OFFICIALS
Joe Stear, Mayor
Greg McPherson, Council President
Richard Cardoza, Council Member
Warren Christensen, Council Member
John Laraway, Council Member

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

City Council Meeting
AGENDA
Tuesday, October 6, 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 October 6, 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
   - ✓ Your name

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- ✓ Address
- ✓ Phone Number you will be calling from to give testimony
- ✓ Email Address
- ✓ Date of Public Hearing
- ✓ Case number or Identification of Public Hearing

3. Watch your email for a reply email with the information to join the meeting electronically. (Check your spam/junk folder as a precaution)
4. Follow the dial in information.
5. Call into the virtual lobby a minimum of 5 minutes prior to the meeting.

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

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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 September 15, 2020

B. Accounts Payable Dated October 1, 2020 in the amount of $1,880,441.84

C. Resolutions:

1. Resolution No. R50-2020

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING THE COST OF LIVING INCREASE OF ONE AND TWENY SIX ONE HUNDRETH PERCENT (1.26%) FOR ALL FULL-TIME CITY EMPLOYEES; ADOPTING THE FISCAL YEAR 2021 STEP AND GRADE CHART FOR ALL FULL-TIME NON-

DIRECTOR EMPLOYEES AS ATTACHED HERETO AS EXHIBIT A; AND DECLARING THE EFFECTIVE DATE.

2. Resolution No. R53-2020

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING THE "ANIMAL WELFARE AND ENFORCEMENT AGREEMENT" WITH THE IDAHO HUMANE SOCIETY TO PROVIDE ANIMAL CONTROL SERVICES WITHIN THE CITY OF KUNA, IDAHO FOR THE 2021 FISCAL YEAR, OCTOBER 1, 2020 TO SEPTEMBER 30, 2021, AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

3. Resolution No. R54-2020

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING THE "CLIENT MASTER AGREEMENT FOR PROFESSIONAL SERVICES" WITH MERRICK AND COMPANY FOR SURF WAVE FEASIBILITY & CONCEPT DEVELOPMENT; AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

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. *Public Hearing continued from August 18, 2020, September 1, 2020, and September 15, 2020 to receive more information regarding sewer capacity* and consideration to approve Case No. 19-09-S (Preliminary Plat) for Corbin's Cove Subdivision – Troy Behunin, Planner III and Gary McAllister, Applicant 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.

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

Potential Motions:

Consideration to either:

Option 1: Approve or Deny Case No. 19-09-S (Preliminary Plat) and the Findings of Fact, Conclusions of Law and Order of Decision as presented in the packet and Close the Public Hearing.

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

B. Public Hearing and consideration to approve Case No. 20-01-CPF (Combo PP & FP) Ensign Sub. No. 1 – Troy Behunin, Planner III and Brett Jensen, Applicant ACTION ITEM

Emmett Partners, LLC request Preliminary Plat & Final Plat Combination Plat (Short Plat) to re-subdivide one lot within Ensign Subdivision No. 1. Applicant requests approval to subdivide Lot 1, Block 1 of Ensign Subdivision No. 1 into two pieces in this Commercial Subdivision within Kuna, City, ID 83634, Section 24, Township 2 North, Range 1 West; (APN: R2404320010).

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

Potential Motions:

Consideration to either:

Option 1: Approve or Deny Case No. 20-01-CPF (Combo PP & FP) and the Findings of Fact, Conclusions of Law and Order of Decision as presented in the packet and Close the Public Hearing.

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

C. Public Hearing and consideration to approve Case No. 20-01-S (Preliminary Plat) Fossil Creek Subdivision – Troy Behunin, Planner III and Jane Suggs, Applicant ACTION ITEM

Applicant, Gem State Planning, LLC, requests preliminary plat approval to subdivide approx. 66.75 acres into 283 total lots. The proposed gross density is 4.07 DUA (Dwelling Units/Ac.) with 12.6% usable open space for a total 8.4 acres (ac.) of open space. This is a revision to a previously approved pre plat site plan. The site is near the Southwest Corner (SWC) of Deer Flat and Ten Mile Road. Kuna, ID 83634; within Section 22 T2N, R1W, B.M., APN No's: S1322212401, S1322120900, S1322121200 and S1322121300.

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

Potential Motions:

Consideration to either:

Option 1: Approve or Deny Case No. 20-01-S (Preliminary Plat) and the Findings of Fact, Conclusions of Law and Order of Decision as presented in the packet and Close the Public Hearing.

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

D. Public Hearing and consideration to approve Case Nos. 19-11-AN (Annexation) & 19-08-S (Preliminary Plat) for Ashton Estates East Subdivision – Doug Hanson, Planner I ACTION ITEM

KM Engineering, on behalf of Kuna East LLC, requests to annex one 38.47-acre parcel into Kuna City Limits with an R-8 (Medium Density Residential) zoning district classification and to subdivide the 38.47 acres into 200 total lots (175 buildable lots, 25 common lots). The subject site is located at 2320 East Meadow View Road, Kuna, ID 83634, within Section 19, Township 2 North, Range 1 East; (APN: S1419241000).

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

Potential Motions:

Consideration to either:

Option 1: Approve or Deny Case Nos. 19-11-AN (Annexation) & 19-08-S (Preliminary Plat) and the Findings of Fact, Conclusions of Law and Order of Decision as presented in the packet and Close the Public Hearing.

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

*7. **Business Items:** None*

*8. **Ordinances:***

Consideration to approve Ordinance No. 2020-29 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 N STAR FARM 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.

9. *Executive Session:* *None*

Convene Executive Session pursuant to:

Idaho Code Section 74-206 (1)(c)

(c) To receive information regarding the acquisition of an interest in real property which is not owned by the City of Kuna.

10. Mayor/Council Announcements:

11. *Adjournment:*

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
MINUTES
Tuesday, September 15, 2020

6:00 P.M. REGULAR CITY COUNCIL

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1. Call to Order and Roll Call

(Timestamp 00:02:00)

COUNCIL MEMBERS PRESENT:
Mayor Joe Stear – In Person
Council Member Richard Cardoza – In Person
Council Member Warren Christensen – In Person
Council Member Greg McPherson – In Person
Council Member - Vacant

CITY STAFF PRESENT:
Chris Engels, City Clerk – In Person
Jared Empey, City Treasurer – In Person
Bill Gigray, City Attorney – In Person
Wendy Howell, Planning & Zoning Director – In Person
Nancy Stauffer, Human Resources Director – In Person
Paul Stevens, City Engineer – In Person
Bobby Withrow, Parks Director – In Person
Jon McDaniel, Kuna Police Chief – In Person
Troy Behunin, Planner III – In Person

2. Invocation: None

3. Pledge of Allegiance: Mayor Stear

4. Consent Agenda: ALL OF THE LISTED CONSENT AGENDA ITEMS ARE ACTION ITEMS
(Timestamp 00:02:48)

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A. Regular City Council Meeting Minutes Dated September 1, 2020

B. Accounts Payable Dated September 10, 2020 in the amount of $1,418,794.57

C. Resolution No. R52-2020

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AUTHORIZING THE MAYOR TO EXECUTE THE CONTRACT WITH THE ADA COUNTY SHERIFF'S OFFICE FOR LAW ENFORCEMENT SERVICES FOR THE FISCAL YEAR 2021 FOR THE CITY OF KUNA, IDAHO.

D. Final Plats:
1. Case No. 20-15-FP (Final Plat) for Gran Prado No. 2
2. Case No. 20-16-FP (Final Plat) for Arbor Ridge No. 7
3. Case No. 20-18-FP (Final Plat) for Winfield Springs No. 7
4. Case No. 20-19-FP (Final Plat) for Redhawk Square
5. Case No. 20-20-FP (Final Plat) for Greyhawk No. 11

Motion To: Approve the Consent Agenda as published
Motion By: Council Member McPherson
Motion Seconded: Council Member Christensen
Further Discussion: None
Approved by the Following Roll Call Vote:
Voting Aye: Council Members Cardoza, Christensen, and McPherson
Voting No: None
Absent: None
Motion Passed: 3-0

AA. Kuna City Council Seat

1. Consideration to approve Resolution No. R48-2020 Accepting Resignation of Briana Buban-Vonder Haar and Declaring her City Council position vacant effective September 1, 2020 ACTION ITEM
(Timestamp 00:03:27)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KUNA:
- MAKING CERTAIN FINDINGS;

- ACCEPTING RESIGNATION BRIANA BUBAN-VONDER HAAR AND DECLARING HER CITY COUNCIL POSITION VACANT;
- DIRECTING THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

Motion To: Approve Resolution No. R48-2020
Motion By: Council Member McPherson
Motion Seconded: Council Member Christensen
Further Discussion: None
Motion Passed: 3-0**.**

Mayor Stear shared, before Briana Buban-Vonder Haar left, he expressed to her their appreciation of the almost nine years she spent in the Council Seat. She was always an effective member of Council and would be missed. She decided it was good to move to be closer to family and they certainly respected that decision.

2. Consideration to approve Resolution No. R49-2020 Approval of the Mayor's appointment to fill City Council vacancy with John Laraway ACTION ITEM
(Timestamp 00:04:59)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KUNA:
- MAKING CERTAIN FINDINGS;
- APPROVAL OF THE MAYOR'S APPOINTMENT TO FILL CITY COUNCIL VACANCY;
- DIRECTING THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

Mayor Stear stated they had good applicants who were all very qualified. As he looked through them, one of the first things that came to mind was who had the biggest heart for community, which narrowed it down to all of them. The one thing that really stood out the most was one of the hardest things about being a Council Member was understanding the comprehensive plan and working through that. Mr. Laraway definitely had the most experience with that, so he felt, for that purpose, Mr. Laraway was probably the most qualified. However, they were all very qualified and Mayor Stear hoped to see some of them on the ballot the next time. He had never had the chance to work with Mr. Laraway before even though he had been around with the City for a good long time. Mr. Laraway was his recommendation for filling the vacancy left by Briana Buban-Vonder Haar and he was hoping the Council would agree with that.

Motion To: Approve Resolution No. R49-2020
Motion By: Council Member McPherson
Motion Seconded: Council Member Christensen
Further Discussion: None
Motion Passed: 3-0**.**

3. Swearing in of John Laraway to the Kuna City Council ACTION ITEM
(Timestamp 00:07:59)

City Clerk Chris Engels swore in John Laraway as a Council Member.

Council Member Laraway thanked Council. It was an honor and an opportunity. He wouldn't let them down.

Mayor Stear appreciated his willingness to step up and take the position.

4. Elect Council President ACTION ITEM
(Timestamp 00:10:39)

Council Member Christensen nominated Council Member McPherson for Council President.

Council Member Cardoza seconded the nomination.

Motion To: Elect Council Member McPherson as Council President
Motion By: Council Member Christensen
Motion Seconded: Council Member Cardoza
Further Discussion: None
Motion Passed: 4-0**.**

5. External Reports or Requests:

(Timestamp 00:12:08)

Update from Police Chief Jon McDaniel

Chief McDaniel announced he would be stepping down in two to three months. It had been a very rewarding career at Ada County Sheriff's Office serving the citizens of Ada County. He could say without question the highlight of his career was the last almost four years serving as their police chief in a community, his Kuna, that was so patriotic and absolutely wanted to partner with them to keep the town safe and civil. It had been really rewarding. It had been fun to work alongside the 20 ladies and gentleman they allowed them to have on staff that were also public servants. He would miss big parts of the job. He was informed by Sheriff Bartlett there would be a process that would start the next month with selection of the new chief. He heard there were several candidates that wanted this position. It was a great place to work with the support from the community, the Council, the department heads, and all the other stakeholders they interacted with on a daily and weekly basis. It was a great job to have. Mayor Stear would be part of the selection process. He also looked forward to having some time to make a very seamless transition to the new chief. He would definitely miss many aspects of the job but, mostly the people he got to work with. He stood for questions.

Mayor Stear said it had been great having him there and wanted him to know it was so important to have someone in his position with a heart for the community the way he did. He knew all of Kuna's officers had that same heart for community and it showed. He couldn't be

prouder of the citizens of Kuna for the way they greeted the police when they saw them, the nice things they said, and the occasional emails people would take the time to write thanking officers for the great service they provided. There were very heartfelt messages in those. With everything going on in the world, he was proud to live in a community that cared so much for their law enforcement and the people who helped protect them. Chief McDaniel had done a great job since he had been there. He was sure it was quite strange to step into the political realm that came with becoming chief but, he did that well. It didn't take him long to figure out all those aspects. It had been great working with him. Chief McDaniel always kept him informed on things that were happening and things that could potentially be problematic. Fortunately, the way they were handled, very rarely was there anything that became problematic. He appreciated the work Chief McDaniel had done. He would be missed when he was off doing whatever he would be doing after he left Kuna. Mayor Stear was also very optimistic. They had a great group of applicants for police chief. He was sure they would somehow survive without Chief McDaniel.

Chief McDaniel said absolutely and thanked him.

6. Public Hearings:

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A. *Public Hearing continued from August 18, 2020 and September 1, 2020 for testimony regarding sewer capacity* and consideration to approve Case No. 19-09-S (Preliminary Plat) for Corbin's Cove Subdivision – Troy Behunin, Planner III ACTION ITEM *(Timestamp 00:17:16)*

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 welcomed Council Member Laraway. He reviewed this had been delayed a couple times. Just before the September 1, 2020 City Council Meeting, the applicant informed staff they wanted a little more time to discuss the sewer concerns surrounding this property and requested a two-week recess. The applicant, Gary McAllister was there. He had discussions with the City Engineer regarding some of Council's concerns about the sewer capacity and staff's concern regarding the sewer line in the back of some of the lots. He reiterated for Council, the applicant was conditioned by the Planning & Zoning Commission to reduce their lots and relocate the open space. The applicant responded to that with an updated site plan reducing it down from 21 lots to 17 buildable lots. They reduced it a significant amount. There were still some questions about sewer capacities and other things. He deferred to the applicant and City Engineer for those questions and stood for any others.

City Engineer Paul Stevens explained they did not have any sellable capacity in the Ten Mile Lift Station at that time. They were in the process of evaluating that lift station and looking for some capacity. They were optimistic in finding some capacity for some of the smaller in-fill subdivisions. They wanted to encourage those to go forward but they were on a first come, first serve basis and capacity was not guaranteed. If they wanted to proceed and go forward, it would be at the developer's risk. The capacity might not be there when the developer wanted it.

Council Member Cardoza asked if Ten Mile was at capacity.

Mr. Stevens replied, between what was already committed to service and what was already going into it, yes.

Council Member Cardoza asked if that included the development on Kuna Road.

Mr. Stevens said yes, they had capacity for Madrone Heights.

Mayor Stear stated it had never been the City's intention to fund development and that type of thing. Based on that, he assumed it would take some cooperation between developers to help buy in to provide that capacity. He clarified they were still working on that plan as to what that would take.

Mr. Stevens responded yes sir. That had to be developed. He wasn't sure exactly but, they were working on some alternatives that would hopefully not be terrifyingly expensive. He just didn't have an answer for that yet.

Council Member Cardoza asked if some of that could be rerouted to Orchard.

Mr. Stevens said no. They had a potentially bigger problem in that even if they had capacity in the lift station, they had to check the capacity in the force main to the Waste Water Treatment Plant. It was a two-pronged problem.

Council Member Cardoza confirmed Ten Mile went to the lagoons.

Mr. Stevens said yes. There were two lines going out there that were active. They were doing a pretty good job of conveying sewage up there. They had to just make sure they didn't overload those pipes. For example, if they put a massive pump in there so it could move a sufficient amount, it could overload the pipes and cause breakage and spills. They needed to avoid that.

Council Member Cardoza thought there was one line going down Ten Mile and one line going down Swan Falls.

Mr. Stevens said yes and he thought they both ended up in Ten Mile eventually. They had a circuitous route and then they got together.

Council Member Cardoza thought they joined on Swan Falls.

Mr. Stevens apologized. He said Ten Mile but he meant Swan Falls. One went down King Road and one went up Avalon. They kind of wiggled around and ended up on Swan Falls.

Council Member Cardoza asked if they were at capacity too.

Mr. Stevens said that had to be decided. That was part of the study being undertaken. Most likely, what they had to work out, was the maximum capacity of that pipe. Then they would have to see if they could put pumps on there so they could get to it.

Mr. Behunin noted they had received a late exhibit from David Szplett and he wanted to be sure everyone had a copy.

They did.

Gary McAllister, the applicant, 2115 E Bowstring Street, Meridian, Idaho 83642, explained they had talked to Mr. Stevens. It would probably be eight months before they got started and they felt comfortable that 17 years would probably be okay. They understood they may have to pull a "Will Serve" letter at that point in time and they were okay with that.

Mayor Stear asked, if it came down to the point where they needed to help fund some project costs, would he be okay with that.

Mr. McAllister said, with 17 units, maybe some. With an in-fill development it was kind of iffy. If they had 100 units, they would be okay.

Mayor Stear re-opened the public hearing. He did not have anyone signed up to testify in this matter. He asked if there was anyone who wished to testify.

There were none.

Support: None

Against: None

Neutral: None

Rebuttal: None

Council Member Cardoza wondered if there needed to be a development agreement that spelled out the capacity might not be available when he was ready to build or some kind of acknowledgement of the discussion that night.

City Attorney Bill Gigray was more comfortable having the conditions of approval that outline conditions that precede completion of a project or associated there with so there was no ambiguity. He thought the developer would prefer that as well. He couldn't speak

for the applicant though. At some point the parcels would be sold and there would be expectations with regards to construction and residences on these properties. At that point there would be expectations it would be served and sewer, he found in most modern cities, was an essential part of living comfortably. Having represented cities before with sewer problems with lift stations and flooding of subdivisions, he could tell them it was a nightmare. They did not want to have their lines overloaded. He thought the City Engineer was doing his job and that was to protect the systems ability to handle the capacity it was committed to. When they got into areas that were beyond capacity they needed to stop, look, and listen. Carefully crafted conditions were advisable. In this instance, with highway districts and other cities he worked with, conditions of approval for preliminary plats were added in so, when the final plat came in and they met all those terms and conditions, they used the development agreement specifically for zoning designations when they had a conditional zone. He would need to look at the particular application to see how to fit the conditions in but, he thought it could be done as a condition of their plat approval. They would want to be specific about what those conditions were.

Mayor Stear clarified the condition could be included in the motion that night if they approved.

Mr. Gigray replied yes and he recommended Mr. Stevens articulate that condition because he was the expert with regards to Kuna's sewer system and its capacity.

Mayor Stear asked if that answered Council Member Cardoza's question.

Council Member Cardoza said kind of. He was trying to avoid any kind of litigation six to eight months down the road as to capacity at that time. He asked how they would make a motion approving a request without leaving it wide open six to eight or even nine months or year later.

Mr. Gigray said that was why he would have to defer to Mr. Stevens with regards to whether there would be conditions that could be included in a preliminary plat approval that would meet his concerns about the protection of the system and its ability to provide services to the proposed development. Generally, preliminary plats were approved and then a final plat had to be done within two years or they had to start over again. He thought there was a requirement that certain conditions had to be met. In this instance, if these were conditions the City had to meet, that could be problematic. That was why he had to defer to Mr. Stevens. He knew Council Member Cardoza was saying he didn't want to have litigation later on or a mess before the Council because people were claiming something should have been done that wasn't. This was a very good time to address this specifically. He understood this gentleman could have and put in a subdivision with 17 lots that could be built upon as residential properties that would be served as a sewer system. That was the end result. His question, and he deferred to Mr. Stevens, was if they could put a condition in the preliminary plat approval that could get them to that point.

Mayor Stear said that was the issue. There was discomfort with approving something they knew, at that time, they could not serve. That brought up all these questions, including, if they did approve, was it a good idea, knowing they couldn't provide that service in the near future and when they really didn't have a substantial plan in place on how to provide that service in the future. That was the question and they needed to figure out a way to articulate that if approval was what Council wanted to do in this case.

Mr. Gigray noted the property in this case could be sold to somebody else and they could audit. If they were going to have conditions, they would have to be on the title somewhere. On the other hand, they didn't want to create clouds on a title that didn't need to be there. He thought Mayor Stear raised a good issue. It ought to be ferreted out. If they ran into this in the future, which was likely with sewer capacity issues. They needed to be crafting a policy about how to handle these circumstances in a way that protected the system as well as the developers so they could proceed and complete their projects that were approved.

Council Member Cardoza was concerned Mr. Gigray was putting to much responsibility on Mr. Stevens. Unless Mr. Stevens took Law Management 101 in college, it was something Mr. Gigray should communicate with him as to the nomenclature and jargon that should be used. He was sure Mr. Stevens would be more comfortable with legal advice. Council Member Cardoza could foresee, looking at capacity, this was going to be an ongoing problem, especially south of the railroad. He didn't know about going north. It was probably something Planning & Zoning should be aware of, the limitations south of the tracks.

Mayor Stear clarified it was south of Boise Street.

Mr. Gigray didn't mean to push it off on Mr. Stevens. It certainly would be his job to work with him on articulating. The science and engineering would need to come from Mr. Stevens. Once he knew what they needed to do to protect the system and the developer they could put the verbiage together. In this particular instance, Council might want to consider another continuance so he and Mr. Stevens could have an opportunity to walk through all that and for Mr. Stevens to have an opportunity to walk through it with the applicant so they understood what was being proposed. It would be very hard to articulate that *(unintelligible – mic not on)*

Mayor Stear said the other concern was, if they weren't able to provide the service in a timely enough manner and the property did sell, this owner was no longer held to those conditions. It needed to be the next person but they couldn't really convey that on a sale of a property unless it was on the title.

Mr. Gigray added it also, in a way, impugned the integrity of the system and the City if there were areas in the city with approved plats and it got around that they couldn't build in certain areas, even if there was a lot there, because it couldn't be served with sewer. It was like approving stuff they couldn't serve. If they were going to build their own sewer system with the correct permits to serve houses they built, that was another matter. He said Council Member Cardoza was right with all his questions but Mr. Gigray needed to

defer to Mr. Stevens about what those conditions would be. Then he could look at it and try to decide if it could be done or not and how. He was more than happy to do that; it was his job.

Council Member Cardoza apologized to Mr. McAllister but he thought it was best to table this until the verbiage was to his and the City's protection.

Mr. McAllister understood.

Mr. Gigray recommended tabling to a time and date certain.

Mr. McAllister suggested the following Tuesday.

Mayor Stear said it would be at least two Tuesdays. It could be October 6, 2020 or the next one. He asked City Clerk Chris Engels if the workshop with Public Works on capacities had been put together yet.

Ms. Engels replied she had been waiting for the last Council seat to be filled. The workshop would be on September 22, 2020.

Mayor Stear thought it would be an important piece to the puzzle so Council could see what they were looking at when it came to capacities and the issues they may or may not have. He confirmed they would table to October 6, 2020.

Council Member Cardoza recommended checking with Mr. Gigray and Mr. Stevens to see if two weeks was enough time for them to get together.

Mayor Stear said it would be about three weeks since their first meeting was on the first.

City Attorney Bill Gigray deferred to Mr. Stevens.

Motion To: Table the Public Hearing and consideration to approve Case No. 19-09-S to receive more information regarding sewer capacity to the October 6, 2020 City Council Meeting
Motion By: Council President McPherson
Motion Seconded: Council Member Christensen
Further Discussion: None
Motion Passed: 4-0**.**

B. *This is being re-heard because of a publication error by the Kuna Melba News.*
Public Re-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
(Timestamp 00:42:01)

Mayor Stear explained this was being reheard due to a publication error by Kuna Melba News. It required the City have the public hearing a second time. He asked if there was any additional information or if City Treasurer Jared Empey wanted to present again.

Mr. Empey stated there was no new information needed from what was previously discussed. He reiterated the newspaper had a noticing error and, as part of issuing a levy, they were required to notice twice, two weeks apart. Kuna Melba didn't notice at all. In order to make sure the City dotted their "i"s and crossed their "t"s, in the event of anything being contested, they reached out to the County for a seven working day extension to make sure Kuna still met their obligation. This was just to re-approve what they had already done and to stick to the letter of the law. He stood for questions.

Mayor Stear opened the public re-hearing. He did not have anyone signed up to testify in this matter. He asked if there was anyone who wished to testify.

There were none.

Support: None

Against: None

Neutral: None

Rebuttal: None

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

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

Mayor Stear stated this was the official first reading. He noted there had been no changes. Council did not ask to receive a 3% increase that year so that item was not in the budget. At that point, if Council was ready and did not want any further deliberation, they could consider waiving the three readings.

Motion To: Waive three readings of Ordinance No. 2020-26
Motion By: Council President McPherson
Motion Seconded: Council Member Christensen
Further Discussion: None
Motion Passed: 4-0**.**

Motion To: Approve Ordinance No. 2020-26
Motion By: Council President McPherson
Motion Seconded: Council Member Christensen
Further Discussion: None
Approved by the Following Roll Call Vote:
Voting Aye: Council Members Cardoza, Christensen, Laraway, and McPherson
Voting No: None
Absent: None
Motion Passed: 4-0**.**

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.

Motion To: Approve Resolution No. R43-2020
Motion By: Council President McPherson
Motion Seconded: Council Member Christensen
Further Discussion: None
Motion Passed: 4-0**.**

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.

Motion To: Approve Resolution No. R44-2020
Motion By: Council President McPherson
Motion Seconded: Council Member Christensen
Further Discussion: None
Motion Passed: 4-0**.**

7. Business Items:

A. Domestic Violence Awareness Month Proclamation – Mayor Stear
(Timestamp 00:50:38)

Mayor Stear read the proclamation. He stated these were great programs and if anyone knew someone who needed those services, they could get them connected through the Ada County Sheriff's Office or the Kuna Police Department.

B. Consideration to approve Resolution No. R50-2020 – Nancy Stauffer, Human Resources Director ACTION ITEM
(Timestamp 00:52:33)

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING THE COST OF LIVING INCREASE OF ONE AND 26/100 PERCENT (1.26%) FOR ALL FULL-TIME CITY EMPLOYEES; ADOPTING THE FISCAL YEAR 2021 STEP AND GRADE CHART FOR ALL FULL-TIME NON-DIRECTOR EMPLOYEES AS ATTACHED HERETO AS EXHIBIT A; AND DECLARING THE EFFECTIVE DATE.

Mayor Stear confirmed with Human Resources Director Nancy Stauffer that she wished to table this item.

Ms. Stauffer said yes please.

Mayor Stear noted there were issues found with this item as well as item C. They would pull both off the agenda until the October 6, 2020 City Council Meeting instead of tabling them.

C. Consideration to approve Resolution No. R51-2020 – Nancy Stauffer, Human Resources Director ACTION ITEM

A RESOLUTION OF THE CITY OF KUNA, IDAHO AMENDING THE STEP AND GRADE POLICY REMOVING THE PARKS DEPARTMENT FROM ADDENDUM NO. 1 PUBLIC WORKS DEPARTMENT AND CREATING ADDENDUM NO. 3 PARKS DEPARTMENT; ALIGNING THE PARKS DEPARTMENT STARTING WAGE WITH THE REST OF THE CITY OF KUNA DEPARTMENTS' STARTING WAGES AS ATTACHED HERETO; AMENDING R08-2019A; AND DECLARING THE EFFECTIVE DATE.

D. Consideration to approve contingency funds for roof repairs in the amount of $15,000 for City Hall to be split between General, Water, Sewer and Pressurized Irrigation Funds and $5,000 for Parks from the General Fund – Paul Stevens, City Engineer ACTION ITEM *(Timestamp 00:53:08)*

Parks Director Bobby Withrow presented instead of City Engineer Paul Stevens. He started with City Hall. It had been leaking for a number of years and needed to be fixed. There were some leaks next to working computers. That was their biggest concern. Water and electricity did not go well together. There was an error with the number for the Parks office. They would need to come back later with the amount. It should be $15,000 instead of $5,000. He stood for questions.

Mayor Stear asked if he knew the amount was $15,000. They could amend that then if they needed to.

Mr. Withrow said yes.

Mayor Stear confirmed it would $15,000 for City Hall and $15,000 for the Parks office.

Mr. Withrow said yes.

Council Member Christensen confirmed both would come from the General Fund.

Mr. Withrow said yes.

Motion To: Approve the contingency funds for roof repairs from the General Fund in the amount of $15,000 for City Hall and $15,000 for Parks
Motion By: Council President McPherson
Motion Seconded: Council Member Christensen
Further Discussion: None
Motion Passed: 4-0**.**

E. Consideration to approve contingency funds for engineering fees in the amount of $30,000 from the Pressurized Irrigation Fund for Danskin Pond – Paul Stevens, City Engineer ACTION ITEM
(Timestamp 00:55:47)

City Engineer Paul Stevens explained there were two bills; $15,000 for civil engineering and $6,000 for electrical engineering for a total of $21,381.30. He believed there would be some other bills wandering in. That was why he asked for a total of $30,000. This was for the Danskin Pond. It used to be a wastewater pond and they were re-using it for a pressurized irrigation pond. The developer was actually orchestrating this work. This was an inherited project and they were trying to make it as painless as possible.

Council Member Cardoza thought, when they inherited the pond, the developer was supposed to get it ready for the City so they could just walk in and use it for PI.

Mr. Stevens thought so as well but then he was informed that they owed money for this and that and several other things. He thought the developer was expecting 100% reimbursement on the work he intended to do on the pond. This was just reimbursement up front.

Council Member Cardoza asked if they had a contract with him.

Mr. Stevens replied not that he knew of. He believed it did come to City Council at some point. It might have been one of those things that wasn't exactly clear.

Mayor Stear asked if Mr. Stevens was comfortable that this was the City's responsibility or did they need to do some more investigating.

Mr. Stevens believed this was the City's responsibility from what he could find out and the fees were not wrong. They were reasonable for the work that was done.

Council Member Cardoza swore that when this was brought before Council as to the availability of the City inheriting the pond, there was an understanding the pond would be given to the City in a manner that the City could just go in and start it as a PI dam. He hoped there would be a follow up of letters or emails acknowledging the City's and Danskin's responsibilities.

Mr. Stevens said they did look for those and couldn't find anything. He would definitely not want this on a handshake because it was a significant amount of money.

Council Member Cardoza asked Council President McPherson if he was on the Council when Danskin was brought aboard.

Council President McPherson was. He vaguely remembered the City inherited it and that it would be decommissioned, cleaned, and turned over to the City.

Council Member Cardoza thought that was a condition of it being accepted. That was why he couldn't imagine there wasn't a letter or email following up as to the legality of the City taking over the pond.

Mr. Stevens said there was quite a bit of stuff from the Civil Engineer working with DEQ to get it decommissioned as a wastewater pond and converted. He didn't know about that but was under the same impression that it would be turned over complete. However, the developer decided not to pay these bills and that the City would have to pay them.

Mayor Stear said they could get this going, if that was the preference, and they would continue looking through Council minutes to make sure they weren't missing something. They could research a bit further but, as it stood, it looked like this was something the City would have to cover the cost of.

Mr. Stevens added he was given to understand the electrical engineer was ready to take legal action because this had been sitting for so long.

Mayor Stear said they would continue to investigate.

Motion To: Approve Pressurized Irrigation contingency funds in the amount of $30,000 for engineering fees for Danskin Pond
Motion By: Council President McPherson
Motion Seconded: Council Member Christensen
Further Discussion:

Council Member Cardoza clarified it would come out of the Pressurized Irrigation Contingency only.

Mr. Stevens confirmed that was correct.

Motion Passed: 4-0**.**

F. Consideration to approve contingency funds in the amount of $91,360.96 from the Sewer Fund for the adjusted final cost of the Prospector Gravity Sewer Project – Paul Stevens, City Engineer ACTION ITEM
(Timestamp 01:02:02)

Paul Stevens, City Engineer, stated there were some things they didn't know about, like where the irrigation line was, so it wasn't as described. Also, they did hit some more rock so that ran the price up. That was what went wrong and there was a mistake in some quoting at first so they had to pay the actual unit price. That was how this number came about. They did negotiate with the contractor and he did give in on some things. He felt this was a fair and equitable adjustment.

Mayor Stear asked what the actual location of this was.

Mr. Stevens replied it was behind Initial Point High School.

Mayor Stear clarified that was Ten Mile; this side of Deer Flat.

Mr. Stevens added this project eliminated Prospector Lift Station. It was gone forever. They would start getting their money back. It might take a long time to get their money back but they wouldn't be using that lift station any more. It was all gravity. They felt like it was a decent engineering exercise to do.

Motion To: Approve contingency funds in the amount of $91,360.96 from the Sewer Fund for the adjusted final cost of the Prospector Gravity Sewer Project
Motion By: Council President McPherson
Motion Seconded: Council Member Christensen
Further Discussion: None
Motion Passed: 4-0**.**

8. *Ordinances:* *None*

9. *Executive Session:* *None*

10. *Mayor/Council Announcements:*
(Timestamp 01:04:27)

Mayor Stear Updated Council on Downtown. It looked like it was moving right along. He asked about a meeting the City Clerk would be having the following day.

City Clerk Chris Engels confirmed she would be having that meeting the following day at 11:00 A.M. Asphalt would be starting soon. They hoped to have it wrapped up in seven to ten days. The basketball court was being replaced. They had driven across it and broke it. They tried to fix it and it wasn't a good fix so they agreed to replace it completely with ACHD. Issues on the south side were mostly resolved, though there were some cosmetics the City wasn't entirely happy with, however, it was acceptable to ACHD and they could move forward. She stood for questions.

11. *Adjournment:* 7:04 P.M.

_____
Joe L. Stear, Mayor

ATTEST:

_____
Chris Engels, City Clerk

Minutes prepared by Ariana Welker, Deputy City Clerk
Date Approved: CCM 10.06.2020

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

September 15, 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: Greg McAllister	Print Name	Print Name
Print Address	Print Address	Print Address
City State, Zip	City State, Zip	City State, Zip
☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify
Print Name	Print Name	Print Name
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Print Name	Print Name	Print Name
Print Address	Print Address	Print Address
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Ariana Welker

From: David Szplett <david.szplett@gmail.com>
Sent: Monday, September 14, 2020 10:54 AM
To: PublicHearingTestimony
Subject: Szplett Comments: Corbins Cove Hearing 09152020

I ask that the city defer any action until I can get an appointment with the Dear Leader. I have repeated a major litigation issue in hopes of resolving the major concerns. I am giving you a chance to help everyone.

I have little hope that the city will take the safe course. I thank you.

City staff showed the proof that "someone" has a friend in city leadership. That is terrible and tells me that even litigation won;t resolve the issue.

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PUBLIC RE-HEARING SIGN-UP SHEET

Kuna City Council Meeting 6:00 p.m.
September 15, 2020

FY2021 Budget Hearing:
Annual Appropriations Ordinance No. 2020-26
Resolution No. R43-2020 Foregone Property Tax
Resolution No. R44-2020 Reservation of Right to Take Foregone Increase in Subsequent Year

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

IN FAVOR	NEUTRAL	IN OPPOSITION
☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify
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Print Address	Print Address	Print Address
City State, Zip	City State, Zip	City State, Zip

Ariana Welker

From: David Szplett <david.szplett@gmail.com>
Sent: Monday, September 14, 2020 10:48 AM
To: PublicHearingTestimony
Subject: Szplett Comments - 09152020 Agenda for the Proposed Budget

I don't see any budget item for litigation costs. Kuna has the current wrongful termination legal action and at least two more on the horizon awaiting a formal city decision. Any settlement cost could be significant, you will have to hire a contract litigation attorney, and any responsible city staff will be expected to resign if the court finds for the opposing party.

We are afraid that the city will hide these costs when the issue is an important public interest.

Thank you.

City of Kuna | Payment Approval Report - City Council Approval | Page: 1
Report dates: 9/11/2020-10/1/2020 | Oct 01, 2020 01:44PM

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.	20211056-00	10541	COUPLINGS, BUSHINGS, RED STAKING FLAG STEEL RODS, IRRIGATION PARTS,-ARBOR, B.VILLANUEVA, SEPT.'20	09/14/2020	150.85	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	9/20		
Total 20211056-00:						150.85	.00					
1461	2M COMPANY, INC.	20216071-00	10611	PVC, SWING PIPE, CLAMPS, FLEX PIPE, BUBBLERS, FOR SPRINKLER PARTS, M.MEADE, SEPT.'20	09/24/2020	111.84	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	9/20		
Total 20216071-00:						111.84	.00					
Total 2M COMPANY, INC.:						262.69	.00					
A COMPANY, INC.												
1463	A COMPANY, INC.	114-10926196		STANDARD PORTABLE RESTROOM RENTAL, #T273, BI-WEEKLY SERVICE, 8/17-/9/13/20 - FARM	09/14/2020	93.96	.00	21-6090 FARM EXPENDITURES	0	9/20		
Total 114-10926196:						93.96	.00					
1463	A COMPANY, INC.	114-10926198		ADA WHEELCHAIR ACCESSIBLE AND STANDARD PORTABLE RESTROOM RENTAL, #ADA493 & #KK099, WEEKLY SERVICE, 8/17-9/13/20 - GREENBELT AT CITY HALL	09/14/2020	308.76	.00	01-6212 RENT-EQUIPMENT	1004	9/20		
Total 114-10926198:						308.76	.00					
1463	A COMPANY, INC.	114-10926200		ADA WHEELCHAIR ACCESSIBLE PORTABLE								

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
				RESTROOM RENTAL, #ADANO#10, WEEKLY SERVICE, 8/17-9/13/20 - THE FARM PARK	09/14/2020	201.90	.00	01-6212 RENT-EQUIPMENT	1004	9/20		
Total 114-10926200:						201.90	.00					
1463	A COMPANY, INC.	114-10926202		ADA WHEELCHAIR ACCESSIBLE PORTABLE RESTROOM RENTAL, #ADA188, WEEKLY SERVICE, 8/17-9/13/20 - ARBOR RIDGE PARK	09/14/2020	201.90	.00	01-6212 RENT-EQUIPMENT	1004	9/20		
Total 114-10926202:						201.90	.00					
1463	A COMPANY, INC.	114-10926204		ADA WHEELCHAIR ACCESSIBLE PORTABLE RESTROOM RENTAL, #ADA392, BI-WEEKLY SERVICE, 8/17-9/13/20 - SADIE CREEK	09/14/2020	163.02	.00	01-6212 RENT-EQUIPMENT	1004	9/20		
Total 114-10926204:						163.02	.00					
1463	A COMPANY, INC.	114-10926208		ADA WHEELCHAIR ACCESSIBLE PORTABLE RESTROOM RENTAL, #ADA412, WEEKLY SERVICE, 8/17-9/13/20 - NICHOLSON PARK	09/14/2020	206.22	.00	01-6212 RENT-EQUIPMENT	1004	9/20		
Total 114-10926208:						206.22	.00					
1463	A COMPANY, INC.	114-10926213		STANDARD PORTABLE RESTROOM RENTAL, #ADA397, BI-WEEKLY SERVICE, 8/17-9/13/20 - WINCHESTER PARK	09/14/2020	163.02	.00	01-6212 RENT-EQUIPMENT	1004	9/20		
Total 114-10926213:						163.02	.00					
1463	A COMPANY, INC.	114-10937243		ADA WHEELCHAIR ACCESSIBLE AND STANDARD PORTABLE RESTROOM RENTALS, ADDITIONAL								

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
				SERVICES, #ADA493 & #KK099, 8/18-9/14/20 - GREENBELT AT CITY HALL	09/15/2020	162.00	.00	01-6212 RENT-EQUIPMENT	1004	9/20		
Total 114-10937243:						162.00	.00					
1463	A COMPANY, INC.	114-10937245		ADA WHEELCHAIR ACCESSIBLE PORTABLE RESTROOM RENTAL, ADDITIONAL SERVICES, 8/18-9/14/20 - THE FARM PARK	09/15/2020	162.00	.00	01-6212 RENT-EQUIPMENT	1004	9/20		
Total 114-10937245:						162.00	.00					
1463	A COMPANY, INC.	114-10973514		ADA WHEELCHAIR ACCESSIBLE PORTABLE RESTROOM RENTAL, WEEKLY SERVICE, 9/18-10/15/20 - BUTLER PARK	09/21/2020	199.80	.00	01-6212 RENT-EQUIPMENT	1004	9/20		
Total 114-10973514:						199.80	.00					
Total A COMPANY, INC.:						1,862.58	.00					
ADA COUNTY SHERIFF'S OFFICE												
6	ADA COUNTY SHERIFF'S OFFICE	072949		SHERIFF SERVICE CONTRACT FOR SEPTEMBER 2020	09/08/2020	208,449.56	.00	01-6000 LAW ENFORCEMENT SERVICES	0	9/20		
Total 072949:						208,449.56	.00					
Total ADA COUNTY SHERIFF'S OFFICE:						208,449.56	.00					
ALLOWAY ELECTRIC CO												
1087	ALLOWAY ELECTRIC CO	50767		STREET LIGHT REPLACEMENT AT 2275 W HUBBARD RD, DUE TO DUI DRIVER, D.CROSSLEY, SEPT.'20	09/21/2020	5,977.84	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1002	9/20		

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 50767:					5,977.84	.00					
	Total ALLOWAY ELECTRIC CO:					5,977.84	.00					
ASBFC INC												
2055	ASBFC INC	10933		PREP FLOOR, INSTALL CARPET, CITY HALL PROJECT, B. GILLOGY	07/30/2020	1,543.06	.00	01-6045 C0NTINGENCY	1220	9/20		
	Total 10933:					1,543.06	.00					
	Total ASBFC INC:					1,543.06	.00					
B & A ENGINEERS, INC.												
347	B & A ENGINEERS, INC.	4491		DANSKIN PRESSURE IRRIGATION BOOSTER STATION, MARCH SERVICES, BOOSTER CONSTRUCTION PLANS	04/15/2019	1,540.00	1,540.00	25-6045 C0NTINGENCY FUND	1229	9/20	09/18/2020	
	Total 4491:					1,540.00	1,540.00					
347	B & A ENGINEERS, INC.	4546		DANSKIN PRESSURE IRRIGATION BOOSTER STATION, APRIL SERVICES, BOOSTER STATION PLANS	05/15/2019	5,640.00	5,640.00	25-6045 C0NTINGENCY FUND	1229	9/20	09/18/2020	
	Total 4546:					5,640.00	5,640.00					
347	B & A ENGINEERS, INC.	4604		DANSKIN PRESSURE IRRIGATION BOOSTER STATION, MAY SERVICES, CONSTRUCTION PLANS	06/13/2019	190.00	190.00	25-6045 C0NTINGENCY FUND	1229	9/20	09/18/2020	
	Total 4604:					190.00	190.00					
347	B & A ENGINEERS, INC.	4645		DANSKIN PRESSURE IRRIGATION BOOSTER STATION, JUNE SERVICES, CONSTRUCTION PLANS	07/15/2019	798.75	798.75	25-6045 C0NTINGENCY FUND	1229	9/20	09/18/2020	

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 4645:						798.75	798.75					
347	B & A ENGINEERS, INC.	4673		DANSKIN PRESSURE IRRIGATION BOOSTER STATION, JULY SERVICES, CONSTRUCTION PLANS	08/06/2019	1,539.55	1,539.55	25-6045 C0NTINGENCY FUND	1229	9/20	09/18/2020	
Total 4673:						1,539.55	1,539.55					
347	B & A ENGINEERS, INC.	4757		DANSKIN PRESSURE IRRIGATION BOOSTER STATION, AUGUST SERVICES,MEETING@PRECISION PUMP, CONSTRUCTION PLANS	09/17/2019	762.50	762.50	25-6045 C0NTINGENCY FUND	1229	9/20	09/18/2020	
Total 4757:						762.50	762.50					
347	B & A ENGINEERS, INC.	4824		DANSKIN PRESSURE IRRIGATION BOOSTER STATION, SEPTEMBER SERVICES, CONSTRUCTION PLANS, BOOSTER STATION COORDINATION	10/09/2019	686.25	686.25	25-6045 C0NTINGENCY FUND	1229	9/20	09/18/2020	
Total 4824:						686.25	686.25					
347	B & A ENGINEERS, INC.	4855		DANSKIN PRESSURE IRRIGATION BOOSTER STATION, OCTOBER SERVICES, PUMP STATION COORDINATING	11/08/2019	561.50	561.50	25-6045 C0NTINGENCY FUND	1229	9/20	09/18/2020	
Total 4855:						561.50	561.50					
347	B & A ENGINEERS, INC.	4932		DANSKIN PRESSURE IRRIGATION BOOSTER STATION, NOVEMBER SERVICES, COORDINATING EASEMENT WITH IDAHO POWER	12/11/2019	958.75	958.75	25-6045 C0NTINGENCY FUND	1229	9/20	09/18/2020	

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 4932:						958.75	958.75					
347	B & A ENGINEERS, INC.	4987		DANSKIN PRESSURE IRRIGATION BOOSTER STATION, DECEMBER SERVICES, LETTER ON HEADGATE RELOCATION	01/13/2020	295.00	295.00	25-6045 C0NTINGENCY FUND	1229	9/20	09/18/2020	
Total 4987:						295.00	295.00					
347	B & A ENGINEERS, INC.	5096		DANSKIN PRESSURE IRRIGATION BOOSTER STATION, JANUARY-FEBRUARY SERVICES, CONSTRUCTION PLANS	03/12/2020	1,951.50	1,951.50	25-6045 C0NTINGENCY FUND	1229	9/20	09/18/2020	
Total 5096:						1,951.50	1,951.50					
347	B & A ENGINEERS, INC.	5156		DANSKIN PRESSURE IRRIGATION BOOSTER STATION, MARCH SERVICES, CONSTRUCTION PLANS	04/03/2020	165.00	165.00	25-6045 C0NTINGENCY FUND	1229	9/20	09/18/2020	
Total 5156:						165.00	165.00					
347	B & A ENGINEERS, INC.	5328		DANSKIN PRESSURE IRRIGATION BOOSTER STATION, JUNE SERVICES, MEETING @ CITY OF KUNA	07/13/2020	100.00	100.00	25-6045 C0NTINGENCY FUND	1229	9/20	09/18/2020	
Total 5328:						100.00	100.00					
347	B & A ENGINEERS, INC.	5402		DANSKIN PRESSURE IRRIGATION BOOSTER STATION, JULY SERVICES, REDLINES FROM KUNA CITY	08/12/2020	276.25	276.25	25-6045 C0NTINGENCY FUND	1229	9/20	09/18/2020	
Total 5402:						276.25	276.25					

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 B & A ENGINEERS, INC.:						15,465.05	15,465.05					
BDP INDUSTRIES INC												
2005	BDP INDUSTRIES INC	12425	10447	BELT PRESS & BELT REPLACEMENT & PARTS, T. SHAFFER, AUG. '20	09/24/2020	2,701.74	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	9/20		
Total 12425:						2,701.74	.00					
Total BDP INDUSTRIES INC:						2,701.74	.00					
BUYWYZ LLC												
1795	BUYWYZ LLC	158258	10526	1 CASE KLEENEX, 2 CASES PAPERTOWELS, TREATMENT PLANT, D.CROSSLEY, SEPT.'20 - WATER	09/10/2020	56.23	.00	20-6025 JANITORIAL	0	9/20		
1795	BUYWYZ LLC	158258	10526	1 CASE KLEENEX, 2 CASES PAPERTOWELS, TREATMENT PLANT, D.CROSSLEY, SEPT.'20 - SEWER	09/10/2020	56.23	.00	21-6025 JANITORIAL	0	9/20		
1795	BUYWYZ LLC	158258	10526	1 CASE KLEENEX, 2 CASES PAPERTOWELS, TREATMENT PLANT, D.CROSSLEY, SEPT.'20 - P.I	09/10/2020	21.43	.00	25-6025 JANITORIAL	0	9/20		
Total 158258:						133.89	.00					
1795	BUYWYZ LLC	158532	10561	2 SETS DIVIDERS, 2 PKG WHITE OUT, 3 PKS POSTITS, 1 PK KLEENEX, 1 DOZ GEL INK PENS, CITY HALL, SEPT.'20 - ADMIN	09/18/2020	38.58	.00	01-6165 OFFICE SUPPLIES	0	9/20		
1795	BUYWYZ LLC	158532	10561	2 SETS DIVIDERS, 2 PKG WHITE OUT, 3 PKS POSTITS, 1 PK KLEENEX, 1 DOZ GEL INK PENS, CITY HALL, SEPT.'20 - WATER	09/18/2020	26.40	.00	20-6165 0FFICE SUPPLIES	0	9/20		
1795	BUYWYZ LLC	158532	10561	2 SETS DIVIDERS, 2 PKG WHITE OUT, 3 PKS POSTITS, 1 PK KLEENEX, 1 DOZ GEL INK PENS, CITY HALL, SEPT.'20 - SEWER	09/18/2020	26.40	.00	21-6165 OFFICE SUPPLIES	0	9/20		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1795	BUYWYZ LLC	158532	10561	2 SETS DIVIDERS, 2 PKG WHITE OUT, 3 PKS POSTITS, 1 PK KLEENEX, 1 DOZ GEL INK PENS, CITY HALL, SEPT.'20 - P.I	09/18/2020	10.15	.00	25-6165 OFFICE SUPPLIES	0	9/20		
1795	BUYWYZ LLC	158532	10561	1 PKG CODING LABELS AND 1 BOX PRONGS, SEPT.'20 - P & Z	09/18/2020	10.98	.00	01-6165 OFFICE SUPPLIES	1003	9/20		
1795	BUYWYZ LLC	158532	10561	BINDERS, INDEX DIVIDERS, FILE FOLDERS, TICKET PUNCH, KEY TAGS, MONTHLY DESK CALENDARS, INK CARTRIDGES, POSTITS, DESK TRAYS, AND MARKERS, SEPT.'20 - PARKS	09/18/2020	459.91	.00	01-6165 OFFICE SUPPLIES	1004	9/20		
Total 158532:						572.42	.00					
1795	BUYWYZ LLC	158683		FILE FOLDERS, DESK CALENDARS, INK CARTRIDGES, SEPT.'20 - PARKS	09/22/2020	125.68	.00	01-6165 OFFICE SUPPLIES	1004	9/20		
Total 158683:						125.68	.00					
1795	BUYWYZ LLC	158823	10604	2 EA CHISEL MARKERS, 6 EA 2021 APPOINTMENT BOOKS, 3 EA MONTHLY DESK CALENDARS, 4 EA WRITING PADS, TREATMENT PLANT, D.CROSSLEY, SEPT.'20 - WATER	09/24/2020	95.37	.00	20-6165 0FFICE SUPPLIES	0	9/20		
1795	BUYWYZ LLC	158823	10604	2 EA CHISEL MARKERS, 6 EA 2021 APPOINTMENT BOOKS, 3 EA MONTHLY DESK CALENDARS, 4 EA WRITING PADS, TREATMENT PLANT, D.CROSSLEY, SEPT.'20 - SEWER	09/24/2020	95.37	.00	21-6165 OFFICE SUPPLIES	0	9/20		
1795	BUYWYZ LLC	158823	10604	2 EA CHISEL MARKERS, 6 EA 2021 APPOINTMENT BOOKS, 3 EA MONTHLY DESK CALENDARS, 4 EA WRITING PADS, TREATMENT PLANT,								

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
				D.CROSSLEY, SEPT.'20 - P.I	09/24/2020	36.34	.00	25-6165 OFFICE SUPPLIES	0	9/20		
Total 158823:						227.08	.00					
1795	BUYWYZ LLC	158823.1	10604	2 EA CHISEL POINT MARKERS, C. FEISTNER, SEPT.'20	09/30/2020	3.62	.00	01-6165 OFFICE SUPPLIES	1003	9/20		
1795	BUYWYZ LLC	158823.1	10604	2 EA CHISEL POINT MARKERS, C.FEISTNER, SEPT.'20	09/30/2020	.16	.00	20-6165 0FFICE SUPPLIES	0	9/20		
1795	BUYWYZ LLC	158823.1	10604	2 EA CHISEL POINT MARKERS, C.FEISTNER, SEPT.'20	09/30/2020	.16	.00	21-6165 OFFICE SUPPLIES	0	9/20		
1795	BUYWYZ LLC	158823.1	10604	2 EA CHISEL POINT MARKERS, C.FEISTNER, SEPT.'20	09/30/2020	.08	.00	25-6165 OFFICE SUPPLIES	0	9/20		
Total 158823.1:						4.02	.00					
1795	BUYWYZ LLC	8513CM		CREDIT/RETURNED PRODUCT, FROM INVOICE#158532, SEPT.'20 - PARKS	09/29/2020	-48.77	.00	01-6165 OFFICE SUPPLIES	1004	9/20		
Total 8513CM:						-48.77	.00					
Total BUYWYZ LLC:						1,014.32	.00					
CENTURYLINK												
62	CENTURYLINK	208922917954		DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 09/07 -10/06/20-ADMIN	09/07/2020	13.94	13.94	01-6255 TELEPH0NE	0	9/20	09/18/2020	
62	CENTURYLINK	208922917954		DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 09/07 -10/06/20-P&Z	09/07/2020	4.99	4.99	01-6255 TELEPH0NE	1003	9/20	09/18/2020	
62	CENTURYLINK	208922917954		DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 09/07 -10/06/20-WATER	09/07/2020	12.95	12.95	20-6255 TELEPH0NE EXPENSE	0	9/20	09/18/2020	
62	CENTURYLINK	208922917954		DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 09/07 -10/06/20-SEWER	09/07/2020	12.95	12.95	21-6255 TELEPH0NE EXPENSE	0	9/20	09/18/2020	

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, 09/07 -10/06/20-PI	09/07/2020	4.99	4.99	25-6255 TELEPH0NE EXPENSE	0	9/20	09/18/2020	
Total 2089229179548B09072020:						49.82	49.82					
Total CENTURYLINK:						49.82	49.82					
CONTROL ENGINEERS PA												
1909	CONTROL ENGINEERS PA	26642		KUNA PUMP STATION , DESIGN, DRAWING, & CORRESPONDENCE, ELECTRICAL COORD	11/07/2019	2,745.00	2,745.00	25-6045 C0NTINGENCY FUND	1229	9/20	09/18/2020	
Total 26642:						2,745.00	2,745.00					
1909	CONTROL ENGINEERS PA	26688		DRAFTING ELECTRICAL SET, DESIGN, DRAWING REVIEW, COMMUNICATION IN REGARDS TO ELECTRICAL DETAILS	12/06/2019	3,447.50	3,447.50	25-6045 C0NTINGENCY FUND	1229	9/20	09/18/2020	
Total 26688:						3,447.50	3,447.50					
Total CONTROL ENGINEERS PA:						6,192.50	6,192.50					
CORE & MAIN LP												
63	CORE & MAIN LP	M946050	10507	100 METERS AND 200 METER GASKETS, B. BURR. SEPT. '20	09/08/2020	30,310.00	.00	20-6020 CAPITAL IMPR0VEMENTS	1089	9/20		
Total M946050:						30,310.00	.00					
63	CORE & MAIN LP	M960395	10507	CAST IRON LIDS, POLY LIDS, B. BURR. SEPT. '20	09/08/2020	354.90	.00	20-6020 CAPITAL IMPR0VEMENTS	1089	9/20		
Total M960395:						354.90	.00					
63	CORE & MAIN LP	M966033	10531	NUMBERS FOR STREET LIGHTS, D. CROSSLEY, SEPT. '20	09/11/2020	203.60	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1002	9/20		

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 M966033:						203.60	.00					
63	CORE & MAIN LP	M969977	10532	4 EA METER BOXES , STOCK METER PITS, D.CROSSLEY, SEPT. '20	09/11/2020	316.16	.00	20-6150 M & R - SYSTEM	0	9/20		
Total M969977:						316.16	.00					
63	CORE & MAIN LP	M986979	10529	1 EA GRIPPER PLUG, J.WEBB, SEPT.'20	09/10/2020	136.53	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	9/20		
Total M986979:						136.53	.00					
63	CORE & MAIN LP	N007264		20 EA, 3/4 IN WATER METERS, SEPT. '20	09/15/2020	4,448.80	.00	20-6020 CAPITAL IMPR0VEMENTS	1089	9/20		
Total N007264:						4,448.80	.00					
63	CORE & MAIN LP	N034484	10576	FIRE HYDRANT AND PARTS, M. DAVILA, SEPT. '20	09/18/2020	2,995.47	.00	20-6166 PP&E PURCHASES OPERATIONS	1093	9/20		
Total N034484:						2,995.47	.00					
Total CORE & MAIN LP:						38,765.46	.00					
COUGAR EXCAVATION												
1344	COUGAR EXCAVATION	09/30/2020 C		PROSPECTOR GRAVITY SEWER PROJECT-PAY APPLICATION #3	09/30/2020	182,410.41	.00	21-6020 CAPITAL IMPR0VEMENTS	1140	9/20		
Total 09/30/2020 C:						182,410.41	.00					
Total COUGAR EXCAVATION:						182,410.41	.00					
CUSTOM ELECTRIC, INC.												

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
147	CUSTOM ELECTRIC, INC.	8485	10539	REWIRE UPS PANEL BOARD AT SADIE CREEK POND, D. CROSSLEY. SEPT '20	09/10/2020	297.50	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	9/20		
Total 8485:						297.50	.00					
147	CUSTOM ELECTRIC, INC.	8487	10569	REWIRE ON TEN MILE LIFT STATION, T. FLEMING, SEPT. '20	09/11/2020	2,493.19	.00	21-6150 M & R - SYSTEM	0	9/20		
Total 8487:						2,493.19	.00					
147	CUSTOM ELECTRIC, INC.	8490		TROUBLESHOOT BLOWER , SWAPPED OUT BAD START IN MCC, SEPT. '20	09/14/2020	357.50	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	9/20		
Total 8490:						357.50	.00					
147	CUSTOM ELECTRIC, INC.	8500	10617	H2S GAS MONITOR FOR TEN MILE, T FLEMING, SEPT'20	09/24/2020	4,860.00	.00	21-6150 M & R - SYSTEM	0	9/20		
Total 8500:						4,860.00	.00					
147	CUSTOM ELECTRIC, INC.	8501	10618	EXHAUST FAN FOR TEN MILE, T. FLEMING, SEPT'20	09/24/2020	570.00	.00	21-6150 M & R - SYSTEM	0	9/20		
Total 8501:						570.00	.00					
147	CUSTOM ELECTRIC, INC.	8502	10615	REPLACED A HCU CONTACTOR AT WELL #10, D. CROSSLEY, SEPT. 20	09/24/2020	2,422.94	.00	20-6150 M & R - SYSTEM	0	9/20		
Total 8502:						2,422.94	.00					
147	CUSTOM ELECTRIC, INC.	8503	10614	REPLACED A MOTOR STARTER AT CHAPAROSA PI, D. CROSSLEY, SEPT. '20	09/24/2020	349.42	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	9/20		

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 8503:						349.42	.00					
147	CUSTOM ELECTRIC, INC.	8506	10639	PROGRAMMED PLC AT DANSKIN WELL, TERMINATED WIRES BETWEEN ATS & PLC FOR PROGRAMMING,D. CROSSELY, SEPT'20	09/29/2020	282.50	.00	20-6150 M & R - SYSTEM	0	9/20		
Total 8506:						282.50	.00					
147	CUSTOM ELECTRIC, INC.	8507	10639	REPAIRED PUMP CABLE AT CHAPAROSA PI, D. CROSSELY, SEPT'20	09/29/2020	183.77	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	9/20		
Total 8507:						183.77	.00					
Total CUSTOM ELECTRIC, INC.:						11,816.82	.00					
D & B SUPPLY												
75	D & B SUPPLY	24412	10636	FILTER FOR PARKS SPRAY RIG, S. HOWELL, SEPT'20	09/29/2020	16.99	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	9/20		
Total 24412:						16.99	.00					
75	D & B SUPPLY	37055	10534	SAFETY GEAR, HARD HATS, GLASSES, EARPLUGS, VESTS, M. MEADE, SEPT. '20	09/10/2020	304.89	.00	01-6230 SAFETY TRAINING & EQUIPMENT	1004	9/20		
75	D & B SUPPLY	37055		BAR OIL, 2 CYCLE OIL FOR SAWS, B. WITHROW, SEPT. '20	09/10/2020	68.75	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	9/20		
Total 37055:						373.64	.00					
75	D & B SUPPLY	38183	10587	2 PONY SHOVELS FOR VAC TRUCK, R. WARWICK, SEPT. '20	09/21/2020	105.98	.00	21-6175 SMALL TOOLS	0	9/20		

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
75	D & B SUPPLY	38183	10587	1 EA HOSE & MOUSE BAIT FOR FARM, R. WARWICK, SEPT. '20	09/21/2020	56.98	.00	21-6090 FARM EXPENDITURES	0	9/20		
Total 38183:						162.96	.00					
75	D & B SUPPLY	38818	10601	ROLL OF WELDING WIRE, J. MORFIN, SEPT. '20	09/29/2020	44.99	.00	03-6370 EXP. - DOWNTOWN REVITALIZATION	0	9/20		
Total 38818:						44.99	.00					
75	D & B SUPPLY	47284	10537	SWEATSHIRTS /WINTER GEAR FOR CREW, M. MEADE, SEPT. '20	09/10/2020	309.94	.00	01-6285 UNIF0RMS	1004	9/20		
Total 47284:						309.94	.00					
75	D & B SUPPLY	7749	10510	HOODED SWEATSHIRTS & SWEAT JACKETS, C. OSWALD, SEPT. '20-WATER	09/23/2020	1,395.24	.00	20-6285 UNIF0RMS EXPENSE	0	9/20		
75	D & B SUPPLY	7749	10510	HOODED SWEATSHIRTS & SWEAT JACKETS, C. OSWALD, SEPT. '20-SEWER	09/23/2020	1,395.24	.00	21-6285 UNIF0RMS EXPENSE	0	9/20		
75	D & B SUPPLY	7749	10510	HOODED SWEATSHIRTS & SWEAT JACKETS, C. OSWALD, SEPT. '20-PI	09/23/2020	531.52	.00	25-6285 UNIF0RMS EXPENSE	0	9/20		
Total 7749:						3,322.00	.00					
Total D & B SUPPLY:						4,230.52	.00					
DELL MARKETING L.P.												
1466	DELL MARKETING L.P.	10415819794		SERVER MAINTENANCE-WATER	08/13/2020	754.21	754.21	20-6150 M & R - SYSTEM	0	9/20	09/25/2020	
1466	DELL MARKETING L.P.	10415819794		SERVER MAINTENANCE-SEWER	08/13/2020	754.21	754.21	21-6150 M & R - SYSTEM	0	9/20	09/25/2020	

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.	10415819794		SERVER MAINTENANCE-WATER-PI	08/13/2020	287.32	287.32	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	9/20	09/25/2020	
Total 10415819794:						1,795.74	1,795.74					
Total DELL MARKETING L.P.:						1,795.74	1,795.74					
DUBOIS CHEMICALS INC												
512	DUBOIS CHEMICALS INC	IN-2021186	10560	CHLORINE FOR WELLS, D. CROSSELY, SEPT. '20	09/18/2020	751.06	.00	20-6151 M & R - PROCESS CHEMICALS	0	9/20		
Total IN-2021186:						751.06	.00					
Total DUBOIS CHEMICALS INC:						751.06	.00					
ELAM & BURKE												
796	ELAM & BURKE	187351		PROFESSIONAL SERVICES, URBAN RENEWAL, GENERAL REPRESENTATION, L.HOLLAND, AUG.'20	08/31/2020	10,917.45	.00	40-6020 CAPITAL IMPROVEMENTS	1217	9/20		
Total 187351:						10,917.45	.00					
Total ELAM & BURKE:						10,917.45	.00					
ESRI												
807	ESRI	93899290		ARC GIS DESKTOP SOFTWARE MAINTENANCE, M. BORZICK, SEPT. '20-WATER	09/08/2020	420.00	.00	20-6150 M & R - SYSTEM	0	9/20		
807	ESRI	93899290		ARC GIS DESKTOP SOFTWARE MAINTENANCE, M. BORZICK, SEPT. '20-SEWER	09/08/2020	420.00	.00	21-6150 M & R - SYSTEM	0	9/20		
807	ESRI	93899290		ARC GIS DESKTOP SOFTWARE MAINTENANCE, M. BORZICK, SEPT. '20-PI	09/08/2020	160.00	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	9/20		

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 93899290:						1,000.00	.00					
807	ESRI	93899305		ONLINE FIELD WORKER TERM LICENSE, M. BORZICK, SEPT. '20-COVID 19-WATER	09/08/2020	294.00	.00	20-6150 M & R - SYSTEM	0	9/20		
807	ESRI	93899305		ONLINE FIELD WORKER TERM LICENSE, M. BORZICK, SEPT. '20-COVID 19-SEWER	09/08/2020	294.00	.00	21-6150 M & R - SYSTEM	0	9/20		
807	ESRI	93899305		ONLINE FIELD WORKER TERM LICENSE, M. BORZICK, SEPT. '20-COVID 19-PI	09/08/2020	160.00	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	9/20		
Total 93899305:						748.00	.00					
Total ESRI:						1,748.00	.00					
EVER-FRESH CARPET CLEANING												
1730	EVER-FRESH CARPET CLEANING	2036		CARPET CLEANING, CITY HALL, SEPT.'20 - ADMIN	09/28/2020	136.80	.00	01-6025 JANITORIAL	0	9/20		
1730	EVER-FRESH CARPET CLEANING	2036		CARPET CLEANING, CITY HALL, SEPT.'20 - WATER	09/28/2020	93.60	.00	20-6025 JANITORIAL	0	9/20		
1730	EVER-FRESH CARPET CLEANING	2036		CARPET CLEANING, CITY HALL, SEPT.'20 - SEWER	09/28/2020	93.60	.00	21-6025 JANITORIAL	0	9/20		
1730	EVER-FRESH CARPET CLEANING	2036		CARPET CLEANING, CITY HALL, SEPT.'20 - P.I	09/28/2020	36.00	.00	25-6025 JANITORIAL	0	9/20		
Total 2036:						360.00	.00					
1730	EVER-FRESH CARPET CLEANING	2038		CARPET CLEANING, TREATMENT PLANT, SEPT.'20 - WATER	09/28/2020	83.16	.00	20-6025 JANITORIAL	0	9/20		
1730	EVER-FRESH CARPET CLEANING	2038		CARPET CLEANING, TREATMENT PLANT, SEPT.'20 - SEWER	09/28/2020	83.16	.00	21-6025 JANITORIAL	0	9/20		
1730	EVER-FRESH CARPET CLEANING	2038		CARPET CLEANING, TREATMENT PLANT, SEPT.'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
				P.I	09/28/2020	31.68	.00	25-6025 JANITORIAL	0	9/20		
Total 2038:						198.00	.00					
Total EVER-FRESH CARPET CLEANING:						558.00	.00					
FERGUSON ENTERPRISES INC												
219	FERGUSON ENTERPRISES INC	0757447	10512	2 -20 IN METER BARREL EXTENSION RISERS, J. OSBORN, SEPT. '20	09/04/2020	147.44	.00	20-6150 M & R - SYSTEM	0	9/20		
Total 0757447:						147.44	.00					
219	FERGUSON ENTERPRISES INC	0758511	10565	10 FT SEWER PIPE & ANGLES, CRIMSON POINT LIFT STATION, J. PEREZ, SEPT. '20	09/16/2020	107.35	.00	21-6150 M & R - SYSTEM	0	9/20		
Total 0758511:						107.35	.00					
219	FERGUSON ENTERPRISES INC	0758511-1	10565	FAN & PIPE REPLACEMENT FOR CRIMSON POINT LIFT STATION, J. PEREZ, SEPT. '20	09/17/2020	350.03	.00	21-6150 M & R - SYSTEM	0	9/20		
Total 0758511-1:						350.03	.00					
Total FERGUSON ENTERPRISES INC:						604.82	.00					
FILTRATION TECHNOLOGY												
108	FILTRATION TECHNOLOGY	S7957	10589	15 BARRELS OF ALLQUEST FOR WELLS, J.COX, SEPT. '20	09/22/2020	6,225.00	.00	20-6151 M & R - PROCESS CHEMICALS	0	9/20		
Total S7957:						6,225.00	.00					
Total FILTRATION TECHNOLOGY:						6,225.00	.00					
FLUID CONNECTOR PRODUCTS, INC.												

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1083	FLUID CONNECTOR PRODUCTS, INC.	7699387	10525	100 FT SAMPLE TUBING, T. SHAFFER, SEPT. '20	09/09/2020	107.09	.00	21-6152 M & R - LABORATORY COSTS	0	9/20		
Total 7699387:						107.09	.00					
1083	FLUID CONNECTOR PRODUCTS, INC.	7700019	10536	2 HOSES FOR VAC TRUCK, J. OSBORNE, SEPT. '20	09/10/2020	297.42	.00	25-6305 VEHICLE MAINTENANCE & REPAIR	0	9/20		
1083	FLUID CONNECTOR PRODUCTS, INC.	7700019		2 HOSES FOR VAC TRUCK, J. OSBORNE, SEPT. '20	09/10/2020	297.42	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	9/20		
Total 7700019:						594.84	.00					
Total FLUID CONNECTOR PRODUCTS, INC.:						701.93	.00					
FRONTIER PRECISION INC												
2052	FRONTIER PRECISION INC	219829		1 EA TDC600 HANDHELD DATA COLLECTOR, 1 EA RANGE POLE BRACKET, 1 EA ROVER ROD, 1 EA TRIMBLE R2 RECEIVER, 1 EA TRIMBLE R2 RECEIVER CONFIGURATION (CENTIMETER MODE), 1 EA GEOSPATIAL POWER SUPPLY, M.BORZICK, SEPT.'20 - WATER	09/10/2020	1,951.04	.00	20-6166 PP&E PURCHASES OPERATIONS	1230	9/20		
2052	FRONTIER PRECISION INC	219829		1 EA TDC600 HANDHELD DATA COLLECTOR, 1 EA RANGE POLE BRACKET, 1 EA ROVER ROD, 1 EA TRIMBLE R2 RECEIVER, 1 EA TRIMBLE R2 RECEIVER CONFIGURATION (CENTIMETER MODE), 1 EA GEOSPATIAL POWER SUPPLY, M.BORZICK, SEPT.'20 - SEWER	09/10/2020	1,951.04	.00	21-6166 PP&E PURCHASES - OPERATIONS	1230	9/20		
2052	FRONTIER PRECISION INC	219829		1 EA TDC600 HANDHELD DATA COLLECTOR, 1 EA RANGE POLE BRACKET, 1 EA ROVER ROD, 1 EA TRIMBLE R2 RECEIVER, 1 EA TRIMBLE R2 RECEIVER CONFIGURATION (CENTIMETER MODE), 1 EA GEOSPATIAL POWER SUPPLY,								

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
				M.BORZICK, SEPT.'20 - P.I	09/10/2020	975.52	.00	25-6166 PP&E PURCHASES - OPERATIONS	1230	9/20		
2052	FRONTIER PRECISION INC	219829		1 EA TDC600 HANDHELD DATA COLLECTOR, 1 EA RANGE POLE BRACKET, 1 EA ROVER ROD, 1 EA TRIMBLE R2 RECEIVER, 1 EA TRIMBLE R2 RECEIVER CONFIGURATION (CENTIMETER MODE), 1 EA GEOSPATIAL POWER SUPPLY, M.BORZICK, SEPT.'20-	09/10/2020	4,877.60	.00	40-6166 PP&E PURCHASES OPERATIONS	1230	9/20		
Total 219829:						9,755.20	.00					
2052	FRONTIER PRECISION INC	219830		5 EA TDC600 HANDHELD SMARTPHONE/DATA COLLECTOR, FOR GIS APPLICATIONS, M.BORZICK, COVID, SEPT.'20 - WATER	09/10/2020	2,830.62	.00	20-6175 SMALL TOOLS	0	9/20		
2052	FRONTIER PRECISION INC	219830		5 EA TDC600 HANDHELD SMARTPHONE/DATA COLLECTOR, FOR GIS APPLICATIONS, M.BORZICK, COVID, SEPT.'20 - SEWER	09/10/2020	2,830.62	.00	21-6175 SMALL TOOLS	0	9/20		
2052	FRONTIER PRECISION INC	219830		5 EA TDC600 HANDHELD SMARTPHONE/DATA COLLECTOR, FOR GIS APPLICATIONS, M.BORZICK, COVID, SEPT.'20 - P.I	09/10/2020	1,078.32	.00	25-6175 SMALL TOOLS	0	9/20		
Total 219830:						6,739.56	.00					
2052	FRONTIER PRECISION INC	220046		1 SESSION OF CONSULTATIVE TRAINING ON GIS INFORMATION COLLECTOR, M.BORZICK, SEPT.'20 - WATER	09/15/2020	756.00	.00	20-6265 TRAINING & SCH00LING EXPENSE	0	9/20		
2052	FRONTIER PRECISION INC	220046		1 SESSION OF CONSULTATIVE TRAINING ON GIS INFORMATION COLLECTOR, M.BORZICK, SEPT.'20 -SEWER	09/15/2020	756.00	.00	21-6265 TRAINING & SCH00LING EXPENSE	0	9/20		

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
2052	FRONTIER PRECISION INC	220046		1 SESSION OF CONSULTATIVE TRAINING ON GIS INFORMATION COLLECTOR, M.BORZICK, SEPT.'20 - P.I	09/15/2020	288.00	.00	25-6265 TRAINING & SCH00LING EXPENSE	0	9/20		
Total 220046:						1,800.00	.00					
Total FRONTIER PRECISION INC:						18,294.76	.00					
HARBOR FREIGHT TOOLS												
1312	HARBOR FREIGHT TOOLS	716180		MAG NUTSETT, LASER ETCHED WRENCH, DRIVER BIT, IMPACT DRILL, TRUCK#39 & TRUCK # 30, SEPT. '20-WATER	09/22/2020	67.99	.00	20-6175 SMALL TOOLS	0	9/20		
1312	HARBOR FREIGHT TOOLS	716180		MAG NUTSETT, LASER ETCHED WRENCH, DRIVER BIT, IMPACT DRILL, TRUCK#39 & TRUCK # 30, SEPT. '20-PI	09/22/2020	17.00	.00	25-6175 SMALL TOOLS	0	9/20		
Total 716180:						84.99	.00					
Total HARBOR FREIGHT TOOLS:						84.99	.00					
HOLLADAY ENGINEERING CO												
1990	HOLLADAY ENGINEERING CO	45624		PROSPECTOR LIFT STATION SEWER PROJECT, KU19-0311, SEPT. '20	09/30/2020	1,800.00	.00	21-6020 CAPITAL IMPR0VEMENTS	1140	9/20		
Total 45624:						1,800.00	.00					
Total HOLLADAY ENGINEERING CO:						1,800.00	.00					
HUBBLE HOMES												
380	HUBBLE HOMES	09252020HH		CASH BOND RELEASE-GREYHAWK #10, SEPT .'20	09/25/2020	113,778.10	113,778.10	30-2075 UNEARNED REVENUE	0	9/20	09/25/2020	
Total 09252020HH:						113,778.10	113,778.10					

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 HUBBLE HOMES:					113,778.10	113,778.10					
HYDRAULIC CONTROLS INC												
2051	HYDRAULIC CONTROLS INC	02339650	10593	HYDRAULIC PUMP UNIT FOR PARKS AERATOR, S. HOWELL, SEPT'20	09/22/2020	386.30	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	9/20		
	Total 02339650:					386.30	.00					
	Total HYDRAULIC CONTROLS INC:					386.30	.00					
IDAHO POWER CO												
38	IDAHO POWER CO	09252020IP		ELECTRIC SERVICE FOR 08/12-9/10/2020--STREET LIGHTS	09/25/2020	5,831.53	5,831.53	01-6290 UTILITIES	1002	9/20	09/25/2020	
	Total 09252020IP:					5,831.53	5,831.53					
38	IDAHO POWER CO	09282020I		ELECTRIC SERIVCE FOR SEPT.'20 - ADMIN	09/28/2020	299.22	.00	01-6290 UTILITIES	0	9/20		
38	IDAHO POWER CO	09282020I		ELECTRIC SERIVCE FOR SEPT.'20 - SENIOR CENTER	09/28/2020	311.62	.00	01-6290 UTILITIES	1001	9/20		
38	IDAHO POWER CO	09282020I		ELECTRIC SERIVCE FOR SEPT.'20 - PARKS	09/28/2020	1,230.12	.00	01-6290 UTILITIES	1004	9/20		
38	IDAHO POWER CO	09282020I		ELECTRIC SERIVCE FOR SEPT.'20 - WATER	09/28/2020	9,988.63	.00	20-6290 UTILITIES EXPENSE	0	9/20		
38	IDAHO POWER CO	09282020I		ELECTRIC SERIVCE FOR SEPT.'20 - SEWER	09/28/2020	24,474.43	.00	21-6290 UTILITIES EXPENSE	0	9/20		
38	IDAHO POWER CO	09282020I		ELECTRIC SERIVCE FOR SEPT.'20 - FARM	09/28/2020	12,691.44	.00	21-6090 FARM EXPENDITURES	0	9/20		
38	IDAHO POWER CO	09282020I		ELECTRIC SERIVCE FOR SEPT.'20 - P.I	09/28/2020	26,177.73	.00	25-6290 UTILITIES EXPENSE	0	9/20		
	Total 09282020I:					75,173.19	.00					
	Total IDAHO POWER CO:					81,004.72	5,831.53					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
IDAHO PRESS TRIBUNE, LLC												
1802	IDAHO PRESS TRIBUNE, LLC	AD#34030	10557	AD# 34030 PUBLICATION OF ORDINANCE NO 2020-26, LEGAL PUBLICATION FOR CITY BUDGET HEARING A. WELKER, SEP'20-ADMIN	09/17/2020	75.70	.00	01-6125 LEGAL PUBLICATI0NS	0	9/20		
1802	IDAHO PRESS TRIBUNE, LLC	AD#34030	10557	AD# 34030 PUBLICATION OF ORDINANCE NO 2020-26, LEGAL PUBLICATION FOR CITY BUDGET HEARING A. WELKER, SEP'20-WATER	09/17/2020	99.92	.00	20-6125 LEGAL PUBLICATI0NS	0	9/20		
1802	IDAHO PRESS TRIBUNE, LLC	AD#34030	10557	AD# 34030 PUBLICATION OF ORDINANCE NO 2020-26, LEGAL PUBLICATION FOR CITY BUDGET HEARING A. WELKER, SEP'20-SEWER	09/17/2020	99.92	.00	21-6125 LEGAL PUBLICATI0NS EXPENSE	0	9/20		
1802	IDAHO PRESS TRIBUNE, LLC	AD#34030		AD# 34030 PUBLICATION OF ORDINANCE NO 2020-26, LEGAL PUBLICATION FOR CITY BUDGET HEARING A. WELKER, SEP'20-PI	09/17/2020	27.26	.00	25-6125 LEGAL PUBLICATI0NS	0	9/20		
Total AD#34030:						302.80	.00					
Total IDAHO PRESS TRIBUNE, LLC:						302.80	.00					
IDAHO TOOL & EQUIPMENT, INC.												
1667	IDAHO TOOL & EQUIPMENT, INC.	1490388-0001-	10625	WRENCH SET, MULTIPORT CHARGER, AND COUPLER, T.FLEMING, SEPT.'20	09/25/2020	381.93	.00	21-6175 SMALL TOOLS	0	9/20		
Total 1490388-0001-01:						381.93	.00					
Total IDAHO TOOL & EQUIPMENT, INC.:						381.93	.00					
IDEXX DISTRIBUTION, INC.												
1620	IDEXX DISTRIBUTION, INC.	3071000480	10523	ECOLI TESTING SUPPLIES, T. SHAFFER, SEPT'20	09/09/2020	1,164.14	.00	21-6152 M & R - LABORATORY COSTS	0	9/20		

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 3071000480:						1,164.14	.00					
Total IDEXX DISTRIBUTION, INC.:						1,164.14	.00					
J & M SANITATION, INC.												
230	J & M SANITATION, INC.	09012020JM		CONTAINER RENT FOR JULY 2020, MAINTENANCE YARD-ADMIN	08/31/2020	15.00	.00	01-6212 RENT-EQUIPMENT	0	9/20		
230	J & M SANITATION, INC.	09012020JM		CONTAINER RENT FOR JULY 2020, MAINTENANCE YARD-WATER	08/31/2020	6.00	.00	20-6212 RENT - EQUIPMENT	0	9/20		
230	J & M SANITATION, INC.	09012020JM		CONTAINER RENT FOR JULY 2020, MAINTENANCE YARD-SEWER	08/31/2020	6.00	.00	21-6212 RENT-EQUIPMENT	0	9/20		
230	J & M SANITATION, INC.	09012020JM		CONTAINER RENT FOR JULY 2020, MAINTENANCE YARD-PI	08/31/2020	3.00	.00	25-6212 RENT - EQUIPMENT	0	9/20		
Total 09012020JM:						30.00	.00					
230	J & M SANITATION, INC.	09042020-091		SANITATION RECEIPT TRANSFER 09/04-09/10/2020	09/11/2020	59,813.51	59,813.51	26-7000 SOLID WASTE SERVICE FEES	0	9/20	09/11/2020	
230	J & M SANITATION, INC.	09042020-091		SANITATION RECEIPT TRANSFER LESS FRANCHISE FEES 09/04-09/10/2020	09/11/2020	-5,909.57	-5,909.57	01-4170 FRANCHISE FEES	0	9/20	09/11/2020	
Total 09042020-09102020:						53,903.94	53,903.94					
230	J & M SANITATION, INC.	09112020-0917		SANITATION RECEIPT TRANSFER 09/11/-09/172020	09/18/2020	93,157.36	93,157.36	26-7000 SOLID WASTE SERVICE FEES	0	9/20	09/18/2020	
230	J & M SANITATION, INC.	09112020-0917		SANITATION RECEIPT TRANSFER LESS FRANCHISE FEES 09/11-09/17/2020	09/18/2020	-9,203.94	-9,203.94	01-4170 FRANCHISE FEES	0	9/20	09/18/2020	
Total 09112020-09172020:						83,953.42	83,953.42					

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
230	J & M SANITATION, INC.	09172020JM		SLUDGE REMOVAL FOR AUGUST 2020	09/18/2020	3,960.00	3,960.00	21-6153 M & R - SLUDGE DISPOSAL	0	9/20	09/18/2020	
Total 09172020JM:						3,960.00	3,960.00					
230	J & M SANITATION, INC.	09182020-092		SANITATION RECEIPT TRANSFER 09/18-09/24/2020	09/25/2020	29,027.97	29,027.97	26-7000 SOLID WASTE SERVICE FEES	0	9/20	09/25/2020	
230	J & M SANITATION, INC.	09182020-092		SANITATION RECEIPT TRANSFER LESS FRANCHISE FEES 09/18-09/24/2020	09/25/2020	-2,867.96	-2,867.96	01-4170 FRANCHISE FEES	0	9/20	09/25/2020	
Total 09182020-09242020:						26,160.01	26,160.01					
Total J & M SANITATION, INC.:						168,007.37	167,977.37					
JACK HENRY & ASSOCIATES, INC.												
1328	JACK HENRY & ASSOCIATES, INC.	3505422		ENTERPRISE MONTHLY PAYMENT FEE, AUG. '20-ADMIN	09/01/2020	43.09	.00	01-6505 BANK FEES	0	9/20		
1328	JACK HENRY & ASSOCIATES, INC.	3505422		ENTERPRISE MONTHLY PAYMENT FEE, AUG. '20-WATER	09/01/2020	29.48	.00	20-6505 BANK FEES	0	9/20		
1328	JACK HENRY & ASSOCIATES, INC.	3505422		ENTERPRISE MONTHLY PAYMENT FEE, AUG. '20-SEWER	09/01/2020	29.48	.00	21-6505 BANK FEES	0	9/20		
1328	JACK HENRY & ASSOCIATES, INC.	3505422		ENTERPRISE MONTHLY PAYMENT FEE, AUG. '20-PI	09/01/2020	11.35	.00	25-6505 BANK FEES	0	9/20		
Total 3505422:						113.40	.00					
Total JACK HENRY & ASSOCIATES, INC.:						113.40	.00					
JOHNSTONE SUPPLY												
596	JOHNSTONE SUPPLY	1100052	10564	10 INCH REPLACEMENT DUCK FAN FOR CRIMSON POINT LIFT STATION, R. DAVILA, SEPT. '20	09/16/2020	84.00	.00	21-6150 M & R - SYSTEM	0	9/20		

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 1100052:						84.00	.00					
Total JOHNSTONE SUPPLY:						84.00	.00					
JONATHAN STRICKLAND												
1976	JONATHAN STRICKLAND	302		JANITORIAL SERVICES FOR SEPTEMBER 2020, TREATMENT PLANT - WATER	09/17/2020	100.80	.00	20-6025 JANITORIAL	0	9/20		
1976	JONATHAN STRICKLAND	302		JANITORIAL SERVICES FOR SEPTEMBER 2020, TREATMENT PLANT - SEWER	09/17/2020	100.80	.00	21-6025 JANITORIAL	0	9/20		
1976	JONATHAN STRICKLAND	302		JANITORIAL SERVICES FOR SEPTEMBER 2020, TREATMENT PLANT - P.I	09/17/2020	38.40	.00	25-6025 JANITORIAL	0	9/20		
Total 302:						240.00	.00					
1976	JONATHAN STRICKLAND	303		JANITORIAL SERVICES FOR SEPTEMBER 2020 - SENIOR CENTER	09/17/2020	446.00	.00	01-6025 JANITORIAL	1001	9/20		
Total 303:						446.00	.00					
1976	JONATHAN STRICKLAND	304		JANITORIAL SERVICES FOR SEPTEMBER 2020, CITY HALL - ADMIN	09/17/2020	212.80	.00	01-6025 JANITORIAL	0	9/20		
1976	JONATHAN STRICKLAND	304		JANITORIAL SERVICES FOR SEPTEMBER 2020, CITY HALL - WATER	09/17/2020	145.60	.00	20-6025 JANITORIAL	0	9/20		
1976	JONATHAN STRICKLAND	304		JANITORIAL SERVICES FOR SEPTEMBER 2020, CITY HALL - SEWER	09/17/2020	145.60	.00	21-6025 JANITORIAL	0	9/20		
1976	JONATHAN STRICKLAND	304		JANITORIAL SERVICES FOR SEPTEMBER 2020, CITY HALL - P.I	09/17/2020	56.00	.00	25-6025 JANITORIAL	0	9/20		

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 304:						560.00	.00					
Total JONATHAN STRICKLAND:						1,246.00	.00					
J-U-B ENGINEERS, INC.												
1236	J-U-B ENGINEERS, INC.	0136925		PROFESSIONAL SERVICES FOR KUNA CDBG PHASE 2, 8/1-29/20	09/21/2020	12,450.00	.00	03-6370 EXP. - DOWNTOWN REVITALIZATION	0	9/20		
Total 0136925:						12,450.00	.00					
1236	J-U-B ENGINEERS, INC.	0136926		PROFESSIONAL SERVICES FOR KUNA WEST URD PLAN, NTP-8/29/20	09/21/2020	22,315.40	.00	40-6020 CAPITAL IMPROVEMENTS	1217	9/20		
Total 0136926:						22,315.40	.00					
1236	J-U-B ENGINEERS, INC.	0136928		PROFESSIONAL SERVICES FOR KUNA DOWNTOWN DESIGN STANDARDS, 7/1-8/29/20	09/21/2020	4,165.00	.00	01-6045 C0NTINGENCY	1221	9/20		
Total 0136928:						4,165.00	.00					
1236	J-U-B ENGINEERS, INC.	0136929		PROFESSIONAL SERVICES FOR KUNA DOWNTOWN REVITALIZATION PHASE IIA & IIB, 8/1-29/20	09/21/2020	1,875.36	.00	03-6370 EXP. - DOWNTOWN REVITALIZATION	0	9/20		
Total 0136929:						1,875.36	.00					
1236	J-U-B ENGINEERS, INC.	0136931		PROFESSIONAL SERVICES FOR CITY KUNA PARKING LOT DESIGN, 8/1-29/20	09/21/2020	236.70	.00	40-6020 CAPITAL IMPROVEMENTS	1173	9/20		
Total 0136931:						236.70	.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 J-U-B ENGINEERS, INC.:						41,042.46	.00					
KUNA LUMBER												
499	KUNA LUMBER	A117208	10517	HOOKS AND CONCRETE SCREWS, M.NADEAU, SEPT.'20	09/08/2020	4.13	.00	21-6140 MAINT & REPAIR BUILDING	0	9/20		
Total A117208:						4.13	.00					
499	KUNA LUMBER	A117458	10579	SPINKLER PARTS FOR BERNIE FISHER DOWNTOWN PROJECT, M. MEADE, SEPT. '20	09/18/2020	71.57	.00	03-6370 EXP. - DOWNTOWN REVITALIZATION	0	9/20		
Total A117458:						71.57	.00					
499	KUNA LUMBER	A117613	10623	SPRNKLER PARTS FOR DOWNTOWN, M. MEADE, SEPT. ;20	09/25/2020	7.34	.00	03-6370 EXP. - DOWNTOWN REVITALIZATION	0	9/20		
Total A117613:						7.34	.00					
499	KUNA LUMBER	B143235	10493	1 EA REBAR TIEWIRE, M.DAVILA, SEPT. '20	09/01/2020	4.31	.00	25-6175 SMALL TOOLS	0	9/20		
Total B143235:						4.31	.00					
499	KUNA LUMBER	B143237	10494	HOG RINGS FOR CHAINLINK FENCE, J.COX, AUG. '20	09/01/2020	11.24	.00	20-6175 SMALL TOOLS	0	9/20		
499	KUNA LUMBER	B143237		PLIERS WITH SPRING FOR CHAINLINK FENCE, J.COX, SEPT. '20	09/01/2020	4.31	.00	20-6140 MAINT. & REPAIR BUILDING	0	9/20		
Total B143237:						15.55	.00					
499	KUNA LUMBER	B143478		IRRIGATION PARTS FOR CITY/ PARKS-ARBOR PARK, B. BOWEN, SEPT. '20	09/09/2020	24.78	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	9/20		

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 B143478:						24.78	.00					
499	KUNA LUMBER	B143514	10533	2 EA 50# BAGS OF LIME, TEN MILE LIFT STATION, R. DAVILA, SEPT. '20	09/10/2020	23.35	.00	21-6150 M & R - SYSTEM	0	9/20		
Total B143514:						23.35	.00					
499	KUNA LUMBER	B143522		3 EA RED BUSHINGS FOR SPRINKLER PARTS FOR ARBOR PARK, B. WITHROW, SEPT. '20	09/10/2020	8.07	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	9/20		
Total B143522:						8.07	.00					
499	KUNA LUMBER	B143530	10535	2 SPRINKLER PARTS FOR ARBOR PARK, M. MEADE, SEPT. '20	09/10/2020	10.23	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	9/20		
Total B143530:						10.23	.00					
499	KUNA LUMBER	B143556	10542	REPLACEMENT MEASURING TAPE, UTILITY HOOK, J. PEREZ, SEPT. '20	09/11/2020	13.58	.00	21-6175 SMALL TOOLS	0	9/20		
Total B143556:						13.58	.00					
499	KUNA LUMBER	B143573	10545	3 EA 6 VOLT ALKA LANTERN BATTERIES, J.COULTER, SEPT.'20	09/11/2020	35.07	.00	01-6165 OFFICE SUPPLIES	1005	9/20		
Total B143573:						35.07	.00					
499	KUNA LUMBER	B144006	10597	3/4 BRASS PLUG AND BUSHING, J. OSBORN, SEPT'20	09/23/2020	10.33	.00	20-6150 M & R - SYSTEM	0	9/20		
Total B144006:						10.33	.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	B144012	10603	1 INCH FITTINGS FOR DOWNTOWN SPRINKLERS, B. WITHROW, SEPT'20	09/23/2020	16.09	.00	03-6370 EXP. - DOWNTOWN REVITALIZATION	0	9/20		
Total B144012:						16.09	.00					
499	KUNA LUMBER	B144047	10609	3 EA NAILS, 1 EA PIN WASHERS FOR HOSE REPAIR, M. NADEAU, SEPT. '20	09/24/2020	11.48	.00	21-6140 MAINT & REPAIR BUILDING	0	9/20		
Total B144047:						11.48	.00					
499	KUNA LUMBER	B144051	10612	PVC AND SAWZALL BLADES, M.SMITH, SEPT.'20	09/24/2020	17.15	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	9/20		
Total B144051:						17.15	.00					
499	KUNA LUMBER	B144055	10613	2 CASES SPRAY PAINT, FOR DOWNTOWN OUTLET COVERS, J. MORFIN, SEPT. '20	09/24/2020	24.73	.00	03-6370 EXP. - DOWNTOWN REVITALIZATION	0	9/20		
Total B144055:						24.73	.00					
499	KUNA LUMBER	B144160	10627	PONY SHOVELS, FOR TRUCK INVENTORY, J.OSBORN, SEPT.'20 - WATER	09/28/2020	117.33	.00	20-6175 SMALL TOOLS	0	9/20		
499	KUNA LUMBER	B144160	10627	PONY SHOVELS, FOR TRUCK INVENTORY, J.OSBORN, SEPT.'20 - P.I	09/28/2020	29.33	.00	25-6175 SMALL TOOLS	0	9/20		
Total B144160:						146.66	.00					
Total KUNA LUMBER:						444.42	.00					
KUNA WELDING												
46	KUNA WELDING	6108	10548	6 EA CROSS WALK FLAG HOLDERS, J. MORFIN, SEPT. '20	09/14/2020	175.46	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	9/20		

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 6108:						175.46	.00					
46	KUNA WELDING	6113	10556	STENCIL "PROPERTY OF KUNA", J.MORFIN. SEPT. '2O	09/16/2020	19.27	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	9/20		
Total 6113:						19.27	.00					
46	KUNA WELDING	6138	10600	PLATE RING FOR TREE, DOWNTOWN REVITALIZATION, B.WITHROW, SEPT.'20	09/23/2020	80.77	.00	03-6370 EXP. - DOWNTOWN REVITALIZATION	0	9/20		
Total 6138:						80.77	.00					
Total KUNA WELDING:						275.50	.00					
KWIK SILVER EMBROIDERY												
1769	KWIK SILVER EMBROIDERY	21355		LONG & SHORT SLEEVE SHIRTS, EMBROIDERY, NEW KUNA LOGO, AUG. '20-WATER	08/30/2020	356.23	.00	20-6285 UNIF0RMS EXPENSE	0	9/20		
1769	KWIK SILVER EMBROIDERY	21355		LONG & SHORT SLEEVE SHIRTS, EMBROIDERY, NEW KUNA LOGO, AUG. '20-SEWER	08/30/2020	356.23	.00	21-6285 UNIF0RMS EXPENSE	0	9/20		
1769	KWIK SILVER EMBROIDERY	21355		LONG & SHORT SLEEVE SHIRTS, EMBROIDERY, NEW KUNA LOGO, AUG. '20-PI	08/30/2020	135.72	.00	25-6285 UNIF0RMS EXPENSE	0	9/20		
Total 21355:						848.18	.00					
Total KWIK SILVER EMBROIDERY:						848.18	.00					
LES SCHWAB TIRES												
221	LES SCHWAB TIRES	12800443748	10551	USED TIRE FOR TRUCK # 28, 2015 FORD 150 PICKUP, D. ABBOTT, SEPT. '20	09/15/2020	64.99	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	1005	9/20		
Total 12800443748:						64.99	.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
221	LES SCHWAB TIRES	12800445246	10594	2 NEW TIRES FOR TRAILER, S.JONES, SEPT.'20	09/23/2020	169.98	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	9/20		
Total 12800445246:						169.98	.00					
221	LES SCHWAB TIRES	12800445538	10616	TIRES FOR THE METER VAN, M.SMITH, SEPT.'20	09/24/2020	206.21	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	9/20		
Total 12800445538:						206.21	.00					
221	LES SCHWAB TIRES	12800446026	10607	TRACTOR TIRES OFF AND ON, FOR ARTS COMMISSION,M. MEADE, SEPT'20	09/24/2020	116.00	.00	01-6070 D0NATI0NS EXPENSE	0	9/20		
Total 12800446026:						116.00	.00					
Total LES SCHWAB TIRES:						557.18	.00					
LOCAHAN LLC												
1619	LOCAHAN LLC	AR883456		MONTHLY LEASE/COPYCARE INCLUDING PARTS, LABOR, TONER AND STAPLES, MODEL #MPC307SPF, SERIAL #C509P900318, 9/1-30/20, CITY HALL - ADMIN	09/24/2020	47.49	.00	01-6212 RENT-EQUIPMENT	0	9/20		
1619	LOCAHAN LLC	AR883456		CONTRACT COPY OVERAGES FOR 8/1-31/20 - ADMIN	09/24/2020	14.10	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	0	9/20		
1619	LOCAHAN LLC	AR883456		CONTRACT COPY OVERAGES FOR 8/1-31/20 - WATER	09/24/2020	9.65	.00	20-6142 MAINT. & REPAIRS-EQUIPMENT	0	9/20		
1619	LOCAHAN LLC	AR883456		CONTRACT COPY OVERAGES FOR 8/1-31/20 - SEWER	09/24/2020	9.65	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	9/20		
1619	LOCAHAN LLC	AR883456		CONTRACT COPY OVERAGES FOR 8/1-31/20 - P.I	09/24/2020	3.71	.00	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	9/20		

