultural operation as defined in section 22-4502(2), Idaho Code, absent the consent of the owner of the agricultural operation except for an agricultural operation that has not been used for three (3) consecutive years;

WHEREAS, the Supplemental 2020 Report setting forth the Revised Study Area boundary includes parcels subject to such consent. While the necessary consents have not been obtained, any and all consents shall be obtained prior to City Council consideration of any urban renewal plan;

WHEREAS, Idaho Code Section 50-2018(18) provides that an urban renewal agency cannot exercise jurisdiction over any area outside the city limits without the approval of the other city or county declaring the need for an urban renewal plan for the proposed area:

WHEREAS, a portion of the Revised Study Area includes certain real property located in unincorporated Ada County;

WHEREAS, the Ada County Board of County Commissioners will be asked to adopt a resolution finding the need for an urban renewal project for a portion of the unincorporated Ada County parcels within the boundaries of the Revised Study Area;

WHEREAS, pursuant to Idaho Code Section 50-2008, an urban renewal project may not be planned or initiated unless the local governing body has, by resolution, determined such area to be a deteriorated area or deteriorating area, or combination thereof, and designated such area as appropriate for an urban renewal project;

WHEREAS, Idaho Code Section 50-2906, also requires that in order to adopt an urban renewal plan containing a revenue allocation financing provision, the local governing body must make a finding or determination that the area included in such plan is a deteriorated area or deteriorating area;

WHEREAS, the Agency Board finds it in the best public interest to accept the Supplemental 2020 Report.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF THE CITY OF KUNA, IDAHO, AKA THE KUNA URBAN RENEWAL AGENCY, AS FOLLOWS:

Section 1. That the above statements are true and correct.

Section 2. That the Agency Board acknowledges acceptance and receipt of the Supplemental 2020 Report.

Section 3. That there are additional areas adjacent and contiguous to the Study Area within the City and within unincorporated Ada County, as well as boundary adjustments to align to full parcel lines (to avoid lot splits) and to include adjacent right-of-way that are a deteriorating area or a deteriorated area as defined by Idaho Code Sections 50-2018(9) and 50-2903(8), and as more fully set forth in the Supplemental 2020 Report, which is intended to be appended to the 2020 Report.

Section 4. That such additional areas totaling 19.6 acres include vacant property, including two parcels of open space identified as Parcel Numbers: S1324233800 and S1326121090, and undeveloped platted land identified as parcel numbers: R9835320010, R9835320020, R9835320030, R9835320040, R9835320050, R9835320060, R9835320070, and R9835320080, which parcels are more specifically shown in the Supplemental 2020 Report;

Section 5. That the rehabilitation, conservation, and redevelopment, or a combination thereof, of such area is necessary in the interest of the public health, safety, and welfare of the residents of the City.

Section 6. Based on the Supplemental 2020 Report, the Agency makes the findings that the additional areas reviewed in the Supplemental 2020 Report are determined to be deteriorating areas as defined by Idaho Code § 50-2018(9) and 50-2903(8).

Section 7. That the Chair of the Agency Board of Commissioners is hereby authorized to transmit the Supplemental 2020 Report to the Kuna City Council requesting that the City Council:

a. Determine whether the additional area in the Revised Study Area identified in the Supplemental 2020 Report qualifies as an urban renewal project and there is justification for designating the areas, as appropriate, for an urban renewal project; provided, however, the Agency requests the City Council not take such action until Ada County has approved a resolution declaring the need for an urban renewal project for all or a portion of the Revised Study Area parcels within unincorporated Ada County;

b. If such designation is made, whether the Agency should proceed with the preparation of an urban renewal plan for the area, which plan may include a revenue allocation provision as allowed by law; and

c. Coordinate with the Agency to obtain the required agricultural operation consents from the property owners.

Section 8. That this Chair of the Agency Board or Administrator is hereby authorized to transmit the Supplemental 2020 Report as appended to the 2020 Report to the Ada County Board of County Commissioners for its consideration pursuant to Idaho Code § 50-2018(18).

Section 9. That this Resolution shall be in full force and effect immediately upon its adoption and approval.

PASSED AND ADOPTED by the Urban Renewal Agency of the City of Kuna, Idaho, also known as the Kuna Urban Renewal Agency, on August 27, 2020. Signed by the Chair of the Board of Commissioners and attested by the Secretary to the Board of Commissioners, on August 27, 2020.

APPROVED:

By_____
Chair of the Board

ATTEST:

By_____
Secretary

Exhibit A

Supplemental 2020 Report

4838-5075-0408, v. 4

RESOLUTION NO. _____

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ADA COUNTY, IDAHO, ADOPTING THE FINDINGS OF THE URBAN RENEWAL AGENCY OF THE CITY OF KUNA, IDAHO, ADOPTED BY RESOLUTION NO. URA 02-2020 ON APRIL 24, 2020, AND OF THE CITY OF KUNA, IDAHO, ADOPTED BY RESOLUTION NO. R29-2020 ON MAY 19, 2020, AND AS SUPPLEMENTED AND ADOPTED BY AGENCY RESOLUTION NO. URA 08-2020 ON AUGUST 27, 2020; ACCEPTING THAT CERTAIN REPORT, AS SUPPLEMENTED, PREPARED FOR THE CITY OF KUNA ON THE ELIGIBILITY FOR CERTAIN PROPERTY REFERRED TO AS THE KUNA WEST AREA AS AN URBAN RENEWAL AREA AND REVENUE ALLOCATION AREA AND JUSTIFICATION FOR DESIGNATING THE AREA AS APPROPRIATE FOR AN URBAN RENEWAL PROJECT SUBJECT TO CERTAIN CONDITIONS; FINDING A PORTION OF THE KUNA WEST AREA INCLUDES CERTAIN PROPERTIES WITHIN THE UNINCORPORATED AREA OF ADA COUNTY; FINDING AND DECLARING THE NEED FOR AN URBAN RENEWAL PROJECT FOR THE KUNA WEST AREA; APPROVING CREATION OF AN URBAN RENEWAL PROJECT INCLUDING CERTAIN PARCELS, BUT NOT ALL, FOR THAT PORTION OF THE KUNA WEST AREA LYING OUTSIDE OF THE CORPORATE BOUNDARIES OF THE CITY OF KUNA AND WITHIN THE UNINCORPORATED AREA OF ADA COUNTY; FINDING THAT THE JURISDICTIONAL BOUNDARIES OF THE CITY OF KUNA AND ADA COUNTY REMAIN THE SAME; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Urban Renewal Agency of the City of Kuna, Idaho, an independent public body corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended (hereinafter the "Law") and the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended (hereinafter the “Act”), is a duly created and functioning urban renewal agency for Kuna, Idaho, hereinafter referred to as the "Agency."

WHEREAS, the City Council and Mayor of the City of Kuna (the “City”), on or about May 3, 2011, adopted and approved Resolution No. R21-2011, reestablishing the Agency pursuant to the Law, authorizing Agency to transact business and exercise the powers granted by the Law and the Act, upon making the findings of necessity required for creating the Agency, and authorizing the Agency to commence the planning process to prepare an urban renewal plan;

WHEREAS, since the adoption of Resolution No. R21-2011, there have been meetings and considerations by and between City Officials, City Staff and stakeholders, as to how best to use the tools under the Law and the Act

WHEREAS, based on inquiries and information presented, the City commenced certain discussions concerning examination of an area as appropriate for an urban renewal project;

WHEREAS, in the fall of 2019, the City authorized J-U-B Engineers, Inc. to commence an eligibility study and preparation of an eligibility report of an area located at the southernmost

portion of Highway 69/Meridian Road and extending south to the Union Pacific Rail Line and west along West Avalon Street to encompass portions of Linder Avenue and Franklin Avenue. The area continues west to include all properties from Linder Avenue to Ten Mile Road and from 4th Street to West Avalon Street. Additional properties are also included on the south side of the Union Pacific Rail Line along West Shortline Street and East Stagecoach Way. The area studied consists of both properties located within the City limits as well as within the area of City impact, in unincorporated Ada County (the "Study Area");

WHEREAS, the Agency obtained the Kuna Urban Renewal District Eligibility Study, Kuna West District (the "2020 Report"), which examined the Study Area, also now referred to as the Kuna West District Study Area, which area also included real property located within unincorporated Ada County and within the area of City impact for the purpose of determining whether such area was a deteriorating area and/or a deteriorated area as defined by Idaho Code Sections 50-2018(9) and 50-2903(8);

WHEREAS, the Agency, on April 24, 2020, adopted Resolution No. URA 02-2020 accepting the 2020 Report and authorizing the Chair of the Agency to transmit the 2020 Report to the Kuna City Council requesting its consideration for designation of an urban renewal area and requesting the City Council to direct the Agency to prepare an urban renewal plan for the Study Area, which plan may include a revenue allocation provision as allowed by Act;

WHEREAS, the Agency also authorized transmittal of the 2020 Report to the Ada County Board of County Commissioners for purposes of obtaining a resolution determining such area to be deteriorated and/or deteriorating and finding the need for an urban renewal project for the proposed Study Area;

WHEREAS, Idaho Code Section 50-2018(18) provides that an urban renewal agency cannot exercise jurisdiction over any area outside the city limits without the approval of the other city or county declaring the need for an urban renewal plan for the proposed area:

WHEREAS, the 2020 Report was submitted to the Ada County Board of County Commissioners and the Commissioners were asked to adopt a resolution finding the need for an urban renewal project for the proposed Study Area;

WHEREAS, the Ada County Board of County Commissioners declined to adopt a resolution, in part, for the reason that several of the parcels located in unincorporated Ada County were considered to be prime agricultural land and their preference was to see urban renewal efforts focused more closely on the core of the City limits;

WHEREAS, the Kuna City Council, by Resolution No. R29-2020, dated May 19, 2020, declared the Study Area described in the 2020 Report to be a deteriorated and/or a deteriorating area as defined by Chapters 20 and 29, Title 50, Idaho Code, as amended, that such area is appropriate for an urban renewal project, that should the Ada County Board of County Commissioners fail to adopt the necessary resolution, then those parcels located within unincorporated Ada County shall not be included in any proposed urban renewal plan or project area unless or until parcels are annexed into the City and directed the Agency to commence preparation of an urban renewal plan;

WHEREAS, the Agency commenced planning efforts in support of an urban renewal plan, including continued negotiations with the Ada County Board of County Commissioners and its staff concerning inclusion of some of the parcels located within unincorporated Ada County into a future proposed project area;

WHEREAS, as planning continued and pursuant to continued conversations with individual property owners and representatives of local agencies, it became apparent that the Study Area would need to be supplemented to 1) account for boundary adjustments to align to full parcel lines (to avoid lot splits) and to include adjacent right-of-way and 2) to add three additional parcels approximately 19.6 acres adjacent and contiguous to the Study Area that was not previously analyzed;

WHEREAS, in July 2020, the Agency authorized J-U-B Engineers to review such boundary changes and the additional areas within unincorporated Ada County and the City and requested preparation of a supplemental eligibility report;

WHEREAS, the Agency obtained the Supplement to the Kuna Urban Renewal District Eligibility Study, dated August 2020 (the "Supplemental 2020 Report"), which examined additional property within unincorporated Ada County and the City that is adjacent and contiguous to the Study Area as described in the 2020 Report and clarified the Study Area boundary (the "Revised Study Area"), for the purposes of determining whether such areas are deteriorating areas or deteriorated areas as defined by Idaho Code Sections 50-2018(9) and 50-2903(8).

WHEREAS, pursuant to Idaho Code Sections 50-2018(9) and 50-2903(8), which lists the definition of deteriorating area and deteriorated area, many of the conditions necessary to be present in such areas are found in the Study Area, as supplemented by the Supplemental 2020 Report, and the findings would not change with the Revised Study Area boundary, specifically, the predominance of defective or inadequate street layout, diversity of ownership, and existence of conditions which endanger life or property by fire and other causes;

WHEREAS, under the Act, a deteriorated area includes any area which is predominantly open and which, because of obsolete platting, diversity of ownership, deterioration of structures or improvements, or otherwise, results in economic underdevelopment of the area or substantially impairs or arrests the sound growth of a municipality. *See* Idaho Code § 50-2903(8)(c);

WHEREAS, Idaho Code §§ 50-2018(9), 50-2903(8) and 50-2008(d) list additional conditions applicable to open land areas, including open land areas to be acquired by the Agency;

WHEREAS, the Supplemental 2020 Report addresses the necessary findings concerning including open land within any urban renewal area as defined in Idaho Code Sections 50-2018(9), 50-2903(8)(c), and 50-2008(d);

WHEREAS, under the Law and Act, Idaho Code Sections 50-2903(8)(f) and 50-2018(8) and (9), the definition of a deteriorating area shall not apply to any agricultural operation as

defined in section 22-4502(2), Idaho Code, absent the consent of the owner of the agricultural operation except for an agricultural operation that has not been used for three (3) consecutive years;

WHEREAS, the Supplemental 2020 Report setting forth the Revised Study Area boundary includes parcels subject to such consent. While the necessary consents have not been obtained, any and all consents shall be obtained prior to City Council consideration of any urban renewal plan;

WHEREAS, Idaho Code Section 50-2018(18) provides that an urban renewal agency cannot exercise jurisdiction over any area outside the city limits and within unincorporated Ada County without the approval by resolution of the Ada County Board of County Commissioners declaring the need for an urban renewal project for the proposed area;

WHEREAS, a portion of the Revised Study Area includes certain real property located in unincorporated Ada County;

WHEREAS, the Agency accepted the Supplemental 2020 Report to be appended to the 2020 Report by way of Resolution No. URA 08-2020 at the August 27, 2020, Agency Board meeting. Copies of Resolution No. URA 02-2020 (without exhibits), City Council Resolution No. R29-2020 (without exhibits), Resolution No. URA 08-2020 (without exhibits), the 2020 Report, as supplemented by the Supplemental 2020 Report are attached hereto as **Exhibit A**;

WHEREAS, based on ongoing discussions and planning efforts since the Ada County Board of County Commissioners first considered a resolution pursuant to Idaho Code § 50-2018(18), it appears the proposed project area will be smaller than the Revised Study Area, alleviating many of the Commissioners' concerns;

WHEREAS, certain parcels outside the city limits, but within its area of operation and located within unincorporated Ada County in and around the Meridian and Kuna Road/Avalon intersection and the railroad right-of-way are in need of an urban renewal project. A copy of proposed project area map highlighting the unincorporated County parcels to be included in the proposed Kuna West project area and noting those eligible parcels that are not intended to be included is attached hereto as **Exhibit B**;

WHEREAS, pursuant to Idaho Code Section 50-2008, an urban renewal project may not be planned or initiated unless the local governing body has, by resolution, determined such area to be a deteriorated area or deteriorating area, or combination thereof, and designated such area as appropriate for an urban renewal project;

WHEREAS, Idaho Code Section 50-2906, also requires that in order to adopt an urban renewal plan containing a revenue allocation financing provision, the local governing body must make a finding or determination that the area included in such plan is a deteriorated area or deteriorating area;

WHEREAS, the proposed Revised Study Area has no impact on the jurisdictional boundaries of Ada County;

WHEREAS, on August 31, 2020, representatives of the Agency presented the Supplemental 2020 Report as appended to the 2020 Report to the Ada County Commissioners requesting the Commissioners to consider adopting the findings concerning the proposed Revised Study Area and limiting the unincorporated County parcels to be included in the proposed Kuna West project area.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ADA COUNTY, IDAHO, AS FOLLOWS:

Section 1. That the above statements are true and correct.

Section 2. That the findings of the Agency made on April 24, 2020, in Resolution No. URA 02-2020, and on August 27, 2020, in Resolution No. URA 08-2020, and the City Council made on May 19, 2020, in Resolution No. R29-2020, are hereby adopted by the Board of Ada County Commissioners.

Section 3. That there is a need for an urban renewal plan for an urban renewal project for the Revised Study Area; however, the Commissioners specifically limit the unincorporated County parcels to be included in any proposed Kuna West project area to those certain parcels in and around the Meridian and Kuna Road/Avalon intersection and the railroad right-of-way as more specifically shown in **Exhibit B**.

Section 4. That this Resolution shall be in full force and effect immediately upon its adoption and approval.

ADOPTED this 31st day of August, 2020.

BOARD OF ADA COUNTY COMMISSIONERS

_____

_____

_____

ATTEST:

_____

RESOLUTION NO. R47-2020
CITY OF KUNA, IDAHO

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO, DETERMINING CERTAIN ADDITIONAL AREAS WITHIN THE CITY OR WITHIN THE CITY'S AREA OF OPERATION, TO BE A DETERIORATED AREA AND/OR A DETERIORATING AREA AS DEFINED BY IDAHO CODE SECTIONS 50-2018(9) AND 50-2903(8), DIRECTING THE URBAN RENEWAL AGENCY OF KUNA, IDAHO TO COMMENCE THE PREPARATION OF AN URBAN RENEWAL PLAN SUBJECT TO CERTAIN CONDITIONS, WHICH PLAN MAY INCLUDE REVENUE ALLOCATION PROVISIONS, FOR ALL OR PART OF THE AREA; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council (the "City Council") of the City of Kuna (the "City") found that deteriorating areas exist in the City, therefore, for the purposes of the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended (the "Law"), created an urban renewal agency pursuant to the Law, authorizing the Agency to transact business and exercise the powers granted by the Law and the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended (the "Act") upon making the findings of necessity required for creating the Urban Renewal Agency of the City of Kuna (the "Agency");

WHEREAS, the City Council on or about May 3, 2011, adopted and approved Resolution No. R21-2011, recreating the Agency, authorizing it to transact business and exercise the powers granted by the Law and the Act, upon making the findings of necessity required for creating the Agency, and authorizing the Agency to commence the planning process to prepare an urban renewal plan;

WHEREAS, since the adoption of Resolution No. R21-2011, there have been meetings and considerations by and between City Officials, City Staff and stakeholders, as to how best to use the tools under the Law and the Act;

WHEREAS, the Mayor duly appointed the Board of Commissioners of the Agency, which appointment was confirmed by the City Council;

WHEREAS, in the fall of 2019, the City authorized J-U-B Engineers, Inc. to commence an eligibility study and preparation of an eligibility report of an area approximately 842 acres in size and located at the southernmost portion of Highway 69/Meridian Road and extending south to the Union Pacific Rail Line and west along West Avalon Street to encompass portions of Linder Avenue and Franklin Avenue. The area continues west to include all properties from Linder Avenue to Ten Mile Road and from 4th Street to West Avalon Street. Additional properties are also included on the south side of the Union Pacific Rail Line along West Shortline Street and East Stagecoach Way. Currently, the area studied consists of both properties located within the City limits as well as within the City's area of operation, in unincorporated Ada County (the "Study Area"). Idaho Code § 50-2018(18) defines "area of operation," in part, to mean "the area

within the corporate limits of the municipality and the area within five (5) miles of such limits" subject to certain limitations;

WHEREAS, the Agency obtained the Kuna Urban Renewal District Eligibility Study, Kuna West District (the "2020 Report"), which examined the Study Area, also now referred to as the Kuna West District Study Area, which area also included real property located within unincorporated Ada County and within the City's area of operation for the purpose of determining whether such area was a deteriorating area and/or a deteriorated area as defined by Idaho Code Sections 50-2018(9) and 50-2903(8);

WHEREAS, the Agency, on April 24, 2020, adopted Resolution No. URA 02-2020 accepting the 2020 Report and authorizing the Chair of the Agency to transmit the 2020 Report to the City Council requesting its consideration for designation of an urban renewal area and requesting the City Council to direct the Agency to prepare an urban renewal plan for the Study Area, which plan may include a revenue allocation provision as allowed by Act;

WHEREAS, the Agency acknowledged in Resolution No. URA 02-2020 that if any portion of the real property located in unincorporated Ada County is planned to be included in any proposed urban renewal project, the Ada County Board of County Commissioners would be asked to adopt a resolution finding the need for an urban renewal project for the proposed Study Area;

WHEREAS, Idaho Code Section 50-2018(18) provides that an urban renewal agency cannot exercise jurisdiction over any area outside the city limits without the approval of the other city or county declaring the need for an urban renewal plan for the proposed area;

WHEREAS, the Agency submitted the 2020 Report to the Ada County Board of County Commissioners and the Commissioners were asked to adopt a resolution finding the need for an urban renewal project for the proposed Study Area;

WHEREAS, the Ada County Board of County Commissioners declined to adopt a resolution, in part, for the reason that several of the parcels located in unincorporated Ada County were considered to be prime agricultural land and their preference was to see urban renewal efforts focused more closely on the core of the City limits;

WHEREAS, the Kuna City Council, by Resolution No. R29-2020, dated May 19, 2020, declared the Study Area described in the 2020 Report to be a deteriorated and/or a deteriorating area as defined by Chapters 20 and 29, Title 50, Idaho Code, as amended, that such area is appropriate for an urban renewal project, that should the Ada County Board of County Commissioners fail to adopt the necessary resolution, then those parcels located within unincorporated Ada County shall not be included in any proposed urban renewal plan or project area unless or until parcels are annexed into the City and directed the Agency to commence preparation of an urban renewal plan. A copy of the 2020 Report is attached hereto as **Exhibit A**;

WHEREAS, the Agency commenced planning efforts in support of an urban renewal plan, including continued negotiations with the Ada County Board of County Commissioners and its

staff concerning inclusion of some of the parcels located within unincorporated Ada County into a future proposed project area;
WHEREAS, as planning continued and pursuant to continued conversations with individual property owners and representatives of local agencies, it became apparent that the Study Area would need to be supplemented to 1) account for boundary adjustments to align to full parcel lines (to avoid lot splits) and to include adjacent right-of-way and 2) to add three additional open land parcels approximately 19.6 acres adjacent and contiguous to the Study Area that was not previously analyzed;

WHEREAS, in July 2020, the Agency authorized J-U-B Engineers to review such boundary changes and the additional areas within unincorporated Ada County and the City and requested preparation of a supplemental eligibility report;

WHEREAS, the Agency obtained the Supplement to the Kuna Urban Renewal District Eligibility Study, dated August 2020 (the "Supplemental 2020 Report"), which examined additional property within unincorporated Ada County and the City that is adjacent and contiguous to the Study Area as described in the 2020 Report and clarified the Study Area boundary (the "Revised Study Area"), for the purposes of determining whether such areas are deteriorating areas or deteriorated areas as defined by Idaho Code Sections 50-2018(9) and 50-2903(8). A copy of the Supplemental 2020 Report is attached hereto as **Exhibit B**;

WHEREAS, pursuant to Idaho Code Sections 50-2018(9) and 50-2903(8), which define "deteriorating area" and "deteriorated area," many of the qualifying conditions necessary to be present in such an area are found in the Study Area, as supplemented by the Supplemental 2020 Report, and the findings would not change with the Revised Study Area boundary, specifically *i.e.*, predominance of defective or inadequate street layout; diversity of ownership; and existence of conditions which endanger life or property by fire and other causes.

WHEREAS, the Revised Study Area includes a substantial amount of open land;

WHEREAS, under the Act a deteriorated area includes any area which is predominantly open and which, because of obsolete platting, diversity of ownership, deterioration of structures or improvements, or otherwise, results in economic underdevelopment of the area or substantially impairs or arrests the sound growth of a municipality. *See* Idaho Code Section 50-2903(8)(c);

WHEREAS, Idaho Code Sections 50-2018(9), 50-2903(8) and 50-2008(d) list the additional conditions applicable to open areas, including open land areas to be potentially acquired by the Agency, which are the same or similar to the conditions set forth above;

WHEREAS, the Supplemental 2020 Report addresses the necessary findings concerning including open land within any urban renewal area as defined in Idaho Code Sections 50-2018(9), 50-2903(8)(c), and 50-2008(d);

WHEREAS, the effects of the listed conditions cited in the 2020 Report as supplemental by the Supplemental 2020 Report result in economic underdevelopment of the area, substantially impairs or arrests the sound growth of a municipality, constitutes an economic or social liability,

and is a menace to the public health, safety, morals, or welfare in its present condition or use;

WHEREAS, the Supplemental 2020 Report includes a preliminary analysis concluding the base assessment roll value for the Revised Study Area does not exceed 10% of the overall current assessed valuation of all taxable property within the City;

WHEREAS, the Agency, on August 27, 2020, considered the adoption of Resolution No. URA 08-2020 accepting the Supplemental 2020 Report to be appended to the 2020 Report, and authorizing the Chair of the Agency to transmit the Supplemental 2020 Report to the City Council requesting its consideration for designation of an urban renewal area and requesting the City Council to direct the Agency to prepare an urban renewal plan for the Revised Study Area, which plan may include a revenue allocation provision as allowed by Act;

WHEREAS, Idaho Code Section 50-2018(18) provides that an urban renewal agency cannot exercise jurisdiction over any area outside the city limits without the approval of the other city or county declaring the need for an urban renewal plan for the proposed area:

WHEREAS, the proposed additional areas adjacent and contiguous to the Study Area as described in the 2020 Report include certain parcels located within the City's area of operation in unincorporated Ada County;

WHEREAS, the Ada County Board of County Commissioners was asked to consider adoption of a resolution finding the need for an urban renewal project for the proposed Revised Study Area;

WHEREAS, the Ada County Board of County Commissioners, on August 31, 2020, considered the adoption of a resolution adopting the Agency's findings concerning the proposed additional areas adjacent and contiguous to the Study Area as set forth in the Supplemental 2020 Report as appended to the 2020 Report;

WHEREAS, under the Law and Act, Idaho Code Sections 50-2018(9) and 50-2903(8)(f), the definition of a deteriorating area shall not apply to any agricultural operation, as defined in Idaho Code Section 22-4502(2), absent the consent of the owner of the agricultural operation except for an agricultural operation that has not been used for three (3) consecutive years;

WHEREAS, the Revised Study Area includes parcels subject to such consent;

WHEREAS, the Agency is in the process of obtaining the necessary consents, which consents will be obtained prior to submittal of any urban renewal plan for the Study Area to the City Council;

WHEREAS, pursuant to Idaho Code Section 50-2008, an urban renewal project may not be planned or initiated unless the local governing body has, by resolution, determined such area to be a deteriorated area or a deteriorating area, or combination thereof, and designated such area as appropriate for an urban renewal project;

WHEREAS, Idaho Code Section 50-2906 also requires that in order to adopt an urban renewal plan containing a revenue allocation financing provision, the local governing body must make a finding or determination that the area included in such plan is a deteriorated area or a deteriorating area; and

WHEREAS, it is desirable and in the best public interest that the Agency prepare an urban renewal plan for the area identified as the Revised Study Area including the area identified in the Supplemental 2020 Report appended to the 2020 Report, as previously determined by the City Council to be a deteriorated area or deteriorating area and appropriate for an urban renewal project, which proposed project area boundary may be geographically smaller than the Revised Study based on the findings of the Ada County Board of County Commissioners on August 31, 2020.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council as follows:

Section 1. The City Council finds and declares:

1.1 That the Revised Study Area described in the Supplemental 2020 Report, which is intended to be appended to the 2020 Report, which Study Area was previously determined by the City Council to be a deteriorated area or a deteriorating area in City Council Resolution No. R29-2020, dated May 19, 2020, is a deteriorated area or a deteriorating area existing in the City or the City's area of operation as defined by Chapters 20 and 29, Title 50, Idaho Code, as amended;

1.2 That there is a need for the Agency, an urban renewal agency, to function in accordance with the provisions of said Chapters 20 and 29, Title 50, Idaho Code, as amended, within a designated area for the purpose of establishing an urban renewal plan;

1.3 That the area identified as the Revised Study Area in the Supplemental 2020 Report is determined to be a deteriorated area or a deteriorating area, or a combination thereof, and such additional area is designated as appropriate for an urban renewal project; and

1.4 That the area identified as the Revised Study Area in the Supplemental 2020 Report includes certain parcels located within unincorporated Ada County. The Ada County Board of County Commissioners resolution finding the need for an urban renewal project for the proposed Study Area consistent with Idaho Code § 50-2018 (18) will need to be received by the Agency prior to the Agency's consideration of any proposed urban renewal plan or project area. Should the Ada County Board of County Commissioners fail to adopt the necessary resolution, then those parcels located within unincorporated Ada County shall not be included in any proposed urban renewal plan or project area unless or until parcels are timely annexed into the City.

1.5 That the Agency will need to receive the required agricultural operation consents from the real property owners prior to formally submitting the proposed urban renewal plan to the City for its consideration.

Section 2.

That the City Council hereby directs the Agency commence preparation of an urban renewal plan for consideration by the Agency Board and, if acceptable, final consideration by the City Council in compliance with Chapters 20 and 29, Title 50, Idaho Code, as amended. The urban renewal plan is for the overall area, including the Revised Study Area identified in the Supplemental 2020 Report, which is appended to the 2020 Report, as previously determined by the City Council to be a deteriorated or deteriorating area and appropriate for an urban renewal project by Resolution No. R29-2020. In considering the geographic size of the proposed project, the Agency is directed to specifically consider whether Ada County has adopted a resolution consistent with Idaho Code § 50-2018(18), and if not, those parcels located within unincorporated Ada County shall not be included in any proposed urban renewal plan or project area unless or until parcels are timely annexed into the City. Ada County may elect to limit the inclusion of parcels located within the City's area of operation and located within unincorporated Ada County, which may result in a proposed project area that is geographically smaller than the Revised Study Area.

Section 3.

That in the event the parcels located within unincorporated Ada County are included in any proposed urban renewal plan or project area, the City Council would seek to obtain an agreement with Ada County, Idaho, as required by Idaho Code § 50-2906(c). Any agreement would need to be approved by Ada County Board of County Commissioners and the City Council prior to formal adoption of the urban renewal plan by the City Council.

Section 4. Effective Date

That this Resolution shall be in full force and effect immediately upon its adoption and approval.

PASSED BY THE COUNCIL of the Kuna, Idaho, this 1st day of September, 2020.

APPROVED BY THE MAYOR of Kuna, Idaho, this 1st day of September, 2020.

_____
Joe L. Stear, Mayor

ATTEST:

_____
Chris Engels, City Clerk

RESOLUTION NO. R29-2020
CITY OF KUNA, IDAHO

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KUNA, IDAHO DETERMINING A CERTAIN AREA WITHIN THE CITY OR WITHIN THE CITY'S AREA OF OPERATION, TO BE A DETERIORATED AREA AND/OR A DETERIORATING AREA AS DEFINED BY IDAHO CODE SECTIONS 50-2018 (9) AND 50-2903(8), DIRECTING THE URBAN RENEWAL AGENCY OF KUNA, IDAHO TO COMMENCE THE PREPARATION OF AN URBAN RENEWAL PLAN SUBJECT TO CERTAIN CONDITIONS, WHICH PLAN MAY INCLUDE REVENUE ALLOCATION PROVISIONS, FOR ALL OR PART OF THE AREA; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council (the "City Council") of the City of Kuna (the "City") found that deteriorating areas exist in the City, therefore, for the purposes of the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended (the "Law"), created an urban renewal agency pursuant to the Law, authorizing the Agency to transact business and exercise the powers granted by the Law and the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended (the "Act") upon making the findings of necessity required for creating the Urban Renewal Agency of the City of Kuna (the "Agency");

WHEREAS, the Mayor has duly appointed the Board of Commissioners of the Agency, which appointment was confirmed by the City Council;

WHEREAS, the City previously obtained an eligibility report, which examined an area bounded generally by West Fourth Street, Linder Avenue/Swan Falls Road, Union Pacific Railroad right-of-way, Shortline Street, West Avalon, and School Avenue, and adjacent areas, including an area bounded by Swan Falls Road, Stagecoach Way, and Union Pacific right-of-way, and commercially designated property along Avalon Street between Linder and Kay Avenue, for the purpose of determining whether such area is a deteriorating area and/or a deteriorated area as defined by Idaho Code Sections 50-2018(9) and 50-2903(8)(b);

WHEREAS, that eligibility report (referred to as the "Initial Report"), dated November 7, 2003, was submitted to the Mayor and City Council.

WHEREAS, the City Council and Mayor of the City on or about December 22, 2003, adopted and approved Resolution No. 208, creating the Agency, authorizing it to transact business and exercise the powers granted by the Law and the Act, upon making the findings of necessity required for creating the Agency, and authorizing the Agency to commence the planning process to prepare an urban renewal plan;

WHEREAS, such area examined in the Initial Report was determined to be a deteriorating area and/or a deteriorated area as defined by the Law and Act;

WHEREAS, the Agency obtained a revised report, dated July 16, 2004 (the "Revised Report"), prepared by Harlan W. Mann, which examined an area several blocks at the east end of downtown Kuna;

WHEREAS, the City Council and the Mayor, on or about August 3, 2004, adopted and approved Resolution No. 208A, determining a certain additional area in downtown Kuna to be a deteriorating area and/or a deteriorated area as defined by the Law and Act, directing the Agency to commence and complete the preparation of an urban renewal plan, and providing for an effective date;

WHEREAS, such area examined in the Revised Report was determined to be a deteriorating area and/or a deteriorated area as defined by the Law and Act;

WHEREAS, the Agency caused a draft urban renewal plan to be prepared;

WHEREAS, the City Council and the Mayor, on or about December 21, 2004, adopted and approved Resolution No. 223, repealing Resolution No. 208 and Resolution No. 208A, which created the Agency and authorized it to transact business and exercise the powers granted by the Law and Act;

WHEREAS, the City recognizes that there are certain factual prerequisites to the empowerment of the agency and the ultimate adoption of an urban renewal plan containing revenue allocation financing provisions;

WHEREAS, one such area was originally examined and determined to be a deteriorating area and/or a deteriorated area as defined in the Law and the Act in the Initial Report and the Revised Report prepared by Harlan W. Mann;

WHEREAS, the area originally examined in the Initial Report and Revised Report continues to be a deteriorating area and/or a deteriorated area;

WHEREAS, the comprehensive plan for the City was revised and amended, and during that process information was presented indicating there are additional deteriorating and deteriorated areas within the City, including the city center and urban core as indicated in that certain staff report dated April 18, 2011;

WHEREAS, the City Council and Mayor of the City, on or about May 3, 2011, adopted and approved Resolution No. R21-2011, recreating the Agency, authorizing it to transact business and exercise the powers granted by the Law and the Act, upon making the findings of necessity required for creating the Agency, and authorizing the Agency to commence the planning process to prepare an urban renewal plan;

WHEREAS, since the adoption of Resolution No. R21-2011, there have been meetings and considerations by and between City Officials, City Staff and stakeholders, as to how best to use the tools under the Law and the Act;

WHEREAS, in the fall of 2019, the City authorized J-U-B Engineers, Inc. to commence an eligibility study and preparation of an eligibility report of an area approximately 842 acres in size and located at the southernmost portion of Highway 69/Meridian Road and extending south to the Union Pacific Rail Line and west along West Avalon Street to encompass portions of Linder Avenue and Franklin Avenue. The area continues west to include all properties from Linder Avenue to Ten Mile Road and from 4th Street to West Avalon Street. Additional properties are

also included on the south side of the Union Pacific Rail Line along West Shortline Street and East Stagecoach Way. Currently, the area studied consists of both properties located within the City limits as well as within the City's area of operation, in unincorporated Ada County. Idaho Code § 50-2018(18) defines "area of operation," in part, to mean "the area within the corporate limits of the municipality and the area within five (5) miles of such limits" subject to certain limitations;

WHEREAS, the Agency obtained an eligibility study (the "2020 Report"), which examined an area within the area of operation of the City, in an area known as the Kuna West District Study Area ("Study Area") for the purpose of determining whether such area was a deteriorating area and/or a deteriorated area as defined by Idaho Code Sections 50-2018(9) and 50-2903(8). The Study Area includes parcels located in unincorporated Ada County;

WHEREAS, the 2020 Report, was submitted to the Agency, a copy of which is attached hereto as **"Exhibit A"**;

WHEREAS, the Agency, on April 24, 2020, adopted Resolution No. URA2020-02 (a copy of which is attached hereto as Exhibit B without the attached exhibits thereto) accepting the 2020 Report and authorizing the Chair of the Agency to transmit the 2020 Report to the City Council requesting its consideration for designation of an urban renewal area and requesting the City Council to direct the Agency to prepare an urban renewal plan for the Study Area, which plan may include a revenue allocation provision as allowed by Act;

WHEREAS, the Agency acknowledged in Resolution No. URA2020-02 that if any portion of the real property located in unincorporated Ada County is planned to be included in any proposed urban renewal project, the Ada County Board of County Commissioners would be asked to adopt a resolution finding the need for an urban renewal project for the proposed Study Area;

WHEREAS, the Agency proceeded with transmitting the 2020 Report to the Ada County Board of County Commissioners for the purposes of obtaining a resolution accepting the 2020 Report and determining such area to be a deteriorated area and/or a deteriorating area and appropriate for an urban renewal project;

WHEREAS, pursuant to Idaho Code Sections 50-2018(9) and 50-2903(8), which define "deteriorating area" and "deteriorated area," many of the qualifying conditions necessary to be present in such an area are found in the Study Area, *i.e.*,

1. the presence of a substantial number of deteriorated or deteriorating structures;
2. predominance of defective or inadequate street layout;
3. faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
4. insanitary or unsafe conditions;
5. deterioration of site or other improvements;
6. diversity of ownership;
7. existence of conditions which endanger life or property by fire and other causes.