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 AR883456:						84.60	.00					
1619	LOCAHAN LLC	AR883457		MONTHLY LEASE/COPYCARE INCLUDING PARTS, LABOR, TONER AND STAPLES, SHARP MODEL #MX2651, SERIAL #03012172, 9/1-30/20, TREATMENT PLANT - WATER	09/24/2020	40.13	.00	20-6212 RENT - EQUIPMENT	0	9/20		
1619	LOCAHAN LLC	AR883457		MONTHLY LEASE/COPYCARE INCLUDING PARTS, LABOR, TONER AND STAPLES, SHARP MODEL #MX2651, SERIAL #03012172, 9/1-30/20, TREATMENT PLANT - SEWER	09/24/2020	40.13	.00	21-6212 RENT-EQUIPMENT	0	9/20		
1619	LOCAHAN LLC	AR883457		MONTHLY LEASE/COPYCARE INCLUDING PARTS, LABOR, TONER AND STAPLES, SHARP MODEL #MX2651, SERIAL #03012172, 9/1-30/20, TREATMENT PLANT - P.I	09/24/2020	15.29	.00	25-6212 RENT - EQUIPMENT	0	9/20		
1619	LOCAHAN LLC	AR883457		COPY CONTRACT OVERAGES, 8/1-31/20 - WATER	09/24/2020	62.81	.00	20-6142 MAINT. & REPAIRS-EQUIPMENT	0	9/20		
1619	LOCAHAN LLC	AR883457		COPY CONTRACT OVERAGES, 8/1-31/20 - SEWER	09/24/2020	62.81	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	9/20		
1619	LOCAHAN LLC	AR883457		COPY CONTRACT OVERAGES, 8/1-31/20 - P.I	09/24/2020	23.92	.00	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	9/20		
Total AR883457:						245.09	.00					
Total LOCAHAN LLC:						329.69	.00					
METROQUIP, INC.												
196	METROQUIP, INC.	E00147		2020 VACTOR TRUCK, SERIAL#20-07V-19528, STOCK#E000143, SEPT. '20	08/28/2020	409,327.18	409,327.18	21-6166 PP&E PURCHASES - OPERATIONS	1214	9/20	09/25/2020	

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 E00147:					409,327.18	409,327.18					
	Total METROQUIP, INC.:					409,327.18	409,327.18					
PACIFIC STEEL												
584	PACIFIC STEEL	7391369	10599	METAL TREE ART PIECE, DOWNTOWN REVITALIZATION, J.MORFIN, SEPT.'20	09/29/2020	85.66	.00	03-6370 EXP. - DOWNTOWN REVITALIZATION	0	9/20		
	Total 7391369:					85.66	.00					
	Total PACIFIC STEEL:					85.66	.00					
PARTS, INC.												
470	PARTS, INC.	220967	10562	FUEL TREATMENT & GAS CAN, M. MEADE, SEPT.'20	09/16/2020	97.47	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	9/20		
	Total 220967:					97.47	.00					
470	PARTS, INC.	221543	10608	BATTERY FOR AERATOR, S. JONES, SEPT. '20	09/24/2020	102.71	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	9/20		
470	PARTS, INC.	221543		CORE DEPOSIT FOR BATTERY FOR AERATOR, S.JONES, SEPT.'20	09/24/2020	18.00	.00	01-6097 DEPOSITS ON ACCOUNT	1004	9/20		
	Total 221543:					120.71	.00					
	Total PARTS, INC.:					218.18	.00					
PCE PACIFIC INC												
2040	PCE PACIFIC INC	CD99065075A		REBUILDING KITS FOR CHEMICAL PUMP IN THE CHEM ROOM, T.SHAFFER, JUN.'20	06/24/2020	1,293.15	1,293.15	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	9/20	09/11/2020	
	Total CD99065075A:					1,293.15	1,293.15					

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 PCE PACIFIC INC:					1,293.15	1,293.15					
RENTAL CONNECTION												
893	RENTAL CONNECTION	09172020RC	10567	AERATOR RENTAL, M. MEADE, SEPT'20	09/17/2020	62.00	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	9/20		
	Total 09172020RC:					62.00	.00					
	Total RENTAL CONNECTION:					62.00	.00					
REXEL USA, INC.												
1613	REXEL USA, INC.	0T27265	10559	STREET LIGHT REPAIR PARTS, S. HOWELL, SEPT'20	09/17/2020	281.06	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1002	9/20		
	Total 0T27265:					281.06	.00					
1613	REXEL USA, INC.	0T31520	10566	HOSE AND ADAPTERS FOR CRIMSON POINT LIFT STATION FAN REPLACEMENT, J. PEREZ, SEPT.'20	09/17/2020	10.54	.00	21-6150 M & R - SYSTEM	0	9/20		
	Total 0T31520:					10.54	.00					
	Total REXEL USA, INC.:					291.60	.00					
SALUTE VENTURES INC												
1880	SALUTE VENTURES INC	1263	10554	WORK SHIRTS AND WORK BALL CAPS, J. LORENTZ, SEPT. '20	09/15/2020	712.15	.00	01-6285 UNIF0RMS	1004	9/20		
	Total 1263:					712.15	.00					
	Total SALUTE VENTURES INC:					712.15	.00					
SCHWING BIOSET INC												
2050	SCHWING BIOSET INC	3095	10514	SEALS, BEARINGS, GASKETS, FOR SOLIDS BUILDING, M.NADEAU, SEPT. '20	09/18/2020	2,647.89	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	9/20		

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 3095:						2,647.89	.00					
Total SCHWING BIOSET INC:						2,647.89	.00					
SELECT DEVELOPMENT & CONTRACTING LLC												
2019	SELECT DEVELOPMENT & CONTRACTING LLC	09182020SD		LUGARNO TERRA BOND, LANDSCAPE APPROVAL, R77-2019	09/18/2020	495,397.69	495,397.69	30-2075 UNEARNED REVENUE	0	9/20	09/18/2020	
Total 09182020SD:						495,397.69	495,397.69					
Total SELECT DEVELOPMENT & CONTRACTING LLC:						495,397.69	495,397.69					
SHARP ELECTRONICS CORP -LEASE												
1734	SHARP ELECTRONICS CORP - LEASE	5011824224		COPIER LEASE, MODEL #MX2615N, 9/1-30/20, TREATMENT PLANT - WATER	09/05/2020	40.43	.00	20-6142 MAINT. & REPAIRS-EQUIPMENT	0	9/20		
1734	SHARP ELECTRONICS CORP - LEASE	5011824224		COPIER LEASE, MODEL #MX2615N, 9/1-30/20, TREATMENT PLANT - SEWER	09/05/2020	40.43	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	9/20		
1734	SHARP ELECTRONICS CORP - LEASE	5011824224		COPIER LEASE, MODEL #MX2615N, 9/1-30/20, TREATMENT PLANT - P.I	09/05/2020	15.40	.00	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	9/20		
Total 5011824224:						96.26	.00					
Total SHARP ELECTRONICS CORP -LEASE:						96.26	.00					
SPF WATER ENGINEERING, L.L.C.												
1498	SPF WATER ENGINEERING, L.L.C.	28609		WELL CONSTRUCTION SUPPORT, 8/1-31/20	08/31/2020	2,612.00	.00	20-6020 CAPITAL IMPR0VEMENTS	1225	9/20		
Total 28609:						2,612.00	.00					
Total SPF WATER ENGINEERING, L.L.C.:						2,612.00	.00					
STEVE K USSING												

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
2056	STEVE K USSING	09292020SU		DOWNTOWN ART PIECE, MODERN TOTEM, KUNA ARTS COMMISSION, SEPT.'20	09/29/2020	230.83	.00	03-6379 EXPENDITURES - ART SHOWS	0	9/20		
Total 09292020SU:						230.83	.00					
Total STEVE K USSING:						230.83	.00					
TAYLOR CORPORATION												
1435	TAYLOR CORPORATION	203288562	10571	BUSINESS CARDS FOR J.LARAWAY & G.MCPHERSON, SEPT.'20 - ADMIN	09/22/2020	69.28	.00	01-6165 OFFICE SUPPLIES	0	9/20		
1435	TAYLOR CORPORATION	203288562		BUSINESS CARDS FOR J.LARAWAY & G.MCPHERSON, SEPT.'20 - WATER	09/22/2020	3.08	.00	20-6165 0FFICE SUPPLIES	0	9/20		
1435	TAYLOR CORPORATION	203288562		BUSINESS CARDS FOR J.LARAWAY & G.MCPHERSON, SEPT.'20 - SEWER	09/22/2020	3.08	.00	21-6165 OFFICE SUPPLIES	0	9/20		
1435	TAYLOR CORPORATION	203288562		BUSINESS CARDS FOR J.LARAWAY & G.MCPHERSON, SEPT.'20 - P.I	09/22/2020	1.54	.00	25-6165 OFFICE SUPPLIES	0	9/20		
Total 203288562:						76.98	.00					
Total TAYLOR CORPORATION:						76.98	.00					
TREASURE VALLEY COFFEE												
992	TREASURE VALLEY COFFEE	2160:06926590	10543	3 EA 5 GALLON WATER BOTTLES, WATER COOLER RENT, CITY HALL, SEPT.' 20	09/11/2020	28.10	.00	01-6165 OFFICE SUPPLIES	0	9/20		
Total 2160:06926590:						28.10	.00					
992	TREASURE VALLEY COFFEE	2160:06926626	10543	4 EA 5-GALLON WATER BOTTLES, WATER COOLER RENT, CITY HALL. '20	09/11/2020	37.80	.00	01-6165 OFFICE SUPPLIES	0	9/20		

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 2160:06926626:						37.80	.00					
992	TREASURE VALLEY COFFEE	2160:06926632	10624	3 EA 5-GALLON WATER BOTTLES AND COOLER RENTAL, PARKS OFFICE, SEPT.'20	09/25/2020	30.10	.00	01-6165 OFFICE SUPPLIES	1004	9/20		
Total 2160:06926632:						30.10	.00					
992	TREASURE VALLEY COFFEE	2160:06938904	10575	1 CASE COFFEE, 3 SLEEVES PAPER CUPS, 10 EA 5-GALLON WATER BOTTLES, TREATMENT PLANT, SEPT.'20 - WATER	09/17/2020	53.42	.00	20-6165 0FFICE SUPPLIES	0	9/20		
992	TREASURE VALLEY COFFEE	2160:06938904		1 CASE COFFEE, 3 SLEEVES PAPER CUPS, 10 EA 5-GALLON WATER BOTTLES, TREATMENT PLANT, SEPT.'20 - SEWER	09/17/2020	53.42	.00	21-6165 OFFICE SUPPLIES	0	9/20		
992	TREASURE VALLEY COFFEE	2160:06938904		1 CASE COFFEE, 3 SLEEVES PAPER CUPS, 10 EA 5-GALLON WATER BOTTLES, TREATMENT PLANT, SEPT.'20 - P.I	09/17/2020	20.36	.00	25-6165 OFFICE SUPPLIES	0	9/20		
Total 2160:06938904:						127.20	.00					
992	TREASURE VALLEY COFFEE	2160:06947804	10624	2 EA 5-GALLON WATER BOTTLES, KUNA MAINTENANCE SHOP, SEPT.'20	09/25/2020	11.40	.00	01-6165 OFFICE SUPPLIES	1004	9/20		
Total 2160:06947804:						11.40	.00					
992	TREASURE VALLEY COFFEE	2160:06947894	10624	2 EA 5-GALLON WATER BOTTLES, CITY HALL, SEPT.'20	09/25/2020	11.40	.00	01-6165 OFFICE SUPPLIES	0	9/20		
Total 2160:06947894:						11.40	.00					
Total TREASURE VALLEY COFFEE:						246.00	.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
U.S. BANK NATIONAL ASSOC (EQUIP FINANCE)												
1891	U.S. BANK NATIONAL ASSOC (EQUIP FINANCE)	424311728		CONTRACT #500-0519539-000, MODEL #MPC4504EX, SERIAL #C737M540938 & C737M540155, CITY HALL	09/17/2020	412.85	.00	01-6212 RENT-EQUIPMENT	0	9/20		
Total 424311728:						412.85	.00					
Total U.S. BANK NATIONAL ASSOC (EQUIP FINANCE):						412.85	.00					
UNIVAR SOLUTIONS USA, INC.												
1410	UNIVAR SOLUTIONS USA, INC.	48731880	10516	ALUMINUM SULFATE, T. SHAFFER, SEPT'20	09/14/2020	6,187.92	.00	21-6151 M & R - PROCESS CHEMICALS	0	9/20		
Total 48731880:						6,187.92	.00					
1410	UNIVAR SOLUTIONS USA, INC.	48747054	10586	1 TOTE SODIUM HYPOCHLORIDE, T.SHAFFER, SEPT.'20	09/23/2020	1,870.84	.00	21-6151 M & R - PROCESS CHEMICALS	0	9/20		
Total 48747054:						1,870.84	.00					
Total UNIVAR SOLUTIONS USA, INC.:						8,058.76	.00					
USA BLUE BOOK												
265	USA BLUE BOOK	355042	10459	WARNING SIGNS, CHEMICAL SIGNS, NO TRESPASSING, NO PARKING SIGNS, D. CROSSLEY, AUG'20	09/10/2020	320.80	.00	21-6230 SAFETY TRAINING & EQUIPMENT	0	9/20		
Total 355042:						320.80	.00					
265	USA BLUE BOOK	355567	10538	1 SAFETY VEST FOR C. FEISTNER, SEPT. '20-P&Z	09/10/2020	20.51	.00	01-6230 SAFETY TRAINING & EQUIPMENT	1003	9/20		
265	USA BLUE BOOK	355567	10538	1 SAFETY VEST FOR C. FEISTNER, SEPT. '20-WATER	09/10/2020	.91	.00	20-6230 SAFETY TRAINING & EQUIPMENT	0	9/20		

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
265	USA BLUE BOOK	355567	10538	1 SAFETY VEST FOR C. FEISTNER, SEPT. '20-SEWER	09/10/2020	.91	.00	21-6230 SAFETY TRAINING & EQUIPMENT	0	9/20		
265	USA BLUE BOOK	355567	10538	1 SAFETY VEST FOR C. FEISTNER, SEPT. '20-P.I	09/10/2020	.46	.00	25-6230 SAFETY TRAINING & EQUIPMENT	0	9/20		
Total 355567:						22.79	.00					
Total USA BLUE BOOK:						343.59	.00					
UTILITY REFUND #10												
2044	UTILITY REFUND #10	110336.02		DAVID R BRUCE, 615 N SHADY GROVE WAY, UTILITY REFUND	09/09/2020	-.13	.00	20-4500 METERED WATER SALES	0	9/20		
2044	UTILITY REFUND #10	110336.02		DAVID R BRUCE, 615 N SHADY GROVE WAY, UTILITY REFUND	09/09/2020	2.19	.00	21-4600 SEWER USER FEES	0	9/20		
2044	UTILITY REFUND #10	110336.02		DAVID R BRUCE, 615 N SHADY GROVE WAY, UTILITY REFUND	09/09/2020	2.33	.00	26-4975 SOLID WASTE USER FEES	0	9/20		
Total 110336.02:						4.39	.00					
2044	UTILITY REFUND #10	111060.02		JENNA G TINNERELLO, 629 E ROSEMARY ST, UTILITY REFUND	09/09/2020	32.95	.00	20-4500 METERED WATER SALES	0	9/20		
2044	UTILITY REFUND #10	111060.02		JENNA G TINNERELLO, 629 E ROSEMARY ST, UTILITY REFUND	09/09/2020	33.87	.00	21-4600 SEWER USER FEES	0	9/20		
2044	UTILITY REFUND #10	111060.02		JENNA G TINNERELLO, 629 E ROSEMARY ST, UTILITY REFUND	09/09/2020	28.05	.00	26-4975 SOLID WASTE USER FEES	0	9/20		
Total 111060.02:						94.87	.00					
2044	UTILITY REFUND #10	11111.01		SOCIETY ST VINCENT DE PAUL, PAYMENT REFUND, SEPT. '20	09/25/2020	200.00	.00	20-4500 METERED WATER SALES	0	9/20		

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 11111.01:						200.00	.00					
2044	UTILITY REFUND #10	121380.02		KURTLON J LANDVATTER, 1942 W ESCONDIDO ST - UTILITY REFUND	09/24/2020	29.16	.00	20-4500 METERED WATER SALES	0	9/20		
2044	UTILITY REFUND #10	121380.02		KURTLON J LANDVATTER, 1942 W ESCONDIDO ST - UTILITY REFUND	09/24/2020	30.11	.00	21-4600 SEWER USER FEES	0	9/20		
2044	UTILITY REFUND #10	121380.02		KURTLON J LANDVATTER, 1942 W ESCONDIDO ST - UTILITY REFUND	09/24/2020	22.54	.00	26-4975 SOLID WASTE USER FEES	0	9/20		
Total 121380.02:						81.81	.00					
2044	UTILITY REFUND #10	121515.01		CHRISTOPHER BENT, 2076 W SEGO PRAIRIE ST - UTILITY REFUND	09/24/2020	25.85	.00	20-4500 METERED WATER SALES	0	9/20		
2044	UTILITY REFUND #10	121515.01		CHRISTOPHER BENT, 2076 W SEGO PRAIRIE ST - UTILITY REFUND	09/24/2020	29.27	.00	21-4600 SEWER USER FEES	0	9/20		
2044	UTILITY REFUND #10	121515.01		CHRISTOPHER BENT, 2076 W SEGO PRAIRIE ST - UTILITY REFUND	09/24/2020	22.14	.00	26-4975 SOLID WASTE USER FEES	0	9/20		
Total 121515.01:						77.26	.00					
2044	UTILITY REFUND #10	130630.01		ABRAHAM VEGA LOPEZ, 1484 W WHEAT ST - UTILITY REFUND	09/24/2020	54.18	.00	20-4500 METERED WATER SALES	0	9/20		
2044	UTILITY REFUND #10	130630.01		ABRAHAM VEGA LOPEZ, 1484 W WHEAT ST - UTILITY REFUND	09/24/2020	67.26	.00	21-4600 SEWER USER FEES	0	9/20		
2044	UTILITY REFUND #10	130630.01		ABRAHAM VEGA LOPEZ, 1484 W WHEAT ST - UTILITY REFUND	09/24/2020	52.09	.00	26-4975 SOLID WASTE USER FEES	0	9/20		

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 130630.01:						173.53	.00					
2044	UTILITY REFUND #10	151350.02		CLINTON E UTTER, 585 W RAMS HILL ST - UTILITY REFUND	09/24/2020	20.20	.00	20-4500 METERED WATER SALES	0	9/20		
2044	UTILITY REFUND #10	151350.02		CLINTON E UTTER, 585 W RAMS HILL ST - UTILITY REFUND	09/24/2020	22.81	.00	21-4600 SEWER USER FEES	0	9/20		
2044	UTILITY REFUND #10	151350.02		CLINTON E UTTER, 585 W RAMS HILL ST - UTILITY REFUND	09/24/2020	17.18	.00	26-4975 SOLID WASTE USER FEES	0	9/20		
Total 151350.02:						60.19	.00					
2044	UTILITY REFUND #10	160980.02A		JOHN BERNASCONI, 413 W WHITE WAY - UTILITY REFUND	09/25/2020	40.23	.00	20-4500 METERED WATER SALES	0	9/20		
Total 160980.02A:						40.23	.00					
2044	UTILITY REFUND #10	167080.01A		ADELA GARCIA, 1180-1186 W ART CT - UTILITY REFUND	09/25/2020	116.75	.00	20-4500 METERED WATER SALES	0	9/20		
Total 167080.01A:						116.75	.00					
2044	UTILITY REFUND #10	172090.02		CHELSEA GABBERT, 713 S LANDORE AVE - UTILITY REFUND	09/24/2020	2.70	.00	20-4500 METERED WATER SALES	0	9/20		
2044	UTILITY REFUND #10	172090.02		CHELSEA GABBERT, 713 S LANDORE AVE - UTILITY REFUND	09/24/2020	.06	.00	21-4600 SEWER USER FEES	0	9/20		
2044	UTILITY REFUND #10	172090.02		CHELSEA GABBERT, 713 S LANDORE AVE - UTILITY REFUND	09/24/2020	2.20	.00	26-4975 SOLID WASTE USER FEES	0	9/20		
Total 172090.02:						4.96	.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	174132.02		EDUARDO ROJAS, 1764 W SAHARA DR - UTILITY REFUND	09/24/2020	32.55	.00	20-4500 METERED WATER SALES	0	9/20		
2044	UTILITY REFUND #10	174132.02		EDUARDO ROJAS, 1764 W SAHARA DR - UTILITY REFUND	09/24/2020	32.46	.00	21-4600 SEWER USER FEES	0	9/20		
2044	UTILITY REFUND #10	174132.02		EDUARDO ROJAS, 1764 W SAHARA DR - UTILITY REFUND	09/24/2020	25.30	.00	26-4975 SOLID WASTE USER FEES	0	9/20		
Total 174132.02:						90.31	.00					
2044	UTILITY REFUND #10	181320.01		EUGENE & IRMA BALAZS LIVING TRUST, 1273 N ATHERTON AVE - UTILITY REFUND	09/24/2020	34.59	.00	20-4500 METERED WATER SALES	0	9/20		
2044	UTILITY REFUND #10	181320.01		EUGENE & IRMA BALAZS LIVING TRUST, 1273 N ATHERTON AVE - UTILITY REFUND	09/24/2020	31.53	.00	21-4600 SEWER USER FEES	0	9/20		
2044	UTILITY REFUND #10	181320.01		EUGENE & IRMA BALAZS LIVING TRUST, 1273 N ATHERTON AVE - UTILITY REFUND	09/24/2020	-21.32	.00	26-4975 SOLID WASTE USER FEES	0	9/20		
Total 181320.01:						44.80	.00					
2044	UTILITY REFUND #10	181480.04		RHMA REAL ESTATE LLC, 1307 N KOLNES AVE - UTILITY REFUND	09/24/2020	30.98	.00	20-4500 METERED WATER SALES	0	9/20		
2044	UTILITY REFUND #10	181480.04		RHMA REAL ESTATE LLC, 1307 N KOLNES AVE - UTILITY REFUND	09/24/2020	21.75	.00	21-4600 SEWER USER FEES	0	9/20		
2044	UTILITY REFUND #10	181480.04		RHMA REAL ESTATE LLC, 1307 N KOLNES AVE - UTILITY REFUND	09/24/2020	14.06	.00	26-4975 SOLID WASTE USER FEES	0	9/20		
Total 181480.04:						66.79	.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	200665.03		KRISTA A GROGAN, 363 E SCREECH OWL DR - UTILITY REFUND	09/24/2020	6.88	.00	20-4500 METERED WATER SALES	0	9/20		
2044	UTILITY REFUND #10	200665.03		KRISTA A GROGAN, 363 E SCREECH OWL DR - UTILITY REFUND	09/24/2020	1.91	.00	21-4600 SEWER USER FEES	0	9/20		
2044	UTILITY REFUND #10	200665.03		KRISTA A GROGAN, 363 E SCREECH OWL DR - UTILITY REFUND	09/24/2020	3.83	.00	26-4975 SOLID WASTE USER FEES	0	9/20		
Total 200665.03:						12.62	.00					
2044	UTILITY REFUND #10	201170.01		JEFFREY B PETERSON, 513 E WILLOWRIDGE CT - UTILITY REFUND	09/24/2020	52.22	.00	20-4500 METERED WATER SALES	0	9/20		
2044	UTILITY REFUND #10	201170.01		JEFFREY B PETERSON, 513 E WILLOWRIDGE CT - UTILITY REFUND	09/24/2020	40.00	.00	21-4600 SEWER USER FEES	0	9/20		
2044	UTILITY REFUND #10	201170.01		JEFFREY B PETERSON, 513 E WILLOWRIDGE CT - UTILITY REFUND	09/24/2020	58.24	.00	26-4975 SOLID WASTE USER FEES	0	9/20		
Total 201170.01:						150.46	.00					
2044	UTILITY REFUND #10	220620.04		KYLE P ZINSER, 560 E WILD PRIMROSE CT - UTILITY REFUND	09/24/2020	34.40	.00	20-4500 METERED WATER SALES	0	9/20		
2044	UTILITY REFUND #10	220620.04		KYLE P ZINSER, 560 E WILD PRIMROSE CT - UTILITY REFUND	09/24/2020	32.89	.00	21-4600 SEWER USER FEES	0	9/20		
2044	UTILITY REFUND #10	220620.04		KYLE P ZINSER, 560 E WILD PRIMROSE CT - UTILITY REFUND	09/24/2020	25.85	.00	26-4975 SOLID WASTE USER FEES	0	9/20		
Total 220620.04:						93.14	.00					
2044	UTILITY REFUND #10	220695.03A		ALEX MCKEAN, 574 E GREAT BEAR ST - UTILITY REFUND	09/25/2020	76.64	.00	20-4500 METERED WATER SALES	0	9/20		

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 220695.03A:						76.64	.00					
2044	UTILITY REFUND #10	264485.02A		MICAH D MCCABE, 1994 W MELON DR - UTILITY REFUND	09/25/2020	25.96	.00	20-4500 METERED WATER SALES	0	9/20		
Total 264485.02A:						25.96	.00					
2044	UTILITY REFUND #10	264545.02		ANN S HYMAS, 1985 N MAUVE AVE, UTILITY REFUND	09/09/2020	7.28	.00	20-4500 METERED WATER SALES	0	9/20		
2044	UTILITY REFUND #10	264545.02		ANN S HYMAS, 1985 N MAUVE AVE, UTILITY REFUND	09/09/2020	20.71	.00	21-4600 SEWER USER FEES	0	9/20		
2044	UTILITY REFUND #10	264545.02		ANN S HYMAS, 1985 N MAUVE AVE, UTILITY REFUND	09/09/2020	19.16	.00	26-4975 SOLID WASTE USER FEES	0	9/20		
Total 264545.02:						47.15	.00					
2044	UTILITY REFUND #10	264625.03		JERRY CRUSAT, 1921 N ROSEDUST DR - UTILITY REFUND	09/24/2020	24.64	.00	20-4500 METERED WATER SALES	0	9/20		
2044	UTILITY REFUND #10	264625.03		JERRY CRUSAT, 1921 N ROSEDUST DR - UTILITY REFUND	09/24/2020	27.79	.00	21-4600 SEWER USER FEES	0	9/20		
2044	UTILITY REFUND #10	264625.03		JERRY CRUSAT, 1921 N ROSEDUST DR - UTILITY REFUND	09/24/2020	23.25	.00	26-4975 SOLID WASTE USER FEES	0	9/20		
Total 264625.03:						75.68	.00					
2044	UTILITY REFUND #10	272020.01		RANDY WALKER, 2148 W SAGWON DR, OVERPAYMENT ON CREDIT CARD, AUG. '20	09/14/2020	568.99	568.99	20-4500 METERED WATER SALES	0	9/20	09/18/2020	
2044	UTILITY REFUND #10	272020.01		RANDY WALKER, 2148 W SAGWON DR, OVERPAYMENT ON CREDIT CARD, AUG. '20	09/14/2020	752.75	752.75	21-4600 SEWER USER FEES	0	9/20	09/18/2020	

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
2044	UTILITY REFUND #10	272020.01		RANDY WALKER, 2148 W SAGWON DR, OVERPAYMENT ON CREDIT CARD, AUG. '20	09/14/2020	630.82	630.82	26-4975 SOLID WASTE USER FEES	0	9/20	09/18/2020	
2044	UTILITY REFUND #10	272020.01		RANDY WALKER, 2148 W SAGWON DR, OVERPAYMENT ON CREDIT CARD, AUG. '20	09/14/2020	115.87	115.87	25-4700 PRESS. IRRIGATI0N USER FEES	0	9/20	09/18/2020	
2044	UTILITY REFUND #10	272020.01		RANDY WALKER, 2148 W SAGWON DR, OVERPAYMENT ON CREDIT CARD, AUG. '20	09/14/2020	36.95	36.95	26-4975 SOLID WASTE USER FEES	0	9/20	09/18/2020	
Total 272020.01:						2,105.38	2,105.38					
2044	UTILITY REFUND #10	273030.01		JUSTIN L ROBINSON, 2242 W SELDOVIA ST - UTILITY REFUND	09/24/2020	26.47	.00	20-4500 METERED WATER SALES	0	9/20		
2044	UTILITY REFUND #10	273030.01		JUSTIN L ROBINSON, 2242 W SELDOVIA ST - UTILITY REFUND	09/24/2020	41.16	.00	21-4600 SEWER USER FEES	0	9/20		
2044	UTILITY REFUND #10	273030.01		JUSTIN L ROBINSON, 2242 W SELDOVIA ST - UTILITY REFUND	09/24/2020	37.25	.00	26-4975 SOLID WASTE USER FEES	0	9/20		
Total 273030.01:						104.88	.00					
2044	UTILITY REFUND #10	281008.00		PALOMINO FINE HOMES, 1456 W CERULEAN ST - UTILITY REFUND	09/09/2020	108.77	.00	20-4500 METERED WATER SALES	0	9/20		
2044	UTILITY REFUND #10	281008.00		PALOMINO FINE HOMES, 1456 W CERULEAN ST - UTILITY REFUND	09/09/2020	3.18	.00	21-4600 SEWER USER FEES	0	9/20		
Total 281008.00:						111.95	.00					
2044	UTILITY REFUND #10	281042.00		INNOVATIVE CUSTOM HOMES, 1925 N KLEMMER AVE - UTILITY REFUND	09/09/2020	3.59	.00	20-4500 METERED WATER SALES	0	9/20		
2044	UTILITY REFUND #10	281042.00		INNOVATIVE CUSTOM HOMES, 1925 N KLEMMER 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	09/09/2020	2.26	.00	21-4600 SEWER USER FEES	0	9/20		
Total 281042.00:						5.85	.00					
2044	UTILITY REFUND #10	300230.02		RYAN S CHAMBERLAIN, 2697 N GREENVILLE AVE, UTILITY REFUND	09/09/2020	9.38	.00	20-4500 METERED WATER SALES	0	9/20		
2044	UTILITY REFUND #10	300230.02		RYAN S CHAMBERLAIN, 2697 N GREENVILLE AVE, UTILITY REFUND	09/09/2020	10.74	.00	21-4600 SEWER USER FEES	0	9/20		
2044	UTILITY REFUND #10	300230.02		RYAN S CHAMBERLAIN, 2697 N GREENVILLE AVE, UTILITY REFUND	09/09/2020	10.27	.00	26-4975 SOLID WASTE USER FEES	0	9/20		
Total 300230.02:						30.39	.00					
2044	UTILITY REFUND #10	300460.02		GEORGE BROOKS, 2657 N DESTINY AVE - UTILITY REFUND	09/24/2020	8.06	.00	20-4500 METERED WATER SALES	0	9/20		
2044	UTILITY REFUND #10	300460.02		GEORGE BROOKS, 2657 N DESTINY AVE - UTILITY REFUND	09/24/2020	8.39	.00	21-4600 SEWER USER FEES	0	9/20		
2044	UTILITY REFUND #10	300460.02		GEORGE BROOKS, 2657 N DESTINY AVE - UTILITY REFUND	09/24/2020	6.30	.00	26-4975 SOLID WASTE USER FEES	0	9/20		
Total 300460.02:						22.75	.00					
2044	UTILITY REFUND #10	302203.01		DAVID POULTON, 467 E FOX BAY ST - UTILITY REFUND	09/24/2020	27.39	.00	20-4500 METERED WATER SALES	0	9/20		
2044	UTILITY REFUND #10	302203.01		DAVID POULTON, 467 E FOX BAY ST - UTILITY REFUND	09/24/2020	29.44	.00	21-4600 SEWER USER FEES	0	9/20		
2044	UTILITY REFUND #10	302203.01		DAVID POULTON, 467 E FOX BAY ST - UTILITY REFUND	09/24/2020	22.80	.00	26-4975 SOLID WASTE USER FEES	0	9/20		

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 302203.01:						79.63	.00					
2044	UTILITY REFUND #10	303036.02		ANTHONY DAY, 2456 N DESTINY AVE, UTILITY REFUND	09/09/2020	2.42	.00	20-4500 METERED WATER SALES	0	9/20		
2044	UTILITY REFUND #10	303036.02		ANTHONY DAY, 2456 N DESTINY AVE, UTILITY REFUND	09/09/2020	2.69	.00	21-4600 SEWER USER FEES	0	9/20		
2044	UTILITY REFUND #10	303036.02		ANTHONY DAY, 2456 N DESTINY AVE, UTILITY REFUND	09/09/2020	2.18	.00	26-4975 SOLID WASTE USER FEES	0	9/20		
Total 303036.02:						7.29	.00					
2044	UTILITY REFUND #10	310103.02		NICHOLAS TAYLOR, 9301 S UPDALE AVE - UTILITY REFUND	09/24/2020	35.38	.00	20-4500 METERED WATER SALES	0	9/20		
2044	UTILITY REFUND #10	310103.02		NICHOLAS TAYLOR, 9301 S UPDALE AVE - UTILITY REFUND	09/24/2020	40.55	.00	21-4600 SEWER USER FEES	0	9/20		
2044	UTILITY REFUND #10	310103.02		NICHOLAS TAYLOR, 9301 S UPDALE AVE - UTILITY REFUND	09/24/2020	34.19	.00	26-4975 SOLID WASTE USER FEES	0	9/20		
Total 310103.02:						110.12	.00					
2044	UTILITY REFUND #10	310230.02A		DAVID HART, 1429 W SOLDOTNA DR - UTILITY REFUND	09/25/2020	61.54	.00	20-4500 METERED WATER SALES	0	9/20		
Total 310230.02A:						61.54	.00					
2044	UTILITY REFUND #10	31050.02		RANDY NOBLE, 1246 W ARMAND ST - UTILITY REFUND	09/24/2020	25.56	.00	20-4500 METERED WATER SALES	0	9/20		
2044	UTILITY REFUND #10	31050.02		RANDY NOBLE, 1246 W ARMAND ST - UTILITY REFUND	09/24/2020	33.28	.00	21-4600 SEWER USER FEES	0	9/20		
2044	UTILITY REFUND #10	31050.02		RANDY NOBLE, 1246 W ARMAND ST - UTILITY REFUND	09/24/2020	26.66	.00	26-4975 SOLID WASTE USER FEES	0	9/20		

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 31050.02:						85.50	.00					
2044	UTILITY REFUND #10	318311.02A		BRETT G PHILLIPS, 162 S BAY HAVEN PL - UTILITY REFUND	09/25/2020	76.64	.00	20-4500 METERED WATER SALES	0	9/20		
Total 318311.02A:						76.64	.00					
2044	UTILITY REFUND #10	320004.02A		HOLDEN PACKARD, 1882 E MARIETTA ST, UTILITY REFUND	09/30/2020	79.06	.00	20-4500 METERED WATER SALES	0	9/20		
Total 320004.02A:						79.06	.00					
2044	UTILITY REFUND #10	320012.01		MOLLY INCE, 1881 E LINMAR ST, UTILITY REFUND	09/09/2020	5.42	.00	20-4500 METERED WATER SALES	0	9/20		
2044	UTILITY REFUND #10	320012.01		MOLLY INCE, 1881 E LINMAR ST, UTILITY REFUND	09/09/2020	5.75	.00	21-4600 SEWER USER FEES	0	9/20		
2044	UTILITY REFUND #10	320012.01		MOLLY INCE, 1881 E LINMAR ST, UTILITY REFUND	09/09/2020	4.23	.00	26-4975 SOLID WASTE USER FEES	0	9/20		
Total 320012.01:						15.40	.00					
2044	UTILITY REFUND #10	323083.00		TED MASON SIGNATURE HOMES, 2137 E TROPHY ST - UTILITY REFUND	09/02/2020	53.00	.00	20-4500 METERED WATER SALES	0	9/20		
2044	UTILITY REFUND #10	323083.00		TED MASON SIGNATURE HOMES, 2137 E TROPHY ST - UTILITY REFUND	09/02/2020	53.45	.00	21-4600 SEWER USER FEES	0	9/20		
Total 323083.00:						106.45	.00					
2044	UTILITY REFUND #10	40470.02		MATTHEW DAVID HOTVEDT, 551 N MARTEESON AVE - UTILITY REFUND	09/24/2020	17.94	.00	20-4500 METERED WATER SALES	0	9/20		
2044	UTILITY REFUND #10	40470.02		MATTHEW DAVID HOTVEDT, 551 N MARTEESON AVE - UTILITY REFUND	09/24/2020	31.24	.00	21-4600 SEWER USER FEES	0	9/20		

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	40470.02		MATTHEW DAVID HOTVEDT, 551 N MARTEESON AVE - UTILITY REFUND	09/24/2020	22.41	.00	26-4975 SOLID WASTE USER FEES	0	9/20		
Total 40470.02:						71.59	.00					
2044	UTILITY REFUND #10	50150.01		DOUGLAS L DOWNUM, 139 W 4TH ST - UTILITY REFUND	09/24/2020	36.07	.00	20-4500 METERED WATER SALES	0	9/20		
2044	UTILITY REFUND #10	50150.01		DOUGLAS L DOWNUM, 139 W 4TH ST - UTILITY REFUND	09/24/2020	37.96	.00	21-4600 SEWER USER FEES	0	9/20		
2044	UTILITY REFUND #10	50150.01		DOUGLAS L DOWNUM, 139 W 4TH ST - UTILITY REFUND	09/24/2020	28.76	.00	26-4975 SOLID WASTE USER FEES	0	9/20		
Total 50150.01:						102.79	.00					
2044	UTILITY REFUND #10	91260.02		CONNOR J REMINGTON, 891 N QUARTZITE AVE - UTILITY REFUND	09/25/2020	30.99	.00	20-4500 METERED WATER SALES	0	9/20		
2044	UTILITY REFUND #10	91260.02		CONNOR J REMINGTON, 891 N QUARTZITE AVE - UTILITY REFUND	09/25/2020	31.13	.00	21-4600 SEWER USER FEES	0	9/20		
2044	UTILITY REFUND #10	91260.02		CONNOR J REMINGTON, 891 N QUARTZITE AVE - UTILITY REFUND	09/25/2020	23.05	.00	26-4975 SOLID WASTE USER FEES	0	9/20		
Total 91260.02:						85.17	.00					
2044	UTILITY REFUND #10	91840.01		JAMES L LAHREN, 1260 N FORTY NINER AVE - UTILITY REFUND	09/24/2020	26.27	.00	20-4500 METERED WATER SALES	0	9/20		
2044	UTILITY REFUND #10	91840.01		JAMES L LAHREN, 1260 N FORTY NINER AVE - UTILITY REFUND	09/24/2020	26.02	.00	21-4600 SEWER USER FEES	0	9/20		
2044	UTILITY REFUND #10	91840.01		JAMES L LAHREN, 1260 N FORTY NINER AVE - UTILITY REFUND	09/24/2020	23.19	.00	26-4975 SOLID WASTE USER FEES	0	9/20		

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 91840.01:						75.48	.00					
Total UTILITY REFUND #10:						4,875.40	2,105.38					
UTILITY REFUND #9												
2004	UTILITY REFUND #9	174230.00		CBH HOMES, 878 S RANGIPO AVE - UTILITY REFUND	09/04/2020	76.66	.00	20-4500 METERED WATER SALES	0	9/20		
2004	UTILITY REFUND #9	174230.00		CBH HOMES, 878 S RANGIPO AVE - UTILITY REFUND	09/04/2020	24.46	.00	21-4600 SEWER USER FEES	0	9/20		
Total 174230.00:						101.12	.00					
2004	UTILITY REFUND #9	174234.00		CBH HOMES, 947 S TANAMI AVE - UTILITY REFUND	09/02/2020	20.43	.00	20-4500 METERED WATER SALES	0	9/20		
2004	UTILITY REFUND #9	174234.00		CBH HOMES, 947 S TANAMI AVE - UTILITY REFUND	09/02/2020	20.26	.00	21-4600 SEWER USER FEES	0	9/20		
Total 174234.00:						40.69	.00					
2004	UTILITY REFUND #9	241019.00		HATHAWAY HOMES, 322 N BAY HAVEN AVE - UTILITY REFUND	09/02/2020	56.35	.00	20-4500 METERED WATER SALES	0	9/20		
2004	UTILITY REFUND #9	241019.00		HATHAWAY HOMES, 322 N BAY HAVEN AVE - UTILITY REFUND	09/02/2020	2.93	.00	21-4600 SEWER USER FEES	0	9/20		
Total 241019.00:						59.28	.00					
2004	UTILITY REFUND #9	241020.00		HATHAWAY HOMES, 336 N BAY HAVEN AVE - UTILITY REFUND	09/02/2020	140.11	.00	20-4500 METERED WATER SALES	0	9/20		
2004	UTILITY REFUND #9	241020.00		HATHAWAY HOMES, 336 N BAY HAVEN AVE - UTILITY REFUND	09/02/2020	83.54	.00	21-4600 SEWER USER FEES	0	9/20		
Total 241020.00:						223.65	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
2004	UTILITY REFUND #9	241031.00		HATHAWAY HOMES, 281 N SAILER AVE - UTILITY REFUND	09/02/2020	67.51	.00	20-4500 METERED WATER SALES	0	9/20		
2004	UTILITY REFUND #9	241031.00		HATHAWAY HOMES, 281 N SAILER AVE - UTILITY REFUND	09/02/2020	61.88	.00	21-4600 SEWER USER FEES	0	9/20		
Total 241031.00:						129.39	.00					
2004	UTILITY REFUND #9	241059.00		HATHAWAY HOMES, 1074 E FOLGADO ST - UTILITY REFUND	08/26/2020	51.03	.00	20-4500 METERED WATER SALES	0	9/20		
2004	UTILITY REFUND #9	241059.00		HATHAWAY HOMES, 1074 E FOLGADO ST - UTILITY REFUND	08/26/2020	13.32	.00	21-4600 SEWER USER FEES	0	9/20		
Total 241059.00:						64.35	.00					
2004	UTILITY REFUND #9	241060.00		HATHAWAY HOMES, 1086 E FOLGADO ST - UTILITY REFUND	09/02/2020	124.11	.00	20-4500 METERED WATER SALES	0	9/20		
2004	UTILITY REFUND #9	241060.00		HATHAWAY HOMES, 1086 E FOLGADO ST - UTILITY REFUND	09/02/2020	68.14	.00	21-4600 SEWER USER FEES	0	9/20		
Total 241060.00:						192.25	.00					
2004	UTILITY REFUND #9	268102.01		CBH HOMES, 2822 W MIDNIGHT DR - UTILITY REFUND	08/26/2020	50.05	.00	20-4500 METERED WATER SALES	0	9/20		
2004	UTILITY REFUND #9	268102.01		CBH HOMES, 2822 W MIDNIGHT DR - UTILITY REFUND	08/26/2020	12.62	.00	21-4600 SEWER USER FEES	0	9/20		
Total 268102.01:						62.67	.00					
2004	UTILITY REFUND #9	268144.01		CBH HOMES, 2821 W MIDNIGHT DR - UTILITY REFUND	09/04/2020	65.69	.00	20-4500 METERED WATER SALES	0	9/20		
2004	UTILITY REFUND #9	268144.01		CBH HOMES, 2821 W MIDNIGHT DR - UTILITY REFUND	09/04/2020	13.51	.00	21-4600 SEWER USER FEES	0	9/20		

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 268144.01:						79.20	.00					
2004	UTILITY REFUND #9	268303.00		CBH HOMES, 1651 N THISTLE DR - UTILITY REFUND	09/02/2020	69.17	.00	20-4500 METERED WATER SALES	0	9/20		
2004	UTILITY REFUND #9	268303.00		CBH HOMES, 1651 N THISTLE DR - UTILITY REFUND	09/02/2020	15.56	.00	21-4600 SEWER USER FEES	0	9/20		
Total 268303.00:						84.73	.00					
2004	UTILITY REFUND #9	268309.00		CBH HOMES, 2647 W QUILCEDA ST - UTILITY REFUND	08/26/2020	46.82	.00	20-4500 METERED WATER SALES	0	9/20		
2004	UTILITY REFUND #9	268309.00		CBH HOMES, 2647 W QUILCEDA ST - UTILITY REFUND	08/26/2020	12.63	.00	21-4600 SEWER USER FEES	0	9/20		
Total 268309.00:						59.45	.00					
2004	UTILITY REFUND #9	268347.00		CBH HOMES, 1704 N THISTLE DR - UTILITY REFUND	09/09/2020	69.50	.00	20-4500 METERED WATER SALES	0	9/20		
2004	UTILITY REFUND #9	268347.00		CBH HOMES, 1704 N THISTLE DR - UTILITY REFUND	09/09/2020	17.07	.00	21-4600 SEWER USER FEES	0	9/20		
Total 268347.00:						86.57	.00					
2004	UTILITY REFUND #9	280224.01		SUNRISE HOMES, 2274 N AZURITE PL - UTILITY REFUND	09/04/2020	67.25	.00	20-4500 METERED WATER SALES	0	9/20		
2004	UTILITY REFUND #9	280224.01		SUNRISE HOMES, 2274 N AZURITE PL - UTILITY REFUND	09/04/2020	8.69	.00	21-4600 SEWER USER FEES	0	9/20		
Total 280224.01:						75.94	.00					
2004	UTILITY REFUND #9	281030.00		TODD CAMPBELL CUSTOM HOMES, 1377 W CERULEAN ST - UTILITY REFUND	09/09/2020	52.36	.00	20-4500 METERED WATER SALES	0	9/20		

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	281030.00		TODD CAMPBELL CUSTOM HOMES, 1377 W CERULEAN ST - UTILITY REFUND	09/09/2020	1.95	.00	21-4600 SEWER USER FEES	0	9/20		
Total 281030.00:						54.31	.00					
2004	UTILITY REFUND #9	302320.00		STACY CONSTRUCTION, 8916 S LA PAMPA WAY - UTILITY REFUND	09/02/2020	20.90	.00	20-4500 METERED WATER SALES	0	9/20		
2004	UTILITY REFUND #9	302320.00		STACY CONSTRUCTION, 8916 S LA PAMPA WAY - UTILITY REFUND	09/02/2020	-2.36	.00	21-4600 SEWER USER FEES	0	9/20		
Total 302320.00:						18.54	.00					
2004	UTILITY REFUND #9	302324.00		STYLISH HOMES, 8939 S LA PAMPA WAY - UTILITY REFUND	09/02/2020	77.16	.00	20-4500 METERED WATER SALES	0	9/20		
2004	UTILITY REFUND #9	302324.00		STYLISH HOMES, 8939 S LA PAMPA WAY - UTILITY REFUND	09/02/2020	22.96	.00	21-4600 SEWER USER FEES	0	9/20		
Total 302324.00:						100.12	.00					
2004	UTILITY REFUND #9	302326.00		STYLISH HOMES, 9005 S LA PAMPA WAY - UTILITY REFUND	09/02/2020	68.92	.00	20-4500 METERED WATER SALES	0	9/20		
2004	UTILITY REFUND #9	302326.00		STYLISH HOMES, 9005 S LA PAMPA WAY - UTILITY REFUND	09/02/2020	15.99	.00	21-4600 SEWER USER FEES	0	9/20		
Total 302326.00:						84.91	.00					
2004	UTILITY REFUND #9	302343.00		RIVERWOOD HOMES, 620 E TUCMAN ST - UTILITY REFUND	09/02/2020	74.84	.00	20-4500 METERED WATER SALES	0	9/20		
2004	UTILITY REFUND #9	302343.00		RIVERWOOD HOMES, 620 E TUCMAN ST - UTILITY REFUND	09/02/2020	18.52	.00	21-4600 SEWER USER FEES	0	9/20		
Total 302343.00:						93.36	.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	302352.00		RIVERWOOD HOMES, 539 E RIO CHICO DR - UTILITY REFUND	09/02/2020	78.70	.00	20-4500 METERED WATER SALES	0	9/20		
2004	UTILITY REFUND #9	302352.00		RIVERWOOD HOMES, 539 E RIO CHICO DR - UTILITY REFUND	09/02/2020	23.11	.00	21-4600 SEWER USER FEES	0	9/20		
Total 302352.00:						101.81	.00					
2004	UTILITY REFUND #9	303365.00		HUBBLE HOMES, 2672 N RIDGECREEK AVE - UTILITY REFUND	09/09/2020	87.61	.00	20-4500 METERED WATER SALES	0	9/20		
2004	UTILITY REFUND #9	303365.00		HUBBLE HOMES, 2672 N RIDGECREEK AVE - UTILITY REFUND	09/09/2020	22.69	.00	21-4600 SEWER USER FEES	0	9/20		
Total 303365.00:						110.30	.00					
2004	UTILITY REFUND #9	303384.00		HUBBLE HOMES, 711 E CELTIC DR - UTILITY REFUND	09/02/2020	82.28	.00	20-4500 METERED WATER SALES	0	9/20		
2004	UTILITY REFUND #9	303384.00		HUBBLE HOMES, 711 E CELTIC DR - UTILITY REFUND	09/02/2020	19.53	.00	21-4600 SEWER USER FEES	0	9/20		
Total 303384.00:						101.81	.00					
2004	UTILITY REFUND #9	318314.01		HOPE DEVELOPMENT, 149 S BAY HAVEN PL - UTILITY REFUND	09/09/2020	74.61	.00	20-4500 METERED WATER SALES	0	9/20		
2004	UTILITY REFUND #9	318314.01		HOPE DEVELOPMENT, 149 S BAY HAVEN PL - UTILITY REFUND	09/09/2020	20.20	.00	21-4600 SEWER USER FEES	0	9/20		
Total 318314.01:						94.81	.00					
2004	UTILITY REFUND #9	318355.00		HOPE DEVELOPMENT, 1112 E ODYSSEY ST - UTILITY REFUND	09/04/2020	58.26	.00	20-4500 METERED WATER SALES	0	9/20		

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	318355.00		HOPE DEVELOPMENT, 1112 E ODYSSEY ST - UTILITY REFUND	09/04/2020	4.62	.00	21-4600 SEWER USER FEES	0	9/20		
Total 318355.00:						62.88	.00					
2004	UTILITY REFUND #9	320068.00		HAYDEN HOMES, 1865 E CAVE FALLS ST - UTILITY REFUND	09/02/2020	4.02	.00	20-4500 METERED WATER SALES	0	9/20		
2004	UTILITY REFUND #9	320068.00		HAYDEN HOMES, 1865 E CAVE FALLS ST - UTILITY REFUND	09/02/2020	2.59	.00	21-4600 SEWER USER FEES	0	9/20		
Total 320068.00:						6.61	.00					
2004	UTILITY REFUND #9	323111.00		TRESIDIO HOMES, 1762 N RYDE AVE - UTILITY REFUND	08/26/2020	46.77	.00	20-4500 METERED WATER SALES	0	9/20		
2004	UTILITY REFUND #9	323111.00		TRESIDIO HOMES, 1762 N RYDE AVE - UTILITY REFUND	08/26/2020	4.24	.00	21-4600 SEWER USER FEES	0	9/20		
Total 323111.00:						51.01	.00					
2004	UTILITY REFUND #9	330203.00		TOLL BROS INC, 1977 N WINDMILL WAY - UTILITY REFUND	09/09/2020	117.49	.00	20-4500 METERED WATER SALES	0	9/20		
2004	UTILITY REFUND #9	330203.00		TOLL BROS INC, 1977 N WINDMILL WAY - UTILITY REFUND	09/09/2020	55.41	.00	21-4600 SEWER USER FEES	0	9/20		
Total 330203.00:						172.90	.00					
2004	UTILITY REFUND #9	330347.00		TOLL BROS INC, 1971 N THORNDALE AVE - UTILITY REFUND	08/26/2020	86.07	.00	20-4500 METERED WATER SALES	0	9/20		
2004	UTILITY REFUND #9	330347.00		TOLL BROS INC, 1971 N THORNDALE AVE - UTILITY REFUND	08/26/2020	45.44	.00	21-4600 SEWER USER FEES	0	9/20		

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 330347.00:						131.51	.00					
2004	UTILITY REFUND #9	340005.01		CBH HOMES, 1490 W QUEENS RIVER ST - UTILITY REFUND	09/04/2020	56.35	.00	20-4500 METERED WATER SALES	0	9/20		
2004	UTILITY REFUND #9	340005.01		CBH HOMES, 1490 W QUEENS RIVER ST - UTILITY REFUND	09/04/2020	2.78	.00	21-4600 SEWER USER FEES	0	9/20		
Total 340005.01:						59.13	.00					
2004	UTILITY REFUND #9	340057.01		CBH HOMES, 1412 W CROOKED RIVER DR - UTILITY REFUND	09/09/2020	80.23	.00	20-4500 METERED WATER SALES	0	9/20		
2004	UTILITY REFUND #9	340057.01		CBH HOMES, 1412 W CROOKED RIVER DR - UTILITY REFUND	09/09/2020	28.16	.00	21-4600 SEWER USER FEES	0	9/20		
Total 340057.01:						108.39	.00					
2004	UTILITY REFUND #9	341025.00		CBH HOMES, 5958 S DONAWAY AVE - UTILITY REFUND	08/26/2020	83.18	.00	20-4500 METERED WATER SALES	0	9/20		
2004	UTILITY REFUND #9	341025.00		CBH HOMES, 5958 S DONAWAY AVE - UTILITY REFUND	08/26/2020	43.04	.00	21-4600 SEWER USER FEES	0	9/20		
Total 341025.00:						126.22	.00					
2004	UTILITY REFUND #9	341029.00		CBH HOMES, 5868 S DONAWAY AVE - UTILITY REFUND	08/26/2020	47.58	.00	20-4500 METERED WATER SALES	0	9/20		
2004	UTILITY REFUND #9	341029.00		CBH HOMES, 5868 S DONAWAY AVE - UTILITY REFUND	08/26/2020	11.89	.00	21-4600 SEWER USER FEES	0	9/20		
Total 341029.00:						59.47	.00					
Total UTILITY REFUND #9:						2,797.38	.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
UTILITY TRAILER SALES OF IDAHO, INC.												
1641	UTILITY TRAILER SALES OF IDAHO, INC.	58927PB	10580	CROSS WALK FLAGS FOR CITY, B. WITHROW, SEPT. '20	09/18/2020	153.20	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	9/20		
Total 58927PB:						153.20	.00					
Total UTILITY TRAILER SALES OF IDAHO, INC.:						153.20	.00					
VICTORY GREENS												
364	VICTORY GREENS	545559	10585	13 ROLLS OF SOD, J. OSBORNE. SEPT. '20	09/21/2020	37.70	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	9/20		
Total 545559:						37.70	.00					
364	VICTORY GREENS	589192	10632	REPLACEMENT MEMORIAL TREE, J.MORFIN, SEPT.'20	09/29/2020	192.00	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	9/20		
Total 589192:						192.00	.00					
Total VICTORY GREENS:						229.70	.00					
W.W. GRAINGER												
162	W.W. GRAINGER	9653654732	10555	PLASTIC REDUCER FOR WATER FAUCET, J. LORENTZ, SEPT. 20	09/15/2020	8.40	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	9/20		
Total 9653654732:						8.40	.00					
Total W.W. GRAINGER:						8.40	.00					
WESTERN STATES EQUIPMENT CO.												
98	WESTERN STATES EQUIPMENT CO.	IN001411993	10503	EXHAUST FLAPPER FOR GENERATOR FOR CEDAR WELL HOUSE. M. DAVILA, SEPT. '20	09/04/2020	158.47	.00	20-6142 MAINT. & REPAIRS-EQUIPMENT	0	9/20		

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 IN001411993:						158.47	.00					
98	WESTERN STATES EQUIPMENT CO.	IN001414549		GENERATOR SERVICE AT CEDAR WELL, REPLACED BATTERY, C.DEYOUNG, SEPT.'20	09/09/2020	2,835.14	.00	20-6150 M & R - SYSTEM	0	9/20		
Total IN001414549:						2,835.14	.00					
98	WESTERN STATES EQUIPMENT CO.	IN001417158		GENERATOR SERVICE AT DANSKIN WELL, REPLACED ENGINE COOLING SYSTEM, SEPT.'20	09/11/2020	1,229.17	.00	20-6150 M & R - SYSTEM	0	9/20		
Total IN001417158:						1,229.17	.00					
Total WESTERN STATES EQUIPMENT CO.:						4,222.78	.00					
WHITE, PETERSON, GIGRAY, & NICHOLS P.A.												
1958	WHITE, PETERSON, GIGRAY, & NICHOLS P.A.	08312020WPG		LEGAL SERVICES FOR AUGUST 2020-GENERAL	08/31/2020	4,223.45	4,223.45	01-6202 PR0FESSI0NAL SERVICES	0	9/20	09/18/2020	
1958	WHITE, PETERSON, GIGRAY, & NICHOLS P.A.	08312020WPG		LEGAL SERVICES FOR AUGUST 2020-WATER	08/31/2020	459.00	459.00	20-6202 PROFESSIONAL SERVICES	0	9/20	09/18/2020	
1958	WHITE, PETERSON, GIGRAY, & NICHOLS P.A.	08312020WPG		LEGAL SERVICES FOR AUGUST 2020-UNION PACIFIC RAILROAD-EMINENT DOMAIN	08/31/2020	1,998.00	1,998.00	40-6020 CAPITAL IMPROVEMENTS	1207	9/20	09/18/2020	
1958	WHITE, PETERSON, GIGRAY, & NICHOLS P.A.	08312020WPG		LEGAL SERVICES FOR AUGUST 2020-SOLID WASTE SYSTEM FRANCHISE	08/31/2020	2,936.50	2,936.50	01-6202 PR0FESSI0NAL SERVICES	1207	9/20	09/18/2020	
Total 08312020WPGN:						9,616.95	9,616.95					
Total WHITE, PETERSON, GIGRAY, & NICHOLS P.A.:						9,616.95	9,616.95					
WILLIAM JOHN NORTON												

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
2054	WILLIAM JOHN NORTON	49349	10581	40 FT FLAG POLE FOR CITY HALL, ARTS COMMISSION, J. MORFIN, SEPT. '29	09/18/2020	2,234.95	.00	01-6160 MISCELLANE0US EXPENSES	0	9/20		
Total 49349:						2,234.95	.00					
Total WILLIAM JOHN NORTON:						2,234.95	.00					
Grand Totals:						1,880,441.84	1,228,830.4					

Dated: _____

Mayor: _____

City Council: _____

_____

_____

_____

_____

_____

City Treasurer: _____

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

RESOLUTION NO. R50-2020
CITY OF KUNA, IDAHO

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING THE COST OF LIVING INCREASE OF ONE AND TWENY-SIX ONE HUNDRETH PERCENT (1.26%) FOR ALL FULL-TIME CITY EMPLOYEES; ADOPTING THE FISCAL YEAR 2021 STEP AND GRADE CHART FOR ALL FULL-TIME EMPLOYEES AS ATTACHED HERETO AS EXHIBIT A; AND DECLARING THE EFFECTIVE DATE.

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Kuna, Idaho that the cost of living increase of one and twenty-six one hundredth percent (1.26%) for all full-time city employees is approved.

BE IT FURTHER RESOLVED that the Fiscal Year 2021 Step and Grade Chart for full-time employees is hereby adopted.

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

BE IT FURTHER RESOLVED that the cost of living increase shall be effective commencing with the first pay period after October 1, 2020.

PASSED BY THE COUNCIL of Kuna, Idaho this 6th day of October, 2020.

APPROVED BY THE MAYOR of Kuna, Idaho this 6th day of October, 2020.

_____
Joe L. Stear, Mayor

ATTEST:

_____
Chris Engels, City Clerk

EXHIBIT A
FISCAL YEAR 2021 STEP AND GRADE CHART

STEPS	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	BB	CC	DD	EE	FF	GG	HH
GRADES ↓																																		
13	$47.88	$48.36	$48.84	$49.33	$49.82	$50.32	$50.83	$51.33	$51.85	$52.37	$52.89	$53.42	$53.95	$54.49	$55.04	$55.59	$56.14	$56.70	$57.27	$57.84	$58.42	$59.01	$59.60	$60.19	$60.79	$61.40	$62.02	$62.64	$63.26	$63.90	$64.54	$65.18	$65.83	$66.49
12	$41.64	$42.06	$42.48	$42.90	$43.33	$43.76	$44.20	$44.64	$45.09	$45.54	$46.00	$46.46	$46.92	$47.39	$47.86	$48.34	$48.83	$49.31	$49.81	$50.31	$50.81	$51.32	$51.83	$52.35	$52.87	$53.40	$53.93	$54.47	$55.02	$55.57	$56.12	$56.69	$57.25	$57.83
11	$36.21	$36.57	$36.94	$37.31	$37.68	$38.06	$38.44	$38.82	$39.21	$39.60	$40.00	$40.40	$40.80	$41.21	$41.62	$42.04	$42.46	$42.88	$43.31	$43.75	$44.18	$44.62	$45.07	$45.52	$45.98	$46.44	$46.90	$47.37	$47.84	$48.32	$48.81	$49.29	$49.79	$50.28
10	$31.48	$31.79	$32.11	$32.43	$32.76	$33.09	$33.42	$33.75	$34.09	$34.43	$34.77	$35.12	$35.47	$35.83	$36.19	$36.55	$36.91	$37.28	$37.65	$38.03	$38.41	$38.80	$39.18	$39.58	$39.97	$40.37	$40.77	$41.18	$41.59	$42.01	$42.43	$42.85	$43.28	$43.72
9	$27.37	$27.64	$27.92	$28.20	$28.48	$28.77	$29.05	$29.34	$29.64	$29.93	$30.23	$30.54	$30.84	$31.15	$31.46	$31.78	$32.09	$32.41	$32.74	$33.07	$33.40	$33.73	$34.07	$34.41	$34.75	$35.10	$35.45	$35.81	$36.16	$36.53	$36.89	$37.26	$37.63	$38.01
8	$23.81	$24.05	$24.29	$24.53	$24.78	$25.02	$25.27	$25.53	$25.78	$26.04	$26.30	$26.56	$26.83	$27.10	$27.37	$27.64	$27.92	$28.20	$28.48	$28.77	$29.05	$29.34	$29.64	$29.93	$30.23	$30.53	$30.84	$31.15	$31.46	$31.77	$32.09	$32.41	$32.74	$33.06
7	$21.64	$21.86	$22.07	$22.30	$22.52	$22.74	$22.97	$23.20	$23.43	$23.67	$23.90	$24.14	$24.38	$24.63	$24.87	$25.12	$25.37	$25.63	$25.88	$26.14	$26.40	$26.67	$26.94	$27.21	$27.48	$27.75	$28.03	$28.31	$28.59	$28.88	$29.17	$29.46	$29.75	$30.05
6	$19.68	$19.88	$20.08	$20.28	$20.48	$20.68	$20.89	$21.10	$21.31	$21.52	$21.74	$21.96	$22.18	$22.40	$22.62	$22.85	$23.08	$23.31	$23.54	$23.78	$24.01	$24.25	$24.50	$24.74	$24.99	$25.24	$25.49	$25.75	$26.00	$26.26	$26.53	$26.79	$27.06	$27.33
5	$17.89	$18.07	$18.25	$18.43	$18.62	$18.80	$18.99	$19.18	$19.37	$19.57	$19.76	$19.96	$20.16	$20.36	$20.56	$20.77	$20.98	$21.19	$21.40	$21.61	$21.83	$22.05	$22.27	$22.49	$22.72	$22.94	$23.17	$23.40	$23.64	$23.87	$24.11	$24.35	$24.60	$24.84
4	$16.26	$16.42	$16.59	$16.75	$16.92	$17.09	$17.26	$17.43	$17.61	$17.78	$17.96	$18.14	$18.32	$18.51	$18.69	$18.88	$19.07	$19.26	$19.45	$19.64	$19.84	$20.04	$20.24	$20.44	$20.65	$20.85	$21.06	$21.27	$21.48	$21.70	$21.92	$22.14	$22.36	$22.58
3	$14.78	$14.93	$15.08	$15.23	$15.38	$15.53	$15.69	$15.85	$16.00	$16.16	$16.33	$16.49	$16.65	$16.82	$16.99	$17.16	$17.33	$17.50	$17.68	$17.86	$18.03	$18.21	$18.40	$18.58	$18.77	$18.95	$19.14	$19.34	$19.53	$19.72	$19.92	$20.12	$20.32	$20.52
2	$13.44	$13.57	$13.71	$13.85	$13.99	$14.13	$14.27	$14.41	$14.55	$14.70	$14.85	$14.99	$15.14	$15.30	$15.45	$15.60	$15.76	$15.92	$16.08	$16.24	$16.40	$16.56	$16.73	$16.90	$17.07	$17.24	$17.41	$17.58	$17.76	$17.94	$18.12	$18.30	$18.48	$18.66
1	$12.21	$12.33	$12.46	$12.58	$12.71	$12.83	$12.96	$13.09	$13.22	$13.35	$13.49	$13.62	$13.76	$13.90	$14.04	$14.18	$14.32	$14.46	$14.60	$14.75	$14.90	$15.05	$15.20	$15.35	$15.50	$15.66	$15.82	$15.97	$16.13	$16.29	$16.46	$16.62	$16.79	$16.96

COST OF LIVING ADJUSTMENT(COLA) FACTOR

1.26%

RESOLUTION NO. R53-2020
CITY OF KUNA, IDAHO

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING THE "*ANIMAL WELFARE AND ENFORCEMENT AGREEMENT*" WITH THE IDAHO HUMANE SOCIETY TO PROVIDE ANIMAL CONTROL SERVICES WITHIN THE CITY OF KUNA, IDAHO FOR THE 2021 FISCAL YEAR, OCTOBER 1, 2020 TO SEPTEMBER 30, 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. The *"Animal Welfare and Enforcement Agreement"* with the Idaho Humane Society for animal control services in the City of Kuna for the fiscal year commencing October 1, 2020 and ending September 30, 2021, pursuant to the terms of said contract, in substantially the format, as attached hereto as "**EXHIBIT A**", is hereby approved.

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

PASSED BY THE COUNCIL of Kuna, Idaho this 6th day of October, 2020.

APPROVED BY THE MAYOR of Kuna, Idaho this 6th day of October, 2020.

_____
Joe L. Stear, Mayor

ATTEST:

_____
Chris Engels, City Clerk

ANIMAL WELFARE AND ENFORCEMENT AGREEMENT
BY AND BETWEEN
ADA COUNTY, THE CITIES OF BOISE, MERIDIAN, KUNA, EAGLE, AND THE IDAHO HUMANE SOCIETY

This Animal Welfare and Enforcement Agreement (this "Agreement") is entered into by and among the Idaho Humane Society, Incorporated, an Idaho non-profit corporation ("IHS"), Ada County, Idaho, a duly formed and existing county pursuant to the laws and Constitution of the State of Idaho ("Ada County"), city of Boise City a municipal corporation and governmental subdivision, organized and existing pursuant to the laws of the State of Idaho ("Boise"), City of Eagle, a municipal corporation and governmental subdivision, organized and existing pursuant to the laws of the State of Idaho ("Eagle"); City of Kuna, a municipal corporation and governmental subdivision, organized and existing pursuant to the laws of the State of Idaho ("Kuna"), City of Meridian, a municipal corporation and governmental subdivision, organized and existing pursuant to the laws of the State of Idaho ("Meridian"). Ada County, Boise, Eagle, Kuna, and Meridian may sometimes be referred to herein as a "Public Agency" and collectively as "Public Agencies." IHS or a Public Agency individually may be referred to herein as a "Party" and collectively as the "Parties."

WHEREAS, the Public Agencies desire the assistance of a third-party provider to aid in the provision of certain animal welfare and enforcement services, more particularly described in Exhibit A attached hereto and made a part hereof (the "Scope of Service"), which the Public Agencies are authorized to provide pursuant to Idaho Code Sections 50-302, 50-319, 31-714, and various code provisions of the Public Agencies; and

WHEREAS, IHS is uniquely qualified and able to provide the desired services within the territorial limits of the Public Agencies safely and humanely, pursuant to the terms and conditions contained herein.

NOW, THEREFORE, in consideration of the mutual covenants and conditions set forth herein, the Parties agree as follows:

A. Effective Date; Term. The term of this Agreement is from October 1, 2020 (the "Effective Date") through September 30, 2021 (the "Termination Date") (the "Term").

B. Purpose; Grant of Authority. IHS shall be each Public Agency's animal welfare and enforcement contractor and shall be responsible for the enforcement of all applicable animal regulatory ordinances of that Public Agency's codes and applicable provisions of Idaho Code, except as otherwise stated herein or as IHS and a Public Agency may otherwise subsequently agree in writing. Nothing contained herein shall be interpreted to preclude any Public Agency from contracting separately with IHS for the provision of other services.

C. Contract Price; Payment; Additional Compensation.

1. Contract Price. The Parties agree that the overall annual contract fee for IHS' performance of services as contemplated by this Agreement shall be two million, four hundred twenty-seven thousand, five hundred fifty-two dollars ($2,427,552) with each entity paying its respective annual portion over twelve (12) months as shown below.

2. Contract Payment Portions. For IHS' performance of services as contemplated by this Agreement during the Term, each Public Agency shall pay the following amounts to IHS as set forth below:

a. Ada County's annual portion of the IHS contract is three hundred fifty-four thousand, thirty-two dollars ($354,032), which it agrees to pay to IHS during the term of this contract.

b. Boise's annual portion of the IHS contract is one million, three hundred fourteen thousand, three hundred ninety-three dollars ($1,314,393), which it agrees to pay to IHS during the term of this contract.

c. Eagle's annual portion of the IHS contract is one hundred thirty-seven thousand, six hundred eighty-four dollars ($137,684), which it agrees to pay to IHS during the term of this contract.

d. Kuna's annual portion of the IHS contract is one hundred nine thousand, five hundred forty dollars ($109,540), which it agrees to pay to IHS during the term of this contract.

e. Meridian's annual portion of the IHS contract is five hundred eleven thousand, nine hundred three dollars ($511,903), which it agrees to pay IHS during the term of this contract.

3. Payment. Each Public Agency shall pay such Public Agency's designated portion to IHS in twelve (12) equal monthly installments, each installment payable on or before the 15th of each month during the Term. Under no circumstances shall any Public Agency ever be liable to pay for any portion of the contract price allocated to another Public Agency.

4. Additional Compensation. IHS shall sell animal licenses on behalf of each of the Public Agencies (as applicable) and collect such fees. These fees shall be either retained or remitted to each Public Agency as set forth in detail in Schedule 2, attached hereto and incorporated into this Agreement by reference. IHS shall make a good faith effort to collect these animal licensing fees as set forth in Exhibit A. Nothing in this section shall be construed to limit the ability of each Public Agency to sell its own animal licenses or to permit other third-party entities to sell such Public Agency's animal licenses, and to collect the fees from such sales.

5. Annual Review of Operating Expenses. IHS's operating expenses shall be reviewed annually by the Parties and contract adjustments made based on the budgeted amount in comparison to the actual amount spent on operating costs.

D. Independent Contractor. In all matters between the Parties pertaining to this Agreement, the relationship between each Public Agency and IHS is that of principal and independent contractor. Neither IHS nor any person performing work on behalf of IHS shall be deemed to be an employee of any Public Agency. The selection and supervision of IHS's personnel performing work pursuant to this Agreement shall be in the sole discretion of IHS. Neither IHS nor any person performing work on behalf of IHS shall be deemed to acquire any of the rights, privileges, powers, or advantages of an employee of any Public Agency, or vice versa; however, those persons performing work on behalf of IHS shall act as a limited agent on behalf of each Public Agency, which limited agency granted herein shall be strictly limited to performance under this Agreement expressly set forth herein and shall not extend to any other purpose.

E. Audits and Inspection. At any time during normal business hours and as often as any Public Agency may deem necessary, there shall be made available to any Public Agency for examination all IHS's records concerning all matters covered by this Agreement. IHS shall permit the

requesting Public Agency to audit, examine, and make excerpts or transcripts from such records, and to make audits of all contracts, invoices, materials, payrolls, and other data relating to all matters covered by this Agreement. At their own expense, the Public Agencies may individually or collectively annually hire an independent auditor to conduct a fiscal year audit of all expenses and revenues and services provided hereunder. Any auditor engaged by a Public Agency must use the generally accepted auditing standards. IHS shall maintain books, records, reports, and accounts adequate to allow the auditor to evaluate fully, assess, and audit IHS's performance of the Scope of Service.

F. Scope of Work.

1. Enforcement. IHS shall act as a limited agent for each Public Agency to enforce applicable animal provisions of that Public Agency's codes and applicable animal provisions of Idaho Code, and shall be responsible for selecting and training qualified animal enforcement and administration officers and employees to carry out these services. The expected service levels by which IHS shall provide the enforcement of applicable animal codes, train and manage animal enforcement and administration officers, and perform other related tasks are set forth with specificity in Exhibit A.

2. Animal Welfare Services. IHS shall provide animal welfare services within the respective territorial limits of each Public Agency, including investigating complaints, responding to calls for service, patrolling (as time and personnel permit), issuing citations to suspected violators and following through by appearing to testify in court as appropriate, apprehending and impounding stray and other animals, picking up dead or injured animals within the public right-of-way and respective territorial limits of each Public Agency, and other services as appropriate. The expected service levels by which IHS shall provide animal welfare services and perform other related tasks are set forth with specificity in Exhibit A.

3. Recordkeeping. IHS shall prepare and maintain complete and accurate records regarding the performance of services under this Agreement, including, but not limited to, detailed annual operating expenses records and the disposition of impounded animals. IHS shall account for services under this Agreement separately from other functions to the extent administratively feasible and shall provide a reasonable basis for allocated costs. IHS shall make all records, accounting information, and related documents concerning matters covered by this Agreement available to each Public Agency upon request for inspection, copying, and audit. The expected service levels by which IHS shall maintain certain records and provide reports and documentation based on these records are set forth with specificity in Exhibit A.

4. Promote Responsible Animal Ownership. IHS shall provide services designed to support the goal of responsible animal ownership in the respective territorial limits of each Public Agency, including but not limited to public information and education, making recommendations for needed changes in policies, fees, ordinances, and legislation, and other community animal welfare matters. The expected service levels by which IHS shall promote responsible animal ownership are set forth with specificity in Exhibit A.

5. Data Management. IHS shall follow all local, state, and federal laws and regulations with respect to personally identifiable information and credit card information. IHS shall implement best practices standards for administrative, physical, and technical safeguards to protect personally identifiable information from unauthorized use, access, or disclosure. In the event of a breach, IHS must immediately notify the Public Agencies in writing of any unauthorized disclosure of personally identifiable information or information that would generally be considered confidential.

Upon the expiration or termination of this Agreement, IHS shall promptly provide to the Public Agencies all copies of their respective data and information, whether in written, electronic, or other form or media format.

6. Additional Scope of Work. Additional services to be provided by IHS, if any, are described in the attached Exhibit A.

7. Exceptions to Scope of Work. IHS shall not be required to perform any task or be responsible for any duty, except as expressly stated herein.

G. Grant of Authority to IHS. Each Public Agency agrees to, and shall, ensure that such Public Agency takes whatever action such Public Agency deems necessary to grant or delegate authority to IHS to perform services under this Agreement for that Public Agency within such Public Agency's territorial limits.

H. Compliance with Laws. In the performance of services under this Agreement, IHS shall comply with all applicable federal, state, and each Public Agency's laws, regulations, and ordinances in effect or promulgated during the Term. This obligation includes timely payment of all taxes and license fees. If IHS determines it is unable to comply with any law, regulation, or ordinance in the performance of services under this Agreement, IHS must immediately notify the Public Agencies in writing, and the Parties shall meet to attempt to resolve the matter between themselves with due diligence.

I. Non-Waiver of Agreement Provisions. Failure by the representatives of any of the Parties to, at any time, enforce or require strict compliance with any terms or conditions of this Agreement shall not constitute a waiver of, or affect, or impair such terms or conditions in any way; nor shall such failure affect the rights of the Parties to avail themselves at any time of such remedies as they may have for any breach of such terms or conditions against another Party.

J. Indemnification. These indemnification provisions apply only between IHS and each Public Agency, individually and separately. Under no circumstances shall these provisions be construed to require a Public Agency to indemnify, save, hold harmless, or defend IHS from, for, and against any or all claims, actions, judgments, damages, injuries to persons or property, losses, and expenses caused by or arising from another Public Agency's codes that are deemed unconstitutional or in conflict with state or federal law; or the action, or failure to act, of another Public Agency or another Public Agency's officers, officials, employees, agents, or servants.

1. IHS shall indemnify, save, hold harmless, and defend each Public Agency from, for, and against any and all direct or third-party claims, actions, judgments, damages, injuries to persons or property, losses, liabilities, and expenses caused by, or arising out of an act or omission of IHS or IHS's officers, employees, agents, servants, and volunteers in connection with IHS's performance under this Agreement and not caused by or arising out of the tortious conduct of any of the Public Agencies or their respective officers, officials, employees, agents, servants, and volunteers, or a Public Agency's code that is deemed unconstitutional or in conflict with state or federal law.

2. Notwithstanding anything to the contrary in this Agreement, the liability of each Public Agency is at all times strictly limited and controlled by the provisions of the Idaho Tort Claims Act, Idaho Code Sections 6-901 through 6-929, inclusive, as or hereafter amended. Nothing herein shall be deemed a waiver of any privilege, immunity, protection, or defense afforded to each Public Agency as a political subdivision of the state of Idaho, under the Idaho Constitution, the Idaho Tort

Claims Act, or any other applicable law, and shall not be construed to waive any such protections, which are hereby expressly retained.

K. Insurance.

1. Insurer's A.M. Best Rating. IHS shall, at its own expense, procure and maintain insurance coverage, written by an insurance company or companies with an A.M. Best rating of A VIII or better and authorized to do business in the state of Idaho, throughout the Term.

2. Standard Insurance Coverages and Limits of Liability Required:

a. Worker's Compensation Insurance. Where required by law, IHS shall have and maintain during the Term of this Agreement, Worker's Compensation Insurance, including Employer's Liability, meeting the statutory requirements of the state of Idaho. Employer's Liability insurance in the following minimum amounts:

Bodily Injury by Accident	$100,000 each accident
Bodily Injury by Disease	$500,000 policy limit
Bodily Injury by Disease	$100,000 each employee

In case any such work is sublet, IHS shall require its sub-contractors to provide Worker's Compensation and Employer's Liability Insurance.

b. Commercial General Liability. IHS shall have and maintain throughout the Term, Commercial General Liability Insurance, with the following minimum limits of liability:

General Aggregate	$2,000,000
Product/Completed Operations Aggregate	$2,000,000
Personal & Advertising Injury Liability	$1,000,000
Per Occurrence	$1,000,000
Fire Legal Liability	$ 50,000

c. Automobile Liability Insurance. For all owned, non-owned, and hired vehicles, IHS shall maintain throughout the Term, Business Automobile Liability insurance providing bodily injury and property damage liability coverage for a minimum of one million dollars ($1,000,000) per occurrence limit. Business Automobile Liability insurance shall be written on a standard ISO policy form, or equivalent, providing coverage for liability arising out of owned, hired, or non-owned vehicles in connection with this Agreement. If IHS has no owned motor vehicles, then hired and non-owned motor vehicle liability coverage with a minimum limit of one million dollars ($1,000,000) per accident for bodily injury and property damage is required. Where applicable, the Public Agencies shall be named as additional insureds.

3. Public Agencies as Additional Insureds. IHS shall include each of the Public Agencies as additional insureds to all of the insurance coverage listed above; which shall also be as primary and non-contributory with any insurance or self-insurance coverage or limits of liability maintained by the respective Public Agencies, and in the form of a duly issued additional insured endorsement and attached to the policy or by the appropriate blanket additional insured policy wording, and in any other manner further required by IHS's insurance coverage to provide the Public Agencies additional insured coverage as set forth herein.

4. No Limitation of Liability. Insurance coverage and limits of liability as specified herein are minimum coverage and liability requirements only. Nothing in this Agreement's requirements for minimum insurance coverage shall be interpreted to limit or release the liability of IHS or any of IHS's insurers.

5. Require Separation of Insured Provision; Cross-Liability Exclusion; and Other Endorsements Prohibited. IHS's insurance policy shall include a "separation of insureds" or "severability" clause that applies coverage separately to each insured and additional insured, except with respect to the limits of the insurer's liability. IHS's insurance policy shall not contain any provisions, exclusion, or endorsement that limits, bars, or effectively precludes the Public Agencies from coverage or asserting a claim under IHS's insurance policy on the basis that the coverage or claim is brought by an insured or additional insured against an insured or additional insured under the policy. Failure to comply with any of the requisite insurance provisions shall be a material breach of this Agreement and grounds for termination of the Agreement or, if applicable, and at the discretion of the Public Agencies, shall serve as grounds for the Public Agencies to procure or renew insurance coverage with any related costs of premiums to be repaid by IHS or offset against the Contract payment to IHS.

6. Evidence of Insurance. IHS shall provide the following as evidence of insurance:

a. A certificate of liability insurance evidencing coverages, limits of liability, and other terms and conditions as specified herein. In the "Certificate Holder" field of the certification of insurance, the individual Public Agencies' names shall be written in; and

b. An attached designated additional insureds endorsement or blanket additional insureds wording to the required insurance policies that names each of the Public Agencies.

At any time upon any Public Agency's request, IHS shall also cause to be timely furnished a copy of declarations pages and schedules of forms and endorsements. If any Public Agency tenders a claim or lawsuit for defense and indemnity invoking additional insured status, and the insurer either denies the tender or issues a reservation of rights letter, IHS shall also cause a complete and certified copy of the requested policy to be timely furnished to the requesting Public Agency.

7. Notice of Cancellation or Modification; Renewal. IHS's certificates of insurance shall be signed by an authorized representative of the issuing insurance carrier and shall state that the issuing company shall provide the Parties with a minimum of thirty (30) days' written notice prior to canceling or reducing any of the policies or limits required by this Agreement. Renewal certificates or binders must be provided to the Parties a minimum of five (5) days prior to the effective date of the renewal. If binders are used, they must be replaced by appropriate insurance certificates no later than thirty (30) days after the effective date.

L. Termination.

1. Termination of this Agreement shall not relieve the Parties of their obligations or liability to each other incurred prior to the Termination Date.

2. This Agreement shall automatically terminate between every Public Agency and IHS immediately upon the following events:

a. IHS is dissolved; or

b. The Term expires.

3. This Agreement shall terminate between a Public Agency and IHS upon the following events and with thirty (30) business days prior written notice to all the other Parties:

a. A Public Agency or IHS gives the other Party written notice of termination, which termination shall be effective on the first day of the calendar month that is at least thirty (30) calendar days after delivery of such notice of termination.A Public Agency or IHS may terminate, in whole or in part, its interest in the Agreement for any reason or no reason;

b. A Public Agency fails to appropriate adequate funds for this Agreement in its budget for the fiscal year, in which case the Public Agency shall notify IHS of any non-appropriation of funds within thirty (30) business days of such non-appropriation;

c. The Public Agency and IHS agree, in writing, to terminate this Agreement; or

4. Termination for any reason under this section shall be effected by delivery to IHS or a Public Agency, as applicable, of a termination notice at least thirty (30) calendar days prior to the termination effective date, specifying the extent to which performance of services is terminated, and the time when such termination becomes effective.

5. If the Agreement between a Public Agency and IHS is terminated under subsection (3), above, such termination does not terminate the Agreement between IHS and each of the other Public Agencies that has not so acted to terminate the Agreement.

6. Obligations Upon Expiration or Termination. Upon expiration or termination of the Agreement for any of the reasons, IHS shall be compensated for all services it rendered prior to the effective date of termination. A terminating Public Agency shall not be liable for services performed after the effective date of termination. In no case shall the total payment owed to IHS by a terminating Public Agency exceed that Agency's original portion of the contract price. Upon termination, IHS shall return all materials, documents, equipment, data and information, or property owned by the Public Agency or items held by IHS on the terminating Public Agency's behalf.

7. Survival. This section shall survive the expiration or termination of this Agreement.

M. Additional Terms and Conditions. Additional terms and conditions are contained in the attached Exhibit A.

N. Miscellaneous Terms.

1. Integration. This Agreement constitutes the entire agreement of the Parties with respect to its subject matter, and this Agreement supersedes all prior agreements and understandings, whether written or oral, with respect to its subject matter.

2. Amendment. This Agreement may be amended at any time by mutual written agreement signed by the authorized representative of each Party; provided, however, nothing contained herein shall be interpreted to preclude any Public Agency from contracting separately with IHS for the provision of other services.

3. Interpretation. This Agreement was reviewed by the Parties' legal counsel. Accordingly, this Agreement shall be interpreted and construed fairly, according to its plain language, and not for or against any Party, regardless of which Party drafted it or caused its drafting.

4. Notices. Each Party shall deliver all communications in writing either in person, by certified or registered mail (return receipt requested and postage prepaid), by email, or by a recognized overnight courier service, and addressed to the other Parties as set forth below:

Idaho Humane Society
ATTN: Chief Executive Officer
1300 S. Bird Street
Boise, Idaho 83709
jrosenthal@idahohumanesociety.org

City of Kuna
ATTN: City Clerk
751 W. 4th Street
Kuna, Idaho 83634
CityClerk@KunaID.gov

Ada County
Board of Ada County Commissioners
200 W. Front Street, Room 3255
Boise, Idaho 83702
BOCC1@adacounty.id.gov

City of Meridian
ATTN: City Clerk
Meridian City Hall
33 E. Broadway Avenue
Meridian, Idaho 83642
cityclerk@meridiancity.org

City of Boise City
ATTN: City Clerk
150 N. Capitol Blvd.
P.O. Box 500
Boise, Idaho 83701-0500
cityclerk@cityofboise.org

City of Eagle
ATTN: City Clerk
660 E. Civic Lane
P.O. Box 1520
Eagle, Idaho 83616
tosborn@cityofeagle.org

A Party may change its notice address by notifying each other Party as described in this section.

5. Attorney's Fees. In the event of any dispute or litigation arising from this Agreement or its subject matter, the prevailing party in such dispute or litigation may recover its costs and reasonable attorneys' fees as may be provided by applicable Idaho law.

6. Assignment. Neither IHS nor a Public Agency may assign any of their rights or obligations under this Agreement without first obtaining the written consent of all the Parties.

7. Choice of Law. This Agreement shall be governed by and construed and enforced in accordance with the laws of the state of Idaho. Venue for any action brought pursuant to this Agreement shall be in the Fourth Judicial District of the State of Idaho, in and for Ada County.

8. Non-Discrimination in Employment. In performing the services required herein, IHS or its sub-contractor shall not discriminate against any person on the basis of race, color, religion, sex, sexual orientation, gender identity/expression, national origin or ancestry, age, or disability. It is IHS's responsibility to ensure that its sub-contractor complies with this section.

9. Severability. Any section or provision of this Agreement that is held invalid by a court of competent jurisdiction shall be stricken, and the remainder of this Agreement shall continue in full effect.

10. Counterparts. The Parties may execute this Agreement in one or more counterparts, each of which shall be deemed an original, but all of which together shall be deemed on and the same instrument.

11. Authority. By such person's signature below, the person executing this Agreement on behalf of a Party warrants that such person has authority to sign on behalf of that Party.

12. Approval Required. This Agreement shall not become effective or binding until approved and executed by each of the Public Agencies.

End of Agreement

[*Signatures appear on the following pages*]

IN WITNESS WHEREOF, the authorized agent or representatives of the Public Agencies and IHS executed this Agreement and made it effective as hereinabove provided.

Idaho Humane Society, Incorporated:

By: _____
Dr. Jeff Rosenthal, Chief Executive Officer

Date: _____

Ada County:

By: _____
Kendra Kenyon, Commissioner

Date: _____

By: _____
Diana Lachiondo, Commissioner

Date: _____

By: _____
Patrick Malloy, Commissioner

Date: _____

ATTEST:

_____
Phil McGrane, Ada County Clerk

Ada County Sheriff:

By: _____
Stephen Bartlett, Sheriff

Date: _____

ATTEST:

_____
Ada County Sheriff Legal Counsel

City of Boise City:

By: _____
Lauren McLean, Mayor

Date: _____

ATTEST:

_____
Lynda Lowry, *ex-officio* City Clerk

City of Eagle:

By: _____
Jason Pierce, Mayor

Date: _____

ATTEST:

_____
Sharon K. Bergmann, City Clerk

City of Kuna:

By: _____
Joe Stear, Mayor

Date: _____

ATTEST:

_____
Chris Engels, City Clerk

City of Meridian:

By: _____
Robert Simison, Mayor

Date: _____

ATTEST:

_____
Chris Johnson, City Clerk

EXHIBIT A

Scope of Service

The terms and conditions contained in this scope of service are expressly made a part of this Animal Welfare and Enforcement Agreement:

I. Statutes and Ordinances; Public Agency Specific Scope of Service.

A. Statutes and Ordinances. IHS shall perform its duties under this Agreement in accordance with federal, state, and local laws and regulations.

B. Public Agency Specific Scope of Service.

1. **Ada County Specific Scope of Service.** IHS shall be responsible for the enforcement of all animal regulatory ordinances of the County Code and applicable provisions of Idaho Code. IHS officers and/or its employees may be appointed by the Ada County Sheriff as limited purpose deputies. In no event shall this appointment authorize such IHS officers and/or employees to make or effect arrests.

2. **Boise City Specific Scope of Service**. IHS shall provide animal enforcement services to all areas, both public and private, within Boise's municipal boundaries, including all public parks, greenbelt, and Boise Foothills properties. Boise's internal animal enforcement officers shall solely be responsible for enforcing only dog leash, animal feces pick-up, and dog licensing violations that occur within the Boise City's public parks, greenbelt, and Boise Foothills properties.

3. **Eagle Specific Scope of Service.** IHS shall provide animal enforcement services to all areas, both public and private, within Eagle's municipal boundaries. During the term of this Agreement, IHS shall serve as the Animal Control Agency and shall be responsible for the City of Eagle's Animal Control Ordinance, except as otherwise expressly stated herein or as City of Eagle and IHS may otherwise agree in writing.

4. **Kuna Specific Scope of Service.** IHS shall provide animal enforcement services to all areas, both public and private, within Kuna's municipal boundaries. During the term of this Agreement, IHS shall serve as the Animal Control Agency and shall be responsible for administering the City of Kuna's Animal Control Ordinance, Chapter 3 of Title 10, Kuna City Code, except as otherwise expressly stated herein or as City of Kuna and IHS may otherwise agree in writing.

5. **Meridian Specific Scope of Service.** IHS shall enforce Meridian City Code, Title 6, Chapter 2, and carry out the duties of the animal control officer as set forth therein, including, without limitation: seizing and impounding animals that are at large and unattended in city limits; seizing, impounding, and euthanizing animals in accordance with IHS policies and the provisions of Meridian City Code; removing and properly disposing of the carcass of any dead animal found in any public place; declaring that an animal is abandoned; deciding whether an abandoned animal shall be euthanized or made available for adoption; declaring that a dog is a vicious dog; issuing uniform citations for violations of Meridian City Code; and providing the Meridian City animal shelter, to include adequate

physical accommodations, materials, and staffing to provide basic housing, feeding, watering, vaccination, and supervision of animals impounded therein.

II. Animal Code Enforcement. IHS shall act as the limited agent for each Public Agency in enforcing applicable animal provisions of that Public Agency's codes and shall be responsible for selecting and training qualified animal enforcement and administration officers and employees to carry out these services.

A. General Enforcement.

1. General Hours and Days of Service. Enforcement services shall operate seven (7) days per week, from 8:00 a.m. to 7:00 p.m.

2. In performing duties under Section I of this Scope of Service:

a. IHS shall timely investigate all calls for animal enforcement service, and as contemporaneously as possible, draft clear and complete reports sufficient to support the prosecution of the offense.

b. IHS shall collect available evidence at the time of investigation and shall include it with the corresponding reports as may be necessary.

c. IHS shall timely file all citations and reports with the Court and/or the Public Agencies as appropriate.

d. Upon request by a Public Agency, IHS shall timely provide the Public Agency the citation, reports, or evidence.

e. IHS shall appear on time for all court hearings and trials and shall be fully prepared to testify, including, without limitation: having reviewed all relevant reports, audio recordings, video recordings, and other records and evidence in regard to which the subpoenaed IHS employee may be asked to testify.

f. For any cases involving animal cruelty and nuisance violations (i.e., bites, barking, aggressive behavior, etc.) the investigating IHS Animal Control Officer shall search IHS's internal case management database for any prior incidents involving the same suspect animal-owner and/or animal. If prior incidents are discovered, a reference to such priors shall be included in the current investigation report.

g. IHS officers and/or employees shall obey subpoenas and notify the relevant Public Agency at the earliest opportunity of any scheduling conflicts that may prevent the appearance of a subpoenaed IHS employee at a scheduled court date or meeting.

h. The Public Agencies shall notify IHS at the earliest opportunity of any changes, delays, or cancellations of any court hearings or meetings to which the IHS employee is subpoenaed or scheduled to attend.

i. IHS shall provide to each Public Agency an accurate telephone contact list containing the names, titles and direct office telephone numbers of IHS CEO, CFO, Director of Animal Control, Dispatch and Night Dispatch, and the work cell phone numbers, if

any, for all Animal Control Officers. IHS shall provide the Public Agencies updated contact lists within thirty (30) days of any changes.

j. All IHS staff, including, without limitation: Animal Control Officers, and animal welfare dispatch staff, shall return all telephone messages and emails within forty-eight (48) hours of receipt of the message or email.

k. All Public Agencies shall return all telephone messages and emails from IHS employees within forty-eight (48) hours of receiving the message or email.

B. Emergency Services.

1. **Hours and Days of Emergency Services.** Emergency services shall operate twenty-four (24) hours per day, seven (7) days per week.