WHEREAS, the Study Area includes a substantial amount of open land;

WHEREAS, under the Act a deteriorated area includes any area which is predominantly open and which, because of obsolete platting, diversity of ownership, deterioration of structures or improvements, or otherwise, results in economic underdevelopment of the area or substantially impairs or arrests the sound growth of a municipality;

WHEREAS, Idaho Code Sections 50-2018(9), 50-2903(8) and 50-2008(d) list the additional conditions applicable to open areas, which are the same or similar to the conditions set forth above;

WHEREAS, such additional conditions regarding open areas are present and are found in the Study Area;

WHEREAS, the effects of the listed conditions cited in the 2020 Report result in economic underdevelopment of the area, substantially impairs or arrests the sound growth of a municipality, constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare in its present condition or use;

WHEREAS, the 2020 Report includes a preliminary analysis concluding the base assessment roll value for the Study Area does not exceed 10% of the overall current (2019) assessed valuation of all taxable property within the City;

WHEREAS, under the Law and Act, Idaho Code Sections 50-2018(9) and 50-2903(8)(f), the definition of a deteriorating area shall not apply to any agricultural operation, as defined in Idaho Code Section 22-4502(2), absent the consent of the owner of the agricultural operation except for an agricultural operation that has not been used for three (3) consecutive years;

WHEREAS, the Study Area includes parcels subject to such consent;

WHEREAS, the Agency is in the process of obtaining the necessary consents, which consents will be obtained prior to submittal of any urban renewal plan for the Study Area to the City Council;

WHEREAS, Idaho Code Section 50-2018(18) provides that an urban renewal agency cannot exercise jurisdiction over any area outside the city limits without the approval of the other city or county declaring the need for an urban renewal plan for the proposed area:

WHEREAS, a portion of the Study Area includes certain real property located within the City's area of operation in unincorporated Ada County;

WHEREAS, the Ada County Board of County Commissioners was asked to consider adoption of a resolution finding the need for an urban renewal project for the proposed Study Area;

WHEREAS, pursuant to Idaho Code Section 50-2008, an urban renewal project may not be planned or initiated unless the local governing body has, by resolution, determined such area to be a deteriorated area or a deteriorating area, or combination thereof, and designated such area as appropriate for an urban renewal project;

WHEREAS, Idaho Code Section 50-2906 also requires that in order to adopt an urban renewal plan containing a revenue allocation financing provision, the local governing body must make a finding or determination that the area included in such plan is a deteriorated area or a deteriorating area; and

WHEREAS, it is desirable and in the best public interest that the Agency prepare an urban renewal plan for the area identified as the Study Area in the 2020 Report located in the city of Kuna, county of Ada, state of Idaho.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council as follows:

Section 1. The City Council finds and declares:

1.1 That the Study Area described in the 2020 Report is a deteriorated area or a deteriorating area existing in the City or the City's area of operation as defined by Chapters 20 and 29, Title 50, Idaho Code, as amended;

1.2 That there is a need for the Agency, an urban renewal agency, to function in accordance with the provisions of said Chapters 20 and 29, Title 50, Idaho Code, as amended, within a designated area for the purpose of establishing an urban renewal plan; and

1.3 That the area identified as the Study Area in the 2020 Report is determined to be a deteriorated area or a deteriorating area, or a combination thereof, and such area is designated as appropriate for an urban renewal project.

1.4 That the area identified as the Study Area in the 2020 Report includes certain parcels located within unincorporated Ada County. The Ada County Board of County Commissioners resolution finding the need for an urban renewal project for the proposed Study Area consistent with Idaho Code § 50-2018 (18) will need to be received by the Agency prior to the Agency's consideration of any proposed urban renewal plan or project area. Should the Ada County Board of County Commissioners fail to adopt the necessary resolution, then those parcels located within unincorporated Ada County shall not be included in any proposed urban renewal plan or project area unless or until parcels are annexed into the City.

1.5 That the Agency will need to receive the required agricultural operation consents from the real property owners prior to formally submitting the proposed urban renewal plan to the City for its consideration.

Section 2.

That the City Council hereby directs the Agency commence preparation of an urban renewal plan for consideration by the Agency Board and, if acceptable, final consideration by the City Council in compliance with Chapters 20 and 29, Title 50, Idaho Code, as amended. In considering the geographic size of the proposed project, the Agency is directed to specifically consider whether Ada County has adopted a resolution consistent with Idaho Code § 50-2018(18), and if not, those parcels located within unincorporated Ada County shall not be included in any proposed urban renewal plan or project area unless or until parcels are annexed into the City.

Section 3.

That in the event the parcels located within unincorporated Ada County are included in any proposed urban renewal plan or project area, the City Council would seek to obtain an agreement with Ada County, Idaho, as required by Idaho Code § 50-2906(c). Any agreement would need to be approved by Ada County Board of County Commissioners and the City Council prior to formal adoption of the urban renewal plan by the City Council.

Section 4. Effective Date

That this Resolution shall be in full force and effect immediately upon its adoption and approval.

PASSED BY THE COUNCIL of Kuna Idaho this 19th day of May, 2020.

APPROVED BY THE MAYOR of Kuna, Idaho this 19th day of May, 2020.

Joe L. Stear, Mayor

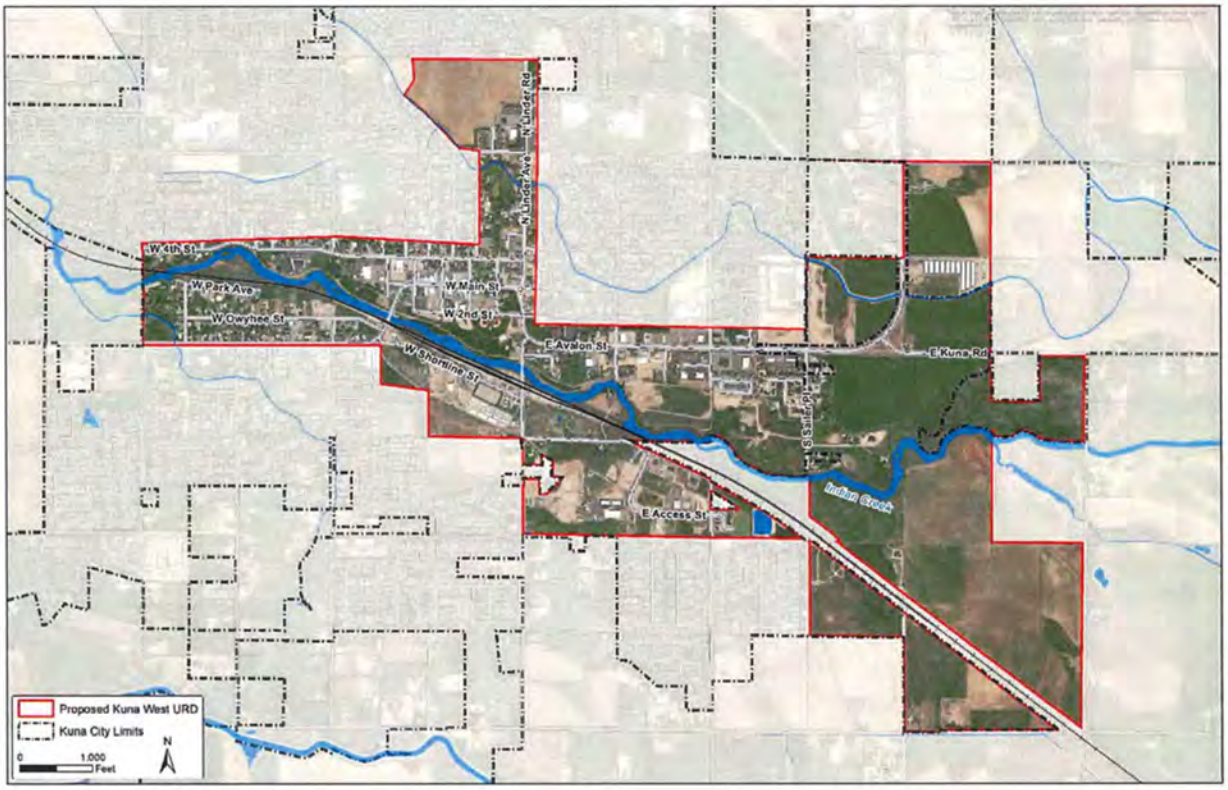
ATTEST:

Chris Engels, City Clerk

CITY OF KUNA CORPORATE SEAL STATE OF IDAHO

Kuna Urban Renewal District Eligibility Study

KUNA WEST DISTRICT



This document was prepared for the City of Kuna by J-U-B Engineers, Inc.

J-U-B ENGINEERS, INC.

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Appendix A – Idaho Urban Renewal Statutes

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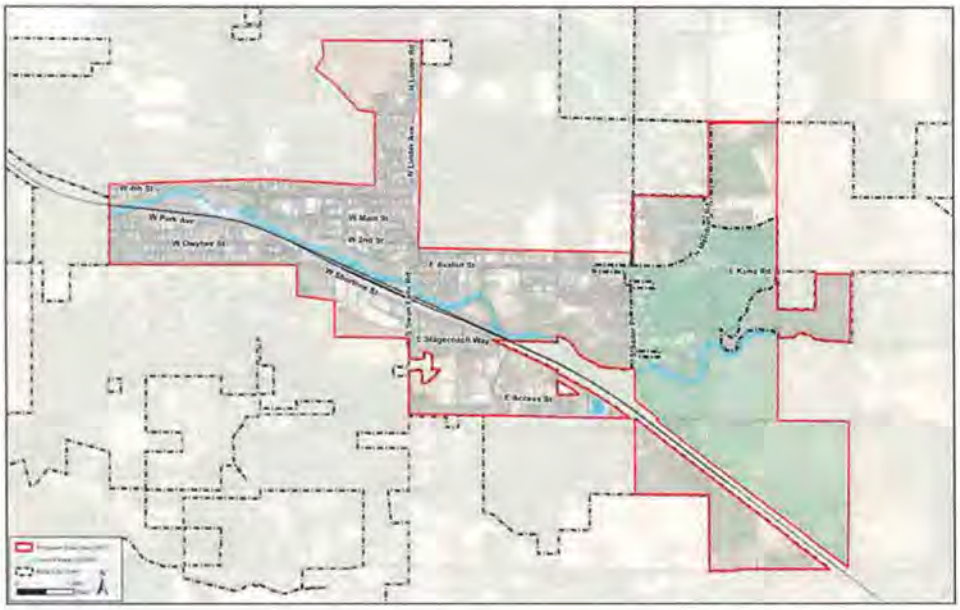
Executive Summary

This Urban Renewal Eligibility Report (the "Report") provides the technical support for a policy decision by the City of Kuna Urban Renewal Agency, Mayor and City Council to create a new urban renewal district in downtown Kuna. Properties within the proposed urban renewal Study Area (the "Study Area") are modest and, in many cases, exhibit deteriorating conditions, however they are essential to the community's future economic vitality. This Report provides the basis to declare the study area as a deteriorating area, as set forth in Idaho Code Sections 50-2018(9) and 50-2903(8)(b).

Location

The Study Area is generally located at the southernmost portion of Highway 69/Meridian Road and extends south to the Union Pacific Rail Line and west along West Avalon Street to encompass portions of Linder Avenue and Franklin Avenue. The Study Area continues west to include all properties from Linder Avenue to Ten Mile Road and from 4th Street to West Avalon Street. Additional properties are also included on the south side of the Union Pacific Rail Line along West Shortline Street and East Stagecoach Way. Currently, the Study Area consists of both properties located within the City limits as well as within the area of city impact, in unincorporated Ada County as seen in **Figure 1**. The Board of County Commissioners will need to concur with the findings in the eligibility report by the adoption of a resolution [Idaho Code 50-2018(18)] prior to the start of any planning documents that will include areas in unincorporated Ada County. Depending on the timing of this planning process, it is possible the parcels located within unincorporated Ada County may not be included in any proposed urban renewal district.

Figure 1 - Proposed Kuna West Downtown District



Characteristics

The Study Area contains approximately 842 acres with a mix of land uses (industrial, commercial and residential). The Study Area is comprised of commercial corridors, the City's Main Street, and older residential neighborhoods. The Study Area contains some agricultural properties that are vacant and have previously been farmed within the last three years that may have the potential to be developed, with block sizes and lots/parcels and blocks exceeding 75,000 square feet in size. These agricultural properties will require owner consent forms pursuant to Idaho Code Section 50-2018(9) and 50-2903(8)(f). The older residential areas are developed on a tighter grid block system. Both the commercial corridors (Avalon Street and Main Street) and neighborhoods exhibit some deteriorating building facades and public infrastructure. Furthermore, some areas lack curb, gutter, sidewalks, stormwater facilities and lighting.

Conclusion

The Study Area is found to be eligible under the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code and the Local Economic Development Act, Chapter 29, Title 50, Idaho Code as it conforms to the definition of a "deteriorating area" specifically outlined in the Present Conditions in the Study Area section of this report. **Figure 2** illustrates the types of conditions that exist that qualify the Study Area for an urban renewal plan/project as set forth in Idaho Code Sections 50-2018(9) and 50-2903(8)(b).

Figure 2 - Looking north on 2nd Street



***Figure 2** displays the deterioration of the pavement edge which qualifies under eligibility criteria 5, deterioration of site or other improvements.*

City of Kuna Urban Renewal Agency

The proposed urban renewal district will be the first urban renewal district established within the City of Kuna; however, there was a prior effort that went to City Council before the process was terminated and a decision was made to not adopt an Urban Renewal Plan that was prepared at the time. The City of Kuna voted to approve Resolution No. R21-2011 on May 3, 2011 to establish an Urban Renewal Agency. Though an Urban Renewal Agency has been in existence since 2011, it has remained dormant. The Mayor, with the advice and consent of the City Council, appointed individuals to serve as the City of Kuna Urban Renewal Agency Commission for the newly proposed Kuna West urban renewal district. The Agency Commissioners were appointed on March 17, 2020 during a regularly scheduled city council meeting.

In the fall of 2019, the City engaged the services of J-U-B ENGINEERS, Inc. (J-U-B) to analyze the Study Area and prepare an eligibility report to determine if it meets the criteria for consideration of an urban renewal district.

STEPS TO CREATE AN URBAN RENEWAL DISTRICT

1. Develop Eligibility Study to determine if an area meets the eligibility requirements set forth in the definitions of a deteriorated area and/or a deteriorating area in the Law and Act.

2. Approval of a resolution by the City Council to authorize the Agency to prepare an urban renewal plan for the area.

3. Prepare an urban renewal plan and recommend its approval to the City Council.

4. Referring the urban renewal plan to the Planning and Zoning Commission and setting a public hearing before the City Council to review the plan.

5. The adoption of a City Council ordinance after conducting the public hearing approving the urban renewal plan.

Purpose of Report

This eligibility report serves as "Step 1" in creating an urban renewal district. Upon approval of this report, an urban renewal plan will need to be prepared pursuant to Idaho Code Section 50-2905 and 50-2008, in part, to identify specific projects and improvements to be made within the proposed district.

This Report focuses on a Study Area of approximately 842 acres that encompasses commercial corridors, the City's Main Street, and older residential neighborhoods. The Study Area examined in this report is generally described as bordering Indian Creek and the Union Pacific Rail Line.

The purpose of this report is to determine if the Study Area meets the criteria outlined in Idaho statutes, Idaho Code Sections 50-2018(9) and 50-2903(8)(b), defining a "deteriorating area."

Background

The City's population has grown 33 percent from 2010 to 2018 according to U.S. Census data (*American Community Survey*). Although there have been commercial and industrial building permits issued within the City in recent years, the number of permits for dwelling units quadrupled in two years, climbing from 365 in 2014 to 1,854 in 2016. This

increase in residential buildings permits has remained constant since the 2016 boom. To balance this residential growth, the City Council is investing in the possible creation of a proposed urban renewal district to increase employment opportunities, foster public/private partnerships, and to increase the tax base within a major portion of the City's commercial and industrially-zoned land.

Present Conditions in the Study Area

Methodology

Conditions were evaluated in the Study Area through site visits conducted by City staff and J-U-B analysts, contacts with various City officials, and a review of public infrastructure inventory maps and assessor property information.