2. **Staffing.** IHS employee staffing levels shall be sufficient to provide on-going emergency services to the Public Agencies. For purposes of this Agreement, "Emergency Services" shall include field calls for the following:

a. Injured stray dog or cat;

b. Dog bite or cat bite with animal still at-large;

c. Dog bite of such severity to require quarantine of the animal;

d. Vicious or threatening dog with the dog still at-large, constituting a threat to persons or domesticated animals;

e. Animal, caught in a trap that is making a disturbance, or that is injuring itself;

f. Dog, cat, or livestock causing traffic safety issue;

g. Animal cruelty violations;

h. Dangerous animal at-large;

i. Exotic animals and wildlife;

j. Multiple calls received on the same non-emergency animal-related problem (IHS officer to be on-call, and police dispatch will evaluate the circumstances to determine whether to respond); and

k. Request from a law enforcement agency, received after the hours of regular enforcement services, for assistance with an animal.

C. IHS Employee Training.

1. **New Hires.** All new IHS Animal Control Officers and Dispatchers shall be provided adequate training by IHS. Such professional training shall include, without limitation: citation writing, incident report writing, witness interviewing and investigation skills, evidence collection, case management, preparation for court appearances, and court testimony.

2. **On-Going Training.** IHS shall provide on-going training to its IHS Animal Control Officers and Dispatchers for any gaps in skill sets and to address issues raised by the Public Agencies regarding the performance of humane services by IHS in their jurisdictions.

III. Animal Welfare Services. IHS shall provide animal welfare services within the respective territorial limits of each Public Agency, including investigating complaints, responding to calls for service, patrolling (as time and personnel permit), issuing citations to suspected violators and following through by appearing to testify in court as appropriate, apprehending and impounding stray and other animals, picking up dead or injured animals within the public areas within the respective territorial limits of each Public Agency.

A. General Animal Welfare Services. IHS employee staffing levels shall be sufficient to provide the on-going general animal welfare services within the jurisdictions of the Public Agencies as follows:

1. Impoundment of free-roaming animals to protect the public from animal attacks, bites, and accidents caused by such free-roaming animals.

2. Protection of public health through animal disease surveillance in conjunction with the Idaho Department of Health and Welfare.

3. Quarantine of disease-suspect and bite case animals.

4. Participation in local disaster planning to address animal-related issues.

5. Protection of animals by:

a. enforcement of cruelty to animals' statutes and codes;

b. transport of strays to IHS's shelter; and

c. the transport of injured animals to IHS's veterinary hospital or other critical care facilities.

6. Removal and disposition of dead animals, whether wild or domesticated, from public areas of the Public Agencies' jurisdictions.

7. Coordination with appropriate governmental agencies, private entities, and volunteer service groups to respond to reports of injured wild animals and provide transportation of such animals to veterinary hospitals or local wild animal rehabilitation facilities. IHS to act as a liaison in these cases (rather than referring the public to a different agency or entity) to create a great customer service experience and to ensure that animals are safe.

8. The provision of field services include, without limitation, responding to the following complaints and calls for service:

a. dog at large;

b. trapped dog (or other animals);

c. livestock at large;

d. excessive dog barking;

e. unlicensed dog;

f. dog or cat without rabies vaccination;

g. dogs threatening a person or domestic animal;

h. dog or cat bite;

i. injured or sick stray dog, cat, or other animals (including wild animals);

j. abandoned or mistreated animal;

k. negligently confined animal;

l. animal cruelty or neglect;

m. dead dog, cat, or other animals (including wild animals);

n. private kennel inspection;

o. prohibited or dangerous mammal or reptile investigation; and

p. unsanitary premises (*e.g.*, excessive animal waste inspection).

B. Shelter Services.

1. Hours and Days of Shelter Services. Shelter Services shall be open to the public seven (7) days per week from 10:00 a.m. to 6:00 p.m.

2. IHS employee staffing levels shall be sufficient to provide the on-going shelter services for the Public Agencies. For purposes of this Agreement, "Shelter Services" shall include:

a. Maintaining a lost and found program for animals.

b. Holding stray or lost animals in accordance with the applicable Public Agency's ordinance.

c. Examining stray and lost animals for licenses or identification chips, and if a license or chip is found, to make a reasonable attempt to return such animal to its owner.

d. Coordinating with IHS's veterinary clinic to ensure that all dogs and cats are spayed or neutered prior to adoption.

C. Inspection of Breeding Operations. IHS shall assist in the inspection of breeding operations, pet stores, and vendors of pets for compliance with any Public Agency's applicable ordinances.

IV. Promotion of Responsible Animal Ownership.

A. Promotion of Animal Code Compliance. IHS shall provide services designed to support the goal of responsible animal ownership in the respective territorial limits of each Public Agency, including, without limitation, public information and education, making recommendations for needed changes in policies, fees, ordinances and legislation, and other community animal welfare matters. IHS shall strive to reduce animal-related violations and increase voluntary compliance with animal-related provisions. This goal may be achieved by vigorous and prompt animal code enforcement, public education, and positive reinforcement for responsible pet owners who abide by the law.

B. Reduction in Surrender, Impoundment, and Euthanization of Animals. The Parties shall seek to reduce the number of animals surrendered and impounded at the IHS shelter and subsequently euthanized. For purposes of this Scope of Service and the underlying Agreement, an "Impounded Animal" is any animal picked up by IHS, a Public Agency, or a private citizen and then delivered to IHS.

C. Humane Education Classes. IHS shall provide court-ordered humane animal education classes to individuals convicted of animal cruelty and neglect regularly (no less frequently than every sixty (60) days). IHS may charge a fee for such humane animal education classes, which is paid by the individuals who attend such classes.

D. Promote Animal Adoptions; Spay and Neuter. To maximize the live-release rate of animals, IHS will make reasonable efforts to promote animal adoptions. IHS shall continually educate the public (with special educational outreach provided by IHS to local youth) regarding the benefits of spaying or neutering pets.

E. Promote Dog License Code Compliance. IHS shall promote citizen compliance with each Public Agencies' dog license ordinance provisions through participation in and cooperation with such Public Agencies' licensing programs.

F. IHS Recommendations to Public Agencies. IHS may provide one or more Public Agency with written recommendations for amendments to such Public Agency's animal-related ordinances in writing. Whether to accept and adopt such recommendations is in the sole discretion of each Public Agency.

V. Recordkeeping; Reports and Documentation; Operating Procedures.

A. Recordkeeping. IHS shall prepare and maintain complete and accurate records regarding the performance of Scope of Services, including, without limitation, detailed annual operating expenses records and the disposition of Impounded Animals. IHS shall account for services under this Agreement separately from other functions to the extent administratively feasible and shall provide a reasonable basis for allocated costs.

1. **Operating Expense Records.** IHS shall maintain accurate and complete records of its operating expenses in connection with the Scope of Services. The records shall be maintained in such a manner that IHS can provide information about its animal enforcement operating expenses separately from its other operations for the Public Agencies.

2. **Fees Reconciliation Records.** IHS shall maintain accurate and complete records of the fees it collects on behalf of each of the Public Agencies. Each year as part of its annual report to the Public Agencies, IHS shall accurately reconcile all the fees on behalf of each

Public Agency for the purpose of calculating the offset amount of each Public Agency's paid portion of IHS's annual operating expenses.

B. Annual Report. IHS shall provide a written annual report, no later than January 31st of each year to each of the Public Agencies. The annual report shall be written in the format provided in Schedule 1, attached hereto and incorporated by reference, and share information regarding IHS's operational expenses, collection and reconciliation of fees, provided service levels, and education efforts provided to the Public Agencies for the prior twelve (12) months. IHS shall maintain books, records, reports, and accounts adequate to allow the auditor to fully evaluate, assess and audit IHS's performance of the Scope of Service, as provided further in Section E of the Agreement.

1. **In-Person Presentation to Public Agencies.** Any of the Public Agencies may request IHS to present the annual report or a subsequent report to its governing body (i.e., Mayor and City Council or Board of County Commissioners) at a public meeting. The in-person presentation shall occur within thirty (30) days of the request.

2. **Target Service Levels Documentation.** Part of the annual report to each Public Agency shall include documentation showing the current service levels in each Public Agencies' jurisdiction in comparison to a three-year average baseline and provide projected target service levels for the next twelve (12) months. The documentation shall include statistical information with respect to the following services:

   a. number of field calls within the jurisdictions of the Public Agencies, sorted by call category;

   b. IHS shall make available to the Public Agencies the raw data of IHS Animal Control Officer response times to the calls for service upon request. Beginning from January 1, 2020, IHS shall calculate and provide the average response times to calls for service within the jurisdiction of each of the Public Agencies;

   c. number of citations issued for animal code violations;

   d. number of reports written and routed for prosecutor screening;

   e. number of Impounded Animals;

   f. number of days Impounded Animals were boarded;

   g. number of Impounded Animals returned to the owner;

   h. number of animals adopted;

   i. number of dog licenses sold by IHS;

   j. number of spay and neuter procedures performed;

   k. number of volunteer hours logged;

   l. number of animals fostered; and

m. number of live-release rates for dogs and cats.

C. Requested Reports and Documentation. Any of the Public Agencies may request that IHS provide reports or documentation in addition to the annual report as may be necessary to assist the Public Agency in its fiscal year-end budgeting process. IHS shall timely respond to all Public Agency requests for additional reports and documents; which requests shall not be made more frequently than once every three (3) months by any Public Agency.

D. Exchange of Information. The Parties shall look at opportunities to share information to ensure appropriate and accurate allocation of program costs to contracting Public Agencies. Through this exchange of information, the Parties intend to better monitor IHS's performance of services for greater efficiency and quantifiably improved customer service.

E. Standard Operating Procedures. IHS shall develop internal standard operating procedures and policies ("SOPs") related to the services provided under this Agreement, to be completed no later than December 31, 2020. All applicable IHS employees are to be trained on these SOPs. Upon request, IHS shall produce a current and accurate written copy of these SOPs.

SCHEDULE 1

FORM OF ANNUAL REPORT

Idaho Humane Society Annual Statistics
Date: January ____, 20_____

	Ada County	Kuna	Boise	Eagle	Meridian	Combined Total
City/County Field Calls divided by category:						
Aggressive						
Attack						
Barking						
Bite						
Dead/Injured						
Dogs at Large						
Large/Small Animal Cruelty/Neglect						
Miscellaneous						
Pickup-Cat						
Pickup-Dog						
Total amount of calls						
HIS average response times to Calls for Service						
Number of citations issued for Animal Code violations						
Number of reports written & routed for prosecution						
Number of animals handled						
Number of animals impounded						
Average number of boarded days per animal						
Number of animals returned to owner						
Live-release rate total						
Cats						
Dogs						
Number of spay/neuter procedures performed						
Number of animals fostered						
Number of animals adopted						
Number of city licenses sold by HIS						
Number of volunteer hours logged						

Signature Date

SCHEDULE 2

DOG LICENSING FEES PER PUBLIC AGENCY

The animal licensing fees that IHS collects on behalf of each of the Public Agencies shall be collected, applied, or remitted as follows:

A. **Ada County:** IHS shall administer, operate, and manage the sale of dog and household pet licenses pursuant to Title 5, Chapter 7, Ada County Code, and the terms of this Agreement, as follows:

1. For administering, operating, and managing such licensing program, IHS shall be entitled to retain any and all revenue generated from the sale of such licenses that IHS collects on Ada County's behalf.

2. To ensure recordkeeping accuracy, IHS shall be the sole supplier of the dog and household pet licenses issued pursuant to Title 5, Chapter 7, Ada County Code.

3. IHS shall charge fees for the licenses as set forth in Title 5, Chapter 7, Ada County Code.

4. IHS shall submit, to the Board of Ada County Commissioners, quarterly reports stating that number of licenses sold, and the revenues generated pursuant to this Agreement.

5. All information relating to the licensing of animals pursuant to the Ada County Code and this Agreement, including, but not limited to, the name and address of the owner, and the breed of dog, shall be and remain the property of Ada County. Upon termination or non-renewal of this Agreement, IHS immediately shall provide all such information to the Board of Ada County Commissioners.

B. **Boise:** IHS shall collect animal licensing fees for all the licenses IHS sells on Boise City's behalf and remit the accrued fee amounts to Boise every two (2) weeks throughout the Term of this Agreement.

C. Eagle: IHS shall have non-exclusive rights to collect animal licensing and impound fees according to the fee schedule adopted by the Eagle City Council. For all the licenses and impound fees IHS collects on behalf of the City of Eagle, IHS shall remit the accrued amounts to the City of Eagle on or before the fifteenth (15^{th}) day of the of the following calendar month during the Term of this Agreement.

D. **Kuna:** IHS shall have a non-exclusive right to collect animal licensing and impound fees according to the fee schedule adopted by the Kuna City Council. For all the licenses and impound fees IHS collects on behalf of the City of Kuna, IHS shall remit the accrued fee amounts to the City of Kuna on or before the -tenth (10^{th}) day of each calendar month during the Term of this Agreement.

E. **Meridian:** The City of Meridian hereby authorizes and empowers IHS to issue dog licenses on behalf of Meridian in accordance with all applicable provisions of Meridian City Code and the following terms:

1. **Issuance of dog licenses:** IHS shall issue dog licenses only after verification of compliance with all provisions of Meridian City Code section 6-2-3(A)(2), including, but not limited to:

a. Verification that the owner of any dog to be licensed is eligible for the license fee sought to be paid, *i.e.*, whether dog to be licensed is neutered or spayed; whether dog owner/user is visually or hearing impaired or disabled; whether dog owner is training such dog as seeing eye, hearing ear, or guide dog; and/or whether replacement license tag will indeed replace validly issued, lost tag.
b. Collection of appropriate license fee.

2. **Rabies education.** IHS shall provide to each dog owner to whom a dog license is issued written information regarding the importance of vaccinating dogs against rabies.

3. **Official log:** IHS shall keep an official, monthly, written log of all dog licenses issued by IHS on the form provided by City and shall keep such written log complete and current at all times.

4. **Administrative fee:** City hereby authorizes IHS to collect and keep an administrative fee of fifty percent (50%) of the amount of each dog license fee collected on City's behalf.

5. **Monthly submission to City Clerk:** City shall provide dog license tags to IHS. At the end of each month during the term of this Agreement, IHS shall submit to the Meridian City Clerk:

   a. All dog license fees collected by IHS on City's behalf; and
   b. A true and correct copy of the IHS's monthly log, completed in full. Such fees and log shall be submitted to the Meridian City Clerk no later than the tenth (10th) day of the month following the month for which the fees were collected and the monthly log completed.

6. **Remission of discrepancy:** If, following the Meridian City Clerk's review and accounting of IHS's issuance of dog licenses, the Meridian City Clerk notifies IHS of a discrepancy in fees collected and data reported by IHS in the log or quantity of unissued tags, IHS shall remit to City funds in the amount of such discrepancy. IHS's obligation to remit to City funds in an amount corresponding to the number and type of dog licenses issued and the number of unissued dog license tags returned to City shall not be excused for any reason, regardless of IHS's assertion of loss, theft, misplacement, mistake, or mismanagement of fees, tags, and/or data.

RESOLUTION NO. R54-2020
CITY OF KUNA, IDAHO

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING THE "*CLIENT MASTER AGREEMENT FOR PROFESSIONAL SERVICES*" WITH MERRICK AND COMPANY FOR SURF WAVE FEASIBILITY & CONCEPT DEVELOPMENT; AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

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

Section 1. The "*Client Master Agreement for Professional Services*" with Merrick & Company for Surf Wave Feasibility & Concept Development, in substantially the format, as attached hereto as "**EXHIBIT A**" is hereby approved.

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

PASSED BY THE COUNCIL of Kuna, Idaho this 6th day of October, 2020.

APPROVED BY THE MAYOR of Kuna, Idaho this 6th day of October, 2020.

_____
Joe L. Stear, Mayor

ATTEST:

_____
Chris Engels, City Clerk

MERRICK

CLIENT

MASTER AGREEMENT

FOR

PROFESSIONAL SERVICES

Between

Merrick & Company

and

City of Kuna

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A.1 - Form of Work Order & A.2, A.3 - Additional Services
B - Insurance
C - Compensation
D - Additional Client Responsibilities

MERRICK

Client Master Agreement for Professional Services

This Client Master Agreement for Professional Services ("**Agreement**") is made by and between Merrick & Company, a Colorado corporation ("**Merrick**") and City of Kuna ("**Client**"), effective as of November 27, 2019.

Client desires to obtain professional services for the "**Project**" described on Attachment A, and the parties wish to set forth the terms and conditions for performance of those services.

NOW THEREFORE, for and in consideration of the mutual promises herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

Article 1 - Merrick's Services

1.1 **Services and Compensation**. Merrick agrees to perform the services described in **Attachment A.1 ("Form of Work Order")**. Individual tasks will be authorized by written Work Orders issued from time to time by Client and accepted in writing by Merrick. Upon receipt of an executed Work Order, Merrick shall promptly commence and diligently continue the services to completion in compliance with Attachment A, subject to the other terms and conditions of this Agreement.

1.2 Each Work Order hereunder shall refer to this Agreement, shall be governed by the terms and provisions hereof, and shall indicate the scope of and include any required data or specifications for the Work to be performed pursuant thereto. The Work Order shall also include the schedule, budget and any other pertinent information required to perform the Work. Merrick shall not proceed with any phase of any work prior to the receipt of a written Work Order describing such work and its written acceptance of such order.

1.3 **Standard of Care**. Merrick's services shall be performed in a manner consistent with the care and skill ordinarily exercised by professionals practicing in the same locality and specialty under the same or similar conditions. Merrick makes no warranties or guaranties, either express or implied, of any kind, nature or type whatsoever (including those of condition, merchantability, suitability and fitness for a particular purpose or use) regarding the services. Merrick expressly disclaims all such warranties or guaranties. The foregoing is collectively referred to as the "**Standard of Care**."

1.4 **Insurance.** Merrick shall maintain during the term of this Agreement and, if Client is not in default hereunder, for a period of two (2) years after Merrick's services, insurance as set forth in **Attachment B.**

1.5 **Compliance with Laws, Errors**. Merrick shall endeavor to follow and comply with applicable law. Merrick shall be responsible for completeness and accuracy of its services and shall correct its errors or omissions at its own expense. Should Client become aware of errors or omissions in the services or should Client otherwise become dissatisfied with the services, Client shall give prompt written notice to Merrick so that Merrick may take measures to minimize the consequences of such condition, and thereafter allow a reasonable time for correction by Merrick. Proceeding with a construction phase without such notice constitutes a representation by Client that it is unaware of errors or omissions in, and is satisfied with the services at that time.

1.6 **Warranties**. Warranties for machinery, equipment, and the like procured or furnished by Merrick are limited to those provided by the suppliers or manufacturers.

1.7 **Taxes, Licenses**. Merrick shall promptly pay, when due, taxes, excises, license fees directly applicable and chargeable to the services it performs under this Agreement. Merrick shall take out and keep current applicable licenses required to perform the services.

1.8 **Project Execution**. Client and Merrick agree to work together, and with other members of the project team, on the basis of trust, good faith and fair dealing, and shall take actions reasonably necessary to enable each other to perform this Agreement in a timely, efficient and economical manner. Client shall endeavor to promote harmony and cooperation among Client, Merrick, and other members of the project team.

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1.9 **Compensation**. Client shall pay Merrick for its basic services as provided in **Attachment C**. If changes to the scope of services or additional services cause an increase or decrease in Merrick's services, an equitable adjustment shall be made to Merrick's compensation under Article 2 before proceeding with such services, and this Agreement shall be modified in writing accordingly.

1.10 **Equal opportunity**. The parties hereby incorporate the requirements of 41 C.F.R. § 60-1.4(a) and 29 C.F.R. § 471, Appendix A to Subpart A, if applicable, Client and Merrick shall abide by the requirements of 41 CFR 60-300.5(a) and 41 CFR 60-741.5(a), if applicable. These regulations prohibit discrimination against qualified protected veterans and qualified individuals with disabilities, and require affirmative action by covered prime contractors and subcontractors to employ and advance in employment qualified protected veterans and qualified individuals with disabilities.

Article 2 - Changes to Scope, Suspension

2.1 **Changes to Scope**. A partial itemization of additional services available is set forth in Attachment A. Client may request that Merrick perform these and other additional services or make changes to the scope of services. Such changes or additions may include the work required to evaluate such a request. Except where time is of the essence (in which case changes or additions may be authorized verbally and later confirmed in writing), Merrick and Client shall agree in writing to the exact nature of the change or addition prior to its implementation. This writing, when signed by both parties, shall constitute an authorization for changes or additions and shall contain a description of the services, the commencement date and expected completion date for the services, and shall address costs and any special conditions applicable to the services.

2.2 **Adjustment to Compensation**. The parties shall in good faith attempt to reach a written agreement adjusting Merrick's compensation in an equitable manner if changes or additions cause an increase or decrease in Merrick's services including, without limitation, field changes, delays due to no fault of Merrick that cause Merrick to incur additional costs, changes in Client's ownership or personnel. If such an equitable adjustment cannot be reached, Merrick shall perform such services on a cost plus basis. In this event, Merrick shall keep an accurate record of its services, supported by time sheets, invoices and other documentation reasonably requested by Client. Merrick shall accurately substantiate costs in a clear and precise manner. If Client is current in its obligations under this Agreement, Merrick's profit mark-up shall be limited to ten percent (10%) for services performed on a cost plus basis.

2.3 **Suspension**. Client may at any time, by written notice to Merrick, suspend further performance of Merrick's services. Upon receiving notice of suspension, Merrick shall promptly suspend performance of the services to the extent specified. During the period of a suspension, Merrick shall care for and protect its services in progress. For a period of ninety (90) days, consecutive or in the aggregate, Client may withdraw the suspension of performance of the services as to all or part of the suspended services by written notice to Merrick specifying the effective date and scope of withdrawal. Merrick shall then resume performance of the services for which the suspension was withdrawn. If suspension or delays last longer than ninety (90) days, Merrick may terminate this Agreement. An equitable adjustment shall be made to Merrick's compensation under **Attachment C** and to any scheduling or deliverable dates justified by the suspension or withdrawal of suspension, and this Agreement shall be modified in writing accordingly. In calculating any equitable adjustment when a suspension is withdrawn, Merrick is entitled to the start-up costs and fees associated with resuming services.

2.4 **Disputed Services.** If Merrick disagrees with a request by Client for a non-compensable correction of defects or errors or omissions in the services, then in addition to or in lieu of the other provisions of this Agreement, Merrick may invoice Client for additional compensation in performing the services.

Article 3 - Client Responsibilities

3.1 **Representatives.** The representatives identified in Article 9 shall have, respectively, authority to act for the designated party in all things pertaining to this Agreement including, without limitation, authority to make changes to the scope of services or request additional services or suspend services, authority to transmit instructions, receive information, interpret and define policies and decisions with respect to the services, and to make decisions on that party's behalf when requested to do so by the other party.

3.2 **Project Requirements.** Client shall cooperate with Merrick in all aspects of the Project and shall provide information and criteria of Client's requirements for the Project including, without limitation, objectives and constraints, space, capacity and performance requirements, flexibility and expendability, and any time or budgetary limitations. Client

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shall provide access to the project site, furnish copies of specifications and standards which it will require to be included in the services, and shall examine and respond promptly to Merrick's submissions. Client shall consult with Merrick on a regular basis concerning the timeliness, cost and adequacy of services during the phases of scheduled work and the work progress dates and promptly furnish to Merrick written notice of any noncompliance therewith. Client agrees to properly and adequately scope, insure and allocate risk on the Project.

3.3 **Work of Others.** Merrick shall not be responsible for taking precautions for protection of the work or safety of the public through or around the Project operations and Merrick shall not be responsible for the means, methods, techniques, sequencing or procedures of the work of others. Additional responsibilities of Client may be specified in **Attachment D ("Additional Client Responsibilities")**.

Article 4 - Records, Audit & Documents

4.1 **Records, Audit**. Merrick shall maintain records of performance and make them available for inspection and audit (if payment terms are the type capable of audit) by Client at all reasonable times during the course of services and, if Client is not in default of this Agreement, for a period of two (2) years after performance of services. Audits shall be conducted in accordance with generally accepted auditing principles consistently applied.

4.2 **Instruments of Service**. Designs, drawings, calculations, specifications, Electronic Data (defined in Attachment A) and similar services, in either electronic or hard copy form, prepared by Merrick and its lower-tier contractors are instruments of service, not products or goods, for use solely on the Project ("**Instruments of Service**"). Merrick and its lower-tier contractors, as authors and owners of their respective Instruments of Service, retain all common law, statutory and other reserved rights, including copyrights. Distribution of Instruments of Service for regulatory or other Project purposes is not a publication in derogation of the reserved rights.

4.3 **License**. Upon execution of this Agreement and so long as Client is not in default of its obligations to Merrick, Merrick grants Client a nonexclusive license to reproduce all finished Instruments of Service solely for use on the Project (the "**License**"), subject to the following: (a) if Client is in default of this Agreement, including instances where Merrick terminates the Agreement for nonpayment, the License is terminated without the necessity of further action on the part of the parties; (b) if Client terminates this Agreement for Merrick's default (or for Client's convenience and Client is not in default of its obligations to Merrick), the License is terminated without the necessity of further action on the part of the parties and is replaced by a nonexclusive license permitting Client, subject to the other provisions of this Agreement, to authorize properly credentialed design professionals to reproduce and, where permitted by law, to make changes, corrections or additions to the Instruments of Service solely for purposes of completing, using and maintaining the Project. Merrick retains the right to use, sell, and/or modify any databases developed and/or modified in performing its services.

4.4 **Reuse of Instruments of Service**. The licenses granted are not assignable without Merrick's prior written consent, and no license or right is granted or implied under this Agreement, except as provided above. The Instruments of Service and other documents prepared by Merrick and its lower-tier contractors under this Agreement are not intended or represented to be suitable for reuse by Client or others on extension(s) of the work or any other project. Any such reuse or unauthorized use by Client without the express written consent of Merrick shall be at Client's sole risk and without liability or loss exposure to Merrick, and Client shall indemnify, defend and hold Merrick and its lower-tier contractors harmless from any and all claims, damages, losses and expenses, including reasonable attorney fees, arising out of or resulting from such unauthorized use or reuse.

4.5 **Publicity**. Client, its officers and its employees shall not use Merrick's name, publish articles, give press releases, or make speeches about, or otherwise publicize in any way the results achieved or the services performed by Merrick under this Agreement, without first obtaining Merrick's written consent, which consent shall not be unreasonably withheld.

Article 5 - Confidential & Proprietary Information

5.1 **Confidential Information**. Merrick and Client, to the extent of their rights and abilities to do so, may exchange technical data and information reasonably required of each to perform this Agreement. It is anticipated these exchanges will include technical methods, design details, techniques and pricing data of Merrick, together with trade secrets and other confidential and proprietary information of the parties which qualifies as exempt from public records disclosure as defined by Idaho Code Section 74-107 or any amendment or recodification of said section and which, when marked or designated as such in writing, will be "**Confidential Information.**" Each party will treat as confidential all Confidential Information

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and except as necessary for the Project, each party agrees that under no circumstance will it make use of or disclose Confidential Information to any third party or use Confidential Information to the detriment or competitive disadvantage of the other party. Each party agrees to limit disclosure of the Confidential Information to its officers, directors, members, managers, employees and agents and then only to the extent reasonably necessary to effectuate the purposes of the Project. The party receiving Confidential Information shall take diligent precautions to see to it that those persons to whom disclosures are made keep the Confidential Information confidential. In the event the Client receives a public records request for such Confidential Information, and denies the request based upon its exempt from disclosure status pursuant to Idahoe Code Section 74-107 or any amendment or recodification of said section and subsequently the requester files an action in District Court to make the Confidential Information available to the requester pursuant to Idaho Code Section 74-115 or any amendment or recodification of said section the parties agree to mutually defend such action.

5.2 **When Restrictions Do Not Apply**. These restrictions shall not apply to the extent Confidential Information was in the public domain at the time of the disclosure or subsequently becomes a part of the public domain through no fault of the party receiving the Confidential Information; was known to the receiving party at the time of the disclosure; was readily ascertainable from public or trade sources at the time of its disclosure; was independently developed by the receiving party without violating the terms of this Agreement; or is the subject of demand by subpoena, court or governmental order or other similar mandatory legal process in which case the party against whom the demand or request is made shall forthwith give written notice to the other party to preserve the opportunity to resist and/or respond to such process. Confidential Information retained in the unaided memories (e.g. no intentional memorization) of the receiving party's employees who have had access to Confidential Information is not subject to the foregoing.

5.3 **Duration**. The provisions of this Article shall survive expiration or termination of this Agreement and shall apply for a period of two (2) years thereafter. In addition to and without prejudice to its other rights and remedies, a party shall be entitled to injunctive relief upon proof of a breach or threatened breach of this Article.

Article 6 - Indemnification & Risk Allocation

6.1 **Indemnification**. Merrick agrees to indemnify Client and hold harmless from and against damages, losses and judgments, including reasonable attorney fees, claimed by third parties for property damage or bodily injury, including death, caused by the negligence of Merrick in connection with Merrick's professional services. If the negligence or fault of both Merrick and Client is the cause of such damage or injury, the loss, cost, or expense shall be shared between Merrick and Client in proportion to their relative degrees of responsibility and the right of indemnity shall apply for such proportion.

6.2 **Personnel**. It is intended that performance of Merrick's services shall not subject the personnel of either party, including employees, officers, directors, members, managers and shareholders (collectively, "**Personnel**"), to any personal legal exposure for any risk associated with the Project. So long as performance of Merrick's services by the personnel of either party is within the course/scope of their employment, each party agrees that any claim, demand or suit shall be made only against a party and not against any of its Personnel.

6.3 **Risk Allocation**. Client and Merrick agree that notwithstanding any other provision in this Agreement to the contrary (including any other provision with the same or similar limiting language), to the fullest extent permitted by law, Client and Merrick waive claims against each other for incidental, special, indirect, punitive or consequential damages arising out of or relating to this Agreement.

6.4 **Survival**. The provisions of this Article shall survive expiration or termination of this Agreement and shall apply to all services provided to Client by Merrick, within the scope of services of this Agreement, except as the parties may otherwise provide in a signed writing making specific reference to this Article.

Article 7 - Termination

7.1 **Termination for Default**. Subject to the other provisions of this Agreement, this Agreement may be terminated in whole or in part in writing by either party in the event of a substantial failure by the other party to fulfill its obligations under this Agreement. No such termination shall be effective until the other party is given not less than ten (10) days written notice of intent to terminate and an opportunity for consultation with the terminating party prior to termination.

7.2 **Termination for Convenience**. This Agreement may be terminated in whole or in part in writing by Client for its convenience. No such termination shall be effective until Merrick is given not less than ten (10) days written notice of intent to terminate and an opportunity for consultation with Client prior to termination.

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7.3 **Document Turnover**. Upon receipt of a notice of termination, Merrick shall promptly discontinue all services affected (unless the notice directs otherwise and Client is not in default). If Client is not in default of this Agreement, Merrick shall deliver or otherwise make available to Client all finished services, subject to the terms and conditions of Article 4; provided, however, Merrick shall not be responsible for the accuracy, completeness or workability of documents prepared by Merrick if changed or completed by Client or by another party.

7.4 **Payment on Termination**. Subject to the provisions of Attachment C, Merrick shall be paid for its costs and services performed, less allowances for negligent services which must be corrected. If this Agreement is terminated for Client's convenience, in addition to payment for costs and services performed, Client shall pay Merrick as a termination expense ten percent of the total amount invoiced, or to be invoiced by Merrick through the effective date of termination. Merrick's final invoice to Client, which may be submitted after the effective date of termination, may calculate such sum.

Article 8 - Dispute Resolution

8.1 **Reserved.**

8.2 **Litigation**. Any claim, dispute, or other matter in question arising out of or related to this Agreement subject to, but not resolved by, mediation shall be subject to litigation.

8.3 **Reserved.**

Article 9 - General

9.1 **Conflict of Interest, No Contingent Fees.** Merrick represents it has no known direct or indirect interest, which would conflict with the performance of its services under this Agreement. Except as disclosed to Client and except for the compensation to be paid hereunder, Merrick represents it has not directly or indirectly paid or agreed to pay any person or company any fee, commission, contribution, donation, gift, or any other type of consideration to solicit or secure an award of this Agreement.

9.2 **Subcontracts.** Except as provided in the Attachments, Merrick shall not subcontract any part of its services under this Agreement without first providing notice to Client. Merrick shall obligate each subcontractor of every tier to consent to compliance with all applicable provisions of this Agreement. Nothing contained in any subcontract of any tier shall create a contractual relationship between Client and any such subcontractor.

9.3 **Governing Law & Costs**. This Agreement shall be governed by the laws of Idaho without reference to conflict of law principles, if any. If any legal action or other proceeding is brought for the enforcement of this Agreement, or because of an alleged dispute, breach, default, or misrepresentation in connection with any provisions of this Agreement, the award of attorney's fees, if any, is governed under Idaho Code Section 12-117.

9.4 **Entire Agreement, Amendments**. This Agreement sets forth the entire agreement of the parties, supersedes all prior negotiations and understandings, and governs any services by Merrick prior to execution of this Agreement. Except as otherwise expressly provided in this Agreement, this Agreement may be modified or amended only upon the signed written agreement of both parties. Merrick shall not be required to execute any documents subsequent to the signing of this Agreement that increase Merrick's contractual or legal obligations or risks, or jeopardize the availability of or increase the cost of its insurance, and Client shall make no request of Merrick that would be contrary to Merrick's professional responsibilities. Merrick and Client have each read and fully understand the terms of this Agreement, each has had the opportunity to have it reviewed by counsel, and this Agreement shall be construed evenly and not against or in favor of a party in the event of an ambiguity.

9.5 **Severability**. If any provision of this Agreement is held to be invalid or unenforceable by an authority with competent jurisdiction, the remainder of this Agreement shall be unaffected and enforceable, and there shall be deemed substituted for the affected provision a valid and enforceable provision as similar as possible to the affected provision.

9.6 **Assignment**. This Agreement is for personal services and, except for subcontracting contemplated to perform the services; neither party may assign its rights nor delegate the performance of its duties hereunder without the prior

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written approval of the other party. Any assignment, voluntary or involuntary, in violation of the foregoing shall be voidable.

9.7 **Third Party Beneficiaries**. Nothing in this Agreement, express or implied, shall confer any rights or remedies upon, or create any contractual relationship with or cause of action in favor of any third party. This Agreement is not intended to benefit any third party, except as expressly provided.

9.8 **Successors and Approved Assigns**. This Agreement shall inure to the benefit of and shall be binding upon the parties and their respective legal representatives, successors, and approved assigns.

9.9 **Non-Waiver**. No delay or failure by either party to exercise any right under this Agreement, and no partial or single exercise of that right shall constitute a waiver of that or any other right.

9.10 **Independent Contractor**. Merrick shall perform its services as an independent contractor and not as an agent, employee, fiduciary, representative, joint venturer or partner of Client.

9.11 **Force Majeure**. Merrick shall not be in default of its obligations if performance is prevented or delayed by an existing or future *force majeure* condition or any other cause beyond the reasonable control of a party to this Agreement including, without limitation, act of government, act of God, act of Client or Client's contractor, meteorological phenomenon, power failures or blackouts, strike, shortage of labor or materials, insurrection, embargo, fire, flood, earthquake, electromagnetic interference, explosion, riot, wars or armed conflicts, rebellion, civil disobedience, sabotage, epidemic, emergencies or natural disasters.

9.12 **Notices & Authorized Representatives**.

Authorized representatives of Client and Merrick are:

Client:		**Merrick:**	
Technical:	Jake Lorentz	Technical:	Ben Nielsen
Contractual:	Jake Lorentz	Contractual:	Carter E. Boardman

Modifications or amendments required or permitted under this Agreement should be made by written agreement between the parties, and technical directions and communications concerning the services should be made by the Technical Representatives. Change of an authorized representative should be made in writing but may be effected by course of conduct without writing.

Notice required or permitted hereunder shall be in email format or in writing and delivered in a manner most efficient under the circumstances. Subject to the foregoing and unless otherwise specifically provided, notice shall be given by (1) email, (2) hand delivery, or (3) certified mail (postage prepaid & return receipt requested), delivered as follows:

Client:
P.O. Box 13
Kuna, ID 83634
Attn: Jake Lorentz
Telephone No.: (208) 639-5348
Facsimile No.: _____
Email: jlorentz@kunaid.gov

Merrick:
5970 Greenwood Plaza Blvd.
Greenwood Village, CO 80111
Attn: Ben Nielsen
Telephone No.: (303) 751-0741
Facsimile No.: (303) 751-2581
Email: ben.nielsen@merrick.com

or at such other address as a party hereto may designate by written notice. Notice shall be deemed effective on the date of delivery if hand delivered or faxed (to be an effective notice by fax, there must be a written confirmation of the date and time of the transmission, generated contemporaneously by the transmission device in the ordinary course), or on the third day after mailing if sent by certified mail.

9.13 **Headings**. The captions and headings of this Agreement are for convenience and reference only, and do not affect the construction or interpretation of any of its provisions.

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9.14 **Pronouns & Terms**. In this Agreement the singular includes the plural, the plural the singular, and the use of any gender is applicable to all genders.

9.15 **Reserved.**

9.16 **Counterparts**. This Agreement may be executed in multiple original, facsimile or electronic counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same instrument.

Incorporation of Attachments

The following Attachments are incorporated into and made a part of this Agreement:

A.1 - Form of Work Order & A.2, A.3 - Additional Services
B - Insurance
C - Compensation
D - Additional Client Responsibilities

IN WITNESS WHEREOF, the parties execute this Agreement as of the effective date first written above.

City of Kuna	**Merrick & Company**
_____	_____
Signature	Signature
_____	MICHAEL J. MARTIN
Printed Name & Title	Printed Name & Title Sr. VICE PRESIDENT

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Attachments

A – Form of Work Order & Additional Services

B -- Insurance

C -- Compensation

D – Client Responsibilities

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Attachment A.1

Form of Work Order

BETWEEN
CLIENT
AND
MERRICK & COMPANY

MERRICK PROJECT NO.: _____
WORK ORDER NO.: 1
DATE OF WORK ORDER: September 29, 2020

WORK ORDER TITLE:

Surf Wave Feasibility & Concept Development

(Reference attached Proposal Letter titled, "Proposal for Surf Wave Feasibility & Concept Development Kuna, Idaho" Dated November 27, 2018 for additional details. Items updated or revised in this Work Order supersede the original proposal letter.)

SCOPE OF SERVICES:

Task 1 – Review of Project Information

Review available/provided literature and data:

- Hydrology – flow gage and operational flow data provided to MWDG by others or readily available
- Water levels – survey or measurement of water levels upstream and downstream of dam at various flow conditions.
- Survey & mapping in AutoCAD/GIS/PDF format
- Hydraulic analysis/results/reports
- Existing river project as-built drawings/information (dams/bridges/bank stabilization/channel restoration/upland parks/etc.
- Buried and overhead utilities
- Any known environmental contamination
- Any available soils or geotechnical information at or near the site.

Task 2 – Site Visit

Conduct a site visit to Kuna to assess potential sites; meet with the City and ISA; and meet with key stakeholders on an as-available basis. (Invites and meeting arrangements by client.) Potential stakeholders to invite at your discretion could potentially include:

- Property/infrastructure owners
- Irrigation company representatives
- Local politicians (city council, mayors, commissioners)
- City/County parks and recreation personnel
- City/County public works personnel
- Local conservation groups, watershed organizations
- Fishing clubs, paddling clubs, etc.
- Chamber of commerce, downtown business improvement interests

Discussions to include wave ideas and potential at site, identify goals/objectives and constraints, options for wave features, public access, safety, and viewing areas. We will prepare informational PowerPoint presentation for

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stakeholder meeting to support discussions. You shall provide a meeting space and coordinate with stakeholders in advance of the meeting.

Task 3 – Concept Development & Feasibility Memorandum

Review and refine one (1) concept of the selected preferred site. The scheme will be based on our experience of what is appropriate for the potential of the site, objectives, and with consideration of likely constraints. Concepts will be based on available mapping (aerial imagery and topographic/bathymetric information) provided to MWDG. The goal of this effort is an illustrative schematic that shows approximate locations, footprint, and key features of the wave and bank areas.

MWDG will prepare a memorandum regarding wave feasibility. The memorandum will describe project objectives, constraints, hydrology, wave potential, basic wave operations, recommended next steps and rough order-of-magnitude wave cost range (typical accuracy 30-50% at this planning level). Costs will be based on our previously built projects in the U.S.A. (Note: a detailed preliminary design effort (30% design) is usually required to determine more accurate project costs within 20%). MWDG will use photographs and illustrations of similar wave project completed to demonstrate project wave performance/outcomes.

Although we will include discussion of potential economic, social, and environmental benefits based on other completed projects/studies, we recommend that a site specific economic or triple bottom line study specific for this project be completed in a later phase of work as needed. Due to their cost, our experience is that these studies are done after a specific site is located with initial feasibility completed to determine if a project is possible and what are the likely capital development costs. For such a study to be reliable enough to make capital investment decisions, it requires specific local/regional expertise, proper analysis and significant efforts. Although we have worked with private firms that specialize in such work, we often recommend partnering with a university, where possible, because they are viewed as a neutral third-party expert. We see this as important because these studies often become part of the justification to use public funds.

Deliverables: Memorandum presenting narratives of concept and planning level costs, and Concept Schematics– one (1) concept plan view (aerial perspective) drawings prepared by MWDG. Electronic PDF delivery.

SCHEDULE:

It is our understanding that you would like to have the feasibility memorandum completed in Winter 2021. We will make reasonable efforts to meet your schedule needs. The following is an estimate of the time needed to complete the proposed tasks. The schedule would begin once execution of contract and receipt of all the requested project information is received.

➢ Task 1 – Review of project information	3-weeks
➢ Task 2 – Site Visit	1-week
➢ Task 3 – Concept Development & Feasibility Memorandum	10-weeks

FEE:

MWDG shall work for a fixed fee according to the fee schedule (in USD) below:

➢ Task 1 – Review of project information	$1,500.00
➢ Task 2 – Site Visit	$3,000.00
➢ Task 3 – Concept Development & Feasibility Memorandum	$9,000.00

Fee to be paid in two installments. Half at notice to proceed and remaining balance at completion of all authorized tasks. For cost and anticipated effort by task see Attachment B in attached proposal letter.

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CLIENT	MERRICK & COMPANY
BY:	BY: Michael J. Martin
NAME:	NAME: MICHAEL J. MARTIN
DATE:	DATE: 9/29/2020

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Attachments A.2 and A.3
Additional Services

A.2 Additional Services

The following services, and any other services not specifically described in Statement of Services, are not included in Merrick's basic services. An undertaking for Additional Services shall not be presumed by course of conduct or custom in the industry. Additional Services may be provided if authorized by Client in writing. Additional Services shall be paid by Client as provided in the Agreement, in addition to the compensation for Merrick's basic services.

A.2.1. Providing financial feasibility or other special studies.

A.2.2. Providing planning surveys, site evaluations, environmental studies or comparative studies of prospective sites, and preparing special surveys, studies and submissions required for approval of governmental authorities or others having jurisdiction over the Project.

A.2.3. Providing services relative to future facilities, systems and equipment, which are not intended to be constructed during the Construction Phase.

A.2.4. Preparing documents of alternate, separate or sequential bids or extra services in connection with bidding, negotiation or construction prior to the completion of the Construction Documents Phase, when requested by Client.

A.2.5. Providing coordination of Work performed by separate contractors or by Client's own forces.

A.2.6. Providing services in connection with the work of a construction manager or separate consultants retained by Client except as provided elsewhere in this agreement.

A.2.7. Providing Detailed Estimates of Construction Cost, analyses of owning and operating costs, or detailed quantity surveys or inventories of materials, equipment and labor.

A.2.8. Providing interior design and other similar services required for or in connection with the selection, procurement or installation of furniture, furnishings and related equipment other than permanently installed laboratory case work and equipment, if beyond the scope of this Project.

A.2.9. Making revisions in Drawings, Specifications or other documents when such revisions are inconsistent with written approvals or instructions previously given, are required by the enactment or revision of codes laws or regulations subsequent to the preparation of such documents or are due to other causes not solely within the control of Merrick.

A.2.10. Preparing as-built drawings, or preparing drawings, specifications and supporting data and providing other services in connection with Change Orders to the extent that the adjustment in the basic Compensation resulting from the adjusted Construction Cost is not commensurate with the services required of Merrick, provided such Change Orders are required by causes not solely within the control of Merrick.

A.2.11. Making investigations, surveys, valuations, inventories or detailed appraisals of existing facilities, and services required in connection with construction performed by Client or others.

A.2.12. Providing consultation concerning replacement of any Work damaged by fire or other cause during construction, and furnishing services as may be required in connection with the replacement of such Work.

A.2.13. Providing services made necessary by the default of the Contractor or others, or by major defects or deficiencies in the Work of the Contractor or others, or by failure of performance of either the Client or Prime Contractor under the Contract for Construction.

A.2.14. Preparing a set of reproducible record drawings showing significant changes in the Work made during construction based on marked-up prints, drawings and other data furnished to Merrick.

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A.2.15. Providing extensive assistance in the utilization of any equipment or system such as initial start-up or testing, adjusting and balancing, preparation of operation and maintenance manuals, training personnel for operation and maintenance, and consultation during operation.

A.2.16. Providing services after issuance to the Client of the final Certificate of Occupancy.

A.2.17. Preparing to serve or serving as an expert witness in connection with any public hearing, arbitration proceeding or legal proceeding.

A.2.18. Providing services of consultants for other than the normal architectural, structural, mechanical and electrical engineering services of the Project.

A.2.19. Providing any other services not otherwise specifically included in this Agreement.

A.2.20 Claims arbiter service, including interpretation and decisions on matters concerning performance of Client and any contractor.

A.3 Provisions Applicable to all Services

A.3.1. RFI's. When it is within its scope to make written responses to requests from a contractor for clarification and interpretation of the requirements of the contract documents ("**RFI**"), Merrick shall provide written responses to such RFI's with reasonable promptness, anticipated to be an average of five (5) business days. If an RFI seeks information readily apparent from reasonable observation of field conditions or a review of the contract documents (or reasonably inferable therefrom), Merrick shall be entitled to additional compensation for the time spent in responding to such an RFI.

A.3.2. Shop Drawings. When it is within its scope to review and approve or take other appropriate action on the contractor submittals, such as shop drawings, product data, samples and other data, which a contractor is required to submit, Merrick shall do so but only for the limited purpose of checking for conformance with the design concept and the information shown in the construction documents. Such review shall be provided with reasonable promptness, anticipated to be an average of fifteen (15) business days. This review shall not include review of the accuracy or completeness of details, such as quantities, dimensions, weights or gauges, fabrication processes, construction means or methods, coordination of the work with other trades or construction safety precautions, all of which are the sole responsibility of the contractor or others. Review of a specific item shall not indicate that Merrick has reviewed the entire assembly of which the item is a component. Merrick shall not be responsible for any deviations from the construction documents not brought to the attention of Merrick in writing by the contractor. Merrick shall not be required to review partial submissions or those for which submissions of correlated items have not been received.

A.3.3. Work Rejection of Contractors. Merrick shall have the authority to reject any work that is not, in the judgment of Merrick, in conformance with the construction documents or work plans. Neither this authority nor Merrick's good-faith judgment to reject or not reject any work shall subject Merrick to any liability or cause of action to the contractor, subcontractor or any other suppliers or persons performing work on the project, and Client agrees to indemnify, defend and hold Merrick harmless from any and all damages, losses, liabilities and expenses, including attorney fees and expert and consulting fees, arising out of or resulting from such claim.

A.3.4. Certifications. Merrick shall be under no duty or obligation to execute any instruments, no matter by who requested, that would result in Merrick having to certify, guarantee or warrant the existence or nonexistence of conditions that Merrick cannot ascertain, or that were not within the scope of services. When a certification by Merrick is within the scope of its services or otherwise made, such certification means an expression of Merrick's professional opinion based on its information, knowledge and belief. It does not constitute a warranty or guarantee or have any meaning expanded beyond the foregoing definition.

A.3.5. Accurate Data. Unless the scope of services in Attachment A includes an explicit undertaking by Merrick to confirm the accuracy of plans, drawings, specifications, criteria, maps, surveys or other documents or information furnished by or on behalf of Client ("**Client Data**"), Merrick shall be entitled to rely upon Client Data as accurate and correct without investigation. If subsequent errors are discovered in Client Data which necessitate re-performance of

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services, Merrick shall be compensated for such extra services. Merrick shall not be liable for errors or omissions in Client Data.

A.3.6. Cost Estimates. Since Merrick has no control over such things as the cost or availability of labor, materials, equipment or services furnished by others, nor over any contractors' method of determining prices, nor over competitive bidding or market conditions, any cost estimate provided for under this Agreement or otherwise made by Merrick shall be on the basis of Merrick's professional experience and judgment; but Merrick cannot and does not guarantee or warrant that the bids or negotiated costs will not vary from estimates prepared by Merrick. If Client wishes greater assurance as to cost estimates, Client shall employ an independent cost estimator.

A.3.7. Extra Services. Extra services by Merrick to modify its services or deliverables to meet any Client imposed cost limitation shall entitle Merrick to additional compensation.

A.3.8. Contractors' Work. Design review, construction observation, or quality assurance services performed by Merrick shall not guarantee the performance of and Merrick shall not have responsibility or liability for damages arising from the acts or omissions of any contractor, subcontractor, supplier or any other entity or person furnishing materials or performing any work on the Project.

A.3.9 Construction Observation. The following applies in the event Client requests that Merrick evaluate, monitor or observe construction, regardless of the name given to such services. Merrick will visit the site at intervals appropriate to the stage of construction, or as otherwise agreed to in writing by Client and Merrick, in order to observe the progress and quality of the work completed by the contractor. Such visits and observation are not intended to be an exhaustive check or a detailed inspection of the contractor's work but rather are to allow Merrick to become generally familiar with the work in progress and to determine, in general, if the work is proceeding in accordance with the construction documents. Based on this general observation, Merrick will inform Client about the progress of the work and advise Client about observed deficiencies in the work. If Client desires more extensive project observation or full-time project representation, Client will request that such services be provided by Merrick as additional services in accordance with the terms of this Agreement. Merrick will not supervise, direct or have control over contractors' work nor have any responsibility for the construction means, methods, techniques, sequences or procedures selected by a contractor, nor for a contractor's safety precautions or programs in connection with the work. Client agrees to assign these responsibilities to an appropriate party. Merrick will not be responsible for any acts or omissions of a contractor, any subcontractor, any entity performing any portions of the work or any agents or employees of any of them. Merrick does not guarantee the performance of any contractor and will not be responsible for a contractor's failure to perform its work in accordance with the applicable documents or law.

A.3.10. Design without Construction Administration. The following is applicable if Merrick's services do not include Project observation or review of contractor's performance or any other construction phase services, and such services are provided by Client or by a third-party on its behalf: (a) Client assumes full responsibility for interpretation of the contract documents and for construction observation; (b) Client waives claims against Merrick in any way connected thereto; (c) Client agrees, to the fullest extent permitted by law, to indemnify, defend and hold Merrick harmless from any and all claims, damages, losses, liabilities and expenses, including attorney fees and expert and consulting fees, arising out of or resulting from claims arising from modifications, clarifications, interpretations, adjustments or changes made to the contract documents to reflect changed field or other conditions, except for claims caused by the sole negligence or willful misconduct of Merrick.

A.3.11. Hazardous Materials. In the event Merrick or any other party encounters hazardous materials at the jobsite, or should it become known in any way that hazardous materials may be present at the jobsite or any adjacent areas that may affect the performance of Merrick's services, Merrick may, at its option and without liability for consequential or any other damages, suspend performance of its services until Client retains an appropriate specialist to identify, abate and/or remove the hazardous materials, and warrant that the jobsite is in compliance with applicable laws and regulations. Since Merrick's scope of services does not include services related to the presence of hazardous materials, hazardous materials encountered in the performance of Merrick's services shall be the responsibility of Client, and Client waives all claims and causes of action against Merrick in connection with hazardous materials. As used in this section, "hazardous materials" is defined in its broadest sense.

A.3.12 ADA. Since the Americans with Disabilities Act contains general provisions subject to differing interpretations on a case-by-case basis, services in connection therewith shall be on the basis of Merrick's professional

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experience and judgment but Merrick cannot and does not guarantee or warrant its services will be in compliance therewith.

A.3.13 Reserved

A.3.14 Electronic Data. The following is applicable if Merrick provides Client with electronic data created by Merrick for the Project, including, as applicable, CAD files and BIM data (collectively, "Electronic Data"). Electronic Data does not include vendor, fabricator, contractor or any third party supplied electronic data.

A.3.14.1 Subject to the scope of services, Merrick will make Electronic Data in an original format produced by Merrick available to Client at the end of Schematic Design Phase, the end of Design Development Phase, the end of the Construction Document Phase, and at the time Construction Bid Packages are issued, as applicable. When distributing Electronic Data, Client agrees to make its use by third parties subject to the following conditions (the "**Disclaimer**"):

A.3.14.2, see below:

Recipient acknowledges and agrees to the following by its acceptance or utilization of the Data (defined below) and to the additional terms and conditions of the Agreement between Merrick and its Client on the Project:
Designs, drawings, calculations, specifications, Electronic Data, CAD files and similar services, in either electronic or hard copy form, prepared by Merrick are instruments of service for use solely on the Project (collectively, "**Data**"). Data does not constitute the sale or delivery of products or goods. Merrick, owner of the Data, retains all reserved rights, including copyrights. Client's non-assignable license to use Data is subject to termination for violation of the terms of use or if Client is in default of its Agreement with Merrick. Improper use or any reuse of Data after termination of the Merrick/Client Agreement or upon suspension or completion of the Project are at recipient's sole risk and without liability to Merrick, and each recipient waives all claims against (regardless of the legal theory) and agrees to indemnify, defend and hold Merrick harmless from any and all claims, damages, losses, liabilities and expenses, including attorney fees and expert and consulting fees, arising out of or resulting from such use or reuse. No privity of contract with Merrick is created by access to Data, and no independent right of action against Merrick or its personnel is created thereby including, without limitation, third-party beneficiary or fiduciary status. There are no warranties or guaranties, either express or implied, of any kind, nature or type whatsoever (including those of condition, merchantability, suitability and fitness for a particular purpose or use) regarding the Data, and all such warranties and guaranties are expressly disclaimed. Electronic transfer from one system to another can generate errors in Data, thereby making it unreliable; consequently in the event of a difference between Data and hard-copy Construction Documents, the later controls.

A.3.14.3 Merrick will transfer Electronic Data in accordance with its customary practice under the circumstances which may include electronic mail, File Transfer Protocol sites, secure project websites, or disc copies. Because the current state of technology does not allow for transfer from one system or format to another without the possibility of generating errors: (1) no representation or warranty, express or implied, can be or is made regarding the reliability or accuracy of Electronic Data; (2) in the event of a difference between Electronic Data and hard-copy Construction Documents, the later controls; (3) Client agrees Merrick is not liable for, and Client waives claims against, and agrees to indemnify, defend and hold Merrick harmless from any and all claims, damages, losses, liabilities and expenses, including attorney fees and expert and consulting fees, arising out of: (a) Client's failure to make use of Electronic Data by third parties subject to the Disclaimer; (b) Client's transfer of Electronic Data by any means; (c) use, modification or misuse of the Electronic Data by parties other than Merrick; (d) the limited life expectancy and decline of accuracy or

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readability of the Electronic Data over time; (e) use of electronic Data by third parties receiving it; (f) the incompatibility of software or hardware used by Merrick. Client agrees to include language similar to the foregoing in its agreements with other firms working on the Project who will have access to Electronic Data.

A.3.15 Reserved

A.3.16 Reserved

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Attachment B

Schedule of Insurance

Merrick shall maintain during the term of this Agreement and, if Client is not in default hereunder, for a period of two (2) years after performance of Merrick's services, insurance of the kinds and with the limits indicated below:

Worker's Compensation Insurance as required by statute, including **Employers Liability**, with limits of $1,000,000 each accident; $1,000,000 disease - policy limit; $1,000,000 disease - each employee.

Commercial General Liability Insurance with limits of $1,000,000 per occurrence and $2,000,000 aggregate.

Business Automobile Liability Insurance with limits of $1,000,000 per occurrence, combined single limits (owned, hired & non-owned).

Umbrella/Excess Liability Insurance with limits of $3,000,000 per occurrence.

Professional Liability Practice Policy with limits of $1,000,000 per claim and $2,000,000 annual aggregate.

Certificates of insurance evidencing these coverages shall be submitted to Client at the commencement of Merrick's services. The coverages are subject to the terms, exclusions and conditions of the policies with the insurer's liability equivalent to Merrick's under this Agreement when a covered claim has limits in excess of Merrick's liability. Merrick will provide the Client a 30-day advance written notice of cancellation. Failure to submit the certificates or endorsements or failure of Client to insist upon submission shall not relieve Merrick of its duty to maintain the required insurance.

Unless otherwise provided, Client shall maintain insurance upon the entire work at the site to the full insurable value thereof. This insurance shall include the interests of Client, the owner, Merrick, any other beneficially interested person or entity, and shall insure against the perils of fire and extended coverage and shall include "all risk" insurance for loss or damage. If Client does not intend to maintain such insurance, Client shall inform Merrick in writing prior to commencement of Merrick's services in which case, at the option of Merrick, Merrick may then obtain insurance to protect its interests. If Merrick is damaged by failure of Client to maintain such insurance and to so notify Merrick, then Client shall bear all costs properly attributable thereto. Client shall require that all contractors of any tier on this project obtain and maintain insurance, with appropriate limits, to cover the perils of their undertakings and the allocation of risk on the Project.

To the extent damages are covered by property insurance whether within a deductible, self-insured layer, Client and Merrick and their insurers waive all rights against each other and against the contractors, consultants, agents, and employees of the other for damages, except such rights as they may have to the proceeds of such insurance. Client or Merrick, as appropriate, shall require of the contractors, consultants, agents, and employees of any of them similar waivers in favor of the other parties enumerated herein.

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Attachment C

Compensation

C.1. Payment Provisions

C1.1. In the event of Additional Services performed by Merrick, Merrick's compensation shall be fixed fee or hourly not to exceed as outlined in each Work Order.

C1.2. Hourly Not to Exceed Compensation: Direct Labor

In the event of Additional Services performed by Merrick, Merrick's compensation shall be for time actually spent by Merrick's employees in the performance of the Work. Merrick's compensation shall not exceed the total fee and hourly rates mutually agreed to by the parties provided in each Work Order without prior authorization by Client and Merrick.

The agreed upon hourly rates provide full compensation to Merrick for actual salaries and wages, payroll burden (payroll taxes, sick leave, vacation, holiday pay, pension, savings plans, health and life insurance, departmental overhead, general & administrative expenses and for profit. Approved overtime shall be compensated at a rate of 1.0 times the hourly rates.

C1.3. Hourly Not to Exceed Compensation: Other Direct Costs

In the event of Additional Services performed by Merrick, in addition to the Direct Labor compensation as provided in 2. above, Client will reimburse Merrick for its actual and reasonable cost incurred in the performance of the Work for the following items:

a. The cost of transportation and living expense of Subconsultant's managers or employees traveling from home office or project site incurred in discharge of duties connected with the Work. Reimbursement for air travel shall not exceed Coach Fare.

b. The cost incurred for premium handling of document transmittals in excess of the cost to transmit such documents via First Class U.S. Mail, such as express airfreight or private courier; and long-distance telephone, telegraphic, and Telecopier services.

c. Reproduction of reports and documents required for submission to Merrick.

d. The cost of subcontracts, consultants and other procured services necessary for the Work, with the prior approval of Merrick's representative.

e. Any other costs not described above which are proper charges to the Work and approved in advance by Merrick's representative.

C1.4. Fixed Fee Compensation

Merrick's compensation shall be a fixed fee that includes Direct Labor and Other Direct Costs as outlined in 2 and 3 above per details in individual Work Orders. Payment shall be per provisions outlined in C.2 invoiced as work progress as percent complete or per details in individual Work Orders.

C.2. Provisions Applicable to all forms of Payment

C.2.1. Client shall make an initial payment of $__0__ as a retainer upon execution of this Agreement. Upon receipt of the retainer Merrick shall commence services. The retainer shall be held by Merrick and applied against the final invoice. If the amount of the retainer exceeds the final invoice, Merrick shall refund the balance with the final invoice. If the final invoice exceeds the retainer, Client shall promptly remit the amount due. Interest earned on the retainer shall in all instances be for the account of Merrick and shall not be included in any refund or remittance calculation.

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C.2.2. Except where the payment provisions above provide or require otherwise, Merrick shall submit invoices to Client on a periodic basis with a summary of services performed in accordance with Merrick's standard invoicing practices. Client shall notify Merrick of any objection within fourteen (14) calendar days of the invoice date, identifying the reasons there for in writing and timely paying that portion of the invoice not in dispute. Invoices will be considered acceptable to Client if no such objections are made.

C.2.3. Unless otherwise provided in this Agreement, payment is due upon presentment of an invoice. Invoices not paid within thirty (30) days of presentment (except any portion of an invoiced amount in dispute and resolved in favor of Client) shall accrue interest at the rate of 1.5 percent per month, compounded annually. Interest shall be calculated from the date of an invoice, with payments credited first to interest and then to principal.

C.2.4. Payment to Merrick shall not be withheld, postponed or made contingent on the construction, completion or success of the project or upon receipt by Client of offsetting reimbursement or credit from other parties who may have caused additional services or expenses. No withholdings, deductions or offsets shall be made from Merrick's compensation for any reason except upon compliance with the certification requirements of Article 8.

C.2.5. Timely payment by Client to Merrick is a material part of the consideration of this Agreement.

C.2.6. If during the term of this Agreement circumstances or conditions that were not originally contemplated by or known to Merrick are revealed, to the extent that they affect the scope of services, compensation, schedule, allocation of risks or other material terms of this Agreement, Merrick may call for renegotiation of appropriate portions of this Agreement. Merrick shall notify Client of the changed conditions necessitating renegotiation, and Merrick and Client shall promptly and in good faith enter into renegotiation of this Agreement. If terms cannot be agreed to, either party may then terminate this Agreement.

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Attachment D

(Reserved)

City of Kuna

City Council Staff Memo

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

To: City Council

Case Numbers: 19-09-S (*Subdivision*), *Corbin's Cove Subdivision*

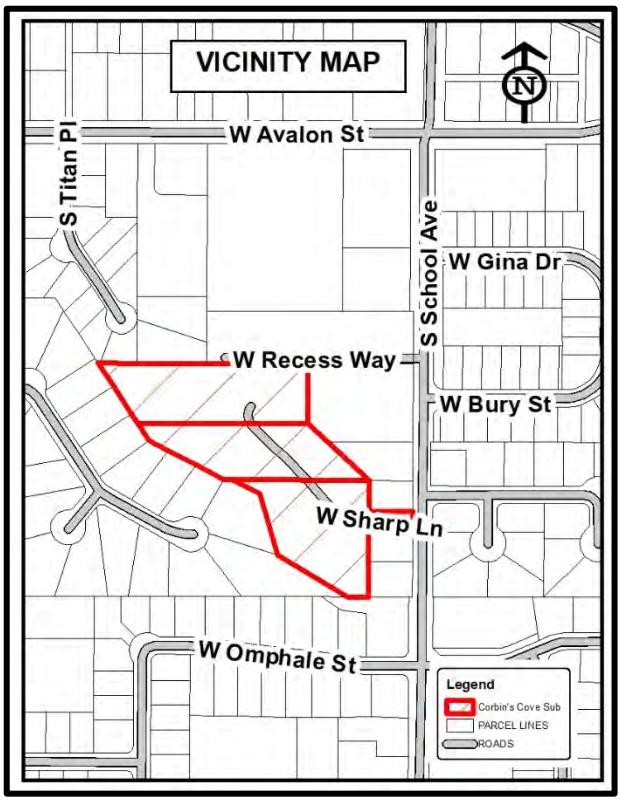
Location: Near the Southwest Corner (SWC) of Avalon St. & School Ave., Kuna, Idaho 83634

Planner: Troy Behunin, Planner III

Hearing Date: August 18, 2020
Continued to: *September 15, 2020 and October 6, 2020*

Representative: *Gary McAllister*
2115 E. Bowstring St.
Meridian, Idaho 83642
208.283.4830
Mcallgary@gmail.com

Owner: *Paul Winward*
8291 S. Locust Grove. Rd.
Meridian, ID 83642



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I. Proposed Kuna City Code Analysis
J. Commission's Recommendation to Council
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A. Process and Noticing:

1. Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states subdivision preliminary plat applications are designated as *public hearings*, with the Planning and Zoning Commission as the recommending body, and the City Council as the decision-making body. These land use applications were given proper public notice and have followed the requirements set forth in Idaho Code, Chapter 65, Local Land Use Planning Act (LLUPA).

a. Notifications

i.	Neighborhood Meeting	Nov. 14, 2019 (three persons attended)
ii.	Agencies	Jan. 22, 2020
iii.	350' Property Owners	August 10, 2020
iv.	Kuna, Melba Newspaper	July 19, 2020
v.	Site Posted	July 27, 2020

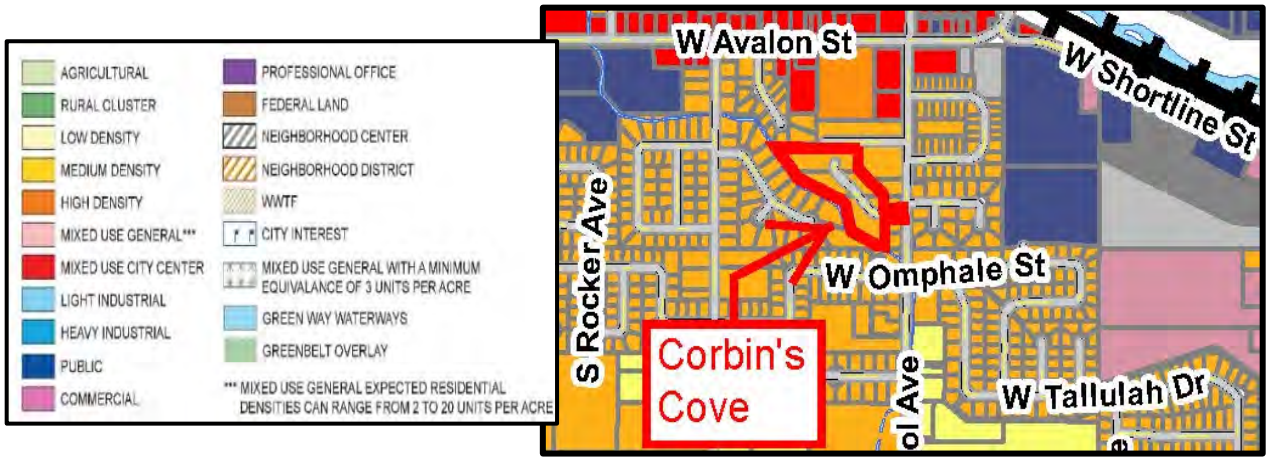
B. Applicant Request:

1. The applicant, Gary McAllister requests to subdivide approximately 6.00 acres in Kuna City with the Medium Density Residential **(MDR)** into 22 total lots (21 home lots and one common lot) and has reserved the name *Corbin's Cove Subdivision*. The site is near the Southwest Corner of Avalon St. and School Ave., Kuna, Idaho; In Section 26, T 2N, R 1W, APN #'s: R5080251061, R5070251161 and R5070251166.

C. Site History: The subject site is approximately 6.00 acres in size and is currently zoned R-6 (MDR) and in Kuna City limits. The subject site has historically been used for a single-family residences and open fields.

D. General Projects Facts:

1. **Comprehensive Plan Designation:** The Future Land Use Map (FLUM) is intended to serve as a *guide* for the decision-making body for the City. The Comp Plan map indicates land use designations generally speaking, it is not the actual zone. The FLUM identifies the approximately 6.00-acre site as Medium Density Residential, or 4-8 Dwelling Units per Acre, (DUA).



2. **Kuna Recreation and Pathways Master Plan Map:**
The Recreation and Pathways Master Plan Map does not indicate a future pathway / trail through the subject site. it does indicate a bike route on School Avenue.

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

North	R-6	Medium Density Residential in KUNA CITY
South	R-4 & R-6	Medium Density Residential in KUNA CITY
East	R-6	Medium Density Residential in KUNA CITY
West	R-6	Medium Density Residential in KUNA CITY

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

Property Owner	Parcel Size	Current Zone	Parcel Number
Donald & Tracy Boyd	Approx. 2.10 ac.	R-6 Med Den Res.	R5070251166
William & Sandra Doughty	Approx. 1.74 ac.	R-6 Med Den Res.	R5070251161
Paul Winward	Approx. 2.05 ac.	R-6 Med Den Res.	R5070251061

5. **Services:**

Sanitary Sewer– COK
Potable Water – COK
Fire Protection – Kuna Rural Fire District (KRFD)
Police Protection – Kuna City Police (ACSO)

Irrigation District – Boise-Kuna Irrigation District Sanitation Services – J & M Sanitation
Pressure Irrigation – Kuna Municipal Irr. System (KMIS)

6. **Existing Structures, Vegetation and Natural Features:** Currently there is a residence on each parcel listed above. Additionally, each lot has an out-building and large sections of land that are raw land. These parcels are generally flat and on-site vegetation is consistent with typical residence and large open fields.

   Transportation / Connectivity: The site has limited frontage along School Avenue (Approx. 50'). Applicant shall satisfy Kuna City and ACHD's requirements for roadway improvements for all on-site public roads and the intersection with School Avenue, including road widening and vertical/ rolled curb, gutter and sidewalks appropriately. The Applicant shall work with the Emergency Medical Services (EMS) to provide emergency access for the site at proper widths approved by the City of Kuna, ACHD the KRFD.

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

8. **Agency Responses:** The following responding agency comments are included as exhibits with this case file:
   - City Engineer (Paul Stevens) Exhibit B-1
   - Ada County Highway District (ACHD) Exhibit B-2
   - Boise Project Board of Control Exhibit B-3
   - Central District Health Department (CDHD) Exhibit B-4
   - Department of Environmental Quality (DEQ) Exhibit B-5
   - Idaho Transportation Department (ITD) Exhibit B-6
   - Kuna School District No. 3 (KSD 3) Exhibit B-7

E. Staff Analysis:

Applicant proposes to subdivide the approximately 6.00 acres in order to create a subdivision known as *Corbin's Cove* Subdivision. The site is in Kuna City limits and is currently zoned R-6, a Medium Density Residential **[**MDR**]**) zone. The applicant does not wish to change the zone.

The City of Kuna FLUM and the Comprehensive Plan for Kuna identifies this parcel as Medium Density Residential uses, which equals four (4) to eight (8) dwelling units per acre (DUA). This application requests 4.2 Net DUA. Staff views this proposal to be in concert with the FLUM and Comprehensive Plan.

Applicant proposes 21 home lots and 1 common lot (22 total) with the Corbin's Cove preliminary plat with a gross density (total property) of 3.56 DUA and net density (land that can be developed) of 4.4 DUA including 7,695 square feet of open space (or 2.5% of the overall project). The applicant should be conditioned to work with the Public Works department in order to bring utilities to the site in conformance with Kuna's regulations. Public utilities shall be provided at the developers cost, by extending existing utilities/facilities with sufficient sizes. Staff recommends the applicant be conditioned to provide street lights throughout the Sub that comply with KCC for distance, style and wattage, including street lights at all intersections and hydrants. The applicant's proposal is for a new single-family community. This development does not reach the 30 home threshold however, staff recommends the applicant work with the City engineer and the KRFD to address possible concerns about a long cul-de-sac and to work with KRFD on proper EMS access. Staff recommends that all streets be improved and dedicated as public roads.
Staff has determined these applications comply with Title 5 of the Kuna City Code; Idaho Statute §50-222; and the Kuna Comprehensive Plan and FLUM; and forwards Case No. 19-09-S, to the Kuna Council with recommended conditions of approval listed in section 'M' of this report.

F. Applicable Standards:

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

G. Procedural Background:

On Tuesday August 18, 2020, the Council ***will consider*** the Corbin's Cove subdivision project, Case No's 19-09-S, including the applications, agency comments, staff's report and public testimony presented or given.

H. Proposed Comprehensive Plan Analysis:

The Council may accept or reject the Comprehensive Plan components, and ***have/have not*** determined the proposed preliminary plat request for the site ***is/is not*** consistent with the following Comprehensive Plan components as described below:

The comprehensive plan is a living document, intended for use as a guide to governmental bodies. The plan is not law that must be strictly adhered to in the most stringent sense; it is to be used by public officials to assist their decision making for the City.

2.0 – Property Rights and Summary

Goal 1: Ensure the City land use policies, restrictions, conditions and fees do not violate private property rights and ensure that land use actions, decisions, and regulations do not effectively eliminate all economic value of the subject property. Ensure that City land use actions, decisions, and regulations do not prevent a private property owner from taking advantage of a fundamental property right and evaluate with guidance from the City attorney and the Idaho Attorney General's six criterion established to determine the potential for property "takings".

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

5.0 Economic Development Goals and Objectives - Summary:

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

Comment: *The proposed application complies with the comprehensive plan by providing a unique set and arrangement of lot sizes, sidewalks and open space throughout to meet this goal.*

6.0 Land Use Goals and Objectives - Summary:

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

Comment: *The project complies with the land use plan as adopted by the City by incorporating the following; landscaped open space, sidewalks, unique/varied housing densities and types and promotes desirable, cohesive community character and a possibility for a quality neighborhood in an in-fill development.*

8.0 - Public Services, Facilities and Utilities Goals and Objectives - Summary:

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

Comment: *Kuna has adequate services for this development and the authority to approve the request. This application will expand the City's sanitary sewer system, potable water and adds to the pressure irrigation mainline in an orderly fashion and adds amenities and some open space for its residents.*

9.0 - Transportation Goals and Objectives - Summary:
Work with Kuna City, ACHD and COMPASS to promote and encourage bicycling and walking as transportation modes. Develop a transportation strategy and identify future transit corridors while requiring developers to preserve rights-of-way, to improve mobility on major routes while balancing land use planning with transportation needs.
Comment: *The project meets the transportation goals of the City by improving Sharp Lane (Private dirt road) with expanded rights-of-way along its frontage, adding sidewalks for public use and internal roads for transportation connections.*

12.0 - Housing Goals and Objectives - Summary:
Encourage developers to provide high-quality development with a variety of lot sizes, *dwelling types*, *densities* and price points to meet the needs of current and future population while creating safe and aesthetically-pleasing neighborhoods. Ensure housing is available throughout the community for all income levels and those with special needs. Encourage logical and orderly residential development while discouraging developers from developing land divisions greater than one half acre because large lot subdivisions increase municipal costs, require public subsidy and create sprawl.
Comment: *Applicant has proposed 21 total lots which will possibly contribute to high-quality lots of varied sizes to be developed in a logical and orderly manner. The development proposes varied and unique housing types, a common lot, and possibly amenities, therefore creating a pleasant neighborhood environment.*

13.0 - Community Design Goals and Objectives - Summary:
Strengthen Kuna's Image through good community and urban design principles that create self-sufficient neighborhoods. Foster good community design concepts that incorporate landscape features to serve as buffers between incompatible uses while reducing scale and create a sense of place.
Comment: *The application incorporates sound community design and landscape features to integrate with surrounding uses to create a sense of place for the community and will foster neighborhood interactions and activities within its boundary.*

I. Proposed Kuna City Code Analysis:

1. This request appears to be consistent and in compliance with Kuna City Code (KCC).
   Comment: *The proposed project meets the land use and area standards in Chapter 3, Title 5 of KCC. Staff also finds that the proposed project meets all applicable requirements of Title 6 of KCC.*

2. The site is physically suitable for a subdivision.
   Comment: *The approx. 6.00 acre subdivision has sufficient size to include a mix of lot sizes, neighborhood landscaped common lot.*

3. The subdivision uses ***are/are not*** likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.
   Comment: *The land to be subdivided* ***is /is not*** *used as wildlife habitat. Roads, homes and open space are planned for construction according the City requirements and best practices. Staff is not aware of any environmental damage or loss of habitat associated with the proposed development.*

4. The subdivision application ***is/is not*** likely to cause adverse public health problems.
   Comment: *The subdivision of the property follows the zoning designation per Kuna Code 5-13-9. The Medium Density zone requires connection to public sewer and water, therefore eliminating the*

occurrence of adverse public health problems. Through correspondence with public service providers and application evaluation, this project appears to avoid detriment to surrounding uses.

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

   Comment: *The subdivision design did consider the location of the property, classified roadway (School Ave.) and the system. The subject property may be (when appropriate) connected to the City's public sewer, water and pressure irrigation facilities. The adjacent uses are complimentary uses as proposed in the Kuna Comprehensive Plan Future Land Use Map.*

6. The existing and proposed street and utility services in proximity to the site are suitable and adequate for residential purposes.

J. Commission's Recommendation to the Council:

19-09-S (Preliminary Plat) During the public hearing by the Planning and Zoning Commission of Kuna, Idaho, the Commission hereby recommended approval to City Council for Case No's 19-09-S, a Preliminary Plat request by Gary McAllister, with the following conditions of approval:

- *Applicant shall follow the conditions outlined in the staff report,*
- *Staff to research if lot sizes were limited in a former development or annexation agreement,*
- *Applicant shall form an HOA to care for the perpetual care and maintenance for the ditch back and all other open spaces,*
- *Applicant shall work with Boise Project Board of Control on fence and maintenance strategies.*
- *Work with staff to increase the open space closer to 5%, and to move the common lot to the south side of the street and more centralized,*
- *Work with staff on amenities for the common lot (Gazebo & BBQ pit),*
- *The road will be a public road.*

K. Decision and Order by the City Council:

Note: This motion is for the approval, conditional approval or denial of the preliminary plat applications. However, if the City Council wishes to approve or deny specific parts of these requests as detailed in the report, those changes must be specified.

Based on the facts outlined in staff's report and public testimony as presented, the City Council of Kuna, Idaho, hereby ***approves/conditionally approves/denies*** Case No*. 19-09-S* (Preliminary Plat), a Preliminary Plat request by Gary McAllister, with the following conditions of approval:

- *Applicant shall not request final plat approval until the City's Public Works Director issues the Will-Serve Letter to the applicant that states the City's Ten Mile Lift Station or some other City appurtenance has capacity to accept the wastewater discharged from the proposed subdivision, (See Condition 17).*
- *In the event a Will-Serve Letter is not issued within the time the Applicant is required to record a final plat, the Applicant shall have good cause and be eligible to receive, pursuant to KCC § 6-2-3 (J), a time extension to file a final plat up to and until a Will-Serve Letter has been issued, (See condition 18).*

1. The applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
   a. The City Engineer shall approve the sewer hook-ups.
   b. The City Engineer shall approve drainage and grading plans.

c. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties".
d. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
e. The Kuna Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District is required.
f. The *Boise Project and Board of Control* shall approval any modifications to the existing irrigation system.
g. Approval from Ada County Highway District shall be obtained and Impact Fees must be paid prior to issuance of any building permit.
h. Idaho Transportation Department. No public street construction may be commenced without the approval and permit from Ada County Highway District and Idaho Transportation Department.
i. All public rights-of-way shall be dedicated and constructed to standards of the City, Ada County Highway District,

2. Installation of utility service facilities shall comply with requirements of the public utility or irrigation district providing services. All utilities shall be installed underground, see KCC 6-4-2-W.
3. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site.
4. Street lighting shall use LED lights, with spacing and wattages meeting KCC 5-4-6; applicant shall coordinate a street light plan for P & Z approval in concert with the prepared construction drawings for the project.
5. Parking within the site shall comply with KCC 5-9-3.
6. Fencing within and around the site shall comply with Kuna City standards – KCC 5-5-5- A-J and KCC 6-4-2-E.
7. A sign permit is required prior to subdivision entrance sign construction and shall comply with KCC 5-10-4. *Monument signs will require a separate design review.*
8. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within three days or as the planting season permits as required to meet KCC 5-17-7 standards. Maintenance and planting within public rights-of-way shall be approved from the public entities owning the property.
9. Submit a petition to the City consenting to the pooling of irrigation surface water rights for delivery purposes and request to annex the irrigation surface water rights appurtenant to the property to the Kuna Municipal Pressure Irrigation System of the City (KMIS) prior to requesting final plat signature from the City Engineer.
10. The land owner/applicant/developer and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the Council, or seek amending them through public hearing processes.
11. The applicant's proposed preliminary plat (if approved) shall be considered a binding site plan, *or as modified and approved* through the public hearing process.
12. Applicant shall remedy any outstanding code enforcement issues prior to recordation of a final plat.
13. Staff recommends that all streets be improved and dedicated as public roads.
14. Applicant shall work with KRFD to accommodate EMS access and all other requirements of the KRFD.
15. Applicant shall follow staff, city engineer and other agency recommended requirements as applicable.
16. Compliance with all local, state and federal laws is required.
17. *Applicant shall not request final plat approval until the City's Public Works Director issues the Will-Serve Letter to the applicant that states the City's Ten Mile Lift Station or some other City appurtenance has capacity to accept the wastewater discharged from the proposed subdivision.*
18. *In the event a Will-Serve Letter is not issued within the time the Applicant is required to record a final plat, the Applicant shall have good cause and be eligible to receive, pursuant to KCC § 6-2-3 (J), a time extension to file a final plat up to and until a Will-Serve Letter has been issued.*

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

Proposed Kuna City Council
Proposed Findings of Fact and Conclusions of Law

L. Based upon the record contained in Case No's 19-09-S, including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, including the exhibits, and the testimony during the public hearing, the Kuna Council hereby ***approves/conditionally approves/denies*** the Findings of Fact and Conclusions of Law, and conditions of approval for Case No. 19-09-S a request for Preliminary Plat approval by Gary McAllister:

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

   Comment: *The Council held a public hearing on the subject applications on August 18, 2020, September 15, 2020 and October 6, 2020, to hear from City staff, the applicant and to accept public testimony. The decision by the Council is based on the application, staff report and public testimony, both oral and written.*

2. *Based on the evidence contained in Case No. 19-09-S, this proposal* ***does/does not*** *generally comply with the Comprehensive Plan and City Code.*

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

3. *Based on the evidence contained in Case No. 19-09-S, this proposal* ***does/ does not*** *generally comply with the Kuna City Code.*

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

4. *The Kuna Council has the authority to* ***approve / conditionally approve / deny*** *Case No. 19-09-S.*
   Comment: *On October 6, 2020, Kuna's Council will vote to* ***approve / conditionally approve / deny*** *Case No. 19-09-S.*

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

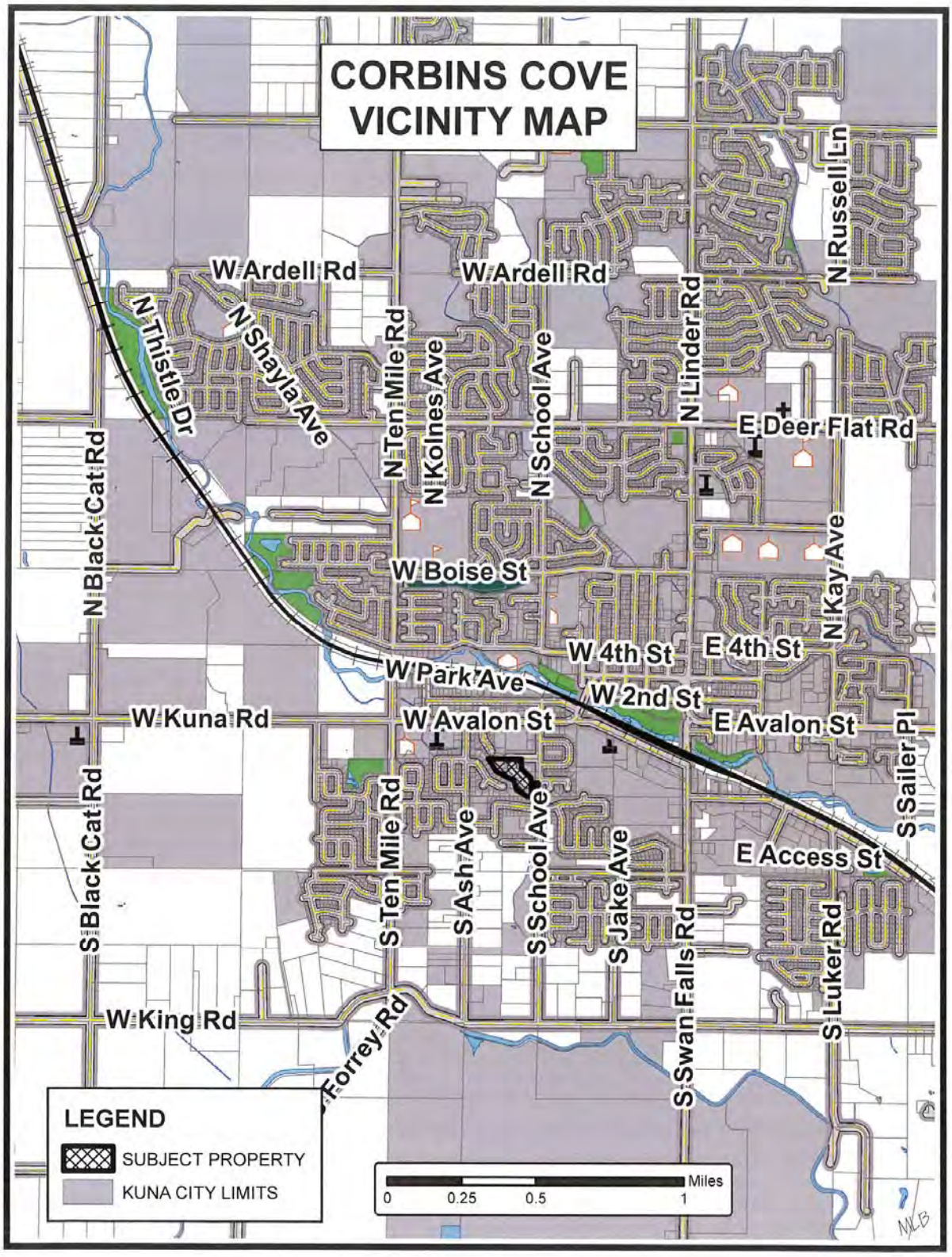
   Comment: *Neighborhood Notices were mailed out to residents within 350-FT of the proposed project site on August 10, 2020, and a legal notice was published in the Kuna Melba Newspaper on July 19, 2020. The applicant placed a sign on the property on July 27, 2020.*

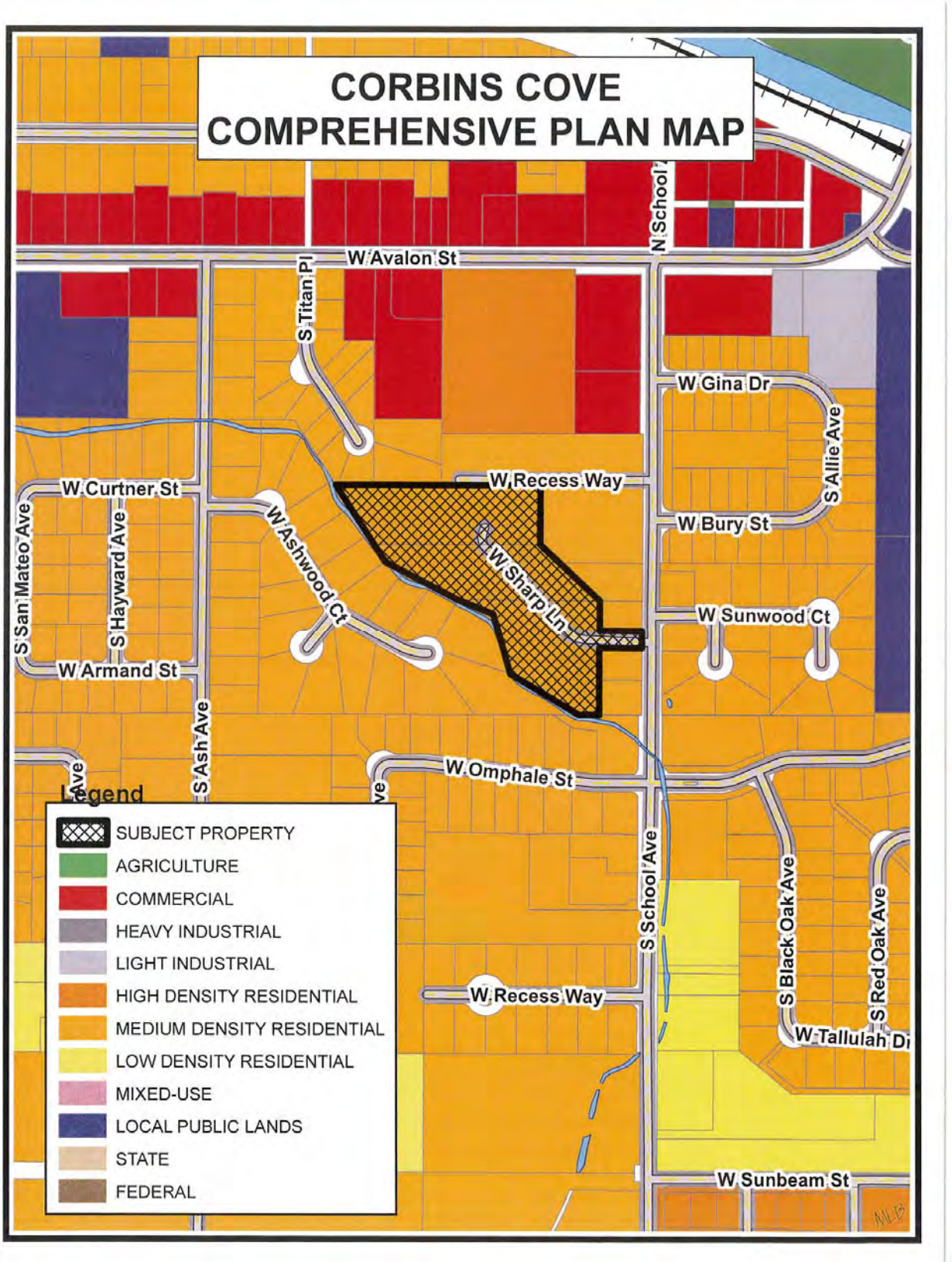
6. Corbin's Cove Subdivision application requests Medium Density Residential (MDR) showing approximately 19 sewer connections on six acres. Wastewater from proposed Corbin's Cove will gravity flow to the City's Ten Mile Lift Station. The Ten Mile lift station's capacity is allocated at over 100%. There is no capacity in that lift station to service Corbin's Cove. Resultingly the City is unable to issue a "Will Serve" letter to receive and process the wastewater from any residential structure constructed within Corbin's Cove Subdivision. The City of Kuna is actively working to obtain additional capacity in the Ten Mile Lift Station but it is unknown how long that will take. Therefore the objective that public services are available to accommodate Corbin's Cove

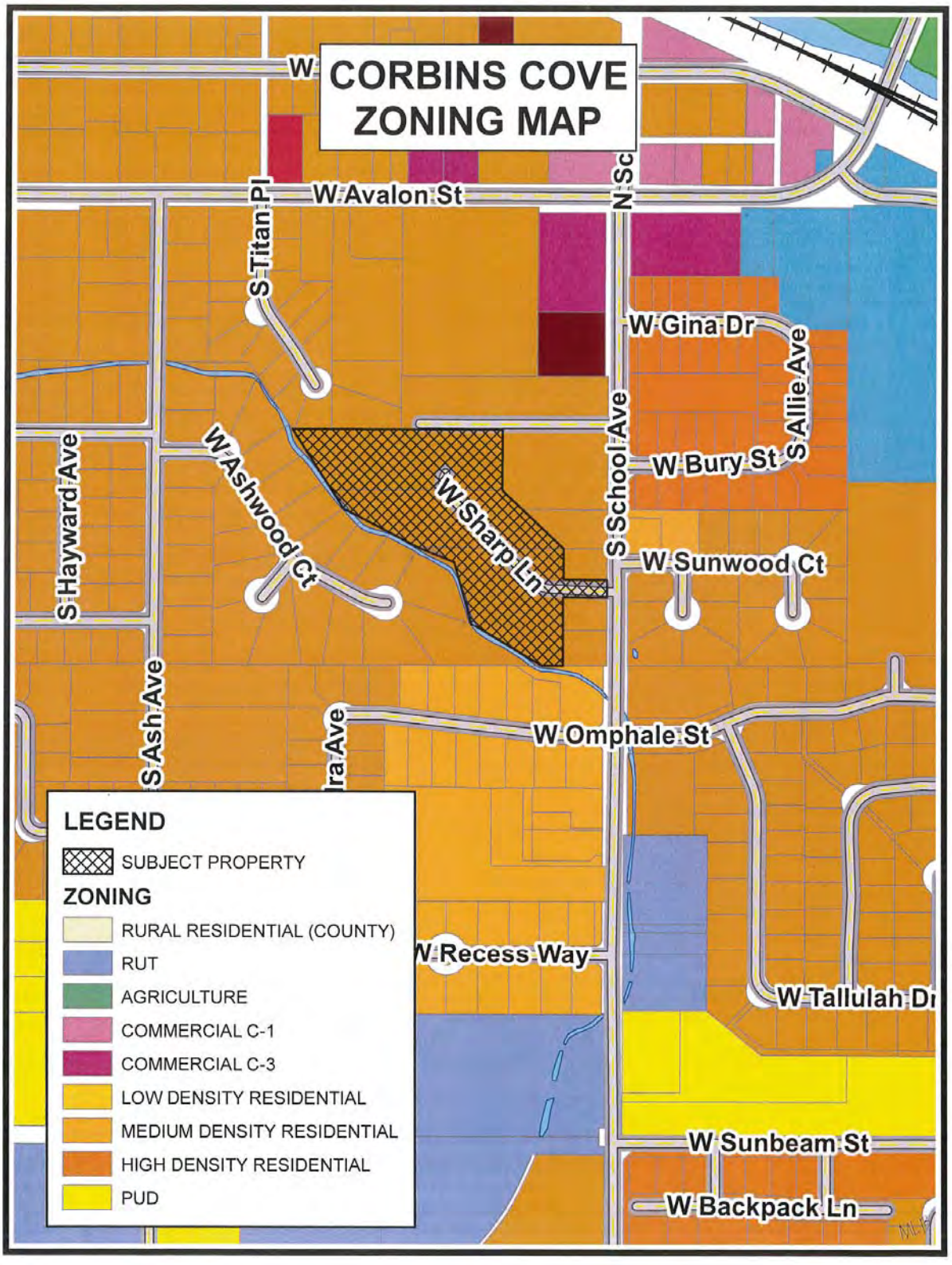
[See the City's Subdivision Ordinance Title 6 of the Kuna City Code at section 6-2-3 (F)] cannot currently be met by the City.

Comment: *The applicant is made aware of the current limitations in connection with the Ten Mile Lift Station and the Corbin's Cove Subdivision application.*

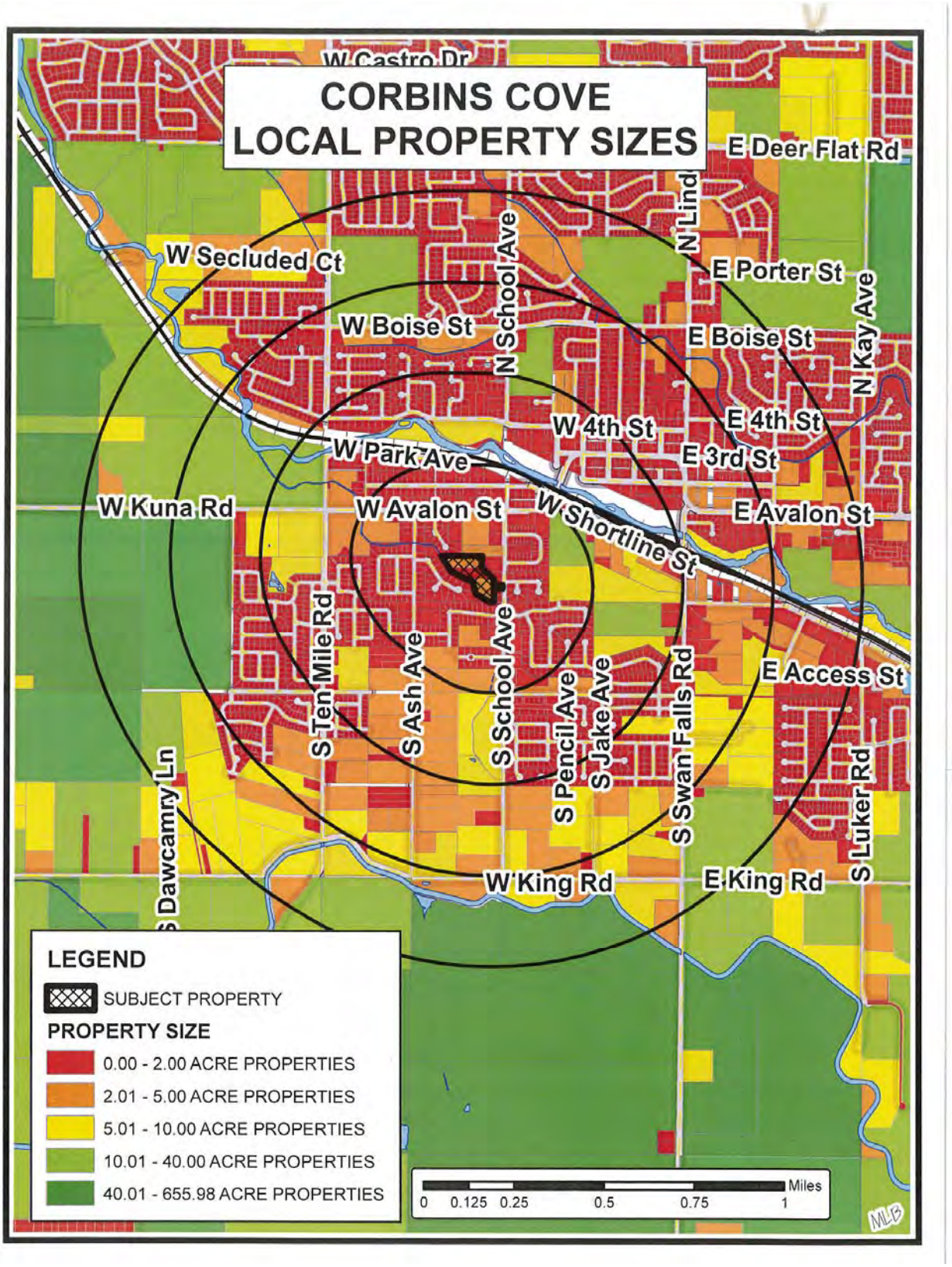
DATED: this ____ day of _____, 2020.


CORBINS COVE
VICINITY MAP
W Ardell Rd
W Ardell Rd
N Russell Ln
N Thistle Dr
N Shayla Ave
N Ten Mile Rd
N Kolnes Ave
N School Ave
N Linder Rd
E Deer Flat Rd
N Black Cat Rd
W Boise St
N Kay Ave
W 4th St
E 4th St
W Park Ave
W 2nd St
W Kuna Rd
W Avalon St
E Avalon St
S Sailer Pl
S Black Cat Rd
S Ten Mile Rd
S Ash Ave
S School Ave
S Jake Ave
E Access St
S Swan Falls Rd
S Luker Rd
W King Rd
Forrey Rd
LEGEND
SUBJECT PROPERTY
KUNA CITY LIMITS
Miles
0
0.25
0.5
1
MLB

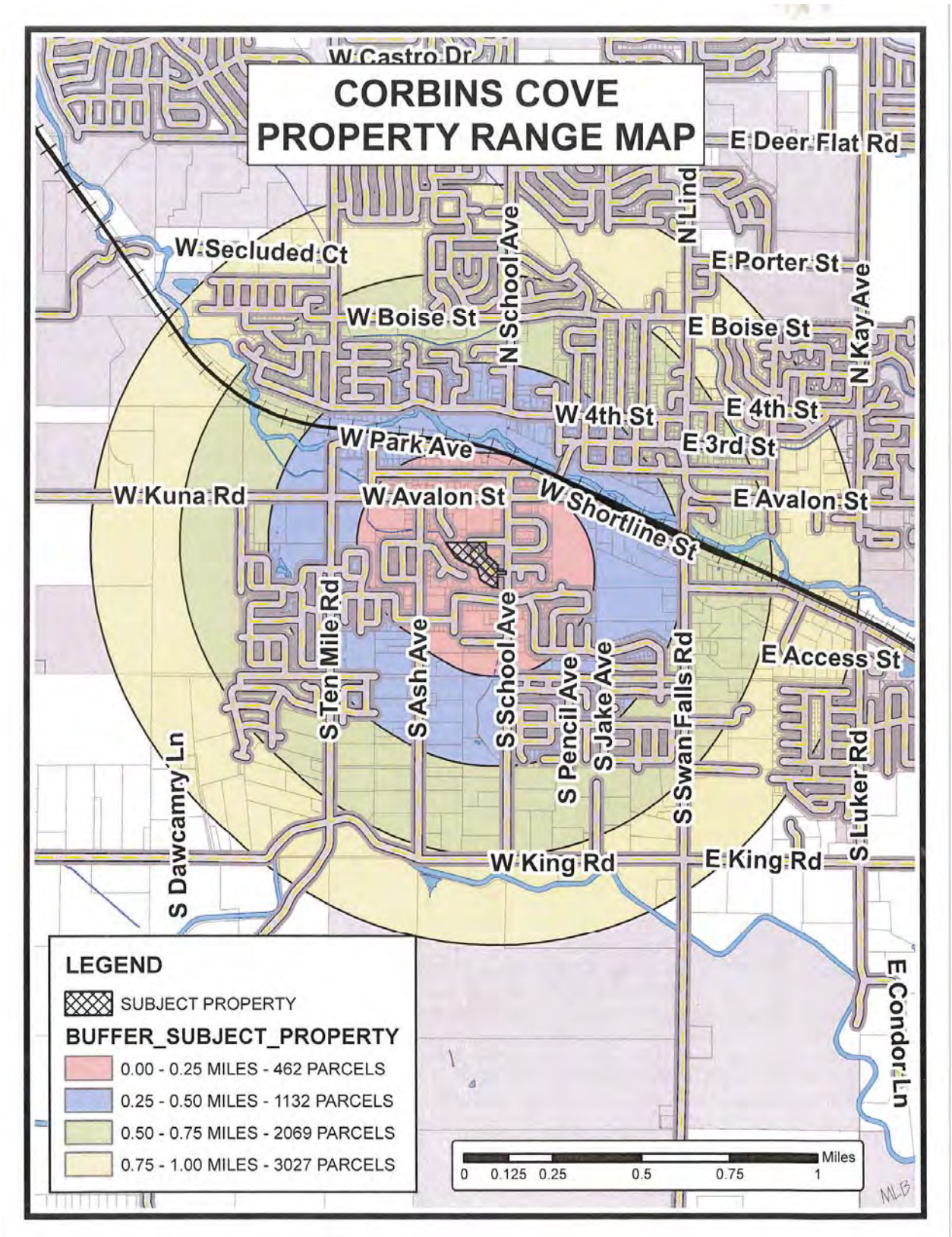

CORBINS COVE
COMPREHENSIVE PLAN MAP
N School
W Avalon St
S Titan Pl
W Gina Dr
S Allie Ave
W Recess Way
W Curtner St
W Bury St
S San Mateo Ave
S Hayward Ave
W Ashwood Ct
W Sharp Ln
W Sunwood Ct
W Armand St
S Ash Ave
W Omphale St
S School Ave
S Black Oak Ave
S Red Oak Ave
W Recess Way
W Tallulah Dr
W Sunbeam St
Legend
SUBJECT PROPERTY
AGRICULTURE
COMMERCIAL
HEAVY INDUSTRIAL
LIGHT INDUSTRIAL
HIGH DENSITY RESIDENTIAL
MEDIUM DENSITY RESIDENTIAL
LOW DENSITY RESIDENTIAL
MIXED-USE
LOCAL PUBLIC LANDS
STATE
FEDERAL

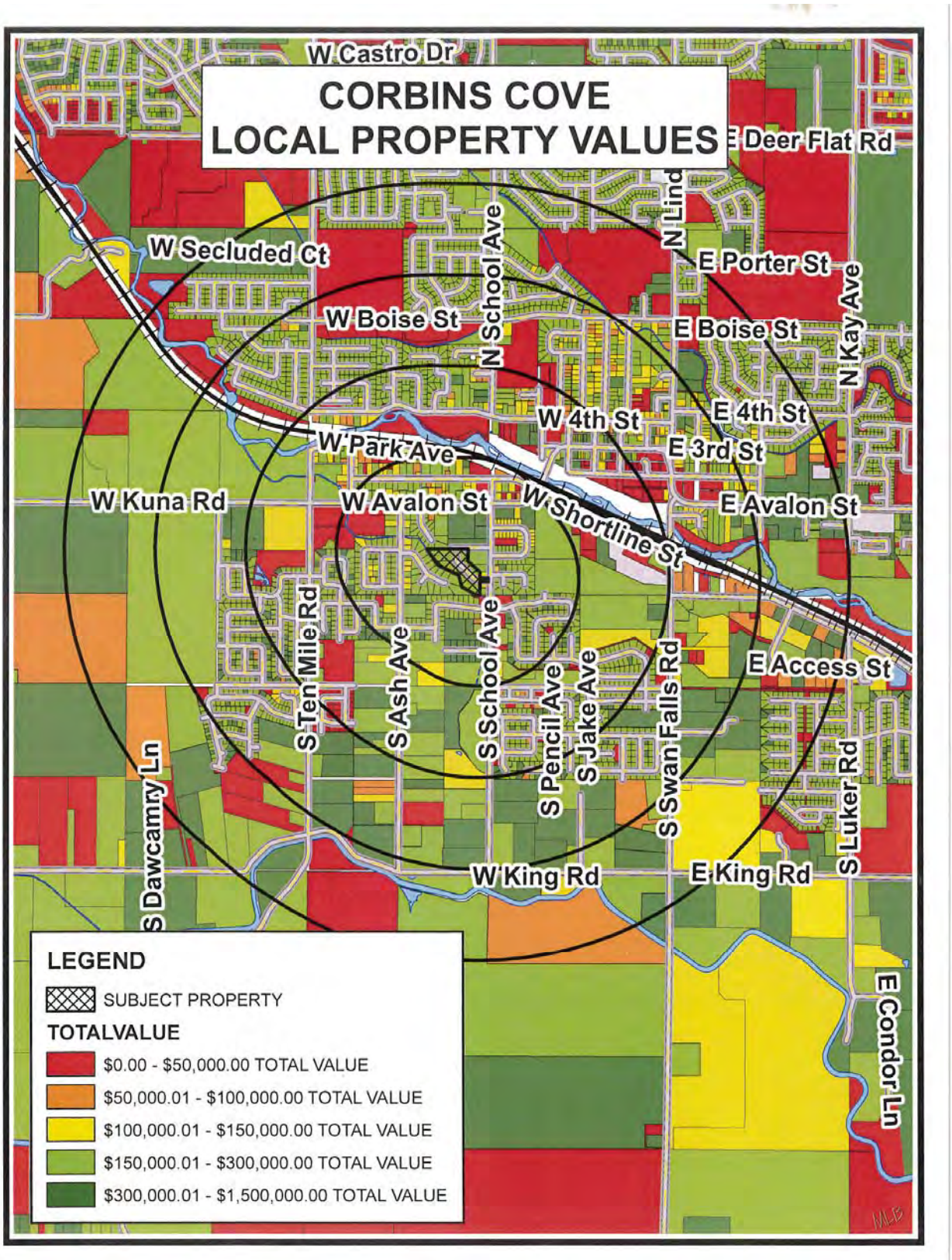

CORBINS COVE
ZONING MAP
W Avalon St
S Titan Pl
N Sc
W Gina Dr
S Allie Ave
S School Ave
W Bury St
S Hayward Ave
W Ashwood Ct
W Sharp Ln
W Sunwood Ct
S Ash Ave
W Omphale St
W Recess Way
W Tallulah Dr
W Sunbeam St
W Backpack Ln
LEGEND
SUBJECT PROPERTY
ZONING
RURAL RESIDENTIAL (COUNTY)
RUT
AGRICULTURE
COMMERCIAL C-1
COMMERCIAL C-3
LOW DENSITY RESIDENTIAL
MEDIUM DENSITY RESIDENTIAL
HIGH DENSITY RESIDENTIAL
PUD

CORBINS COVE
PATHWAYS MASTER PLAN
W Park Av
W Avalon St
S Titan Pl
W Gina Dr
S Allie Ave
W Curtner St
W Ashwood Ct
W Sharp Ln
W Bury St
W Sunwood Ct
S Ash Ave
Ave
Ave
W Omphale St
S Red Oak Ave
W Recess Way
Legend
SUBJECT PROPERTY
FUTURE TRAILS
BIKE ROUTES
SCENIC_BYWAY
GREEN BELT OVERLAY
KUNA PARKS


CORBINS COVE
LOCAL PROPERTY SIZES
W Castro Dr
E Deer Flat Rd
N Lind
W Secluded Ct
E Porter St
N School Ave
N Kay Ave
W Boise St
E Boise St
W 4th St
E 4th St
W Park Ave
E 3rd St
W Kuna Rd
W Avalon St
W Shortline St
E Avalon St
S Ten Mile Rd
S Ash Ave
S School Ave
S Pencil Ave
S Jake Ave
S Swan Falls Rd
E Access St
S Dawcamry Ln
S Luker Rd
W King Rd
E King Rd
LEGEND
SUBJECT PROPERTY
PROPERTY SIZE
0.00 - 2.00 ACRE PROPERTIES
2.01 - 5.00 ACRE PROPERTIES
5.01 - 10.00 ACRE PROPERTIES
10.01 - 40.00 ACRE PROPERTIES
40.01 - 655.98 ACRE PROPERTIES
Miles
0 0.125 0.25 0.5 0.75 1
MLB

CORBINS COVE
TOPO MAP
W Park Ave
W Owyhee St
W Avalon St
S Titan Pl
N School Ave
N Bridge Ave
W Gina Dr
S Allie Ave
W Bury St
S School Ave
W Sharp Ln
W Ashwood Ct
W Sunwood Ct
S Hayward Ave
S Ash Ave
S Whim Ave
W Omphale St
W Recess Way
W Tallulah Dr
LEGEND
SUBJECT PROPERTY
KUNA WWTF
KUNA CITY LIMITS
500 YEAR FLOODPLAIN (0.20%)
100 YEAR FLOODPLAIN (1.00%)
AE
X


CORBINS COVE
PROPERTY RANGE MAP
W Castro Dr
E Deer Flat Rd
W Secluded Ct
W Boise St
N School Ave
N Lind
E Porter St
E Boise St
N Kay Ave
W 4th St
E 4th St
W Park Ave
E 3rd St
W Kuna Rd
W Avalon St
W Shortline St
E Avalon St
S Ten Mile Rd
S Ash Ave
S School Ave
S Pencil Ave
S Jake Ave
S Swan Falls Rd
E Access St
S Luker Rd
S Dawcamry Ln
W King Rd
E King Rd
E Condor Ln
LEGEND
SUBJECT PROPERTY
BUFFER_SUBJECT_PROPERTY
0.00 - 0.25 MILES - 462 PARCELS
0.25 - 0.50 MILES - 1132 PARCELS
0.50 - 0.75 MILES - 2069 PARCELS
0.75 - 1.00 MILES - 3027 PARCELS
Miles
0 0.125 0.25 0.5 0.75 1
MLB


CORBINS COVE
LOCAL PROPERTY VALUES
W Castro Dr
E Deer Flat Rd
W Secluded Ct
N School Ave
N Lind
E Porter St
N Kay Ave
W Boise St
E Boise St
W 4th St
E 4th St
W Park Ave
E 3rd St
W Kuna Rd
W Avalon St
W Shortline St
E Avalon St
S Ten Mile Rd
S Ash Ave
S School Ave
S Pencil Ave
S Jake Ave
S Swan Falls Rd
E Access St
S Luker Rd
S Dawcamry Ln
W King Rd
E King Rd
E Condor Ln
LEGEND
SUBJECT PROPERTY
TOTALVALUE
$0.00 - $50,000.00 TOTAL VALUE
$50,000.01 - $100,000.00 TOTAL VALUE
$100,000.01 - $150,000.00 TOTAL VALUE
$150,000.01 - $300,000.00 TOTAL VALUE
$300,000.01 - $1,500,000.00 TOTAL VALUE

B & A Engineers, Inc.
Consulting Engineers & Land Surveyors
5505 West Franklin Rd. Boise, ID 83705
Telephone 208.343.3381 Facsimile 208.342.5792

received
11.19.19

15 November, 2019

To Whom It May Concern
Preliminary Plat Application Meeting

Subject: **Corbin's Cove Subdivision**
Letter of Intent

To Whom It May Concern,

This letter is to announce the planning of a proposed subdivision in the City of Kuna, Ada County, Idaho. Said subdivision will be located West of School Street, South of Avalon Street in the Northeast Quarter of Section 26, Township 2 North, Range 1 West. Upon approval, three existing zoned R-6 parcels (R5070251061, R5070251161, R5070251166), consisting of approximately 6 acres, will be subdivided into approximately 22 lots with 1 lot being reserved as open space per said zone regulations. (No rezone necessary). Currently, three houses exist within the existing parcels which are intended to remain and proposed lot lines will be adjusted around said houses in accordance with R-6 zoning regulations.

Water:
We are proposing a water main that will tie into an existing water main which will be tied into by service lines to provide water to each proposed dwelling unit.

Sewer:
We are proposing an 8" sewer main that will tie into an existing 8" sewer main located in the northern section of the proposed subdivision. We will tie in one 4" sewer service for each proposed dwelling unit.

Pressure Irrigation:
Pressure irrigation will be provided for each dwelling unit and tied into an existing pressure irrigation line located southerly of the proposed subdivision.

Storm Drain:
A sufficient storm drain system will be constructed for drainage/flow of sediment/runoff within the ACHD right-of-way.

Ingress/Egress:
Ingress/Egress will be provided by an existing private road (West Sharp Lane). Said street will be extended and a snoopy style turnaround will allow for sufficient ingress/egress for a fire truck, and access to each dwelling unit within said subdivision.

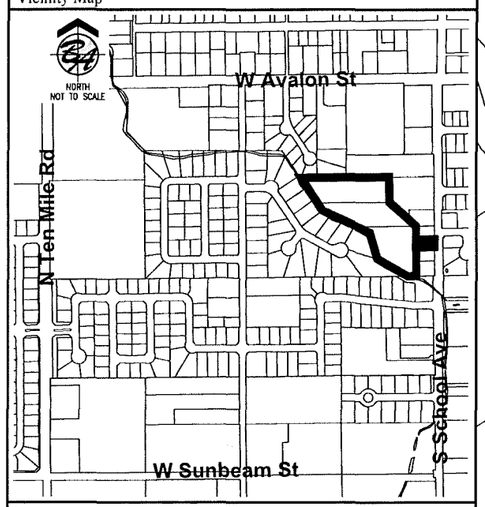
Sincerely,

Nick LaCross
Engineer Technician
B & A Engineers, Inc.

pc. File

Corbin's Cove Subdivision Preliminary Plat

Vicinity Map

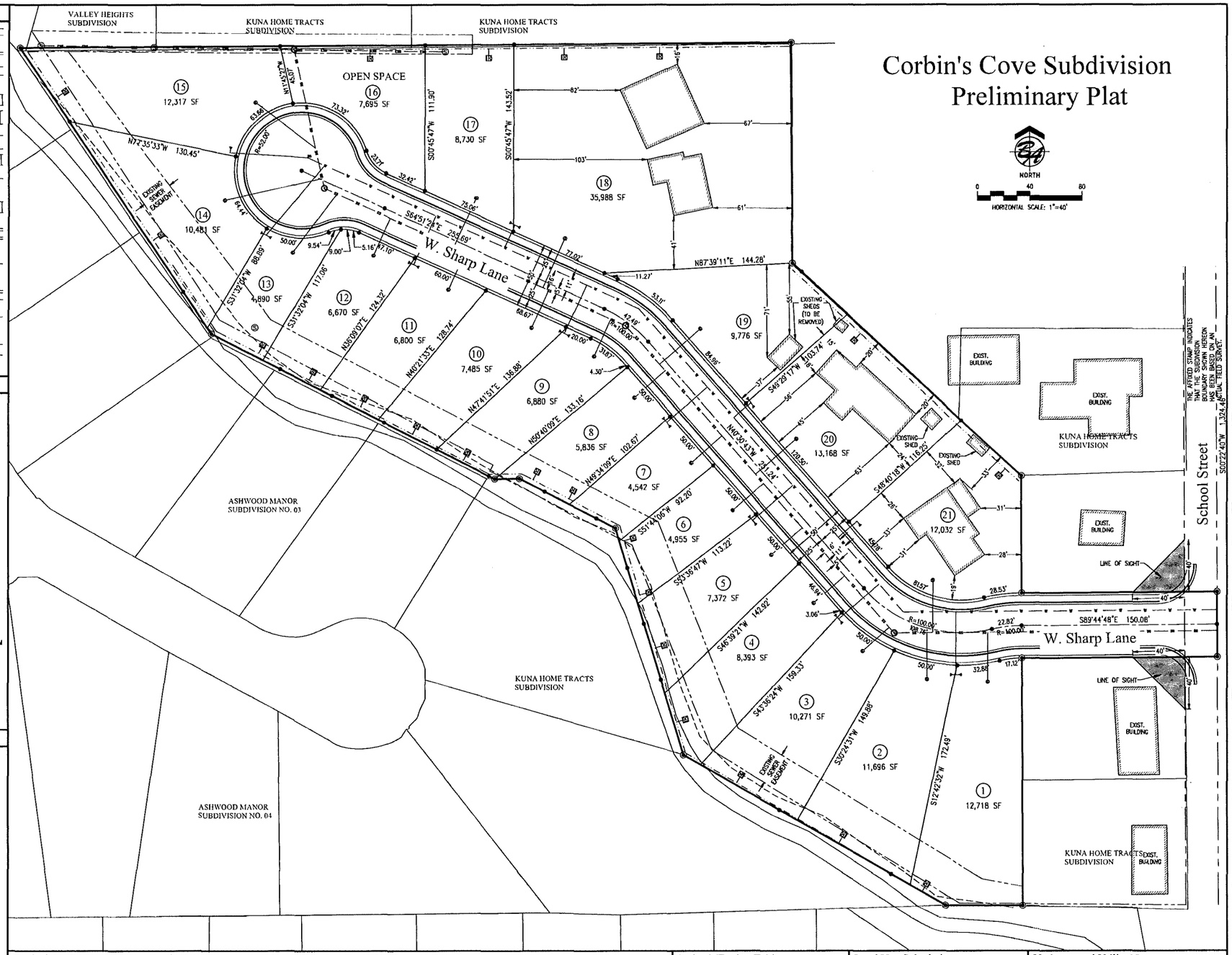


Notes

1. THERE ARE NO POTENTIALLY HAZARDOUS AREAS.
2. THERE ARE NO NATURAL DRAINAGE SWALES ON THIS PROPERTY.
3. THERE ARE NO PERMANENT AND/OR SEASONAL HIGH GROUNDWATER AREAS ON THIS PROPERTY.
4. THIS PROPERTY IS NOT IN A FLOOD PLAIN AREA.
5. THERE ARE NO IDENTIFIED SHALLOW BEDROCK AREAS, UNSTABLE ROCK FORMATIONS, OR LANDSLIDE AREAS ON THIS PROPERTY.
6. THIS PROPERTY IS NOT IN AN AQUIFER RECHARGE AREA.
7. NO UNSTABLE SOILS SUSCEPTIBLE TO EROSION EXISTING ON THIS PROPERTY. ALL AREAS ARE SUITABLE FOR DEVELOPMENT.
8. SANITARY SEWER SERVICE IS TO BE PROVIDED BY THE CITY OF KUNA.
9. POTABLE WATER IS TO BE PROVIDED BY THE CITY OF KUNA..
10. IRRIGATION SERVICE IS TO BE PROVIDED BY THE CITY OF KUNA.
11. PROPERTY LIES WITHIN THE KUNA CITY FIRE DISTRICT.
12. EXISTING IRRIGATION FACILITIES TO BE CONTINUED TO THEIR HISTORIC DISCHARGE POINTS.
13. THIS PROPERTY IS CURRENTLY ZONED R-6 AND TO REMAIN.
14. EXISTING USE: MEDIUM DENSITY RESIDENTIAL.
15. CONTOUR INTERVAL: 1 FOOT DATUM: NAVD 88
16. COMMON AREAS SHOWN HEREON SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
17. THIS DEVELOPMENT ANTICIPATES USING SUBSURFACE STORM WATER DISPOSAL OF STORM WATER GENERATED FROM THE LOCAL ROAD SYSTEM AND LANDS TRIBUTARY TO THE SYSTEM.
18. PUBLIC UTILITIES ARE TO BE PROVIDED FROM THE PUBLIC UTILITY PROVIDERS FROM JOINT TRENCH ADJACENT TO THE PUBLIC ROADS. SPECIFIC DESIGN CRITERIA WILL BE MET DURING THE CONSTRUCTION APPROVAL PHASE OF THIS DEVELOPMENT.
19. THIS PARCEL LIES WITHIN THE "ZONE X" FLOODWAY PER FEMA MAP #16001C0165G, PANEL NOT PRINTED.
20. THE FOLLOWING TAX PARCEL NUMBER IS INCLUDED WITHIN THIS SUBDIVISION: R5070251051, R5070251161, R5070251186.

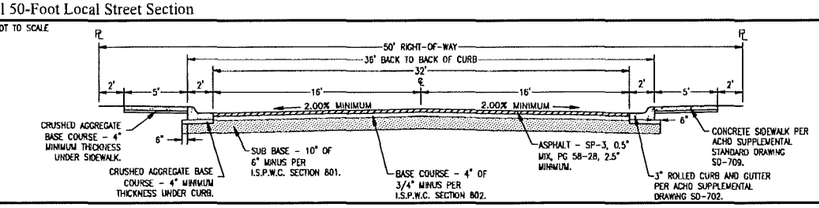
Legend

- LOT LINE
- STREET CENTERLINE
- BOUNDARY
- RIGHT-OF-WAY
- ADJOINING PROPERTIES
- EXISTING STRUCTURE
- PROPOSED SEWER MAIN
- PROPOSED WATER MAIN
- PROPOSED PRESSURE IRRIGATION MAIN
- PROPOSED CURB, GUTTER, & SIDEWALK
- PROPOSED PRESSURE IRRIGATION SERVICE
- PROPOSED WATER SERVICE
- PROPOSED SEWER SERVICE
- EXISTING WATER METER
- (10) LOT NUMBER
- EXISTING FIRE HYDRANT
- PROPOSED SEWER MANHOLE



Typical 50-Foot Local Street Section

NOT TO SCALE



Setback/Zoning Table

PROPOSED ZONE	R-6
MINIMUM LOT AREA - INTERIOR LOT	4,500 SF
MINIMUM LOT AREA - CORNER LOT	N/A
FRONT YARD SETBACK	20 FEET
REAR YARD SETBACK	15 FEET
STREET SIDE YARD SETBACK	20 FEET
INTERIOR SIDE YARD SETBACK	5 FEET
MAXIMUM BUILDING HEIGHT	35 FEET
MINIMUM STREET FRONTAGE	45 FEET
MINIMUM LOT WIDTH - INTERIOR LOT	N/A
MINIMUM LOT WIDTH - CORNER LOT	N/A
MAXIMUM DENSITY	8.0/ACRE
EXISTING ZONE	R-6

Land Use Calculations

DESCRIPTION	AREA (ACRES)	PERCENTAGE
PROJECT	5.88	100%
RESIDENTIAL LOTS	4.61	78.4%
OPEN SPACE AREA LOTS	0.18	3.06%
RIGHT-OF-WAY	1.09	18.54%

RESIDENTIAL LOTS	20
OPEN SPACE AREA LOTS	1
RESIDENTIAL DENSITY	3.4/Acre

Owner/Applicant

GARY MCALLISTER
PO BOX 170118
BOISE, ID. 83717
(208) 283-4830

Underground Utility Note

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. DEVIATIONS MAY EXIST BETWEEN THE LOCATIONS SHOWN HEREON AND THEIR ACTUAL LOCATION(S).

THE AFFIXED STAMP INDICATES THAT THE SUBDIVISION BOUNDARY SHOWN HEREON HAS BEEN BASED ON AN ACTUAL FIELD SURVEY.

B&A Engineers, Inc.
Consulting Engineers, Surveyors & Planners
5015 W. Franklin Rd. Boise, Id. 83705
(208) 343-3381

Revisions

REV.	DESC.	DATE/BY

SCALE: AS NOTED
DATE: FEBRUARY 1, 2020
DRAWN BY: N.P. LA CROSS
CHECKED BY: J.D. DANNING
PROJECT NO.: 19-095
DRAWING FILE NAME: M:\Site Plan\dwg

SHEET NO:
Preliminary Plat

Corbin's Cove Subdivision
870/880/910 W. Sharp Lane
Kuna, ID 83634
Parcel No.: R5070251061/R5070251151/R5070251166
Zone R-6

Corbin's Cove Subdivision
Preliminary Plat

received
11.19.19

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

Commission & Council Review Application

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

*Please submit the appropriate checklist (s) with application

Type of Review (check all that apply):

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

For Office Use Only	
File Number (s)	19-09-S
Project name	CORBINS COVE SUBDIVISION
Date Received	11-19-19
Date Accepted/ Complete	
Cross Reference Files	
Commission Hearing Date	
City Council Hearing Date	

Contact/Applicant Information

Owners of Record: Paul Winward	Phone Number:
Address: 8291 S. Locust Grove Road	E-Mail:
City, State, Zip: Meridian, ID. 83642	Fax #:
Applicant (Developer): Gary McAllister	Phone Number: 208-283-4830
Address:	E-Mail: mcallgary@gmail.com
City, State, Zip:	Fax #:
Engineer/Representative: Nick LaCross - B&A Engineers, Inc.	Phone Number: 208-343-3381
Address: 5505 W. Franklin Rd.	E-Mail: nplacross@baengineers.com
City, State, Zip: Boise, ID 83705	Fax #:

Subject Property Information

Site Address: 870/890/910 W Sharp Lane Kuna, Idaho 83634
Site Location (Cross Streets): School ave. and Avalon St.
Parcel Number (s): R5070251061 / R5070251161 / R5070251166
Section, Township, Range: Section 26, Township 2 North, Range 1 West
Property size : Approx. 6.0 Acres
Current land use: Single Family Dwelling — Proposed land use: Single Family Dwelling
Current zoning district: R-6 — Proposed zoning district: R-6 No Change

Project Description

Project / subdivision name: Corbin's Cove Subdivision

General description of proposed project / request: Subdividing approx. 6.0 acres into approx. 23 lots, one of which will be reserved for open space.

Type of use proposed (check all that apply):

- ☑ Residential
- ☐ Commercial
- ☐ Office
- ☐ Industrial
- ☐ Other

Amenities provided with this development (if applicable): Wet/ Dry utilities. Open Space. Single family Dwelling

Residential Project Summary (if applicable)

Are there existing buildings? ☑ Yes ☐ No

Please describe the existing buildings: Single Family Homes

Any existing buildings to remain? ☑ Yes ☐ No

Number of residential units: ~~22~~ 21 Number of building lots: ~~22~~ 21

Number of common and/or other lots: 1

Type of dwellings proposed:

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

Minimum Square footage of structure (s):

Gross density (DU/acre-total property): 3.74 DU/ACRE Net density (DU/acre-excluding roads): 4.2 DU/ACRE

Percentage of open space provided: 2.5 Acreage of open space: 6,200 sf

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

Non-Residential Project Summary (if applicable)

Number of building lots: Other lots:

Gross floor area square footage: Existing (if applicable):

Hours of operation (days & hours): Building height:

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

Number and ages of students/children: Seating capacity:

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

Proposed Parking:

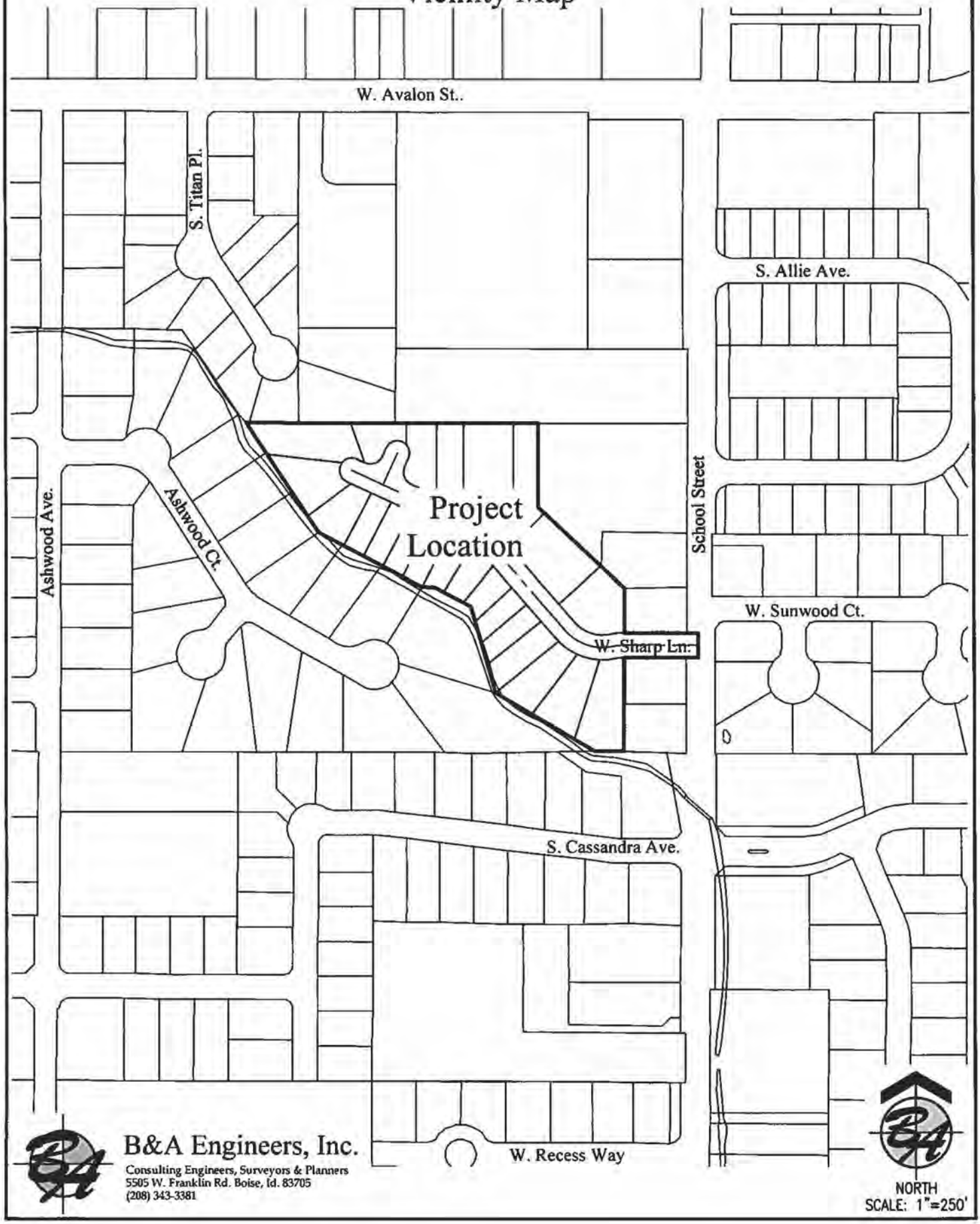
a. Handicapped spaces: Dimensions:
b. Total Parking spaces: Dimensions:
c. Width of driveway aisle:

Proposed Lighting:

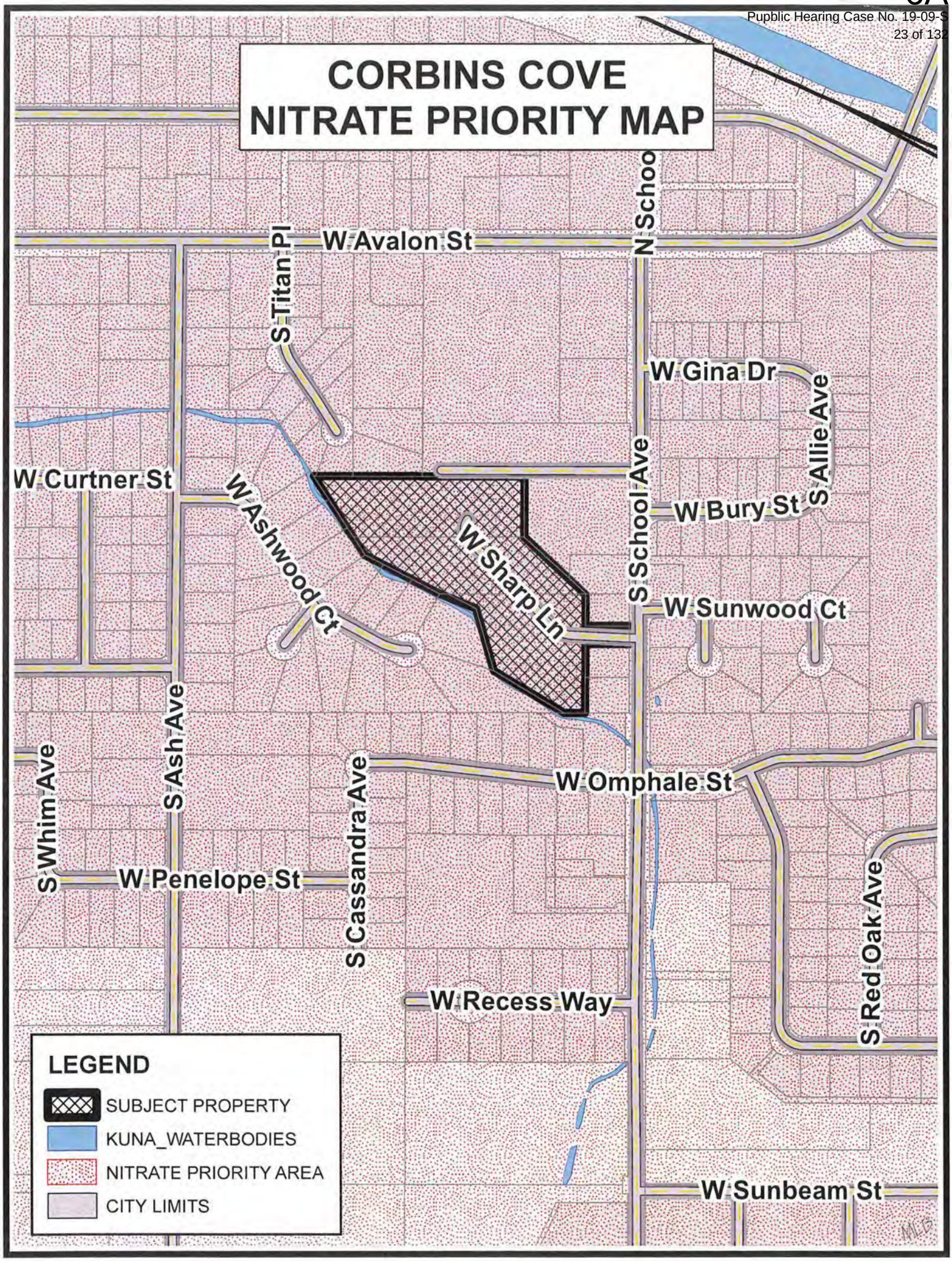
Proposed Landscaping (berms, buffers, entrances, parking areas, common areas, etc.):

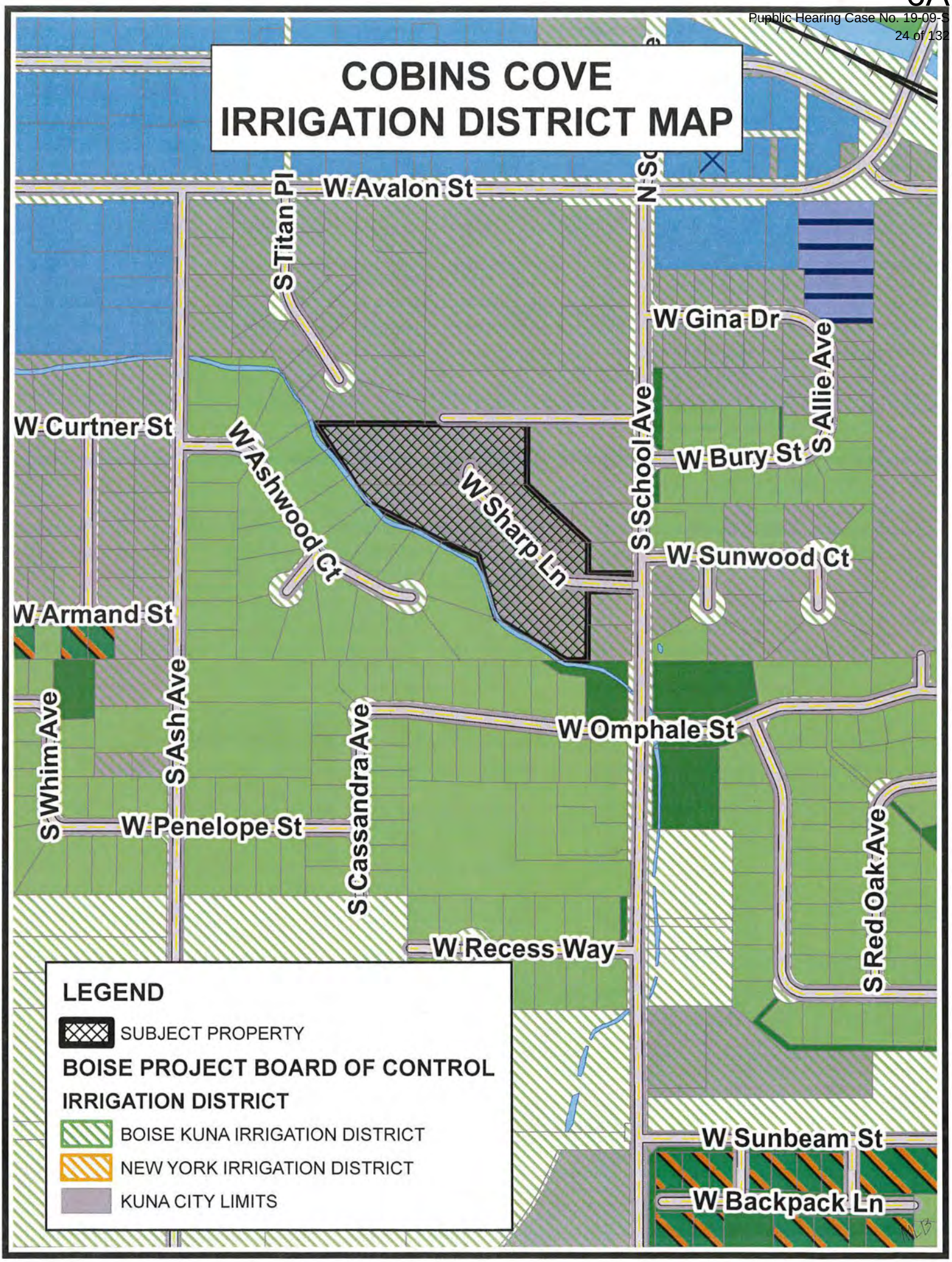
Applicant's Signature: Date:

Corbin's Cove Subdivision
Vicinity Map



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


CORBINS COVE
NITRATE PRIORITY MAP
W Avalon St
S Titan Pl
N Schoo
W Gina Dr
S Allie Ave
W Curtner St
W Ashwood Ct
W Sharp Ln
S School Ave
W Bury St
W Sunwood Ct
S Ash Ave
S Whim Ave
W Omphale St
S Cassandra Ave
W Penelope St
S Red Oak Ave
W Recess Way
W Sunbeam St
LEGEND
SUBJECT PROPERTY
KUNA_WATERBODIES
NITRATE PRIORITY AREA
CITY LIMITS


COBINS COVE
IRRIGATION DISTRICT MAP
W Avalon St
S Titan Pl
N Sc
W Gina Dr
S Allie Ave
S School Ave
W Curtner St
W Ashwood Ct
W Sharp Ln
W Bury St
W Sunwood Ct
W Armand St
S Whim Ave
S Ash Ave
S Cassandra Ave
W Omphale St
W Penelope St
S Red Oak Ave
W Recess Way
W Sunbeam St
W Backpack Ln
LEGEND
SUBJECT PROPERTY
BOISE PROJECT BOARD OF CONTROL
IRRIGATION DISTRICT
BOISE KUNA IRRIGATION DISTRICT
NEW YORK IRRIGATION DISTRICT
KUNA CITY LIMITS

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

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

MEMORANDUM

Date: 24 January 2020

From: Paul A. Stevens, P.E.

To: Wendy Howell, Planning and Zoning Director

RE: Corbin's Cove Subdivision Preliminary Plat – 19-09-S

The Corbin's Cove Subdivision Preliminary Plat request dated 15 November 2019 has been reviewed. It is noted that while the application outlines the applicant's general development intent, specific development plans are not provided except those implied as allowed or permitted in a "R-6" zone. These comments apply to the preliminary plat and do not address the landscaping design. The landscaping, design review, traffic, and associated topics rest with the Planning and Zoning Department. Review of civil design drawings is accomplished separately, when received.

These comments may be expanded or refined based on future land-use actions. The following comments apply:

1. **General**
   a. Corbin's Cove Subdivision requests a replat of lots 7 and 8 in Kuna Home Tracts. The revised zoning and commensurate density is R6 residential and 4.2 dwelling units per acre. The replat contains 22 lots placed in 6.0 acres. A commensurate impact on the City of Kuna's water and sewer utilities will result.
   b. Access to Corbin's Cove Subdivision is provided by W. Sharp Lane from School Street.
   c. A plan approval letter will be required if this project affects any local irrigation districts.
   d. Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties.
   e. State the vertical datum used for elevations on all drawings.
   f. Provide engineering certification on all final engineering drawings.

2. **Inspection Fees**
   a. An inspection fee will be required for City inspection of the construction of any water, sewer and irrigation facilities associated with this development.
   b. The developer shall retain a qualified responsible, Idaho registered professional engineer to provide sufficient inspection to certify to IDEQ that the project was completed in accordance with approved plans and specifications and to provide accurate as-built drawings to the City.
   c. The developer's engineer and the City's inspector are permitted to coordinate inspections.
   d. The current inspection fee is $1.00 per lineal foot of pressurized irrigation, sewer, and water pipe.

e. Payment is due and payable prior to City's approval of final construction plans.

3. Right-of-Way

a. Corbin's Cove Subdivision accesses from W. Sharp Lane and School Street.
a. Sufficient right-of-way on the quarter line and section line for existing and future classified streets shall be provided pursuant to City & ACHD standards.
b. Approaches onto classified streets must comply with ACHD approach policies.
c. Sidewalk, curb and gutter, street widening and any related storm drainage facilities, shall be provided in connection with property development. All construction shall comply with city code and policies.
d. All street construction must meet or exceed ACHD and City of Kuna development standards.
e. Developer shall provide sufficient access and maintenance easements to allow city access to and maintenance of the pressurized irrigation, sewer and water main lines and any associated apparatus.
f. It is noted from the preliminary plat that there are several sewer and water easements across this property. The easements contain live sewer main trunk lines and water main lines. City access to these lines must not be impeded. The developer should assure that a sufficient building envelope results on the reconfigured lots.

4. Sanitary Sewer & Potable Water

a. This application shall conform to the sewer and water master plans as applicable.
b. "To and through" master plan sewer & water mainlines are required for Corbin's Cove Subdivision.
c. The applicant's property is presently partially developed, new lots and associated utilities are subject to connection fees for the ultimate connected sewer load and water demand as provided in the City's Standard Tables.
    a. City Code (6-4-2) requires connection to the City sewer system for all sanitary sewer needs.
    b. City Code (6-4-2X) requires connection to City water services.
d. City code 5-16-3: B.2 states that applicant shall extend public sewer and water to each parcel when water and sewer are available within three hundred (300) feet of the parcels.
e. All sewer and water infrastructure must meet or exceed City of Kuna requirements.
f. Corbin's Cove Subdivision is located in the Ten Mile Lift Station Sewer Drainage Basin. Commitments to service subdivisions through the Ten Mile Lift Station presently equal approximately 121% of the rated capacity an additional 22 EDUs push the service ceiling to approximately 124% of the rated capacity.
g. Developer participation may be needed to expand the Ten Mile Lift Station and sewer collection system.
a. Sewer and water flow models will be required to verify adequate water supply, fire suppression and sewage removal.
b. Sewer and Water "Will Serve" commitments shall be based on available water and sewer capacities at the time of construction drawing approval.
c. Development construction must be in progress and vigorously pursued within one year from the Will Serve Letter date of issue to avoid automatic termination of the Will Serve Commitments.

5. Pressurized Irrigation

a. The applicant's property may be partially connected to the City of Kuna pressurized irrigation system.
    a. Relying on drinking water for irrigation purposes is contrary to City Code (6-4-2).
b. Pressurized irrigation will be provided by connection to the City of Kuna pressurized irrigation system.
c. All pressurized irrigation infrastructure shall meet or exceed City of Kuna standards.
d. This application shall be conditioned to conform to the Pressurized Irrigation Master Plan.

a. The Pressurized Irrigation Master Plan dictates pipe sizes.

e. "To and through" extension of pressurized irrigation applies to Urza Subdivision.

6. Grading and Storm Drainage

The following provisions apply to Corbin's Cove Subdivision:

a. Provide a grading and drainage plan which supports and maintains all upstream drainage rights and all downstream irrigation delivery rights as they presently exist for this property.

b. Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties. Slopes shall not be steeper than 3:1 on lots adjacent to a street or common lot and no steeper than 4:1 for lots with common rear lot lines.

c. Runoff from public right-of-way is regulated by ACHD. On site storm water retention (if applicable) shall be reviewed in conjunction with the Civil Engineering construction improvements review.

d. The City of Kuna relies on the ACHD Stormwater Policy Manual to establish the requirements for design of any private storm water disposal system.

e. Any increase in quantity or rate of runoff or decrease in quality of runoff (compared to historical conditions) must be detained, treated and released at rates no greater than historical amounts at a quality consistent with historical quality.

f. If impervious area is increased, provide a storm water disposal plan for review by the City Engineer which accounts for the increased storm water drainage. Provide detailed drawings of drainage facilities for review.

7. As-Built Drawings

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

8. Property Description

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

Mary May, President
Kent Goldthorpe, Vice-President
Rebecca W. Arnold, Commissioner
Sara M. Baker, Commissioner
Jim D. Hansen, Commissioner

January 30, 2020
Updated March 12, 2020

To: Gary McAllister
2115 E. Bowstring Street
Meridian, ID 83642

Subject: KPP20-0001/ 19-09-S
870 W. Sharp Lane
Corbin's Cove Subdivision

The applicant is requesting approval for a preliminary plat to develop 22 single family lots on 6 acres that has 3 existing residences.

A. Findings of Fact

1. School Avenue

a. Existing Conditions: School Avenue is improved with 2-travel lanes and no curb, gutter or sidewalk abutting the site. There is 58-feet of right-of-way for School Avenue (30-feet from centerline).

b. Policy:

Collector Street Policy: District policy 7206.2.1 states that the developer is responsible for improving all collector frontages adjacent to the site or internal to the development as required below, regardless of whether access is taken to all of the adjacent streets.

Master Street Map and Typologies Policy: District policy 7206.5 states that if the collector street is designated with a typology on the Master Street Map, that typology shall be considered for the required street improvements. If there is no typology listed in the Master Street Map, then standard street sections shall serve as the default.

Street Section and Right-of-Way Policy: District policy 7206.5.2 states that the standard right-of-way width for collector streets shall typically be 50 to 70-feet, depending on the location and width of the sidewalk and the location and use of the roadway. The right-of-way width may be reduced, with District approval, if the sidewalk is located within an easement; in which case the District will require a minimum right-of-way width that extends 2-feet behind the back-of-curb on each side.

The standard street section shall be 46-feet (back-of-curb to back-of-curb). This width typically accommodates a single travel lane in each direction, a continuous center left-turn lane, and bike lanes.

Residential Collector Policy: District policy 7206.5.2 states that the standard street section for a collector in a residential area shall be 36-feet (back-of-curb to back-of-curb). The District will consider a 33-foot or 29-foot street section with written fire department approval and taking into consideration the needs of the adjacent land use, the projected volumes, the need for bicycle lanes, and on-street parking.

Sidewalk Policy: District policy 7206.5.6 requires a concrete sidewalk at least 5-feet wide to be constructed on both sides of all collector streets. A parkway strip at least 6-feet wide between the back-of-curb and street edge of the sidewalk is required to provide increased safety and protection of pedestrians. Consult the District's planter width policy if trees are to be placed within the parkway strip. Sidewalks constructed next to the back-of-curb shall be a minimum of 7-feet wide.

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

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

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, collector street requirements, and specific roadway features required through development. This segment of School Avenue is designated in the MSM as a Residential Collector with 3-lanes and on-street bike lanes, a 36-foot street section within 50-feet to 70-feet of right-of-way.

Minor Improvements Policy: District Policy 7203.3 states that minor improvements to existing streets adjacent to a proposed development may be required. These improvements are to correct deficiencies or replace deteriorated facilities. Included are sidewalk construction or replacement; curb and gutter construction or replacement; replacement of unused driveways with curb, gutter and sidewalk; installation or reconstruction of pedestrian ramps; pavement repairs; signs; traffic control devices; and other similar items.

c. **Applicant Proposal:** The applicant has not proposed any improvements to School Avenue.

Staff Comments/Recommendations: Consistent with District Policy, the applicant should be required to improve School Avenue abutting the site as ½ of a 36-foot wide collector street section with vertical curb, gutter and 5-foot wide detached (7-foot wide attached) concrete sidewalk and dedicate additional right-of-way as needed to 2-feet behind back edge of sidewalk. For attached sidewalks, right-of-way width may be reduced to the back edge of sidewalk and a permanent right-of-way easement provided that extends to 2-feet behind the back edge of sidewalk.

If detached sidewalks are placed outside of the right-of-way, a permanent right-of-way easement is required. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the sidewalk. Sidewalks shall either be located wholly within the public right-of-way or wholly within an easement.

If street trees are desired with detached sidewalk, an 8-foot wide planter strip should be provided.

2. Sharp Lane - Private Roads/Driveways

a. **Existing Conditions:** There is an existing 20-foot wide unpaved private road, Sharp Lane, onto School Avenue, which is located 80-feet south of Sunwood Court and 40-feet to the south of a residential driveway.

b. **Policy:**
Private Road Policy: District policy 7212.1 states that the lead land use agencies in Ada County establish the requirements for private streets. The District retains authority and will

review the proposed intersection of a private and public street for compliance with District intersection policies and standards. The private road should have the following requirements:

- Designed to discourage through traffic between two public streets,
- Graded to drain away from the public street intersection, and
- If a private road is gated, the gate or keypad (if applicable) shall be located a minimum of 50-feet from the near edge of the intersection and a turnaround shall be provided.

Access Policy: District Policy 7205.4.1 states that all access points associated with development applications shall be determined in accordance with the policies in this section and Section 7202. Access points shall be reviewed only for a development application that is being considered by the lead land use agency. Approved access points may be relocated and/or restricted in the future if the land use intensifies, changes, or the property redevelops.

District Policy 7206.1 states that the primary function of a collector is to intercept traffic from the local street system and carry that traffic to the nearest arterial. A secondary function is to service adjacent property. Access will be limited or controlled. Collectors may also be designated at bicycle and bus routes.

Driveway Location Policy (Stop Controlled Intersection): District policy 7206.4.4 requires driveways located on collector roadways near a STOP controlled intersection to be located outside of the area of influence; OR a minimum of 150-feet from the intersection, whichever is greater. Dimensions shall be measured from the centerline of the intersection to the centerline of the driveway.

Successive Driveways: District policy 7206.4.5 Table 1, requires driveways located on collector roadways with a speed limit of 25 MPH and daily traffic volumes less than 100 VTD to align or offset a minimum of 150-feet from any existing or proposed driveway.

Driveway Width Policy: District policy 7206.4.6 restricts high-volume driveways (100 VTD or more) to a maximum width of 36-feet and low-volume driveways (less than 100 VTD) to a maximum width of 30-feet. Curb return type driveways with 30-foot radii will be required for high-volume driveways with 100 VTD or more. Curb return type driveways with 15-foot radii will be required for low-volume driveways with less than 100 VTD.

Driveway Paving Policy: Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy, 7206.4.6, the applicant should be required to pave the driveway its full width and at least 30-feet into the site beyond the edge of pavement of the roadway and install pavement tapers in accordance with Table 2 under District Policy 7206.4.6.

Public Local Street Offset requirements on a Collector Roadway: District policy 7206.4.5, states that the preferred spacing for a new local street intersecting a collector roadway to align or offset a minimum of 330-feet from any other street (measured centerline to centerline).

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

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

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

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

c. Applicant's Proposal: The applicant has proposed to utilize the existing private road, Sharp Lane, for the development.

d. Staff Comments/Recommendations: If the City of Kuna approves the private road, the applicant shall be required to pave the private roadway a maximum width of 30-feet and at least 30-feet into the site beyond the edge of pavement of all public streets and install pavement tapers with 15-foot curb radii abutting the existing roadway edge. If private roads are not approved by the City of Kuna, the applicant will be required to revise and resubmit the preliminary plat to provide public standard local streets in these locations.

The location of Sharp Lane does not meet District Policy for driveways/private roads to be offset at least 150-feet from another intersection. However, staff recommends a modification of policy to allow the location of Sharp Lane because it is existing, and the limited site frontage of 50-feet limits the applicant's ability to meet offset requirements.

Street name and stop signs are required for the private road. The signs may be ordered through the District. Verification of the correct, approved name of the road is required.

ACHD does not make any assurances that the private road, which is a part of this application, will be accepted as a public road if such a request is made in the future. Substantial redesign and reconstruction costs may be necessary in order to qualify this road for public ownership and maintenance.

<u>The following requirements must be met if the applicant wishes to dedicate the roadway to ACHD:</u>

- Dedicate a minimum of 50-feet of right-of-way for the road.
- Construct the roadway to the minimum ACHD requirements for a local street section.
- The ability to construct a stub street for connection to adjacent developable parcels.
- Turnarounds must be constructed to meet ACHD cul-de-sac dimensional standards.

If the City of Kuna requires a public street, then the street shall be constructed as a 36-foot wide local street section with curb, gutter and minimum 5-foot wide concrete sidewalks on both

sides and constructed within 50-feet of right-of-way and construct the turnaround to meet ACHD cul-de-sac dimensional standards. If constructed as a local street, it not meet District Policy that requires local streets to be offset 330-feet from any other street on a collector street. However, staff recommends a modification of policy to allow street location because the limited site frontage of 50-feet limits the applicant's ability to meet offset requirements. The applicant should be required to ensure that a minimum 40-foot sight triangle is provided at the intersection of Sharp Lane and School Street and that there is no vegetation or obstructions (i.e. signs, berms, structures, fencing) taller than 3-feet at maturity within the sight triangle.

B. Site Specific Conditions of Approval

1. Pave the private roadway a maximum width of 30-feet and at least 30-feet into the site beyond the edge of pavement of School Avenue.

2. Improve School Avenue abutting the site as ½ of a 36-foot wide collector street section with vertical curb, gutter and 5-foot wide detached (7-foot wide attached) concrete sidewalk and dedicate additional right-of-way as needed to 2-feet behind back edge of sidewalk. If street trees are desired with detached sidewalk, an 8-foot wide planter strip should be provided. For attached sidewalks, right-of-way width may be reduced to the back edge of sidewalk and a permanent right-of-way easement provided that extends to 2-feet behind the back edge of sidewalk.

   If detached sidewalks are placed outside of the right-of-way, a permanent right-of-way easement is required. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the sidewalk. Sidewalks shall either be located wholly within the public right-of-way or wholly within an easement.

3. Street name and stop signs are required for the private road. The signs may be ordered through the District. Verification of the correct, approved name of the road is required.

4. If the City of Kuna requires a public street, then the street shall be constructed as a 36-foot wide local street section with curb, gutter and minimum 5-foot wide concrete sidewalks on both sides and constructed within 50-feet of right-of-way and construct the turnaround to meet ACHD cul-de-sac dimensional standards. The applicant shall ensure that a minimum 40-foot sight triangle is provided at the intersection of Sharp Lane and School Street and that there is no vegetation or obstructions (i.e. signs, berms, structures, fencing) taller than 3-feet at maturity within the sight triangle.

5. A Traffic Impact Fee will be assessed by ACHD and will be due prior to issuance of a building permit. Please contact the ACHD Planner (see below) for information regarding impact fees.

6. Submit civil plans to ACHD Development Services for review and approval. The impact fee assessment will not be released until the civil plans are approved by ACHD.

7. Comply with the Standard Conditions of Approval as noted below.

C. Traffic Information

Trip Generation

This development is estimated to generate 180 additional vehicle trips per day (29 existing); and 19 additional vehicle trips per hour in the PM peak hour (3 existing), based on the Institute of Transportation Engineers Trip Generation Manual, 10th edition.

Condition of Area Roadways: ***Traffic Count is based on Vehicles per hour (VPH)***

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
School Avenue	50-feet	Collector	N/A	N/A

** ACHD does not have a current traffic count for this segment of School Avenue.

D. Attachments

1. Vicinity Map
2. Site Plan
3. Standard Conditions of Approval
4. Appeal Guidelines

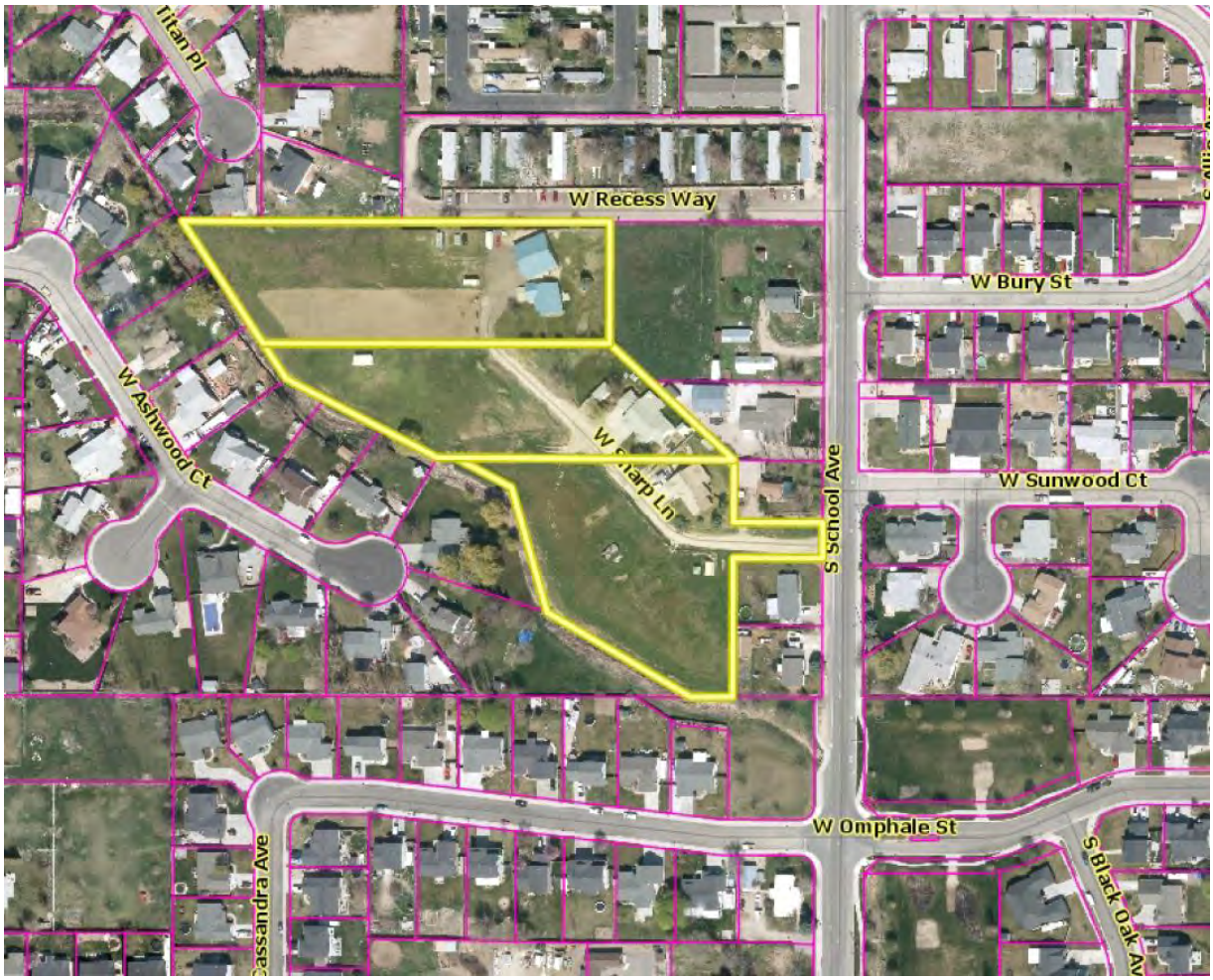
If you have any questions, please feel free to contact me at (208) 387-6293.

Sincerely,

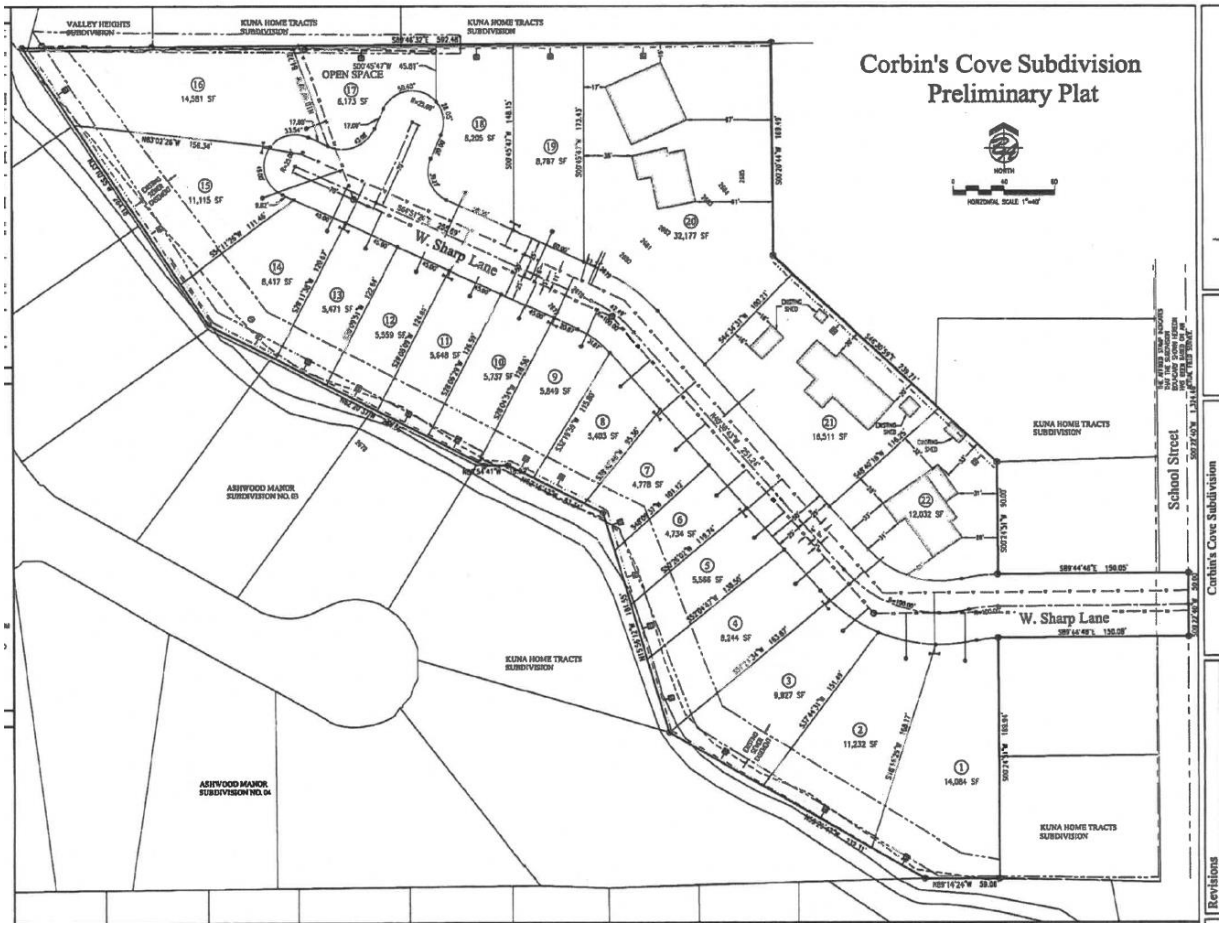
Paige Bankhead, E.I.
Planner II
Development Services

cc: City of Kuna
Rep

VICINITY MAP



SITE PLAN


Corbin's Cove Subdivision
Preliminary Plat
W. Sharp Lane
School Street
Corbin's Cove Subdivision
OPEN SPACE
KUNA HOME TRACTS SUBDIVISION
ASHWOOD MANOR SUBDIVISION NO. 03
ASHWOOD MANOR SUBDIVISION NO. 04
VALLEY HEIGHTS SUBDIVISION
Revisions

Standard Conditions of Approval

1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).
2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.
3. In accordance with District policy, 7203.6, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA) requirements. The applicant's engineer should provide documentation of ADA compliance to District Development Review staff for review.
4. Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 387-6280 (with file number) for details.
5. A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.
6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.
7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.
8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 387-6258 (with file numbers) for details.
9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.
10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.
11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.
12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.

Request for Appeal of Staff Decision

1. **Appeal of Staff Decision:** The Commission shall hear and decide appeals by an applicant of the final decision made by the Development Services Manager when it is alleged that the Development Services Manager did not properly apply this section 7101.6, did not consider all of the relevant facts presented, made an error of fact or law, abused discretion or acted arbitrarily and capriciously in the interpretation or enforcement of the ACHD Policy Manual.

    a. Filing Fee: The Commission may, from time to time, set reasonable fees to be charged the applicant for the processing of appeals, to cover administrative costs.

    b. Initiation: An appeal is initiated by the filing of a written notice of appeal with the Secretary and Clerk of the District, which must be filed within ten (10) working days from the date of the decision that is the subject of the appeal. The notice of appeal shall refer to the decision being appealed, identify the appellant by name, address and telephone number and state the grounds for the appeal. The grounds shall include a written summary of the provisions of the policy relevant to the appeal and/or the facts and law relied upon and shall include a written argument in support of the appeal. The Commission shall not consider a notice of appeal that does not comply with the provisions of this subsection.

    c. Time to Reply: The Development Services Manager shall have ten (10) working days from the date of the filing of the notice of appeal to reply to the notice of the appeal, and may during such time meet with the appellant to discuss the matter, and may also consider and/or modify the decision that is being appealed. A copy of the reply and any modifications to the decision being appealed will be provided to the appellant prior to the Commission hearing on the appeal.

    d. Notice of Hearing: Unless otherwise agreed to by the appellant, the hearing of the appeal will be noticed and scheduled on the Commission agenda at a regular meeting to be held within thirty (30) days following the delivery to the appellant of the Development Services Manager's reply to the notice of appeal. A copy of the decision being appealed, the notice of appeal and the reply shall be delivered to the Commission at least one (1) week prior to the hearing.

    e. Action by Commission: Following the hearing, the Commission shall either affirm or reverse, in whole or part, or otherwise modify, amend or supplement the decision being appealed, as such action is adequately supported by the law and evidence presented at the hearing.

EXHIBIT B-3

CLINTON C. PLINE
CHAIRMAN OF THE BOARD

RON PLATT
VICE CHAIRMAN OF THE BOARD

ROBERT D. CARTER
PROJECT MANAGER

THOMAS RITTHALER
ASSISTANT PROJECT MANAGER

APRYL GARDNER
SECRETARY-TREASURER

MARY SUE CHASE
ASSISTANT SECRETARY-TREASURER

BOISE PROJECT BOARD OF CONTROL

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2465 OVERLAND ROAD
BOISE, IDAHO 83705-3155

RECEIVED
JAN 27 2020
CITY OF KUNA

OPERATING AGENCY FOR 167,000 ACRES FOR THE FOLLOWING IRRIGATION DISTRICTS

NAMPA-MERIDIAN DISTRICT
BOISE-KUNA DISTRICT
WILDER DISTRICT
NEW YORK DISTRICT
BIG BEND DISTRICT

TEL: (208) 344-1141
FAX: (208) 344-1437

24 January 2020

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

RE: Corbin's Cove Sub.
Sharp Lane, Kuna 83634
Boise-Kuna Irrigation District
South Rail Road Lateral 188+50 Rotation
Sec. 26, T2N, R1W, BM.

File #19-09S
BK-1299 A3, 1299 A3a, 1299 A3b

Troy Behunin, Planner:

The United States' Mora Canal Wasteway no. 1 lies within the boundary of the above-mentioned location. The easement for this canal is held in the name of the United States through the Bureau of Reclamation under the authority of the Act of August 30, 1890. (26 Stat. 391; 43 U.S.C. 945)

The Boise Project Board of Control is contracted to operate and maintain this canal wasteway. We assert the federal easement 30 feet west and southwest and 30 feet east and northeast of the wasteway's centerline. Whereas this area is for the operation and maintenance of our facility, no activity should hinder our ability to do so.

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

Fencing/pathways (as may be required) must be constructed just off the canal easement, to ensure public safety and prevent encroachments.

Parking lots, curbing, light poles, signs, etc. and the placing of asphalt and/or cement over Project facility easements must be approved by Boise Project Board of Control prior to construction.

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

The construction of any roadway crossings must be conducted only during the non-irrigation season when the canal is dewatered. In any case no work shall take place within the easement before the proper crossing agreements have been secured through the Bureau of Reclamation and the Boise Project Board of Control.

Utilities planning to cross any project facility must do so in accordance with the master policies now held between the Bureau of Reclamation and most of the utilities. In any case, no work shall take place within the easement before proper crossing agreements have been secured through both the Bureau of Reclamation and the Boise Project Board of Control.

Crossing agreements must be secured and signed by all parties prior to March 1st of each year. A time schedule for the construction to be done during the non-irrigation season must be approved by Boise Project prior to any activity within Project easements. No construction will be allowed within the easement boundaries of the Boise Project Board of Control facilities after March 15th of each year. However, on a case by case basis, overhead utilities and utilities boring underneath a Project facility may be allowed after March 15th if reviewed and approved by the Boise Project.

The piping and relocation of any Lateral, Canal and/or Drain must be reviewed and approved by the Project and is (to include all appurtenant boxes and/or structures) and must be warranted by the landowner for a period of (5) five-years. The Warrantee Agreement must be secured prior to ANY disturbance of that facility.

Boise Project Board of Control must approve any requests and/or relocation of delivery points prior to construction.

Storm Drainage and/or Street Runoff must be retained on site.

NO DISCHARGE into any live irrigation system is permitted.

Local irrigation/drainage ditches that cross this property, in order to serve neighboring properties, must remain unobstructed and protected by an appropriate easement.

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

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

We request a copy of the recorded final plat and/or record of survey (to include instrument, book and page numbers) be sent to the Boise Project Board of Control so we may track this project to closure.

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

EXHIBIT B-3

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

Sincerely,

Thomas Ritthaler
Assistant Project Manager, BPBC

tbr/tr
cc: Ray Moore Watermaster, Div; 3 BPBC
Lauren Boehlke Secretary – Treasurer, BKID
File

CENTRAL DISTRICT HEALTH DEPARTMENT

CENTRAL DISTRICT HEALTH DEPARTMENT

Environmental Health Division

Return to:

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

Rezone # _____

Conditional Use # _____

Preliminary / Final / Short Plat 19-09-S

Corbin's Cove

☐ 1. We have No Objections to this Proposal.

☐ 2. We recommend Denial of this Proposal.

☐ 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.

☐ 4. We will require more data concerning soil conditions on this Proposal before we can comment.

☐ 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
☐ 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 CDHD.

☐ 14. _____

_____

_____ Reviewed By: Rob Bach

Date: 1/31/20

STATE OF IDAHO
DEPARTMENT OF
ENVIRONMENTAL QUALITY

1445 North Orchard • Boise, ID 83706 • (208) 373-0550

Brad Little, Governor
John H. Tippets, Director

February 6, 2020

Troy Behunin, Planner III
City of Kuna
751 W. 4th Street
Kuna, Idaho 83634

RE: Corbin's Cove Subdivision, 19-09-S Preliminary Plat

Thank you for the opportunity to respond to your request for comment. While DEQ does not review projects on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at: deq.idaho.gov/assistance-resources/environmental-guide-for-local-govts.

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

1. **Air Quality**
   - Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).

     All property owners, developers, and their contractor(s) must ensure that reasonable controls to prevent fugitive dust from becoming airborne are utilized during all phases of construction activities per IDAPA 58.01.01.651.

     DEQ recommends the city/county require the development and submittal of a dust prevention and control plan prior to final plat approval. Dust prevention and control plans incorporate appropriate best management practices to control fugitive dust that may be generated at sites.

     Information on fugitive dust control plans can be found at:
     http://www.deq.idaho.gov/media/61833-dust_control_plan.pdf

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

     For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

2. **Wastewater and Recycled Water**
   - DEQ recommends verifying that there is adequate sewer to serve this project prior to approval.

Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.

- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.

  All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.

- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect ground water.

- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

  For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

3. <u>Drinking Water</u>

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.

- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.

  All projects for construction or modification of public drinking water systems require preconstruction approval.

- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at: deq.idaho.gov/water-quality/drinking-water.aspx). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.

- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.

- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of ground water resources.

- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

  For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

4. Surface Water

- A DEQ short-term activity exemption (STAE) from this office is required if the project will involve de-watering of ground water during excavation and discharge back into surface water, including a description of the water treatment from this process to prevent excessive sediment and turbidity from entering surface water.

- Please contact DEQ to determine whether this project will require a National Pollution Discharge Elimination System (NPDES) Permit. A Construction General Permit from EPA may be required if this project will disturb one or more acres of land, or will disturb less than one acre of land but are part of a common plan of development or sale that will ultimately disturb one or more acres of land.

- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.

- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at:
  http://www.idwr.idaho.gov/WaterManagement/StreamsDams/Streams/AlterationPermit/AlterationPermit.htm

- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

  For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0550.

5. Hazardous Waste And Ground Water Contamination

- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservations and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.

- No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste

Management Regulations and Standards, Rules and Regulations for Hazardous Waste, and Rules and Regulations for the Prevention of Air Pollution.

- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852).

  Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.

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

  For questions, contact Albert Crawshaw, Waste & Remediation Manager, at (208) 373-0550.

6. <u>Additional Notes</u>

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website deq.idaho.gov/waste-mgmt-remediation/storage-tanks.aspx for assistance.

- If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.

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

Sincerely,

Aaron Scheff

Aaron Scheff
Regional Administrator
Boise Regional Office

ec: CM#2020AEK29

Troy Behunin

From: D3 Development Services <D3Development.Services@itd.idaho.gov>
Sent: Wednesday, January 22, 2020 3:42 PM
To: Troy Behunin
Subject: 19-09-S Corbin's Cove Subdivision

Categories: Agency Comments

Good afternoon,
ITD has received application 19-09-S for review. ITD does not anticipate any significant traffic impact to the State Highway system from this development and has no objections to the proposed development.

Thank you,

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

From: Troy Behunin <tbehunin@kunaid.gov>
Sent: Wednesday, January 22, 2020 12:49 PM
To: ACHD <planningreview@achdidaho.org>; Becky Rone - Kuna USPS Addressing <rebecca.i.rone@usps.gov>; Bob Bachman <bbachman@kunaid.gov>; Boise Project Brd Cntrl <TRitthaler@boiseproject.org>; Boise-Kuna Irrigation Distr. <laurenboehlke@yahoo.com>; Brent Moore <bmoore@adacounty.id.gov>; Cable One Business <Adam.ingram@cableone.biz>; Cable One t.v. <cheryl.goettsche@cableone.biz>; Central District Health Dept. CDHD <lbadigia@cdhd.idaho.gov>; Chief Roberts <proberts@kunafire.com>; COMPASS <cmiller@compassidaho.org>; Dave R. - KSD <Dreinhart@kunaschools.org>; DEQ <Alicia.martin@deq.idaho.gov>; Eric Adolfson <eadolfson@compassidaho.org>; Idaho Power <ahawkins@idahopower.com>; Idaho Power <bwatson2@idahopower.com>; Idaho Power - Jacky Chris <easements@idahopower.com>; Intermountain Gas <robert.miller@mdu.com>; Intermountain Gas <bryce.ostler@intgas.com>; D3 Development Services <D3Development.Services@itd.idaho.gov>; J&M Sanitation - Chad Gordon <Chad.Gordon@jmsanitation.com>; Jim O. - KSD <Jim@kunaschools.org>; Julie Stanley - Regional Address Mgmt. <Julie.R.Stanley@usps.gov>; Kuna Police Chief <so4217@adaweb.net>; Kuna Postmaster - Marc C. Boyer <marc.c.boyer@usps.gov>; Kuna School District <kbekkedahl@kunaschools.org>; Kuna School District <wjohnson@kunaschools.org>; Lisa Holland <lholland@kunaid.gov>; Mike Borzick <mborzick@kunaid.gov>; New York Irrigation District <terri@nyid.org>; Paul Stevens <PStevens@kunaid.gov>; Planning Mgr: Ada County Development Services <jboal@adaweb.net>
Subject: [EXTERNAL] Corbin's Cove Subdivision Comments Request

--- This email is from an external sender. Be cautious and DO NOT open links or attachments if the sender is unknown. ---
Afternoon Greetings everyone,
Please review the packet attached with this email and return relevant agency comments to our office about the services your agency provides, and how this proposed subdivision will impact your service. This project will be scheduled to go to our Commission on March 24, 2020.

If you have questions, *need more time* or need additional info or a packet mailed to your office, please let me know.
Thank you in advance.
Troy

Kuna School District

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

***Wendy Johnson**, Superintendent*

***Kim Bekkedahl**, Asst. Superintendent of Student Learning Services*

***David Reinhart**, Asst. Superintendent of School Support Services*

***Elmira Feather**, Finance Manager & Data Analyst*

***Allison Westfall,** Communications Director*

***Cathy Beals**, Administrator of Curriculum and Assessment*

***Eileen O'Shea**, Administrator of Student and Community Services*

***Jim Obert**, Administrator of IT and Major Projects*

***Ludee Vermaas**, Special Education Director*

March 9, 2020

Subject: Corbin's Cove Subdivision

Dear Honorable Members of the Planning and Zoning Commission,

Kuna School District has experienced approximately 2% growth over the last few years. Based on the 2016 Kuna School District Growth Report and Demographic Forecast, we predict that these homes, when completed, will house 14 school aged children based on our calculation of .65 students per household, which is the Ada County standard calculation. Approval of the Corbin's Cove Subdivision will affect enrollments at the following schools:

Current	Enrollment	Capacity
Indian Creek Elementary School	310	400
Kuna Middle School	793	900
Kuna High School	1760	1500

Anticipated 2020-21	Enrollment	Capacity
Indian Creek Elementary School	325	400
Kuna Middle School	808	900
Kuna High School	1300	1500
Swan Falls High School (open Fall 2020)	500	500

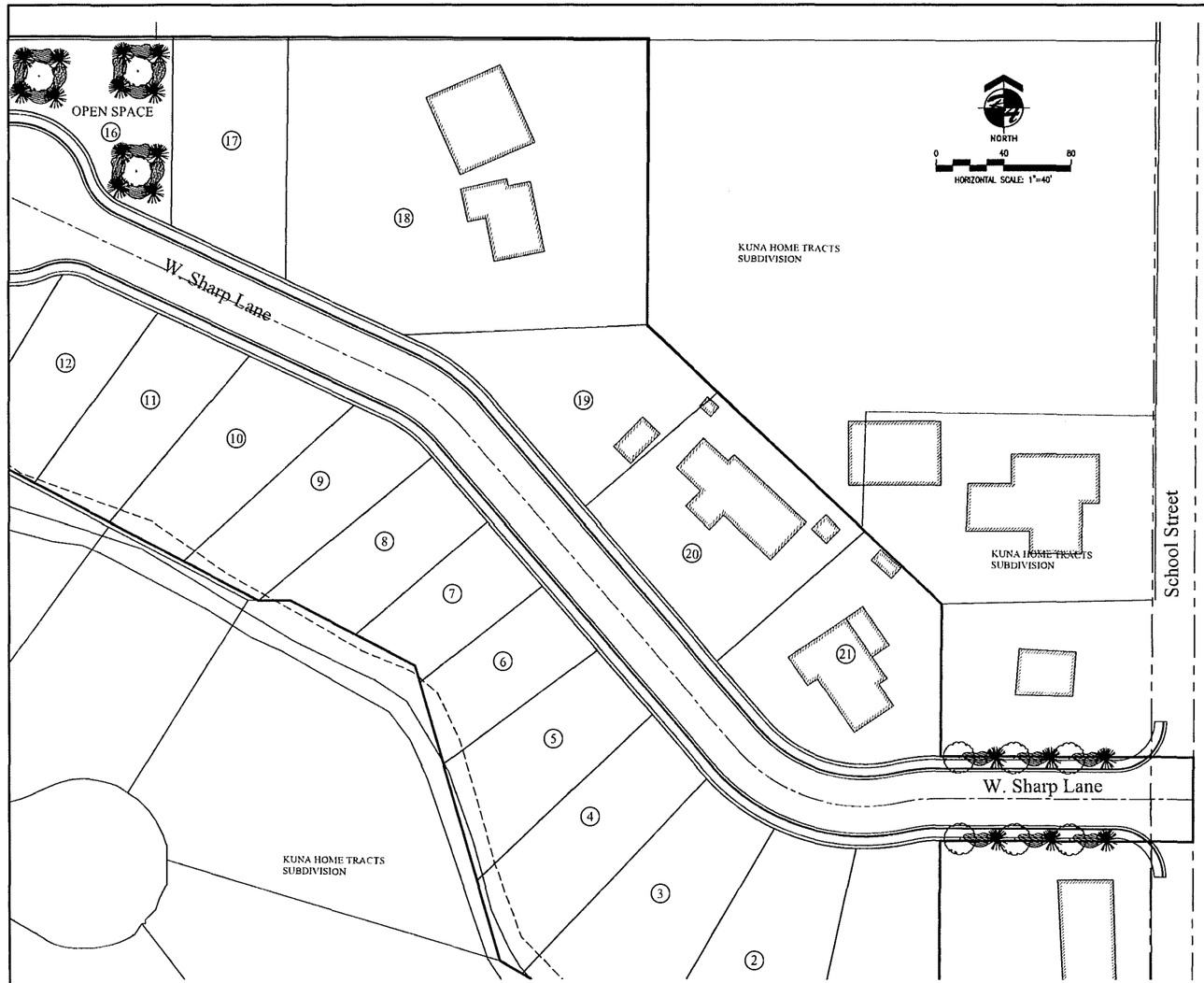
As you notice from the above numbers, Indian Creek Elementary School and Kuna Middle School currently have capacity. We anticipate Kuna High School will have additional capacity once Swan Falls High School opens in the Fall of 2020.

We are aware of additional proposed subdivisions in the Indian Creek Elementary and Kuna Middle School attendance zones that may bring them to capacity in the near future. Once these schools are at capacity, our Board of Trustees will have to determine whether or not a bond vote will be needed to expand our current school capacity.

Regards,

District Planners
Jim Obert and David Reinhart

711 E. Porter Rd., Kuna, Idaho 83634
Phone: (208) 922-1000 FAX: (208) 922-5646



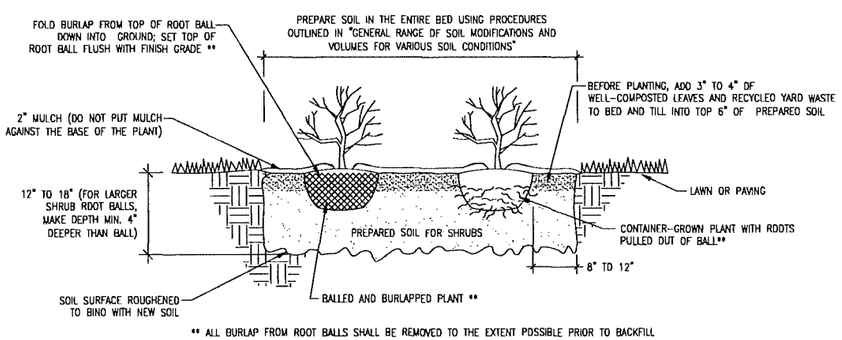
Plant Palette Table

	COMMON NAME	BOTANICAL NAME	SIZE
	EVERGREEN TREES		
1 TOTAL FROM TABLE	AUSTRIAN PINE	PINUS NIGRA	6–8' HT B&B
	COLORADO BLUE SPRUCE	PICEA PUNGENS 'GLAUCA'	6–8' HT B&B
	SHADE TREES		
1 TOTAL FROM TABLE	AUTUMN PURPLE ASH	FRAXINUS AMERICANA 'AUTUMN PURPLE'	2" CALIP B&B
	DEBORAH MAPLE	ACER PLATANOIDES 'DEBORAH'	2" CALIP B&B
	LONDON PLANETREE	PLATANUS X ACERIFOLIA 'BLOODGOOD'	2" CALIP B&B
	SHADEMASTER HONEYLOCUST	GLEDITSIA TRIACANTHOS 'SHADEMASTER'	2" CALIP B&B
	WORPLESDON SWEETGUM	LIQUIDAMBAR STYRACIFLUA	2" CALIP B&B
	GREENSPIRE LINDEN	TILIA CORDATA 'GREENSPIRE'	2" CALIP B&B
	ORNAMENTAL TREES		
1 TOTAL FROM TABLE	ARISTOCRAT PEAR	PYRUS CALLERYANA 'ARISTOCRAT'	2" CALIP B&B
	FLAME AMUR MAPLE	ACER GINNALA 'FLAME'	2" CALIP B&B
	PRAIRIFIRE CRAB	MALUS 'PRAIRIFIRE'	2" CALIP B&B
	REOBUO	CERCIS CANADENSIS	2" CALIP B&B
	SPRING SNOW CRAB	MALUS 'SPRING SNOW'	2" CALIP B&B
	WASHINGTON HAWTHORN	CRATAEGUS PHAENOPYRUM	2" CALIP B&B

	COMMON NAME	BOTANICAL NAME	SIZE
	SHRUBS/ORNAMENTAL GRASSES		
3 TOTAL SHRUBS 3 TOTAL GRASSES FROM TABLE	ANTHONY WATERER SPIRAEA	SPIRAEA x BUMALDA 'ANTHONY WATERER'	5 GAL
	BLUE CHIP JUNIPER	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	5 GAL
	BLUE OAT GRASS	HELICTOTRICHON SEMPERVIRENS	2 GAL
	CHAMPLAIN ROSE	ROSA 'CHAMPLAIN'	3 GAL
	CREEPING MAHONIA	MAHONIA REPENS	3 GAL
	CRIMSON PYGMY BARBERRY	BERBERIS THUNBERGII 'CRIMSON PYGMY'	3 GAL
	DIABOLO NINEBARK	PHYSOCARPUS OPULIFOLIUS 'MONLO'	5 GAL
	DWARF ARCTIC WILLOW	SALIX PURPUREA 'NANA'	5 GAL
	FLAME GRASS	MISCANTHUS SINENSIS 'PURPURASCENS'	2 GAL
	GOLDMOUND SPIREA	SPIRAEA x BUMALDA 'GOLDMOUND'	3 GAL
	GRO–LOW SUMAC	RHUS AROMATICA 'GRO–LOW'	3 GAL
	IVORY HALO DOGWOOD	CORNUS ALBA 'BAILHALO'	5 GAL
	NEARLY WILD ROSE	ROSA 'NEARLY WILD'	3 GAL

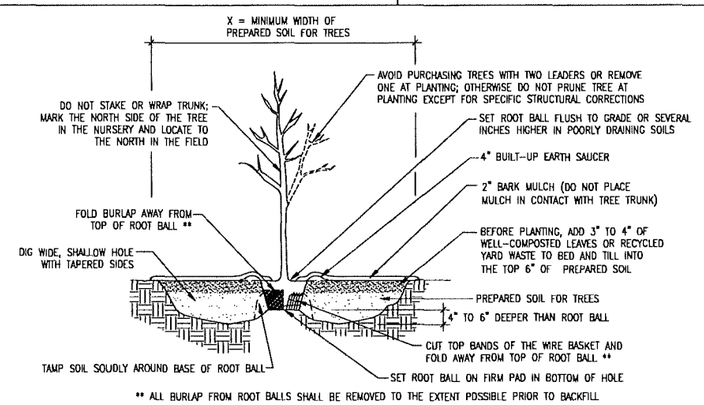
Notes

1. ALL PLANTS SHALL MEET OR EXCEED MINIMUM KUNA CITY ORDINANCE REQUIREMENTS.
2. ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
3. ALL COMMON SPACE LANDSCAPING SHALL BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION.
4. NO TREES SHALL IMPEDE THE 40–FOOT VISION TRIANGLES AT ROAD INTERSECTIONS. NO TREES OR SHRUBS OVER 3–FEET HIGH AT MATURITY SHALL BE PLANTED WITHIN STREET VISION TRIANGLES.
5. NO TREES SHALL BE PLANTED WITHIN 10–FEET OF ANY ADA COUNTY HIGHWAY DISTRICT STORM DRAINAGE FACILITIES. NO TREES SHALL BE PLANTED WITHIN 50–FEET OF STOP SIGNS.
6. INSTALLATION OF REQUIRED PLANTING ON THE RESIDENTIAL LOTS SHALL BE COMPLETED AS REQUIRED AT THE TIME OF HOME CONSTRUCTION.
7. ALL COMMON LOTS SHALL BE PLANTED WITH HYOROSEED OR SOD AFTER TREE PLANTING.



** ALL BURLAP FROM ROOT BALLS SHALL BE REMOVED TO THE EXTENT POSSIBLE PRIOR TO BACKFILL

Typical Shrub Planting Detail
NOT TO SCALE



** ALL BURLAP FROM ROOT BALLS SHALL BE REMOVED TO THE EXTENT POSSIBLE PRIOR TO BACKFILL

Typical Tree Planting Detail
NOT TO SCALE

Calculations

LANDSCAPE BUFFER ENTERANCE OF W. SHARP LANE

TOTAL LENGTH 250 L.F.

REQUIRED	INSTALLED
12 SHADE/ORNAMENTAL TREES	9
17 EVERGREENS	18
68 SHRUBS/ORNAMENTAL GRASSES	18

Fencing

6–FOOT VINYL PRIVACY FENCING SHALL BE INSTALLED ALONG THE WEST, NORTH, AND EAST BOUNDARIES OF LOT. THE DEVELOPMENT AND ALONG THE REAR OF THE LOTS ABUTTING THE 20' LANDSCAPE BUFFER ALONG LUKER ROAD, PURSUANT TO MANUFACTURES SPECIFICATIONS. (EXISTING VINYL FENCE ALONG NORTH BOUNDARY)

TOTAL LINEAL FOOTAGE = 325 L.F.