Deteriorating Area Characteristics

Under Idaho law, an area must meet the definition of a deteriorated or a deteriorating area in order to be eligible for inclusion in an urban renewal area. For the purpose of this report, the analysis was focused on whether the proposed area meets the requirements of I.C. 50-2018(9) and 50-2903(8)(b) for a deteriorating area, which is attached as **Appendix A.** In order to qualify as a deteriorating area, the proposed district must meet at least one of the nine conditions listed. The residential property shown in **Figure 3** qualifies as one of a substantial number of deteriorating structures within the study area that qualifies for eligibility Criteria 1, the presence of a substantial number of deteriorated or deteriorating structures.

Figure 3 – Present Conditions



The nine (9) eligibility criteria include:

1. **The presence of a substantial number of deteriorated or deteriorating structures.**

   Deteriorated or deteriorating structures are those that are so run down that they would qualify to be demolished, allowing the land to be repurposed for other uses. Newer structures and those that have been substantially rehabilitated within the last five to ten years are not considered deteriorating. This criterion was evaluated by completing a windshield survey, an informal survey comprised of driving around the community and recording observations, of the Study Area during January of 2020 and noted the absence or presence of the following conditions:

   - Broken or missing brick
   - Chimney damage
   - Fascia damage
   - Holes in siding
   - Damaged or missing shingles
   - Cracked or damaged windows

   While there are newer and rehabilitated structures at various locations, there are older deteriorating structures within the Study Area. A total of 707 structures were included in the windshield survey. Of those, a total of 187 showed some sign of deterioration, meeting at least three or more deterioration factors. Based on field evidence, deteriorating structures are found to be meaningfully present, and reasonably distributed, throughout the Study Area. Numerous deteriorated structures were identified in the area, depicted with yellow and red dots on **Figure 4.** Field observations are reflected in **Appendix B. This criterion is met.**

2. **Predominance of defective or inadequate street layout.**

   This criteria involves the overall condition of the existing street layout, the appropriateness of the layout, and overall connectivity of streets within the Study Area. The proposed district includes major entryway corridors into the City including Linder Road and Highway 69/Meridian Road. The Union Pacific Rail Line also bisects north/south Kuna in the proposed district. North-south vehicle and pedestrian/bicycle are strictly limited to South Swan Falls Road and Bridge Avenue.

   The corridor formed by the rail line and Indian Creek running diagonally through the town center have historically impacted development activities. Appropriate vehicular crossings are limited, thus impeding future development of these areas. Some large lots (5 acres and greater) remain along this corridor and so internal or secondary street systems have not been realized.

   The Study Area also exhibits connectivity issues related to pedestrian and bicycle activity. For example, on Bridge Avenue a trail/sidewalk is only available on the west side of the roadway while there is no pedestrian access along South Swan Falls Road. There are no bicycle lanes or facilities along either roadway, as there is inadequate street width to provide them. Aside from Main Street, the bicycle and pedestrian connectivity is spotty as there are inconsistencies where bicycle lanes

and sidewalks exist along with minor roadway improvements and/or redevelopment. See **Figure 4** where inadequate street infrastructure is depicted with purple lines. Improved street and bicycle/pedestrian connectivity within and between these areas will address street layout issues in the Study Area. **This criterion is met.**

3. **Faulty lot layout in relation to size, adequacy, accessibility, or usefulness.**

Faulty lot layout was analyzed by determining areas with 75,000 square feet as the threshold for large lots and blocks. This threshold was established based on 300-foot x 250 foot blocks. Oversized lots and blocks are mostly located in the south and east parts of the Study Area, with a few located northwest of Study Area. These large lots and blocks also present issues with accessibility, connectivity and usefulness. Converting the existing smaller residential lots to mixed use/commercial uses also present challenges with accommodating access, parking, and site circulation. There is a diversity of lot sizes in the core, but it appears that the average width falls between 50 and 75 feet and the depths are between 125 and 150 feet. The median lot size within the Study Area is 0.24 acres or 10,500 square feet. Providing parking on these lots can become problematic at moderate to higher densities. The large lots and large blocks are reflected with blue dots and oversized blocks are identified with green dots on **Figure 4.** In addition, the large lots are shaded orange and small lots are shaded blue on **Figure 5. This criterion is met.**

4. **Insanitary or unsafe conditions.**

Typical insanitary conditions include excessive amounts of junk, trash, and weeds in violation of the City's Health and Safety code. Unsafe conditions are those where crime is an issue and/or where people generally feel unsafe due to lack of illumination, sidewalks, activity, etc. Most of these conditions are found within the older residential neighborhoods; however, the older commercial corridors along Main Street and Avalon Street displayed these conditions as well.

Some of the deteriorated streets and curbs experience drainage issues related to cracked and/or rutting surfaces. However, flooding is not a concern as the reach of Indian Creek through Kuna is within the 100-year floodplain.

Properties exhibiting insanitary or unsafe conditions as described above are indicated with orange dots on **Figure 4.** Properties which are vacant, underutilized, or without sufficient infrastructure are indicated with red dots on **Figure 4. This criterion is met.**

5. **Deterioration of site or other improvements.**

Site improvements include illumination, pavement, sidewalks, parking, fencing, or landscaping. Much of the existing street infrastructure within the Study Area is considered deteriorating as signs of rutting and cracking are exhibited, except in

limited areas where the City has completed a street improvement project or new development has just been completed. Many of the developed properties have deteriorating site improvements such as fencing.

Most deteriorating site improvements are located within the existing street systems with a lack of illumination, storm drainage systems, sidewalks, curbs, gutters and designated on-street parking. Sidewalks are lacking on most streets within the Study Area, other than Main Street, as only portions of the roadway contained sidewalk. As a whole, sidewalk connectivity throughout the Study Area was minimal. See **Figure 4**, where these conditions are identified with purple lines and colored dots, and **Figure 6**, where the existing sidewalks shown with yellow lines demonstrate several gaps and lack of sidewalks. **This criterion is met.**

6. **Diversity of ownership.**

   There is a diversity of ownership in the area that will require assemblage of property to occur. **This criterion is met.**

7. **Tax and special assessment delinquency exceeding the fair value of the land.**

   There are currently not any reliable resources to review these conditions. These conditions are unknown.

8. **Defective and unusual conditions of title.**

   There are currently not any reliable resources to review these conditions. These conditions are unknown.

9. **The existence of conditions which endanger life or property by fire and other causes.**

   Flood hazards and inadequate fire protection facilities to accommodate development are contributing factors of this criteria. While flooding is not a concern in Kuna, there is a concern regarding availability of infrastructure to provide adequate fire protection services. The areas located in the southeast portions of the Study Area around Meridian Road/Highway are comprised of large lots and blocks with limited water mains and hydrants. Additional water mains and fire hydrants would be necessary to serve new development. See **Figure 7. This criterion is met.**

Summary

The Study Area meets the criteria for declaring the area deteriorating based on deteriorated structures, defective street layout, faulty lot layout, unsafe conditions, and inadequate fire facilities.