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

Landscape Plan

Corbin's Cove Subdivision
870/880/910 W. Sharp Lane
Kuna, ID. 83634
Parcel No. R5070251061/R5070251151/R5070251166
Zone: R-6

Revisions

REV.	DESC.	DATE/BY
A	CITY OF KUNA COMMENTS DATED MAY 14, 2014	06-25-14 JJH

SCALE: AS NOTED
DATE: FEBRUARY 4, 2020
DRAWN BY: N.P. LA CROSS
CHECKED BY: J.D. CANNING
PROJECT NO. 14018
DRAWING FILE NAME: 14018 Site Plan.dwg

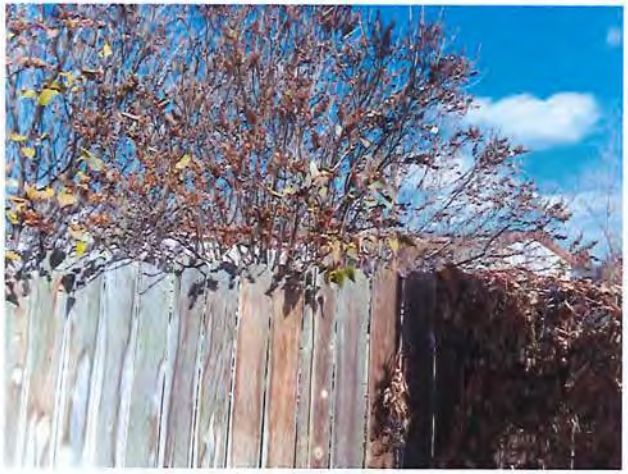
SHEET NO:
L1.0

Photos of Property

Photos of Property

Photos of Property

Photos of Property



Photos of Property

Photos of Property

B & A Engineers, Inc.
Consulting Engineers & Land Surveyors
5505 West Franklin Rd. Boise, ID 83705
Telephone 208.343.3381 Facsimile 208.342.5792

Corbin's Cove Subdivision
Boundary Description

15 November 2019

A re-subdivision of a portion of Lots 7 and 8 of Kuna Home Tracts Subdivision as shown on the official plat thereof in Book 5 of Plats, at Page 247, records of Ada County, Idaho, being situate in the south half of the northeast quarter of Section 26, Township 2 North, Range 1 West, Boise Meridian, Kuna City, Ada County, Idaho, being more particularly described as follows:

Commencing at the northwest corner of said Section 26; thence S89°47'00"E, 2626.73 feet along the North line of Section 26 to the North Quarter Corner; thence S00°22'40"W, 1,083.96 feet along the easterly boundary of the northeast quarter of said Section 26 and the centerline of South School Avenue to the ***Point of Beginning:***

Thence continuing S00°22'40"W, 50.00 feet along the easterly boundary of the northeast quarter of said Section 26 and the centerline of South School Avenue to a point bearing S89°44'48"E, 25.00 feet easterly of the westerly right-of-way of South School Avenue;

Thence N89°44'48"W, 150.08 feet;

Thence S00°24'51"W, 189.94 feet;

Thence along the boundary of record-of-survey 3074:
N89°14'24"W, 59.06 feet;
N59°29'47"W, 232.31 feet;
N15°56'12"W, 181.55 feet;
N62°16'12"W, 83.34 feet;
N89°54'41"W, 18.97 feet;
N62°20'37"W, 6.50 feet to the most easterly corner of Lot 3, Block 1 of Ashwood Manor Subdivision No.4;

Thence N62°20'37"W, 238.05 feet and along a portion of the easterly boundary of Ashwood Manor Subdivision No. 4, to the most easterly corner of Lot 5, Block 1 of Ashwood Manor Subdivision No. 3;

Thence N33°10'55"W, 264.18 feet along the easterly boundary of said Ashwood Manor Subdivision No. 3, to the southwest corner Lot 7 of Valley Heights Subdivision;

Thence S89°46'32"E, 592.48 feet along the southerly boundaries of said Valley Heights Subdivision, record-of-survey 1387, and record-of-survey 2882 to the northwest corner of record-of-survey 10092;

Thence S00°20'44"W, 169.49 feet along the westerly boundary of said record-of-survey 10092;

Thence S46°30'59"E, 239.71 feet along the southwesterly boundary of said record-of-survey 10092 to the northwest corner of the property described by deed recorded under Instrument No. 7806802;

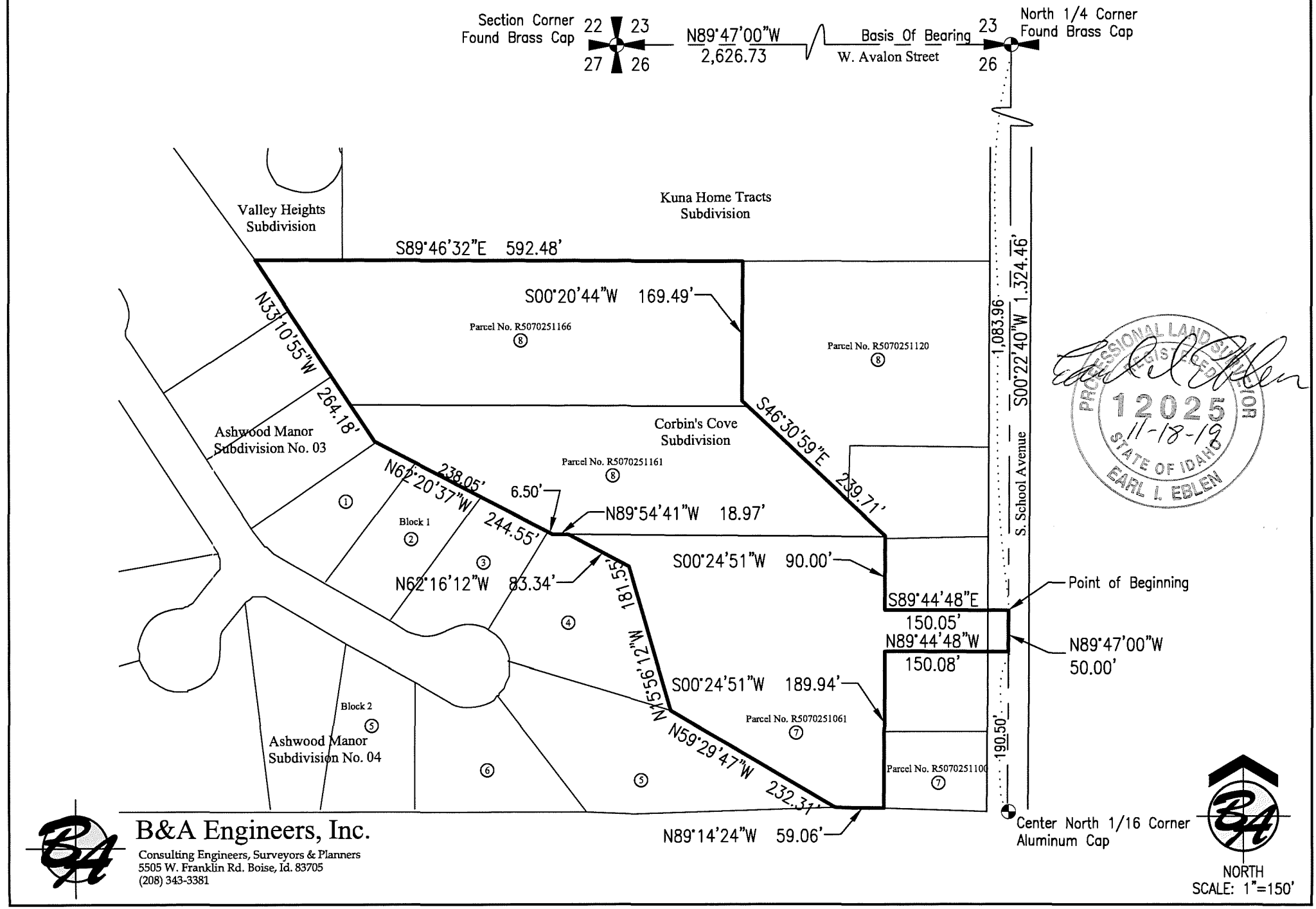
Thence S00°24'51"W, 90.00 feet along the westerly boundary, to the southwest corner of the property described by deed recorded under Instrument No. 7806802;

Thence S89°44'48"E, 150.05 feet to the ***Point of Beginning.***

Comprising 5.88 acres, more or less.

Subject to all existing easements and right-of-ways of record or apparent.

Corbin's Cove Subdivision
Boundary Sketch



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

Nick LaCross

From: Sub Name Mail <subnamemail@adacounty.id.gov>
Sent: Wednesday, October 23, 2019 1:42 PM
To: Nick LaCross
Cc: Joseph Canning
Subject: Corbins Cove Subdivision Name Reservation

October 23, 2019

Joseph Canning, B&A Engineers
Nick LaCross, B&A Engineers

RE: Subdivision Name Reservation: **CORBINS COVE SUBDIVISION**

At your request, I will reserve the name **Corbins Cove Subdivision** for your project. I can honor this reservation only as long as your project is in the approval process. Final approval can only take place when the final plat is recorded.

This reservation is available for the project as long as it is in the approval process unless the project is terminated by the client, the jurisdiction or the conditions of approval have not been met, in which case the name can be re-used by someone else.

Sincerely,

Jerry L. Hastings, PLS 5359
County Surveyor
Deputy Clerk Recorder
Ada County Development Services
200 W. Front St., Boise, ID 83702
(208) 287-7912 *office*
(208) 287-7909 *fax*
E-mail: jhastings@adacounty.id.gov

From: Nick LaCross
Sent: Tuesday, October 22, 2019 9:28 AM
To: Sub Name Mail
Subject: Proposed Subdivision Name Request

To Whom It May Concern,

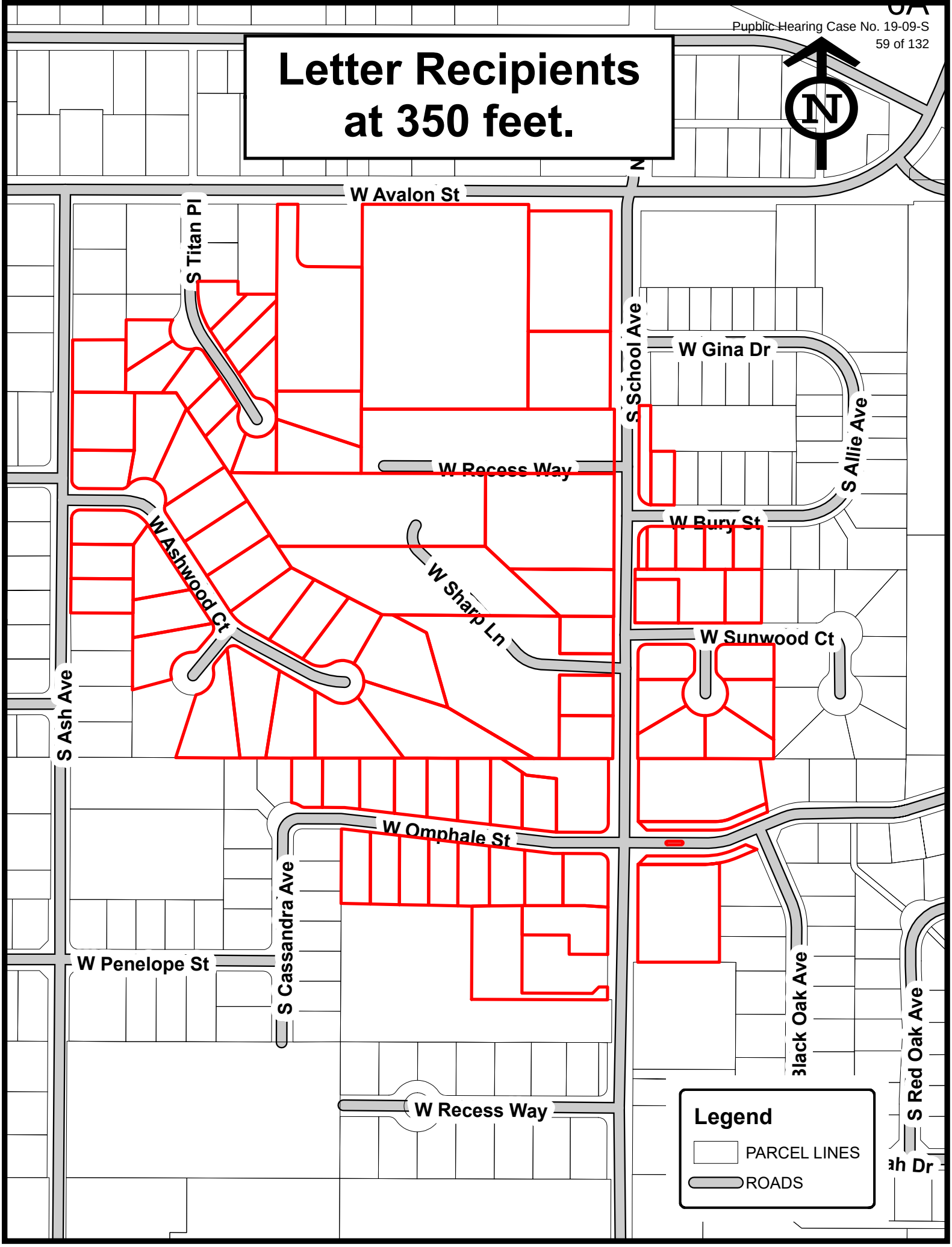
This email is an official request of a proposed subdivision name...

The name of the proposed subdivision we are seeking approval for is "Corbins Cove Subdivision"

Project Location: Northeast Quarter of Section 26, Range 1 West, Township 2 North. Parcel No's.: R5070251061, R5070251161, R5070251166

Survey Firm: B&A Engineers, Inc.
5505 W. Franklin Road Boise, Idaho 83705
208-343-3381
Surveyor: Joseph Canning PLS 4116

Letter Recipients at 350 feet.



received
11.19.19

Neighborhood Meeting Certification

CITY OF KUNA PLANNING & ZONING * 763 W. Avalon, Kuna, Idaho, 83634 * www.kunacity.id.gov * (208) 922-5274 * Fax: (208) 922-5989

GENERAL INFORMATION:

You must conduct a neighborhood meeting prior to application for variance, conditional use, zoning ordinance map amendment, expansion or extension of a nonconforming use, and/or a subdivision. Please see Section 5-1A-2 of the Kuna City Code or ask one of our planners for more information on neighborhood meetings.

The meeting must be held either on a weekend between 10 a.m. and 7 p.m., or a weekday between 6 p.m. and 8 p.m. Meetings cannot be conducted on holidays, holiday weekends, or the day before or after a holiday or holiday weekend. The meeting must be held at one of the following locations:

- The Subject Property;
- The nearest available public meeting place (Examples include fire stations, libraries and community centers);
- An office space within a 1-mile radius of the subject property.

The meeting cannot take place more than 2 months prior to acceptance of the application and the application will not be accepted before the neighborhood meeting is conducted. You are required to send written notification of your meeting, allowing a reasonable amount of time before your meeting for property owners to plan to attend. Contacting and/or meeting individually with residents will not fulfill Neighborhood Meeting requirements.

You may request a list of the people you need to invite to the neighborhood meeting from our department. This list includes property owners within 300 feet of the subject property. Once you have held your neighborhood meeting, please complete this certification form and include it with your application.

Please Note: The neighborhood meeting must be conducted in one location for attendance by all neighboring residents. Contacting and/or meeting individually with residents does not comply with the neighborhood meeting requirements.

Please include a copy of the sign-in sheet for your neighborhood meeting, so we have written record of who attended your meeting and the letter of intent sent to each recipient. In addition, provide any concerns that may have been addressed by individuals that attended the meeting.

Description of proposed project: New Subdivision

Date and time of neighborhood meeting: Nov 14 2019 7:00 pm

Location of neighborhood meeting: Kuna Library

SITE INFORMATION:

Location: Quarter: ____ Section: ____ Township: ____ Range: ____ Total Acres: ____

Subdivision Name: ____ Lot: ____ Block: ____

Site Address: Sharp Lane Tax Parcel Number(s): ____

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

CURRENT PROPERTY OWNER:

Name: ____

Address: ____ City: ____ State: ____ Zip: ____

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

Name: Gary McAllister Business (if applicable): ____

Address: 2115 E Bowstring City: Meridian State: Id Zip: 83642

SIGN IN SHEET

PROJECT NAME: Gordon Cove

Date: 11. 14. 2019

	Name	Address	Zip	Phone
1	Donnie Boyd	910 W. Sharp Ln	83634	208-866-3265
2	Bill Doughty	890 Shmp Ln	83634	208-870-6791
3				
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NEIGHBORHOOD MEETING MINUTES

Meeting Date: 11. 14 2019 Number of Attendees: _____

Meeting Location: Kuna Library

Description of Project Presented:

Subdivision Plat

Sharp Lane Vicinity Maps

Attendee's comments:

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

Gary McAlister

Printed Name

Signature

11. 14. 2019

Date

Neighborhood Meeting

There will be a Neighborhood meeting on a proposed subdivision

Located at Sharps Lane and Schoolhouse Ave.

Meeting will be at The Kuna Library on November 14 2019

At 7 pm Kuna Library is located at 457 N Locust Ave Kuna 83634

If you have any questions, please feel free to call Gary McAllister

208283 4830

Gary McAllister

HUTCHINS GREGORY K
HUTCHINS KATHLEEN
201 S TITAN PL
KUNA, ID 83634-0000

KELLER FAMILY TRUST
KELLER ENTERPRISES LLC
2049 WHITE PINE LN
BOISE, ID 83706-0000

KELSO BARRY
KELSO LAURA
220 S TITAN PL
KUNA, ID 83634-0000

KENDALL KERRY
1080 W ASHWOOD CT
KUNA, ID 83634-0000

LIECHTY MICHAEL
LIECHTY PATRICIA Y
1041 W AVALON ST
KUNA, ID 83634-0000

LIMBAUGH FAMILY TRUST
LIMBAUGH GENE M TRUSTEE
761 W SUNWOOD ST
KUNA, ID 83634-0000

MARSHALL LEO
MARSHALL KATHERINE
1164 W ASHWOOD CT
KUNA, ID 83634-0000

MCARTHUR DANA D &
MCARTHUR CINDY L
1132 W ASHWOOD CT
KUNA, ID 83634-0000

MCCALL JEREMY
1060 W OMPHALE ST
KUNA, ID 83634-0000

MENDEZ JOSE
GOMEZ JERONIMA
253 S TITAN PL
KUNA, ID 83634-0000

MURGEL GEORGE A
MURGELCHRISTINE A
975 W ASHWOOD CT
KUNA, ID 83634-0000

NELSON PENNY L
1038 W OMPHALE ST
KUNA, ID 83634-0000

ORTON WILLIAM J JR
ORTON SHARON K
957 W OMPHALE ST
KUNA, ID 83634-0000

PATCH BRIAN D
PATCH HEIDI
204 S TITAN PL
KUNA, ID 83634-0000

PETERSON MARTIN JOHN
PETERSON M ROSARIO
1047 W ASHWOOD CT
KUNA, ID 83634-0000

PFRIMMER WALTER JAKE
PFRIMMER NATALIE L
755 W BURY ST
KUNA, ID 83634-0000

QUINN ROBERT E
QUINN LUCY A
1063 W ASHWOOD CT
KUNA, ID 83634-0000

REILLY WADE A
REILLY MELINDA L
1192 W ASHWOOD CT
KUNA, ID 83634-0000

RENO KEVIN P
RENO TERRI LYN
232 S TITAN PL
KUNA, ID 83634-0000

ROMRIELL WALTER LYNN
ROMRIELL BROOKY
1000 W OMPHALA ST
KUNA, ID 83634-0000

ROSATI VITO
ROSATI MONICA
361 S SCHOOL AVE
KUNA, ID 83634-0000

ROSATI VITO MICHAEL & MONICA KATHLEEN
JOINT LIVING TRUST
ROSATI VITO MICHAEL TRUSTEE
361 S SCHOOL AVE
KUNA, ID 83634-0000

ROYER CHARLES N JR
ROYER CARRIE E
PO BOX 461
KUNA, ID 83634-0000

RUSSELL JAMES D
RUSSELL SHERI J
781 S SCHOOL AVE
KUNA, ID 83634-0000

SCHMID PETER
SCHMID MARGARET
PO BOX 4469
HAILEY, ID 83333-0000

SINGLETON CARY J &
SINGLETON MISHELLE
1054 W ASHWOOD CT
KUNA, ID 83634-2267

STEIGER MICHAEL R
980 W OMPHALE ST
KUNA, ID 83634-0000

STEPHENS DANIEL D
449 S SCHOOL AVE
KUNA, ID 83634-0000

SWEARINGEN LARRY
323 S SCHOOL AVE
KUNA, ID 83634-0000

SZPLETI DAVID BRUCE
970 W ASHWOOD CT
KUNA, ID 83634-0000

THOMPSON LAURAL
241 S TITAN PL
KUNA, ID 83634-2262

THORNTON JUDY R
421 S SCHOOL AVE
KUNA, ID 83634-2309

VILLARREAL RUDY M
CARRILLO FELIDA
1039 W OMPHALE ST
KUNA, ID 83634-0000

WETZSTEIN TIMOTHY D
1159 W ASHWOOD CT
KUNA, ID 83634-9110

WHITSON RICHARD
WHITSON SHELLY
7438 N CARRINGTON LN
COEUR D ALENE, ID 83815-0000

WILEY JOHN Q
WILEY DIANE
1677 S GIBSON WAY
MERIDIAN, ID 83642-0000

WILLOW GLENN SUB HOA INC
3313 W CHERRY LN PMB 655
MERIDIAN, ID 83642-0000

WINWARD PAUL
8291 S LOCUST GROVE RD
MERIDIAN, ID 83646-7258

ABELS MARK D
ABELS CASY
320 SASH AVE
KUNA, ID 83634-0000

ADA DISTRIBUTING INC
471 N CURTIS RD
BOISE, ID 83706-1439

AH4R PROPERTIES LLC
30601 AGOURA RD STE 2.00
AGOURA HILLS, CA 91301-0000

ALEXANDRE GREGG
1137 W ASHWOOD CT
KUNA, ID 83634-0000

ALLEN RAYMOND B
ALLEN ASHLEY J
PO BOX 5512
BOISE, ID 83705-0000

ANDREWS JESSICA
GASKILL RICHARD D
189 S TITAN PL
KUNA, ID 83634-0000

ANSON CARRIE A
223 S TITAN PL
KUNA, ID 83634-0000

AYALA-SOTELO MARCO A
CARRENO YAZMIN SOTELO
789 W BURY ST
KUNA, ID 83634-0000

AYER LIVING TRUST 2/14/12
AYER VALESTA M CO-TRUSTEE
40325 WINDSOR RD
TEMECULA, CA 92591-0000

BASABE JOSEPH TODD
389 S SCHOOL AVE
KUNA, ID 83634-0000

BLISS BRYEN TRINITY
BLISS TAMARA KAY
771 W BURY ST
KUNA, ID 83634-0000

BOYD DONALD C JR
910 W SHARP LN
KUNA, ID 83634-0000

BRANDYWINE SUBDIVISION ASSOCIATION
PO BOX 846
KUNA, ID 83634-0000

BRECKENBURY HOA
715 BURY ST
KUNA, ID 83634-0000

BROCKWAY REBECCA L
773 W SUNWOOD CT
KUNA, ID 83634-0000

CARNEY ROBERT J
CARNEY JAMI A
756 W SUNWOOD CT
KUNA, ID 83634-0000

CASTLE MARVEL B
346 SASH AVE
KUNA, ID 83634-0000

CAWARD JAMES
CAWARD DORIS
235 S TITAN PL
KUNA, ID 83634-0000

CONDREAY TIMOTHY R
194 S TITAN PL
KUNA, ID 83634-0000

DEANDRADE STEPHANIE
DEANDRADE CHRISTOPHER
1021 W OMPHALE ST
KUNA, ID 83634-0000

DIETRICH THOMAS E
260 SASH AVE
KUNA, ID 83634-0000

DOUGHTY WILLIAM D
DOUGHTY SANDRA L
PO BOX 133
KUNA, ID 83634-0000

DRIESEL KELLY L
DRIESEL LISA L
1180 W ASHWOOD CT
KUNA, ID 83634-0000

ELLISON RONALD W
730 W SUNWOOD CT
KUNA, ID 83634-0000

EVANS MORGAN P
EVANS KATHERINE A
741 W SUNWOOD CT
KUNA, ID 83634-0000

FISHER KENNETH J
FISHER GAIL L
845 S BLACK CAT RD
KUNA, ID 83634-0000

GALVEZ RODRIGO
GALVEZ JUANA
962 W OMPHALE ST
KUNA, ID 83634-0000

GORDON TIMOTHY W
GORDON BELINDA S
PO BOX 236
KUNA, ID 83634-0000

GUZMAN GUSTAVO T
UNSER MARRIA D
1086 W OMPHALE ST
KUNA, ID 83634-0000

HEMBREE LIVING TRUST 05/17/2017
HEMBREE LARRY J TRUSTEE
4218 W DOUGVILLE RD
KUNA, ID 83634-0000

HENRY JOHN F
3030 S BEAR CLAW PL
KUNA, ID 83634-0000

HERRIOTT RHONDA L
735 W SUNWOOD CT
KUNA, ID 83634-0000

HODGE KELLY THOMAS
HODGE FELAN MONIQUE
1032 W ASHWOOD CT
KUNA, ID 83634-0000

Gmail **Gary McAllister <mcallgary@gmail.com>**

RE: Room Reservation Request

5 messages

Admin1 Ladies <admin1@kunalibrary.org> Tue, Nov 5, 2019 at 7:12 AM
To: "mcallgary@gmail.com" <mcallgary@gmail.com>

I could do it 7:00 – 8:00 p.m. The 6 o'clock time is taken.

Thanks,

Tam and Jana

Tam Svedin and Jana Cutforth

Kuna Library Co-Directors

admin1@kunalibrary.org

208-922-1025

From: none <mcallgary@gmail.com>
Sent: Monday, November 4, 2019 12:24:07 PM
To: admin1@kunalibrary.org <admin1@kunalibrary.org>
Subject: Room Reservation Request

Event Title:	Corbin Cove sub
Preferred Room:	Conference Room without food $0
Date Requested:	Thursday, November 14 2019
Time Requested:	6 pm to 7 pm
Expected Attendance:	10
Name of Booking Organization:	none
Name of Contact Person:	Gary mcallister
Email of Contact Person:	mcallgary@gmail.com
Phone Number of Contact Person:	208 283 4830
Address:	2115 e Bowstring st Meridian Id 83642
Type of Organization:	Other
Do you need Audio/Visual Equipment:	No
Briefly describe the purpose of your event and list any special requirements needed. :	Time for neighbors to review an new subdivision in Kuna, Idaho
Confirm:	Yes
By checking this box I consent to having this website store my submitted information so the library staff can respond to my inquiry. :	Checked

---

Gary McAllister <mcallgary@gmail.com> Tue, Nov 5, 2019 at 7:24 AM

To: Admin1 Ladies <admin1@kunalibrary.org>

That works thanks gary
[Quoted text hidden]

Gary McAllister <mcallgary@gmail.com> Tue, Nov 5, 2019 at 7:25 AM
To: Admin1 Ladies <admin1@kunalibrary.org>

That works thanks gary

On Tue, Nov 5, 2019, 7:12 AM Admin1 Ladies <admin1@kunalibrary.org> wrote:
[Quoted text hidden]

Admin1 Ladies <admin1@kunalibrary.org> Tue, Nov 5, 2019 at 7:30 AM
To: Gary McAllister <mcallgary@gmail.com>

I have reserved the Conference Room for you Thursday, November 14, 2019 from 7:00 – 8:00p.m. Just a reminder the library does close at 8:00.

Thanks,

Tam and Jana

Tam Svedin and Jana Cutforth

Kuna Library Co-Directors

admin1@kunalibrary.org

208-922-1025

From: Gary McAllister <mcallgary@gmail.com>
Sent: Tuesday, November 5, 2019 7:25:28 AM
To: Admin1 Ladies <admin1@kunalibrary.org>
Subject: Re: Room Reservation Request

[Quoted text hidden]

Gary McAllister <mcallgary@gmail.com> Tue, Nov 5, 2019 at 7:37 AM
To: Admin1 Ladies <admin1@kunalibrary.org>

Thank you!
[Quoted text hidden]

received
11.19.19

City of Kuna
AFFIDAVIT OF LEGAL INTEREST

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

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

State of Idaho)
) ss.
County of Ada)

I, Donald Boyd (Name), 910 W. Sharp Ln (Address)

Kuna (City), Id (State) 83634 (Zip Code)

being first duly sworn upon oath, depose and say:

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

A. That I am the record owner of the property described on the attached, and I grant my permission to _____ (Name) _____ (Address) to submit the accompanying application pertaining to that property.

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

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

Dated this 7th day of Nov, 2019

Signature

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

AMY L ELLIS NOTARY PUBLIC Comm. No. 55614 STATE OF IDAHO

Notary Public for Idaho

Residing at: Ada, Idaho

My commission expires: 1-20-2022

received
11.19.19 City of Kuna

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

City of Kuna
AFFIDAVIT OF LEGAL INTEREST

State of Idaho)
) **ss**
County of Ada)

I, Sandra L. Doughty (Name), 890 Sharp lane (Address)
Kuna (City), Idaho (State) 83634 (Zip Code)

being first duly sworn upon oath, depose and say:

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

A. That I am the record owner of the property described on the attached, and I grant my

Permission to _____ (Name) _____ (Address)

to submit the accompanying application pertaining to that property.

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

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

Dated this SLD 11-8-2019 8 day of NOV., 2019

Sandra D. Doughty
Signature

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

_____
Notary Public for Idaho

Residing at: Meridian, ID

My commission expires: 5/3/2025

Baylee Wilder
Notary Public
State of Idaho
Commission No. 61340

received
11.19.19

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

City of Kuna
AFFIDAVIT OF LEGAL INTEREST

State of Idaho)
) **ss**
County of Ada)

I, William Dale Doughty (Name), 890 Sharp Lane (Address)

Kuna (City), Idaho (State) 83634 (Zip Code)

being first duly sworn upon oath, depose and say:

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

A. That I am the record owner of the property described on the attached, and I grant my

Permission to _____ (Name) _____ (Address)

to submit the accompanying application pertaining to that property.

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

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

Dated this 11-8-19 (WRONG) 8th day of November, 2019

William Dale Doughty
Signature

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

Notary Public for Idaho

TWILA A HALL
NOTARY PUBLIC - STATE OF IDAHO
COMMISSION NUMBER 69157
MY COMMISSION EXPIRES 1-12-2023

Residing at: Ada County 637 E Deer Flat Rd.

My commission expires: 1-12-23

received
11-19-19

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

City of Kuna
AFFIDAVIT OF LEGAL INTEREST

State of Idaho)
) **ss**
County of Ada)

I, Paul Winward (Name), 870 W. Sharp Ln (Address)

Kuna (City), ID (State) 83634 (Zip Code)

being first duly sworn upon oath, depose and say:

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

A. That I am the record owner of the property described on the attached, and I grant my

Permission to Gary McAllister (Name) _____ (Address)

to submit the accompanying application pertaining to that property.

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

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

Dated this 7th day of November 2019

_____
Signature

TROY BEHUNIN NOTARY PUBLIC Comm. No. 53536 STATE OF IDAHO

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

_____
Notary Public for Idaho

Residing at: 751 W. 4TH St. Kuna, ID 83634

My commission expires: 2 Apr. 2024

Troy Behunin

From: Troy Behunin
Sent: Tuesday, May 12, 2020 12:06 PM
To: 'boydd@slhs.org'
Cc: Wendy Howell
Subject: Land

Donnie,
Thank you for your email.
I will include your email with the packet to the Commission and then later to City Council. You could have a conversation with the developer about being excluded from the HOA and the CC&Rs. The City will not be who determines that.
Thanks again for your note.
Troy Behunin

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

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From: Don Boyd <boydd@slhs.org>
Sent: Tuesday, May 12, 2020 10:39 AM
To: PublicHearingTestimony <PublicHearingTestimony@kunaid.gov>
Subject: Land

To whom it may concern, This is Donnie Boyd land owner at 910 w Sharp Ln. I have no object of land be sold looking forward to paved road with street lights and the clean-up of the other pastures with all the weeds. I've Been trying for several years to get pressurized irrigation on property to have a nice looking hard and for fire reasons. Also for being a land owner there for almost 18 years expect to be grandfathered in with no Home owners Assoc. and CCRs. Finally I'm excited to see something good out of all this. Thank you Donnie

---

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Troy Behunin

From: Wendy Howell
Sent: Monday, May 18, 2020 11:22 AM
To: Troy Behunin
Subject: FW: Corben cove subdivision, 19 - 09 - S, May 26, 2020

From: William Doughty <wdoughty@kunaschools.org>
Sent: Saturday, May 16, 2020 11:45 AM
To: PublicHearingTestimony <PublicHearingTestimony@kunaid.gov>
Subject: Corben cove subdivision, 19 - 09 - S, May 26, 2020

William doughty, 890 sharp lane Kuna ID 83634. phone number 208-919-4231. Email address sandoughty5@msn.com My wife and I approve of the subdivision, we look forward to paved roads, sidewalks and common area and other improvements the subdivision will bring. It will also help with the threat of fire during the summer time from the weeds that grow on the Bare land. It will also reduce the dust From the existing dirt road. Thank you in advance of the approval of the subdivision. William and Sandra Doughty

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To Whom it may concern

My name is Kelly Hodge, I'm the property owner at 1032 W. Ashwood ct. Kuna, ID. I'm against this planning and zone for the acreage behind my property for the following reasons; 1st and foremost, there was never any notification of a neighborhood meeting as outlined in your most recent notification of public hearing. 2nd These lots should be relative in size as surrounding lots. (Note I have one of the smaller lots in the Ashwood Ct. area at .34 acres. 3rd I didn't see where there is a plan to build public road, currently Sharp lane is a private road. New zoning should be consistent with other zoning in building a public road access.

My personal thoughts are that the current proposal is too many lots. My wife Felan Hodge and Myself Kelly Hodge strongly oppose this proposal.

Kelly Hodge

5-02-20

Felan Hodge

5-02-20

May 18, 2020

City of Kuna
Planning and Zoning Commission

Re: Important Opposition to the Corbin's Cove Subdivision – Lots of Issues

Having just received the formal notice of the Preliminary Plat Request in the mail for the aforementioned subdivision on May 11, 2020, the initial review of the information raises a number of zoning and code-related issues that are non-conforming pursuant to Title 5-Zoning Regulations for the City of Kuna. In fact, there are so many departures from the City Code that I first thought this was a joke application. A number of preliminary issues are detailed in the following summary.

Some of the many non-conforming issues with the existing application:

1. There is an odd but significant zoning history (almost 30 years old) on this parcel that may affect your deliberations. I can provide the needed background and answer any questions at the public meeting.
2. The city code requires that a public meeting should be held. There are at least sixty affected parcels but city staff reported that there is no record of anyone in attendance. I have talked to neighbors on all sides of this project and no one remembers a neighborhood notice. I only learned about it by accident.
3. The neighborhood meeting appeared to involve only the two property owners without any neighbors present.
4. The city code requires (5-1A-2) that a neighborhood meeting be held within two months of the application. It wasn't if it was held at all.
5. Each of the parcels has existing and serious code violations. The property owners appear to be ignoring the City and the existing City Code, including to operating businesses and using an RV as a residence. There is no apparent reason to hear any application until the code violations are resolved.

6. The existing properties are covered in weeds. This is not only another code violation but also prevents the neighbors from burning the irrigation ditch.
7. The irrigation company does not have an easement to maintain the irrigation ditch. The neighbors try to maintain the ditch and it so large that burning weeds is the only real option.
8. The preliminary plat does not even indicate a maintenance easement to the irrigation company. Any needed easement should be included in the final plat.
9. Most of or properties extend past the north side of the irrigation ditch. We will need a method to protect our property \from any new neighbors that assume that their property extends to the ditch.

The proposed plat has even more problems with the normal subdivision process. Among the many issues still being investigated, the partial list of issues includes:

1. The city code (5-8-1) limits private streets to a maximum 450-ft length. The proposed Sharp Lane exceeds that length by several hundred feet. I have not seen ACHD approve a private street of that length either.
2. The city code (5-8-1) does not even allow a public cul-de-sac street over 500-ft in length.

3. The proposed private road has the potential for serious harm to the City. The proposed private road is platted as a single lot. This leaves the potential for the "owners" to default on the property tax and force the City or ACHD to take over the ownership and maintenance.
4. The proposed private road also has the potential for serious harm to the new (adjacent) property owners. The homeowners abutting the private road are forced to pay an annual maintenance fee to the home owner's association and also pay property taxes to ACHD. There is no ACHD tax credit for people living on private roads. This plat forces property owners pay twice for living on private streets.
5. The city code specifies (5-3-3) a minimum street frontage of 45-ft. The proposed plat doesn't appear to meet that requirement.
6. Even the public site posting notice does not meet the city code. The code (5-1A-8) says that the notice sign has to be clearly visible. The sign was located on private property over 200-ft from any public access. No one can read their sign from more than 200-ft away! The public will have to trespass to get close enough to read the sign.
7. I believe that the applicants made two distinct efforts to eliminate or prevent public input. They first had a secret neighborhood meeting and then they put the hearing notice in a place where the public can't reach it. This is a common sneaky approach and tells a lot about the applicants.
8. I make my living as an "expert witness" on land use and transportation issues for governments and private attorneys. My years of experience show that the above comments (# 6, 7 and 8) are serious departures from the City's public noticing rules.
9. The proposed plat appears to conflict with the City's previous decisions on lot size and lot lines in this area. This inconsistency with past decisions is unfair to everyone and eliminated the opportunity for other applicants.
10. The previous planner on this project identified that only 13 lots could be built on this property if all the city codes are met. The city codes should be met.
11. The City has often worked hard to ensure lot size compatibility between adjacent properties. This plat doesn't even come close, placing as many as six lots against one adjacent lot.

My requests include:

1. The City should defer any action until the current code violations on the three existing properties are resolved.

2. The City should defer any action until the applicants formally and correctly advertise and hold a neighborhood meeting within two months of the application.
3. The City should defer any action until the public meeting posting complies with the city code.
4. The City should defer any action until the private road complies with the subdivision ordinance's length requirement.
5. The City should require a public street and not a private road. Both the city and the property owners will suffer if a private street is allowed. The private street only helps the developer at the expense of everyone else.
6. The City should require compatible lot sizes and compatible lot lines as done in so many other decisions in this area.
7. The City should require a burn-proof fence near the Mora Wasteway to allow proper and effective maintenance of the irrigation ditch.
8. The City should apply consistent development standards.

Thank you.

Dave Szplett
970 Ashwood Court
Kuna

Troy Behunin

From: David Szplett <david.szplett@gmail.com>
Sent: Tuesday, November 19, 2019 3:18 PM
To: Troy Behunin
Cc: Wendy Howell
Subject: Re: Sharp Lane Subdivision

Categories: Important

I was already in the library when McAlister walked into a meeting room.
I went into the meeting room say hello and learned of the meeting then.

Either I tossed the blank envelope or I never got one.
I perceive that was intentional.

When I asked about the format of the notice, one of the property owners called out Gary for the envelope.
Gary laughed. I think they are making fun of Kuna and it's process.

There were only two people at the meeting but both were property owners.
I didn't see even one neighbor when I was there for a half hour.
Not one neighbor out of 60+ seems odd to me.
But I have only 40+ years of experience as a comparison.

It only cost a $60 mailing to do a proper neighborhood meeting.
I suggest that Kuna requires them do it better.

On Tue, Nov 19, 2019 at 2:59 PM Troy Behunin <tbehunin@kunaid.gov> wrote:

> David,
>
> Good afternoon. I hope all is well. I was out yesterday so that's why the reply is late.
>
> State code nor City code (as you might remember from your term as a Council member), doe require special packaging for a notification/letter. I spoke with the applicant this morning and he showed us that the envelopes were individually stamped and addresses printed on them (no stickers).
>
> As you recall from any of our many discussions, staff tries to *increase* public participation rather than reduce or minimize it. Three neighbors attending out of 60 people notified may *perhaps* be a couple under the typical response we see for most meetings, but it is likely only under by a 1-2 people.
>
> I am curios, what would you request that we look into changing to make the letters stand out? If someone follows the rules and people throw it away because they thought it was junk mail, do you really think a return address will tell people this is not junk mail? There is plenty of junk mail with return addresses.
>
> How did you find out about the meeting?
>
> Thanks David, look forward to hearing from you.

Troy

From: David Szplett [mailto:david.szplett@gmail.com]
Sent: Monday, November 18, 2019 8:21 AM
To: Troy Behunin <tbehunin@kunaid.gov>
Subject: Sharp Lane Subdivision

I ask that you require the planner of the referenced subdivision to advertise and hold another neighborhood meeting.

The letters were in plain envelopes without return addresses. Most people, me included, assumed it was just advertising and tossed it out.

I have been doing this kind of work for 40+ years and never saw that done before. I took this as an attempt to minimize public input. Not one person attended the meeting although it appears that 60+ properties abut the potential project. It obviously worked if no one showed up.

I only found out about it when I saw the planner walk into a meeting room while I was in the library.

Dave

Troy Behunin

From: David Szplett <david.szplett@gmail.com>
Sent: Tuesday, November 19, 2019 5:33 PM
To: Troy Behunin
Cc: Wendy Howell
Subject: Re: Sharp Lane Subdivision

I thought of a lower cost alternative.

Ditch the second meeting but have the planner send another mailing with a return address, a proposed site plan and a one-page project description and timetable. That gets Kuna out of the issue where no neighbors showed up and the neighbors, if interested, get the needed information.

I talked to one of the many renters on one property about the code violations. She told me to "forget it. We're protected by City Hall." what should I be thinking?

On Tue, Nov 19, 2019 at 2:59 PM Troy Behunin <tbehunin@kunaid.gov> wrote:

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>
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> Troy
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> **Sent:** Monday, November 18, 2019 8:21 AM
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> **Subject:** Sharp Lane Subdivision
>
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I only found out about it when I saw the planner walk into a meeting room while I was in the library.

Dave

Troy Behunin

From: david.szplett <david.szplett@gmail.com>
Sent: Wednesday, March 18, 2020 4:17 PM
To: Troy Behunin
Subject: Re: what do I do?

Categories: Important, Yellow Category

Thank you.

Sent from my Samsung Galaxy , an AT&T LTE smartphone

-------- Original message --------
From: Troy Behunin
Date: 3/18/20 3:15 PM (GMT-07:00)
To: "david.szplett"
Subject: what do I do?

It will not end tomorrow. Additionally, we will re-schedule the meeting and welcome input until another date certain, and we will also send out courtesy notices for the next meeting date; you have plenty of time.

Troy

From: david.szplett
Sent: Wednesday, March 18, 2020 2:59 PM
To: Troy Behunin
Subject: Re: what do I do?

Thank you.

Does the comment period close tomorrow? Or will it be reopened?

We're still coming up with issues and don't want the confusion if two comment letters.

Thank you.

Sent from my Samsung Galaxy , an AT&T LTE smartphone

-------- Original message --------

From: Troy Behunin <tbehunin@kunaid.gov>

Date: 3/18/20 2:48 PM (GMT-07:00)

To: David Szplett <david.szplett@gmail.com>

Subject: what do I do?

David,

Feel free to send it through email or the USPS. The meeting will be tabled to another evening. We are not going to hold any meetings for the time being.

The Mayor and Council had declared a State of Emergency for the COK, and we are now closed to the public. We are open, but only have essential staff on hand. The doors are locked until at least Apr 1st, with, *no* public access.

ALL meetings have been cancelled/postponed/won't be scheduled. We are taking phone calls and handling as much business as we can through email and PDF's.

On Apr 1 the situation will be re-evaluated and the Mayor & CC will chart out our next course. If the virus contains, that will affect things differently than if the virus accelerates.

Questions, please let me know. Thanks in advance for your understanding.

Troy

From: David Szplett <david.szplett@gmail.com>
Sent: Wednesday, March 18, 2020 1:17 PM
To: Troy Behunin <tbehunin@kunaid.gov>
Subject: what do I do?

I have a comment letter for the P&Z but the city building is closed.

Mail? Email? Drop-box?

The comment period for the Monday P&Z meeting ends tomorrow.

Thank you.

Troy Behunin

From: David Szplett <david.szplett@gmail.com>
Sent: Tuesday, May 19, 2020 3:52 PM
To: Troy Behunin
Subject: Re: Sharp Lane Subdivision

Categories: Important, KMN Publishing

Thank you. My letter is done and ready to be submitted

The Facebook streaming is a poor choice by our dear leaders.
Facebook sells our personal information so I can't use it.

I suggest your office's normal careful review of their application. I don't want to see your office embarrassed.

Dave

On Tue, May 19, 2020 at 3:38 PM Troy Behunin <tbehunin@kunaid.gov> wrote:

> Dave,
>
> Since we had some correspondence before, I thought I would send this PDF to you as well, in addition to the one that was mailed to you in the USPS.
>
> Troy
>
> ---
>
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>
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> >
> > How did you find out about the meeting?
> >
> > Thanks David, look forward to hearing from you.

Troy

From: David Szplett [mailto:david.szplett@gmail.com]
Sent: Monday, November 18, 2019 8:21 AM
To: Troy Behunin <tbehunin@kunaid.gov>
Subject: Sharp Lane Subdivision

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I only found out about it when I saw the planner walk into a meeting room while I was in the library.

Dave

Troy Behunin

From: David Szplett <david.szplett@gmail.com>
Sent: Tuesday, May 19, 2020 4:45 PM
To: Troy Behunin
Subject: Re: Sharp Lane Subdivision

thank you.
I always value your advice.

On Tue, May 19, 2020 at 4:42 PM Troy Behunin <tbehunin@kunaid.gov> wrote:

> Dave,
>
> Feel free to send it in through email. I will add it to the Commission packets for next Tuesday. Please send it to me by tomorrow afternoon, as I need to get the packet ready so we can send it to the Commission.
>
> Thanks,
> Troy

From: David Szplett <david.szplett@gmail.com>
Sent: Tuesday, May 19, 2020 3:52 PM
To: Troy Behunin <tbehunin@kunaid.gov>
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Dave

Troy Behunin

From: David Szplett <david.szplett@gmail.com>
Sent: Saturday, May 23, 2020 1:32 PM
To: Troy Behunin
Subject: Re: Corbin's Cove Sub division Public Hearing NOTICE

Good to know.
Thank you for the alert.

Working weekends?

On Sat, May 23, 2020 at 1:27 PM Troy Behunin <tbehunin@kunaid.gov> wrote:

> As a courtesy to you, and as an FYI,
>
> There was a noticing error by the applicant so staff will recommend that this be tabled to a different date certain. The Commission will make their own decision, but staff will recommend that it be re-noticed. I thought you would like to know.
>
> If you have questions, feel free to email me.
>
> Thanks,
>
> Troy
>
> Troy Behunin
> Planner III
> City of Kuna
> 751 W. 4th Street
> Kuna, ID 83634
>
> TBehunin@KunaId.Gov
>
> CONFIDENTIALITY NOTICE
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Troy Behunin

From: David Szplett <david.szplett@gmail.com>
Sent: Tuesday, June 2, 2020 9:15 AM
To: Troy Behunin
Subject: Re: Corbin's Cove Sub division Public Hearing NOTICE

Yes. Good work fixing it.

I perceive that the planner i trying to hide the application.
Then he has a secret neighborhood meeting and then hiders the public meeting notice.
Another planner was on that job but got dismissed when she told the applicant that they could only get 14 lots if they followed all the rules.
I guess the applicant went a different route.

On Tue, Jun 2, 2020 at 9:06 AM Troy Behunin <tbehunin@kunaid.gov> wrote:

> Dave,
>
> No, Your original letter was already attached to the packet, and it's part of the permanent record. If it is the same letter, there is no need to request adding it, because it's already in the record.
>
> Did you see the sign is right next to School Ave. this time?
>
> Troy

From: David Szplett <david.szplett@gmail.com>
Sent: Tuesday, June 2, 2020 8:59 AM
To: Troy Behunin <tbehunin@kunaid.gov>
Subject: Re: Corbin's Cove Sub division Public Hearing NOTICE

Do I need to resubmit my original letter?

Attached is a copy of the original

On Sat, May 23, 2020 at 1:27 PM Troy Behunin <tbehunin@kunaid.gov> wrote:

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There was a noticing error by the applicant so staff will recommend that this be tabled to a different date certain. The Commission will make their own decision, but staff will recommend that it be re-noticed. I thought you would like to know.

If you have questions, feel free to email me.

Thanks,

Troy

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

TBehunin@KunaId.Gov

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Troy Behunin

From: Mayor Stear
Sent: Monday, June 22, 2020 1:18 PM
To: Wendy Howell; Troy Behunin
Subject: FW: Is There More Corruption in Kuna?

Any idea what he is talking about?

Thanks

From: David Szplett
Sent: Monday, June 22, 2020 1:13 PM
To: Mayor Stear
Subject: Is There More Corruption in Kuna?

You probably remember that I worked with the Idaho Attorney General's office to get rid of Dean Obray's administration.
We all know that none of our dear leaders helped with that huge effort.

I attended a recent P&Z meeting and I have new and very disturbing doubts about our dear city.

One issue was that one resident pointed out serious code violations. Staff response was that the code violations were known but assumed to "go away" when development is approved. This means that the city applies the law differently. Either the staff is breaking the law biy ignoring code violations or the city's leadership allows them to do so.

The second issue is that one property owner was denied a development application because of some previous city agreement. A second developer was told that the city's agreement didn't matter because the agreement wasn't registered with the County. Evidently the city doesn't treat people equally. This is again a problem if two applicants are treated differently. The city can't have it both ways.

I gave Dean a chance to fix his issues and I am kind enough to repeat this for you. Our committee has twenty examples of the first issue and the second one is personal.

Troy Behunin

From: David Szplett <david.szplett@gmail.com>
Sent: Wednesday, June 24, 2020 7:01 AM
To: Troy Behunin
Cc: Wendy Howell
Subject: Re: a visit

I will check with my advisors on the proper response. We also have to figure out why the P&Z Commission passed on the opportunity to discuss it.

I am concerned about why the city acknowledged the years-long code violations but did nothing about it. Others received code violations citations for the same things.

On Tue, Jun 23, 2020 at 3:29 PM Troy Behunin <tbehunin@kunaid.gov> wrote:

> Dave,
>
> I am writing to invite you to come to the P & Z offices, so that we can take 45 minutes or so to discuss some of your concerns. In particular, the City agreement and annexation conditions you mentioned at the public hearing for the Corbin's Cove Subdivision application. Do you have paper work for that history?
>
> We are here from 8 – 5 pm. Do you want to meet this week or next?
>
> Please send me a couple of times that work for you.
>
> Thanks,
> Troy

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

TBehunin@KunaId.Gov

KUNA
Planning & Zoning

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Troy Behunin

From: David Szplett <david.szplett@gmail.com>
Sent: Thursday, June 25, 2020 6:49 AM
To: Troy Behunin
Cc: Wendy Howell
Subject: Re: a visit

The City's own files are the best evidence.
I suspect that the needed information can be found in at least three places.
We also discussed it at a city council meeting.
There may be another surprise or three in the City's files.

We could have discussed it on the record at the P&Z meeting.

Thank you for looking into this long lingering issue.
I appreciate your efforts.

On Tue, Jun 23, 2020 at 3:29 PM Troy Behunin <tbehunin@kunaid.gov> wrote:

> Dave,
>
> I am writing to invite you to come to the P & Z offices, so that we can take 45 minutes or so to discuss some of your concerns. In particular, the City agreement and annexation conditions you mentioned at the public hearing for the Corbin's Cove Subdivision application. Do you have paper work for that history?
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> We are here from 8 – 5 pm. Do you want to meet this week or next?
>
> Please send me a couple of times that work for you.
>
> Thanks,
> Troy
>
> Troy Behunin
> Planner III
> City of Kuna
> 751 W. 4th Street
> Kuna, ID 83634
>
> TBehunin@KunaId.Gov
>
> KUNA
> Planning & Zoning

Troy Behunin

From: david.szplett <david.szplett@gmail.com>
Sent: Wednesday, July 1, 2020 12:35 PM
To: Troy Behunin
Cc: Wendy Howell
Subject: Re: a visit

That us the point. Reference whatever agreement that the City used to deny my application. It is the same.

I lost a LOT of income because of that. And it was discussed at a city council meeting.

Sent from my Samsung Galaxy , an AT&T LTE smartphone

-------- Original message --------
From: Troy Behunin <tbehunin@kunaid.gov>
Date: 7/1/20 10:55 AM (GMT-07:00)
To: David Szplett <david.szplett@gmail.com>
Cc: Wendy Howell <whowell@kunaid.gov>
Subject: a visit

Dave,

What is the recorded agreement you keep referencing? I have searched by address, owners' names, and to this day, I haven't found anything in the form of a recorded agreement for this property. That will help me find the records you have been referring to for a while now.

Let me know about a visit to P & Z.

Thank you,
Troy

From: David Szplett <david.szplett@gmail.com>
Sent: Wednesday, July 1, 2020 7:43 AM
To: Troy Behunin <tbehunin@kunaid.gov>
Subject: Re: a visit

The P&Z meeting was the best place to hold the discussion on the record.

All the players and the paperwork were in the same place at the same time.

The City chose otherwise.

I am sorry that the City has the challenge resulting from telling one person that they can't do something because of a rule and the next person can ignore the rule. A lot of money is involved.

Off to court now. Busy day!

On Mon, Jun 29, 2020 at 2:51 PM Troy Behunin <tbehunin@kunaid.gov> wrote:

> David,
>
> I am picking up on the being “upset for 25 years”.
>
> No problem, I am happy to look into this item and find some answers. As of right now, we are still holding meetings here with the CDC protocol being observed. When you return, let’s get together. Fair enough?
>
> Troy

From: David Szplett <david.szplett@gmail.com>
Sent: Sunday, June 28, 2020 7:49 PM
To: Troy Behunin <tbehunin@kunaid.gov>
Cc: Wendy Howell <whowell@kunaid.gov>
Subject: Re: a visit

I am off to court this week.

I spend a lot of time on this type of work.

The government restarted the 14 day quarantine too.

I don't know what is going to happen.

Thanks for working on this issue.

I lost a lot of potential income on the city's decision.

I have been upset for 25 years.

On Tue, Jun 23, 2020 at 3:29 PM Troy Behunin <tbehunin@kunaid.gov> wrote:

Dave,

I am writing to invite you to come to the P & Z offices, so that we can take 45 minutes or so to discuss some of your concerns. In particular, the City agreement and annexation conditions you mentioned at the public hearing for the Corbin's Cove Subdivision application. Do you have paper work for that history?

We are here from 8 – 5 pm. Do you want to meet this week or next?

Please send me a couple of times that work for you.

Thanks,
Troy

Troy Behunin
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Kuna, ID 83634

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Troy Behunin

From: David Szplett <david.szplett@gmail.com>
Sent: Wednesday, July 15, 2020 6:47 AM
To: Wendy Howell
Cc: Troy Behunin
Subject: Re: a visit

I don't have a clue about the city's file locations. The city just told me that I had to "comply with the existing agreement." I always suspected that some funny "friendship" deal was going on when a past administration even wiped the city council meeting minutes.. I hope this isn't the same issue as the city's differential allocation of city code enforcement. Remember how I single-handedly got rid of the Obray administration?

I was only in city hall once when our dear leaders denied my request to not have to pay to irrigate the 9,000 sq ft of my lot under an irrigation ditch. Nice.

On Tue, Jul 14, 2020 at 9:42 AM Wendy Howell <whowell@kunaid.gov> wrote:

> Hi David,
>
> Staff has looked for the agreements you are referencing and have not been able to find any. What was the name of your case that you stated used these agreements to deny it?
>
> Thank you,
>
> Wendy

From: David Szplett <david.szplett@gmail.com>
Sent: Monday, July 13, 2020 6:14 PM
To: Troy Behunin <tbehunin@kunaid.gov>
Cc: Wendy Howell <whowell@kunaid.gov>
Subject: Re: a visit

This is really simple. Kuna has all the information already.

If Kuna discloses the agreement on the three Sharp Lane properties, then the proposed subdivision project is affected.

If Kuna doesn't disclose the agreement, then there was no justification for denying my earlier project. No one knew that Kuna won't acknowledge the previous agreements until it was recently disclosed by the P&Z office. I may have clear options for any formal complaint.

Thanks for the continued help. I appreciate your efforts.

On Mon, Jul 13, 2020 at 11:48 AM Troy Behunin <tbehunin@kunaid.gov> wrote:

> Dave,
>
> I am not sure what you mean by your last email (see below).
>
> When would you like to come in and visit?
>
> Troy
>
> ---
>
> **From:** David Szplett <david.szplett@gmail.com>
> **Sent:** Thursday, July 9, 2020 7:26 AM
> **To:** Troy Behunin <tbehunin@kunaid.gov>
> **Cc:** Wendy Howell <whowell@kunaid.gov>
> **Subject:** Re: a visit
>
> I have had a room full of free advisors this week.
>
> I have had years to prepare for this and we are ready to go.
>
> I used to worry about getting that income back.
>
> The City is helping me do it.
>
> I thank you.
>
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David,

I am picking up on the being “upset for 25 years”.

No problem, I am happy to look into this item and find some answers. As of right now, we are still holding meetings here with the CDC protocol being observed. When you return, let’s get together. Fair enough?

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The government restarted the 14 day quarantine too.

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Troy Behunin

From: David Szplett <david.szplett@gmail.com>
Sent: Friday, July 17, 2020 7:27 PM
To: Troy Behunin
Cc: Wendy Howell
Subject: Re: a visit

I hope that your office can resolve this issue.
My experience is that it is very expensive for a developer to do all the design, engineering and construction before a plat is approved..

On Mon, Jul 13, 2020 at 11:48 AM Troy Behunin <tbehunin@kunaid.gov> wrote:

> Dave,
>
> I am not sure what you mean by your last email (see below).
>
> When would you like to come in and visit?
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Cc: Wendy Howell <whowell@kunaid.gov>
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Subject: Re: a visit

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Troy Behunin

From: David Szplett <david.szplett@gmail.com>
Sent: Tuesday, August 11, 2020 2:26 PM
To: Troy Behunin; Wendy Howell
Subject: Re: Corbin's Cove Subdivision Public Hearing Notice

I suggest that your office should protect yourselves and the City. and disclose the prevous annexation agreement. I provided all the information on the precious annexation agreement and had all the information for the P&Z meeting. There is no way that Dean Obray could have found and eliminated all the copies we found. And Dean couldn't know if anyone made personal copies. The developer has to make a financial decision too.

If the City doesn't disclose the agreement, then the City had no valid reason for denying my pre application. I was led to believe that the City was fair and honest in the previous decision. The City's denial wasn't disclosed until the correspondence this summer.

I appreciate the help from your office.

I am back from the out-of-state court trip but still under quarantine.

On Mon, Aug 10, 2020 at 2:46 PM Troy Behunin <tbehunin@kunaid.gov> wrote:

> Everyone,
>
> Here is an advance copy of the hearing notice for the upcoming Corbin's Cove Subdivision with the City Council. You will also receive a stamped letter on yellow paper in the USPS mail. Instructions for the zoom meeting and fb live are included with the letter you will receive, and in this email as well.
>
> Thank you, let me know if you have any questions.
>
> Have a great day.
>
> Troy
>
> The text only from the PDF is below for your convenience:
>
> *This is a notice that the City of Kuna **City Council** is scheduled to hold a public hearing on **August 18, 2020,** beginning **at 6:00 pm** on the following case: A Preliminary Plat request for **Corbin's Cove Subdivision** from Gary McAllister to subdivide approximately 6.0 acres in an existing R-6 (Medium Density Residential) Zone, into 22 total lots. The subject site is near the South west corner of School Ave. & Avalon Road, Kuna, ID 83634, within Section 26, Township 2 North, Range 1 West. Parcel Numbers: R5070251061, R5070251161 & R5070251166). This will be a re-subdivision of Lots 7 and 8 in Kuna Home Tracts Subdivision,*

The hearing for this request will be held ***at 6:00 PM in the Council Chambers at City Hall located at 751 W. 4th Street, Kuna, Idaho.***

You are invited to provide oral or written comments. Written testimony received by the close of business on ***August 13, 2020*** *will be included in the packet that is distributed to the governing body prior to the hearing. Submissions after 8.13.2020 (must submit eight (8) copies) will be presented to the Council at time of the hearing. Please note oral comments made during the public hearing will be restricted to three (3) minutes per person. Mail written comments to PO Box 13, Kuna, ID 83634 or hand deliver them to City Hall.*

If you have questions or need special assistance, please contact the Planning and Zoning Division at (208) 922-5274.

Thanks,

Troy

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

TBehunin@KunaId.Gov

KUNA
Planning & Zoning

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Michael and Patricia Liechty
1041 W. Avalon
Kuna, ID 83634

May 21, 2020

City of Kuna Planning and Zoning,
Re. Case # 19-09-S and 19-33-DR, Corbin's Cove Subdivision

We have lived in this neighborhood at this address for 30 years. We have seen the changes and growth in Kuna and the effects both good and bad. We welcome new growth to our community but are aware the infrastructure needs to be upgraded to adequately handle existing as well as additional demands.

Adding more homes and families in this proposed area will increase both vehicle and pedestrian congestion at the intersection of S. School Street and W. Avalon.

We experience difficulty getting onto W. Avalon due to the number of vehicles, especially at peak traffic hours. Turning west (left) is becoming very hazardous, which will also become an issue for those drivers turning west onto Avalon from School Street.

The intersection at W. Avalon and S. School St. is not equipped to safely handle more traffic. There has been new subdivisions, businesses, schools, churches and daycares built both west and south of this intersection that rely on one of two routes to cross the railroad tracks. School busses are required to stop every time they cross the R.R. tracks, which holds up traffic even more at the high volume commuter times.

We have experienced many times when both the Avalon and Swan Falls Road crossings are stopped because of trains for up to 20 minutes. Emergency vehicles cannot get from the fire department across the railroad crossings to this side of Kuna, there are no emergency services on this side for a large part of Kuna! We personally experienced this when my father was having a heart attack and the ambulance and first responders took 15 minutes more when seconds counted! Please remember, schools, busses, daycares, churches and this proposed subdivision are all on the south side of the tracks.

Volume of busses and pedestrian traffic will increase with more students needing to cross the highway and railroad tracks where most of the schools are located. There have already been numerous vehicle, pedestrian and bicycle accidents at the intersection of S.School St. and W. Avalon.

There are no sidewalks or bike lanes from proposed subdivision to W. Avalon along the west side of S. School St. It would require crossing S.School St. where there are no crosswalks or signs to get to the east side of S. School St. to use a sidewalk safely.

There are no sidewalks along the east side of W. Avalon after crossing the railroad tracks from W. Shortline to where the sidewalk begins close to N. Ave. D and W. Avalon intersection.

I challenge you all to personally walk or ride a bike from Sharp Lane to the intersection of W. Avalon and Ave. D in a high volume traffic time to firsthand understand what the drivers, pedestrians, and school children will encounter every day! It is also dark, rainy and snowy through some winter months.

With covid-19 pandemic nothing is at normal volume, so it is impossible to get the complete understanding of this issue.

Thank you for this opportunity to voice our concern, GOD BLESS AMERICA and the efforts of this committee!

Respectfully,

Patricia Liechty

Patricia Liechty

Michael Liechty

Michael Liechty

City of Kuna

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

P & Z Comm. Findings of Fact & Conclusions of Law

To: Planning and Zoning Commission

Case Numbers: 19-09-S (*Subdivision*) & 19-33-DR (Design Review), *Corbin's Cove Subdivision*

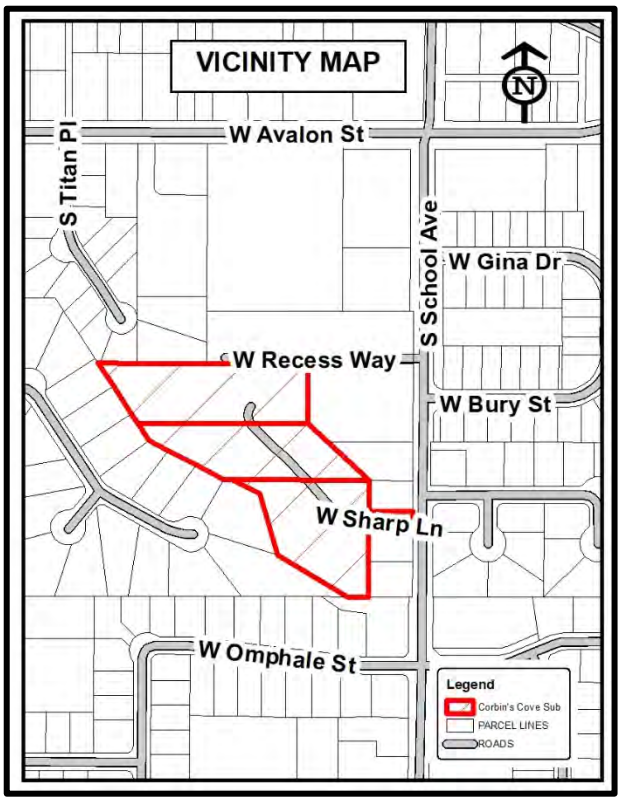
Location: Near the Southwest Corner (SWC) of Avalon St. & School Ave., Kuna, Idaho 83634

Planner: Troy Behunin, Planner III

Hearing Date: June 9, 2020
Findings of Factl: *June 23, 2020*

Representative: *Gary McAllister*
2115 E. Bowstring St.
Meridian, Idaho 83642
208.283.4830
Mcallgary@gmail.com

Owner: *Paul Winward*
8291 S. Locust Grove. Rd.
Meridian, ID 83642



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A. Process and Noticing
B. Applicants Request
C. Site History
D. General Project Facts
E. Staff Analysis
F. Applicable Standards
G. Procedural Background
H. Comprehensive Plan Analysis
I. Kuna City Code Analysis
J. Commission's Recommendation
K. Conditions of Approval

A. Process and Noticing:

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

a. Notifications

i.	Neighborhood Meeting	Nov. 14, 2019 (three persons attended)
ii.	Agencies	Jan. 22, 2020
iii.	350' Property Owners	May 8, 2020
iv.	Kuna, Melba Newspaper	May 6, 2020
v.	Site Re-Posted	*May 29, 2020*

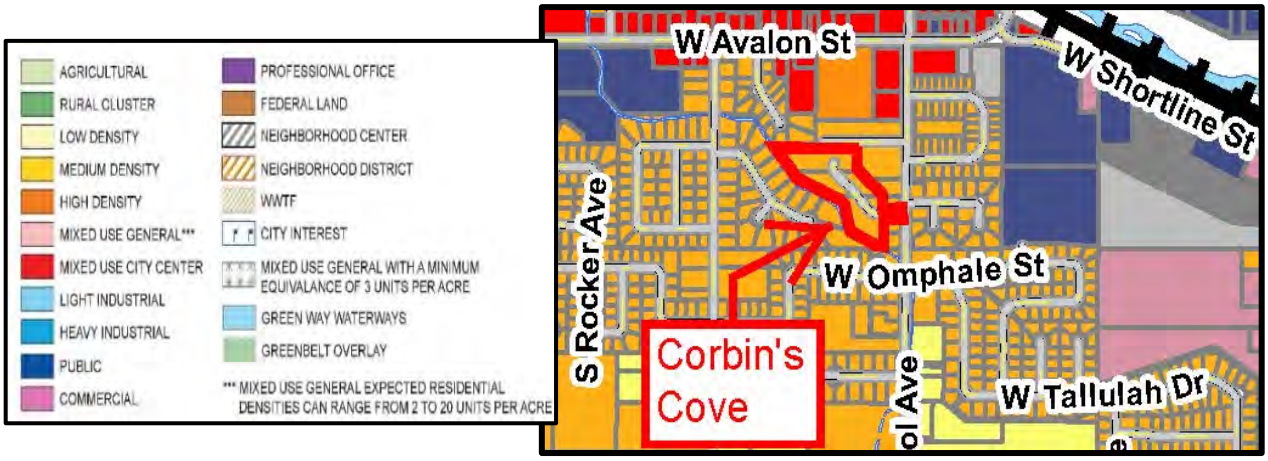
B. Applicant Request:

1. The applicant, Gary McAllister requests to subdivide approximately 6.00 acres in Kuna City with the Medium Density Residential **(MDR)** into 22 total lots (21 home lots and one common lot) and has reserved the name *Corbin's Cove Subdivision*. A Design Review application for the common area landscaping is included this application. The site is near the Southwest Corner of Avalon St. and School Ave., Kuna, Idaho; In Section 26, T 2N, R 1W, APN #'s: R5080251061, R5070251161 and R5070251166.

C. Site History: The subject site is approximately 6.00 acres in size and is currently zoned R-6 (MDR) and in Kuna City limits. The subject site has historically been used for a single-family residences and open fields.

D. General Projects Facts:

1. **Comprehensive Plan Designation:** The Future Land Use Map (FLUM) is intended to serve as a *guide* for the decision-making body for the City. The Comp Plan map indicates land use designations generally speaking, it is not the actual zone. The FLUM identifies the approximately 6.00-acre site as Medium Density Residential, or 4-8 Dwelling Units per Acre, (DUA).



2. **Kuna Recreation and Pathways Master Plan Map:**
The Recreation and Pathways Master Plan Map does not indicate a future pathway / trail through the subject site. it does indicate a bike route on School Avenue.

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

North	R-6	Medium Density Residential in KUNA CITY
South	R-4 & R-6	Medium Density Residential in KUNA CITY
East	R-6	Medium Density Residential in KUNA CITY
West	R-6	Medium Density Residential in KUNA CITY

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

Property Owner	Parcel Size	Current Zone	Parcel Number
Donald & Tracy Boyd	Approx. 2.10 ac.	R-6 Med Den Res.	R5070251166
William & Sandra Doughty	Approx. 1.74 ac.	R-6 Med Den Res.	R5070251161
Paul Winward	Approx. 2.05 ac.	R-6 Med Den Res.	R5070251061

5. **Services:**

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

6. **Existing Structures, Vegetation and Natural Features:** Currently there is a residence on each parcel listed above. Additionally, each lot has an out-building and large sections of land that are raw land. These parcels are generally flat and on-site vegetation is consistent with typical residence and large open fields.

   Transportation / Connectivity: The site has limited frontage along School Avenue (Approx. 50'). Applicant shall satisfy Kuna City and ACHD's requirements for roadway improvements for all on-site public roads and the intersection with School Avenue, including road widening and vertical/ rolled curb, gutter and sidewalks appropriately. The Applicant shall work with the Emergency Medical Services (EMS) to provide emergency access for the site at proper widths approved by the City of Kuna, ACHD the KRFD.

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

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

• City Engineer (Paul Stevens)	Exhibit B-1
• Ada County Highway District (ACHD)	Exhibit B-2
• Boise Project Board of Control	Exhibit B-3
• Central District Health Department (CDHD)	Exhibit B-4
• Department of Environmental Quality (DEQ)	Exhibit B-5
• Idaho Transportation Department (ITD)	Exhibit B-6
• Kuna School District No. 3 (KSD 3)	Exhibit B-7

E. Staff Analysis:

Applicant proposes to subdivide the approximately 6.00 acres in order to create a subdivision known as *Corbin's Cove* Subdivision. The site is in Kuna City limits and is currently zoned R-6, a Medium Density Residential **[**MDR**]**) zone. The applicant does not wish to change the zone.

The City of Kuna FLUM and the Comprehensive Plan for Kuna identifies this parcel as Medium Density Residential uses, which equals four (4) to eight (8) dwelling units per acre (DUA). This application requests 4.2 Net DUA. Staff views this proposal to be in concert with the FLUM and Comprehensive Plan.

Applicant proposes 21 home lots and 1 common lot (22 total) with the Corbin's Cove preliminary plat with a gross density (total property) of 3.56 DUA and net density (land that can be developed) of 4.4 DUA including 7,695 square feet of open space (or 2.5% of the overall project). The applicant should be conditioned to work with the Public Works department in order to bring utilities to the site in conformance with Kuna's regulations. Public utilities shall be provided at the developers cost, by extending existing utilities/facilities with sufficient sizes. Staff recommends the applicant be conditioned to provide street lights throughout the Sub that comply with KCC for distance, style and wattage, including street lights at all intersections and hydrants. The applicant's proposal is for a new single-family community. This development does not reach the 30 home threshold however, staff recommends the applicant work with the City engineer and the KRFD to address possible concerns about a long cul-de-sac and to work with KRFD on proper EMS access. Staff recommends that all streets be improved and dedicated as public roads.

A Design Review application accompanies this project and seeks approval for the open space included with this subdivision (19-33-DR). An HOA must be established for the care and maintenance for the common lot. Applicant is hereby notified that this project is subject to design review inspection fees. Required inspections (post construction), are to verify landscaping and street lights compliance prior to signature on the final plat or receiving Certificates of Occupancy. It is also noted that any changes to the landscape or street light plans must receive staff approval *prior* to changes being made. At the time of inspections, if field conditions are different than the approved plans, changes will be required until field conditions are compliant, and will be made at developers' expense.

Staff has determined these applications comply with Title 5 of the Kuna City Code; Idaho Statute §50-222; and the Kuna Comprehensive Plan and FLUM; and forwards Case No's 19-09-S and 19-33-DR, to the Commission with recommended conditions of approval listed in section 'M' of this report.

F. Applicable Standards:

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

G. Procedural Background:

On Tuesday June 9, 2020, the Commission considered the Corbin's Cove subdivision project, Case No's 19-09-S & 19-33-DR, including the applications, agency comments, staff's report and public testimony presented or given.

H. Comprehensive Plan Analysis:

The Commission may accept or reject the Comprehensive Plan components, and have determined the proposed preliminary plat request for the *site is consistent* with the following Comprehensive Plan components as described below:

The comprehensive plan is a living document, intended for use as a guide to governmental bodies. The plan is not law that must be strictly adhered to in the most stringent sense; it is to be used by public officials to assist their decision making for the City.

2.0 – Property Rights and Summary

Goal 1: Ensure the City land use policies, restrictions, conditions and fees do not violate private property rights and ensure that land use actions, decisions, and regulations do not effectively eliminate all economic value of the subject property. Ensure that City land use actions, decisions, and regulations do not prevent a private property owner from taking advantage of a fundamental property right and evaluate with guidance from the City attorney and the Idaho Attorney General's six criterion established to determine the potential for property "takings".

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

5.0 Economic Development Goals and Objectives - Summary:

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

Comment: *The proposed application complies with the comprehensive plan by providing a unique set and arrangement of lot sizes, sidewalks and open space throughout to meet this goal.*

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

Comment: *The project complies with the land use plan as adopted by the City by incorporating the following; landscaped open space, sidewalks, unique/varied housing densities and types and promotes desirable, cohesive community character and a possibility for a quality neighborhood in an in-fill development.*

8.0 - Public Services, Facilities and Utilities Goals and Objectives - Summary:
Provide adequate services, facilities, and utilities for all City residents and *annex* contiguous properties who request City services. Ensure that development within Kuna connects into the City's sanitary sewer and potable water systems and continue expansion of the City's sewer systems as resources allow.

Comment: *Kuna has adequate services for this development and the authority to approve the request. This application will expand the City's sanitary sewer system, potable water and adds to the pressure irrigation mainline in an orderly fashion and adds amenities and some open space for its residents.*

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

Comment: *The project meets the transportation goals of the City by improving Sharp Lane (Private dirt road) with expanded rights-of-way along its frontage, adding sidewalks for public use and internal roads for transportation connections.*

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

Comment: *Applicant has proposed 21 total lots which will possibly contribute to high-quality lots of varied sizes to be developed in a logical and orderly manner. The development proposes varied and unique housing types, a common lot, and possibly amenities, therefore creating a pleasant neighborhood environment.*

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

Comment: *The application incorporates sound community design and landscape features to integrate with surrounding uses to create a sense of place for the community and will foster neighborhood interactions and activities within its boundary.*

I. Proposed Kuna City Code Analysis:

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

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

2. The site is physically suitable for a subdivision.
   Comment: *The approx. 6.00 acre subdivision has sufficient size to include a mix of lot sizes, neighborhood landscaped common lot.*

3. The subdivision uses *are not* likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.
   Comment: *The land to be subdivided is not used as wildlife habitat. Roads, homes and open space are planned for construction according the City requirements and best practices. Staff is not aware of any environmental damage or loss of habitat associated with the proposed development.*

4. The subdivision application *is not* likely to cause adverse public health problems.
   Comment: *The subdivision of the property follows the zoning designation per Kuna Code 5-13-9. The Medium Density zone requires connection to public sewer and water, therefore eliminating the occurrence of adverse public health problems. Through correspondence with public service providers and application evaluation, this project appears to avoid detriment to surrounding uses.*

5. The application appears to avoid detriment to the present and potential surrounding uses; to the health, safety, and general welfare of the public taking into account the physical features of the site, public facilities and existing adjacent uses.
   Comment: *The subdivision design did consider the location of the property, classified roadway (School Ave.) and the system. The subject property can be connected to the City's public sewer, water and pressure irrigation facilities. The adjacent uses are complimentary uses as proposed in the Kuna Comprehensive Plan Future Land Use Map.*

6. The existing and proposed street and utility services in proximity to the site are suitable and adequate for residential purposes.

J. Recommendation of the Commission:

Based on the facts outlined in staff's memo, the Comp Plan, City Code, the record before the Commission, the applicant's presentation, public testimony and discussion during the public hearing by the Planning and Zoning Commission of Kuna, Idaho, the Commission hereby recommends approval to City Council for Case No's 19-09-S, a Preliminary Plat request, and votes to *approve Case No. 19-33-DR, a Design Review request* by Gary McAllister with the following conditions of approval *at time of development*:

19-09-S (Preliminary Plat) During the public hearing by the Planning and Zoning Commission of Kuna, Idaho, the Commission hereby recommended approval to City Council for Case No's 19-09-S, a Preliminary Plat request by Gary McAllister, with the following conditions of approval:

- *Applicant shall follow the conditions outlined in the staff report,*
- *Staff to research if lot sizes were limited in a former development or annexation agreement,*
- *Applicant shall form an HOA to care for the perpetual care and maintenance for the ditch back and all other open spaces,*
- *Applicant shall work with Boise Project Board of Control on fence and maintenance strategies.*
- *Work with staff to increase the open space closer to 5%, and to move the common lot to the south side of the street and more centralized,*
- *Work with staff on amenities for the common lot (Gazebo & BBQ pit),*
- *The road will be a public road.*

19-33-DR (Design Review) During the public hearing by the Planning and Zoning Commission of Kuna, Idaho, voted to *approve Case No. 19-33-DR, a Design Review request* by Gary McAllister with the following conditions of approval *at time of development*:

- *Applicant shall follow the conditions outlined in the staff report,*
- *Work with staff for compliant fencing along the ditch and perimeter,*
- *Staff to research if lot sizes were limited in a former development or annexation agreement,*
- *Work with staff to increase the open space closer to 5%, and to move the common lot to the south side of the street and more centralized,*
- *Work with staff on amenities for the common lot (Gazebo & BBQ pit).*

And;

1. The applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
    a. The City Engineer shall approve the sewer hook-ups.
    b. The City Engineer shall approve drainage and grading plans.
    c. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties".
    d. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
    e. The Kuna Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District is required.
    f. The *Boise Project and Board of Control* shall approval any modifications to the existing irrigation system.
    g. Approval from Ada County Highway District shall be obtained and Impact Fees must be paid prior to issuance of any building permit.
    h. Idaho Transportation Department. No public street construction may be commenced without the approval and permit from Ada County Highway District and Idaho Transportation Department.
    i. All public rights-of-way shall be dedicated and constructed to standards of the City, Ada County Highway District,
2. Installation of utility service facilities shall comply with requirements of the public utility or irrigation district providing services. All utilities shall be installed underground, see KCC 6-4-2-W.
3. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site.
4. Street lighting shall use LED lights, with spacing and wattages meeting KCC 5-4-6; applicant shall coordinate a street light plan for P & Z approval in concert with the prepared construction drawings for the project.
5. Parking within the site shall comply with KCC 5-9-3.
6. Fencing within and around the site shall comply with Kuna City standards – KCC 5-5-5- A-J and KCC 6-4-2-E.
7. A sign permit is required prior to subdivision entrance sign construction and shall comply with KCC 5-10-4. *Monument signs will require a separate design review.*
8. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within three days or as the planting season permits as required to meet KCC 5-17-7 standards. Maintenance and planting within public rights-of-way shall be approved from the public entities owning the property.
9. Submit a petition to the City consenting to the pooling of irrigation surface water rights for delivery purposes and requesting to annex the irrigation surface water rights appurtenant to the property to the Kuna

Municipal Pressure Irrigation System of the City (KMIS) prior to requesting final plat signature from the City Engineer.

10. The land owner/applicant/developer and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the Commission and/or Council, or seek amending them through public hearing processes.
11. The applicant's proposed preliminary plat (dated 02/04/20) shall be considered a binding site plan, *or as modified and approved* through the public hearing process.
12. Applicant shall remedy any outstanding code enforcement issues prior to recordation of a final plat.
13. Staff recommends that all streets be improved and dedicated as public roads.
14. Applicant shall work with KRFD to accommodate EMS access and all other requirements of the KRFD.
15. Applicant shall follow staff, city engineer and other agency recommended requirements as applicable.
16. Compliance with all local, state and federal laws is required.

City of Kuna
Planning and Zoning Commission
Findings of Fact and Conclusions of Law

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

K. Based upon the record contained in Case No's 19-09-S and 19-33-DR, including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, including the exhibits, and the testimony during the public hearing, the Kuna *City Commission* hereby *approves* the Findings of Fact and Conclusions of Law, and conditions of approval for Case No's 19-09-S and 19-33-DR a request for Preliminary Plat and Design Review approval by Gary McAllister:

1. *The Kuna Planning and Zoning Commission approves the facts as outlined in the staff report, the public testimony and the supporting evidence list presented.*

   Comment: *The Commission held a public hearing on the subject applications on June 9, 2020, to hear from City staff, the applicant and to accept public testimony. The decision by the Council is based on the application, staff report and public testimony, both oral and written.*

2. *Based on the evidence contained in Case No's 19-09-S* and *19-33-DR, this proposal generally complies with the Comprehensive Plan and City Code.*

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

3. *Based on the evidence contained in Case No's 19-09-S* and *19-33-DR, this proposal generally complies with the Kuna City Code.*

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

4. *The Kuna Planning and Zoning Commission has the authority to recommend approval to Council for Case No. 19-09-S*, and to *approve Case No. 19-33-DR.*

   Comment: *On June 9, 2020, the Commission voted to recommend approval of Case No. 19-09-S* and to *approve Case No. 19-33-DR.*

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

   Comment: *Neighborhood Notices were mailed out to residents within 350-FT of the proposed project site on May 8, 2020, and a legal notice was published in the Kuna Melba Newspaper on May 6, 2020. The applicant placed a sign on the property on May 13, 2020.*

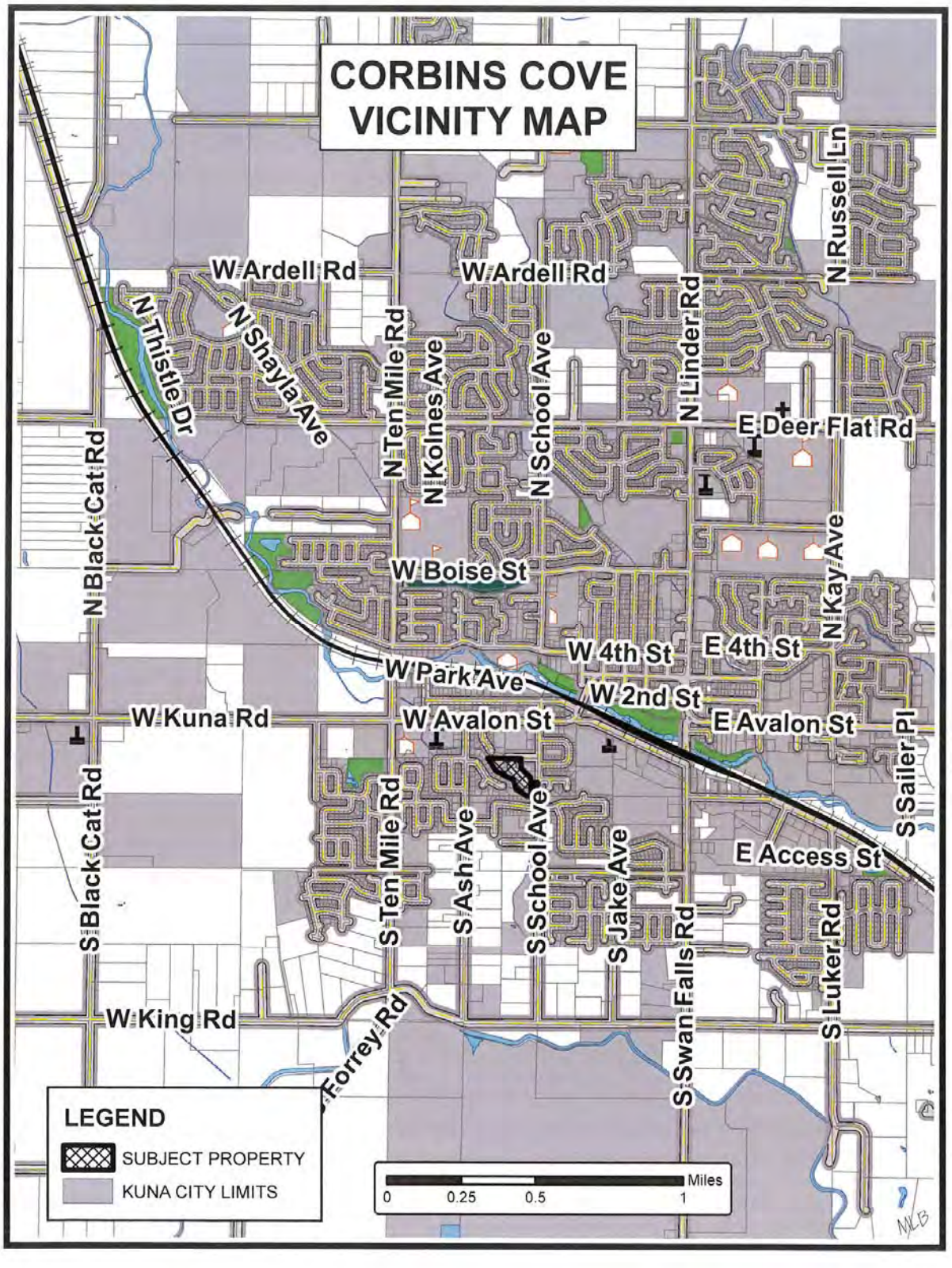
DATED: this 23rd day of June, 2020.

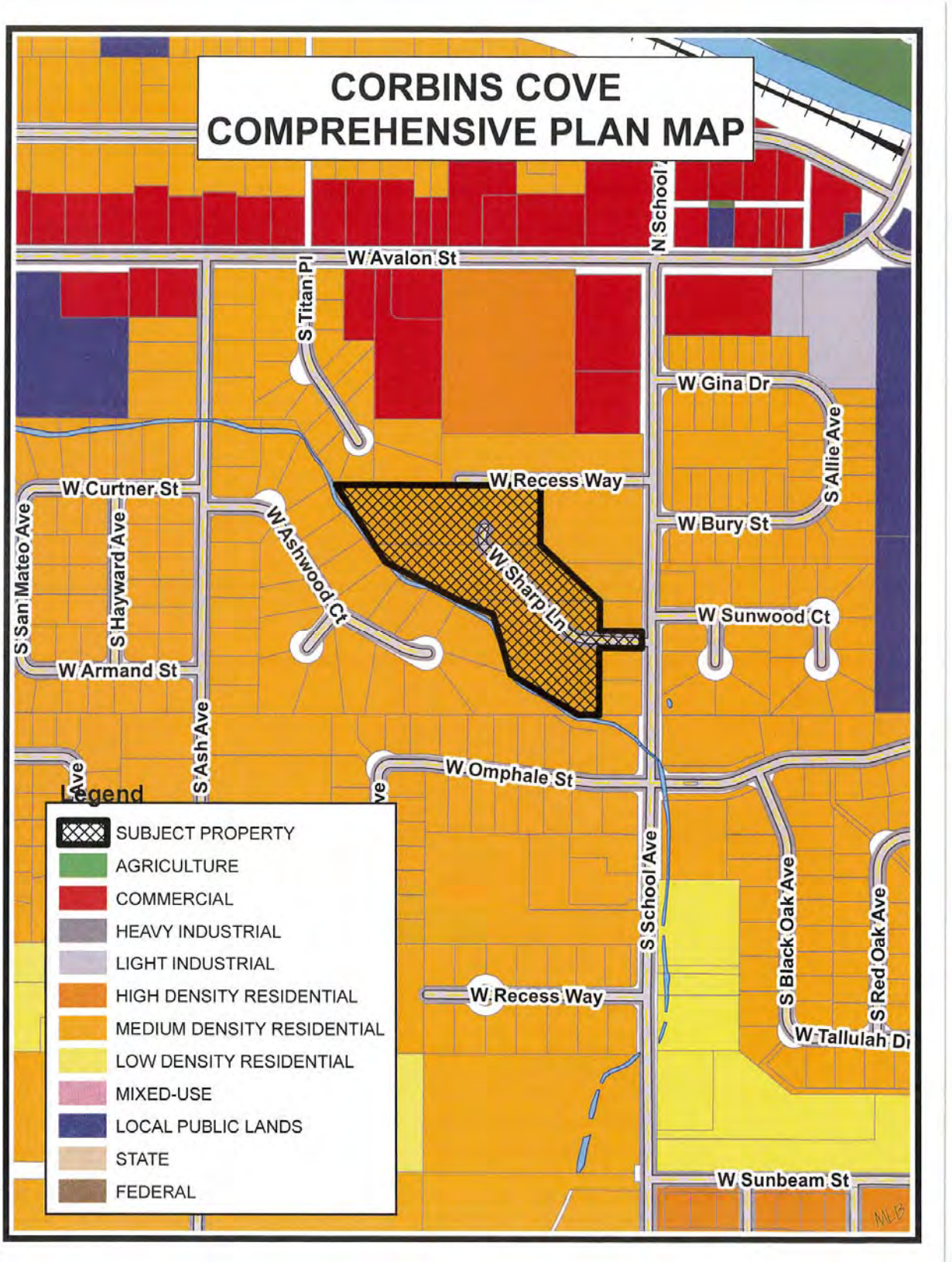
Lee Young, Chairman
Kuna Planning and Zoning Commission

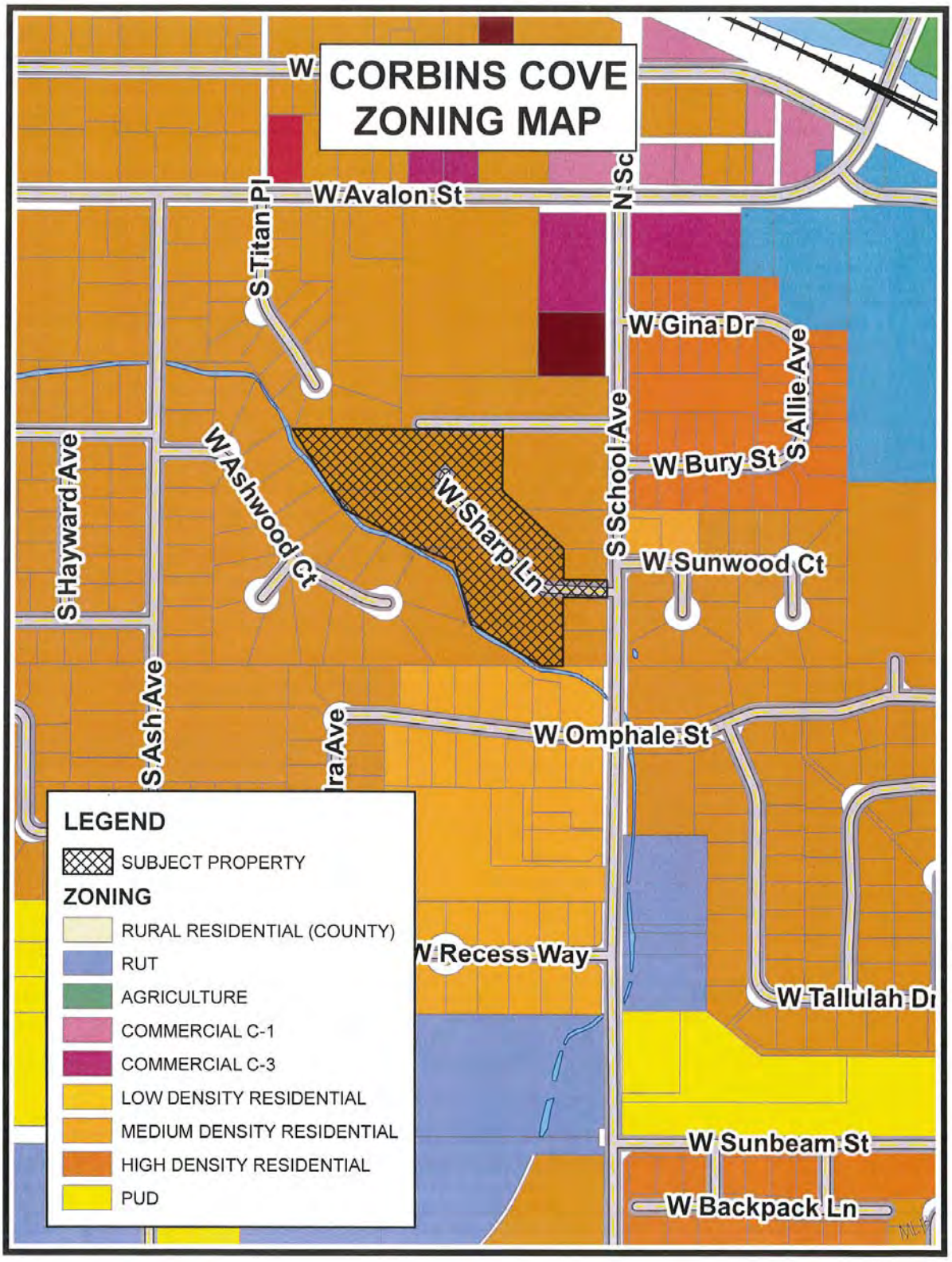
ATTEST:

Troy Behunin, Planner III

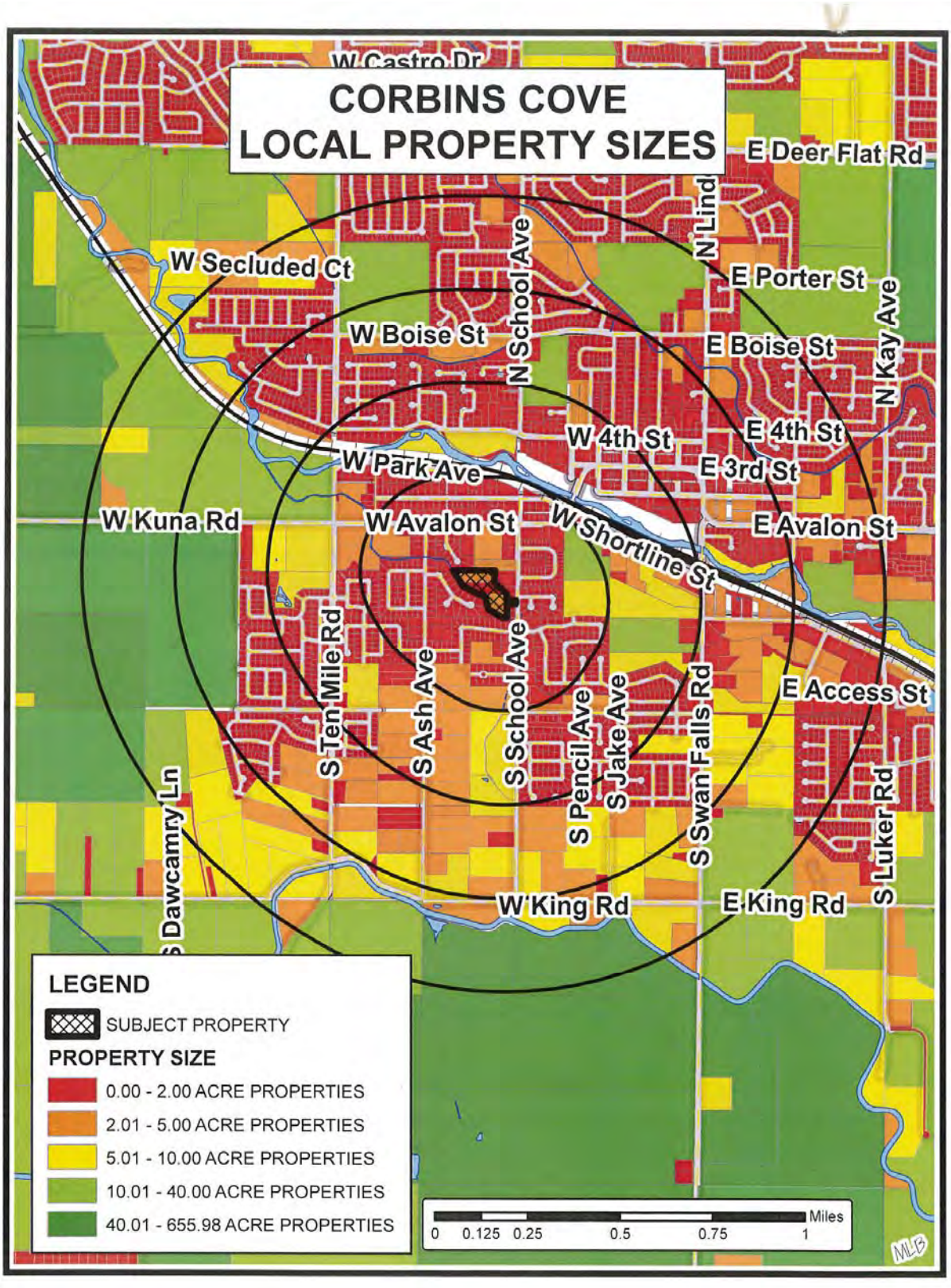
Kuna Planning and Zoning Department



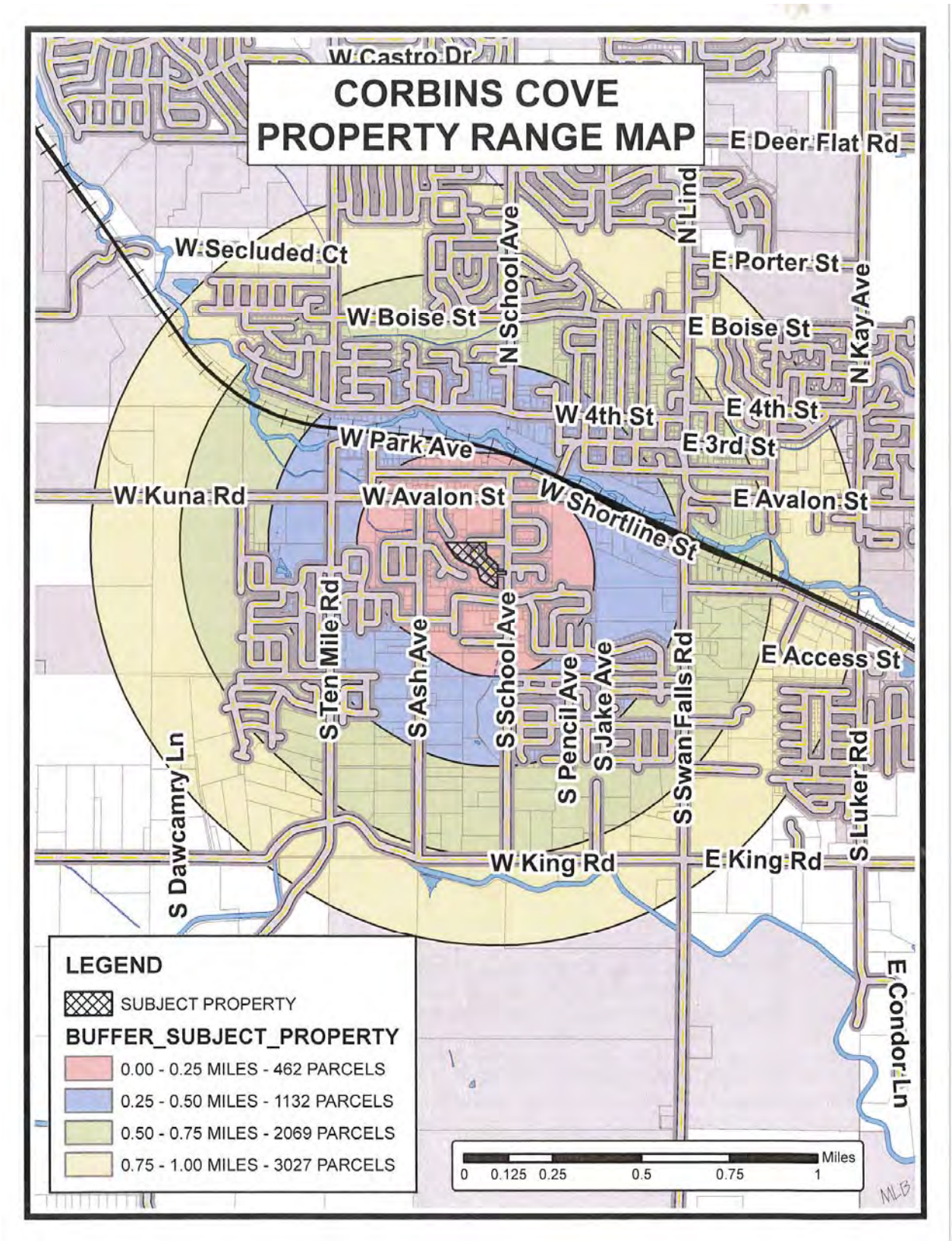

CORBINS COVE
COMPREHENSIVE PLAN MAP
N School
W Avalon St
S Titan Pl
W Gina Dr
S Allie Ave
W Recess Way
W Curtner St
W Bury St
S San Mateo Ave
S Hayward Ave
W Ashwood Ct
W Sharp Ln
W Sunwood Ct
W Armand St
S Ash Ave
W Omphale St
S School Ave
S Black Oak Ave
S Red Oak Ave
W Recess Way
W Tallulah Dr
W Sunbeam St
Legend
SUBJECT PROPERTY
AGRICULTURE
COMMERCIAL
HEAVY INDUSTRIAL
LIGHT INDUSTRIAL
HIGH DENSITY RESIDENTIAL
MEDIUM DENSITY RESIDENTIAL
LOW DENSITY RESIDENTIAL
MIXED-USE
LOCAL PUBLIC LANDS
STATE
FEDERAL

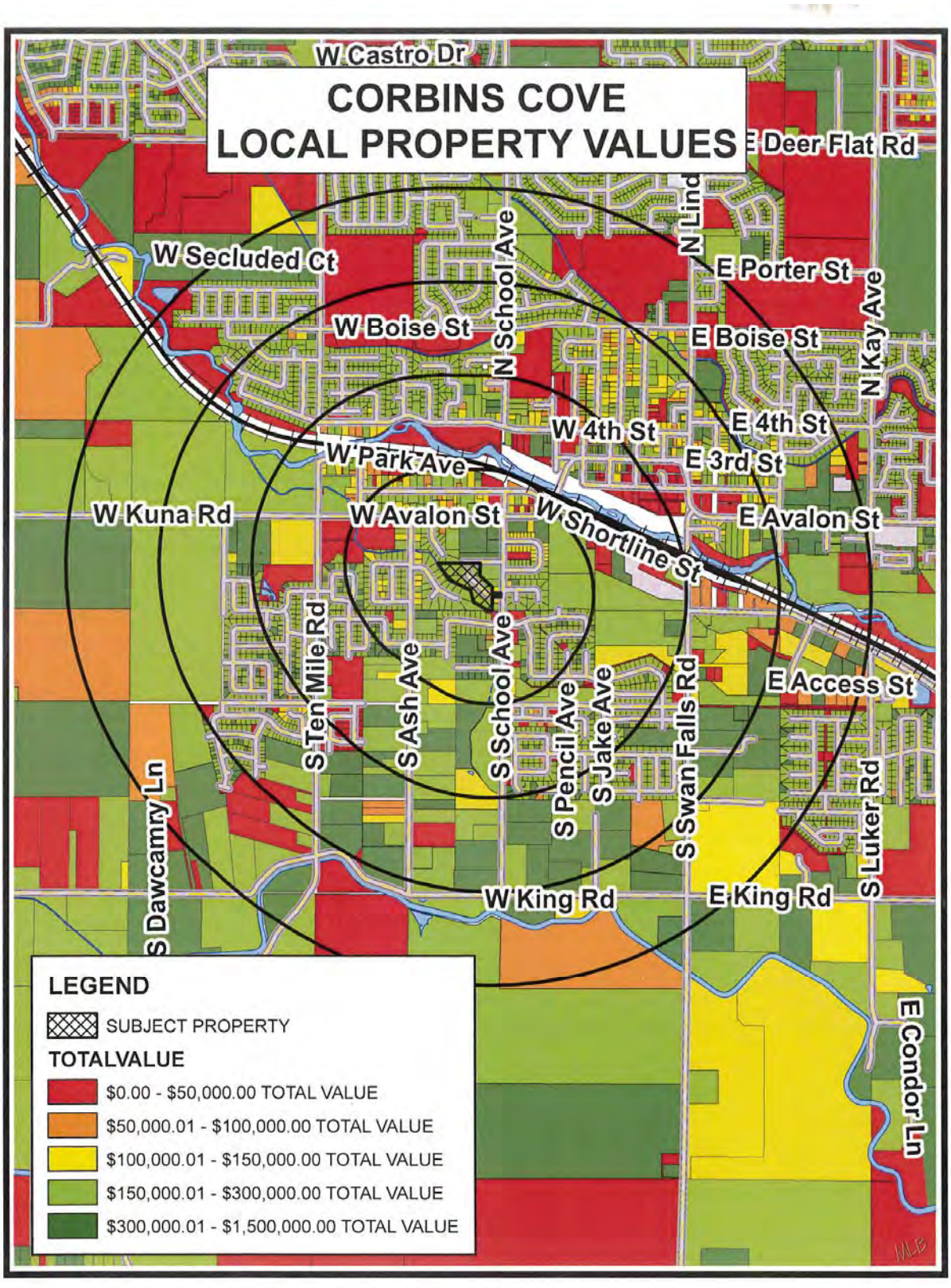

CORBINS COVE
ZONING MAP
W Avalon St
S Titan Pl
N Sc
W Gina Dr
S Allie Ave
S School Ave
W Bury St
S Hayward Ave
W Ashwood Ct
W Sharp Ln
W Sunwood Ct
S Ash Ave
W Omphale St
W Recess Way
W Tallulah Dr
W Sunbeam St
W Backpack Ln
LEGEND
SUBJECT PROPERTY
ZONING
RURAL RESIDENTIAL (COUNTY)
RUT
AGRICULTURE
COMMERCIAL C-1
COMMERCIAL C-3
LOW DENSITY RESIDENTIAL
MEDIUM DENSITY RESIDENTIAL
HIGH DENSITY RESIDENTIAL
PUD

CORBINS COVE
PATHWAYS MASTER PLAN
W Park Av
W Avalon St
S Titan Pl
W Gina Dr
S Allie Ave
W Curtner St
W Ashwood Ct
W Sharp Ln
W Bury St
W Sunwood Ct
S Ash Ave
Ave
Ave
W Omphale St
S Red Oak Ave
W Recess Way
Legend
SUBJECT PROPERTY
FUTURE TRAILS
BIKE ROUTES
SCENIC_BYWAY
GREEN BELT OVERLAY
KUNA PARKS


CORBINS COVE
LOCAL PROPERTY SIZES
W Castro Dr
E Deer Flat Rd
N Lind
W Secluded Ct
E Porter St
N School Ave
W Boise St
E Boise St
N Kay Ave
W 4th St
E 4th St
W Park Ave
E 3rd St
W Kuna Rd
W Avalon St
W Shortline St
E Avalon St
S Ten Mile Rd
S Ash Ave
S School Ave
S Pencil Ave
S Jake Ave
S Swan Falls Rd
E Access St
S Dawcamry Ln
S Luker Rd
W King Rd
E King Rd
LEGEND
SUBJECT PROPERTY
PROPERTY SIZE
0.00 - 2.00 ACRE PROPERTIES
2.01 - 5.00 ACRE PROPERTIES
5.01 - 10.00 ACRE PROPERTIES
10.01 - 40.00 ACRE PROPERTIES
40.01 - 655.98 ACRE PROPERTIES
Miles
0 0.125 0.25 0.5 0.75 1
MLB

CORBINS COVE
TOPO MAP
W Park Ave
W Owyhee St
W Avalon St
N School Ave
S School Ave
N Bridge Ave
S Titan Pl
W Gina Dr
S Allie Ave
W Bury St
W Sharp Ln
W Ashwood Ct
W Sunwood Ct
S Hayward Ave
S Ash Ave
S Whim Ave
W Omphale St
W Recess Way
W Tallulah Dr
LEGEND
SUBJECT PROPERTY
KUNA WWTF
KUNA CITY LIMITS
500 YEAR FLOODPLAIN (0.20%)
100 YEAR FLOODPLAIN (1.00%)
AE
X


CORBINS COVE
PROPERTY RANGE MAP
W Castro Dr
E Deer Flat Rd
N Lind
W Secluded Ct
N School Ave
E Porter St
N Kay Ave
W Boise St
E Boise St
W 4th St
E 4th St
W Park Ave
E 3rd St
W Kuna Rd
W Avalon St
W Shortline St
E Avalon St
S Ten Mile Rd
S Ash Ave
S School Ave
S Pencil Ave
S Jake Ave
S Swan Falls Rd
E Access St
S Luker Rd
S Dawcamry Ln
W King Rd
E King Rd
E Condor Ln
LEGEND
SUBJECT PROPERTY
BUFFER_SUBJECT_PROPERTY
0.00 - 0.25 MILES - 462 PARCELS
0.25 - 0.50 MILES - 1132 PARCELS
0.50 - 0.75 MILES - 2069 PARCELS
0.75 - 1.00 MILES - 3027 PARCELS
Miles
0 0.125 0.25 0.5 0.75 1
MLB


CORBINS COVE
LOCAL PROPERTY VALUES
W Castro Dr
E Deer Flat Rd
W Secluded Ct
N School Ave
N Lind
E Porter St
N Kay Ave
W Boise St
E Boise St
W 4th St
E 4th St
W Park Ave
E 3rd St
W Kuna Rd
W Avalon St
W Shortline St
E Avalon St
S Ten Mile Rd
S Ash Ave
S School Ave
S Pencil Ave
S Jake Ave
S Swan Falls Rd
E Access St
S Dawcamry Ln
S Luker Rd
W King Rd
E King Rd
E Condor Ln
LEGEND
SUBJECT PROPERTY
TOTALVALUE
$0.00 - $50,000.00 TOTAL VALUE
$50,000.01 - $100,000.00 TOTAL VALUE
$100,000.01 - $150,000.00 TOTAL VALUE
$150,000.01 - $300,000.00 TOTAL VALUE
$300,000.01 - $1,500,000.00 TOTAL VALUE

Council Chambers | 751 W 4th Street, Kuna, Idaho 83634 | 6:00 PM

PLANNING & ZONING COMMISSION
MINUTES
Tuesday, June 9, 2020
6:00 PM

Under authority of the Governor's partial Open Meeting Law Suspension Proclamation dated March 13, 2020, and due to social distancing protocol, the Council Chambers Audience Occupancy Capacity is 15. Social Distancing was required.

Public testimony was received on the cases listed under Public Hearings within this Agenda via email, letter or virtual attendance

1. *CALL TO ORDER AND ROLL CALL 6:03 PM*

COMMISSIONERS:
Chairman Lee Young
Vice Chairman Dana Hennis
Commissioner Cathy Gealy
Commissioner Stephen Damron – Absent
Commissioner John Laraway

CITY STAFF PRESENT:
Wendy Howell, Planning and Zoning Director
Troy Behunin, Senior Planner
Doug Hanson, Planner I
Jessica Reid, Customer Service Representative III

2. *CONSENT AGENDA:* *All Listed Consent Agenda Items are Action Items*

A. **Planning and Zoning Commission Meeting Minutes**

1. May 26, 2020

Commissioner Cathy Gealy moved to approve the Consent Agenda. Seconded by Commissioner Dana Hennis. Approved by the following roll call vote:
Voting Aye: Chairman Lee Young, Commissioner Dana Hennis, Commissioner Cathy Gealy and Commissioner John Laraway.
Voting No: None
Absent: 1
Motion carried: 4-0-1

3. *PUBLIC HEARING:*

A. **Case No. 20-01-CPF (Combined Preliminary & Final Plat) – Ensign No. 1 Combo Replat - ACTION ITEM**

Troy Behunin: Good evening Commissioners. For the record, Troy Behunin, 751 W. 4th Street here in Kuna, Planner III of the Planning and Zoning Department. The application we have for you is a re-plat of Block 1 of the Ensign Subdivision. Staff recommends that this be tabled to the next available Planning and Zoning Commission meeting due to a noticing infraction *(no Neighborhood Meeting held)*; that is why it is not in your packets for you to review. We are asking that you table this to a date certain. **C/Young:** Will the 23rd work? *Unintelligible.* **C/Gealy:** I think the question is, does that give sufficient noticing time? **TB:** Yes.

Commissioner Cathy Gealy moved to table 20-01-CPF to July 14, 2020. Seconded by Commissioner Dana Hennis. Motion carried 4-0-1.

lots which was part of that agreement. *Unintelligible*.... I understand the Commissioners point of view. **C/Young:** Any questions at this time? Thank you. **C/Gealy:** Thank you. **C/Young:** That is all that I have seen here, is there anybody that has signed up online or anything I'm missing? Is there anybody present that has not signed up to testify on this application that would like to do so? Ok. Is there anything else that the applicant would like to add? Are there any questions? *Unintelligible.* With that I will close the testimony at 6:25 PM and that brings us up to our discussion. Question for you Troy, is the City aware of any agreements that mandated parcels for a future subdivision? Anything that mandated future lot sizes? **TB:** At this point in time staff is unaware of any formalized agreement that there was a condition of approval on an application outside of the scope on these properties or something general that says this area should be reserved for lots of this size or of that size. Unless there is a formal agreement in the catacomb's downstairs, I am not aware of that. I have been through the Development Agreement Booklet that the City has formalized agreements with developers that stretches back to the late ninety's and I cannot recall coming across anything on Sharp Lane. If there is something, it is likely not a formal agreement where it was voted on by the city council and was something that was recorded by the county recorders office; this is the first I'm hearing about it. **C/Laraway:** If Mr. Szpletts brings in some paperwork? **TB:** Again, staff would have to verify that it was recorded with the county or that there was something for these particular parcels, something that took place; a past letter of application cannot hold this application hostage. **C/Gealy:** Mr. Behunin, I heard Mr. Szpletts say that it was part of the annexation I think, that limited the lot size. Would that be something different that an application or a development agreement? An annexation agreement? **TB:** If that annexation had a preliminary plat tied to it or there was something else, we would have to take a look at that. I am unaware of any kind of lot size requirements on this property from another action. **C/Gealy:** Thank you. **TB:** Staff is willing to look it up and invest the time. **J/Laraway:** I think we need to look it up. **C/Young:** Are there any other questions? **C/Hennis:** I did have a couple of questions based on the letter as well. There was an indication, and I did not have a chance to actually look at the code on this myself but, do we know if the road length can be done on this public road? I know in Mr. Szpletts letter here it indicated that there was a certain length we exceeded in our code. Is that correct? **TB:** We do have that roadways are less than 500 feet however with that, there is something that if they are over a certain length that there is a terminus of sufficient radius so that emergency vehicles can get in there and do what they need to do. **C/Hennis:** And that's the 45 feet? I know that I saw that somewhere else; ok. And what about the code that specifies a minimum frontage? **TB:** I went back to look at the plat just to make sure that I didn't miss anything or on intake on the project; staff was unable to find any lots that were less than three to four feet above the minimum requirement. There were only two that were close, everything else was fine. **C/Young:** What I got out of Mr. Szpletts letter was that the minimum lot frontage for R-6 is 45 feet, and looking at the preliminary plat I think it falls within 48 feet or.... **TB:** It's over 48 feet. **C/Hennis:** Ya, I saw 47 or something like that. **TB:** And I believe there was only two lots that were under 50. And all of the lot sizes conform to the R-6 standard lot sizes, or R-3. **C/Hennis:** Now you also indicated that staff recommended possibly expanding the open space? **TB:** Correct, it's small for 21 lots. This is Winfield subdivision, by all definitions, this is Winfield 100%; it is bound by development on every side. Chances are there are going to be small children and they should have an area that's sufficient size where they can do what children do; run, play, throw a ball. **C/Hennis:** I've got a landscape plan but it cuts off half way through the cul-de-sac. **C/Young:** I think it is because of those areas and the narrow entry; there is landscaping at the entry and there is landscaping for the open space. **C/Hennis:** So, it just wasn't all included because of that. **TB:** They did not have sufficient room at the inlet from School

then they need to speak in order to see if it's legitimate. It's not necessarily something that we can entertain here tonight, we don't have the verification of that which the city will need to have. We are not downplaying what was discussed earlier we just don't have a way to verify that tonight; that there was not a previous annexation agreement. This would be a recommendation to city council. **C/Young:** Yup. **C/Hennis:** And we're ok with that lane? **TB:** Staff did have a verbal conversation with the Fire Chief about the length of the cul-de-sac, he focused on if there was a proper turnaround. He asked if there was a proper turnaround and I said there will be if they don't; he said that's all I'm asking. **C/Hennis:** So that is something that needs to be proper too because that's the only way they are going to get around. **C/Gealy:** That is included in the conditions of approval, it's number fourteen. **C/Hennis:** The other thing I want to make a point is the public versus private roads; we have determined that will be a public road correct? **TB:** Staff has recommended that be a public road. **C/Gealy:** The public roads are under condition thirteen. I might suggest we strike the beginning that says staff recommends and just make it a condition that all roads are improved and dedicated as public roads. **C/Hennis:** Another point brought up in the letter is one we've always had, is there availability of services on the south side? It's a priority of the city to figure something out with fire and ACHD. **C/Gealy:** If we do want to condition an increase in the size and location of the open space, how much open space would we like to see? I believe what is there now is 2.5% open space. Mr. Behunin, could you remind me what our standard is on the last Comp Plan for open space please. **TB:** The answer is that a project of this size should have 7% open space which this is a challenging parcel; I don't know how they will make it work. I'm not advocating either way for it, the Commission will have to decide what they would like to see. **C/Young:** We need to try to find that balance because it is such an odd shape and it is under the threshold. I think a larger area is in order. **C/Hennis:** How bound are we by that number. **TB:** Is 7% the target? If this project had been submitted 30 days later it would not meet the current requirement but it was in prior to that. **C/Young:** If this was in before the new requirement adopted by the city, do we try to find the middle? Something near 5% maybe? **C/Dennis:** Ideally, I would like to see something more but it doesn't have to conform to the present standard; I think a happy medium would be good. **C/Gealy:** I would like to see 7%. I have a question that is procedural, could we include as a condition that staff and applicant discuss the limit on lot sizes that could have part of a previous agreement then continue with are other conditions and make a decision whether we can make approval or not? **C/Young:** I think we can make our recommendations and have that as a condition that prior to out recommendation of approval, the city verify the conditions of lot size. **TB:** Yes, the Commission can make that a condition of approval that staff verify prior to it going to city council. If it is part of your recommendation then it will make it into their packets along with the minutes. It is the choice of the Commission. **C/Hennis:** Again, in regards to procedural here, since the open space is more occurring in the Design Review which is out decision scope, we are the governing body there. **C/Young:** *Unintelligible*... work with the irrigation district around the canal bank/**Hennis:** I agree. What do you want to do with open space, we need to set a guideline? I respect Commissioner Gealys opinion on that but we can meet a happy medium. We can't necessarily hit them with an ordinance that wasn't in effect at the time but we need to realistically request an increase in open space. **C/Gealy:** With those kinds of questions can we realistically make a decision on the Design Review? **C/Young:** I think we would have to come up with a number on the open space. **C/Gealy:** And the location. **C/Hennis:** I agree. If we can set some guidelines on how much open space and where we want it, we could make a decision. I think we could comfortably give guidelines in the conditions if we set some guidelines. **C/Young:** A better location would be south where the current parcel 5, 6,7; somewhere in that area, it centralizes that open space. **C/Hennis:** I was looking at 6 and 7

order to operate an In-Home Childcare Facility in an existing residence located at 727 North Katie Way, Kuna, ID 83634. Staff has determined that application complies with Title 5 of Kuna City Code and Idaho Code. There was a late submittal which is not in your packet so I will read it into the record:

Planning and Zoning Committee, I have enclosed 8 copies of Spicewood Subdivision CC and R's showing that article V. Section 5.01 states that "Lots shall be used only for residential purposes." Therefore, the request for an in-home day care at 727 N. Katie Way needs to be denied. Thank You, Spicewood Home Owner.

With that I shall stand for any questions. **C/Hennis:** There was no name on that? **DH:** No name accompanied the letter. **C/Young:** As the city goes, we cannot enforce an HOA matter? **DH:** That is correct. **C/Young:** Are there any questions for staff at this time? **C/Gealy:** I have two questions and one is in regards to the parking; is there sufficient parking for up to six infants to be dropped off. **DH:** They will be dropped off using the driveway and the frontage of the house. Mrs. Brauniesen will be the only employee so she will park in the driveway. There isn't anything in code regarding in-home daycare for a drop-off. **C/Gealy:** My second question, I attempted to find out for myself, there is something that I seem to recall that there be a limit on the number of infants allowed in a care facility based on the number of staff? **DH:** There is a point system based on Idaho Code 39.11, I believe is the exact number, and children three years are counted as 1.5 points per child and infants up to three years are counted as 2.5 points per child; each staff member is allowed a total of 12 points. **C/Gealy:** Thank you, I have no other questions. **C/Hennis:** One quick question, this is one of the things where the SUP must be in place in order for the state to do the required inspections but we want the inspection to happen before the SUP; all that must work in concert though. **DH:** Yes, in the conditions we will not award the Special Use Permit until the state signs off. The city clerk will not sign the business license until the state has granted the license. **C/Young:** The applicant may speak now. **JR:** Karla, you may speak now; please state your name and address for the record. **KB:** Karla Braunisen, 727 N Katie Way in Kuna, Idaho. **C/Young:** Is there anything that you would like to add? **JR:** Karla, do you have anything to add to what staff presented? **KB:** No. **JR:** She does not. **C/Young:** I will open up the public hearing at 7:20 PM. I do not see anybody listed on the sign-up sheet, is there anybody signed up online? **JR:** No, there are no persons. **C/Young:** With that I will close the public hearing at 7:21 PM. **C/Hennis:** Do we need to make her aware of the late comment? **C/Young:** No, it was read into record and she was listening, correct? **JR:** Karla, did you hear the letter that was read into the record? **KB:** Yes. **JR:** Yes, she has. **C/Hennis:** Does she have any comments? **JR:** Karla, do you have any comments on the letter? **KB:** I operated a daycare 22 years ago in this same house and there were no issues at that time. **C/Young:** Has the applicant seen and read the staffs conditions of approval? **JR:** Karla, have you seen and read the staffs conditions of approval? **KB:** Yes. **JR:** She has. **C/Hennis:** And she doesn't have any issues with them? **JR:** Do you have any issues with those? **KB:** No. **JR:** No, she does not. **C/Young:** As far as out discussion goes, I agree with the conditions set by staff and I have no issues with this. **C/Hennis:** As long as she complies with the Fire Marshalls inspections and the state inspections then I see no issue.

Commissioner Dana Hennis moved to approve 20-02-SUP (Special Use Permit) for in-home daycare at 727 N. Katie Way with conditions as outlined in the staff report. Seconded by Commissioner Cathy Gealy. Motion carried 4-0-1.

E. **Northern Boundary Area of City Impact Expansion – ACTION ITEM**

Wendy Howell: Staff is requesting that this be tabled until June 23rd.

Commissioner Cathy Gealy moved to table the Northern Area of City Impact Expansion until June 23, 2020. Seconded by Commissioner Dana Hennis. Motion carried 4-0-1.

4. *BUSINESS ITEMS:*

A. **Case No. 20-06-DR (Design Review) & 20-04-SN (Sign) Malaspina Ranch Monument Sign – ACTION ITEM**

Doug Hanson: Good evening Mr. Chairman and members of the Commission. For the record, Doug Hanson, Planning and Zoning Staff, 751 W. 4th Street, Kuna, Idaho, 83634. The applicant request sign and design review approval for an approximately 32 square foot monument sign. The subject site is located at W. Walker Lane, Kuna, ID 83634 (APN# R3785270042). The sign complies with Title 5 of Kuna City Code and Idaho State Code; with that I will stand for any questions you may have. **C/Hennis:** Is the applicant present? **DH:** The applicant did not respond to the request to testify. **C/Young:** *Unintelligible....* the materials. **C/Hennis:** The materials are written out in the letter of intent. **C/Young:** I have no issues. **C/Hennis:** I assume the HOA is required to take care of this? It's wood so it needs upkeep; staff do you have any input on that? **JH:** Mr. Chairman, members of the Commission, for the record, Jace Hellman, Kuna Planning and Zoning Staff, 751 W. 4th Street, Kuna, Idaho, 83634. Currently in the sign ordinance and the new sign ordinance you heard tonight, there is a clause for maintenance of the sign. The owner of the sign is responsible for the maintenance, additionally, it is in their CC&R's, we have not received a final plat for this project yet. Basically, it is covered on both sides.

Commissioner Dana Hennis moved to approve Case No. 20-06-DR (Design Review) and 20-04-SN (Sign) as outlined with the conditions of approval. Seconded by Commissioner Dana Hennis. Motion carried 4-0-1.

5. *ADJOURNMENT:* 7:34 PM

Commissioner Dana Hennis moved to adjourn. Seconded by Commissioner John Laraway. Motion carried 4-0-1.

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

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

City of Kuna

City Council Staff Memo

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To: City Council

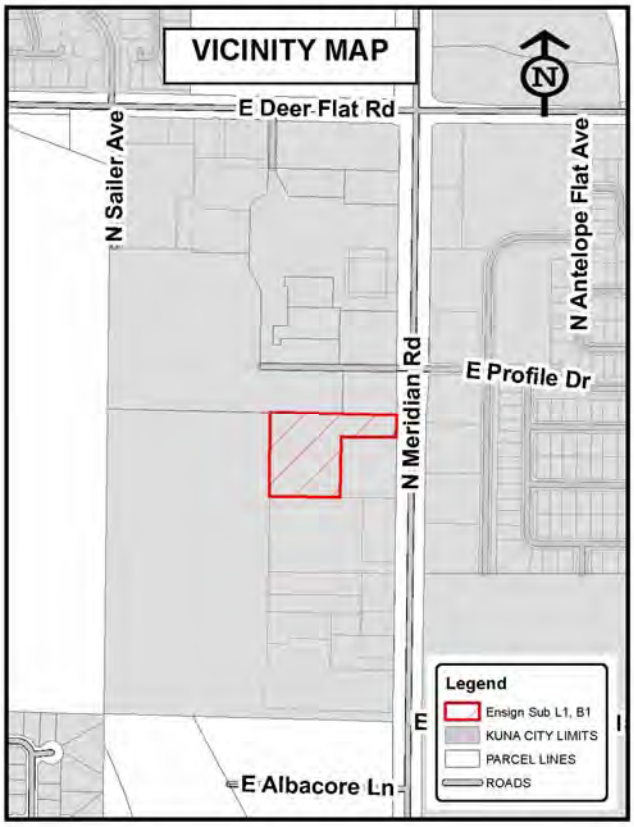
Case Number(s): 20-01-CPF (Combo PP & FP)
Ensign Sub. No. 1

Location: South West Corner (SWC) of Meridian & Deer Flat Roads
Kuna, Idaho 83634

Planner: Troy Behunin, Planner III

Hearing Date: October 6, 2020

Owner: **Emmett Partners, LLC**
579 S. Moss Hill Dr.
Bountiful, UT 84010
435.881.9040
brett@ensigndevelopmentgroup.com



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A. Course of Proceedings

1. Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states that annexation and combination plat applications are designated as *public hearings*, with the Planning and Zoning Commission as the recommending body, and 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	June 29, 2020 (four persons attended)
ii.	Agencies	March 20, 2020
iii.	300' Property Owners	September 25, 2020
iv.	Kuna, Melba Newspaper	September 16, 2020
v.	Site Posted	September 22, 2020

B. Applicant Request:

1. Applicant, Emmett Partners, LLC requests Preliminary Plat & Final Plat Combination Plat (Short Plat) request to Re-subdivide one lot within Ensign Subdivision No. 1. Applicant requests approval to subdivide Lot 1, Blk 1

of Ensign Subdivision No. 1, into two pieces in this *Commercial* Subdivision within Kuna, City, ID, 83634, Section 24, Township 2 North, Range 1 West; (APN: R2404320010).

C. Site History: The approx. 3.095 acre subject site is within a Commercial Subdivision known as the Ensign Subdivision and is known legally as Lot 1, Block 1 within the same which was created in 2017.

D. General Projects Facts:

1. **Comprehensive Plan Designation:** The City of Kuna's Future Land Use Map identifies the subject site as a Commercial use. 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 Future Land Use Map (FLUM) is intended to serve as a *guide* for the decision-making body for the City. The FLUM indicates land use designations generally speaking, it is not the actual zone. The Future Land Use Map identifies the approx. 3.0975-acre site as Commercial.

3. **Kuna Recreation and Pathways Master Plan Map:**
   The Kuna Recreation and Master Pathways Plan map does not identify a future trail in the general area.

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

North	C-1	Commercial – Kuna City
South	C-1	Commercial – Kuna City
East	C-1	Commercial – Kuna City
West	R-6	Med. Den. Residential – Kuna City

5. **Parcel Sizes, Current Zoning, Parcel Numbers:**
   - Approx. 3.095 acres total
   - C-1 (Neighborhood Commercial) – Kuna City
   - Parcel # R2404320010

6. **Services:**
   Sanitary Sewer– City of Kuna (*In the future*)
   Potable Water – City of Kuna (*In the future*)
   Irrigation District – Boise-Kuna Irrigation District (*In the future*)
   Pressurized Irrigation – City of Kuna (KMID) (*In the future*)
   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 is no structure on site. This sites general slope is between 1.0 - 1.4%. The sites vegetation is consistent with a empty lot.

8. **Transportation / Connectivity:** The applicant proposes access from the two existing private driveways built for the site, and by extending the asphalt for their sites' needs.

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.

10. **Agency Responses:** The following responding agency comments are included as exhibits with this case file
    - City Engineer…… Exhibit B-1
    - Ada County Highway District (ACHD)…… Exhibit B-2
    - Central District Health Department (CDHD) ..... Exhibit B-3
    - Department of Environmental Quality (DEQ)…… Exhibit B-4
    - Idaho Transportation Department (ITD)…… Exhibit B-5
    - Kuna Rural Fire District (KRFD) …… Exhibit B-6

E. Staff Analysis:

Applicant requests approval to further subdivide the subject property known as Lot 1, Block 1 within existing Ensign No. 1 Subdivision creating a two-lot subdivision. Applicant intends to develop these two lots into commercial pads to be used for commercial purposes.

All required utilities were installed at time of site development for Ensign Sub No. 1. Applicant proposes access to the new lots by connecting to and extending the existing pavement from the private driveway to each of the proposed lots. Staff recommends that the applicant be conditioned to join the POA (Property Owners Association) and participate in the permanent and continuous maintenance and care of the private lane. With that assurance provided, then staff has no concerns with the private driveway. Staff recommends the applicant be conditioned to provide connection to adjacent lots and parcels for future internal circulation for all types of traffic without limit.

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. 20-01-CPF to the Council with the recommended conditions of approval listed in section "J" of this report.

F. Applicable Standards:

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

G. Proposed Comprehensive Plan Analysis:

Kuna City Council have ***accepted/ rejected*** the Comprehensive Plan components, and shall determine if the proposed preliminary plat request for the site ***is/is not*** consistent with the following Comprehensive Plan components as described below:

Goal Area 1: Kuna will be economically diverse and vibrant.

Goal 1 A: Ensure Land use in Kuna will support economic development.
1 B: Support development of a skilled, talented and trained workforce.
1 C: Attract and encourage new and existing businesses.
1 D: Address and plan for economic expansion of the City and region.

Objectives:

1.A.2. Create commercial nodes and corridors that support development of economic opportunities that do not compete with downtown revitalization efforts.

Policies:

1A.2.d: Designate a sufficient quantity of land on the Future Land Use Map for commercial use.

Plan Implementation: (Pg. 18)
2. Develop true mixed-use areas and new commercial areas and employment centers.

Goal Area 3: Kuna's land uses will support a desirable, distinctive and well-designed community.
Goal 3 C: Encourage development of commercial areas with good connectivity and character.

Goal Area 4: Kuna will be a connected community through strong transportation and infrastructure systems.

- Goal 4.B.2: Maintain and expand sidewalks and pedestrian facilities within the community.

  Policies:
  4.B.2.C. Promote the installation of off-system pedestrian pathways to create (neighborhood) connections and reduce the length of non-motorized transportation routes.

  Objectives:
  4.C.2.c: Promote the installation of off-system bicycle pathways to create neighborhood connections and reduce non-motorized transportation route lengths.

- Goal 4.D: Promote a connected street network that incorporates mid-mile collectors and crossing for improved (neighborhood) connectivity.

  INTENT:
  1. *Reducing access to Meridian Road/Highway 69;*
  2. *Improving connectivity, and*
  3. *Providing viable access to the growing commercial/mixed-use corridor.*

H. Proposed Kuna City Code Analysis:

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

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

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

   Comment: *The 3.095-acre approximate (approx.) site **does/does not** appear to be suitable for the proposed development.*

3. The combo/short plat request ***is*****/is not** likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.

   Comment: *The land to be developed is not used as wildlife habitat. Roads, driveways, family units and open spaces are planned for construction according the City and ACHD requirements and best practices and will therefore not cause environmental damage or loss of habitat.*

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

   Comment: *The project would connect to public sewer and potable water systems, therefore eliminating the occurrence of adverse public health problems.*

5. The application ***does/does not*** appear to avoid detriment to the present and potential surrounding uses; to the health, safety, and general welfare of the public taking into account the physical features of the site, public facilities and existing adjacent uses.

Comment*: The combo/short plat request considers the location of the property and adjacent uses. The adjacent uses are medium density residential and commercial (Kuna City) and rural residential (Ada County).*

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

Comment: *Correspondence from ACHD and Kuna Public Works confirms that the streets and utility services are suitable and adequate for this project, however, per Kuna City Engineer, a commensurate impact of City services will result with this development.*

I. Recommendation by the Commission:

Based on the facts outlined in staff's memo, the Comp Plan, City Code, the record before the Commission, the applicant's presentation, public testimony and discussion during the public hearing by the Planning and Zoning Commission of Kuna, Idaho, the Commission hereby recommends approval to City Council for Case No's 20-01-CPFS, a Combo Preliminary and Final Plat request by Emmett Partners, LLC, with the following conditions of approval *at time of development*:

- *Applicant shall follow the conditions outlined in the staff report,*
- *Applicant shall join the property owner's association.*

J. Proposed Order of Decision by City Council:

20-01-CPF (Combo Preliminary & Final Plat) Based on the facts outlined in staff's memo, the Comp Plan, City Code, the record before the Council, the applicant's presentation, public testimony and discussion during the public hearing by the City Council of Kuna, Idaho, the Council hereby ***approves/conditionally approves/denies*** Case No. 20-01-CPF, a Combo Preliminary and Final Plat request by Emmett Partners, LLC, with the following conditions:

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

4. When required, submit a petition to the City (as necessary, confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and request to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation System of the City (KMIS).
5. Connection to City Services (Sewer, Water, Pressurized Irrigation) is required. The applicant shall conform all corresponding Master Plans.
6. Applicant shall work with staff in order to provide locations of street lights as required by Kuna City Code.
7. Street lights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Skies practices.
8. Fencing within and around the site shall comply with Kuna City Code (Unless specifically approved otherwise and permitted).
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.
10. Landscaping cannot be placed within ten (10) feet of any and all meter pits, pressurized irrigation valves, and/or ACHD underground facilities and must honor all vision triangles.
11. Any revisions of the plat are subject to administrative determination to rule if the revision is substantial.
12. The land owner/applicant/developer, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through public hearing processes.
13. Applicant is conditioned to provide connection to adjacent lots and parcels for future internal circulation for all types of traffic without limit.
14. Developer/owner/applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
15. Developer/owner/applicant shall comply with all local, state and federal laws.

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Kuna City Council
Proposed Findings of Fact and Conclusions of Law

Based upon the record contained in Case No. 20-01-CPF, including the Comprehensive Plan, Kuna City Code, Staff's memorandum, including the exhibits, and the testimony during the public hearing, the Kuna *City Council* hereby ***approves/conditionally approves/denies*** the Findings of Fact and Conclusions of Law, and conditions of approval for Case No. 20-01-CPF a request for a combo/short plat approval by Emmett Partners, LLC:

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

   ***Comment:** The Council **will hold/held** a public hearing on the subject applications on October 6, 2020, to hear from City staff, the applicant and to accept public testimony. The decision by the Council is based on the application, staff report and public testimony, both oral and written.*

2. *Based on the evidence contained in Case No. 20-01-CPF, this proposal **does/does not** generally comply with the Comprehensive Plan and City Code.*

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

3. *Based on the evidence contained in Case No. 20-01-CPF, this proposal **does/does not** generally comply with the Kuna City Code.*

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

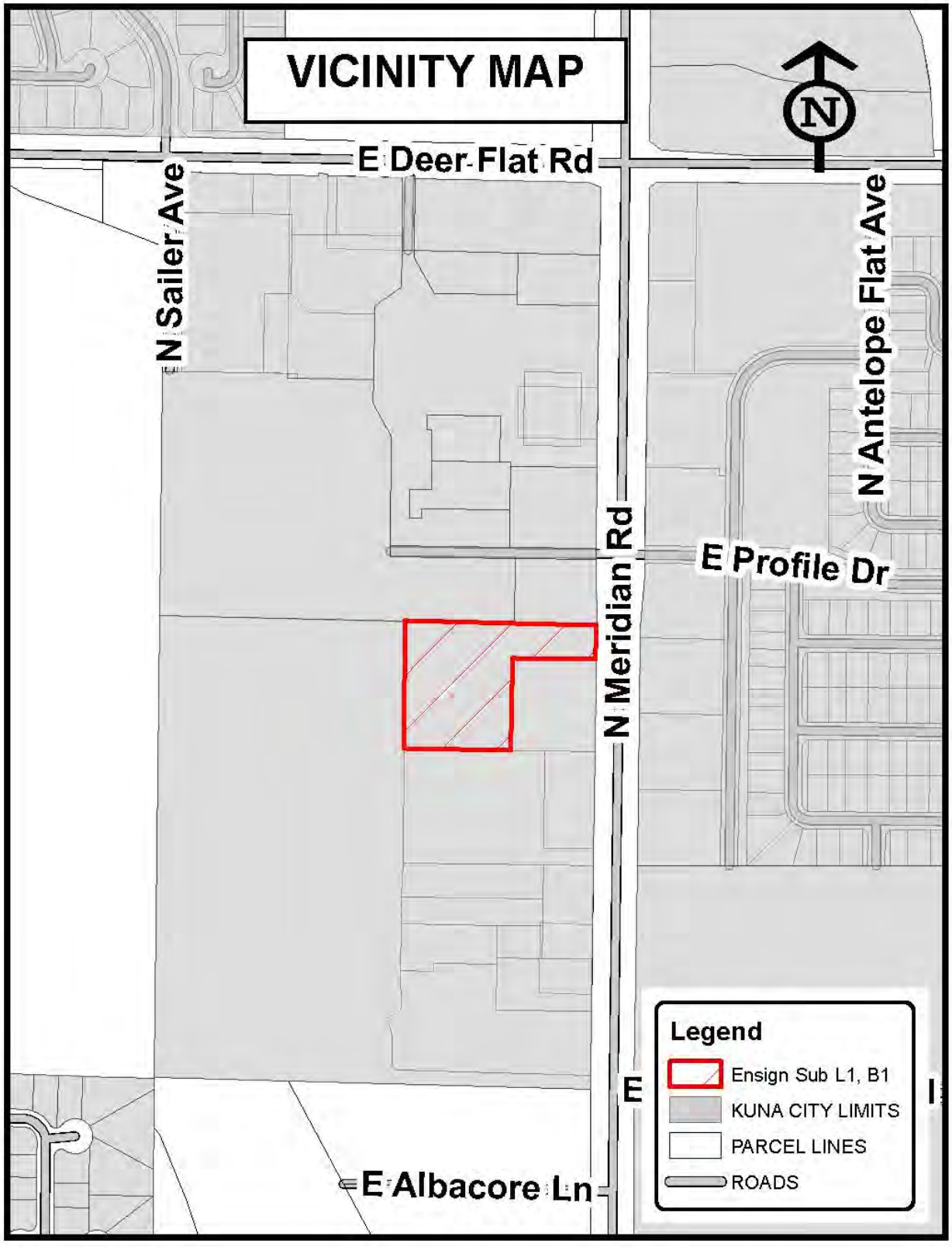
4. *The Kuna City Council has the authority to **approve/conditionally approve/deny** Case No. 20-01-CPF.*

   ***Comment:** On October 6, 2020, the Council voted to **approve/conditionally approve/deny** Ensign No. 1 re-subdivision known as Case No. 20-01-CPF.*

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

   ***Comment:** Neighborhood Notices were mailed out to residents within 300-FT of the proposed project site on September 25, 2020, and a legal notice was published in the Kuna Melba Newspaper on September 16, 2020. The applicant placed a sign on the property on September 22, 2020.*

DATED: this ____ day of _____, 2020.


VICINITY MAP
N
E Deer Flat Rd
N Sailer Ave
N Antelope Flat Ave
N Meridian Rd
E Profile Dr
E Albacore Ln
Legend
Ensign Sub L1, B1
KUNA CITY LIMITS
PARCEL LINES
ROADS

March 9, 2020

City of Kuna

Planning and Zoning Department

RE: Request for a Combo Plat Ensign Subdivision

Emmett Partners, LLC requests from the City of Kuna a Combo Plat on Lot 1, Block 1 of the Ensign Subdivision NO. 1. The lot is currently 3.095 acres and we request permission to split the lot into two smaller parcels. Proposed Parcel A being 1.815 Acres and proposed Parcel B being 1.28 acres.

We have received several requests from potential tenants for this sub-division to better fit their use needs. Emmett Partners, LLC believes that having two smaller lots will better allow us to maximize the use of this property and allow us to bring two additional tenants into the City of Kuna rather than one user for the larger lot.

We have included all of the application documents that the city has requested and would like to schedule a meeting with the Planning Department to review the application and start the process.

Thank you for considering this request.

M. Brett Jensen

Emmett Partners, LLC

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

Commission & Council Review Application

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

*Please submit the appropriate checklist (s) with application

Type of Review (check all that apply):

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

For Office Use Only	
File Number (s)	20-01-CPF
Project name	ENSIGN SUB COMBO PLAT
Date Received	Mar. 9, 2020
Date Accepted/ Complete	Mar. 19, 2020
Cross Reference Files	
Commission Hearing Date	
City Council Hearing Date	

Contact/Applicant Information

Owners of Record: Emmett Partners, LLC
Address: 579 South Moss Hill Drive
City, State, Zip: Bountiful, UT 84010
Phone Number: 435-881-9040
E-Mail: brett@ensigndevelopmentgroup.com
Fax #:

Applicant (Developer): Ensign development Group
Address: 2694 N. 400 E. 920 E.
City, State, Zip: N. Logan, UT 84341
Phone Number: 435-881-9040
E-Mail: brett@ensigndevelopmentgroup.com
Fax #:

Engineer/Representative:
Address:
City, State, Zip:
Phone Number:
E-Mail:
Fax #:

Subject Property Information

Site Address: 997 N. Meridian Rd
Site Location (Cross Streets):
Parcel Number (s): R2404320010
Section, Township, Range: Lot 1 block 1 Ensign subdivision No. 1 Located in the SE 1/4 of the NE 1/4 of section 24
Property size : 3.695 Acres
Current land use: Vacant Parcel
Proposed land use: Commercial building
Current zoning district: C-1
Proposed zoning district:

Project Description

Project / subdivision name: Ensign No. 1
General description of proposed project / request: Lot Split

Type of use proposed (check all that apply):

- ☐ Residential
- ☒ Commercial
- ☐ Office
- ☐ Industrial
- ☐ Other

Amenities provided with this development (if applicable): Current Utilities

Residential Project Summary (if applicable)

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

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

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

Non-Residential Project Summary (if applicable)

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

Proposed Parking:
a. Handicapped spaces: Dimensions:
b. Total Parking spaces: Dimensions:
c. Width of driveway aisle:

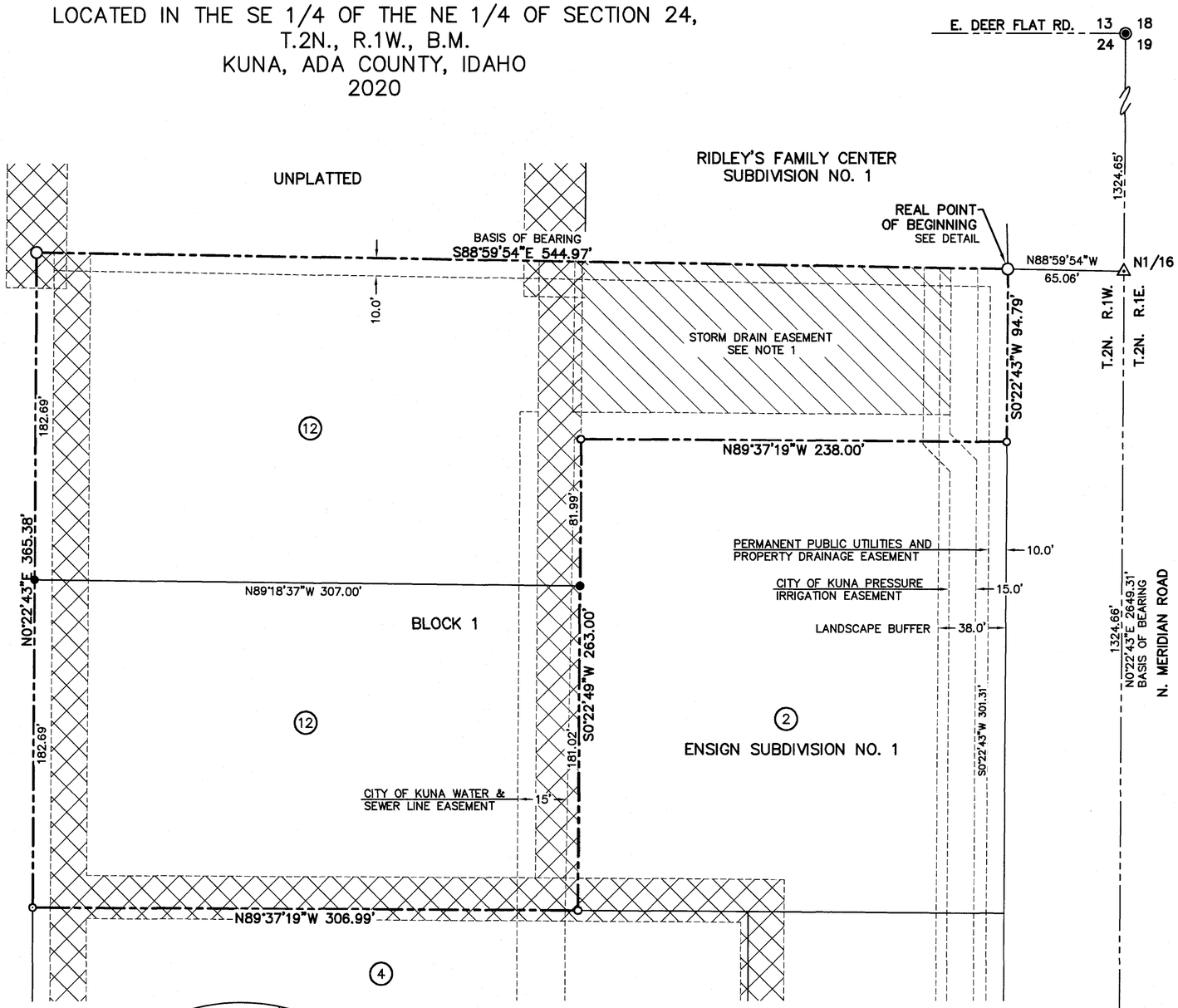
Proposed Lighting:
Proposed Landscaping (berms, buffers, entrances, parking areas, common areas, etc.):

Applicant's Signature: M. Tabb Date: 4/24/19

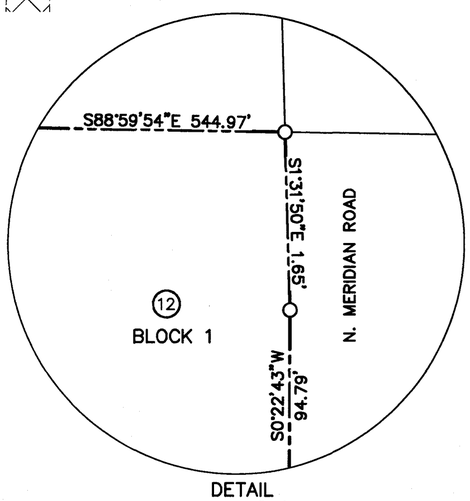
PLAT SHOWING

ENSIGN SUBDIVISION NO. 3

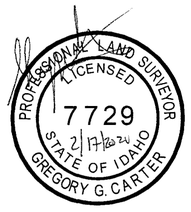
LOCATED IN THE SE 1/4 OF THE NE 1/4 OF SECTION 24,
T.2N., R.1W., B.M.
KUNA, ADA COUNTY, IDAHO
2020

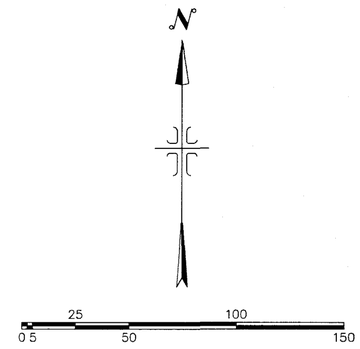


ENSIGN SUBDIVISION NO. 1
BLOCK 1



DETAIL
SCALE 1"=1'





SCALE: 1" = 50'

LEGEND

- FOUND ALUMINUM CAP MONUMENT
- FOUND 5/8" IRON PIN PLS 7729 UNLESS OTHERWISE NOTED
- FOUND 1/2" IRON PIN PLS 7729 REPLACED WITH 5/8" IRON PIN PLS 7729
- SET 1/2" IRON PIN WITH CAP PLS 7729
- PROPERTY BOUNDARY LINE
- EASEMENT LINE SEE NOTE 1
- LOT LINE
- CROSS-ACCESS EASEMENT AGREEMENT SEE NOTE 1
- (7) LOT NO.

NOTES:

1. EASEMENTS PER THE PLAT OF ENSIGN SUBDIVISION NO. 1 ARE AS SHOWN ON THIS PLAT.
2. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RE-SUBDIVISION.
3. 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.
4. IRRIGATION WATER WILL BE PROVIDED BY CITY OF KUNA IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(B). ALL LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION RIGHTS, AND WILL BE OBLIGATED FOR ASSESSMENTS FROM CITY OF KUNA SUBJECT TO THE ANNEXING OF ENSIGN SUBDIVISION INTO THE KUNA MUNICIPAL IRRIGATION DISTRICT AND POOLING THE APPURTENANT WATER RIGHTS THEREOF, RECORDED AS INSTRUMENT NO. 2016-060881, RECORDS OF ADA COUNTY, IDAHO.
5. MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF KUNA APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF INDIVIDUAL BUILDING PERMITS OR AS SPECIFICALLY APPROVED AND/OR REQUIRED.
6. DIRECT LOT ACCESS TO N. MERIDIAN ROAD IS PROHIBITED UNLESS SPECIFICALLY ALLOWED BY THE STATE OF IDAHO AND THE CITY OF KUNA. LOT ACCESS TO LOTS 1-6, BLOCK 1 SHALL BE FROM THE CROSS ACCESS EASEMENT AS SHOWN ON THIS PLAT. LOTS 1-6, BLOCK 1 SHALL BE SUBJECT TO A CROSS ACCESS EASEMENT IN FAVOR OF LOTS 1-6, BLOCK 1 AS SHOWN ON THIS PLAT.
10. ALL COMMERCIAL LOTS WITHIN THE ENSIGN SUBDIVISION ARE SUBJECT TO THE GRANT OF RECIPROCAL EASEMENTS AND DECLARATION OF COVENANTS RECORDED AS INSTRUMENT NO. 2016-091329
11. THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 22-4503, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL FACILITY OR AN 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."

SURVEYORS NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO RE-SUBDIVIDE LOT 1, BLOCK 1 OF ENSIGN SUBDIVISION NO. 1. MONUMENTATION FOUND ON THE GROUND PER THIS PLAT ARE IN SUBSTANTIAL AGREEMENT WITH THE MONUMENTATION SHOWN ON THE PLAT AND WERE HELD AS CONTROLLING CORNERS FOR THIS SURVEY.

IDAHO SURVEY GROUP, P.C.
1450 E. WATERTOWER ST
SUITE 130
MERIDIAN, IDAHO 83642
PH. (208) 846-8570
FAX (208) 884-5399

ENSIGN SUBDIVISION NO. 3

CERTIFICATE OF OWNERS

Know all men by these presents: That Emmett Partners, LLC, a limited liability company is the owner of the property described as follows:

A re-subdivision of Lot 1, Block 1 of Ensign Subdivision No. 1 as filed in Book 111 of Plats at Pages 16,059 through 16,061, records Ada County, Idaho located in the SE 1/4 of the NE 1/4 of Section 24, T.2N., R.1W., B.M., City of Kuna, Ada County, Idaho being more particularly described as follows:

Commencing at the E1/4 corner of said Section 24 from which the NE corner of said Section 24 bears North 00°22'43" East, 2,649.31 feet;

thence along the East boundary line of said Section 24 North 00°22'43" East, 1324.66 feet to the N1/16 corner of said Section 24;

thence leaving said East boundary line and along the North boundary line of the SE 1/4 of the NE 1/4 of said Section 24 North 88°59'54" West, 65.06 feet the NE corner of said Lot 1, said point also being the **REAL POINT OF BEGINNING**;

thence along the exterior boundary line of said Lot 1 the following courses and distances:

thence South 01°31'50" East, 1.65 feet;

thence South 00°22'43" West, 94.79 feet;

thence North 89°37'19" West, 238.00 feet;

thence South 00°22'49" West, 263.00 feet;

thence North 89°37'19" West, 306.99 feet;

thence North 00°22'43" East, 365.38 feet;

thence South 88°59'54" East, 544.97 feet to the **REAL POINT OF BEGINNING**. Containing 3.10 acres, more or less.

It is the intention of the undersigned to hereby include the above described property in this plat and to dedicate to the public, the public streets as shown on this plat. The easements as shown on this plat are not dedicated to the public. However, the right to use said easements is hereby perpetually reserved for public utilities and such other uses as designated within this plat, and no permanent structures are to be erected within the lines of said easements. All lots in this plat will be eligible to receive water service from an existing City of Kuna main line located adjacent to the subject subdivision, and the City of Kuna has agreed in writing to serve all the lots in this subdivision.

Emmett Partners, LLC

_____

Jeremy Terry, Manager

CERTIFICATE OF SURVEYOR

I, Gregory G. Carter, do hereby certify that I am a Professional Land Surveyor licensed by the State of Idaho, and that this plat as described in the "Certificate of Owners" was drawn from an actual survey made on the ground under my direct supervision and accurately represents the points platted thereon, and is in conformity with the State of Idaho Code relating to plats and surveys.

Gregory G. Carter — P.L.S. No. 7729

PROFESSIONAL LAND SURVEYOR LICENSED 7729 STATE OF IDAHO GREGORY G. CARTER 2/17/2020

ACKNOWLEDGMENT

State of Idaho)
) s.s.
County of Ada)

On this _____ day of _____, 20_____, before me, the undersigned, a Notary Public in and for said State, personally appeared Travis Stroud, known or identified to me to be a member of B&S Investments LLC, 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 said limited liability company executed the same.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

_____ _____
My commission expires

_____
Notary Public for Idaho
Residing in _____, Idaho

IDAHO SURVEY GROUP, P.C.
1450 E. WATERTOWER ST
SUITE 130
MERIDIAN, IDAHO 83642
PH. (208) 846-8570
FAX (208) 884-5399

ENSIGN SUBDIVISION NO. 3

HEALTH CERTIFICATE

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied according to the letter to be read on file with the County Recorder or his agent listing the conditions of approval. Sanitary restrictions may be re-imposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval.

_____
District Health Department, 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 _____, 20_____.

_____
President ACHD

APPROVAL OF CITY ENGINEER

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

_____
City Engineer

APPROVAL OF CITY COUNCIL

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

_____
City Clerk, Kuna, Idaho

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 that it complies with the State of Idaho Code relating to plats and surveys.

_____
County Surveyor

CERTIFICATE OF COUNTY TREASURER

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

_____ _____
Date County Treasurer

COUNTY RECORDER'S CERTIFICATE

State of Idaho)
) s.s.
County of Ada)

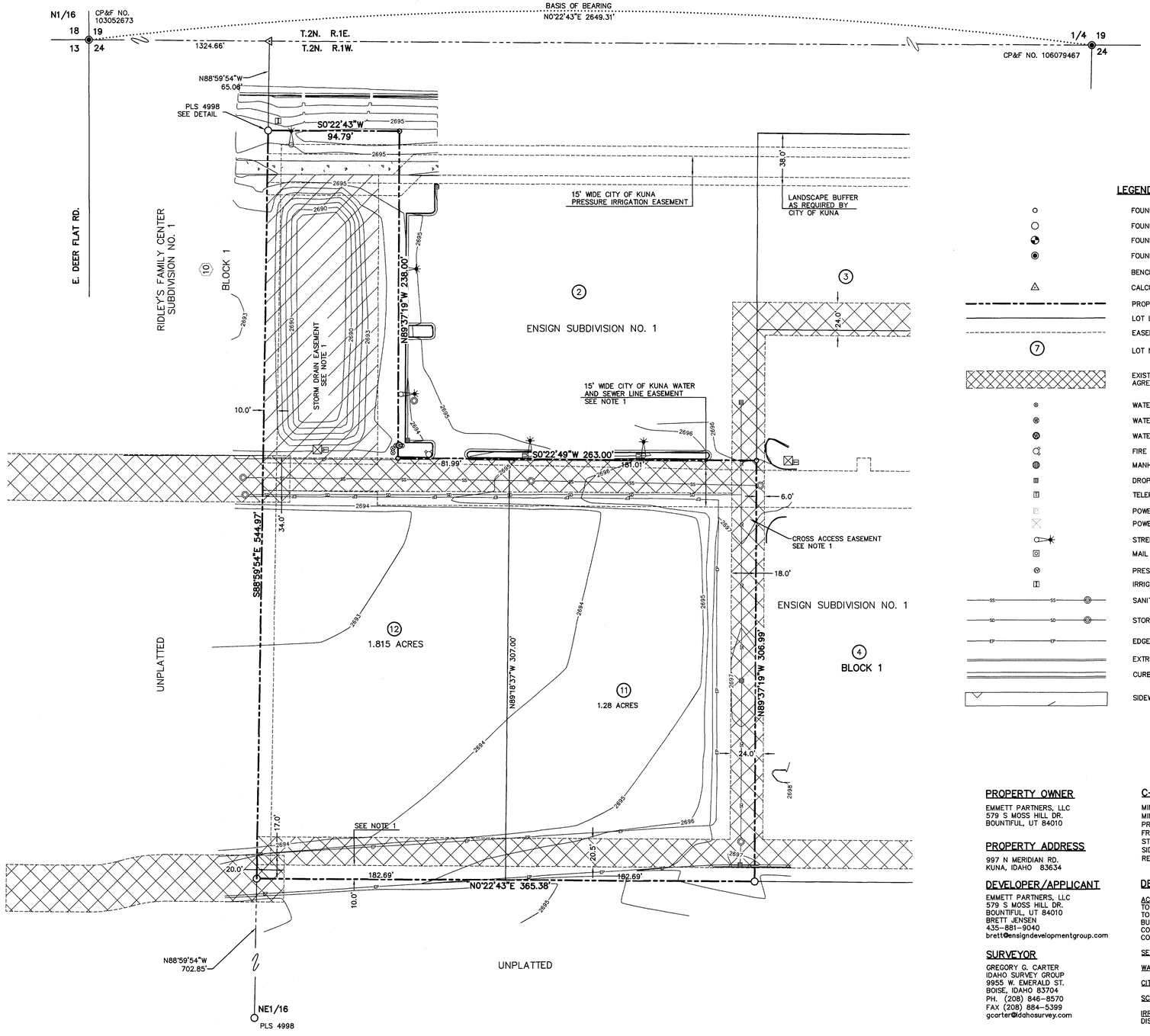
I hereby certify that this instrument was filed for record at the request of _____ at _____ Minutes past _____ O'clock _____ .M. on this _____ day of _____, 20_____, in Book _____ of plats at Pages_____.

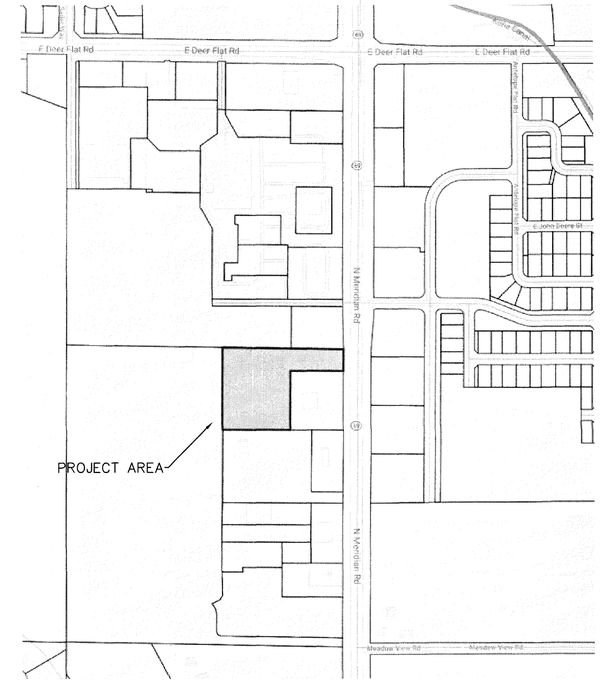
Instrument No. _____

_____ _____
Deputy Ex-Officio Recorder

SHEET 3 OF 3

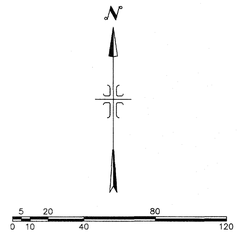
IDAHO SURVEY GROUP, P.C.
1450 E. WATERTOWER ST
SUITE 130
MERIDIAN, IDAHO 83642
PH. (208) 846-8570
FAX (208) 884-5399



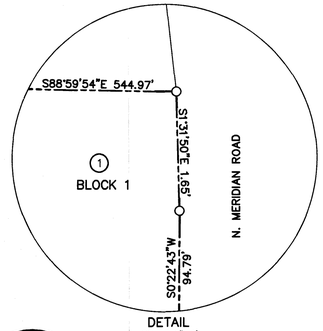


LEGEND

- FOUND 1/2" IRON PIN
- FOUND 5/8" IRON PIN
- FOUND BRASS CAP MONUMENT
- FOUND ALUMINUM CAP MONUMENT
- BENCH MARK
- CALCULATED POINT
- PROPERTY BOUNDARY LINE
- LOT LINE
- EASEMENT LINE
- (7) LOT NO.
- EXISTING CROSS-ACCESS EASEMENT AGREEMENT SEE NOTE 1
- WATER VALVE
- WATER METER
- WATER MANHOLE
- FIRE HYDRANT
- MANHOLE GRATE
- DROP INLET
- TELEPHONE JUNCTION BOX
- POWER JUNCTION BOX
- POWER TRANSFORMER
- STREET LIGHT
- MAIL BOX
- PRESSURE IRRIGATION VALVE
- IRRIGATION BOX
- SANITARY SEWER LINE W/ MANHOLE
- STORM DRAIN LINE W/MANHOLE
- EDGE OF PAVEMENT
- EXTRUDED CURB
- CURB & GUTTER
- SIDEWALK



SCALE: 1" = 40'



DETAIL
SCALE 1"=1'

PROFESSIONAL LAND SURVEYOR LICENSED 7729 STATE OF IDAHO GREGORY G. CARTER 2/17/2020

PROPERTY OWNER

EMMETT PARTNERS, LLC
579 S MOSS HILL DR.
BOUNTIFUL, UT 84010

PROPERTY ADDRESS

997 N MERIDIAN RD.
KUNA, IDAHO 83634

DEVELOPER/APPLICANT

EMMETT PARTNERS, LLC
579 S MOSS HILL DR.
BOUNTIFUL, UT 84010
BRETT JENSEN
435-881-9040
brett@ensigndevelopmentgroup.com

SURVEYOR

GREGORY G. CARTER
IDAHO SURVEY GROUP
9955 W. EMERALD ST.
BOISE, IDAHO 83704
PH. (208) 846-8570
FAX (208) 884-5399
gcarter@idahosurvey.com

C-1 ZONING (MINIMUM)

MINIMUM LOT SIZE: 2,000 SQUARE FEET
MINIMUM STREET FRONTAGE: 0'
PROPERTY SETBACK (ARTERIAL): 0'
FRONT SETBACK: 15'
STREET SIDE: 10'
SIDE SETBACK (INTERIOR): 0'
REAR SETBACK: 5'

DEVELOPMENT FEATURES

ACREAGE:
TOTAL PARCEL= 3.10 ACRES or 134,919 s.f.
TOTAL LOTS= 2
BUILDABLE LOTS= 2
COMMERCIAL UNITS PER LOT= 1
COMMERCIAL UNITS TOTAL= 2

SEWAGE DISPOSAL-KUNA CITY SEWER

WATER SUPPLY-KUNA CITY WATER

CITY-KUNA

SCHOOL DISTRICT-KUNA

IRRIGATION DISTRICT- NEW YORK IRRIGATION DISTRICT-CITY OF KUNA WILL SUPPLY PI

NOTES:

1. ALL LOT LINES ARE SUBJECT TO THE EASEMENTS PER ENSIGN SUBDIVISION NO. 1.
2. MUNICIPAL SEWER AND WATER SERVICES SHALL BE PROVIDED TO EACH LOT.
3. ALL LOTS WITHIN THIS SUBDIVISION ARE COMMERCIAL LOTS.
4. THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(b) CONCERNING IRRIGATION WATER. PRESSURE IRRIGATION WILL BE SUPPLIED TO ALL LOTS IN THIS SUBDIVISION FROM CITY OF KUNA MUNICIPAL IRRIGATION SYSTEM. EXISTING SHARES AND WATER RIGHTS SHALL BE TRANSFERRED TO THE CITY OF KUNA

UTILITY WARNING

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH IDAHO SURVEY GROUP, INC.

NO.	REVISIONS	BY	DATE
1			
2			
3			
4			
5			

IDAHO SURVEY GROUP, LLC
9955 W. EMERALD ST.
BOISE, IDAHO 83704
PH. (208) 846-8570
FAX (208) 884-5399

ENSIGN SUBDIVISION NO. 3

PRELIMINARY PLAT

RE-SUBDIVISION OF LOT 1, BLOCK 1 ENSIGN SUBDIVISION NO. 1 LOCATED IN THE SE 1/4 OF THE NE 1/4 OF SECTION 24, T.2N., R.1W., B.M. KUNA, ADA COUNTY, IDAHO

DRAWN:	MRP	CHECKED:	GC	JOB NO.	SHEET NO.
DATE:	2/17/2020	DATE:	2/17/2020	20-061	1

September 8, 2016

Emmett Partners, LLC

A portion of the Southeast 1/4 of the Northeast 1/4 of Section 24, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho being more particularly described as follows:

Commencing at the East 1/4 corner of said Section 24 from which the Northeast corner of said Section 24 bears North 00°22'43" East, 2,649.30 feet (formerly described as North 00°46'12" East);

Thence along the East boundary line of said Section 24 North 00°22'43" East, 1324.65 feet (formerly described as North 00°46'12" East) to the Northeast corner of the Southeast 1/4 of the Northeast 1/4 of said Section 24;

Thence along the North boundary line of the Southeast 1/4 of the Northeast 1/4 of said Section 24 North 88°59'54" West, 65.06 feet (formerly described as North 88°36'31" West, 70.00 feet) to the West right-of-way line of North Kuna-Meridian Road (St. Hwy. 69) as described in that Warranty Deed dated March 17th, 1997 and recorded as Instrument No. 97029946, records of Ada County, Idaho, said point being the **REAL POINT OF BEGINNING;**

Thence leaving said North boundary line and along said West right-of-way line South 01°31'50" East, 1.65 feet (formerly described as South 01°08'21" East)

Thence continuing along said West right-of-way line South 00°22'43" West, 1282.81 feet (formerly described as South 00°46'12" West, 1,284.45 feet);

Thence leaving said West right-of-way line North 88°50'19" West, 551.26 feet (formerly described as North 88°26'50" West, 546.26 feet);

Thence 31.14 feet along the arc of a curve to the right having a radius of 20.00 feet, a central angle of 89°13'02" and a long chord which bears North 44°13'48" West (formerly described as North 43°50'19" West), 28.09 feet;

Thence North 00°22'43" East (formerly described as North 00°46'12" East), 70.22 feet;

Thence 59.67 feet along the arc of a curve to the left having a radius of 74.00 feet, a central angle of 46°11'54" and a long chord which bears North 22°43'14" West (formerly described as North 22°19'45" West), 58.06 feet;

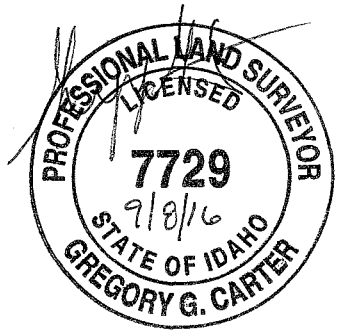
Thence North 63°47'00" East (formerly described as North 64°10'29" East), 42.13 feet;

Thence North 32°04'50" East (formerly described as North 32°28'19" East), 21.02 feet;

Thence North 00°22'43" East, 1102.49 (formerly described as North 00°46'12"

East, 1,102.47 feet) to a point on the North boundary line of the Southeast 1/4 of the Northeast 1/4 of said Section 24;

Thence along said North boundary line South 88°59'54" East, 544.97 feet (formerly described as South 88°36'31" East, 540.04 feet) to the **REAL POINT OF BEGINNING**. Containing an area of 16.17 acres, more or less.



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

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

COMBO SHORT PLAT AND RE-PLAT MEMORANDUM

Date: **8 April 2020**

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

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

RE: **Ensign 1 re plat. Combination Short Plat and Re Plat, 20-01-CPF.**

The Ensign Subdivision No. 3 Short Plat, 20-01-CPF request dated 9 March 2020 has been reviewed. This review is based on land use as allowed or permitted in a Commercial (C-1) zone.

This Re Plat divides a single 3.095-acre lot into two smaller lots. Parcel A at 1.825 Acres and Parcel B at 1.280 acres. 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, vicinity map, separate legal description, and a proposed final plat. Civil design/construction drawings were not provided with this application. Civil design/construction drawings that may affect this application and subsequent requirements are contained in Ensign Subdivision 2 Construction Drawings.

2) General

a) Ensign Subdivision No. 3 Short Plat, 20-01-CPF will increase demand on constructed facilities and on water rights provided by others. It is assumed that water rights were transferred during the original platting sequence.
b) Provide engineering certification on all final engineering drawings/Record Drawings.
c) Provide final plat showing all modifications stemming from construction.

3) Inspection & Fees

a) The responsible engineer of record will provide Record Drawings upon completion.
b) The inspection fee for City inspection of the construction of public water, sewer and irrigation facilities associated with Ensign Subdivision No. 3 has not been paid.

Sanitary Sewer & Potable Water Connection & Fees

a) Ensign 1 and 2 were in agreement with the Sewer, and Water master plans. Ensign 3 is a subdivision of the previous subdivisions and assumed to be in agreement with the master plans.
b) As noted on Sheet C 2.1 of Ensign 2 construction drawings, fire hydrants shall be installed as required by the Kuna Fire Department (KFD). KFD will evaluate the water main line and fire hydrant layout to assure adequate fire suppression capability.
c) The "optional" water main line also shown on Sheet C 2.1 of Ensign 2 construction drawings may now be needed to service the property split and to provide adequate fire suppression. The Kuna Fire Department to provide comments on size and location of the additional water mainline.
d) Easements in addition to those shown on previous Ensign plats and easements proposed on the Ensign 3 plat may be needed to assure access and utility maintenance, especially for any and all additional water mainlines required for water supply and fire suppression.

4) Pressurized Irrigation

a) This project is in agreement with the PI master plan
b) Additional pressurized irrigation details will be needed to complete Ensign 3. It is expected that modified construction drawings for all utilities will be submitted to the Kuna City Engineer.

5) Grading and Storm Drainage

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

a) Grading and drainage plans may have been provided as part of previous phase Construction Drawings. Submit any changes associated with the Re Plat to the City of Kuna Engineer.
b) Verification that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties will be made within the final inspection process.
c) The final inspection shall verify that slopes are not steeper than 3:1 on lots adjacent to a street or common lot and no steeper than 4:1 for lots with common rear lot lines.
d) Storm water generated from this development must be contained on site such that downstream water quality is not decreased. Storm water runoff quantity and velocity increases inherent to placing impervious surfaces over bare ground shall be contained on site and released at a rate not exceeding the original/natural storm water runoff rate.
e) Storm water facilities shall be owned and maintained by the developer and subsequent property owners. A method for storm water facility system maintenance shall be provided and documented to the City of Kuna.
f) The City of Kuna shall not assume responsibility for any on site storm water retention/treatment facilities.

6) 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.

7) 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.*

Mary May, President
Kent Goldthorpe, Vice-President
Rebecca W. Arnold, Commissioner
Sara M. Baker, Commissioner
Jim D. Hansen, Commissioner

March 27, 2020

To: Brett Jensen
Ensign Development Group
2694 N. 920 East
N. Logan, UT 84010

Subject: KPP20-0003/ 20-01-CPF
Ensign Subdivision No. 3

This is a staff level approval of a preliminary and final plat for Ensign Subdivision No. 3. On June 6, 2016 the Ada County Highway District reviewed and approved this site as part of KUNA16-0013 Profile Ridge Subdivision – Ensign Subdivision Final Plat. The District had site specific requirements related to that application.

The applicant will be required to pay all applicable platting and review fees prior to final approval.

If you have any questions, please contact me at (208) 387-6293.

Sincerely,

Paige Bankhead, E.I.
Planner II
Development Services

Email cc: City of Kuna
Brett Jensen

Request for Appeal of Staff Decision

Appeal of Staff Decision: The Commission shall hear and decide appeals by an applicant of the final decision made by the Development Services Manager when it is alleged that the Development Services Manager did not properly apply this section 7101.6, did not consider all of the relevant facts presented, made an error of fact or law, abused discretion or acted arbitrarily and capriciously in the interpretation or enforcement of the ACHD Policy Manual.

a) Filing Fee: The Commission may, from time to time, set reasonable fees to be charged the applicant for the processing of appeals, to cover administrative costs.

b) Initiation: An appeal is initiated by the filing of a written notice of appeal with the Secretary and Clerk of the District, which must be filed within ten (10) working days from the date of the decision that is the subject of the appeal. The notice of appeal shall refer to the decision being appealed, identify the appellant by name, address and telephone number and state the grounds for the appeal. The grounds shall include a written summary of the provisions of the policy relevant to the appeal and/or the facts and law relied upon and shall include a written argument in support of the appeal. The Commission shall not consider a notice of appeal that does not comply with the provisions of this subsection.

c) Time to Reply: The Development Services Manager shall have ten (10) working days from the date of the filing of the notice of appeal to reply to the notice of the appeal, and may during such time meet with the appellant to discuss the matter, and may also consider and/or modify the decision that is being appealed. A copy of the reply and any modifications to the decision being appealed will be provided to the appellant prior to the Commission hearing on the appeal.

d) Notice of Hearing: Unless otherwise agreed to by the appellant, the hearing of the appeal will be noticed and scheduled on the Commission agenda at a regular meeting to be held within thirty (30) days following the delivery to the appellant of the Development Services Manager's reply to the notice of appeal. A copy of the decision being appealed, the notice of appeal and the reply shall be delivered to the Commission at least one (1) week prior to the hearing.

e) Action by Commission: Following the hearing, the Commission shall either affirm or reverse, in whole or part, or otherwise modify, amend or supplement the decision being appealed, as such action is adequately supported by the law and evidence presented at the hearing.

CENTRAL DISTRICT HEALTH DEPARTMENT

CENTRAL DISTRICT HEALTH DEPARTMENT
Environmental Health Division

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

Rezone # _____

Conditional Use # _____

Preliminary / Final / Short Plat 20-01-CPF

Ensign No 1

☐ 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 CDHD.

☐ 14. _____

Reviewed By: Rob Bosley

Date: 4/7/2020

STATE OF IDAHO
DEPARTMENT OF
ENVIRONMENTAL QUALITY

1445 North Orchard • Boise, ID 83706 • (208) 373-0550

Brad Little, Governor
John H. Tippets, Director

March 27, 2020

Troy Behunin
City of Kuna
Planning & Zoning Department
P.O. Box 13
Kuna, Idaho 83634

RE: Ensign Subdivision No. 1 Re-plat of Lot 1 Blk 1 – 20-01-CPF (Combo/Short Plat)

Thank you for the opportunity to respond to your request for comment. While DEQ does not review projects on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at: deq.idaho.gov/assistance-resources/environmental-guide-for-local-govts.

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

1. **Air Quality**
   - Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).

     All property owners, developers, and their contractor(s) must ensure that reasonable controls to prevent fugitive dust from becoming airborne are utilized during all phases of construction activities per IDAPA 58.01.01.651.

     DEQ recommends the city/county require the development and submittal of a dust prevention and control plan prior to final plat approval. Dust prevention and control plans incorporate appropriate best management practices to control fugitive dust that may be generated at sites.

     Citizen complaints received by DEQ regarding fugitive dust from development and construction activities will be referred to the city or county to address under their ordinances.

     Information on fugitive dust control plans can be found at:
     http://www.deq.idaho.gov/media/61833-dust_control_plan.pdf

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

     For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

2. Wastewater and Recycled Water

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.

- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.

  All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.

- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect ground water.

- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

  For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

3. Drinking Water

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.

- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.

  All projects for construction or modification of public drinking water systems require preconstruction approval.

- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at: deq.idaho.gov/water-quality/drinking-water.aspx). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.

- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.

- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to

explore options to both best serve the future residents of this development and provide for protection of ground water resources.

- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

  For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

4. Surface Water

- A DEQ short-term activity exemption (STAE) from this office is required if the project will involve de-watering of ground water during excavation and discharge back into surface water, including a description of the water treatment from this process to prevent excessive sediment and turbidity from entering surface water.

- Please contact DEQ to determine whether this project will require a National Pollution Discharge Elimination System (NPDES) Permit. A Construction General Permit from EPA may be required if this project will disturb one or more acres of land, or will disturb less than one acre of land but are part of a common plan of development or sale that will ultimately disturb one or more acres of land.

- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.

- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at:
  http://www.idwr.idaho.gov/WaterManagement/StreamsDams/Streams/AlterationPermit/AlterationPermit.htm

- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

  For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0550.

5. Hazardous Waste And Ground Water Contamination

- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservations and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.

- No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site.

These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards, Rules and Regulations for Hazardous Waste, and Rules and Regulations for the Prevention of Air Pollution.

- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852).

  Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.

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

  For questions, contact Albert Crawshaw, Waste & Remediation Manager, at (208) 373-0550.

6. <u>Additional Notes</u>

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website deq.idaho.gov/waste-mgmt-remediation/storage-tanks.aspx for assistance.

- If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.

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

Sincerely,

Aaron Scheff

Aaron Scheff
Regional Administrator
Boise Regional Office

ec: CM#2020AEK86

Troy Behunin

From: D3 Development Services <D3Development.Services@itd.idaho.gov>
Sent: Wednesday, April 1, 2020 2:45 PM
To: Troy Behunin
Subject: 20-01-CPF Ensign Sub No. 1 Re-Plat Combo PP & FP/ Short Plat

Good afternoon,
ITD has received application 20-01-CPF for review. ITD does not anticipate any significant traffic impact to the State Highway system from this development and has no objections to the proposed development.

Thank you,

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

From: Troy Behunin <tbehunin@kunaid.gov>
Sent: Friday, March 20, 2020 2:20 PM
To: ACHD <planningreview@achdidaho.org>; Becky Rone - Kuna USPS Addressing <rebecca.i.rone@usps.gov>; Bob Bachman <bbachman@kunaid.gov>; Boise Project Brd Cntrl <TRitthaler@boiseproject.org>; Boise-Kuna Irrigation Distr. <laurenboehlke@yahoo.com>; Brent Moore <bmoore@adacounty.id.gov>; Cable One Business <Adam.ingram@cableone.biz>; Cable One t.v. <cheryl.goettsche@cableone.biz>; Central District Health Dept. CDHD <lbadigia@cdhd.idaho.gov>; Chief Roberts <proberts@kunafire.com>; COMPASS <cmiller@compassidaho.org>; Dave R. - KSD <Dreinhart@kunaschools.org>; DEQ <Alicia.martin@deq.idaho.gov>; Eric Adolfson <eadolfson@compassidaho.org>; Idaho Power <bwatson2@idahopower.com>; Idaho Power - Jacky Chris <easements@idahopower.com>; Idaho Power - K Funke <kfunke@idahopower.com>; Intermountain Gas <robert.miller@mdu.com>; Intermountain Gas <bryce.ostler@intgas.com>; D3 Development Services <D3Development.Services@itd.idaho.gov>; J&M Sanitation - Chad Gordon <Chad.Gordon@jmsanitation.com>; Jim O. - KSD <Jim@kunaschools.org>; Julie Stanley - Regional Address Mgmt. <Julie.R.Stanley@usps.gov>; Kuna Police Chief <so4217@adaweb.net>; Kuna Postmaster - Marc C. Boyer <marc.c.boyer@usps.gov>; Kuna School District <kbekkedahl@kunaschools.org>; Kuna School District <bsaxton@kunaschools.org>; Kuna School District <wjohnson@kunaschools.org>; Lisa Holland <lholland@kunaid.gov>; Mike Borzick <mborzick@kunaid.gov>; Paul Stevens <PStevens@kunaid.gov>; Planning Mgr: Ada County Development Services <jboal@adaweb.net>
Subject: [EXTERNAL] Ensign Sub No. 1 Re-Plat Combo PP & FP/ Short Plat

--- This email is from an external sender. Be cautious and DO NOT open links or attachments if the sender is unknown. ---
Good afternoon everyone,
I hope this email finds everyone in good health and great spirits!

Please review the attached packet of information about the proposed Re-Plat for Ensign Subdivision, Lot 1, Blk 1 and please return relevant comments to our office within the allotted time frame, as you are able. If not, please let our office know that you need additional time. Please let me know you receive this email.
Thanks for your help and good luck to us all!
Thanks,
Troy

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

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Troy Behunin

From: Phil Roberts <proberts@kunafire.com>
Sent: Monday, March 23, 2020 9:05 AM
To: Troy Behunin
Cc: Reggie Edwards
Subject: RE: Ensign Sub No. 1 Re-Plat Combo PP & FP/ Short Plat

Approved. No questions at this time.

Troy, I have added Reggie Edwards to these emails. Reggie was hired as are part-time Deputy Fire Marshal. Reggie just recently retired from Nampa Fire as a Deputy Fire Marshal and very knowledgeable in all aspects of plan review, inspections and subdivision plat review. In the very near future will be completing all of these for our department. Please cc; me in all cases until we get a rhythm. Turn around time and communication with the applicants will more consistent with this addition.

Thank You.

Phil Roberts
Fire Chief
Kuna Rural Fire District
208-922-1144 Ext 101
208-922-1982 Fax
208-870-3057 Cell

From: Troy Behunin <tbehunin@kunaid.gov>
Sent: Friday, March 20, 2020 2:20 PM
To: ACHD <planningreview@achdidaho.org>; Becky Rone - Kuna USPS Addressing <rebecca.i.rone@usps.gov>; Bob Bachman <bbachman@kunaid.gov>; Boise Project Brd Cntrl <TRitthaler@boiseproject.org>; Boise-Kuna Irrigation Distr. <laurenboehlke@yahoo.com>; Brent Moore <bmoore@adacounty.id.gov>; Cable One Business <Adam.ingram@cableone.biz>; Cable One t.v. <cheryl.goettsche@cableone.biz>; Central District Health Dept. CDHD <lbadigia@cdhd.idaho.gov>; Phil Roberts <proberts@kunafire.com>; COMPASS <cmiller@compassidaho.org>; Dave R. - KSD <Dreinhart@kunaschools.org>; DEQ <Alicia.martin@deq.idaho.gov>; Eric Adolfson <eadolfson@compassidaho.org>; Idaho Power <bwatson2@idahopower.com>; Idaho Power - Jacky Chris <easements@idahopower.com>; Idaho Power - K Funke <kfunke@idahopower.com>; Intermountain Gas <robert.miller@mdu.com>; Intermountain Gas <bryce.ostler@intgas.com>; ITD <D3Development.Services@itd.idaho.gov>; J&M Sanitation - Chad Gordon <Chad.Gordon@jmsanitation.com>; Jim O. - KSD <Jim@kunaschools.org>; Julie Stanley - Regional Address Mgmt. <Julie.R.Stanley@usps.gov>; Kuna Police Chief <so4217@adaweb.net>; Kuna Postmaster - Marc C. Boyer <marc.c.boyer@usps.gov>; Kuna School District <kbekkedahl@kunaschools.org>; Kuna School District <bsaxton@kunaschools.org>; Kuna School District <wjohnson@kunaschools.org>; Lisa Holland <lholland@kunaid.gov>; Mike Borzick <mborzick@kunaid.gov>; Paul Stevens <PStevens@kunaid.gov>; Planning Mgr: Ada County Development Services <jboal@adaweb.net>
Subject: Ensign Sub No. 1 Re-Plat Combo PP & FP/ Short Plat

Good afternoon everyone,

I hope this email finds everyone in good health and great spirits!

Please review the attached packet of information about the proposed Re-Plat for Ensign Subdivision, Lot 1, Blk 1 and please return relevant comments to our office within the allotted time frame, as you are able. If not, please let our office know that you need additional time. Please let me know you receive this email.
Thanks for your help and good luck to us all!
Thanks,
Troy

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

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When recorded return to:

Mitchell Barlow & Mansfield, P.C.
c/o W. Michael Black
Nine Exchange Place, Suite 600
Salt Lake City, Utah 84111

GRANT OF RECIPROCAL EASEMENTS AND DECLARATION OF COVENANTS

THIS GRANT OF RECIPROCAL EASEMENTS AND DECLARATION OF COVENANTS (this "Declaration") is made to be effective as of the 2 day of September, 2016, by Emmett Partners, LLC, a Utah limited liability company ("Declarant").

RECITALS

A. Declarant is the Owner of that certain real property located in Ada County, Idaho and more particularly described on **Exhibit "A"** attached hereto and incorporated herein by reference (the "Property").

B. Declarant intends to record or has recorded a plat subdividing a portion of the Property into six lots known as Lot 1, Lot 2, Lot 3, Lot 4, Lot 5, and Lot 6, and a current copy of such plat is attached hereto as **Exhibit "B"** (the "Plat").

C. Declarant intends that the Property, which includes the Lots 1-6 designated on the Plat and the unplatted parcel located south of the Lots 5 and 6] as shown on the Plat (the "Phase 2 Lot"), be developed and operated in conjunction with each other as integral parts of a commercial center under a general plan and scheme of improvement for the benefit of the entirety of the Property and the present and future owners thereof (each an "Owner" and collectively referred to as "Owners" or "Lot Owners").

NOW, THEREFORE, Declarant hereby declares that all of the Property shall be held, sold, conveyed, hypothecated, encumbered, leased, rented, used, occupied and improved subject to the following easements, restrictions, covenants and conditions, which are for the purpose of protecting the value and desirability of, and which shall run with, the Property and be binding on all parties having any right, title or interest in the Property or any part thereof, their heirs, successors and assigns, and which shall inure to the benefit of each Owner thereof.

SECTION 1
Definitions

Each reference in this Declaration to any of the following terms shall mean:

Building Areas. The area on the Lot upon which a building may be constructed by the Lot Owner, including the outdoor display area designated by any Lot Owner and as such buildings and outdoor display area may be relocated from time to time.

Commercial Center. All of the Property, including Lots 1-6 and the Phase 2 Lot.

Common Area. The portions of the Property designated as Common Areas on the Plat, which Common Area shall include only the retention ponds on Lot 1 and a landscaped area along Kuna-Meridian Road.

Initial Phase. Lots 1-6.

Initial Phase Owners. The Owners of Lots 1-6.

Driveway Areas. Those portions of the Lots on which the Lot Owner has built driveways for use as vehicle ingress and egress, and are otherwise accessible to customers, suppliers, tenants, service providers, guests, and invitees of Owners.

Lot. Each legally subdivided Lot within the Commercial Center. As of the date hereof, the Lots include Lots 1-6 and the Phase 2 Lot.

Person or Persons. Individuals, partnerships, firms, associations, corporations, trusts, governmental agencies, administrative tribunals, or any other forms of business or legal entity.

Second Phase. The Phase 2 Lot, and such other Lots as may be created hereafter from the subdivision of the Phase 2 Lot.

Second Phase Owners. The Owner of the Phase 2 Lot, and the Owners of such other Lots as may be created hereafter from the subdivision of the Phase 2 Lot.