FIGURE 4 - DETERIORATING CONDITIONS

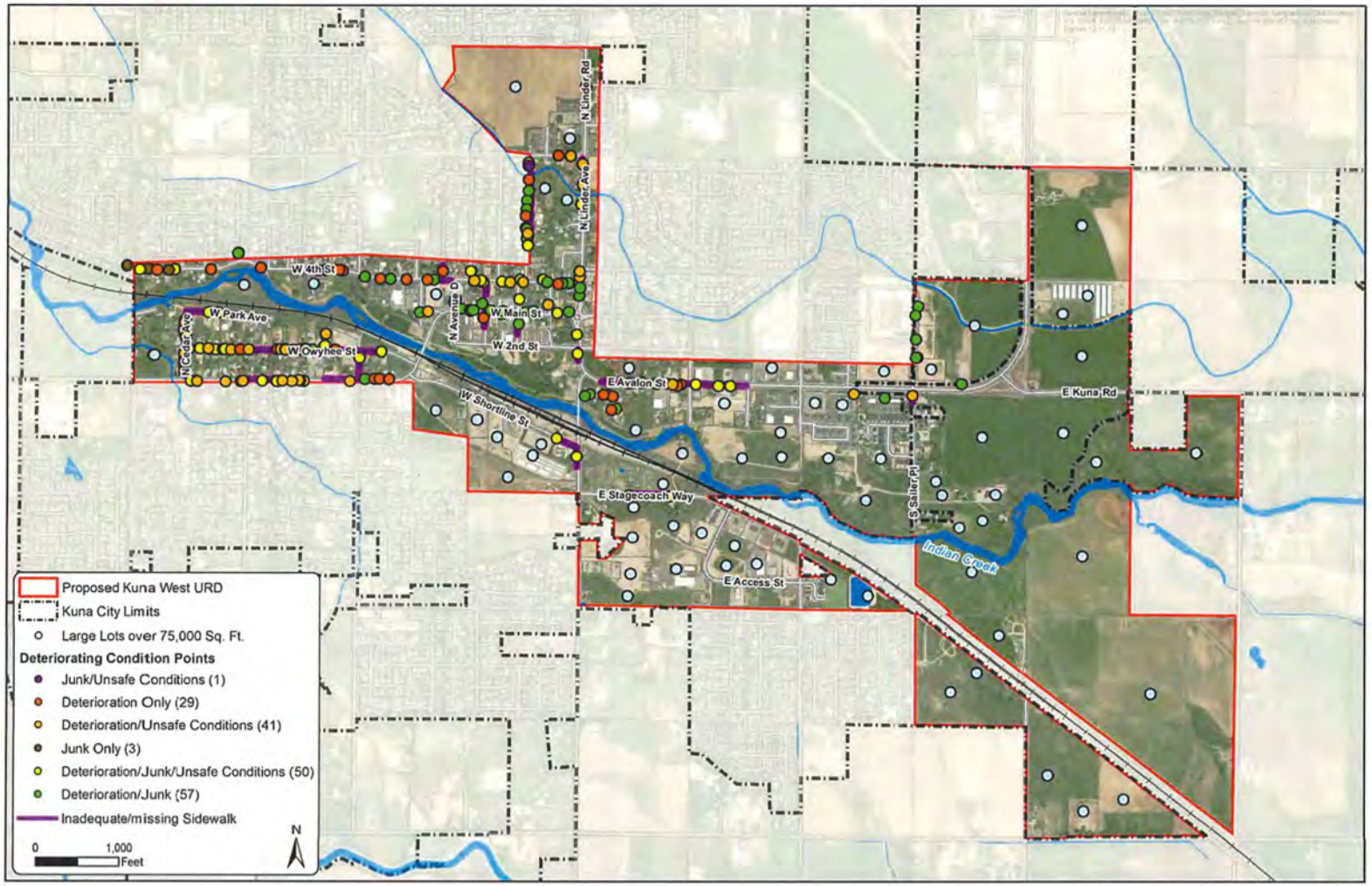


FIGURE 5 - LOT SIZE

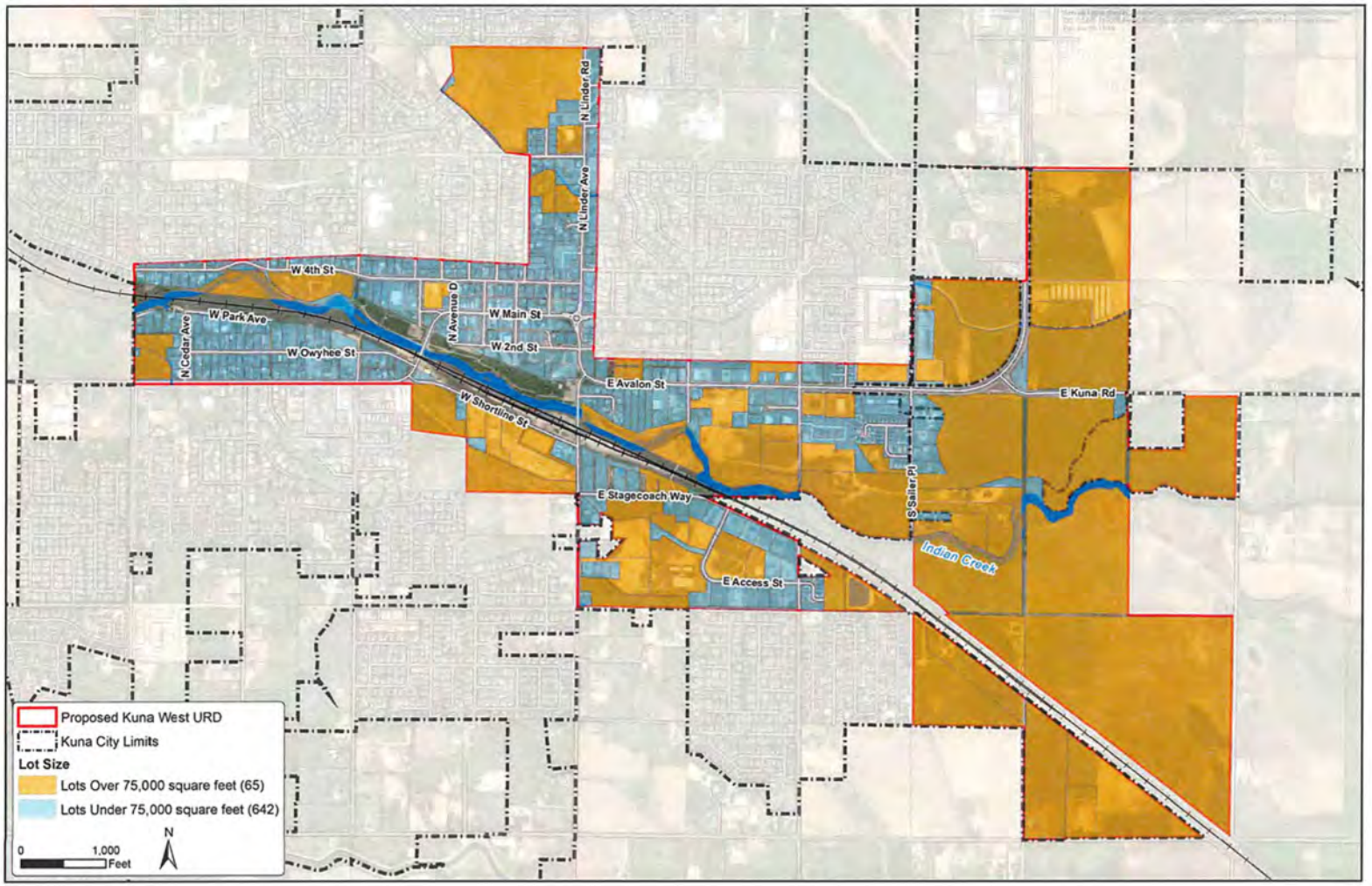


FIGURE 6 - EXISTING BICYCLE AND PEDESTRIAN NETWORK

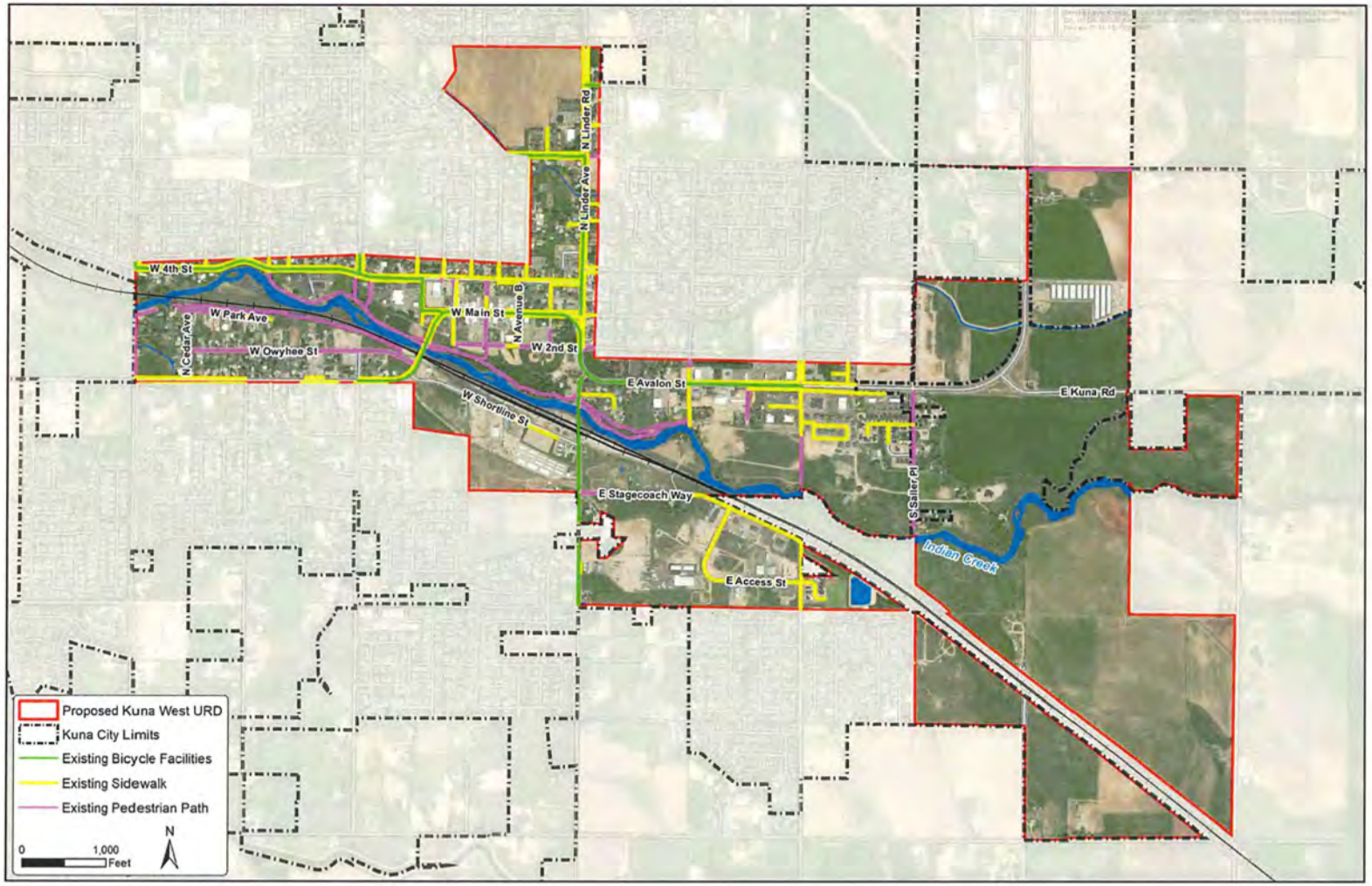
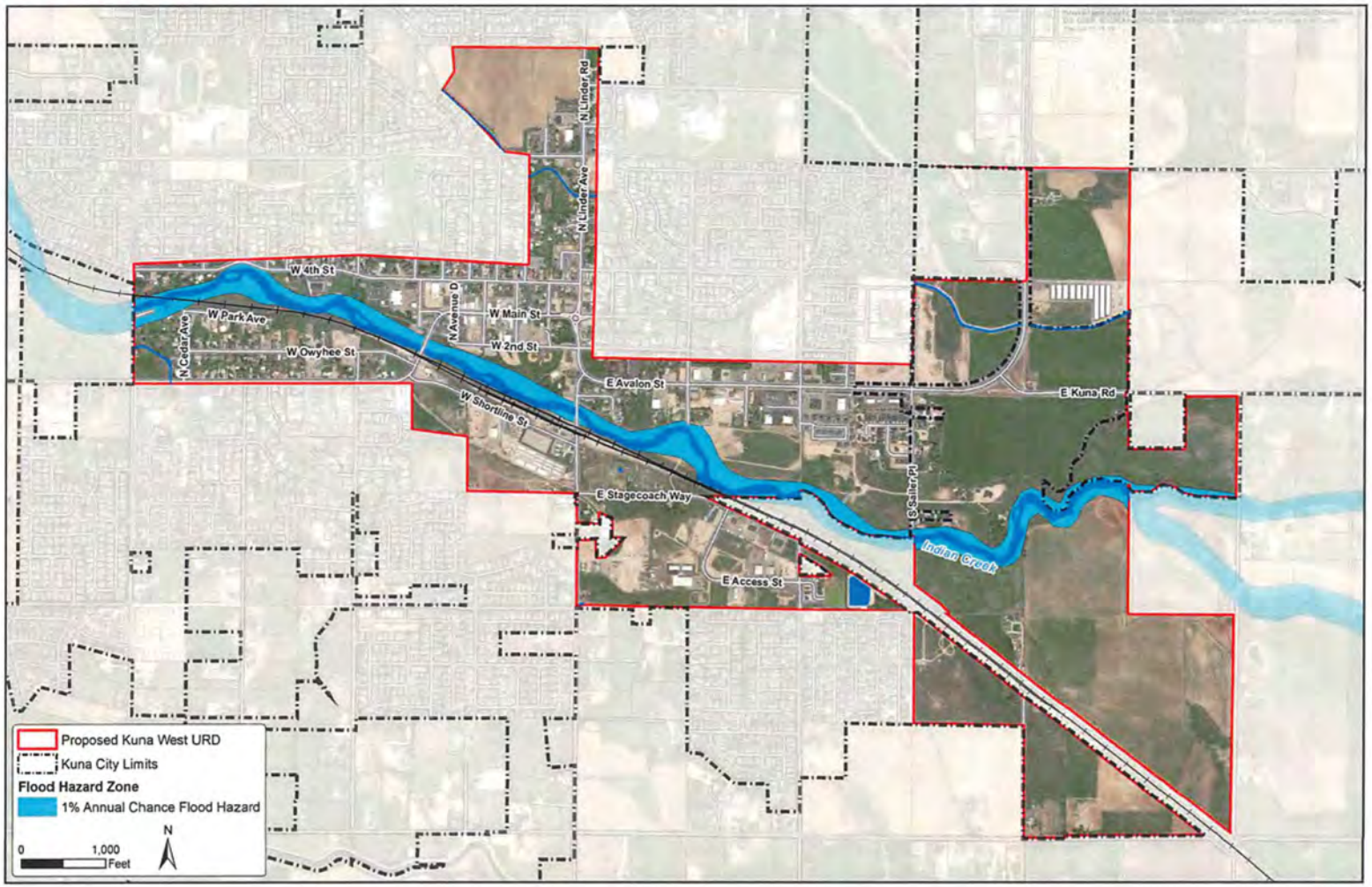


FIGURE 7 - FLOOD HAZARD ZONES



Open Land Requirements for Urban Renewal Districts

The eligibility of areas which are predominantly open land, i.e., used for agriculture or forestry, are governed by Idaho Code Section 50-2903(8)(c). This statute addresses the factors for finding agricultural or open lands deteriorated:

> *"Any area which is predominantly open and which because of obsolete platting, diversity of ownership, deterioration of structures or improvements, or otherwise, results in economic underdevelopment of the area or substantially impairs or arrests the sound growth of a municipality. The provisions of section 50-2008(d), Idaho Code shall apply to open areas."*

While the Study Area is not predominately open, there is a substantial amount of open land since there are 423 acres of open space present within the Study Area. Approximately 50% of the property within the Study Area is open land because the proposed Study Area is comprised of 842 total acres. As shown on **Figure 9**, the Study Area does contain open land and farmed agricultural lands; therefore, owner consent forms pursuant to Idaho Code Section 50-2018(9) and 50-2903(8)(f) will be necessary for any properties to be included in the Urban Renewal District that have either been used for agricultural purposes or stored livestock within the last three years. Excepting one property, all of the agricultural lands are confined to the Meridian Road corridor, from east Meadow View Road to just south of the Union Pacific rail line. The open lands contain obsolete platting, a diversity of ownership which have resulted in economic underdevelopment of the area due to the high cost of installing public infrastructure for large parcels to foster development opportunities consistent with the Kuna Comprehensive Plan. Furthermore, the large parcel size is not conducive to development as it reduces density causing public infrastructure improvements to be more costly. The partial development of the area has also resulted in access issues, further limiting development.

FIGURE 8 - EXISTING LAND USE

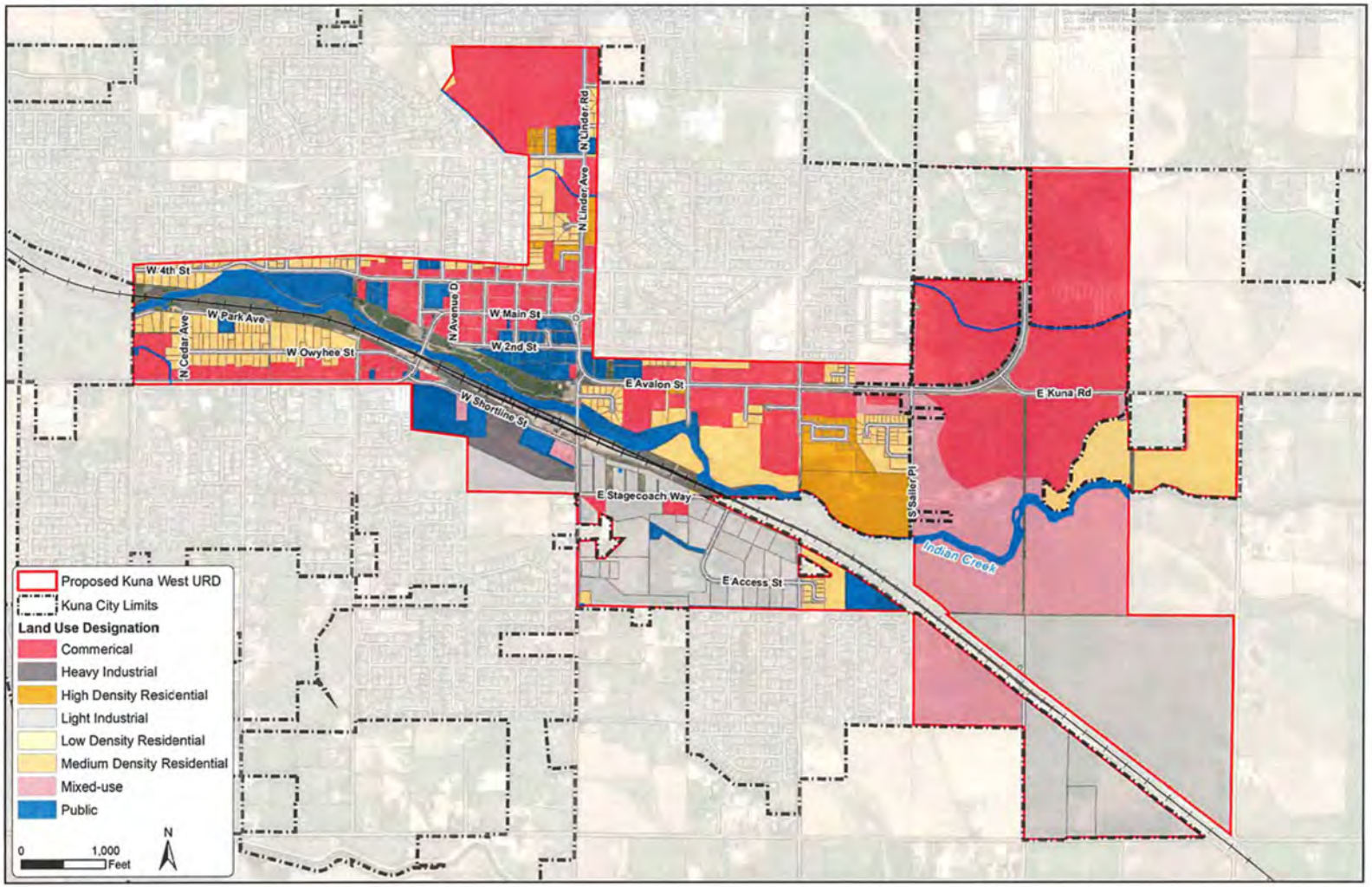


FIGURE 9 – AGRICULTURAL LANDS



Ten Percent Limitation on Assessed Valuation within the Revenue Allocation Area (RAA)

Under Idaho Code Section 50-2903(15), the base assessment roll is not to exceed at any time ten percent of the current assessed valuation of all taxable property within the municipality.

> *"Revenue allocation area" means that portion of an urban renewal area .... where the equalized assessed valuation (as shown by the taxable property assessment rolls) of which the local governing body has determined, on and as a part of the urban renewal plan, is likely to increase as a result of the initiation of an urban renewal project ... The base assessment roll or rolls of revenue allocation area or areas shall not exceed at any time ten percent (10%) of the current assessed valuation of all taxable property within the municipality.*

The 2019 City of Kuna taxable value is $1,445,421,330 while the taxable value of the Study Area is $119,952,482, which is below ten percent, approximately 8.29%, of the current assessed valuation of all taxable property within the City. The valuation includes homeowners' exemptions and exemptions for agricultural properties. The properties included in the Study Area also include operating property. The value of properties within the Study Area that are currently claiming an agricultural exemption is $1,412,500. The change in the ten percent valuation would be minor if and when the agricultural exemptions rolled off as the percentage of taxable property within the Study Area would only increase to 8.30% of the current assessed valuation of all taxable property within the City. Additionally, County properties are included within the Study Area that are valued at $4,510,300. While property values are expected to increase in 2020, they are not expected to increase to an extent that it will create an issue with the 10% limitation.

Appropriateness of the Area for an Urban Renewal Project

The present conditions in the Study Area have resulted in the economic underdevelopment of the area or has substantially impaired or arrested the sound growth of the municipality and constituted an economic or social liability and is a menace to the public health, safety, morals or welfare in its present condition and use because of the deterioration of site, structures, inadequate street layout, unsafe conditions and diversity of ownership. This report provides evidence that the Study Area is a deteriorating area because of the presence of various conditions related to lot size, lack of public infrastructure, hazards, and public safety (See **Figure 9**). New development will be discouraged from taking place until new supporting infrastructure is planned or installed as there is currently a lack of public infrastructure in place surrounding open space and other developable areas.

Figure 10 – Looking north from E Avalon Street



The second part of the City Council's determination is the policy decision of whether or not the area is appropriate for an Urban Renewal District. Preparation and approval of an Urban Renewal Plan for the Downtown Area would give the City additional resources to solve the public infrastructure problems in the Study Area and to encourage new developments. Increased property taxes generated by new developments within the area could be used to finance a variety of needed public improvements. Furthermore, with formation of an Urban Renewal Agency, opportunities for meaningful public private partnerships will be enhanced. Successful joint projects should stimulate other new private development Finally, some of the new commercial developments may also generate new jobs in the community that would, in turn, benefit City residents.

Conclusion

As indicated in the **Present Conditions in the Study Area** section, the area meets the eligibility criteria for an urban renewal district. **Table 1 – Eligibility Criteria Findings** summarizes characteristics found in the Study Area. The City of Kuna has experienced several waves of accelerated growth and public infrastructure has struggled to keep up. From the older downtown business district in the town center to surrounding transitional areas, there are impediments to the economic and social health of the community.

While the Study Area does contain some agricultural lands and "open areas" as defined by Idaho Code, further evaluation of the Study Area could include outreach to affected property owners and appropriate documentation of their consent for their property to be included in the District. The Study Area does not exceed ten percent of the current assessed valuation of all taxable property within the municipality; therefore, the Study Area is appropriate for an Urban Renewal District.

Table 1 – Eligibility Criteria Findings

Condition No.	Idaho Code Section	Eligibility Criteria	Characteristics Supporting Finding	Criteria Met
1/5	50-2008(d) 50-2018(9) 50-2903(8)(b), (c)	Substantial number of deteriorating or deteriorated structures and deterioration of site	Older deteriorating structures displayed within the District, inadequate street infrastructure, lack of illumination, storm drainage systems, sidewalks, curbs, gutters, and designated street parking	Yes
2	50-2018(9) 50-2903(8)(b)	Defective street layout or inadequate street layout	No curbs, pedestrian facilities, or illumination. Lack of street and bicycle/pedestrian connectivity	Yes
3	50-2018(9) 50-2903(8)(b) 50-2903(8)(c)	Faulty lot layout or obsolete platting	A majority of the lots and blocks exceed 75,000 square foot in size	Yes
4	50-2018(9) 50-2903(8)(b)	Insanitary or unsafe conditions	Lack of illumination, sidewalks and activity	Yes
6	50-2008(d) 50-2018(9) 50-2903(8)(b), (c)	Diversity of ownership	There is a diversity of ownership in the Study Area	Yes
7	50-2008(d) 50-2018(9) 50-2903(8)(b)	Tax Delinquency	These conditions are unknown	No
8	50-2008(d) 50-2903(8)(b)	Defective and unusual conditions of title	These conditions are unknown	No
9	50-2018(9) 50-2903(8)(a), (b)	Endanger life or property	Lack of water facilities for increased fire flow needs to accommodate development;	Yes
	50-2903(15)	10% Limit	The proposed District is below the 10% limit	Yes

Appendices

Appendix A – Idaho Urban Renewal Statutes

Appendix B – Field Observations

Appendix A

Idaho Urban Renewal Statutes

TITLE 50
MUNICIPAL CORPORATIONS

CHAPTER 20
URBAN RENEWAL LAW
Relevant Sections

50-2008. (d) Following such hearing, the local governing body may approve an ur- ban renewal project and the plan therefor if it finds that (1) a feasible method exists for the location of families who will be displaced from the ur- ban renewal area in decent, safe and sanitary dwelling accommodations within their means and without undue hardship to such families; (2) the urban re- newal plan conforms to the general plan of the municipality as a whole; (3) the urban renewal plan gives due consideration to the provision of adequate park and recreational areas and facilities that may be desirable for neigh- borhood improvement, with special consideration for the health, safety and welfare of children residing in the general vicinity of the site covered by the plan; and (4) the urban renewal plan will afford maximum opportunity, consistent with the sound needs of the municipality as a whole, for the reha- bilitation or redevelopment of the urban renewal area by private enterprise: Provided, that if the urban renewal area consists of an area of open land to be acquired by the urban renewal agency, such area shall not be so acquired unless (1) if it is to be developed for residential uses, the local governing body shall determine that a shortage of housing of sound standards and design which is decent, safe and sanitary exists in the municipality; that the need for housing accommodations has been or will be increased as a result of the clearance of slums in other areas; that the conditions of blight in the area and the shortage of decent, safe and sanitary housing cause or contribute to an increase in and spread of disease and crime and constitute a menace to the public health, safety, morals, or welfare; and that the acquisition of the area for residential uses is an integral part of and essential to the pro- gram of the municipality, or (2) if it is to be developed for nonresidential uses, the local governing body shall determine that such nonresidential uses are necessary and appropriate to facilitate the proper growth and develop- ment of the community in accordance with sound planning standards and local community objectives, which acquisition may require the exercise of govern- mental action, as provided in this act, because of defective or unusual con- ditions of title, diversity of ownership, tax delinquency, improper subdi- visions, outmoded street patterns, deterioration of site, economic disuse, unsuitable topography or faulty lot layouts, the need for the correlation of the area with other areas of a municipality by streets and modern traffic requirements, or any combination of such factors or other conditions which retard development of the area.

50-2018. DEFINITIONS. The following terms wherever used or referred to in this chapter, shall have the following meanings, unless a different meaning is clearly indicated by the context:

(8) "Deteriorated area" shall mean an area in which there is a predomi- nance of buildings or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, age or obsolescence, inad- equate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime, and is detrimental to the public health, safety, morals or welfare. Provided however, this definition shall not apply to any agricultural operation, as defined in section 22-4502(2), Idaho Code, absent the consent of the owner of the agricultural operation or to any forest land as defined in section 63-1701(4), Idaho Code, absent the consent of the forest landowner, as defined in section 63-1701(5), Idaho Code, except for an agricultural operation or forest land that has not been used for three (3) consecutive years.