SECTION 2
Grant of Easements and Rights

2.1. Reciprocal Driveway, Traffic and Access Easement. Each Owner hereby grants and conveys to the Owners of all other Lots on the Property a perpetual, non-exclusive right and easement (hereinafter referred to as the "Traffic and Access Easement") on, over and across those portions of each Lot upon which the Lot Owner has constructed driveways as necessary allow other Lot Owners and all other Persons (including but not limited to the customers,

suppliers, tenants, service providers, guests, and invitees of other Lot Owners) a perpetual, free, continuous and uninterrupted use, liberty, privilege, and easement to use and enjoy this Traffic and Access Easement for the purpose of ingressing and egressing the Property, and for moving from one location to another location within the Property. No Lot Owner may impair the flow of traffic over and across ingress/egress traffic areas (except for limited periods for repair and maintenance of an ingress/egress traffic area or when excavation is necessary). This easement shall bind and inure to the respective benefit of all Lot Owners, including future Lot Owners and mortgagees, their tenants, licensees, concessionaires, heirs, personal representatives, successors and assigns, including but not limited to the customers, suppliers, tenants, service providers, guests, and invitees of the Lot Owners. This Traffic and Access Easement is an easement, not a license. The Traffic and Access Easement and right-of-way granted hereby is for the benefit each of the Lot Owners and shall be appurtenant to and run with each Lot Owner's property. There shall be no charge from one Lot Owner to other Lot Owners for the use of this Traffic and Access Easement. In order to allow for and promote the unimpeded ingress and egress from all parts of the Property to other parts of the Property, Declarant and the Lot Owners shall, in a commercially reasonable manner, cooperate with each other to connect the driveways constructed on their Lots with the driveways constructed on other Lots at the sole expense of the Lot Owner requesting such cooperation.

2.2. Reciprocal Utilities Easement. The owner of each Lot hereby grants and conveys to the Owners of all other Lots on the Property, a perpetual, non-exclusive right and easement (the "Utility Easement") on, over, under, across and through such Lot to locate, survey, upgrade, expand, entrench, maintain, repair, replace, protect, inspect and operate utility lines and drainage ways serving such other Lot, including, but not limited to, power lines, gas lines, culinary water lines, secondary water lines, waste water drainage ways and lines, sanitary sewer lines and communications lines (collectively, the "Utility Lines"), provided that Utility Lines shall not be located upon any portion of such Lot that are identified as a Building Area. The foregoing grant includes the right of ingress and egress across such Lot to and from the Utility Lines and access on and within such Lot for the purposes of surveying, constructing, inspecting, repairing, protecting, operating and maintaining the Utility Lines and the removal or replacement of the same, either in whole or in part, with either like or different size pipe or facilities. In exercising its rights granted by this Utility Easement, a Lot Owner shall act in such a manner as to not cause a disruption of the business operations conducted on another Lot. In the event the exercise of its rights under this Utility Easement is likely to cause disruption to the business activities on other Lots, the person exercising its rights hereunder, shall conduct its work when such business is not operating. There shall be no charge for the use of the Utility Easement. In all events, the Owner of the Lot or the Owners of the Lots on whose behalf any construction, installation, maintenance or other work occurs on a servient Lot shall restore any improvements, including paving, curbing and landscaping, and paving on their own Lot and the servient Lots immediately upon completion of such work to the condition that existed prior to the commencement of any such work.

2.3 Storm Water and Retention Ponds Easement. The storm water retention ponds (the "Retention Ponds") located on Lot 1 and designated on the Plat as Common Areas shall be constructed by Declarant as required under Section 3.1 for the benefit of the Initial Phase Lots and the Owners thereof. Declarant, as the Owner of Lot 1, hereby grants to the remaining Initial Phase Lot Owners a non-exclusive, perpetual, royalty-free easement and license to the right to drain storm water over, across, under and through the storm drainage systems required to be constructed under Section 3.1 and to utilize the Retention Ponds for the storage of storm water from each other Lot (the "Retention Ponds Easement"). The Owner of Lot 1 hereby further grants to each other Initial Phase Lot Owner a non-exclusive easement to survey, maintain, repair, protect, inspect and operate the storm drainage systems and the Retention Ponds located on Lot 1. The foregoing grant includes the right of ingress and egress across Lot 1 for the purposes set forth above. There shall be no charge for the Retention Ponds Easement.

2.4 Signage Easements.

(a) Initial Phase Multi-Tenant Signage Easement. Declarant, as the Owner of Lot 3, hereby declares, creates and establishes for the benefit of the Initial Phase Owners, and anyone claiming by, through, or under any of them, a non-exclusive, perpetual and continuous easement on, over and through that portion of Lot 3 described on **Exhibit "C"** attached hereto and depicted on the Plat as the Multi-Tenant Pylon Sign (hereinafter referred to as "Initial Phase Sign Easement Area"), for use by the Initial Phase Owners and their respective successors, successors-in-title, transferees, assignees and tenants of the Initial Phase Owners, to maintain, repair and replace a sign (the "Initial Phase Sign") in accordance with, and strictly limited to, the provisions of this Agreement (the "Initial Phase Sign Easement"). The Initial Phase Owners shall each have the right to maintain a sign panel on the Initial Phase Sign. All sign panels on the Initial Phase Sign shall be kept and maintained in a first-class condition and repair at all times by each Initial Phase Owner and shall be in compliance with all laws, regulations and ordinances of governmental and administrative agencies. The designated sign panel location on the Initial Phase Sign for Lot 4 shall be the top position. The sign priority rights to the Initial Phase Sign of the other Initial Phase Lots shall be based on the size of each such Lot, with the Owners of the larger Lots having priority over the Owners of smaller Lots.

(b) Second Phase Multi-Tenant Signage Easement. Declarant, as the Owner of the Phase 2 Lot, hereby declares, creates and establishes for the benefit of the Second Phase Owners, and anyone claiming by, through, or under any of them, a non-exclusive, perpetual and continuous easement on, over and through that portion of the Phase 2 Lot described on **Exhibit "D"** attached hereto and depicted on the Plat as the Second Phase Multi-Tenant Pylon Sign (hereinafter referred to as "Second Phase Sign Easement Area"), for use by the Second Phase Owners and their respective successors, successors-in-title, transferees, assignees and tenants of the Second Phase Owners, to maintain, repair and replace a sign (the "Second Phase Sign") in accordance with, and strictly limited to, the provisions of this Agreement (the "Second Phase Sign Easement"). The Second Phase Owners shall each have the right to maintain a sign panel on the Second Phase Sign. All sign panels on the Second Phase Sign shall be kept and maintained in

a first-class condition and repair at all times by each Second Phase Owner and shall be in compliance with all laws, regulations and ordinances of governmental and administrative agencies. The sign priority rights to the Second Phase Sign of the other Second Phase Lots shall be based on the size of each such Lot, with the Owners of the larger Lots having priority over the Owners of smaller Lots.

2.5 Parking Rights. The Owner of each Lot, ***other than the Owner of Lot 4***, as grantor, hereby grants to each other Owner, and its tenants, contractors, employees, agents, customers, licensees and invitees, and the subtenants, contractors, employees, agents, customers, licensees and invitees of such tenants (collectively, the "Benefit Parties"), for the benefit of the Lot belonging to each such other Owner, as grantees, a non-exclusive easement for vehicular parking upon, over and across that portion of the Parking Area located on the grantor's Lot, except for those areas devoted to service facilities or drive-up or drive through customer service facilities. The reciprocal rights of parking set forth in this Section 2.5 shall apply to the Parking Area for each Lot other than Lot 4. Notwithstanding the foregoing, no Owner shall permit its employees or the employees of its tenants to park on the Lot of another Owner without the other Owner's consent. For the avoidance of doubt, the Owner of Lot 4 is not hereby granting any cross parking easements or rights on Lot 4 to any other Owner or Benefit Parties. Each Lot shall be developed so that each Lot satisfies all governmental parking ratio requirements within its own Lot, and each Lot's parking use and requirements shall be self-contained.

2.6 No Walls, Fences or Barriers. No walls, fences, barriers, or other improvements outside of the Building Areas, of any sort or kind, shall be constructed or erected which shall prevent or impair the use or exercise of any of the easements granted herein, or the free access and movement of Lot Owners, including without limitation, pedestrians and vehicular traffic between the Lots.

2.7 Repairs and Reconstruction. Any damage caused to any servient Lot by any benefited Lot Owner, including its successors, assigns, tenants, subtenants, licensees or invitees, shall be expeditiously repaired or reconstructed by the benefited Lot Owner at its sole cost and expense, and such benefited Lot Owner shall: (i) be solely responsible for all costs associated with the maintenance, repair or reconstruction performed (ii) have the obligation to perform the maintenance, repair or reconstruction during the times and in such a manner as to minimize any interference with the operation and use of the servient Lot, (iii) not block access during business operations, (iv) use reasonable efforts to minimize construction dust and debris, and (v) restore the area to the condition that existed prior to the damage.

SECTION 3
Construction, Maintenance and Repair of Improvements on the Property

3.1. Declarant's Obligations to Improve the Property. On or before September 9, 2016, Declarant shall, at its sole cost and expense, bring all Lots within the Initial Phase to grade; complete all storm drainage systems on the Property, including the installation of water retention ponds; place, or cause to be placed, all Utility Lines, with access points convenient to the Building Area of all Lots within the Initial Phase; construct all retaining walls required by governmental authorities; complete the construction of the Initial Phase Sign, and install all sewer facilities, including an access point or points convenient to the Building Area of all Lots within the Initial Phase.

3.2 Owners' Obligations to Improve and Maintain Lots. Each Owner shall construct and maintain all other improvements on its Lot other than the improvements to be made by Declarant hereunder, including, but not limited to: designing and constructing landscaping; watering, maintaining, fertilizing and trimming grass and trees; replacing vegetation when necessary; placing, maintaining and replacing, when necessary, the asphalt in Driveway Areas; striping and re-striping parking spaces; placing and maintaining signs related to handicapped parking; constructing and maintaining parking lot lighting and replacing lights and light structures, when necessary; paying utility bills for parking lot lighting on their Lots; providing snow removal from parking lots, driveways, and sidewalks; providing trash receptacles and trash collection; constructing sidewalks and walkways other than those to be constructed by Declarant pursuant to Section 3.1; maintaining all sidewalks; and in all respects assuring that the landscaping, parking areas, sidewalks, driveways and other traffic areas are maintained consistent with a first-class shopping area. These costs shall be borne by each Lot Owner on their own Lot.

3.3 Maintenance of Multi-Tenant Pylon Signs.

(a) Initial Phase Sign. The Owner of Lot 4 shall be obligated for the routine repairs and maintenance of the Initial Phase Sign. If the Owner of Lot 4 fails to perform its maintenance obligations as described herein relating to the Initial Phase Sign, the other Initial Phase Owners shall be entitled to perform such maintenance obligations. The cost of maintaining the Initial Phase Sign shall be shared by the Initial Phase Owners based on the proportion that the square footage of the sign for each Initial Phase Owner bears to the square footage of all signs located on the Initial Phase Sign. The Owner of Lot 4 shall bill the other Initial Phase Owners for the costs incurred by the Owner of Lot 4 in maintaining the Initial Phase Sign on a quarterly or less frequent basis, and the Initial Phase Owners shall pay the Owner of Lot 4 within thirty (30) days of notice from the Owner of Lot 4.

(b) Second Phase Sign. The Owner of the largest Lot created by the subdivision of the Phase 2 Lot shall be obligated for the routine repairs and maintenance of the Second Phase Sign. If such Owner fails to perform its maintenance obligations as described herein relating to the Second Phase Sign, the other Second Phase Owners shall be entitled to perform such maintenance obligations. The cost of maintaining the Second Phase Sign shall be shared by the Second Phase Owners based on the proportion that the square footage of the sign

for each Second Phase Owner bears to the square footage of all signs located on the Second Phase Sign. The Owner of the largest subdivided Lot shall bill the other Second Phase Owners for the costs incurred by such Owner in maintaining the Second Phase Sign on a quarterly or less frequent basis, and the Second Phase Owners shall pay such Owner within thirty (30) days of notice from such Owner.

3.4 Maintenance of Common Areas.

(a) Initial Phase Common Areas. The Common Areas designated on the Plat and located on the Initial Phase (the "Initial Phase Common Areas") shall be maintained in a commercially reasonable manner by the Owner of Lot 4. The cost of maintaining the Initial Phase Common Areas shall be shared by the Owners of the Initial Phase Lots based on the proportion that the square footage of each such Lot bears to the square footage of all of the Initial Phase Lots. The Owner of Lot 4 shall invoice the other Initial Phase Owners on a quarterly or less frequent basis for reimbursement of the costs incurred in repairing and maintaining the Initial Phase Common Areas, and the other Initial Phase Lot Owners shall pay the Owner of Lot 4 within thirty (30) days' notice from the Owner of Lot 4.

(b) Second Phase Common Areas. The Common Areas designated on the Plat and located on the Second Phase (the "Initial Phase Common Areas") shall be maintained in a commercially reasonable manner by the Owner of the Phase 2 Lot or the largest Lot created from the subdivision of the Phase 2 Lot. The cost of maintaining the Second Phase Common Areas shall be shared by the Owners of the Second Phase Lots based on the proportion that the square footage of each such Lot bears to the square footage of all of the Second Phase Lots. The Owner of the largest Second Phase Lot shall invoice the other Second Phase Owners on a quarterly or less frequent basis for reimbursement of the costs incurred in repairing and maintaining the Second Phase Common Areas, and the other Second Phase Lot Owners shall pay such Owner within thirty (30) days' notice from such Owner.

3.5 Unilateral Damage. Notwithstanding the foregoing, if Declarant or its successors and assigns in ownership of the Property, or any tenants, subtenants and licensees of all or any portion of the Property, unilaterally damages any portion of the area covered by the Traffic and Access Easement, or if Declarant or its respective successors and assigns in ownership of the Property perform, for their sole benefit, any maintenance, repair or reconstruction to any utility lines or related facilities located within the area of the Traffic and Access Easement, said party shall (i) be solely responsible for all costs associated with the maintenance, repair or reconstruction performed (ii) have the obligation to perform the maintenance, repair or reconstruction during the times and in such a manner as to minimize any interference with the operation and use of the area of the Traffic and Access Easement Area, (iii) not block access to any Lots within the Property during business hours, (iv) use reasonable efforts to minimize construction dust and shall not allow any construction debris to be placed on another Lot, and (v) restore the area of the Traffic Access Easement to its original condition, including but not limited to the driveway, curbing and striping located thereon.

SECTION 4
Utility Connections, Building Construction and Maintenance, Failure of a Lot Owner to Perform Obligations Hereunder

4.1. Utility Connections. Any work performed to connect to, repair, relocate, maintain or install any storm drain, utility-line, sewer, water-line, gas-line, telephone conduits or any other public utility service shall be subject to all conditions of this Declaration and in addition shall be performed without interference with the provision of such services to any other Owner or without interference with business operations or use of any other Lot. Any work of installation, alteration, replacement or repair of utility installations that requires interference with the paving in the Driveway Areas shall be undertaken with particular care so as to minimize the impact upon traffic circulation and access to the various business establishments in the Commercial Center.

4.2 Maintenance of Building Areas. Each Lot Owner shall maintain its Lot (including the Building Area) and all improvements on its Lot in a first-class manner so that the Lot shall be in a good and clean condition and repair.

4.3 Remedies. In the event that any Lot Owner shall fail to perform its obligations under this Declaration or otherwise breach the terms of this Declaration, any non-defaulting Owner may notify the defaulting Owner and shall specify the breach. If such failure or breach is not cured within fifteen (15) days after receipt of such notice, then such non-defaulting Owner shall have the right to cure the failure or breach, and recover all actual and reasonable costs and expenses related thereto from the defaulting Owner. Notwithstanding the foregoing, in the event that the failure or breach creates an imminent danger of damage to persons or properties, or jeopardizes the access to any portion of the Property, no notice shall be required prior to the non-defaulting Owner commencing such work or commencing a cure. Any monetary amounts due and payable to the non-defaulting Owner pursuant to this Agreement shall be paid within twenty (20) days from the date the non-defaulting Owner notifies the defaulting Owner of the amounts due, including providing supporting documentation. It is expressly agreed that no breach of this Declaration shall entitle any party hereto to cancel, rescind or otherwise terminate this Declaration. Such limitation, however, shall not affect in any manner any other rights or remedies which the defaulting Owner may have hereunder by reason of such breach.

4.4 Repayment. Any sums required to be paid by a Lot Owner under Section 4.3 herein shall be due and payable within twenty (20) days of written demand. All sums due shall not bear interest if paid within thirty (30) days of the date such demand is made, but all sums not paid on or before thirty (30) days from such demand shall bear interest at five percent (5%) over Prime per annum. All payments on account shall be applied first to interest then to principal first due.

4.5 Lien. All sums owed pursuant to Section 4.3 that are not paid within the time required for payment herein shall be a lien on the Lot of the defaulting Owner. The Lot Owner to which any such sums are owed may bring an action at law or in equity against such defaulting Owner, or foreclose the lien against the Lot of the defaulting Owner without waiving any right to a deficiency. The applicable provisions of the Idaho Code are hereby adopted and incorporated herein for the purpose, among other things, of establishing the priority of liens against a Lot and the manner in which they are enforced. Any reference in such statute to property shall be deemed for the purposes hereof to be a reference to the applicable Lot and any reference therein to the beneficiary or trustee shall be deemed a reference to the non-defaulting Owner. Any lien so created shall also secure reasonable attorneys' fees incurred by the non-defaulting Owner incident to the collection of such charges or the enforcement of such lien. Such lien may also be enforced in any manner permitted by law. No lien created pursuant hereto shall defeat, render invalid, diminish or impair the lien of any mortgage or deed of trust made in good faith and for value.

4.6. Plat Changes. Lot Owners shall not make changes to the Driveway Areas on their Lots that materially and adversely affect any other Lot's access between such Lot and a public right-of-way without the written consent of any such adversely affected Lot Owners, which consent shall not be unreasonably withheld, conditioned or delayed.

SECTION 5
Subdivision of Phase 2 Lot

5.1 Declarant's Right to Subdivide Phase 2 Lot and Change Dimensions of Phase 2 Lots. Notwithstanding Section 8.1 below, the Phase 2 Lot Owner has the sole right to amend this Declaration and the Plat in order to divide the Phase 2 Lot into multiple lots, so long as the Phase 2 Lot Owner does not change the overall design or function of the Property or adversely affect any Lot Owners' rights under this Declaration. The subdivision of the Phase 2 Lot or the change of dimensions of other Second Phase Lots shall not affect the rights and duties under this Declaration of any Initial Phase Owners, and shall affect the rights and duties under this Declaration of the Second Phase Owners to the extent of the Second Phase Owners' obligations to pay Second Phase Common Area and Second Phase Sign costs may be adjusted to reflect the size of the resulting Lots.

SECTION 6
Restrictive Covenants Applicable to the Property

6.1 The following restrictions shall apply to the Property:

(a) No more than one (1) building shall be constructed or located on each Lot.

(b) Any building on a Lot shall not exceed twenty-five feet (25') in height as measured from the mean finished elevation of such buildings, including any mechanical equipment, parapets, chimneys or other architectural features, however the height of any building

on Lot 3 or Lot 6 shall be limited to twenty-two feet (22') and as otherwise described in this subsection.

(c) All rooftop mechanical equipment shall be properly screened.

(d) All parking required for each Lot shall be contained within each respective Lot.

(e) During any initial construction of any part of any Lot, and during any subsequent maintenance, repair or replacement thereof:

(i) all construction shall be conducted expeditiously and in such a manner as to not adversely affect business operations conducted on or visibility of any of the other Lots;

(ii) all construction materials, equipment and parking shall be kept neat so as to not detract from business operations on the other Lots; and

(iii) the Lot upon which construction is taking place shall not block the flow of traffic within the Property or use the entrance to any other Lot as a construction entrance or for any other construction purpose, and the entrance between Kuna-Meridian Road (State Highway 69) and Lot 4 shall not be used as a construction entrance.

(f) With respect to each Lot, until such time as buildings and other improvements are constructed on such Lot, appropriate ground cover and erosion control shall be installed, including keeping the grass properly cut, free from weeds and trash, and otherwise neat and attractive in appearance and in a condition that will not detract from business operations of the other Lots.

SECTION 7
Effect of Breach Upon Purchasers and Mortgagees

7.1 Breach. The breach of this Declaration shall not entitle any Person to cancel, rescind or otherwise terminate its obligations hereunder. No breach hereof shall defeat, render invalid, diminish or impair the lien of any mortgage or deed of trust made in good faith and for value, but the covenants and restrictions, easements and conditions herein contained shall be binding upon and effective against the Owner of any Lot, or any portion thereof, whose title thereto is acquired by foreclosure, trustee's sale or otherwise.

SECTION 8
Amendments

8.1 Amendments Generally. Except as otherwise herein expressly provided, this Declaration may be amended by an instrument signed by the Owners of at least six sevenths (6/7) of the Lots, provided that no amendment shall be effective without the prior written approval of the Owner of Lot 4 and Tractor Supply Company so long as Tractor Supply Company, its subsidiaries, affiliates, successors and assigns, shall lease or own all or any portion of Lot 4. Any amendment shall be recorded in the Official Records of the Ada County Recorder. No amendment to this Declaration shall be valid that would change the formula for determining the Owners required to amend this Declaration (whether stated as a percentage or otherwise) unless approved by all Owners.

SECTION 9
Prohibited Use

9.1 Prohibited Uses. No portion of the Commercial Center shall be occupied or used, directly or indirectly, for any of the following: (1) the sale of paraphernalia for use with illicit drugs, (2) a massage parlor, (3) an adult bookstore or any other purposes which includes the display or sale of pornographic or obscene material or entertainment, (4) a flea market, (5) a second-hand store, (6) a blood/plasma donor facility, (7) an auction house, (8) the emission of smoke, fumes, odors, gases, vapors, steam, dust, dirt, cinders and other particles or substances into the atmosphere that are detectable outside of the boundaries of the Building Area where located (except for fumes and odors normally incident to the normal operation of a restaurant), or which may be detrimental to the health, safety, welfare or comfort of any Owner, or any other person, and (9) the violation of any applicable statute, ordinance, rule, regulation, permit, condition to zoning or other land use approval or other validly imposed requirement of any governmental body or agency.

SECTION 10
Notices

10.1 Notice. Any and all notices and demands required or desired to be given hereunder shall be in writing and shall be validly given only if personally delivered, deposited in the United States mail, certified or registered, postage prepaid, return receipt requested, or if made by overnight mail or similar delivery service which keeps records of deliveries and attempted deliveries, or if made by facsimile machine (receipt of which is acknowledged or if a copy thereof is delivered by one of the other delivery methods permitted by this Section 10.1). Any notice hereunder to Declarant shall be made to:

Emmett Partners, LLC
Attention: Jeremy Terry
2694 North 920 East
North Logan, UT 84341
Facsimile: 801.322.2040
Telephone: 801.671.9349

With regard to other Owners, service shall be conclusively deemed made on the first business day delivery is attempted or upon receipt, whichever is sooner, and addressed to each Owner at the Owner's address for receipt of tax statements on record with the Office of the Ada County Treasurer.

10.2 Changes. Any of the above addresses may be changed by the addressee for the purpose of receiving notices or demands as herein provided by a written notice given in the manner aforesaid to the other addressees, which notice of change of address shall not become effective, however, until the actual receipt thereof such addressee.

SECTION 11
Insurance and Indemnification

11.1. Insurance and Indemnification.

(a) Commercial General Liability Insurance. Each Lot Owner (including Declarant for so long as it is an Owner and including the tenants of each Lot Owner, as the case may be) shall at all times carry and maintain, at their sole cost and expense, commercial general liability insurance on an occurrence form, including contractual liability, personal and bodily injury, and property damage insurance, on their Lot, with a combined single limit in an amount of not less than $1,000,000 per occurrence and an aggregate limit of not less than $2,000,000. Each Owner shall name the other Owners and tenants (including Tractor Supply Company, its subsidiaries, affiliates, successors and assigns so long as Tractor Supply Company shall lease any portion of Lot 4) as additional insureds under such insurance policy and provide a certificate of insurance evidencing such coverage upon written request. Each such insurance policy shall contain a clause stating that there shall be no reduction, cancellation, or non-renewal of coverage without giving thirty (30) days' prior written notice to all additional insureds. Such insurance shall be issued by insurers having an A.M. Best rating of at least A- VII, be endorsed to provide that the insurance shall be primary to and not contributory to any similar insurance carried by the other Owners, and shall contain a severability of interest clause. The obligations herein shall also apply to any tenants, subtenants and licensees of the Lots.

(b) Property Insurance. Each Lot Owner (including Declarant for so long as it is an Owner and including the tenants of each Lot Owner, as the case may be) shall carry and maintain property insurance insuring the improvements on their own Lots, including any structural alterations and any permanent improvements.

(c) Indemnification. Each Owner shall each defend, indemnify and save harmless the other Owners and each of their respective directors, officers, partners, employees, representatives, agents, tenants and assignees from all claims, costs, damages, judgments, expenses, fines, liabilities and losses (including reasonable attorneys' fees, paralegal fees, expert witness fees, consultant fees, and other costs of defense) arising from or as a result of (i) any injury, including death, loss or damage of any kind whatsoever to any person or entity or to the property of any person or entity as shall occur relative to the rights or obligations granted

hereunder that is caused by the acts or omissions of the indemnifying party, its agents, employees, tenants or contractors, or (ii) the indemnifying party's failure to perform its obligations under this Declaration. The indemnities provided herein are ones of first defense and payment, not of reimbursement or surety and shall in no way be limited by or to the amount of insurance carried. The obligations of this section shall survive the termination of this Declaration.

SECTION 12
Exclusive Use Covenants Applicable to the Property

12.1 Tractor Supply Company. So long as Tractor Supply Company ("TSC"), its subsidiaries, affiliates, successors and assigns, shall lease or own all or any portion of Lot 4, the other Lot Owners, and their respective successors, successors-in-title, transferees, assignees, tenants and subtenants, shall not sell, lease, rent, occupy or allow any portion of the other Lots to be occupied or used for the purpose of selling or offering for sale those items which support a farm/ranch/rural/do-it-yourself lifestyle including: (a) tractor and equipment repair and maintenance supplies; (b) farm fencing; (c) livestock feeding systems; (d) feed and health/maintenance products for pets or livestock; (e) western wear, outdoor work wear (similar to and specifically including Carhartt products) and boots; (f) horse and rider tack and equipment; (g) bird feed and housing and related products; (h) lawn and garden equipment (including but not limited to, push/riding mowers, mow-n-vacs, garden carts, snow blowers, chippers and shredders, wheel barrows, and log splitters); (i) hardware; (j) power tools; (k) welders and welding supplies; (l) open and closed trailers; (m) 3-point equipment; and/or, (n) truck accessories and trailer accessories (including truck tool boxes, and trailer hitches and connections) (the "TSC Restricted Products"). This restriction shall not prevent the other Lot Owners, or their respective successors, successors-in-title, transferees, assignees, tenants and subtenants, from selling TSC Restricted Products as an incidental part of their other and principal business so long as the total number of square feet to the display for sale of TSC Restricted Products does not exceed five percent (5%) of the total number of square feet of space used for merchandise display by such Owner or operator (including one-half (1/2) of the aisle space adjacent to any display area).

12.2 Dollar Store. So long as Dollar Store is an Owner or tenant of all or a portion of a Lot, the Property shall be subject to the an exclusive use covenant that prevents the Owner of a Lot from leasing all or a portion of a Lot for (i) a single price point variety retail store or any other retail store the principal business of which is the operation of a single price point variety retail store; as (ii) a variety retail operations with the word "Dollar" or any derivation, abbreviation, slang, symbol or combination thereof (or their respective equivalents in any other language) in their trade name; as (iii) a store whose principal business is the sale of merchandise which is classified as "close-out," "odd lot," "clearance," "discontinued," "cancellation," "second," "floor model," "demonstrator," "obsolescent," "over stock," "distressed," "bankruptcy," "fire sale" or "damaged"; as (iv) a store selling a combination of gifts, cards, gift wrap and other party supplies as its primary business; or (iv) an arts & crafts store or a store

whose principal business is selling a combination of craft supplies, art supplies, artificial flowers, picture frames and scrapbooking supplies; as (vi) a non-membership warehouse store less than 30,000 square feet that sells restaurant supplies, janitorial supplies and related items; or as (vi) a store selling a variety of general merchandise at a price not to exceed $5.00, provided that such limitation on price is a part of the regularly advertised attributes of such store.

SECTION 13
Miscellaneous

13.1. Not A Public Dedication. Nothing herein contained shall be deemed a gift or dedication of any portion of the Property or of any Lot or portion thereof to the general public or for any public use or purpose whatsoever, it being the intention and understanding that this Declaration shall be strictly limited to and for the purposes herein expressed solely for the benefit of the Lot Owners. The Owners may take such action as may be necessary to prevent any such public dedication or appropriation, including, but not limited to, temporary closure of the Commercial Center by barriers at entrance-ways on non-business holidays or other appropriate times not disruptive to the businesses of the Owners. In no event shall such closure exceed the minimum reasonable time required to prevent such dedication or appropriation and such closures shall be carried out so as to minimize any adverse impact on the operation of the business of any Owner.

13.2. Severability. If any term, provision, covenant or condition of this Declaration, or any application thereof, should be held by a court of competent jurisdiction to be invalid, void, or unenforceable, all provisions, covenants and conditions of this Declaration and all applications thereof not held invalid, void or unenforceable, shall continue in full force and effect and shall in no way be affected, impaired or invalidated thereby.

13.3. Headings. The headings are included only for convenience of reference and shall be disregarded in the construction and interpretation of this Declaration.

13.4. Litigation Expenses. This Declaration may be enforced by action by any Lot Owner. If any Lot Owner shall bring an action against any other Lot Owner by reason of the breach of any covenant, term or obligation hereof, or otherwise arising out of this Declaration, the prevailing Lot Owner in such suit shall be entitled to its costs of suit and reasonable attorneys' fees, which shall be payable whether or not such action is prosecuted to judgment.

13.5. Governing Law. The laws of the State of Idaho shall govern the validity, construction, performance and effect of this Declaration.

13.6. Environmental Hazards Indemnification. Any Owner operating a Lot that includes the storage or use of Hazardous Materials shall defend, indemnify and hold harmless each other Owner and Declarant regarding government or third party claims and awards against any such indemnified party for any environmental contamination occurring, or Hazardous

Materials existing, on the Lot operated for the business, which were generated (i) by such Owner or its agents, successors or assigns, (ii) in connection with the operation of the business, or (iii) as a result of or arising from the use of the Lot containing the business. "Hazardous Materials" shall mean each and every element, substance, compound, chemical mixture, contaminant, pollutant, material, or waste that is defined as, determined to be, or identified as hazardous, toxic or presenting a risk to human health or the environment under any applicable federal, state or local law, statute, regulation, rule or ordinance or any judicial or administrative decree or decision. In addition to and without limiting the generality of the foregoing, Hazardous Materials also shall include petroleum or petroleum products and by-products, asbestos-containing materials, mold, regulated refrigerants, greenhouse gases and PCBs.

13.7. Covenants and Recordation. All of the provisions, agreements, rights, powers, covenants, conditions and obligations contained in this Declaration shall be perpetual and shall be binding upon and shall inure to the benefit of the Owners and any subsequent owner of any part of the Property or of any Lot. All of the provisions of this Declaration shall be covenants running with the land and equitable servitudes pursuant to applicable law. This Declaration shall become effective and binding upon recordation of this Declaration in the land records of Ada County, Idaho.

13.8. Tenants. The benefits and burdens of this Declaration shall extend to each tenant, licensee, concessionaire and occupant of each Owner (each, a "Permittee"). Each Owner shall be solely responsible to ensure that all such Permittees on such Owner's Lot abide by all of the terms and conditions of this Declaration. Each Owner shall be solely responsible for the actions of all of Owner's Permittees.

13.9. Discharge of Rights and Duties Upon Transfer. In the event of assignment, transfer or conveyance of the whole of the interest of any Owner in and to any Lot, without retaining any beneficial interest other than under the terms of a deed of trust, mortgage or similar instrument, the powers, rights and obligations created hereunder will be deemed assigned, transferred and conveyed to such transferee, and such powers, rights and obligations will be deemed assumed by such transferee, effective as of the date of transfer. The obligations and rights of the transferor shall immediately thereafter be deemed discharged as to any such rights and obligations arising after transfer of the interest.

13.10. Tractor Supply Company. Notwithstanding any terms, conditions, rights or obligations in this Declaration to the contrary or any restrictions in any Lot's deed or lease, so long as Tractor Supply Company has a leasehold, fee or other interest in Lot 4, TSC shall have the unencumbered right to operate on Lot 4 a farm and ranch retail facility, which specifically includes without limitation the outdoor display and sale of merchandise, including without limitation trailers, pedal boats and motorized vehicles (including ATVs, mini-bikes, dirt bikes, scooters and UTVs) and the sale of welding gas and bulk propane. The rights of TSC under this provision shall extend to any subtenants and licensees of TSC.

[Signatures contained on the following page]

IN WITNESS WHEREOF, Declarant has executed this Declaration to be effective as of the day and year first above written.

Emmett Partners, LLC, a Utah limited liability company

By: _____
Name: M. Brett Jensen
Title: manager

Notary Public
NATE LECHTENBERG
Commission #659209
My Commission Expires
September 20, 2016
State of Utah

STATE OF UTAH)
: ss.
COUNTY OF DAVIS)

On the 2nd day of SEPTEMBER, 2016, personally appeared before me, M BRETT JENSEN, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same in his capacity as the MANAGER of EMMETT PARTNERS, LLC, a Utah limited liability company, and who further acknowledged that said limited liability executed the same.

_____
NOTARY PUBLIC

EXHIBIT "A"

Legal Description of the Property

A portion of the Southeast 1/4 of the Northeast 1/4 of Section 24, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho being more particularly described as follows:

Commencing at the East 1/4 corner of said Section 24 from which the Northeast corner of said Section 24 bears North 00°22'43" East, 2,649.30 feet (formerly described as North 00°46'12" East);

Thence along the East boundary line of said Section 24 North 00°22'43" East, 1324.65 feet (formerly described as North 00°46'12" East) to the Northeast corner of the Southeast 1/4 of the Northeast 1/4 of said Section 24;

Thence along the North boundary line of the Southeast 1/4 of the Northeast 1/4 of said Section 24 North 88°59'54" West, 65.06 feet (formerly described as North 88°36'31" West, 70.00 feet) to the West right-of-way line of North Kuna-Meridian Road (St. Hwy. 69) as described in that Warranty Deed dated March 17th, 1997 and recorded as Instrument No. 97029946, records of Ada County, Idaho, said point being the **REAL POINT OF BEGINNING;**

Thence leaving said North boundary line and along said West right-of-way line South 01°31'50" East, 1.65 feet (formerly described as South 01°08'21" East)

Thence continuing along said West right-of-way line South 00°22'43" West, 1282.81 feet (formerly described as South 00°46'12" West, 1,284.45 feet);

Thence leaving said West right-of-way line North 88°50'19" West, 551.26 feet (formerly described as North 88°26'50" West, 546.26 feet);

Thence 31.14 feet along the arc of a curve to the right having a radius of 20.00 feet, a central angle of 89°13'02" and a long chord which bears North 44°13'48" West (formerly described as North 43°50'19" West), 28.09 feet;

Thence North 00°22'43" East (formerly described as North 00°46'12" East), 70.22 feet;

Thence 59.67 feet along the arc of a curve to the left having a radius of 74.00 feet, a central angle of 46°11'54" and a long chord which bears North 22°43'14" West (formerly described as North 22°19'45" West), 58.06 feet;

Thence North 63°47'00" East (formerly described as North 64°10'29" East), 42.13 feet;

Thence North 32°04'50" East (formerly described as North 32°28'19" East), 21.02 feet;

Thence North 00°22'43" East, 1102.49 (formerly described as North 00°46'12"

East, 1,102.47 feet) to a point on the North boundary line of the Southeast 1/4 of the Northeast 1/4 of said Section 24;

Thence along said North boundary line South 88°59'54" East, 544.97 feet (formerly described as South 88°36'31" East, 540.04 feet) to the **REAL POINT OF BEGINNING**. Containing an area of 16.17 acres, more or less.

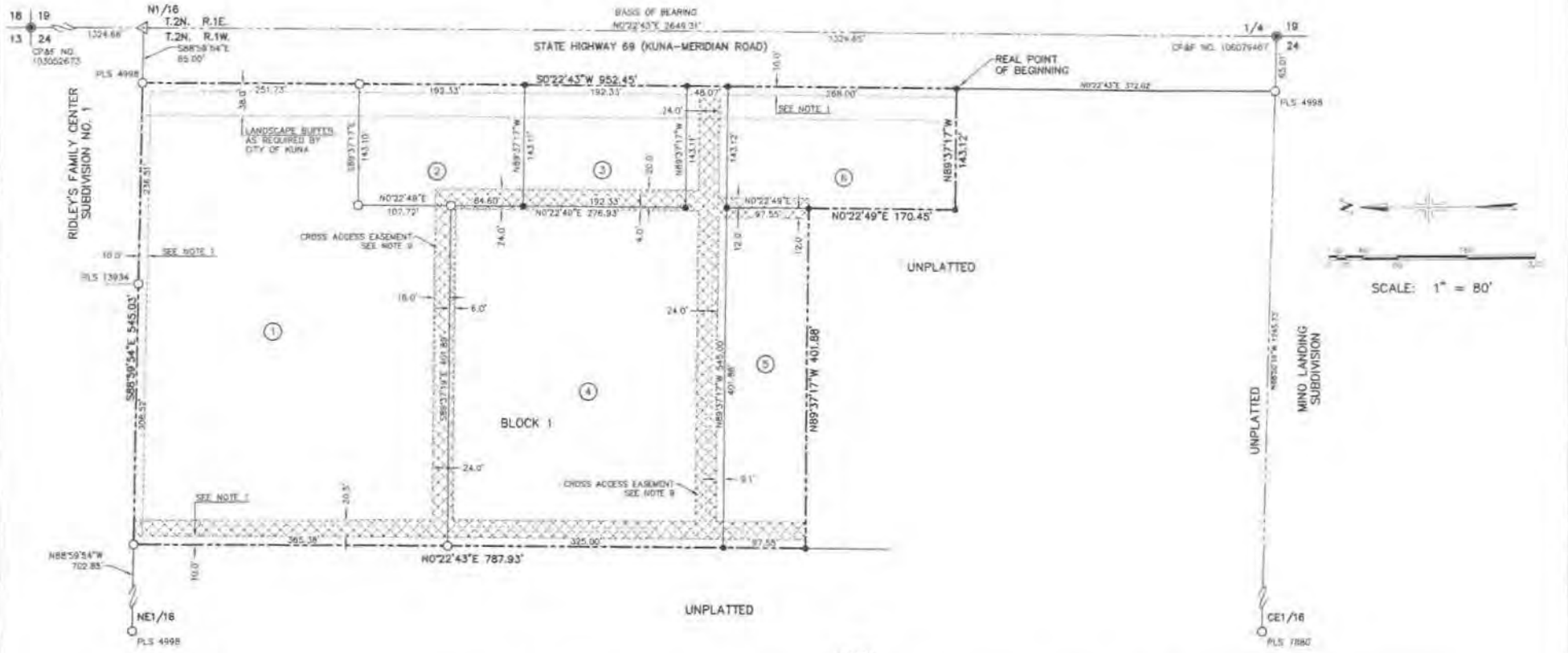
EXHIBIT "B"

Plat

PLAT SHOWING

ENSIGN SUBDIVISION

LOCATED IN THE SE 1/4 OF THE NE 1/4 OF SECTION 24,
T.2N., R.1W., B.M.
KUNA, ADA COUNTY, IDAHO
2016



LEGEND

- FOUND 5/8" IRON PIN PLS 7729 UNLESS OTHERWISE NOTED
- FOUND ALUMINUM CAP MONUMENT
- SET 5/8" IRON PIN WITH CAP PLS 7729
- SET 1/2" IRON PIN WITH CAP PLS 7729
- CALCULATED POINT
- PROPERTY BOUNDARY LINE
- EASEMENT LINE
- LOT LINE
- SECTION LINE
- (7) LOT NO.

NOTES:

1. LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY LINE SHALL HAVE A TEN (10) FOOT WIDE PERMANENT PUBLIC UTILITIES AND PROPERTY DRAINAGE EASEMENT AS SHOWN. LOTS 1, 4 AND 5 SHALL HAVE A TEN (10) FOOT WIDE PERMANENT PUBLIC UTILITIES AND PROPERTY DRAINAGE EASEMENT AS SHOWN.
2. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RE-SUBDIVISION AND MAY REQUIRE AMENDMENT OF THE DEVELOPMENT AGREEMENT.
3. 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.
4. IRRIGATION WATER WILL BE PROVIDED BY CITY OF KUNA IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(b). ALL LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION RIGHTS, AND WILL BE OBLIGATED FOR ASSESSMENTS FROM CITY OF KUNA SUBJECT TO THE ANNEXING OF ENSIGN SUBDIVISION INTO THE KUNA MUNICIPAL IRRIGATION DISTRICT AND POOLING THE APPURTENANT WATER RIGHTS THEREOF, RECORDED AS INSTRUMENT NO. XXXXX, RECORDS OF ADA COUNTY, IDAHO.
5. MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF KUNA APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF INDIVIDUAL BUILDING PERMITS OR AS SPECIFICALLY APPROVED AND/OR REQUIRED.
6. ENSIGN SUBDIVISION IS SUBJECT TO A CITY OF KUNA DEVELOPMENT AGREEMENT RECORDED AS INSTRUMENT NUMBER AT THE ADA COUNTY RECORDERS OFFICE.
7. DIRECT LOT ACCESS TO KUNA-MERIDIAN ROAD IS PROHIBITED UNLESS SPECIFICALLY ALLOWED BY THE STATE OF IDAHO OR THE CITY OF KUNA.
8. LOT 1, BLOCK ONE IS SUBJECT TO A PRIVATE STORM DRAIN EASEMENT, AS SHOWN ON THIS PLAT, FOR THE BENEFIT OF LOTS 1-5, BLOCK 1.
9. LOTS 1-6, BLOCK 1 SHALL BE SUBJECT TO A CROSS ACCESS EASEMENT, AS SHOWN ON THIS PLAT, FOR THE BENEFIT OF LOTS 1-6, BLOCK 1
10. THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 22-4503, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL FACILITY OR AN 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."

PRELIMINARY

PROFESSIONAL LAND SURVEYOR LICENSED STATE OF IDAHO GREGORY G. CARTER

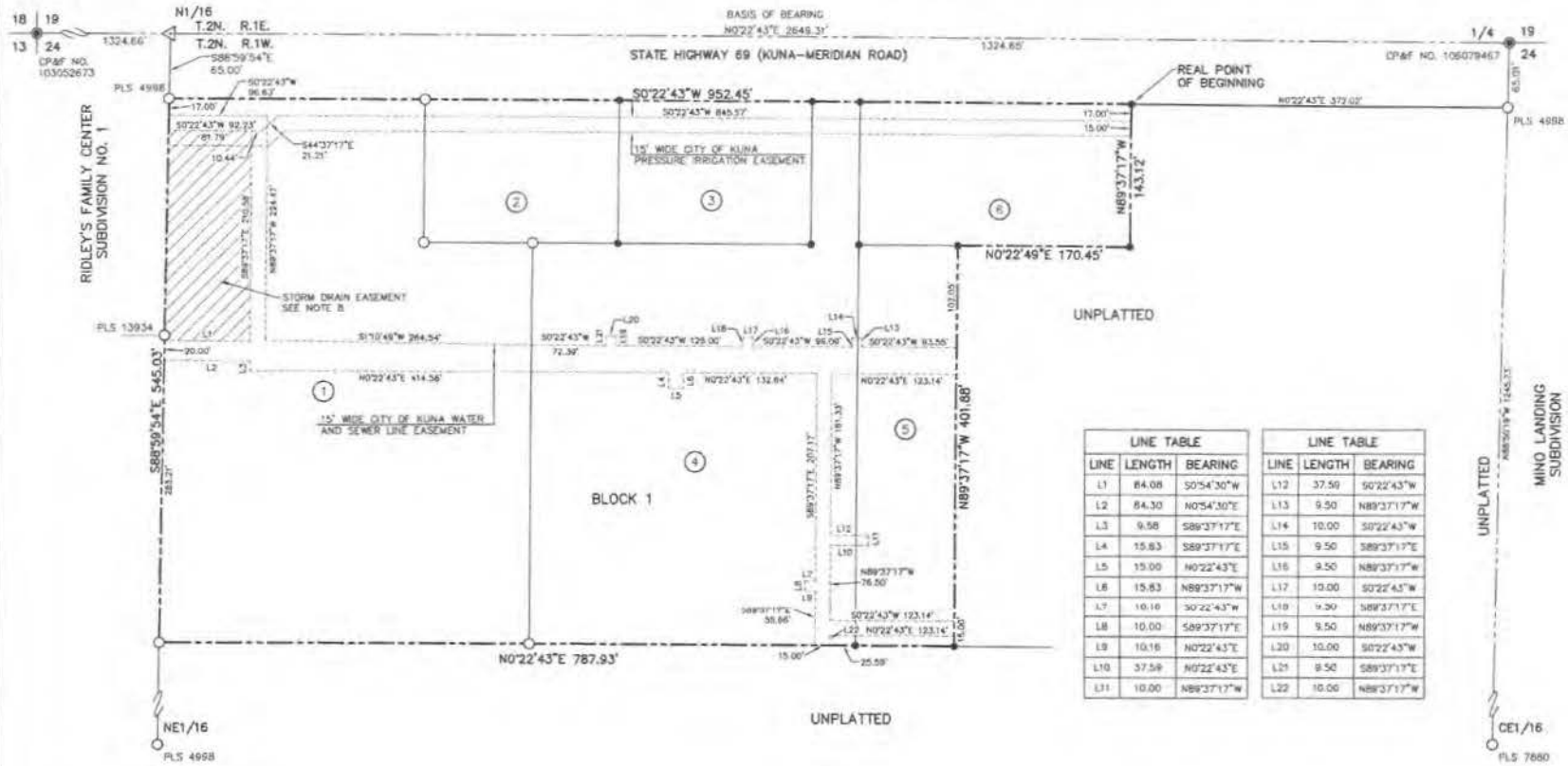
SHEET 1 OF 4

IDAHO SURVEY GROUP, P.C.
1450 E. WATERTOWER ST.
SUITE 130
MERIDIAN, IDAHO 83642
PH: (208) 846-8570
FAX (208) 884-5399

PLAT SHOWING

ENSIGN SUBDIVISION

LOCATED IN THE SE 1/4 OF THE NE 1/4 OF SECTION 24,
T.2N., R.1W., B.M.
KUNA, ADA COUNTY, IDAHO
2016



LINE TABLE		
LINE	LENGTH	BEARING
L1	84.08	S0°54'30"W
L2	84.30	N0°54'30"E
L3	9.58	S89°37'17"E
L4	15.83	S89°37'17"E
L5	15.00	N0°22'43"E
L6	15.83	N89°37'17"W
L7	10.16	S0°22'43"W
L8	10.00	S89°37'17"E
L9	10.16	N0°22'43"E
L10	37.59	N0°22'43"E
L11	10.00	N89°37'17"W

LINE TABLE		
LINE	LENGTH	BEARING
L12	37.59	S0°22'43"W
L13	9.50	N89°37'17"W
L14	10.00	S0°22'43"W
L15	9.50	S89°37'17"E
L16	9.50	N89°37'17"W
L17	10.00	S0°22'43"W
L18	9.50	S89°37'17"E
L19	9.50	N89°37'17"W
L20	10.00	S0°22'43"W
L21	9.50	S89°37'17"E
L22	10.00	N89°37'17"W

LEGEND

- FOUND 5/8" IRON PIN PLS 7729 UNLESS OTHERWISE NOTED
- FOUND ALUMINUM CAP MONUMENT
- SET 5/8" IRON PIN WITH CAP PLS 7729
- SET 1/2" IRON PIN WITH CAP PLS 7729
- CALCULATED POINT
- PROPERTY BOUNDARY LINE
- EASEMENT LINE
- LOT LINE
- SECTION LINE
- (7) LOT NO.

EASEMENTS
(SEE PAGE 1 OF 4 FOR NOTES)

SCALE: 1" = 80'

PRELIMINARY

PROFESSIONAL LAND SURVEYOR LICENSED STATE OF IDAHO GREGORY G. CARTER

SHEET 2 OF 4

ISG IDAHO SURVEY GROUP, P.C.
1450 E. WATERTOWER ST. SUITE 130
MERIDIAN, IDAHO 83642
PH. (208) 846-8570
FAX (208) 884-5399

ENSIGN SUBDIVISION

CERTIFICATE OF OWNERS

Know all men by these presents: That Emmett Partners, LLC, a limited liability company, is the owner of the property described as follows:

A portion of the Southeast 1/4 of the Northeast 1/4 of Section 24, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho being more particularly described as follows:

Commencing at the East 1/4 corner of said Section 24 from which the Northeast corner of said Section 24 bears North 00°22'43" East, 2,649.31 feet;

Thence along the East-West centerline of said Section 24 North 88°50'19" West, 65.01 feet to a point on the West right-of-way line of North Kuna-Meridian Road (St. Hwy. 69);

Thence along said West right-of-way line North 00°22'43" East, 372.02 feet to the **REAL POINT OF BEGINNING**;

Thence leaving said West right-of-way line North 89°37'17" West, 143.12 feet;

Thence North 00°22'49" East, 170.45 feet;

Thence North 89°37'17" West, 401.88 feet;

Thence North 00°22'43" East, 787.93 feet to a point on the North boundary line of the Southeast 1/4 of the Northeast 1/4 of said Section 24;

Thence along said North boundary line South 88°59'54" East, 545.03 feet to a point on said West right-of-way line of North Kuna-Meridian Road (St. Hwy. 69);

Thence along said West right-of-way line South 00°22'43" West, 952.45 feet to the **REAL POINT OF BEGINNING**. Containing an area of 10.38 acres, more or less.

It is the intention of the undersigned to hereby include the above described property in this plat. The easements as shown on this plat are not dedicated to the public. However, the right to use said easements is hereby perpetually reserved for public utilities and such other uses as designated within this plat, and no permanent structures are to be erected within the lines of said easements. All lots in this plat will be eligible to receive water service from an existing City of Kuna main line located adjacent to the subject subdivision, and the City of Kuna has agreed in writing to serve all the lots in this subdivision.

Emmett Partners, LLC

_____
Jeremy Terry, Manager

CERTIFICATE OF SURVEYOR

I, Gregory G. Carter, do hereby certify that I am a Professional Land Surveyor licensed by the State of Idaho, and that this plat as described in the "Certificate of Owners" was drawn from an actual survey made on the ground under my direct supervision and accurately represents the points platted thereon, and is in conformity with the State of Idaho Code relating to plats and surveys.

PRELIMINARY

Gregory G. Carter — 7729 — P.L.S. No. 7729

ACKNOWLEDGMENT

State of Idaho)
) s.s.
County of Ada)

On this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for said State, personally appeared Jeremy Terry,known or identified to me to be the manager of Emmett Partners, LLC, 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 said limited liability company executed the same.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

_____
My commission expires

_____
Notary Public for Idaho
Residing in _____, Idaho

ISG IDAHO SURVEY GROUP, P.C.
1450 E. WATERTOWER ST.
SUITE 130
MERIDIAN, IDAHO 83642
(208) 846-8570

ENSIGN SUBDIVISION

HEALTH CERTIFICATE

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied according to the letter to be read on file with the County Recorder or his agent listing the conditions of approval. Sanitary restrictions may be re-imposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval.

_____
District Health Department, 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 _____, 20____.

_____
President, ACHD

APPROVAL OF CITY ENGINEER

I, Gordon Law, the 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

I, the undersigned, City Clerk in and for the City of Kuna, Ada County, Idaho, hereby certify that at a regular meeting of the City Council held on the _____ day of _____, 20____, this plat was duly accepted and approved.

_____
City Clerk, Kuna, Idaho

CERTIFICATE OF COUNTY SURVEYOR

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

_____
County Surveyor

CERTIFICATE OF COUNTY TREASURER

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

_____ _____
Date County Treasurer

COUNTY RECORDER'S CERTIFICATE

State of Idaho)
) s.s.
County of Ada)

I hereby certify that this instrument was filed for record at the request of _____ at _____ Minutes past _____ O'clock _____.M. on this _____ day of _____, 20____, in Book _____ of plats at Pages_____

Instrument No. _____

_____ _____
Deputy Ex-Officio Recorder

PRELIMINARY

PROFESSIONAL LAND SURVEYOR LICENSED STATE OF IDAHO GREGORY G. CARTER

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

EXHIBIT "C"

Legal Description of Initial Phase Sign Easement

Portions of the East 1/2 of the Northeast 1/4 of Section 24, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho being more particularly described as follows:

NORTH EASEMENT

COMMENCING at the East 1/4 corner of said Section 24 from which the Northeast corner of said Section 24 bears North 00°22'43" East, 2649.31 feet; Thence North 07°48'38" West, 687.99 feet to the **REAL POINT OF BEGINNING**;

Thence North 89°37'17" West, 20.00 feet;

Thence North 00°22'43" East, 8.00 feet;

Thence South 89°37'17" East, 20.00 feet;

Thence South 00°22'43" West, 8.00 feet to the REAL POINT OF BEGINNING.

EXHIBIT "D"

Legal Description of Second Phase Sign Easement

Portions of the East 1/2 of the Northeast 1/4 of Section 24, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho being more particularly described as follows:

SOUTH EASEMENT

COMMENCING at the East 1/4 corner of said Section 24 from which the Northeast corner of said Section 24 bears North 00°22'43" East, 2649.31 feet; Thence North 62°08'23" West, 110.47 feet to the **REAL POINT OF BEGINNING**;

Thence North 89°37'17" West, 20.00 feet;

Thence North 00°22'43" East, 8.00 feet;

Thence South 89°37'17" East, 20.00 feet;

Thence South 00°22'43" West, 8.00 feet to the REAL POINT OF BEGINNING.

Neighborhood Meeting Minutes 6/29/2020

The following individuals were sent a notice of neighborhood meeting on 6/15/2020. A copy of the notice of meeting is attached.

PRIMOWNER	ADDCONCAT	STATCONCAT
CFT NV DEVELOPMENTS LLC	1120 N TOWN CENTER DR STE 150	LAS VEGAS, NV 89144-0000
SDN LLC	P O BOX 1939	EAGLE, ID 83616-0000
EMMETT PARTNERS LLC	579 S MOSS HILL DR	BOUNTIFUL, UT 84010-0000
1011 N MERIDIAN ROAD LLC	408 E 41ST ST	BOISE, ID 83714-0000
NICOLAYSEN STEPHEN CARL	PO BOX 607	MERIDIAN, ID 83680-0000
EXCHANGERIGHT NET LEASED PORTFOLIO 16 DST	PO BOX 60308	PASADENA, CA 91116-0000
CJM LIMITED LIABILITY LIMITED PARTNERSHIP	621 WASHINGTON ST S	TWIN FALLS, ID 83301-0000
RAMA GROUP LLC	1548 W CAYUSE CREEK DR STE 100	MERIDIAN, ID 83646-0000

The meeting started at 6:00 pm and ended at 6:45 pm. A representative from Emmett Partners, LLC was the only attendee. No objections were noted.

M. Brett Jensen

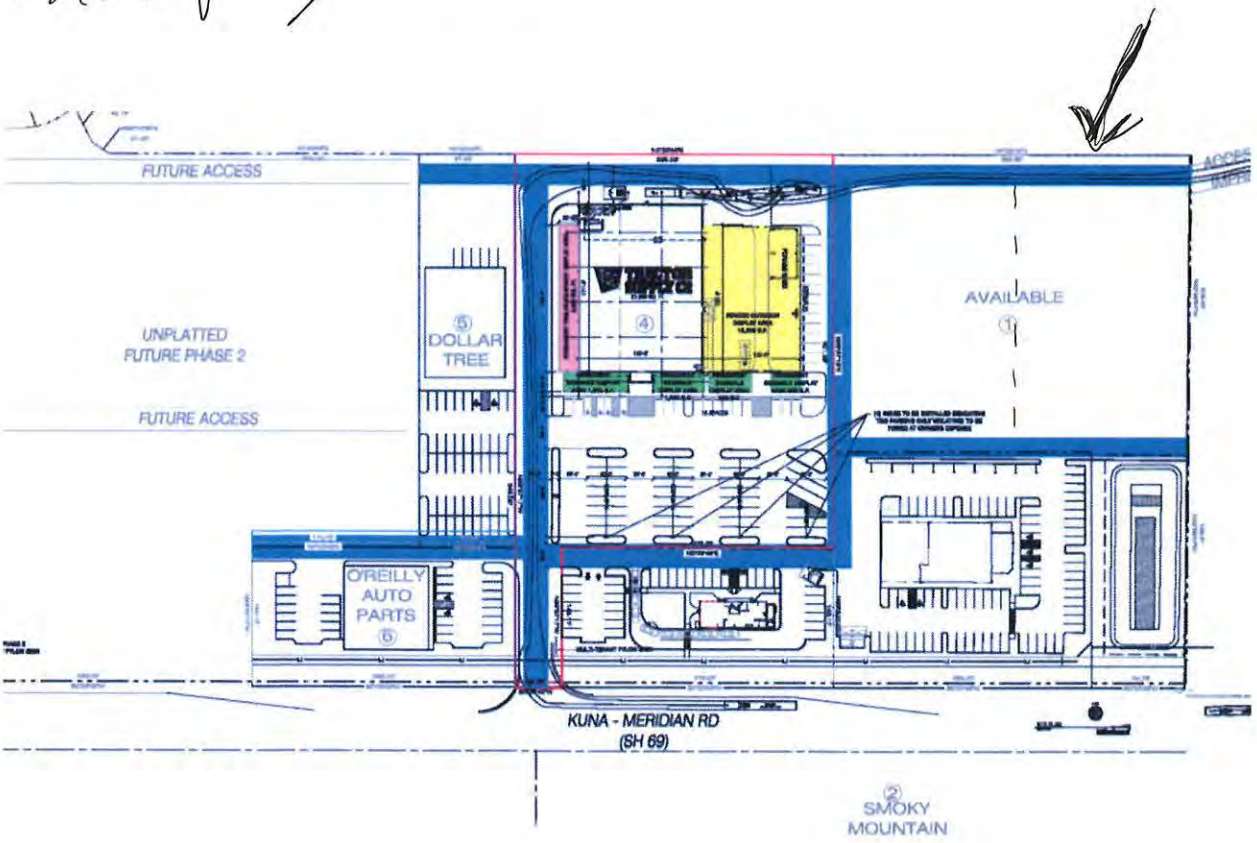
ENSIGN DEVELOPMENT GROUP
Developement, Consulting, Investment
Address 2694 North 920 East • N. Logan, UT 84341
Website www.EnsignDevelopmentGroup.com

6/15/2020

Ensign Subdivision Neighbor:
This letter is to notify you that there will be a neighborhood meeting regarding the Ensign Subdivision application for re-subdividing lot 1 into two separate lots. The neighborhood meeting will be held June 29, 2020 at 6:00 pm, on site, next to the Tractor Supply store in Kuna, ID. We ask that you respond by email if you are planning on attending this meeting.

brett@ensigndevelopmentgroup.com

Thank you,



Ensign Plat Split Neighborhood Meeting Attendance 6/29/2020

Owner	Representative Name	Signature
PRIMOWNER		
CFT NV DEVELOPMENTS LLC		
SDN LLC		
EMMETT PARTNERS LLC	Brett Jensen	
1011 N MERIDIAN ROAD LLC		
NICOLAYSEN STEPHEN CARL		
EXCHANGERIGHT NET LEASED PORTFOLIO 16 DST		
CJM LIMITED LIABILITY LIMITED PARTNERSHIP		
RAMA GROUP LLC		

City of Kuna

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

P&Z Findings of Fact and Conclusions of Law

To: Planning and Zoning Commission

Case Number(s): 20-01-CPF (Combo PP & FP)
Ensign Sub. No. 1

Location: South West Corner (SWC) of Meridian & Deer Flat Roads
Kuna, Idaho 83634

Planner: Troy Behunin, Planner III

Hearing Date: June 9, 2020
Tabled To: July 14, 2020
Findings: *July 28, 2020*

Owner: **Emmett Partners, LLC**
579 S. Moss Hill Dr.
Bountiful, UT 84010
435.881.9040
brett@ensigndevelopmentgroup.com

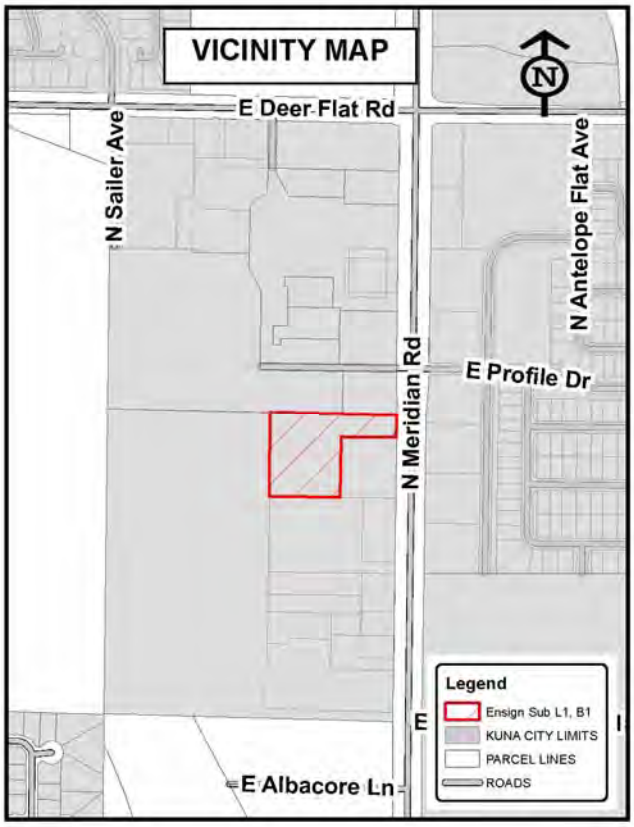


Table of Contents:

A. Course Proceedings
B. Applicant Request
C. Site History
D. General Project Facts
E. Staff Analysis
F. Applicable Standards
G. Comprehensive Plan Analysis
H. Kuna City Code Analysis
I. Decision by the Commission

A. Course of Proceedings

1. Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states that annexation and combination plat applications are designated as *public hearings*, with the Planning and Zoning Commission as the recommending body, and 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	June 29, 2020 (four persons attended)
ii.	Agencies	March 20, 2020
iii.	300' Property Owners	May 29, 2020
iv.	Kuna, Melba Newspaper	May 20, 2020
v.	Site Posted	June 29, 2020

B. Applicant Request:

1. Applicant, Emmett Partners, LLC requests Preliminary Plat & Final Plat Combination Plat (Short Plat) request to Re-subdivide one lot within Ensign Subdivision No. 1. Applicant requests approval to subdivide Lot 1, Block

1 of Ensign Subdivision No. 1, into two pieces in this *Commercial* Subdivision within Kuna, City, ID 83634, Section 24, Township 2 North, Range 1 West; (APN: R2404320010).

C. Site History: The approx. 3.095 acre subject site is within a Commercial Subdivision known as the Ensign Subdivision and is known legally as Lot 1, Block 1 within the same which was created in 2017.

D. General Projects Facts:

1. **Comprehensive Plan Designation:** The City of Kuna's Future Land Use Map identifies the subject site as a Commercial use. 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 Future Land Use Map (FLUM) is intended to serve as a *guide* for the decision-making body for the City. The FLUM indicates land use designations generally speaking, it is not the actual zone. The Future Land Use Map identifies the approx. 3.0975-acre site as Commercial.

3. **Kuna Recreation and Pathways Master Plan Map:**
The Kuna Recreation and Master Pathways Plan map does not identify a future trail in the general area.

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

North	C-1	Commercial – Kuna City
South	C-1	Commercial – Kuna City
East	C-1	Commercial – Kuna City
West	R-6	Med. Den. Residential – Kuna City

5. **Parcel Sizes, Current Zoning, Parcel Numbers:**
   - Approx. 3.095 acres total
   - C-1 (Neighborhood Commercial) – Kuna City
   - Parcel # R2404320010

6. **Services:**
Sanitary Sewer– City of Kuna (*In the future*)
Potable Water – City of Kuna (*In the future*)
Irrigation District – Boise-Kuna Irrigation District (*In the future*)
Pressurized Irrigation – City of Kuna (KMID) (*In the future*)
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 is no structure on site. This sites general slope is between 1.0 - 1.4%. The sites vegetation is consistent with a empty lot.

8. **Transportation / Connectivity:** The applicant proposes access from the two existing private driveways built for the site, and by extending the asphalt for their sites needs.

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.

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

- City Engineer..... Exhibit B-1
- Ada County Highway District (ACHD)..... Exhibit B-2
- Central District Health Department (CDHD) ..... Exhibit B-3
- Department of Environmental Quality (DEQ)..... Exhibit B-4
- Idaho Transportation Department (ITD)..... Exhibit B-5
- Kuna Rural Fire District (KRFD) ..... Exhibit B-6

E. Staff Analysis:

Applicant requests approval to further subdivide the subject property known as Lot 1, Block 1 within existing Ensign No. 1 Subdivision creating a two-lot subdivision. Applicant intends to develop these two lots into commercial pads to be used for commercial purposes.

All required utilities were installed at time of site development for Ensign Sub No. 1. Applicant proposes access to the new lots by connecting to and extending the existing pavement from the private driveway to each of the proposed lots. Staff recommends that the applicant be conditioned to join the POA (Property Owners Association) and participate in the permanent and continuous maintenance and care of the private lane. With that assurance provided, then staff has no concerns with the private driveway. Staff recommends the applicant be conditioned to provide connection to adjacent lots and parcels for future internal circulation for all types of traffic without limit.

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. 20-01-CPF to the Commission with the recommended conditions of approval listed in section "I" of this report.

F. Applicable Standards:

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

G. Comprehensive Plan Analysis:

Kuna Planning and Zoning Commission have accepted the Comprehensive Plan components, and have determined the proposed Combo plat request for the site *is* consistent with the following Comprehensive Plan components as described below:

Goal Area 1: Kuna will be economically diverse and vibrant.

Goal 1 A: Ensure Land use in Kuna will support economic development.
1 B: Support development of a skilled, talented and trained workforce.
1 C: Attract and encourage new and existing businesses.
1 D: Address and plan for economic expansion of the City and region.

Objectives:

1.A.2. Create commercial nodes and corridors that support development of economic opportunities that do not compete with downtown revitalization efforts.

Policies:

1A.2.d: Designate a sufficient quantity of land on the Future Land Use Map for commercial use.

Plan Implementation: (Pg. 18)

2. Develop true mixed-use areas and new commercial areas and employment centers.

Goal Area 3: Kuna's land uses will support a desirable, distinctive and well-designed community.
Goal 3 C: Encourage development of commercial areas with good connectivity and character.

Goal Area 4: Kuna will be a connected community through strong transportation and infrastructure systems.

- Goal 4.B.2: Maintain and expand sidewalks and pedestrian facilities within the community.

  Policies:
  4.B.2.C. Promote the installation of off-system pedestrian pathways to create (neighborhood) connections and reduce the length of non-motorized transportation routes.

  Objectives:
  4.C.2.c: Promote the installation of off-system bicycle pathways to create neighborhood connections and reduce non-motorized transportation route lengths.

- Goal 4.D: Promote a connected street network that incorporates mid-mile collectors and crossing for improved (neighborhood) connectivity.

  INTENT:
  1. *Reducing access to Meridian Road/Highway 69;*
  2. *Improving connectivity, and*
  3. *Providing viable access to the growing commercial/mixed-use corridor.*

H. Kuna City Code Analysis:

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

   Comment: *The proposed applications adhere to the applicable requirements of Title 5 and Title 6 of KCC.*

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

   Comment: *The 3.095-acre approximate (approx.) site appears to be suitable for the proposed development.*

3. The combo plat request is not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.

   Comment: *The land to be developed is not used as wildlife habitat. Roads, driveways, family units and open spaces are planned for construction according the City and ACHD requirements and best practices and will therefore not cause environmental damage or loss of habitat.*

4. This application *is not* likely to cause adverse public health problems.

   Comment: *The project would connect to public sewer and potable water systems, therefore eliminating the occurrence of adverse public health problems.*

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

   Comment*: The combo plat request considers the location of the property and adjacent uses. The adjacent uses are medium density residential and commercial (Kuna City) and rural residential (Ada County).*

6. The existing and proposed street and utility services in proximity to the site *are* suitable *or* adequate for a commercial development.

   Comment: *Correspondence from ACHD and Kuna Public Works confirms that the streets and utility services are suitable and adequate for this project, however, per Kuna City Engineer, a commensurate impact of City services will result with this development.*

I. Recommendation by the Commission:

Based on the facts outlined in staff's memo, the Comp Plan, City Code, the record before the Commission, the applicant's presentation, public testimony and discussion during the public hearing by the Planning and Zoning Commission of Kuna, Idaho, the Commission hereby recommends approval to City Council for Case No's 20-01-CPFS, a Combo Preliminary and Final Plat request by Emmett Partners, LLC, with the following conditions of approval *at time of development*:

20-01-CPF (Combo Preliminary & Final Plat) During the public hearing by the Planning and Zoning Commission of Kuna, Idaho, the Commission hereby recommended approval to City Council for Case No. 20-02-CPF, a Combo Preliminary & Final Plat request by Emmett Partners, LLC,, with the following conditions of approval:

- *Applicant shall follow the conditions outlined in the staff report,*
- *Applicant shall join the property owner's association.*

And;

1. The applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
   a. The City Engineer shall approve all sewer connections and grading plans.
   b. The City Engineer shall approve drainage and grading plans.
   c. Central District Health Department requires the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties".
   d. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan by the City engineer.
   e. The Kuna Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District is required.
   f. The *Boise Project Board of Control* shall approval all modifications to the existing irrigation system.
   g. No public street construction may be commenced without the approval and permit from Ada County Highway District and Idaho Transportation Department.
   h. All public rights-of-way shall be dedicated and constructed to standards of the City and Ada County Highway District.
2. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see **KCC 6-4-2-W**.
3. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
4. When required, submit a petition to the City (as necessary, confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and request to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation System of the City (KMIS).

5. Connection to City Services (Sewer, Water, Pressurized Irrigation) is required. The applicant shall conform all corresponding Master Plans.
6. Applicant shall work with staff in order to provide locations of street lights as required by Kuna City Code.
7. Street lights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Skies practices.
8. Fencing within and around the site shall comply with Kuna City Code (Unless specifically approved otherwise and permitted).
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.
10. Landscaping cannot be placed within ten (10) feet of any and all meter pits, pressurized irrigation valves, and/or ACHD underground facilities and must honor all vision triangles.
11. Any revisions of the plat are subject to administrative determination to rule if the revision is substantial.
12. The land owner/applicant/developer, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through public hearing processes.
13. Applicant is conditioned to provide connection to adjacent lots and parcels for future internal circulation for all types of traffic without limit.
14. Developer/owner/applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
15. Developer/owner/applicant shall comply with all local, state and federal laws.

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

Planning and Zoning Commission
Findings of Fact and Conclusions of Law

Based upon the record contained in Case No. 20-01-CPF, including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, including the exhibits, and the testimony during the public hearing, the Planning and Zoning Commission hereby recommends *approval* of the Findings of Fact and Conclusions of Law, and conditions of approval for Case No. 20-01-CPF a request for a combo/short plat approval by Emmett Partners, LLC:

1. *The Kuna Planning and Zoning Commission approves the facts as outlined in the staff report, the public testimony and the supporting evidence list presented.*

   Comment: *The Commission held a public hearing on the subject applications on July 14, 2020, to hear from City staff, the applicant and to accept public testimony. The decision by the Commission is based on the application, staff report and public testimony, both oral and written.*

2. *Based on the evidence contained in Case No. 20-01-CPF, this proposal generally complies with the Comprehensive Plan and City Code.*

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

3. *Based on the evidence contained in Case No. 20-01-CPF, this proposal does generally comply with the Kuna City Code.*

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

4. *The Kuna Planning and Zoning Commission has the authority to recommend approval to Council for Case No. 20-01-CPF.*

   Comment: *On July 14, 2020, the Commission voted to recommend approval of Case No. 20-01-CPF.*

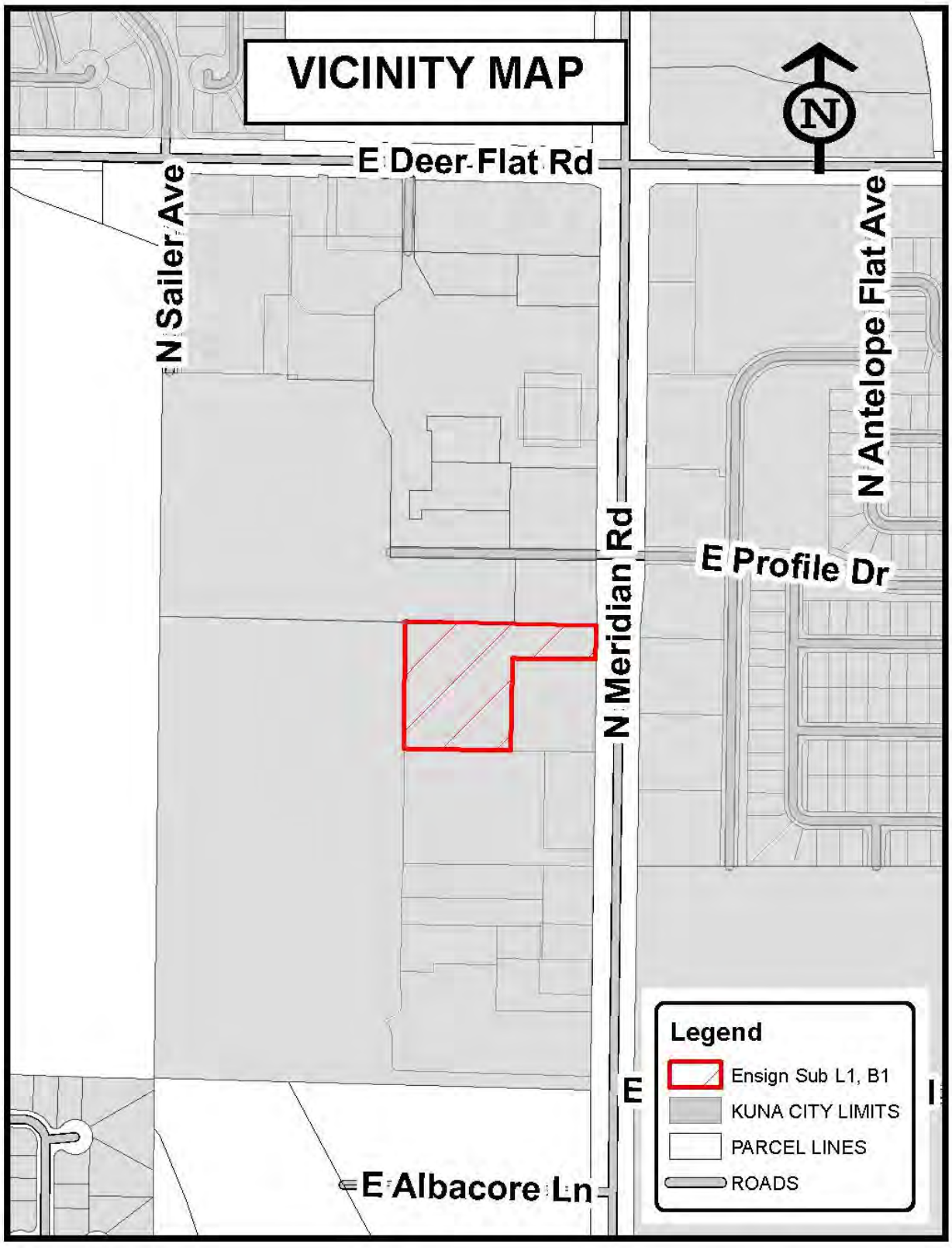
5. The public notice requirements have been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.

   Comment: *Neighborhood Notices were mailed out to residents within 300-FT of the proposed project site on May 29, 2020, and a legal notice was published in the Kuna Melba Newspaper on May 20, 2020. The applicant placed a sign on the property on June 20, 2020.*

DATED: this 23rd day of June, 2020.

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:
Troy Behunin, Planner III


VICINITY MAP
N
E Deer Flat Rd
N Sailer Ave
N Antelope Flat Ave
N Meridian Rd
E Profile Dr
E Albacore Ln
Legend
Ensign Sub L1, B1
KUNA CITY LIMITS
PARCEL LINES
ROADS

KUNA Planning & Zoning

Council Chambers | 751 W 4th Street, Kuna, Idaho 83634 | 6:00 PM

PLANNING & ZONING COMMISSION
MINUTES
Tuesday, July 14, 2020
6:00 PM

Under authority of the Governor's partial Open Meeting Law Suspension Proclamation dated March 13, 2020, and due to social distancing protocol, the Council Chambers Audience Occupancy Capacity was 15. Social Distancing was required.

This meeting was also streamed Live on the City of Kuna Idaho Facebook page:
https://www.facebook.com/CityofKunaIdaho/

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.

1. *CALL TO ORDER AND ROLL CALL:* 6:10 PM

COMMISSIONERS:
Chairman Lee Young
Vice Chairman Dana Hennis – Absent
Commissioner Cathy Gealy
Commissioner Stephen Damron – Absent
Commissioner John Laraway

CITY STAFF PRESENT:
Wendy Howell, Planning and Zoning Director
Troy Behunin, Senior Planner
Jessica Reid, Planning & Zoning Staff

2. *CONSENT AGENDA:* *All Listed Consent Agenda Items are Action Items*

A. **Planning and Zoning Commission Meeting Minutes**

1. June 23, 2020

B. **Findings of Fact & Conclusions of Law**

1. Case No. 19-08-ZC (Rezone), 19-10-S (Preliminary Plat), 19-06-SUP (Special Use Permit) & 20-03-DR (Design Review) Monarch Landing Subdivision
2. Case No. 20-01-SUP (Special Use Permit) 3040 W. Pear Apple Street In-Home Daycare
3. Case No. 20-09-DR (Design Review) Francis Dental Office

Commissioner Cathy Gealy moved to approve the Consent Agenda. Seconded by Commissioner John Laraway. Approved by the following roll call vote:
Voting Aye: Chairman Lee Young, Commissioner Cathy Gealy and Commissioner John Laraway.
Voting No: None
Absent: 2
Motion carried: 3-0-2

3. *PUBLIC HEARING:*

A. **Case No. 19-14-AN (Annexation), 19-11-S (Preliminary Plat) & 19-32-DR (Design Review) Patagonia East, Ridge & Lakes Subdivisions - ACTION ITEM**

C/Young: Staff has asked that we table this to a date certain due to non-receipt of final agency comments. Is there a date we are anticipating or how far out we anticipate that?

Troy Behunin: Thank you Chairman Lee Young, for the record, Troy Behunin, planner for the Patagonia East, Ridge and Lakes subdivision. The contact at ACHD indicated they will have the report in time for the coming July 28th meeting; in time for staff to review and also for it to be in the packet. **C/Young:** Ok. **TB:** That is the date that staff would recommend but it is up to the Commission to decide. **C/Gealy:** At our previous meeting *unintelligible.*

Commissioner Cathy Gealy moved to table 19-14-AN (Annexation), 19-11-S (Preliminary Plat) and 19-32-DR (Design Review) for Patagonia East, Ridge, and Lakes Subdivision to July 28, 2020. Seconded by Commissioner John Laraway. Approved by the following roll call vote:
Voting Aye: Chairman Lee Young, Commissioner Cathy Gealy and Commissioner John Laraway.
Voting No: None
Absent: 2
Motion carried: 3-0-2

B. **Case No. 20-01-CPF (Combined Preliminary & Final Plat) Ensign Subdivision No. 1 – ACTION ITEM**

Troy Behunin: Once again, thank you Commissioners; for the record, Troy Behunin, Kuna Planning and Zoning Staff, 751 W 4th Street, Kuna, Idaho. The application before you tonight 20-01-CPF, combination preliminary and final plat, for Ensign Subdivision No. 1 is a request from Emmett Partners, LLC group, owners of the property, and they are looking to resubdivide one of the lots within that commercial subdivision. Originally, they wanted to split the lot but as it is in a platted subdivision it would require a replat; that's what this process is designed to do. The subject property is Lot 1, Block 1 and they request that it be split into two different parcels so that the 3.09 acres are split into two separate parcels so that two separate businesses could purchase those. It is staff's understanding that there is a party interested in part of that site and the applicant would like to split that so the transaction could happen, but it does have to go through the public hearing process. It's a fairly simple and straightforward request, Brett Jensen with Emmet Partners, LLC is here tonight and I would stand for any questions you might have. **C/Young:** Are there any questions for staff at this time? **C/Gealy:** I do have one for clarification. In the staff analysis, staff requests that the applicant join the property owner's association; does that need to be included in the conditions of approval? **TB:** I have worked with Brett and his company on other projects and I know that they would be willing to join since it's already in place, we just want to make sure that cross connection and all of those other things that are required *unintelligible.* **C/Gealy:** Thank you. **TB:** You bet. **C/Gealy:** That's the only question that I have. **C/Young:** Ok, is there anything that staff would like to add to that? No, then we'll open the public testimony at 6:12 PM. I don't see anybody on the sign-up sheet, is there anybody here that isn't signed up that would like to testify on this matter? Is there anyone on Zoom wanting to testify? **Jessica Reid:** No, there is not. **C/Young:** Seeing none I will close the public testimony at 6:14 PM and that will bring up our discussion. I feel like this is pretty straight forward case. **C/Gealy:** I agree, I don't have any concerns. **C/Laraway:** I think it's appropriate. **C/Young:** Ok, then I will stand for a motion.

Commissioner Cathy Gealy moved to approve 20-01-CPF (Combined Preliminary & Final Plat) for Ensign Subdivision No. 1 with the conditions as outlined in the staff report and including the additional condition that the applicant join the property owner's association. Seconded by Commissioner John Laraway. Approved by the following roll call vote:
Voting Aye: Chairman Lee Young, Commissioner Cathy Gealy and Commissioner John Laraway.
Voting No: None
Absent: 2
Motion carried: 3-0-2

C. **Case No. 20-01-S (Preliminary Plat) Fossil Creek Subdivision – ACTION ITEM**

Troy Behunin: Good evening Commissioners, once again, Troy Behunin, Kuna Planner, 751 W 4th Street. The two letters that I just passed out to you folks are letters we received yesterday morning and yesterday afternoon, in response for the call for public comment on the Fossil Creek Subdivision; they were not submitted in time to make it into your packets. I would like to take special note that there are two letters in here, one from Mr. John and Clare Marsala which has signatures from their neighbors that feel the same way; the second is from a Mr. James A. Weuhler, I really hope I am not slaughtering his name. Mr. Weuhler resides at 2163 W Quilceda Street here in Kuna; the letter before you was submitted to our office while a moment before, an identical letter was submitted to the Mayor. The Mayor did not read the letter, in fact, he brought it down to our office so we could confirm if it was something he was or was not supposed to read; I have an electronic copy of that identical letter should you wish to see it to confirm that it is an identical letter. This project is on the southside of Deer Flat and just west Ten Mile Road, the application is for a preliminary plat approval and a design review approval for the common spaces; in fact, this is actually a redo of a plat that was submitted back in 2006, they have come back to us with changes. The applicant is proposing to subdivide the approximately the combined 66.75 acres creating a subdivision known as Fossil Creek. The area is presently zoned R-5 which we no longer have, that stems back to the 2003 application, the Future Land Use Map does designate this as a Medium Density zone.... I'm sorry, earlier I said 2006 but I meant 2003, I apologize. The Future Land Use Map and the Kuna Comprehensive Plan Map identifies this parcel as Medium Density which places it between four and eight dwelling units per acre. The application proposes 8.4 acres of useable open space or 12.5%, which includes trails along Ramsey Lateral and a future open space setup along Indian Creek, plus there are other open spaces and trails for the residents. Staff does agree this proposal is in concert with the Future land Use Map and Comp Plan. The applicant proposes 272 home lots and 11 common lots so, there would be a total of 283. Staff has confirmed with the applicant that they will work with Public Works Department to bring utilities to the site and throughout the site, and provide the stubs that are necessary for traffic and utilities to adjacent properties as to conform with Kuna City Code. Public utilities will be provided at the developers cost and will be extended to the site and through the site in sufficient sizes as Public Works deems. Staff has recommended that the applicant be conditioned to multiple items, including working with Kuna Rural Fire District for proper permanent secondary access; streetlights on streets, including the Deer Flat frontage; improve, widen and dedicate public roads with curb, gutter and sidewalk. Staff does find that the preliminary plat does appear to be in concert with Kuna City Code. A design review also accompanies this property and they seek approval for the landscaping, the trails, and the open spaces that are included inside the subdivision. The landscape plan appears to be in substantial compliance with Kuna City Code 5-17, and staff would like to point out that

any changes to the landscape or streetlight plans must receive staff approval prior to these changes being made in construction. At the time of inspections, if staff goes out and finds that conditions are different than the approved plans, changes will be required until the conditions are compliant and will be at the developer's expense. Staff has determined that these applications meet Kuna City Code and the Idaho State Statutes, Kuna Comprehensive Plan and the Future Land Use Map. Our recommendation to the Commission is approval for Case No. 20-01-S and 20-02-DR; I will stand for any questions you might have. **C/Young:** Are there any questions? **C/Gealy:** No questions. **C/Young:** Ok, thank you. Applicant, could you please come forward and state your name and address for the record please. **Jane Suggs:** Thank you Commissioners, I really appreciate you being here and allowing me to do this, I'm not quite used to that as I had another hearing last night *inaudible* showing everyone what we were trying to do so, thank you. My name is Jane Suggs with Gem State Planning, 9840 W. Overland Road, Suite 120, Boise, Idaho, 83709; I am here representing Fossil Creek Subdivision. Let me just start off by saying the proposed subdivision meets all of Kuna Code for the current zone, as Troy talked about, R-5 now R-6 in your code; and we agree with all the conditions of approval. We are doing everything we can to make sure this preliminary plat approved since it already follows the zone for this use and the Comprehensive Plan as well. As Troy presented, this property is already annexed and subdivided even some time ago, that plat did expire; we talked about bringing that plat back in but had realized that plat conditions had changed and the open space requirement has changed since 2006, sorry, 2003. We were also asked to do a Traffic Study because traffic has changed as well; due to all this we have brought in a new subdivision. If you look at the old subdivision you see cul-de-sacs, you see straight streets, we don't do so many cul-de-sacs anymore, so let's look at the landscape plan; you can see we have more connectivity, so no cul-de-sacs, a lot of connectivity, pathways that you can see here. This is a new project but generally the same layout, we will have 272 single family home lots on 66.75 acres. The smallest lots are closer to the park as you typically see, and the larger lots are down along the south boundary because we are adjacent to a rural subdivision in the county, the Secluded Court Subdivision. We are including the 8.2 acres of useable open space, of course that does not include the buffers or the endcaps, the landscape because that is not considered useable open space. If you look you can see a 5-acre park with a playground, a covered shelter and a half basketball court there in the west corner. We also have some additional just open areas, one along the Ramsey Lateral that is 2.5-acres, for open play; of course, sidewalks and pathways connect to these open spaces. We are building our streets to Kuna and ACHD standard and providing the stub streets, these stub streets go southwest, south, east, and connect to potential future development *inaudible.* We do expect this will take probably 5 years to build out, it may be a little longer because of the economy, we can't predict that. Again, we have designed Fossil Creek to meet Kuna Subdivision Code and we agree with the conditions of approval. There is one clarification on condition 13, it says this shall be approved (Condition 13 states, "The applicants proposed preliminary plat (dated 02/11/20) shall be considered a binding site plan *or as modified and approved* through the public hearing process.), we have just found out from ACHD that they are requesting additional 10 Feet of right-of-way on Deer Flat. Our plan does not show the additional right-of-way but, we have saved ourselves with that plat the 35 Feet of buffer space; that is much more than the required 20 – 25 Feet of buffer, so we have some room there to give ACHD their request. That is the only clarification I see so; this is the plat we are asking you to approve with the addition of the right-of-way ACHD requests. We have not changed anything other than the city construction drawings will show a little bit different (because of the additional right-of-way). We request that you approve our design review for our landscaping and amenities, and with the recommendation of approval to the City Council for our subdivision. Are there any questions? **C/Young:** Could you describe the

fencing types on the perimeters? **JS:** Generally, 6 Foot vinyl fence, not white, more beige in color; we've gone away from the white vinyl fencing. The entire area will be perimetered by the fence, the only way you would might not see the vinyl fence is if we are adjacent to some open spaces like the pathway in the middle going east and west in that northwest corner; you see a little pathway between some lots, we would put some open fencing there. It could be some fencing with lattice on the top or maybe even some wrought iron fencing; we don't like to put that 6 Foot fence that close together because we need something different along the pathway. Along the Ramsey Lateral we would like to keep that open but with the houses backing up to it, will likely have some special open fencing, maybe a 4 Foot fence; it's just enough so that if somebody is walking there you can see them. Generally, we will have the fence around the entire subdivision, including the stub streets; unless those stub streets connect into another subdivision, all stub streets will end in a fence. **C/Young:** Ok, some of my questions are going to be clarifications based on comments in the letter we have here and I just want to also get those on the public record. One of the comments in the letter that we received from John and Clare Marsala, I don't have these in the correct order but, a lot of the concerns that I have noted is the fall from north to south from the end; I know they've expressed concerns with irrigation waters staying on the correct sides of the property line. Could you just address that briefly? **JS:** Yes, we have had some previous discussions with Mr. Marsala about that. We don't have the details worked out about that, certainly we're not *unintelligible* the lay of the land so, we will be putting a pressurized irrigation system, there will be a fence there, and we may cut in a little berm so there's no water coming from the flood irrigation from his acres; we don't want the flood irrigation from the north and of course we don't want our irrigation to get on his property as well. Those are some of the guarantees we can give; I don't know if you can see in the plat, but there are *unintelligible* that we would like to see during construction *unintelligible* can be graded in a way to where there is no problem there. We don't have that yet but there are certain details in construction that can be built further down the line. **C/Young:** I just realized with his name on the letter here that he is listed to testify so, I won't need to go through these items here because I am sure they will be brought up during his testimony; I'll stop you here. I just wanted to make sure that if they were not here that their concerns were heard. Are there any questions? **C/Gealy:** I have no questions at this time. **C/Young:** Ok, thank you. **C/Gealy:** Mr. Chairman, I wonder if we could take some time to read the two letters before, we proceed? Before we proceed with the public hearing? **John Marsala:** (From the crowd) *Unintelligible.* **C/Young:** Is it contained to three minutes? If it's going to be read into the record then…. **C/Gealy:** *Unintelligible.* **C/Young:** I agree that maybe, just before we open up the public hearing, that we can take a moment. **C/Gealy:** Thank you. **C/Young:** We'll take a quick pause here. (Pause while letters were read.) Ok, then, we'll go ahead and open the public testimony at 6:34 PM. The first person that is listed to testify has three minutes to state whatever they'd like, and then the applicant then has a chance to come back and answer your questions, and that's how that works. With that, first I have listed, we'll start with those that are in opposition, to testify. Clare, could you please come up and state your name and address for the record please? **Clare Marsala:** Clare Marsala, 2150 Secluded Court, Kuna, Idaho, 83634. I don't want to insult your intelligence; you guys have a copy and I assume you've read about our concerns here. I do want to say that I am here on behalf of the twelve people that signed this letter. As a long time resident of Kuna, but someone who is ignorant of the political process; I think I speak for some of the others when I say it just feels like every single subdivision that comes along gets approved. Traffic is so bad on Ten Mile and Deer Flat right there; is there any consideration that is put into it? My goodness, we've got enough cars, we've got enough kids packed in the schools, you know, where are the schools going to be built? Corey Barton doesn't have enough money? I feel like our town is turning into Corey

Barton town. With six houses per acre, everything looks the same. Are there no large acreage lots anymore? Are there custom homes? It's just, I don't know. I'm certainly not the only citizen that talks this way, maybe others don't voice it but that is what the community says. When is it going to stop? When are we going to stop this cramming in new subdivisions? I'm assuming that this will naturally get approved as they all do, but I am hoping that….you know, we have no concerns about that stub street; we don't ever want a stub street coming through or people coming through our property because that stub street is right on our property. We don't want kids coming through and taking shortcuts across our property, going to the two schools that are right at the end of our road. I guess I would like to hear you guys speak to the overcrowding on all those roads, all the cars coming out on Deer Flat to the schools and such because I am unfamiliar with the process you guys have with approving these subdivisions. Thank you. **C/Young:** Ok, thank you. Next, I have listed John Marsala. Did you still want to testify? Ok, please step forward and state your name and address for the record please. **John Marsala:** John Marsala, 2150 W. Secluded Court, Kuna, Idaho, 83634. I am speaking on behalf of the issues with the new subdivision and Secluded Creek Estates. I have a list here real quick, I just want to mention these for the record. The property line surveyed is about three feet on the north side of the fence line, we have located those pins by electronic device so that we could ensure that they follow the correct property lines; my neighbor and I, we actually ran a string from one pin to the other, 722 Feet, so we want to make sure that they follow the correct property line. There are three in-ground swimming pools near the property line, they are concerned about the dust and the dirt going into those pools and clogging up those filters; we already have issues with the farming that goes on but we tolerate it because its Ag and we would prefer the fields instead of the houses. We are also concerned about the work starting too early in the morning, we already hear the back up beepers and safety beepers from all the heavy equipment at six o'clock in the morning traveling all the way over to our house, from a subdivision that is being built already. Also, we are very concerned about the changes to the irrigation water box on Ten Mile by Ramsey 577. We understand from our neighbors that they had issues over on Deer Flat where they had destroyed the water box and they could not get their irrigation water to their property; I have 110 trees on my property, 54 seventy foot Poplar trees along the property line that need water during the summer time, I'm really concerned about the irrigation water getting to my trees. Also in regards to the irrigation water, it flows a little bit north and a little bit west then flows to the Hintz's property into a small little collection area; it collects on both sides of the property line, sometimes it's a pretty good-sized pond. We want to be good neighbors to the neighbors that will eventually be behind us, we don't want our water flooding their backyards out so, we were asking if there could be a small 6 inch or 12 inch berm between the property lines built to control that water while irrigating. The last item is the stub street, Jane and I were talking and my neighbors are very, very concerned by the stub street. There's a precedence set back up *unintelligible* and they deleted the stub street; we are asking that the stub street be deleted and if not, we would like it moved down farther because right now where it's located, if it eventually came in, it would cut my property in half. We would like a lot of concern to the stub street. Also, already right now, we have people crossing the pastures to get to the pond that come across at random and we have to deal with that right now. So, those are the things we are concerned about; the kids jumping the fence and coming through the stub street, crossing our property, the Hintz's property, and the Jacobson's property. **C/Young:** Ok, thank you. Is there anybody on Zoom that is signed up to testify? **Jessica Reid:** No there is not. **C/Young:** Then, could you please come back up Ms. Suggs. **JS:** Jane Suggs, Gem State Planning, representing Fossil Creek Subdivision. As Mr. Marsala has said, we have talked, we talked previously and he was actually nice enough after our neighborhood meeting to provide me with a list of questions and I recently responded; I thought I had

responded earlier in an email but we have kind of responded to some of those questions with this communication between us. Let me tell you first, going through the letter, there were some concerns about traffic. We have done a traffic study and have found out through ACHD that both Deer Flat and Ten Mile have capacity. Now you might know from our traffic study with ACHD that eventually, there will be a single lane roundabout there; it's not funded and it's not going to come anytime soon, it's not in their work plan, the five year plan or the ten year plan but, that is something that they have an idea of what will be built there. In talking about the stub streets, (requests the map be shown on screen) I think I could move that over maybe two lots, I can't make it come down the north-south street, but I can move it over about two lots; I can't get it too close because we have to have an offset but that might move it enough so that it's not right in the middle of Mr. Marsala's. It can be made a condition that we move the stub street one, maybe two, lots over; they can slide over a little bit, I'll have to convince my engineer that's a good thing. We do break up the streets with intersections, we can't be too close, but we try to break up those long stretches of street with that. *Unintelligible* where the property line is, we will follow that; sometimes of course, things get moved around and a fence isn't always on the property line. The property lines are actually three feet north of the fence but we will follow the pins of course. Yes, there are in-ground pools; when you're living next to somebody who's basically plowing up 66 acres creating dust, but we don't expect much worse than that. During construction we have water trucks and things that keep the dust down, then of course when the property gets developed, there will be noise just like everybody else has. I don't expect the dust to be even as bad as they experience now when there's someone out there in springtime doing the plowing. We talked about the fencing already, the vinyl fence is pretty typical; anything higher than that I don't have to do, six foot is standard, it's what the city asks us to do. We're going to try and make sure there aren't any step-holds for the kids to use to jump over, I haven't been able to jump over a vinyl fence ever. I need to refer to, as far as construction, Kuna's Ordinance. The Ordinance does say when construction can start and when it has to stop; something like 7 AM to 7 PM, we would certainly follow that noise Ordinance. Certainly, on days like in the summer, we would like to start earlier but we will follow the requirements of the City Code. **C/Young:** Ok. Let's get back to the stub street and the fencing question and maybe address those more; I assume it's the intent to run that vinyl fence across the future stub street location so there's a continuous fence across that so there's not a gap in the fence or an opening, right? **JS:** There's not a gap. *(Comments from audience.).* I think the issue is, if I can share, the concern is if there is a stub street right there, that people are likely to spend some time there, to back their cars up, someone had said something about trash being thrown over the fence; I would hate to think that would happen even in someone's backyard, sometimes people cut the grass and dump it. I hear that sometimes from Ag(riculture) users that people come in with subdivisions and just think that that's a wasteland, so, CC and R's will certainly address that and address that. There isn't anyway you are required to improve the street like a regular street, all the way to the property line boundary and then put the fence in. We're just going to have to depend on the neighbors to be the eyes there and make sure kids aren't jumping over the fence; I mean, they could do that in somebody's backyard too but we are hoping that people don't do that. I think that has covered some of the things; the fact that there's dust in an area that nobody owns, that is open to the fence….I really don't have a way to control that, I think after awhile between the neighbors and the CC and R's, the neighborhood association would handle that. Let me finish up, I don't want to take all night here. I don't have the authority to specify one-story houses there, this is typically *unintelligible* these 10,000 Square Foot lots which is like a quarter of an acre, they're wide and they are typically two-story houses or if they're one, they have bonus rooms and upper stories and that type of thing. I don't have the authority to agree with that, it can be

conditioned but, I'm hoping with those lots that the builder, it's Corey Barton, with those lots will do some different styles on those wider lots. I just don't have the authority to suggest that. The Poplar trees, they're on Mr. Marsala's property; he does have a lot of trees, we walked through that whole area back in February. If they're on his property we won't be doing anything with them, if they are on the subject property (the subdivision property), they may have to be cut down but, I think with the trees because of where the fence is and that the property line is north of the fence, I don't think we would be doing anything to destroy his trees. And as you know, you've heard this before, state law does require us to maintain irrigation throughout the irrigation season. Our engineers and our contractors will make sure that nobody ends up without their water, in fact, you'll find out that in the next couple of weeks we will start working on our plans to submit to the irrigation companies for them to review so we can start our work when there is no irrigation water coming out. We talked a little bit about the possible berm, again, we don't have the details exactly of what that is going to look like on that south property boundary; of course, we don't wand flood waters coming into the neighborhood and we don't want our water to flow into theirs. There is a requirement that we keep our runoff on our property. I also looked at the other letter but I don't really have any responses to the other letter that was sent; it's mostly about just *unintelligible* in general and it wasn't very specific to this project. Did I answer the questions? I know that you didn't have much time to review that. **C/Gealy:** Does the stub street have to be there? **JS:** It is a requirement of ACHD and the City of Kuna that all properties adjacent to it has to have some connectivity. We could go on with stories about how we don't do these things and then someone comes into Secluded, and it's very limited on how to get *unintelligible* protection. Let's say you don't have those streets, and I'm not saying Mr. Marsala is going to do this, someone came into these properties and wanted to subdivide and annex; they wouldn't be able to subdivide and build unless they continued the street for second access. Those are just the things from ACHD, they've looked at this plan and is says in the staff report we have to have those stubs in the infrastructure to the south. **C/Gealy:** You do have some flexibility? **JS:** I can't bring it straight down, they're already dinging us with some traffic calming so, to extend our straight streets we can't but I do have flexibility with maybe moving it over to the east; I think that's what Mr. Marsala wants to get it out of the middle of his property and to the end of his property. I could move it to…. I can commit to one but maybe two (lots). **C/Young:** Ok. Are there any others? **C/Gealy:** What about the second access? **JS:** Our first phase will be the western access from Deer Flat and we also have secondary access coming in off the subdivision being constructed now, I think it's called Pawnee. This street actually connects to a subdivision here that has access, so there's two. There's two there and then in the next phase we'll be taking the eastern access off of Deer Flat, then we'd move down to the southwest corner and then the southeast corner. That goes with phasing, there are four big phases that will open that up a little bit more; so, there's north; northwest; northeast; southwest; southeast. **C/Young:** Ok. Anymore questions? Thank you. **JS:** I just want to reiterate; this is already zoned for this; we are just doing a subdivision plat and meeting all of the codes. Thank you very much. **C/Young:** Thank you. **C/Gealy:** Mr. Chairman, could we please take a moment to read the second letter? I didn't get a chance. **C/Young:** Yes. I'll go ahead and close the public testimony then at 6:54 PM, then we'll just take a brief pause to do that. (Commissioners read the second letter that was submitted by Mr. and Mrs. Weuhler). And that brings up our discussion on the application; I don't know who would like to go first. **C/Gealy:** I actually have one more question for staff, if that's alright, it's in respect to the Comprehensive Trails Plan. It looks like part of the western edge bumps up to where the creek is, are there plans for some point for trail along that side of the creek? **TB:** That's a good question, thank you Commissioner Gealy; or the record, Troy Behunin. Yes, there is an intended trail on the plan along Indian Creek and this

property where it is adjacent to the creek, if you look in the southwest corner where there's green strip, that is the only part of the property that is adjacent to the creek. In between the two stub streets on the west side of the project, those are other properties, and that's as close as they get to the creek. **C/Gealy:** Thank you. **C/Young:** I guess for me with the topics, it is consistent with the city's Comprehensive Plan, it's already zoned as medium density and marked in the Comprehensive Plan that was approved last year. The traffic impact study was also reviewed by ACHD and they said the impact was acceptable I guess, for lack of a better word, as far as the increase in traffic at those intersections indicated in the traffic impact study. **C/Laraway:** I just want to add that ACHD, to me, puts us in a bad position. They report the existing traffic condition and the existing configuration of streets in the study areas, and they say roadways meets ACHD's minimum standard. *Unintelligible* it kind of puts us in a bad place because they're saying this is going to be minimum impact for these roads and it just doesn't make sense why they say minimum impact; it either meets a standard or it doesn't. **C/Young:** I think when they look at those studies they say, here is the threshold and it meets that threshold as this is…. hold on, I want to say this correctly…. in essence they are saying, based on the traffic impact study that the increase meets the minimum; it doesn't mean it's going to be an open freeway with fourteen lanes where everybody can go but there is a minimum requirement and it meets those whereas, at a minimum, you have to be able to accept this much traffic, at the minimum you have to be able to do X, Y and Z. They're saying, at a minimum, it meets those thresholds. **C/Laraway:** That's what I'm talking about, there's really no improvements for this until 2035, they're talking about most likely 2031 for improvements to Ten Mile. It's not the developers problem, they're following the guidelines given to them and getting approval from ACHD but I think that puts Kuna in a bad situation to where the citizens are going, "Ok, the traffics getting out of hand", and we all agree, but ACHD says we're good to go. There are projects that are so far down the road that they aren't supporting the subdivisions that they are approving; that's just my personal concern. Again, I know it's not the developers' issue but when you have citizens talking about the traffic, it is going to get worse. I can't tell Mr. Smith that he can't sell his 40-acres of agriculture to anybody when he has the right to sell it to anybody he wants, that's his right if he chooses to, and I understand that, but the traffic starts to get more and more where they are getting pushed down these major arteries of Hubbard, Ten Mile, and Deer Flat. The roads aren't made for it, not now, not today. I know the development probably isn't going to be going on for five years but that's why we need to be thinking five years ahead with what this is going to look like, and we have ACHD that we have to look to as our expert; it kind of puts us in a hard spot. **C/Young:** Yeah. I know there has been outreach from the Mayor to ACHD and Ada County and other local jurisdictions, in trying to come up with an overall county-wide, Treasure Valley-wide plan to address that; baby steps, I don't know. **C/Laraway:** That's just my two cents. **C/Young:** I don't disagree. **C/Laraway:** It looks like a nice subdivision, you know, *unintelligible.* The two-story buildings along the fence, that's something that again, I don't know if we can prevent that or if we should; I know it's a request from the local papers. Things to ponder. **C/Young:** Yeah. My point of view, I don't know that I feel comfortable telling somebody you can't build this here because I'm here first. I understand the privacy and that they're included in that but again, I think your going back to some private property rights and that I'm not comfortable mandating one or the other myself, or requesting a mandate. Again, addressing some of their concerns on the stub street, if we can get that shifted a little bit; again, those stub streets are required by us and ACHD, because yes, there's nothing there today and there will be a fence across the end of that, but twenty years from now, in not just this subdivision but in other subdivision; what's going to happen next and there's planning that goes along. **C/Laraway:** I feel your pain, I live on that spot in my subdivision where it's a dead end and there's a sign all over it that says end of existing road.