(9) "Deteriorating area" shall mean an area which by reason of the pres- ence of a substantial number of deteriorated or deteriorating structures, predominance of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility or usefulness, insanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of a municipality, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, morals or welfare in its present condition and use; pro- vided, that if such deteriorating area consists of open land the conditions contained in the proviso in section 50-2008(d), Idaho Code, shall apply; and provided further, that any disaster area referred to in section 50-2008(g), Idaho Code, shall constitute a deteriorating area. Provided however, this definition shall not apply to any agricultural operation, as defined in section 22-4502(2), Idaho Code, absent the consent of the owner of the agricultural operation or to any forest land as defined in section 63-1701(4), Idaho Code, absent the consent of the forest landowner, as defined in section 63-1701(5), Idaho Code, except for an agricultural operation or forest land that has not been used for three (3) consecutive years.

50-2903. DEFINITIONS. The following terms used in this chapter shall have the following meanings, unless the context otherwise requires:
(8) "Deteriorated area" means:
(a) Any area, including a slum area, in which there is a predominance of buildings or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime, and is detrimental to the public health, safety, morals or welfare.
(b) Any area which by reason of the presence of a substantial number of deteriorated or deteriorating structures, predominance of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility or usefulness, insanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, results in economic underdevelopment of the area, substantially impairs or arrests the sound growth of a municipality, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, morals or welfare in its present condition and use.
(c) Any area which is predominately open and which because of obsolete platting, diversity of ownership, deterioration of structures or improvements, or otherwise, results in economic underdevelopment of the area or substantially impairs or arrests the sound growth of a municipality. The provisions of section 50-2008(d), Idaho Code, shall apply to open areas.
(d) Any area which the local governing body certifies is in need of redevelopment or rehabilitation as a result of a flood, storm, earthquake, or other natural disaster or catastrophe respecting which the governor of the state has certified the need for disaster assistance under any federal law.
(e) Any area which by reason of its proximity to the border of an adjacent state is competitively disadvantaged in its ability to attract private investment, business or commercial development which would promote the purposes of this chapter.
(f) "Deteriorated area" does not mean not developed beyond agricultural, or any agricultural operation as defined in section 22-4502(1), Idaho Code, or any forest land as defined in section 63-1701(4), Idaho Code, unless the owner of the agricultural operation or the forest landowner of the forest land gives written consent to be included in the deteriorated area, except for an agricultural operation or forest land that has not been used for three (3) consecutive years.

(15) "Revenue allocation area" means that portion of an urban renewal area or competitively disadvantaged border community area where the equalized assessed valuation (as shown by the taxable property assessment rolls) of which the local governing body has determined, on and as a part of an urban renewal plan, is likely to increase as a result of the initiation of an urban renewal project or competitively disadvantaged border community area. The base assessment roll or rolls

of revenue allocation area or areas shall not exceed at any time ten percent (10%) of the current assessed valuation of all taxable property within the municipality.

Appendix B

Field Observations

Field Observations Background:

The following field observations were collected during a Windshield Survey completed in January 2020. A Windshield Survey is an informal survey comprised of driving around the community and recording observations. This survey was performed by Addison Coffelt and Tyler Shade from J-U-B Engineers, Inc. No responses were received during this survey.

Kuna URD Data Survey

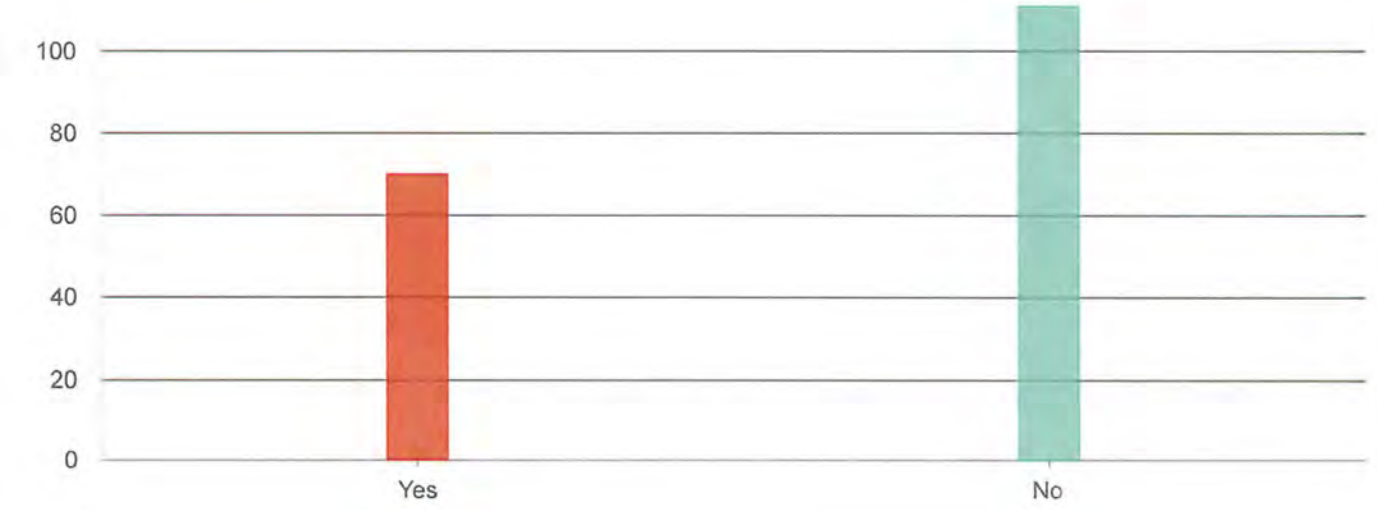
General Information

Address



Answered: 186 Skipped: 0

Is there junk/trash?

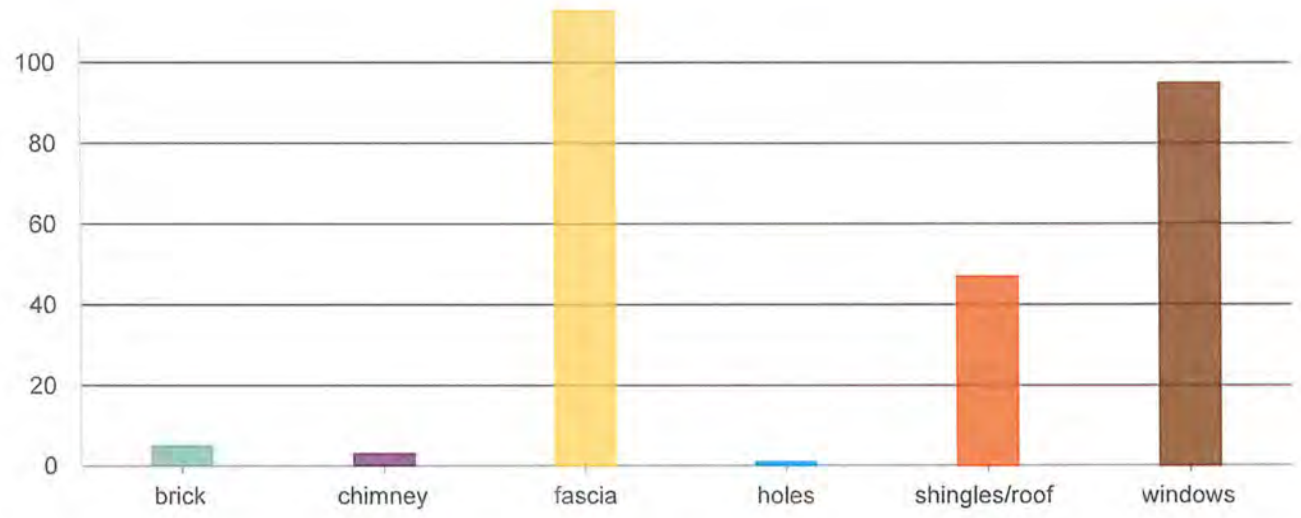


Answers	Count	Percentage
Yes	70	

No	111

Answered: 181 Skipped: 5

○ Is there deterioration?



Answers	Count	Percentage
brick	5	
chimney	3	
fascia	113	
holes	1	
shingles/roof	47	
windows	95	

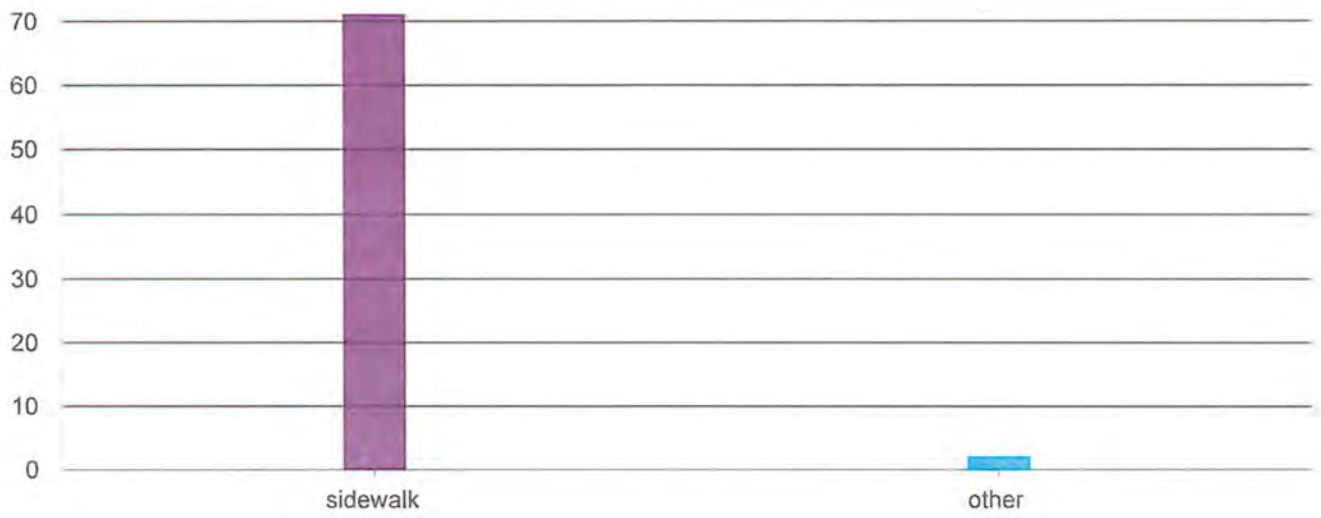
Answered: 155 Skipped: 31

○ Other deterioration?



Answered: 148 Skipped: 38

○ Are there unsafe conditions?



Answers	Count	Percentage
sidewalk	71	
other	2	

Answered: 73 Skipped: 113

○ Other unsafe conditions?



Answered: 23 Skipped: 163

○ What site improvements could there be?



Answers	Count	Percentage
pavement	1	
sidewalk	79	
parking	2	
fencing	22	
landscaping	19	

Answered: 102 Skipped: 84

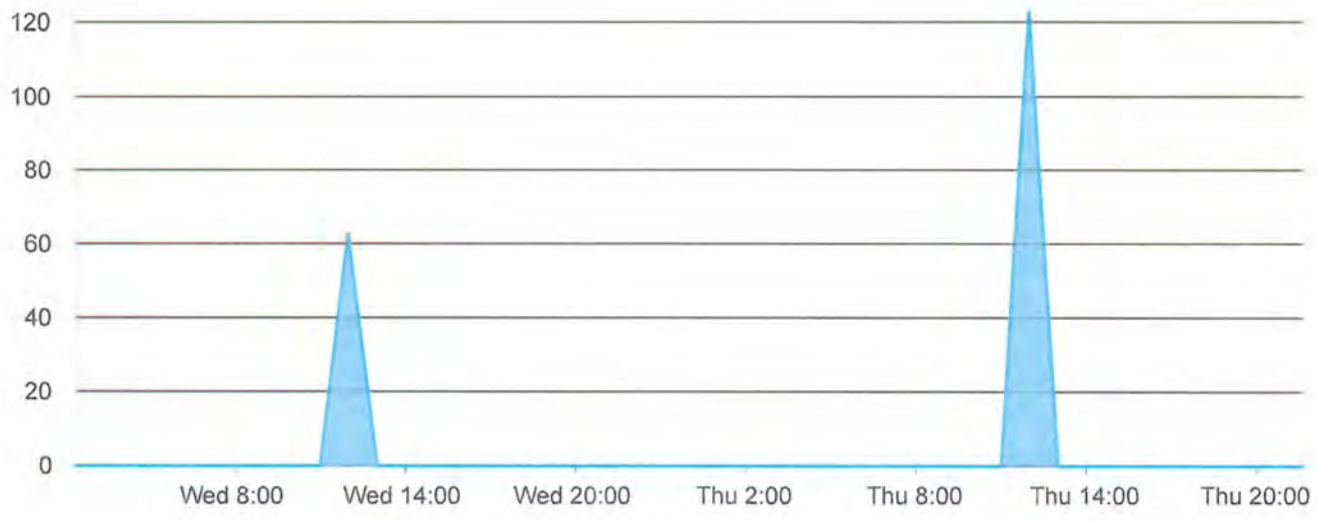
Other site improvements?

The word cloud requires at least 20 answers to show.

Word	Count
Weeds	1
Paint	1
Mailbox	1
Fence	1
painted	1
—discoloration	1

Answered: 4 Skipped: 182

Sampling Date



Answered: 186 Skipped: 0

Insert image

Is there junk/trash?	Is there deterioration?	Other deterioration?	Are there unsafe conditions?	Other unsafe conditions?	What site improvements could there be?	Other site improvements?
yes		Steps broken		Wiring		
yes	shingles/roof	Roof siding, railing broken		Railing broken		
no	fascia			Exposed wiring	landscaping,sidewalk	
no	fascia	Fencing		Exposed wiring	fencing	
no	fascia,windows			Wiring		
yes	windows,shingles/roof	Stairs, fence	sidewalk			
no		Fence		Exposed wiring	sidewalk	
no	windows	Fallen over rail, missing deck/rail		Missing deck	sidewalk	
yes		Weeds			landscaping	Weeds
no	fascia,windows			Wiring		
no	fascia					
yes	fascia,windows			Exposed wires		
yes				No railing on ramp to front door		
yes	fascia,windows	Steps cracking, ramp leaning				
no	fascia	Fence			fencing	
yes	fascia	Fencing			fencing	
yes	fascia,windows	Garage				
yes	fascia	Porch wear				
no	windows				landscaping	
yes	fascia,windows					
yes	windows	Foundation discolored rusting				
no	windows	Dangling wires, fence		Wires, fence	fencing	
yes		Stairs cracking				
yes	fascia,shingles/roof	Garage fascia/door				
no					landscaping	
yes	fascia,shingles/roof	Garage trim, door trim		Driveway		
no						
no	fascia,windows	Fencing	sidewalk		sidewalk,fencing	Mailbox is fallen
yes	fascia,brick,windows	Door bottom	sidewalk		sidewalk	
no	windows	Roof siding, rain gutter	sidewalk		sidewalk	
yes	fascia	Fence, flower boxes, railing		Stairs, railing leaning over	sidewalk,fencing	
yes		Railing, siding, extensive rust			pavement	
yes	fascia,windows	Arbor, fence	sidewalk		sidewalk,fencing	
yes	shingles/roof	Roof siding, stairs cracking, door paint	sidewalk		sidewalk	
no	fascia	Old pole barn	sidewalk	Exposed wires, no sidewalk	sidewalk	
yes	fascia,windows	Exposed wires, fence		Exposed wires		
yes	fascia,shingles/roof	No sidewalk			sidewalk	
yes	windows	Pane, door, sidewalk				
yes	windows,fascia	Sidewalk				
yes	fascia,windows	Sidewalk				
no	fascia	Metal footing exterior rusted and bent, fence			sidewalk,fencing	
yes	windows,fascia,shingles/roof	Stairs (rock), fence			fencing,sidewalk	
no	windows	House footing, sloped porch				
no	fascia	Steps				

yes	fascia	Door paint, fence			fencing	
no	fascia	Needs paint, garage door broken			fencing	
yes	fascia,windows				landscaping	Paint
no	chimney					
no	windows,fascia	Fence, door light broken			fencing	
no	fascia,shingles/roof	Paint, shop major issues, roof siding				
no	fascia	Fallen stairs, hanging wires , discoloration	other	Stairs		
no		Discolored foundation			fencing	
no	fascia					
yes	fascia,windows					
yes	fascia	Porch				
no	fascia				sidewalk	
yes	fascia,windows	Window pane		Power lines, dilapidated shed	sidewalk	
yes						
no	fascia,windows	Door paint			sidewalk,fencing	
yes						
yes	shingles/roof	Siding in disrepair, roof coming up from siding	sidewalk		landscaping	
yes		Siding in disrepair			fencing	Fence needs painted —discoloratic
yes						
		Road cracking				
		Ponding				
yes	fascia	Door frame				
no	windows	Fence			fencing	
no	windows					
yes	shingles/roof	Roof gutter hanging off, pillar				
no	windows,fascia	Fence			fencing	
yes	windows	Door frame				
yes	fascia	Porch, fence, shed				
no		Roof gutter	sidewalk		sidewalk	
no	shingles/roof	Garage, roof siding	sidewalk		sidewalk	
yes	shingles/roof,windows,fascia	Stairs, roof siding	sidewalk		sidewalk,landscaping	
yes	fascia,shingles/roof,windows	Fence, roof siding	sidewalk		sidewalk	
yes	fascia	Garage siding	sidewalk		sidewalk,parking	
no	windows,shingles/roof,fascia	Roof siding, weeds	sidewalk		sidewalk	
no	windows	Carport	sidewalk		sidewalk	
no		Garage damage	sidewalk		sidewalk	
no	fascia,shingles/roof	Weeds, fence, roof siding	sidewalk		sidewalk,landscaping	
no	fascia,windows	Door,	sidewalk		sidewalk	
no	fascia,windows	Door frame, weeds	sidewalk		sidewalk,landscaping	
yes	fascia,windows		sidewalk		sidewalk	
yes	windows	Porch	sidewalk		sidewalk	
yes	fascia,windows	Stairs, dooor frame	sidewalk		sidewalk	
yes	windows,fascia,shingles/roof	Roof siding, weeds	sidewalk		sidewalk,landscaping	
no	shingles/roof,windows	Roof siding	sidewalk		sidewalk	
no	windows	Door siding, weeds	sidewalk		sidewalk,landscaping	
no	shingles/roof		sidewalk		sidewalk	
yes	fascia	Siding	sidewalk		sidewalk	
yes	fascia,windows,shingles/roof	Door	other		sidewalk	

no	fascia,shingles/roof	Porch	sidewalk		sidewalk	
	shingles/roof	Siding roof and door	sidewalk		sidewalk	
no	fascia,windows	Fence				
no	fascia,windows	Door siding	sidewalk	Weeds	sidewalk,fencing,landscaping	
no			sidewalk		sidewalk	
yes	fascia,windows		sidewalk		sidewalk	
yes	fascia,windows,shingles/roof	For shed next to house , siding	sidewalk		sidewalk	
no	windows,fascia,shingles/roof	Siding around roof and door	sidewalk		sidewalk	
yes	fascia,windows	Stairs, porch, foundation	sidewalk		sidewalk	
yes	windows,shingles/roof	Roof siding	sidewalk		sidewalk	
yes	fascia	Stairs, door trim	sidewalk		sidewalk	
yes	fascia,shingles/roof,windows	Siding to roof and garage	sidewalk		sidewalk	
no		Beam on porch	sidewalk		sidewalk	
yes	fascia,windows	Missing window decorative shutters, stairs	sidewalk		sidewalk	
yes	fascia	Porch	sidewalk		sidewalk	
yes	shingles/roof,fascia,windows	Garage and roof siding	sidewalk		sidewalk	
yes	fascia,shingles/roof,windows	Garage siding, roof siding	sidewalk		sidewalk	
no	fascia,windows	Stairs, railing, fence, door	sidewalk		sidewalk,fencing,landscaping	
no	fascia,windows	Door,				
no		Weeds			landscaping	
no	windows	Stairs, fence	sidewalk		sidewalk,fencing	
no	fascia	Door and fascia of garage				
no	shingles/roof	Roof siding	sidewalk		sidewalk	
no	fascia,windows,shingles/roof	Weeds, roof siding, stairs				
no	fascia	Garage siding	sidewalk		sidewalk	
yes	fascia	Garage and door siding	sidewalk	Pounding on driveway	sidewalk	
no	shingles/roof,fascia	Roof siding	sidewalk		sidewalk	
no	fascia		sidewalk		sidewalk	
yes	shingles/roof	Roof siding, door frame	sidewalk		sidewalk	
yes	windows,shingles/roof	Roof wear				
no		Door frame	sidewalk		sidewalk	
yes	shingles/roof,windows		sidewalk		sidewalk	
no	fascia,windows,shingles/roof	Fence, roof siding	sidewalk		sidewalk,fencing	
no	shingles/roof	Weeds, roof siding, stairs				
yes	windows	Porch	sidewalk		sidewalk	
yes	fascia	Roof siding, porch	sidewalk		sidewalk	
yes	fascia	Stairs, shed roof				
no		Fencing, weeds				
	fascia,shingles/roof	Solar panel			landscaping	
no	fascia,shingles/roof,windows	Weeds		Exposed wiring		
no	fascia,windows,shingles/roof					
yes		Weeds				
yes		Weeds				
yes		Weeds				
yes		Weeds				
yes		Weeds				
yes	fascia,brick,shingles/roof,holes					
no	chimney,windows	Fencing	sidewalk		sidewalk,fencing	

yes	brick	Missing brick				
no	fascia,windows		sidewalk		sidewalk,landscaping	
yes	fascia,windows,shingles/roof	Missing signs, pillars	sidewalk		sidewalk	
yes	fascia,windows	Doors, siding	sidewalk		sidewalk	
yes		Aging sign	sidewalk		sidewalk	
no		Weeds				
no		Weeds				
	fascia	Weathered sign	sidewalk		sidewalk	
yes	windows		sidewalk		sidewalk	
yes	windows	Poor driveway	sidewalk		sidewalk	
yes	shingles/roof,windows	Roof siding, pillars	sidewalk		sidewalk	
yes	fascia	Siding, fence, sign	sidewalk		sidewalk	
yes		Old sign, weeds			landscaping	
yes	fascia,windows	Siding, garage	sidewalk		sidewalk	
yes	fascia,windows	Door frame				
yes	fascia,windows	Door	sidewalk		sidewalk	
yes	fascia,shingles/roof,windows		sidewalk		sidewalk	
yes	fascia,windows	Railing	sidewalk			
yes	fascia,windows	Roof siding				
yes	windows					
yes	windows,fascia	Siding		Exposed wiring		
no	fascia,windows					
no	fascia,windows	Stairs		No railing		
yes	windows	Foundation staining				
yes	brick,fascia	2nd story				
yes	windows,fascia	Missing window, door, siding				
yes	fascia,windows,brick	Door				
yes	fascia					
yes	windows,fascia	Awning broken				
yes	shingles/roof	Awning torn, door worn				
yes	fascia,shingles/roof	Doors				
yes	fascia,windows					
yes	shingles/roof,fascia					
yes	fascia,windows	Rusted foundation, awning torn off				
yes	windows	Doors rusting, entry needs stairs	sidewalk		sidewalk	
yes	fascia	Sign			parking	
yes	fascia,windows	Roof siding , ramp		Sidewalk blocked by gutter	landscaping	
yes	fascia	Door and pillars				
yes	fascia,windows	Stairs and railing, roof siding				
yes	windows					
yes	fascia,windows	Garage roof				
yes	chimney	Roof siding			landscaping	
yes	fascia,windows					
yes	fascia,shingles/roof,windows	Roof siding				
no	fascia,shingles/roof,windows					
yes	fascia	Porch				

Supplement to the Kuna Urban Renewal District Eligibility Study, Kuna West District

Introduction/Background

This document is a supplement to the *Kuna Urban Renewal District Eligibility Study, Kuna West District* (the "May 2020 Eligibility Study"), accepted by the Urban Renewal Agency of the City of Kuna, Idaho (URA) pursuant to URA Resolution No. 2020-02 on April 24, 2020 and adopted by the Kuna City Council pursuant to Resolution No. R29-2020 on May 19, 2020. The May 2020 Eligibility Study was also transmitted to the Ada County Board of County Commissioners (the "BOCC") for purposes of obtaining a resolution pursuant to Idaho Code § 50-2018(18). The BOCC declined to enter into a resolution at that time. In the months since the adoption of the Eligibility Study, the URA has pursued planning and development of a Kuna West Urban Renewal District (URD), including conversations with individual property owners and representatives of local agencies. That process has resulted in preparation of an URD study area that varies slightly from the original study area map.

The purpose of this supplement is to ensure that any land areas that were not evaluated previously are analyzed, discussed, and appended to the May 2020 Eligibility Study. Any findings from the May 2020 Eligibility Study that are affected by proposed changes to the original URD study area are documented in this supplement. The results of this supplement will be a revised URD study area.[1]

Affected Areas

The study area for the May 2020 Eligibility Study included acreage within the City of Kuna (the "City") city limits as well as land area east of Kuna within unincorporated Ada County's jurisdiction and did not include all right-of-way (ROW) adjacent to study area parcels as depicted on **Figure 1**.

The updated study area is slightly larger than the area described and analyzed in the May 2020 Eligibility Study by approximately 140 acres, which includes the 19.6 acres of additional property added as well as the boundary adjustments to align to full parcel lines and to include adjacent ROW. The parcel acreage within the original study area was approximately 842 acres; the updated study area is about 985 acres.

The original URD study area boundary (shown with a blue line on **Figure 1**) has been updated along the periphery as a result of applying more precise mapping techniques to snap to the parcel boundaries and adjacent ROW. Subsequently some of the updated URD study area boundary (shown in light tan on **Figure 1**) extends beyond the original study area boundary (blue line on **Figure 1**). These areas are *portions of properties* that were analyzed in the May 2020 Eligibility Study and are located at the rear of the subject properties and consist typically of yards and open space. In a few cases, the updated URD study area boundary dips below the original URD study area resulting in some land area that is no longer included in the updated study area. Three new areas (shown in green on **Figure 1**) were not previously analyzed.

For purposes of this supplement, the analysis presented in **Table 1** focuses on properties that were not previously analyzed *in their entirety.* Those properties total 19.6 acres and are presented on the map in green and labeled with Roman numerals.

[1] Upon Agency acceptance of the supplemental eligibility study, the supplemental eligibility study will first be transmitted to the Ada County Board of County Commissioners for a resolution pursuant to Idaho Code 50-2018(18). Based on ongoing discussions and planning efforts, the URD could be smaller than the revised URD Study Area, which may address the concerns previously addressed by the BOCC.

Table 1 - Properties not analyzed in May 2020 Eligibility Study

Site	Assessor's Parcel Number(s)	Current Land Use	Analysis for purposes of Urban Renewal Findings
I	S1324233800	Open Space	Vacant property
II	R9835320010; R9835320020; R9835320030; R9835320040; R9835320050; R9835320060; R9835320070; R9835320080	Undeveloped platted land	Platted, vacant commercial lots
III	S1326121090	Open Space	Vacant property; owned by City of Kuna and projected to be public park and recreation area

Analysis

For the May 2020 Eligibility Study, property conditions within the study area were evaluated through site visits conducted by City staff and J-U-B analysts, contacts with various City officials, and a review of public infrastructure inventory maps and assessor property information. The evaluation focused on the nine conditions specified in Idaho Code sections 50-2018(9) and 50-2903(8)(b) for a deteriorating area (provided as Appendix A of May 2020 Eligibility Study). In order to qualify as a deteriorating area, the proposed district must meet at least one of the nine conditions listed. The eligibility criteria findings were summarized in the May 2020 Eligibility Study and are presented here as **Table 2** and still stand with the updated URD Study boundary.

Table 2 - Eligibility Criteria Findings (May 2020 Eligibility Study)

Condition No.	Idaho Code Section	Eligibility Criteria	Characteristics Supporting Finding	Criteria Met
1/5	50-2008(d) 50-2018(9) 50-2903(8)(b), (c)	Substantial number of deteriorating or deteriorated structures and deterioration of site	Older deteriorating structures displayed within the District, inadequate street infrastructure, lack of illumination, storm drainage systems, sidewalks, curbs, gutters, and designated street parking	Yes
2	50-2018(9) 50-2903(8)(b)	Defective street layout or inadequate street layout	No curbs, pedestrian facilities, or illumination. Lack of street and bicycle/pedestrian connectivity	Yes
3	50-2018(9) 50-2903(8)(b) 50-2903(8)(c)	Faulty lot layout or obsolete platting	A majority of the lots and blocks exceed 75,000 square foot in size	Yes
4	50-2018(9) 50-2903(8)(b)	Insanitary or unsafe conditions	Lack of illumination, sidewalks and activity	Yes
6	50-2008(d) 50-2018(9) 50-2903(8)(b), (c)	Diversity of ownership	There is a diversity of ownership in the Study Area	Yes
7	50-2008(d) 50-2018(9) 50-2903(8)(b)	Tax Delinquency	These conditions are unknown	No
8	50-2008(d) 50-2903(8)(b)	Defective and unusual conditions of title	These conditions are unknown	No
9	50-2018(9) 50-2903(8)(a), (b)	Endanger life or property	Lack of water facilities for increased fire flow needs to accommodate development	Yes
	50-2903(15)	10% Limit	The proposed District is below the 10% limit	Yes

The modified study area as depicted in **Figure 1** of this supplement, including the revised perimeter boundary and the addition of three parcels (refer to *Table 1*), will not affect the conclusions of eligibility as seven of the nine criteria were met. Furthermore, three of these criteria apply to the district as a whole and those findings would not change with the modifications to the URD study area boundary (2. predominance of defective or inadequate street layout; 6. diversity of ownership; 9. existence of conditions which endanger life or property by fire and other causes).

The small acreage modifications along the perimeter of the study area, depicted on **Figure 1**, consist of *portions of properties* that were analyzed in the May 2020 Eligibility Study and are located at the rear of the subject properties and consist typically of yards and open space. However, as presented in **Table 1**, three properties not previously evaluated have been analyzed for purposes of this supplement. All three properties are vacant and do not exhibit any of the site-specific criteria (1. presence of deteriorated structures; 3. faulty lot layout; 4. insanitary or unsafe conditions; 5. deterioration of site or other improvements).

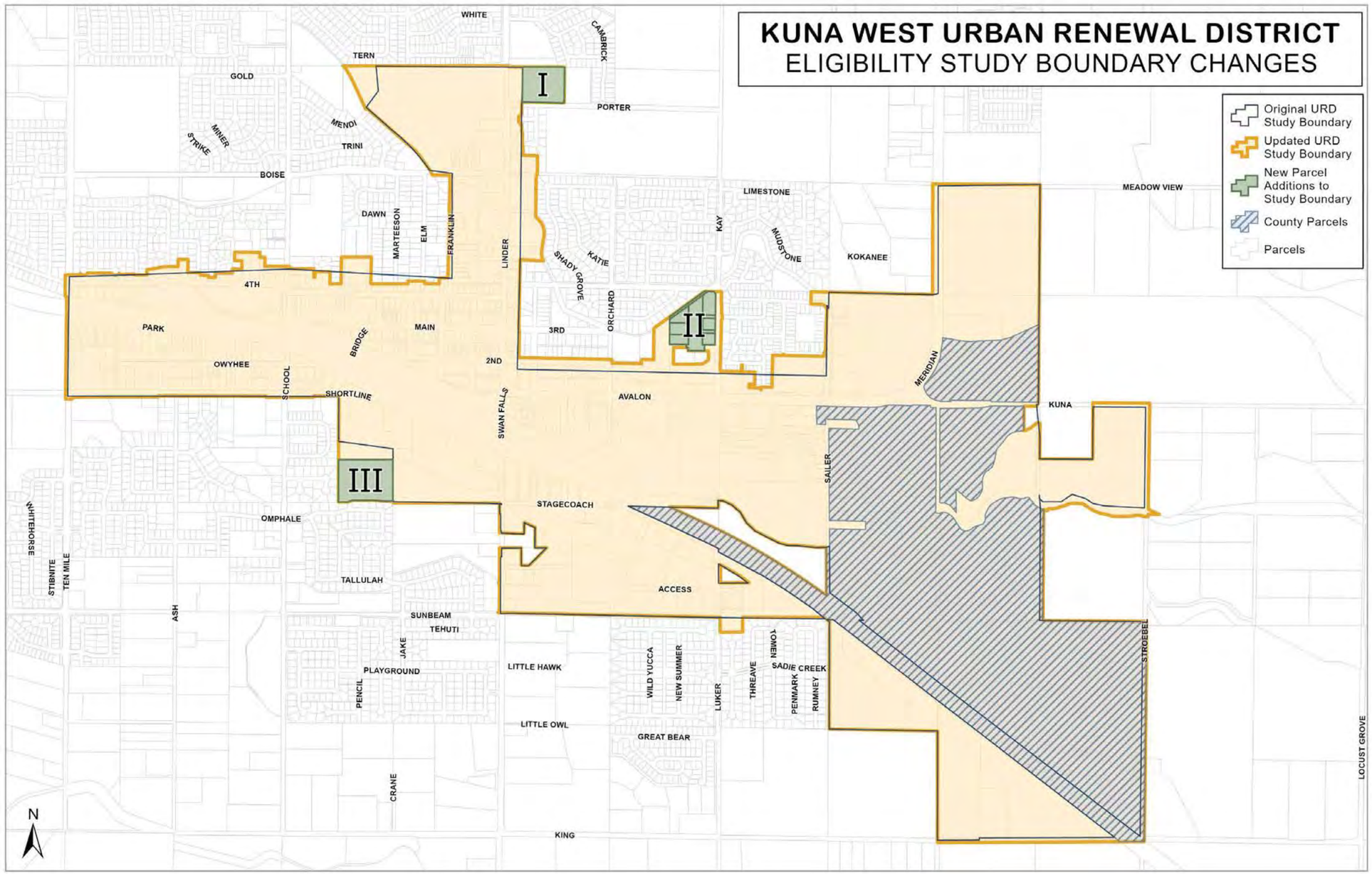
In addition to the analysis of nine criteria for deteriorating area, Idaho Code requires that a proposed area that is predominantly open land, i.e., used for agriculture or forestry, comply with Idaho Code Section 50-2903(8)(c). As described in **Table 1**, of the three sites added to the study area, two are currently used as open space. This increases the total open space acres from 423 acres to 437 acres. The new adjusted percentage of open land within the study area is approximately 44%, six percent lower than analyzed in the May 2020 Eligibility Study. The additional open space parcels meet the additional open land condition of diversity of ownership.

Eligibility for a URD also requires that the base assessment roll is not to exceed at any time ten percent of the current assessed valuation of all taxable property within the municipality, per Idaho Code Section 50-2903(15). For purposes of this supplement to the May 2020 Eligibility Study, a new evaluation has been conducted to reflect the taxable property within the updated study area. The 2019 City of Kuna taxable value is $1,445,421,330 while the taxable value of the updated study area is $127,174,500, which is below the ten percent at approximately 8.7%. The valuation still includes homeowners' exemptions and agricultural exemptions although of the three new parcels presented in **Table 1**, none receive these exemptions. As discussed in the May 2020 Eligibility Study, only minor changes to the valuation would occur if and when agricultural exemptions rolled off as the percentage of taxable property within the updated study area is projected to increase to 9.1%.

Conclusion

This supplement has been prepared to clarify deviations in the updated URD study area and the original study area presented in the *Kuna Urban Renewal District Eligibility Study, Kuna West District*, adopted by the Kuna City Council on May 19, 2020. As depicted on **Figure 1** and further described in tables and narrative, changes to the boundary and affected areas are analyzed and discussed herein. None of these changes affect the substantive findings of the May 2020 Eligibility Study; however, this document and description of the updated study area should be appended to that study for future reference.

Figure 1 – Eligibility Study Boundary Changes
4837-1456-6600, v. 1



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 ($^2/_3$) 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 the 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 a~~A~~pplication 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.

~~1.~~ 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.

~~1.~~ 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 the 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.

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.

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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-~~11~~ 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

(Space above reserved for recording)

ORDINANCE NO. 2020-27
CITY OF KUNA, IDAHO

ORDINANCE AMENDING THE EXTERIOR BOUNDARIES OF THE KUNA MUNICIPAL IRRIGATION SYSTEM [HDP GREYHAWK LLC. real property]

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 HDP GREYHAWK 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.**

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

1.1 The City of Kuna has established and operates, as authorized by Title 50, Chapter 18, Idaho Code, a municipal irrigation system, known and referred to as *Kuna Municipal Irrigation System* (the "KMIS"); and

1.2 Commencing with the establishment of the KMIS and with every additional real property enlarging KMIS, the City Council has passed and enacted an ordinance pursuant to Idaho Code Section 50-1832 describing and enlarging the exterior boundaries of KMIS; and

1.3 It is the intention of the City Council to include that certain real property identified by the Ada County Assessor's office as HDP GREYHAWK LLC. [legally described in **Exhibit A** attached to this Ordinance and by this reference incorporated herein] (the "SUBJECT REAL PROPERTIES") within the boundaries of KMIS and which SUBJECT REAL PROPERTIES are depicted on the attached **Exhibit B** Location Map; and

1.4 It is therefore necessary as required by Idaho Code Section 50-1832 to approve and enact this Ordinance in order to include the Subject Real Properties within the boundaries of KMIS.

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

Section 1: The boundaries of the Kuna Municipal Irrigation System are enlarged by the inclusion of the SUBJECT REAL PROPERTIES and the boundaries thereof are adjusted accordingly, said SUBJECT REAL PROPERTY being described as follows in **Exhibit A** attached hereto this Ordinance.

Section 2: Declaring the water rights appurtenant thereto are hereby pooled for delivery purposes.

Section 3: The City Clerk is hereby directed to record, in the office of the recorder for Ada County, a certified copy of this ordinance as required by Section 50-1832, Idaho Code.

Section 4: The City Engineer is hereby directed to give notice of this action by forwarding a certified copy of this Ordinance to New York Irrigation District, the owner of the SUBJECT REAL PROPERTIES and to update the official City map of the exterior boundaries of KMIS.

Section 5: Effective Date: This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law.

DATED this 1st day of September, 2020.

CITY OF KUNA

_____
Joe L. Stear, Mayor

ATTEST:

_____
Chris Engels, City Clerk

EXHIBIT A

**LEGAL DESCRIPTION FOR WATER RIGHTS ON
HDP GREYHAWK LAND COMPANY LLC.
GREYHAWK SUBDIVISION NO. 10**

A parcel of land located in the NW 1/4 of Section 13, T.2N., R.1W., B.M., Ada County, Idaho, more particularly described as follows:

Commencing at the North 1/4 corner of said Section 13, from which the Northwest corner of said Section 13 bears North 88°53'13" West, 2642.77 feet;

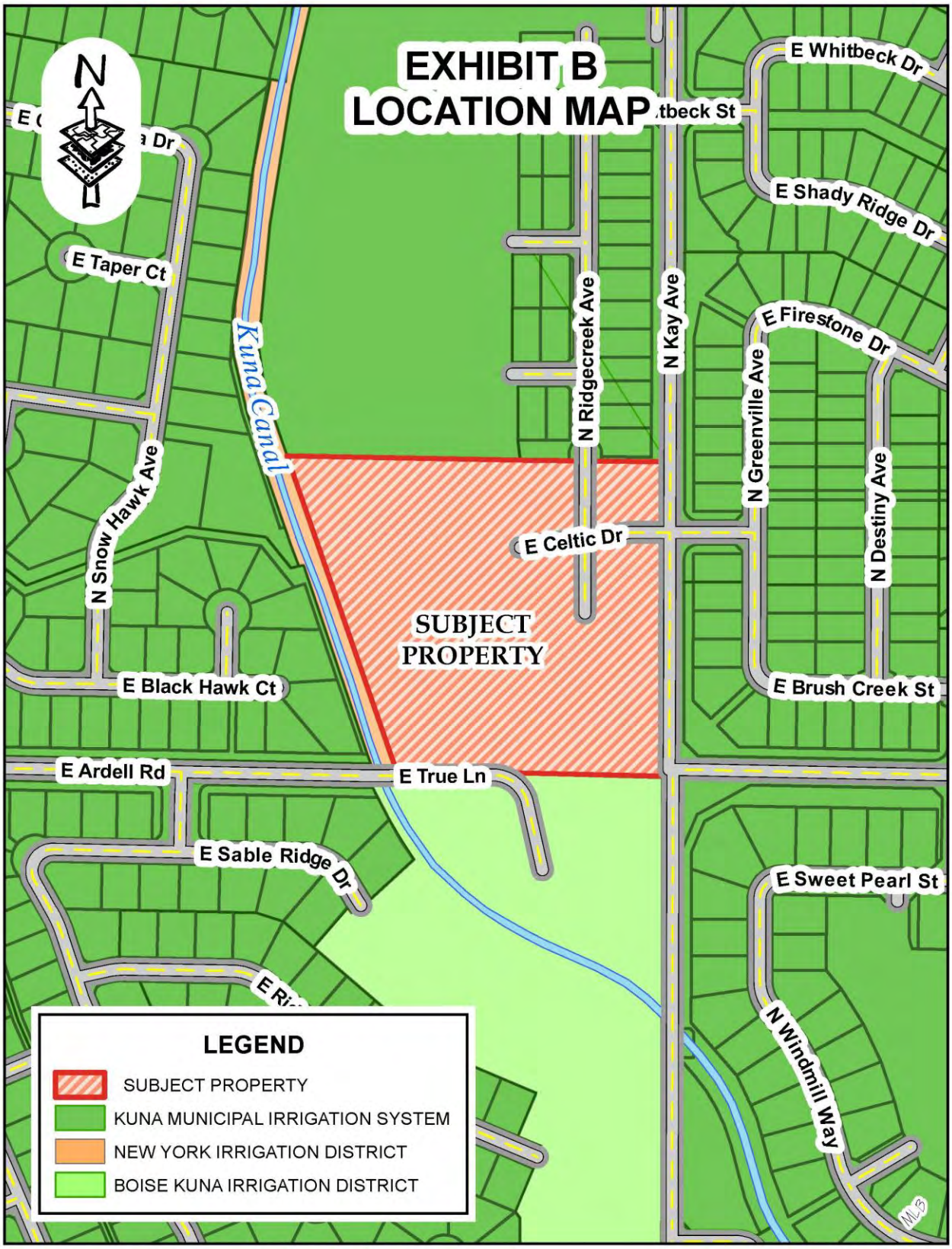
thence along the North-South centerline of said Section 13 South 00°11'49" West, 1982.46 feet to the **REAL POINT OF BEGINNING**;

thence continuing along said North-South centerline South 00°11'49" West, 664.92 feet to the C1/4 corner of said Section 13;

thence along the East-West centerline of said Section 13 North 88°48'28" West, 567.02 feet;

thence leaving said East-West centerline North 18°46'17" West, 707.40 feet;

thence South 88°48'07" East, 796.99 feet to the **REAL POINT OF BEGINNING**. Containing 10.41 acres, more or less.


EXHIBIT B
LOCATION MAP
N
E Whitbeck Dr
E Shady Ridge Dr
E Taper Ct
Kuna Canal
N Ridgecreek Ave
N Kay Ave
E Firestone Dr
N Greenville Ave
N Destiny Ave
N Snow Hawk Ave
E Celtic Dr
SUBJECT PROPERTY
E Black Hawk Ct
E Brush Creek St
E Ardell Rd
E True Ln
E Sable Ridge Dr
E Sweet Pearl St
N Windmill Way
LEGEND
SUBJECT PROPERTY
KUNA MUNICIPAL IRRIGATION SYSTEM
NEW YORK IRRIGATION DISTRICT
BOISE KUNA IRRIGATION DISTRICT

(Space above reserved for recording)

ORDINANCE NO. 2020-28
CITY OF KUNA, IDAHO

ORDINANCE AMENDING THE EXTERIOR BOUNDARIES OF THE KUNA MUNICIPAL IRRIGATION SYSTEM [NSDF 3.5 LLC. real property]

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 NSDF 3.5 LLC.; AND**
- **DECLARING WATER RIGHTS APPURTENANT THERETO ARE POOLED FOR DELIVERY PURPOSES; AND**
- **DIRECTING THE CITY CLERK TO RECORD THIS ORDINANCE AS PROVIDED BY LAW; AND**
- **DIRECTING THE CITY ENGINEER TO PROVIDE NOTICE OF THIS ORDINANCE TO THE BOISE~KUNA IRRIGATION DISTRICT, THE OWNERS AND UPDATE THE IRRIGATION SYSTEM MAP; AND**
- **PROVIDING AN EFFECTIVE DATE.**

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

1.1 The City of Kuna has established and operates, as authorized by Title 50, Chapter 18, Idaho Code, a municipal irrigation system, known and referred to as *Kuna Municipal Irrigation System* (the "KMIS"); and

1.2 Commencing with the establishment of the KMIS and with every additional real property enlarging KMIS, the City Council has passed and enacted an ordinance pursuant to Idaho Code Section 50-1832 describing and enlarging the exterior boundaries of KMIS; and

1.3 It is the intention of the City Council to include that certain real property identified by the Ada County Assessor's office as NSDF 3.5 LLC. [legally described in **Exhibit A** attached to this Ordinance and by this reference incorporated herein] (the "SUBJECT REAL PROPERTIES") within the boundaries of KMIS and which SUBJECT REAL PROPERTIES are depicted on the attached **Exhibit B** Location Map; and

1.4 It is therefore necessary as required by Idaho Code Section 50-1832 to approve and enact this Ordinance in order to include the Subject Real Properties within the boundaries of KMIS.

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

Section 1: The boundaries of the Kuna Municipal Irrigation System are enlarged by the inclusion of the SUBJECT REAL PROPERTIES and the boundaries thereof are adjusted accordingly, said SUBJECT REAL PROPERTY being described as follows in **Exhibit A** attached hereto this Ordinance.

Section 2: Declaring the water rights appurtenant thereto are hereby pooled for delivery purposes.

Section 3: The City Clerk is hereby directed to record, in the office of the recorder for Ada County, a certified copy of this ordinance as required by Section 50-1832, Idaho Code.

Section 4: The City Engineer is hereby directed to give notice of this action by forwarding a certified copy of this Ordinance to Boise~Kuna Irrigation District, the owner of the SUBJECT REAL PROPERTIES and to update the official City map of the exterior boundaries of KMIS.

Section 5: Effective Date: This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law.

DATED this 1st day of September, 2020.

CITY OF KUNA

_____
Joe L. Stear, Mayor

ATTEST:

_____
Chris Engels, City Clerk

EXHIBIT A

LEGAL DESCRIPTION FOR WATER RIGHTS ON NSDF 3.5 LLC REDHAWK SQUARE

The following describes a Parcel of Land lying in a portion of the NE 1/4 NW1/4 of Section 23, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada Canyon County Idaho, and more particularly described as follows:

COMMENCING at a found Brass Cap Marking the North 1/4 Corner of said Section 23; From which, the Center 1/4 Corner of said Section 23 bears, South 00°02'52" West, 2636.10 feet which is being Monumented with a found Brass Cap; Thence along the Northerly Boundary Line of the NE 1/4 NW1/4 of said Section 23, North 89°54'27" West, 371.90 feet to a point; Thence leaving said Northerly Boundary Line, South 00°11'16" East, 48.00 feet to a set 5/8" Iron Pin with Plastic Cap "Koerner PLS 8251" on the Southerly Right of Way Line of West Deer Flat Road, the **POINT OF BEGINNING:**

Thence along the Southerly Right of Way Line of West Deer Flat Road, which is 48.00 feet Southerly of and parallel with the Northerly Boundary Line of the NE 1/4 NW1/4 of said Section 23, South 89°54'27" East, 299.71 feet to a set 5/8" Iron Pin with Plastic Cap "Koerner PLS 8251" on the Westerly Right of Way Line of North School Avenue;

Thence leaving said Southerly Right of Way Line, and along the Westerly Right of Way Line of North School Avenue, 5.66 feet along the arc of a curve to the right having a Radius of 64.50 feet, a Central angle of 05°01'32" and a long chord which bears, South 41°13'07" East, 5.66 feet to a set 5/8" Iron Pin with Plastic Cap "Koerner PLS 8251" Marking a Point of Compound Curvature;

Thence continuing along said Westerly Right of Way Line, 34.68 feet along the arc of a Compound Curve to the right having a Radius of 102.50 feet, a Central angle of 19°23'00" and a long chord which bears, South 29°00'51" East, 34.51 feet to a set 5/8" Iron Pin with Plastic Cap "Koerner PLS 8251";

Thence continuing along said Westerly Right of Way Line, 95.51 feet along the arc of a Compound Curve to the right having a Radius of 282.50 feet, a Central angle of 19°22'14" and a long chord which bears, South 09°38'15" East, 95.05 feet to a set 5/8" Iron Pin with Plastic Cap "Koerner PLS 8251";

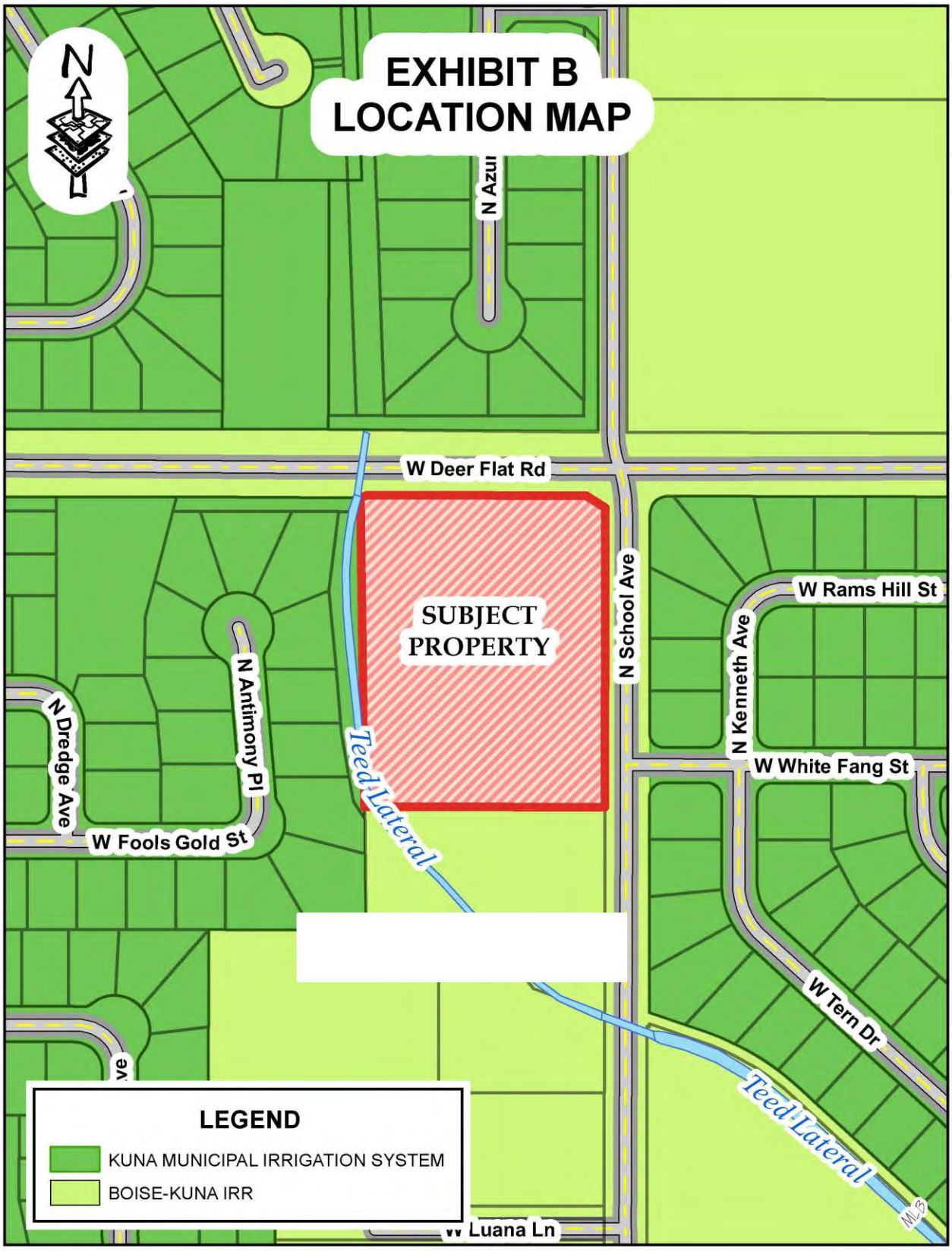
Thence continuing along said Westerly Right of Way Line, South 89°57'08" East, 5.50 feet to a set 5/8" Iron Pin with Plastic Cap "Koerner PLS 8251";

Thence continuing along said Westerly Right of Way Line, which is 30.00 feet Westerly of and parallel with the Easterly Boundary Line of the NE 1/4 NW1/4 of said Section 23, South 00°02'52" West, 308.92 feet to a found 5/8" Iron Pin with Plastic Cap "Koerner PLS 15352";

Thence leaving said Westerly Right of Way Line, North 89°54'41" West, 339.88 feet to a found 5/8" Iron Pin with Plastic Cap "PLS 15352";

Thence, North 00°11'27" West, 437.03 feet to the **POINT OF BEGINNING:**

The above Described Parcel of Land contains 3.37 Acres (146,881 Sq. Ft.), more or less.


EXHIBIT B
LOCATION MAP
N
N Azur
W Deer Flat Rd
SUBJECT
PROPERTY
N School Ave
W Rams Hill St
N Kenneth Ave
W White Fang St
N Antimony Pl
N Dredge Ave
W Fools Gold St
Teed Lateral
W Tern Dr
Teed Lateral
ML3
W Luana Ln
LEGEND
KUNA MUNICIPAL IRRIGATION SYSTEM
BOISE-KUNA IRR