C/Young: But figuring out as things are going to grow, as they inevitably will, how we address that. As far as noise and new neighbors and the potential for items appearing on the wrong side of the fence, that is a City Code issue and if something like that happens, it's something that our Code Enforcement people address and put a stop to. **C/Laraway:** And there is a noise Ordinance, if that happens you can always call the police. **C/Young:** As far as dust mitigation, this is also addressed and there are requirements for them to wet down as much as possible throughout construction and maintain low levels of dust. I'll concede there is no way possible to stop hearing a backup beeper during construction. I feel your pain, I know, where I work, they are putting in an eight-story building across the street; I've heard pile driving for eight months, it's just part of construction. I'm not boo-hooing it in any way but it is temporary. I'm just kind of moving my way through the list of concerns, but I think Mrs. Suggs did a pretty good job of addressing those and I was trying to highlight some of that with the traffic impact study that has been looked at and approved by ACHD. I know the fire department, the schools, have also all looked at this and have had a chance to comment on the impacts of this subdivision. **C/Laraway:** I would love to be able to tell the citizens as far as the traffic, go to the Mayor and explain that you like to have a traffic enforcement added to the police department; there are other ways it can be prevented, just not here. **C/Young:** Again, to this particular application, for me it looks good; I like the open space, the parks, connectivity to those parks through different parts of the subdivision. As this one connects to the subdivision being built just to the northwest, staff has indicated there's connectivity to some of those future trails as well. For me, I think if we can get that stub street addressed and shifted to help, I don't have too much concern for this. **C/Gealy:** I also don't have any concerns. I did want to say that the City of Kuna does have a Comprehensive Plan that was redone and just approved within the past twelve months, to try and address some of the concerns in regards to growth. I think we all recognize the increased pressure for housing in the Treasure Valley and our City Code has been adjusted to reflect the wants, needs and desires of our citizens in the Comprehensive Plan. Through this plan process and through this hearing process, city staff and we, try to make sure that applications adhere to City Code and bring the best quality we can to Kuna. I've said it before and I'll say it again, I have two primary concerns when it comes to subdivisions: amenities for the people that live there, is it actually a livable community, and transitions to the existing and surrounding uses. I think in this case, and I want to say I appreciate, the efforts that the applicant has taken to provide the amenities for the people that will be living there and also to address the concerns of the neighbors to the south in providing larger lots in that location, for a better transition. In respect to the inconveniences of construction, I have the sense that the applicant is willing to work with the neighbors and if you don't have satisfaction, I encourage you to come staff with the code violation. With respect to irrigation, my understanding is that it is the responsibility of each landowner to keep their irrigation on their own property; you can work together with the neighbors to do that or you can do it independently. Again, I appreciate your willingness to work with the stub street. I do think…. in some neighborhoods I know you come to a stub street and there's just like a little post, like a field goal, that says street to be continued but from what I understand, this is going to be a six foot vinyl fence; that is going to be a little bit more of a deterrent to cross traffic. I have no concerns with this particular subdivision; it's well thought out, you have addressed concerns of the neighbor and the concerns of the city. **C/Young:** Any other thoughts? Ok, I would stand for a motion then.

Commissioner Cathy Gealy moved to approve 20-01-S (Preliminary Plat) for Fossil Creek Subdivision with the conditions as outlined in the staff report with the modification of condition No. 13 to recognize the right-of-way request from ACHD. Seconded by Commissioner John Laraway. Approved by the following roll call vote:

Voting Aye: Chairman Lee Young, Commissioner Cathy Gealy and Commissioner John Laraway.
Voting No: None
Absent: 2
Motion carried: 3-0-2

Commissioner Cathy Gealy moved to approve 20-02-DR (Design Review) for Fossil Creek Subdivision with the conditions as outlined in the staff report. Seconded by Commissioner John Laraway. Approved by the following roll call vote:
Voting Aye: Chairman Lee Young, Commissioner Cathy Gealy and Commissioner John Laraway.
Voting No: None
Absent: 2
Motion carried: 3-0-2

4. *BUSINESS ITEMS:*

5. *ADJOURNMENT:*

C/Young: Seeing nothing else on the agenda, is there anything that staff would wish to report at this time? Ok.

Commissioner Cathy Gealy moved to approve adjourn. Seconded by Commissioner John Laraway. Approved by the following roll call vote:
Voting Aye: Chairman Lee Young, Commissioner Cathy Gealy and Commissioner John Laraway.
Voting No: None
Absent: 2
Motion carried: 3-0-2

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

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

City of Kuna

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City Council Staff Memo

To: City Council

Case Number: 20-01-S (*Subdivision*), *Fossil Creek Subdivision*

Location: Near the Southwest Corner (SWC) of Deer Flat & Ten Mile Road Kuna, Idaho 83634

Planner: Troy Behunin, Planner III

Hearing Date: October 6, 2020

Representative: *Gem State Planning, LLC*
Jane Suggs
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Applicant: *Trilogy Development, LLC*
Shawn Brownlee
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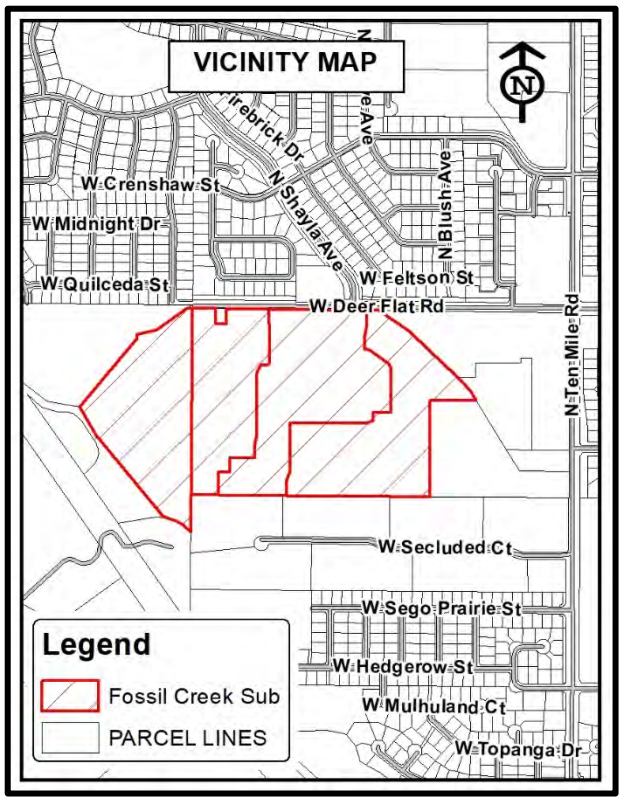

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A. Process and Noticing:

1. Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states that subdivision preliminary plat applications are designated as *public hearings*, with the Planning and Zoning Commission as the recommending body, and the City Council as the decision-making body. These land use applications were given proper public notice and have followed the requirements set forth in Idaho Code, Chapter 65, Local Land Use Planning Act (LLUPA).

a. Notifications

i.	Neighborhood Meeting	Feb. 4, 2020 (twelve persons attended)
ii.	Agencies	March 27, 2020
iii.	400' Property Owners	September 25, 2020
iv.	Kuna, Melba Newspaper	September 16, 2020
v.	Site Posted	September 27, 2020

B. Applicant Request:

1. The applicant, Gem State Planning, LLC requests preliminary plat approval to subdivide approx. 66.75 acres into 283 total lots. The proposed gross density is 4.07 DUA (Dwelling Units/Ac.), and the net density is approx. 6.28 DUA with 12.6% usable open space for a total 8.4 acres (ac.) of open space. This is a revision to a previously approved pre plat site plan. The site is near the Southwest Corner (SWC) of Deer Flat and Ten Mile Road. Kuna, ID 83634; within Section 22 T2N, R1W, B.M., APN No's: S1322212401, S1322120900, S1322121200 and S1322121300

C. Site History: The subject site is approximately 66.75 acres in size and is currently zoned R-5 (MDR) and within Kuna City limits. The subject site has historically been used for agricultural purposes.

D. General Projects Facts:

1. **Comprehensive Plan Designation:** The Future Land Use Map (FLUM) is intended to serve as a *guide* for the decision-making body for the City. The Comp Plan map indicates land use designations generally speaking, it is not the actual zone. The FLUM identifies the approximately 66.75 acre site as Medium Density Residential, or 4-8 DUA.

2. **Kuna Recreation and Pathways Master Plan Map:**
The Recreation and Pathways Master Plan Map indicates a future pathway / trail through the subject site in the Northeast Corner (NEC) along the Ramsey Lateral. Applicant has proposed a pathway and open space along the Ramsey Lateral.

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

North	R-6, R-3, RUT	Low and Medium Density Residential: Kuna City, Rural Residential: Ada County
South	RR & RUT	Rural Residential & Rural Urban Transition: Ada County
East	C-1 & R-4	Neighborhood Comm. & Med. Density Residential: Kuna City
West	R-6 RR	Medium Density Residential: Kuna City, Rural Residential: Ada County

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

Property Owner	Parcel Size	Current Zone	Parcel Number
Corey D Barton	Approx 16.48 ac.	R-5 Med Den Res.	S1322212401
Corey D Barton	Approx 19.13 ac.	R-5 Med Den Res.	S1322120900
Corey D Barton	Approx 2.05 ac.	R-5 Med Den Res.	S1322121200
Corey D Barton	Approx 18.38 ac.	R-5 Med Den Res.	S1322121300

5. **Services:**

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

6. **Existing Structures, Vegetation and Natural Features:** Currently the properties listed above are used for agricultural purposes. There are no residences on these lands. These parcels are generally flat and on-site vegetation is consistent with typical large Agriculture open fields. Bedrock depth according to the USGS, is approx 40" to 60" with an average of 1 - 1.4% slope across the site.

Transportation / Connectivity: The site has approx. 1,344' of frontage along Deer Flat Road. Staff recommends the applicant be conditioned to satisfy Kuna City and ACHD's requirements for roadway improvements for all on-site public roads and for the frontage along Deer Flat Road, including road widening and vertical/rolled curb, gutter and sidewalks at the appropriate widths. Deer Flat Road is a Collector Road. The Applicant shall work with the Emergency Medical Services (EMS) to provide emergency access for the site at proper widths approved by the City of Kuna, ACHD the KRFD.

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

8. **Agency Responses:** The following responding agency comments are included as exhibits with this case file:
   - City Engineer (Paul Stevens) Exhibit B-1
   - Ada County Highway District (ACHD) Exhibit B-2
   - Boise Project Board of Control Exhibit B-3
   - Central District Health Department (CDHD) Exhibit B-4
   - COMPASS (Comm. Planning Assoc.) Exhibit B-5
   - Department of Environmental Quality (DEQ) Exhibit B-6
   - ID Dept. of Water Resources (IDWR) Exhibit B-7
   - Idaho Transportation Department (ITD) Exhibit B-8
   - Kuna Rural Fire District (KRFD) Exhibit B-9

E. Staff Analysis:

Applicant proposes to subdivide approx 66.75 acres to create a subdivision known as *Fossil Creek* Subdivision. The site is within Kuna City limits and is currently zoned R-5 which is a Medium Density Residential **[**MDR**]** zone. The property was zoned with the original preliminary plat back in 2003.

The City of Kuna FLUM and the Comprehensive Plan for Kuna identifies this parcel as MDR, which equals four (4) to eight (8) dwelling units per acre (DUA). This application requests an approx. 4.07 gross DUA. This subdivision proposes 8.4 acres (12.5%) of usable open space including trails along the Ramsey Lateral, and a future open space segment along Indian Creek, plus other internal open spaces and trails. Staff views this proposal to be in concert with the FLUM and Comprehensive Plan. Applicant proposes 272 home lots and 11 common lot (283 total). Staff recommends the applicant be conditioned to work with the Public Works department to bring utilities to and thru the site and provide stubs to adjacent properties in conformance with KCC. Public utilities shall be provided at the developers cost and extended to the site in sufficient sizes. Staff recommends the applicant be conditioned to provide street lights throughout the Sub that comply with KCC for distance, style and wattage, including street lights at all intersections and near all fire hydrants. Staff recommends the applicant be conditioned to work with the KRFD for proper EMS access at the 31-lot threshold for permanent secondary access. Staff recommends that all streets (including Deer Flat Frontage) be improved widened and dedicated as public roads with curb, gutter and sidewalks at appropriate widths.

Staff has determined this application complies with Title 5 of the Kuna City Code; Idaho Statute §50-222; and the Kuna Comprehensive Plan and FLUM; and forwards Case No. 20-01-S, to the Council with recommended conditions of approval listed in section 'K' of this report.

F. Applicable Standards:

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

G. Procedural Background:

On Tuesday October 6, 2020, the Council ***will consider*** the *Fossil Creek* subdivision project, Case No. 20-01-S, including the application, agency comments, staff's memo and public testimony presented or given.

H. Proposed Comprehensive Plan Analysis:

The Council may accept or reject the Comprehensive Plan components, and have determined the proposed preliminary plat request for the site ***is/is not*** consistent with the following Comprehensive Plan components as described below:

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

2.0 – Property Rights and Summary

Goal 1: Ensure the City land use policies, restrictions, conditions and fees do not violate private property rights and ensure that land use actions, decisions, and regulations do not effectively eliminate all economic value of the subject property. Ensure that City land use actions, decisions, and regulations do not prevent a private property owner from taking advantage of a fundamental property right and evaluate with guidance from the City attorney and the Idaho Attorney General's six criterion established to determine the potential for property "takings".

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

5.0 Economic Development Goals and Objectives - Summary:

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

Comment: *The proposed application complies with the comprehensive plan by providing a unique set and arrangement of lot sizes, sidewalks and open space throughout to meet this goal.*

***6.0 Land Use Goals and Objectives - Summary*:**

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

Comment: *The project complies with the land use plan as adopted by the City by incorporating the following; landscaped open space, sidewalks, unique/varied housing densities and types and promotes desirable, cohesive community character and a possibility for a quality neighborhood as an in-fill development.*

8.0 - Public Services, Facilities and Utilities Goals and Objectives - Summary:

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

Comment: *Kuna has adequate services for this development and the authority to approve the request. This application will expand the City's sanitary sewer system, potable water and adds to the pressure irrigation mainline in an orderly fashion and adds amenities with open spaces and trails for its residents and the community.*

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

Comment: *The project meets the transportation goals of the City by improving the south side of Deer Flat Rd. with expanded rights-of-way along its frontage, adding sidewalks for public use and internal roads for transportation connections.*

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

Comment: *Applicant has proposed 283 total lots which will possibly contribute to high-quality lots of varied sizes to be developed in a logical and orderly manner. The development proposes varied and unique housing types, common lots, and possible amenities, therefore creating a pleasant neighborhood environment that blends with the majority of the area.*

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

Comment: *The subdivision incorporates sound community design and landscape features to integrate with surrounding uses to create a sense of place for the community and will foster neighborhood interactions and activities within its boundary.*

I. Proposed Kuna City Code Analysis:

1. This request appears to be consistent and in compliance with Kuna City Code (KCC).
   Comment: *The proposed project meets the land use and area standards in Chapter 3, Title 5 of KCC. Staff also finds that the proposed project meets all applicable requirements of Title 6 of KCC.*

2. The site is physically suitable for a subdivision.
   Comment: *The approx. 66.75 acre subdivision has sufficient size to include a mix of lot sizes, neighborhood landscaped common lots.*

3. The subdivision uses ***are/are not*** likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.
   Comment: *The land to be subdivided* ***is /is not*** *used as wildlife habitat. Roads, homes and open space are planned for construction according the City requirements and best practices. Staff is not aware of any environmental damage or loss of habitat associated with the proposed development.*

4. The subdivision application ***is/is not*** likely to cause adverse public health problems.
   Comment: *The subdivision of the property follows the zoning designation per Kuna Code 5-13-9. The Medium Density zone requires connection to public sewer and water, therefore eliminating the*

occurrence of adverse public health problems. Through correspondence with public service providers and their application evaluation, this project appears to avoid detriment to surrounding uses.

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

   Comment: *The subdivision design did consider the location of the property, classified roadway (*Deer Flat Rd.*) and the system. The subject property can be connected to the City's public sewer, water and pressure irrigation facilities. The adjacent uses are complimentary uses as proposed in the Kuna Comprehensive Plan Future Land Use Map.*

6. The existing and proposed street and utility services in proximity to the site are suitable and adequate for residential purposes.

J. Recommendation of the Commission:

20-01-S (Preliminary Plat) During the public hearing by the Planning and Zoning Commission of Kuna, Idaho, the Commission hereby recommended approval to City Council for Case No. 20-01-S, a Preliminary Plat request by Gem State Planning, LLC, with the following conditions of approval:

- *Applicant shall follow the conditions outlined in the staff report,*
- *Modify condition No. 13 to recognize the right-of-way request from ACHD.*

K. Proposed Councils Order of Decision:

20-01-S (Preliminary Plat), *Note: This proposed motion is for **approval, conditional approval, or denial** of this request. If the Council wishes to approve or deny specific parts of the requests as detailed in this report, those changes must be specified.*

Based on the facts outlined in staff's memo, the Comp Plan, City Code, the record before the Council, the applicant's presentation, public testimony and discussion during the public hearing by the City Council of Kuna, Idaho, the Council hereby **approves / conditionally approves / denies** Case No. 20-01-S, a Preliminary Plat request by Gem State Planning, LLC with the following conditions of approval *at time of development*:

1. The applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
   a. The City Engineer shall approve all sewer connections and grading plans.
   b. The City Engineer shall approve drainage and grading plans.
   c. Central District Health Department requires the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties".
   d. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan by the City engineer.
   e. The Kuna Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District is required.
   f. The *Boise Project Board of Control* shall approval all modifications to the existing irrigation system.
   g. No public street construction may be commenced without the approval and permit from Ada County Highway District and Idaho Transportation Department.

h. All public rights-of-way shall be dedicated and constructed to standards of the City and Ada County Highway District.

2. Installation of utility service facilities shall comply with requirements of the public utility or irrigation district providing services. All utilities shall be installed underground, see KCC 6-4-2-W.
3. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site.
4. Street lighting shall use LED lights, with spacing and wattages meeting KCC 5-4-6; applicant shall coordinate a street light plan for P & Z Commission approval in concert with the prepared construction drawings for the project. Place street lighting at all intersections and near all fire hydrants.
5. Parking within the site shall comply with KCC 5-9-3.
6. Fencing within and around the site shall comply with Kuna City standards – KCC 5-5-5- A-J and KCC 6-4-2-E.
7. A sign permit is required prior to subdivision entrance sign construction and it shall comply with KCC 5-10-4. *Monument signs will require applicant to obtain design review approval.*
8. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within three days or as the planting season permits. And is required to meet KCC 5-17-7 standards. Maintenance and planting within public rights-of-way shall be approved and permitted by the public entities owning the property.
9. Submit a petition to the City consenting to the pooling of irrigation surface water rights for delivery purposes and requesting to annex the irrigation surface water rights appurtenant to the property to the Kuna Municipal Pressure Irrigation System of the City (KMIS) prior to requesting final plat signature from the City Engineer.
10. Applicant shall work with the Public Works department to bring utilities to and thru the site and provide stubs to adjacent properties in conformance with KCC.
11. Applicant shall improve and widen Deer Flat Road with curb, gutter and sidewalk at the appropriate width.
12. 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 the public hearing process.
13. The applicant's proposed preliminary plat (dated 02/11/20) shall be considered a binding site plan, *or as modified and approved* through the public hearing process.
14. The applicant's proposed landscape plan (dated 02/13/20) shall be considered a binding site plan, *or as modified and approved* through the public hearing process.
15. Applicant shall remedy any outstanding code enforcement items prior to recordation of a final plat.
16. All streets shall be improved and dedicated as public roads.
17. Applicant shall work with KRFD to accommodate EMS access and all other requirements of the KRFD.
18. Applicant shall keep the subdivision name as presented and approved by Council and may not change it for marketing purposes unless approved by Council.
19. Applicant shall follow staff, city engineer and other agency recommended requirements as applicable.
20. Compliance with all local, state and federal laws is required.

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

Proposed Kuna City Council's
Findings of Fact and Conclusions of Law

L. Based upon the record contained in Case No. 20-01-S, including the Comprehensive Plan, Kuna City Code, Staff's memorandum, including the exhibits, and the testimony during the public hearing, the Kuna *City Council* hereby ***approves/conditionally approves/denies*** the Findings of Fact and Conclusions of Law, and conditions of approval for Case No. 20-01-S, a request for Preliminary Plat approval by Gem State Planning, LLC:

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

   Comment: *The Commission* ***will hold*** *a public hearing on the subject applications on October 6, 2020, to hear from City staff, the applicant and to accept public testimony. The decision by the Council is based on the application, staff report and public testimony, both oral and written.*

2. *Based on the evidence contained in Case No. 20-01-S, this proposal* ***does/does not*** *generally comply with the Comprehensive Plan and City Code.*

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

3. *Based on the evidence contained in Case No. 20-01-S, this proposal* ***does/does not*** *generally comply with the Kuna City Code.*

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

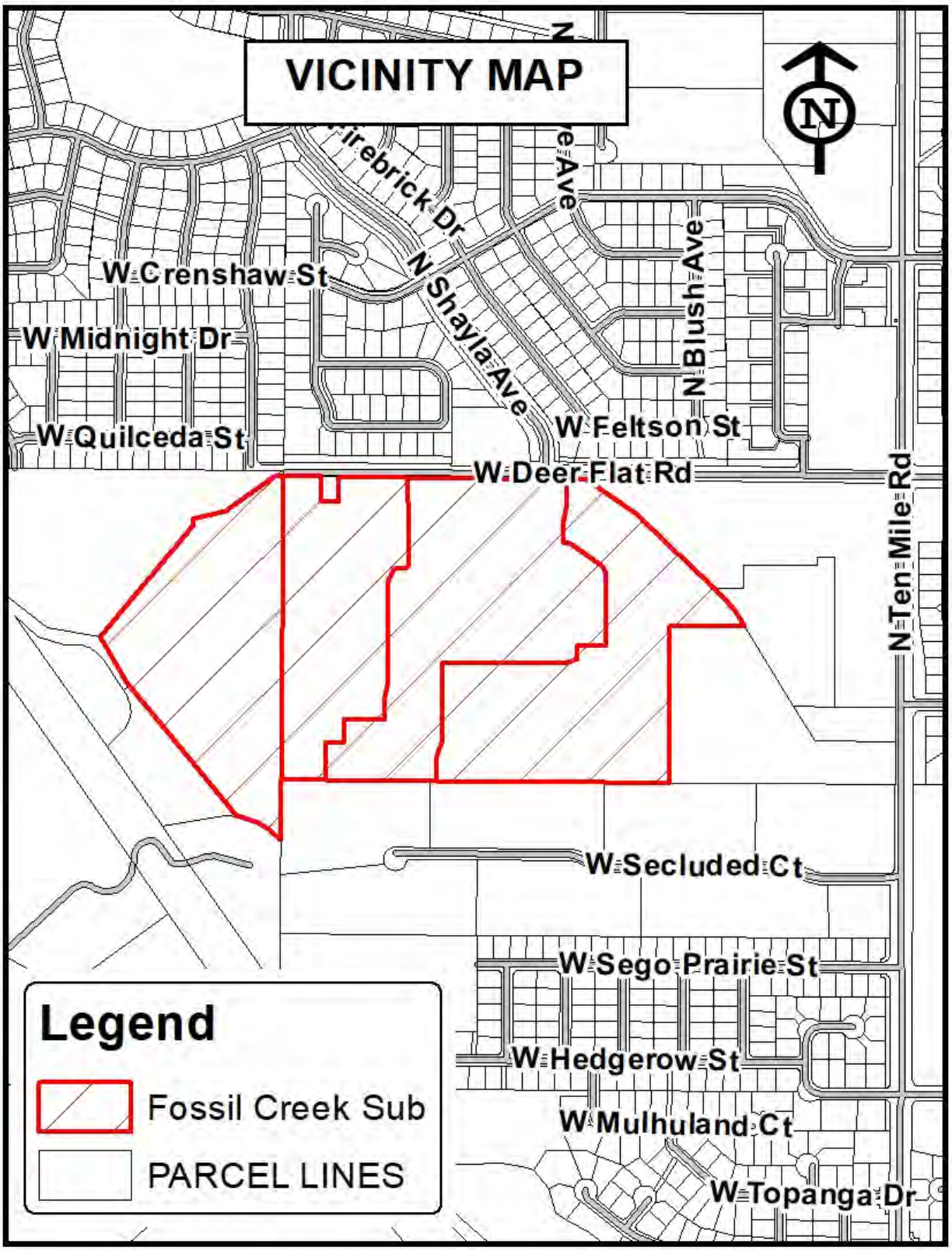
4. *The Kuna City Council has the authority to* ***approve/conditionally approve/deny*** *Case No. 20-01-S.*

   Comment: *On October 6, 2020, the Council* ***will/has vote(d)*** *to* ***approve/conditionally approval/deny*** *Case No. 20-01-S..*

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

   Comment: *Neighborhood Notices were mailed out to residents within 400-FT of the proposed project site on September 25, 2020, and a legal notice was published in the Kuna Melba Newspaper on September 16, 2020. The applicant placed a sign on the property on September 26, 2020.*

DATED: this ____ day of _____, 2020.


VICINITY MAP
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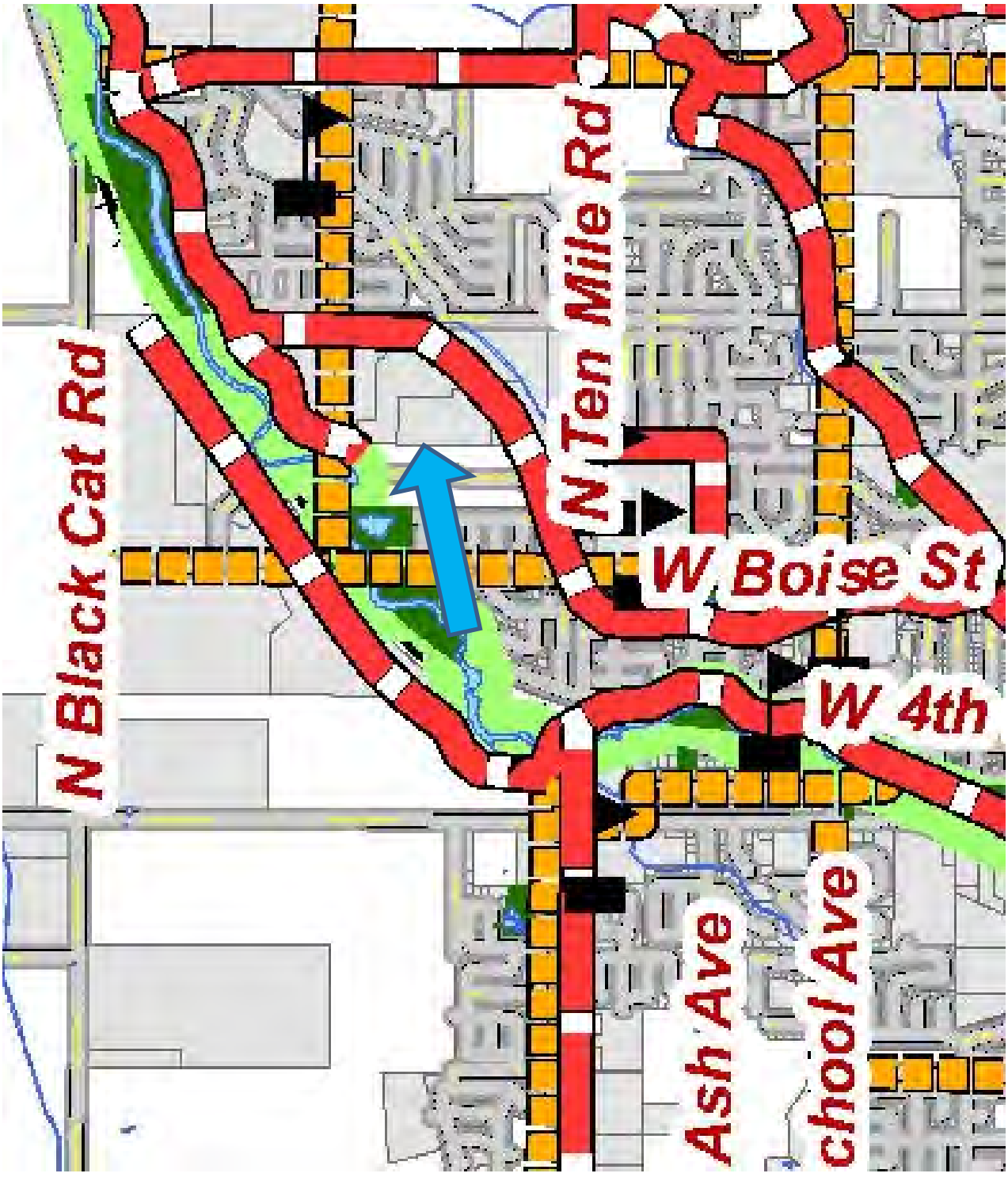
W Crenshaw St
W Midnight Dr
W Quilceda St
N Shayla Ave
N Blush Ave
W Feltson St
W Deer Flat Rd
N Ten Mile Rd
W Secluded Ct
W Sego Prairie St
W Hedgerow St
W Mulhuland Ct
W Topanga Dr
Legend
Fossil Creek Sub
PARCEL LINES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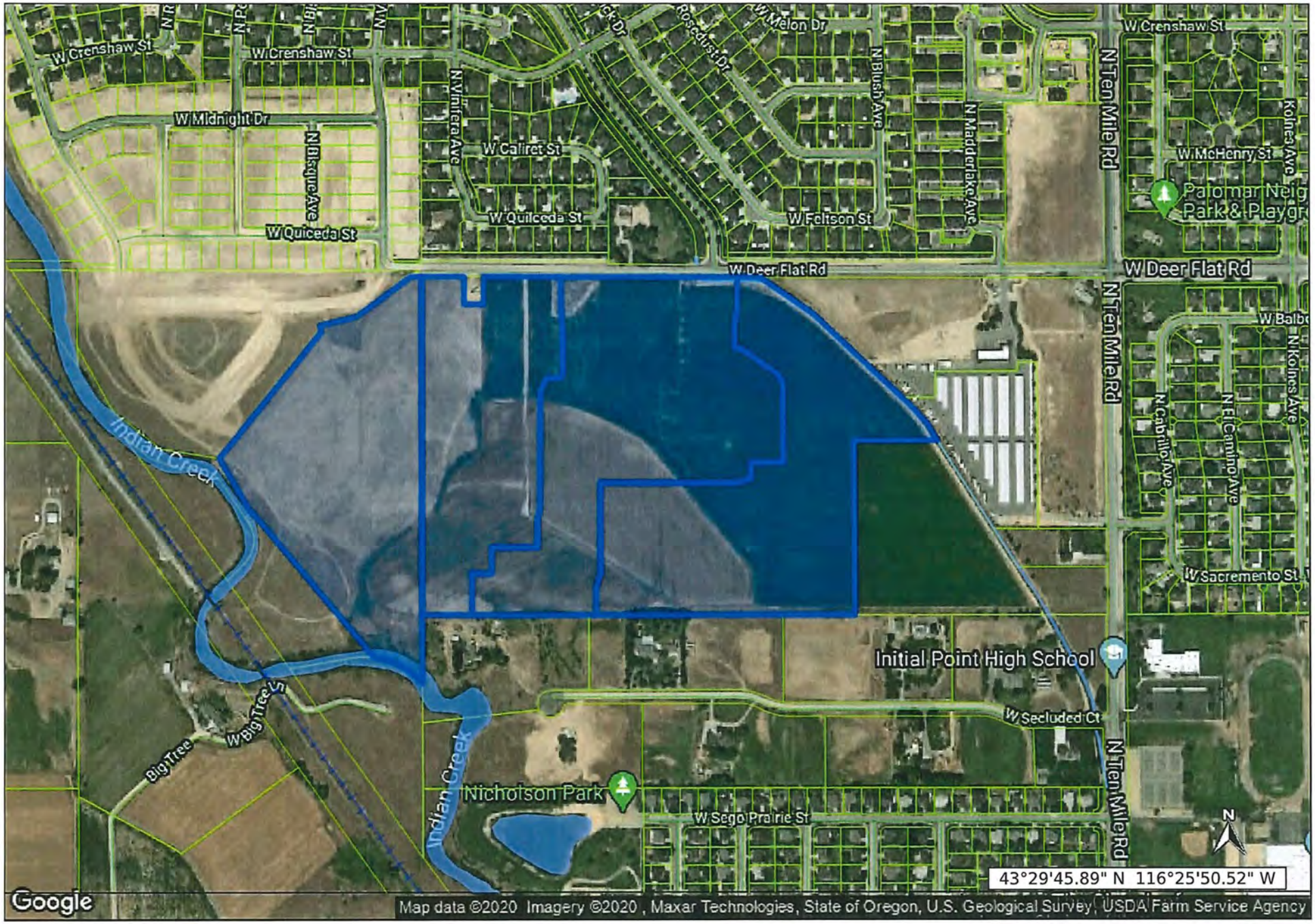
landproDATA

Fossil Creek
Vicinity map



Feb 19, 2020 - landproDATA.com
Scale: 1 inch approx 500 feet

The materials available at this website are for informational purposes only and do not constitute a legal document

Gem State Planning, LLC

February 24, 2020

Ms. Wendy Howell, Planning Director
751 W. 4th Street
Kuna, ID 83634

Subject: Fossil Creek Subdivision
Preliminary Plat application

Dear Ms. Howell,

Please accept the attached application and support materials for a preliminary plat for Fossil Creek Subdivision. Fossil Creek, located south of Deer Flat Road and west of Ten Mile Road (2N, 1W, 22), will include 272 single family home lots, along with large open spaces, pathways and amenities for the residents.

History

You may recall that Fossil Creek was originally annexed, rezoned and subdivided in 2006. However, that plat expired, and staff determined that a new preliminary plat and traffic impact study were needed to reflect changing regulations and conditions in the area. An electronic copy of the old Fossil Creek plan is included in our application package.

Preliminary Plat

The new Fossil Creek plat improves on the layout by removing long cul-de-sacs and providing more open space, amenities and pedestrian connectivity. The old Fossil Creek subdivision was annexed with an R-5 zone. The Kuna Zoning Code recognizes this zone to be replaced with the R-6 zone lot sizes and dimensional standards. All lots meet the R-6 code with no waivers or variances. The plat includes 272 single family home lots and the lots range in size from 4500 sf, close to the park, to over 13,000 sf. The larger ¼ acres lots are located along the south boundary, adjacent to the Secluded Court rural parcels. The average lot size is 6935 sf. The gross density of the subdivision is 4.07 du/acre, which meets the Kuna Comprehensive Plan for Medium Density Residential.

Open Space and Connectivity

An updated plat also means we are meeting new Kuna zoning code requirements including providing 9.5% usable open space. Fossil Creek includes 9.57 acres or 14.3% of the total site as common open space. Of that area, 8.2 acres or 12.3% of the property is usable open space, i.e. does not include landscaped street buffers or end caps.

We've included a conceptual landscape plan and a color landscape rendering to show the improved open spaces in Fossil Creek, including a 5-acre park with playground, covered shelter and a ½ basketball court. In addition, a 2.5-acre open play area is located on the east side of the community adjacent to the Ramsey Lateral. Pathways and sidewalks link the 2 parks.

A Design Review Application is included in our application package. The DR application is for the common area landscaping. Landscaping and open space treatments will meet design review standards.

Streets and Utilities

All streets will be constructed to ACHD and Kuna standards with plenty of on-street parking for guests. There are two streets, Coltsfoot Avenue and Shayla Avenue, that provide connections to Deer Flat Road, a residential arterial, and Thistle Drive that connects to Crimson Point South Subdivision, located to the west and currently under construction. Stub streets to the southwest, south and east will provide connection to adjacent parcels when or if they are developed.

Sanitary sewer and water are available to the property. Pressurized irrigation will be provided to each lot.

Schools

Base on the current school boundaries, students in Fossil Creek will attend Crimson Point Elementary School, Kuna Middle School and either Kuna High School or Swan Falls High School that will open this Fall. The Kuna School District has estimated that there is capacity in each of the schools based on anticipated 2020-21 enrollment. Of course, full build out of Fossil Creek will take 3-5 years, so anticipated enrollment will change.

Neighborhood Meeting

A neighborhood meeting was held at nearby Kuna Middle School on Tuesday, February 4, 2020 at 6 pm. An attendance list is included in our application package. The meeting was well attended, and neighbors voiced concerns with traffic, irrigation water, storm water runoff and schools.

In summary, we are re-submitting the Fossil Creek plat that provides an improved street network, more pathways, open space that meets current code and much needed homes that are walkable to schools and a short drive or bike ride to Downtown Kuna. Fossil Creek will be an asset to the City of Kuna.

We look forward to working with you and the planning staff through the approval process for the Fossil Creek preliminary plat.

Sincerely,

Jane Suggs

received
2.25.20

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

Commission & Council Review Application

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

*Please submit the appropriate checklist (s) with application

Type of Review (check all that apply):

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

For Office Use Only	
File Number (s)	20-01-S
Project name	Fossil Creek Sub
Date Received	2.25.20
Date Accepted/ Complete	
Cross Reference Files	20-02-DR
Commission Hearing Date	
City Council Hearing Date	

Contact/Applicant Information

Owners of Record: Corey D. Barton
Address: 1977 E. Overland Road
City, State, Zip: Meridian, Idaho 83642
Phone Number:
E-Mail:
Fax #:

Applicant (Developer): Trilogy Development
Address: 9839 W. Cable Car St, Suite 101
City, State, Zip: Boise, Idaho 83709
Phone Number: 208-895-8858
E-Mail:
Fax #:

Engineer/Representative: Gem State Planning
Address: 9840 W. Overland Road, Suite 120
City, State, Zip: Boise, ID 83709
Phone Number: 208-602-6941
E-Mail: jane@gemstateplanning.com
Fax #:

Subject Property Information

Site Address: 2221, 2455 W. Deer Flat Road, plus adjacent parcels
Site Location (Cross Streets): N. Ten Mile Road
Parcel Number (s): S1322212401, S1322120900, S1322121200, S1322121300
Section, Township, Range: Section 22, 2N, 1W,
Property size : 66.75 acres
Current land use: agriculture
Proposed land use: single family subdivision
Current zoning district: old R-5, now R-6 per code
Proposed zoning district: R-6

Project Description

Project / subdivision name: Fossil Creek Subdivision

General description of proposed project / request: revision of previously approved subdivision with single family homes, open space and amenities, and pathways

Type of use proposed (check all that apply):

- [x] Residential
- [ ] Commercial
- [ ] Office
- [ ] Industrial
- [ ] Other

Amenities provided with this development (if applicable): 5+ acre park w/playground, shelter & 1/2 basketball court, additional open play area and pathways

Residential Project Summary (if applicable)

Are there existing buildings? [ ] Yes [x] No

Please describe the existing buildings:

Any existing buildings to remain? [ ] Yes [x] No

Number of residential units: 272 Number of building lots: 272

Number of common and/or other lots: 11

Type of dwellings proposed:

- [x] Single-Family: single family homes
- [ ] Townhouses
- [ ] Duplexes
- [ ] Multi-Family
- [ ] Other

Minimum Square footage of structure (s): 1500 sf

Gross density (DU/acre-total property): 4.07 du/ac Net density (DU/acre-excluding roads and open space): 6.28 du/ac

Percentage of open space provided: 12.6% usable Acreage of open space: 8.4 acres

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

Non-Residential Project Summary (if applicable)

Number of building lots: Other lots:

Gross floor area square footage: Existing (if applicable):

Hours of operation (days & hours): Building height:

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

Number and ages of students/children: Seating capacity:

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

Proposed Parking:

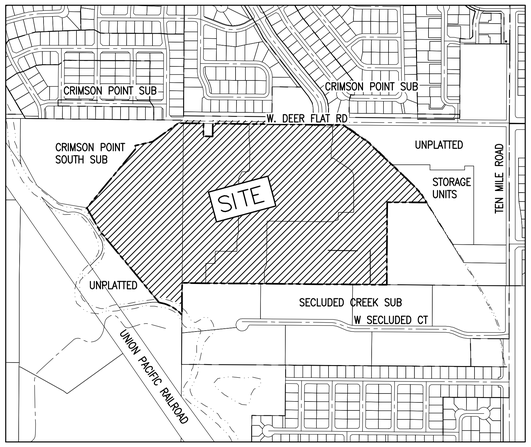
a. Handicapped spaces: Dimensions:
b. Total Parking spaces: Dimensions:
c. Width of driveway aisle:

Proposed Lighting:

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

~~Applicant's~~ Representative Signature: Jane Suggs Date: 2/20/20

received 2.25.2020



VICINITY MAP
1"=500'

DEVELOPMENT FEATURES

ACREAGE
TOTAL PARCEL - 66.75 ACRES
TOTAL LOTS - 283
TOTAL DWELLING UNITS - 272
BUILDABLE LOTS -
SF RESIDENTIAL - 272
COMMON LOTS - 11
DENSITY DU/ACRE - 4.07
⚠ COMMON AREA - 9.26 ACRES - 13.9%
USEABLE OPEN SPACE: 8.1 - ACRES 12.2%

ZONING
EXISTING - R-5
PROPOSED - R-6

SEWAGE DISPOSAL
KUNA CITY SEWER

WATER SUPPLY
KUNA CITY WATER

CITY
KUNA CITY

SCHOOL DISTRICT
KUNA

FIRE DISTRICT
KUNA

IRRIGATION DISTRICT
BOISE KUNA IRRIGATION DISTRICT

OWNERS
COREY D. BARTON
1977 E OVERLAND RD.
MERIDIAN, ID 83642

DEVELOPER
TRILOGY DEVELOPMENT, INC.
9839 W CABLE CAR ST
BOISE, ID 83709

ENGINEER
DAVID A. BAILEY, P.E.
BAILEY ENGINEERING, INC.
1119 E. STATE ST., SUITE 210
EAGLE, ID 83616

PLANNER/CONTACT
SHAWN BROWNLEE
TRILOGY DEVELOPMENT, INC.
9839 W CABLE CAR ST
BOISE, ID 83709

NOTES:
1. ALL LOT LINES COMMON TO A PUBLIC RIGHT OF WAY HAVE A 10' UTILITY EASEMENT.
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3. ALL SIDE YARD LOT LINES HAVE A 5' DRAINAGE & IRRIGATION EASEMENT ON EACH SIDE OF THE LOT LINE UNLESS OTHERWISE SHOWN.
4. MUNICIPAL SEWER AND WATER SERVICES SHALL BE PROVIDED TO EACH LOT.
5. DRAINAGE FOR THE PUBLIC STREETS WILL BE COLLECTED IN STORM DRAIN CATCH BASINS AND ROUTED THROUGH SAND AND GREASE TRAPS TO SEEPAGE BEDS OR STORM DRAINAGE PONDS.
6. ALL LOTS WITHIN THIS SUBDIVISION ARE SINGLE FAMILY RESIDENTIAL LOTS, WITH THE EXCEPTION OF COMMON LOTS AS SHOWN WHICH ARE COMMON AREA LOTS ALL OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. ALL SAID COMMON LOTS SHALL HAVE A BLANKET UTILITY AND DRAINAGE EASEMENT.
7. THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(b) CONCERNING IRRIGATION WATER. PRESSURE IRRIGATION WILL BE SUPPLIED TO ALL LOTS IN THIS SUBDIVISION FROM CITY OF KUNA MUNICIPAL IRRIGATION SYSTEM. EXISTING SHARES AND WATER RIGHTS SHALL BE TRANSFERRED TO THE CITY OF KUNA
8. ALL EXISTING BUILDINGS ON SITE TO BE REMOVED.
9. THE SUBJECT PROPERTY FALLS WITHIN A FEMA FLOOD HAZARD ZONE AS SHOWN ALONG THE INDIAN CREEK. REFERENCE FIRM PANEL 16001C0250J EFFECTIVE OCTOBER 2nd, 2013, AND FIRM PANEL 16001C0400J EFFECTIVE OCTOBER 2nd, 2013.
10. LOT 1, BLOCK 2, AND LOTS 1 & 11, BLOCK 3, CONTAIN A 35-FOOT EASEMENT FOR THE RAMSEY LATERAL

PRELIMINARY PLAT
FOSSIL CREEK SUBDIVISION

A PORTION OF THE N 1/2 OF SECTION 22
TOWNSHIP 2 NORTH RANGE 1 WEST
B.M., KUNA, ADA COUNTY, IDAHO
2020

PLAN SHEET INDEX

SHEET	DESCRIPTION
PP-1 –	COVER SHEET, INDEX, VICINITY MAP & NOTES
PP-2 –	PRELIMINARY PLAT, STREET DETAILS & COMMON LOT TABLE
PP-3 –	CONCEPTUAL ENGINEERING PLAN & CURVE TABLES
PP-4 –	CONCEPTUAL SEWER PROFILES
PP-5 –	CONCEPTUAL SEWER PROFILES & LOT TABLES

UPDATED PRE PLAT PER PLANNING AND ZONING COMMISSION REQUEST

LEGEND

LOT NUMBER
LOT AREA
BLOCK NUMBER
FIRE HYDRANT
CATCH BASIN
STREET NAME
BOUNDARY
LOT LINES
ROAD CENTERLINE
RIGHT OF WAY
EASEMENT
CURB GUTTER SW
SEWER LINE
WATER LINE
STORM DRAIN LINE
PRESSURE IRRIGATION
GRAVITY IRRIGATION

LINE TABLE		
LINE	LENGTH	BEARING
L1	172.00	S89°25'24"E
L2	130.00	S0°34'36"W
L3	75.00	S89°25'24"E
L4	130.00	N0°34'36"E
L5	13.38	S46°02'19"W
L6	9.89	S45°19'46"W
L7	8.14	S74°07'52"W
L8	10.17	S88°35'14"E

UPDATED PRE PLAT PER PLANNING AND ZONING COMMISSION REQUEST

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
1119 E. STATE ST. STE 210
EAGLE, ID 83616
TEL. 208-938-0013
www.baileyengineers.com

PROFESSIONAL ENGINEER REGISTERED STATE OF IDAHO DAVID A BAILEY 8272 CONSTRUCTION

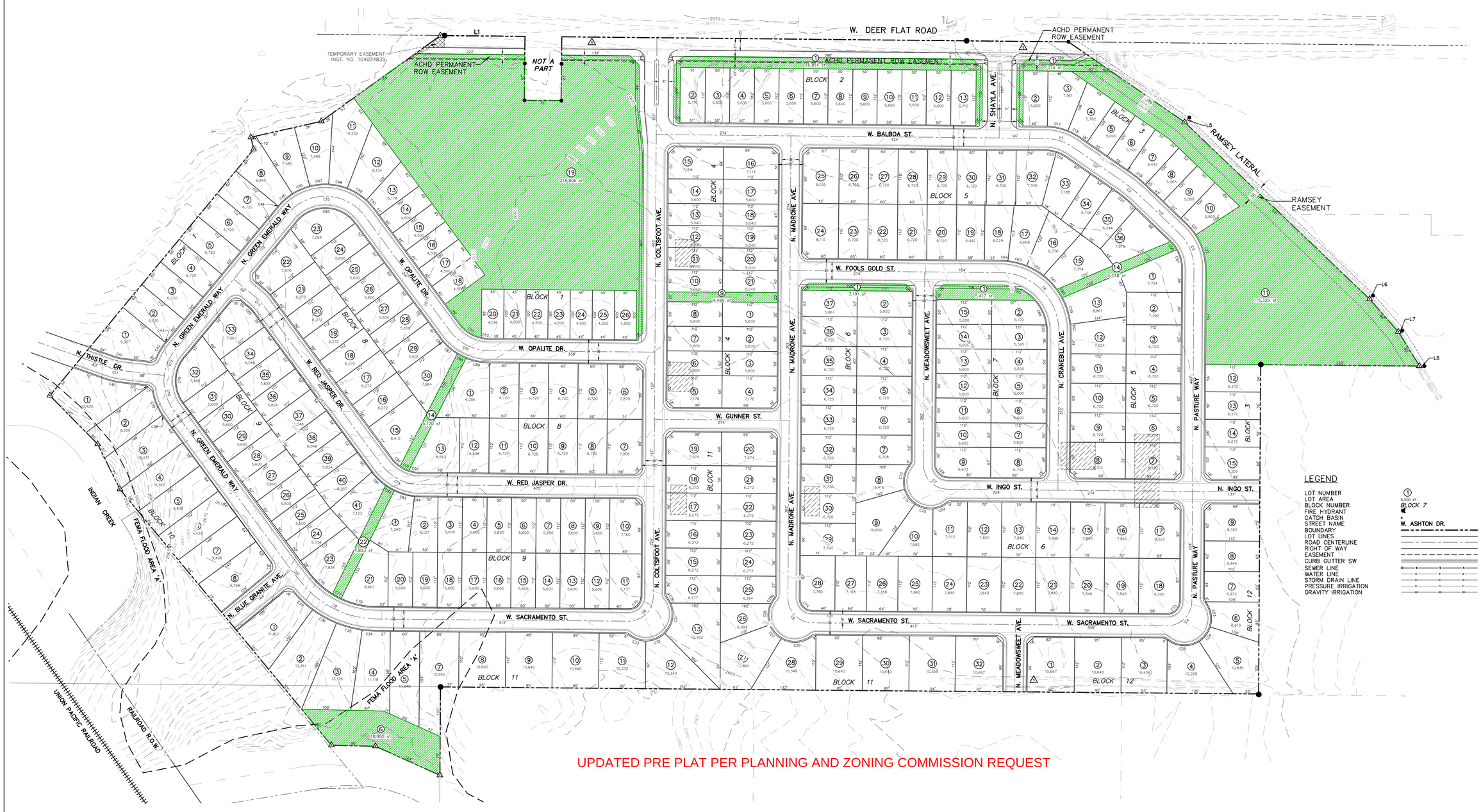
CHECKED BY: DAVID A. BAILEY P.E.
DRAWN BY: DAB/BEB

REVISED
NO. DATE DESCRIPTION
1 07-21-2020 CITY OF KUNA – ROADWAY REVISIONS

PRELIMINARY PLAT
FOSSIL CREEK SUBDIVISION
TRILOGY DEVELOPMENT, INC.

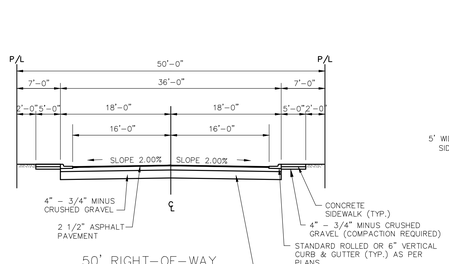
DATE: 02-11-2020
PROJECT: C2019-020
SHEET PP-1

UPDATED PRE PLAT PER PLANNING AND ZONING COMMISSION REQUEST

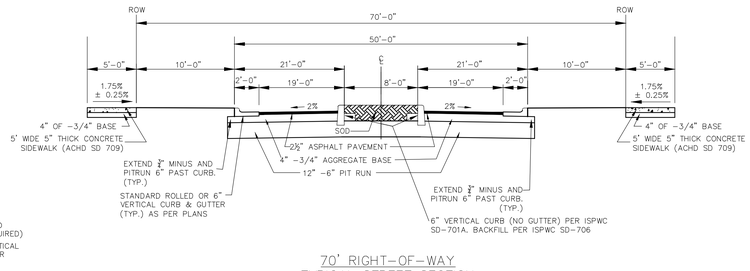


LEGEND

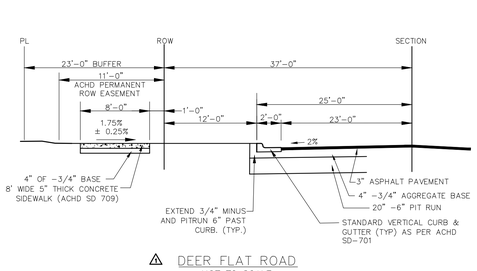
- LOT NUMBER
- LOT AREA
- BLOCK NUMBER
- FIRE HYDRANT
- CATCH BASIN
- STREET NAME
- BOUNDARY
- LOT LINES
- ROAD CENTERLINE
- RIGHT OF WAY
- EASEMENT
- CURB GUTTER SW
- SEWER LINE
- WATER LINE
- STORM DRAIN LINE
- PRESSURE IRRIGATION
- GRAVITY IRRIGATION



50' RIGHT-OF-WAY TYPICAL STREET SECTION
NOT TO SCALE



70' RIGHT-OF-WAY TYPICAL STREET SECTION
NOT TO SCALE



⚠ DEER FLAT ROAD
NOT TO SCALE

Parcel Table			
Lot	Area	Perimeter	
BLOCK 1 Lot 19 OPEN	218806	2533	PARK OPEN
BLOCK 2 Lot 1 OPEN	16814	1712	BUFFER
BLOCK 3 Lot 1 OPEN	5214	620	BUFFER
BLOCK 3 Lot 11 OPEN	115329	2203	PARK OPEN
BLOCK 4 Lot 9 OPEN	4480	486	PATHWAY
BLOCK 5 Lot 14 OPEN	5018	542	PATHWAY
BLOCK 6 Lot 1 OPEN	3191	463	PATHWAY
BLOCK 7 Lot 1 OPEN	5417	430	PATHWAY
BLOCK 8 Lot 14 OPEN	5120	552	PATHWAY
BLOCK 9 Lot 22 OPEN	4893	530	PATHWAY
BLOCK 11 Lot 6 OPEN	18952	700	INDIAN CREEK

80 0 40 80 160
SCALE IN FEET
1"=80'

UPDATED PRE PLAT PER PLANNING AND ZONING COMMISSION REQUEST

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
1119 E. STATE ST. STE 210
EAGLE, ID 83616
TEL. 208-938-0013
www.baileyengineers.com

PROFESSIONAL ENGINEER REGISTERED STATE OF IDAHO DAVID A BAILEY 8272 NO 25525 CONSTRUCTION

CHECKED BY: DAVID A. BAILEY P.E.
DRAWN BY: DAB/BEB

REVISED
NO. DATE DESCRIPTION
1 07-21-2020 CITY OF KUNA – ROADWAY REVISIONS

PRELIMINARY PLAT
FOSSIL CREEK SUBDIVISION
TRILOGY DEVELOPMENT, INC.

DATE: 02-11-2020
PROJECT: C2019-020
SHEET PP-2

PLANT PALETTE

SYM	COMMON NAME	BOTANICAL NAME	SIZE
	EVERGREEN TREES		
	AUSTRIAN PINE	PINUS NIGRA	6-8' HT B&B
	FAT ALBERT CO BLUE SPRUCE	PICEA PUNGENS 'FAT ALBERT'	6-8' HT B&B
	NORWAY SPRUCE	PICEA ABIES	6-8' HT B&B
	SKY HIGH JUNIPER	JUNIPERUS SCOPULORUM 'SKYHIGH'	6-8' HT B&B
	VANDERWOLFS PINE	PINUS FLEXILIS 'VANDERWOLFS'	6-8' HT B&B
	SHADE TREES (CLASS III)		
	BLOODGOOD LONDON PLANETREE	PLATANUS x ACERIFOLIA 'BLOODGOOD'	2" CAL B&B
	SHUMP OAK	QUERCUS BICOLOR	2" CAL B&B
	SHADE/STREET TREES (CLASS II)		
	AUTUMN PURPLE ASH	FRAXINUS AMERICANA 'AUTUMN PURPLE'	2" CAL B&B
	SKYLINE HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	2" CAL B&B
	LITTLELEAF LINDEN	TILIA CORDATA	2" CAL B&B
	MANCHURIAN ASH	FRAXINUS MANDSHURICA	2" CAL B&B
	AMERICAN SWEETGUM	LIQUIDAMBER STYRACIFLUA	2" CAL B&B
	TULIP TREE	LIRODENDRON TULIPIFERA	2" CAL B&B
	ORNAMENTAL TREES (CLASS I)		
	CANADA RED CHOKECHERRY	PRUNUS VIRGINIANA 'CANADA RED'	6-8' HT. MULTI-STEM
	CRUZAN CRUSADER HAWTHORN	CRATAEGUS CRUS-GALLI 'CRUZAN'	2" CAL B&B
	CHANTICLEER PEAR	PYRUS CALLERYANA 'GLEN'S FORM'	2" CAL B&B
	HOTWINGS MAPLE	ACER TATARICUM 'GARANN'	6-8' HT. MULTI-STEM
	ROYAL RAINDROPS CRABAPPLE	MALUS x 'JFS-KW5'	2" CAL B&B
	SPRING SNOW CRABAPPLE	MALUS 'SPRINGSNOW'	2" CAL B&B
	SHRUBS/ORNAMENTAL GRASSES/PERENNIALS		
	ARIZONA SUN GAILLARDIA	GAILLARDIA x 'ARIZONA SUN'	1 GAL
	GOLDSTRUM	RUDBECKIA FULGIDA 'GOLDSTRUM'	1 GAL
	BLUE GRAMMA GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	1 GAL
	BLUE OAT GRASS	HELICTOTRICHON SEMPERVIRENS	1 GAL
	BLUE RUG JUNIPER	JUNIPERUS HORIZONTALIS 'WILTONII'	5 GAL
	PURPLE CONEFLOWER	ECHINACEA PURPUREA	1 GAL
	RED FLOWER CARPET ROSE	ROSA 'FLOWER CARPET- NOARE'	3 GAL
	DARTS GOLD NINEBARK	PHYSOCARPUS OPULIFOLIUS 'DARTS GOLD'	5 GAL
	STELLA DE ORO DAYLILLY	HEMEROCALLIS 'STELLA D'ORO'	1 GAL
	FINE LINE BUCKTHORN	RHAMNUS FRAGULA 'RON WILLIAMS'	5 GAL
	GRO-LOW SUMAC	RHUS AROMATICA 'GRO-LOW'	5 GAL
	HUSKER RED PENSTEMON	PENSTEMON DIGITALIS 'HUSKER RED'	1 GAL
	IVORY HALO DOGWOOD	CORNUS ALBA 'BAILHALO'	5 GAL
	KARL FOERSTER REED GRASS	CALAMAGROSTIS ARUNDINACEA 'K.F.'	1 GAL
	LITTLE DEVIL NINEBARK	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY'	5 GAL
	MIDGOTE BLUE ENGLISH LAVENDER	LAVANDULA ANGUSTIFOLIA 'MIDGOTE BLUE'	1 GAL
	MAIDEN GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	1 GAL
	BRAKELIGHTS RED YUCCA	HESPERALOE PARVIFLORA 'PERPA'	2 GAL
	SUMMERWINE NINEBARK	PHYSOCARPUS OPULIFOLIA 'SEWARD'	5 GAL

LAWN — 6' LATTICE TOP VINYL FENCE ALONG LANDSCAPE BUFFERS, PROPERTY PERIMETER, & CONNECTION PATHWAYS (TYP.) — 5' IRON FENCE ALONG INDIAN CREEK EASEMENT (TYP.)

DEVELOPMENT DATA

TOTAL AREA	66.75 ACRES
RESIDENTIAL LOTS	212
OPEN SPACE/COMMON/PARK LOTS	11
TOTAL LOTS	265
COMMON AREA	9.51 ACRES (14.3%)
TOTAL USABLE OPEN SPACE	8.2 ACRES (12.3%)
EXISTING ZONING	R-5
PROPOSED ZONING	R-8

LANDSCAPE CALCULATIONS

LOCATION	BUFFER WIDTH	LENGTH	REQUIRED	PROVIDED
N. DEER FLAT RD.	55'	1130' / 100' =	24 TREES	24.5 TREES (15 SHADE TREES + 14 ORNAMENTAL TREES)
			56 EVERGREENS 144 SHRUBS	56 EVERGREENS 150 SHRUBS
NUMBER OF TREES PROVIDED ON BUFFERS:				70
NUMBER OF TREES PROVIDED ON COMMON LOTS:				263
TOTAL NUMBER OF TREES:				333

NOTES

1. ALL LANDSCAPE SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF KUNA ORDINANCE REQUIREMENTS.
2. ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
3. TREES SHALL NOT BE PLANTED WITHIN THE 10-FOOT CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE, STRUCTURES, OR FACILITIES. SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM. ALL SHRUBS PLANTED OVER OR ADJACENT TO SEEPAGE BEDS TO HAVE A ROOT BALL THAT DOES NOT EXCEED 18" IN DIAMETER. NO LAWN SOD TO BE PLACED OVER DRAINAGE SWALE SAND MINDOWS.
4. NO TREES SHALL IMPEDE THE 40' VISION TRIANGLES AT ALL INTERSECTIONS. NO CONIFEROUS TREES OR SHRUBS OVER 3' HIGH AT MATURITY WILL BE LOCATED WITHIN VISION TRIANGLE OR ACHD ROW AS TREES MATURE, THE OWNER SHALL BE RESPONSIBLE FOR PRUNING TREE CANOPIES TO MEET ACHD REQUIREMENTS FOR MAINTAINING CLEAR VISIBILITY WITHIN 40' STREET AND DEPARTURE VISION TRIANGLE. TREES SHALL BE PLANTED NO CLOSER THAN 30' FROM INTERSECTION STOP SIGNS.
5. CLASS II TREES AND LANDSCAPE IN FRONT OF BUILDING LOTS ON INTERIOR STREETS TO BE COMPLETED DURING CONSTRUCTION ON THESE LOTS. TREE LOCATIONS MAY BE ALTERED TO ACCOMMODATE DRIVEWAYS AND UTILITIES. TREES MUST BE CLASS II IN PARKSTRIPS AND SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UNDERGROUND UTILITY LINES.
6. PLANT LIST IS REPRESENTATIVE AND SUBJECT TO ADDITIONS AND/OR SUBSTITUTIONS OF SIMILAR SPECIES THAT ARE SUBJECT TO CITY FORESTER'S PRE-APPROVAL. PLANTING BED DESIGN AND QUANTITIES MAY BE ALTERED DURING FINAL PLAT LANDSCAPE PLAN DESIGN. BURLAP AND WIRE BASKETS TO BE REMOVED FROM ROOT BALL AS MUCH AS POSSIBLE, AT LEAST HALFWAY DOWN THE BALL OF THE TREE. ALL NYLON ROPES TO BE COMPLETELY REMOVED FROM TREES.
7. THERE ARE NO EXISTING TREES ON SITE. NO MITIGATION IS REQUIRED.

FOSSIL CREEK SUBDIVISION

KUNA, IDAHO

PRELIMINARY PLAT LANDSCAPE PLAN

OWNER
COREY D. BARTON
1577 E. OVERLAND RD.
MERIDIAN, ID 83642

DEVELOPER
TRILOGY DEVELOPMENT, INC.
9839 W. CABLE CAR ST.
BOISE, ID 83709

PLANNER/CONTACT
SHAWN DROWNLEE
TRILOGY DEVELOPMENT, INC.
9839 W. CABLE CAR ST.
BOISE, ID 83709

ENGINEER
DAVID A. BAILEY, P.E.
BAILEY ENGINEERING, INC.
1119 E. STATE ST., SUITE 210
EAGLE, ID 83616

NORTH

0' 120' 240' 360'
SCALE 1" = 120'

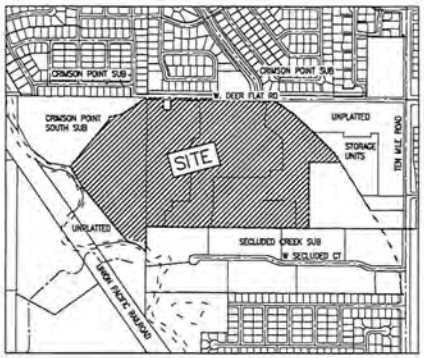
FEBRUARY 13, 2020

JENSENBELTS ASSOCIATES

received
2.25.2020

PRELIMINARY PLAT
FOSSIL CREEK SUBDIVISION

A PORTION OF THE N 1/2 OF SECTION 22
TOWNSHIP 2 NORTH RANGE 1 WEST
B.M., KUNA, ADA COUNTY, IDAHO
2020



VICINITY MAP
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OF RESIDENTIAL = 272
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SEWAGE DISPOSAL
KUNA CITY SEWER

WATER SUPPLY
KUNA CITY WATER

CITY
KUNA CITY

SCHOOL DISTRICT
KUNA

FIRE DISTRICT
KUNA

IRRIGATION DISTRICT
NAMPA & MERIDIAN IRRIGATION DISTRICT

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1677 E. OVERLAND RD.
MERIDIAN, ID. 83642

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1119 E. STATE ST., SUITE 210
EAGLE, ID 83616

PLANNER/CONTACT
SHAWN SHOWALTER
TRILOGY DEVELOPMENT, INC.
9839 W CABLE CAR ST
BOISE, ID 83709

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LEGEND

LOT NUMBER
LOT AREA
BLOCK NUMBER
FIRE HYDRANT
CATCH BASIN
STREET NAME
BOUNDARY
LOT LINES
ROAD CENTERLINE
RIGHT OF WAY
EASEMENT
CURB GUTTER SW
SEWER LINE
WATER LINE
STORM DRAIN LINE
PRESSURE IRRIGATION
GRAVITY IRRIGATION

LINE TABLE

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L4	130.00	N0°34'36"E
L5	13.39	S44°58'15"W
L6	8.89	S43°19'49"W
L7	8.14	S74°57'56"W
L8	10.17	S89°30'51"E

PRELIMINARY PLAT
FOSSIL CREEK SUBDIVISION
TRILOGY DEVELOPMENT, INC.

Bailey Engineering, Inc.
Civil Engineering | Planning | CADD

PP-1

received
2.25.2020

Parcel Table			
Lot	Area	Perimeter	
BLOCK 1 Lot 18 OPEN	253281	2573	PARK OPEN
BLOCK 2 Lot 1 OPEN	24354	1758	BUFFER
BLOCK 3 Lot 1 OPEN	7013	836	BUFFER
BLOCK 3 Lot 11 OPEN	115329	2203	Park OPEN
BLOCK 4 Lot 8 OPEN	9182	488	Pathway
BLOCK 5 Lot 14 OPEN	5018	342	Pathway
BLOCK 8 Lot 1 OPEN	3131	483	Pathway
BLOCK 7 Lot 1 OPEN	3417	430	Pathway
BLOCK 8 Lot 14 OPEN	5120	552	Pathway
BLOCK 9 Lot 22 OPEN	4843	550	Pathway
BLOCK 11 Lot 8 OPEN	18152	705	Indoor GREEN

Bailey Engineering, Inc.
Civil Engineering | Planning | CADD

PRELIMINARY PLAT
FOSSIL CREEK SUBDIVISION
TRILOGY DEVELOPMENT, INC.

DATE:
PROJECT:
SHEET
PP-2

W. DEER FLAT ROAD
W. BALBOA ST.
W. GOLDRUSH AVE.
W. FOOLS GOLD ST.
W. GUNNER ST.
W. SACRAMENTO ST.
W. SEALITE DR.
W. RED JASPER DR.
W. BOO ST.
N. SHASTA AVE.
N. ROOSEVELT AVE.
N. ROOSEVELT PL.
N. ROOSEVELT CT.
N. CALDWELL AVE.
N. CALDWELL PL.
N. CALDWELL CT.
N. MARSING AVE.
N. MARSING PL.
N. MARSING CT.
N. PAGE AVE.
N. PAGE PL.
N. PAGE CT.
N. KINGSBURY AVE.
N. KINGSBURY PL.
N. KINGSBURY CT.
N. ASHTON DR.
RAMSEY CATHEDRAL
RAMSEY EASEMENT
TEMPORARY EASEMENT INST. NO. 104034530
NOT A PART
DIRT MOUNDS
DRIP
SHED
WELL TANK
SEWER MANHOLE
IRRIGATION MANHOLE
RR BOX (W/ HEADGATE)
PRESSURE SEWER MANHOLE
3672.81 TOP STEEL PIPE (612")
SSMH A1 - EXISTING
SSMH A2
SSMH A3
SSMH A4
SSMH A5
SSMH A6
SSMH A7
SSMH A8
SSMH A9
SSMH A10
SSMH A11
SSMH A12
SSMH A13
SSMH A14
SSMH A15
SSMH A16
SSMH A17
SSMH A18
SSMH A19
SSMH A20
SSMH A21
SSMH A22
SSMH B1
SSMH B2
SSMH B3
SSMH B4
SSMH B5
SSMH B6
SSMH B7
SSMH B8
SSMH B9
SSMH B10
SSMH B11
SSMH B12
SSMH B13
SSMH C1
SSMH C2
SSMH C3
SSMH C4
SSMH C5
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SSMH C7
SSMH C8
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SSMH D2
SSMH D3
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SSMH E3
SSMH E4
SSMH E5
SSMH E6
SSMH E7
SSMH F1
SSMH F2
SSMH F3
SSMH F4
SSMH F5
SSMH F6
SSMH F7
SSMH G1
SSMH G2
SSMH H1
SSMH H2
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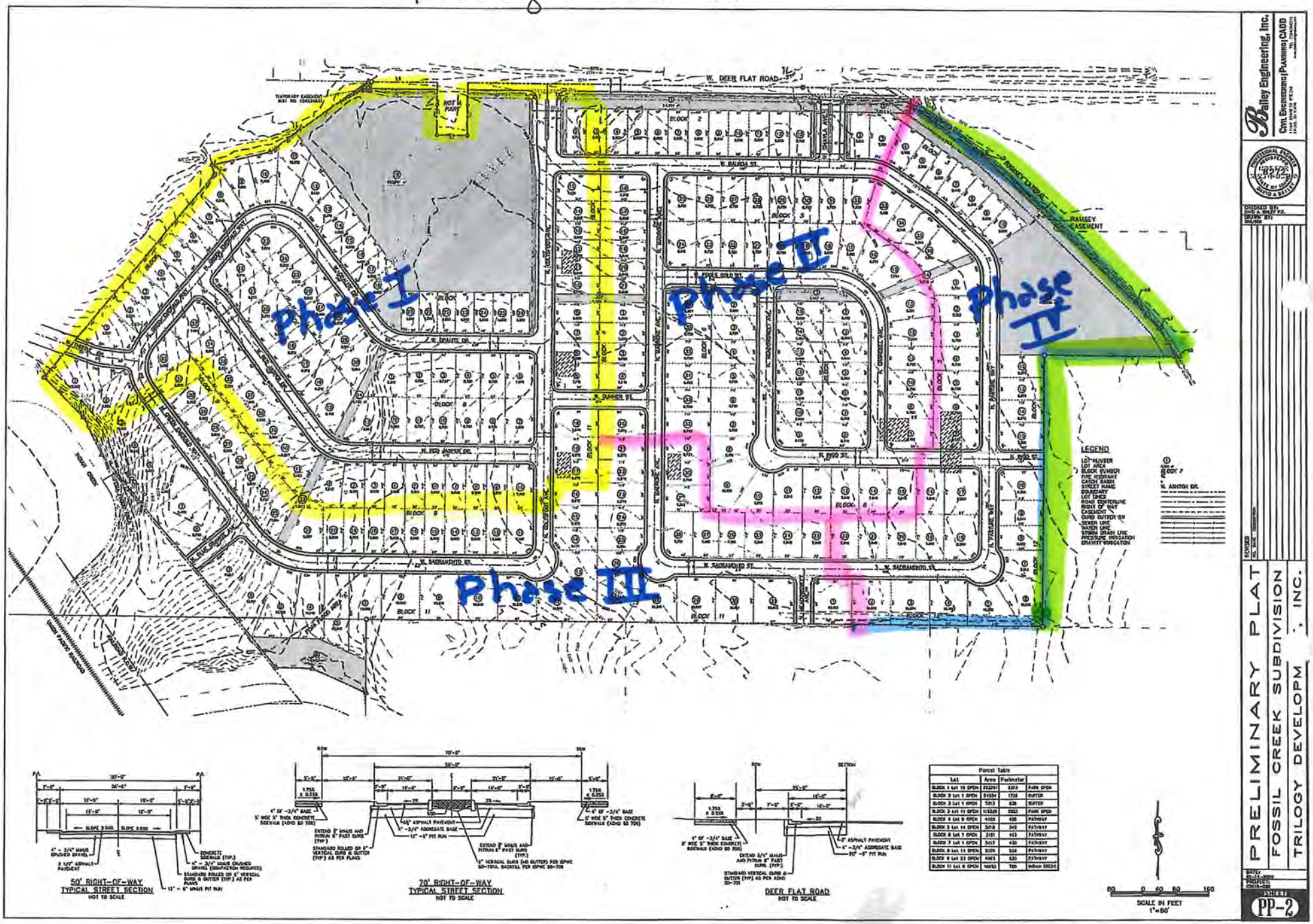
Phasing Plan-draft



Parcel Table			
Lot	Area	Perimeter	
BLOCK 1 Lot 19 OPEN	213291	1373	PARK OPEN
BLOCK 2 Lot 1 OPEN	91534	1736	BUFFER
BLOCK 3 Lot 1 OPEN	7213	636	BUFFER
BLOCK 3 Lot 11 OPEN	113268	2211	PARK OPEN
BLOCK 4 Lot 9 OPEN	4153	488	Pathway
BLOCK 5 Lot 14 OPEN	3018	343	Pathway
BLOCK 8 Lot 1 OPEN	2181	413	Pathway
BLOCK 7 Lot 1 OPEN	5413	430	Pathway
BLOCK 8 Lot 14 OPEN	5126	332	Pathway
BLOCK 9 Lot 23 OPEN	4815	430	Pathway
BLOCK 11 Lot 8 OPEN	169152	709	Median OPEN

Bailey Engineering, Inc.
Civil Engineering | Planning | CADD

PRELIMINARY PLAT
FOSSIL CREEK SUBDIVISION
TRILOGY DEVELOPM , INC.

SHEET
PP-2

Description for

FOSSIL CREEK SUBDIVISION

February 19, 2020

A parcel of land situated within the North 1/2 of Section 22, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho being more particularly described as follows:

BEGINNING at the 1/4 corner common to Sections 15 and 22, T.2N. R.1W. B.M., from which the Section corner common to Sections 14, 15, 22, and 23, T.2N. R.1W. B.M. bears, South 89°25'24" East, 2656.47 feet;

thence on the North boundary line of said Section 22, South 89°25'24" East, 163.77 feet to the Northwest corner of a parcel of land conveyed by a Warranty Deed, recorded on July 31, 2013, as Instrument No. 113086726, records of Ada County, Idaho;

thence South 00°34'36" West, 130.00 feet to the Southwest corner of said parcel;

thence South 89°25'24" East, 75.00 feet to the Southeast corner of said parcel;

thence North 00°34'36" East, 130.00 feet to the Northeast corner of said parcel and the North boundary line of said Section 22;

thence on said North boundary line, South 89°25'24" East, 1,031.14 feet to the centerline of the Ramsey Lateral;

thence on said centerline the following four (4) courses and distances:

South 55°20'00" East, 287.43 feet;

South 46°17'22" East, 520.83 feet;

South 41°17'22" East, 88.60 feet;

South 31°35'29" East, 81.89 feet;

thence leaving said centerline, North 89°29'01" West, 323.10 feet;

thence South 00°21'55" West, 670.14 feet to the South boundary line of the North 1/2 of the Northeast 1/4 and the North boundary line of Secluded Creek Estates as filed in Book 60 of Plats at Pages 5955 through 5956, records of Ada County, Idaho;

thence on said North and South boundary lines, North 89°30'27" West, 1,665.03 feet to the Center-North 1/16 corner of said Section 22;

thence on the East boundary line of the Southeast 1/4 of the Northwest 1/4 of said Section 22 and the West boundary line of said Secluded Creek Estates, South 00°21'22" West, 179.70 feet to the Northeasterly bank of Indian Creek;

thence on said Northeasterly bank the following two (2) courses and distances:

North 65°47'25" West, 143.76 feet;

North 88°43'09" West, 89.65 feet to the Northeasterly boundary line of Parcel A conveyed by a Quitclaim Deed, recorded on January 30, 2018, as Instrument No. 2018-008864, records of Ada County, Idaho;

thence on said Northeasterly boundary line, North 39°34'07" West, 675.80 feet to the Northeasterly bank of Indian Creek;

thence on said Northeasterly bank the following two (2) courses and distances:

North 26°13'46" West, 102.22 feet;

North 44°32'48" West, 138.76 feet;

thence leaving said Northeasterly bank, North 39°36'09" East, 650.51 feet;

thence North 12°49'38" West, 25.00 feet;

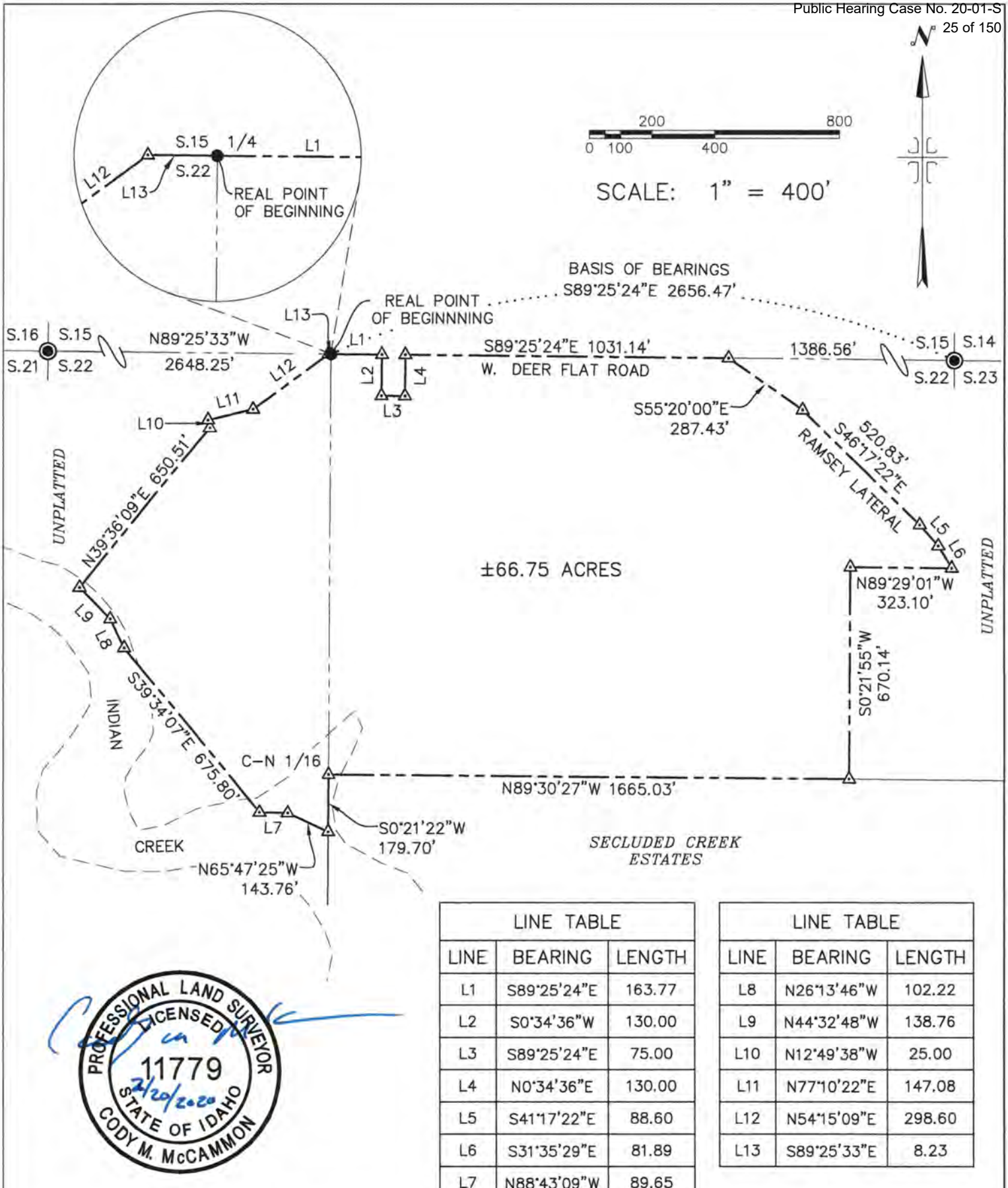
thence North 77°10'22" East, 147.08 feet;

thence North 54°15'09" East, 298.60 feet to the North boundary line of said Section 22;

thence on said North boundary line, South 89°25'33" East, 8.23 feet to the **REAL POINT OF BEGINNING**.

Containing 66.75 acres, more or less.

End of Description.



LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°25'24"E	163.77
L2	S0°34'36"W	130.00
L3	S89°25'24"E	75.00
L4	N0°34'36"E	130.00
L5	S41°17'22"E	88.60
L6	S31°35'29"E	81.89
L7	N88°43'09"W	89.65

LINE TABLE		
LINE	BEARING	LENGTH
L8	N26°13'46"W	102.22
L9	N44°32'48"W	138.76
L10	N12°49'38"W	25.00
L11	N77°10'22"E	147.08
L12	N54°15'09"E	298.60
L13	S89°25'33"E	8.23

PROFESSIONAL LAND SURVEYOR
LICENSED
11779
2/20/2020
STATE OF IDAHO
CODY M. McCAMMON

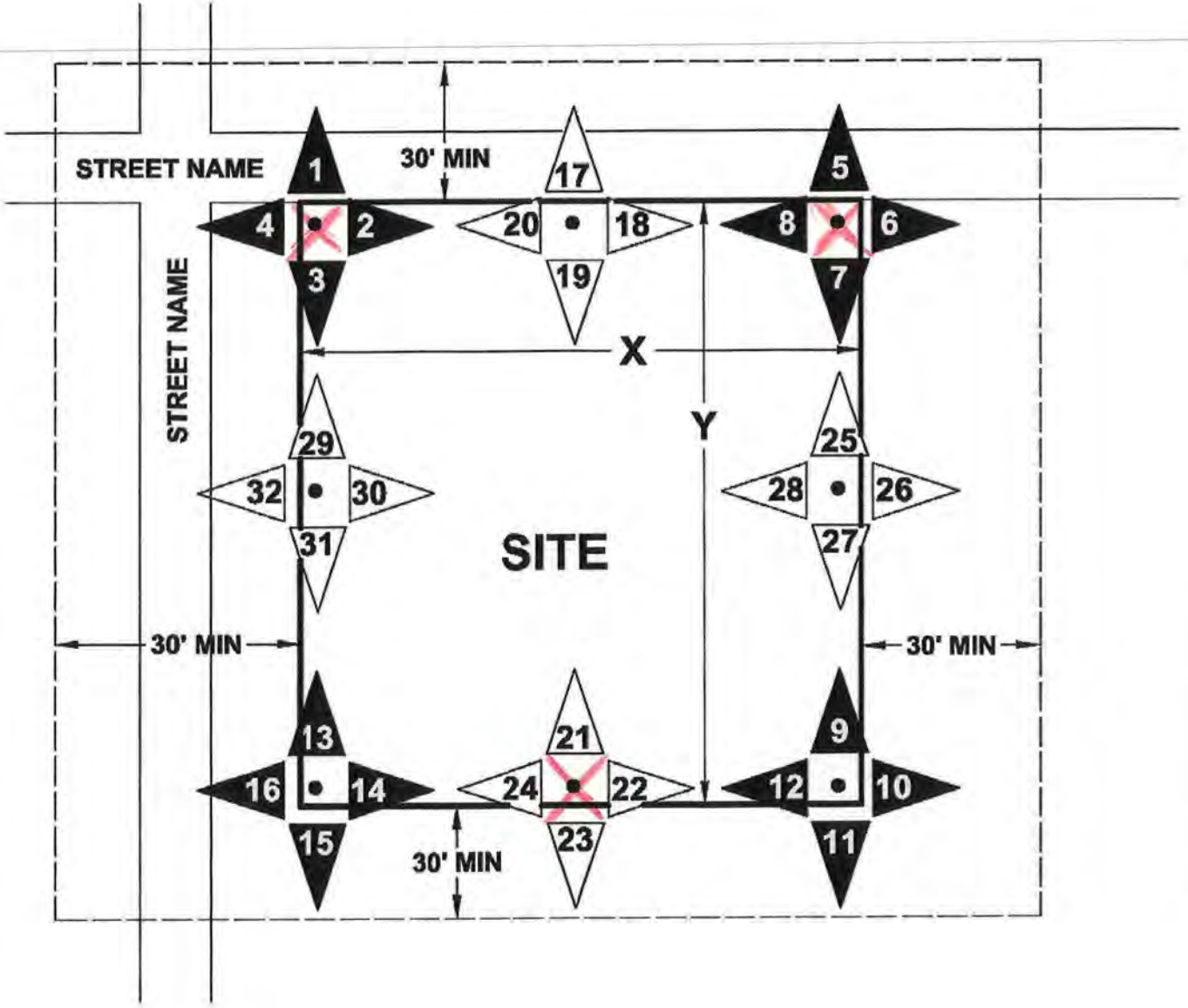
P:\Fossil Creek Sub 19-186\dwg\19186 Bndy.dwg 2/20/2020 9:13:28 AM

IDAHO SURVEY GROUP, LLC
9955 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570

EXHIBIT DRAWING FOR
FOSSIL CREEK SUBDIVISION

LOCATED IN THE N 1/2 OF SECTION 22, T.2N., R.1W., B.M.,
KUNA, ADA COUNTY, IDAHO

JOB NO. 19-186
SHEET NO. 1
DWG. DATE 2/20/2020



Project Information:

Name: Fossil Creek
Project:.....
Gross Acre: 66.75 ac

NOTE:

Provide Site Plan on an 8 1/2" x 11" paper—indicating placement of photo orientation.

All applicants are expected to provide COLOR photographs at a 1-16 minimum.

If Distance 'X' is GREATER than 500-feet, also take photos 17-24.

If Distance 'Y' is GREATER than 500-feet, also take photos 17-24.

#2

#3

#4

#1

#6

#7

#8

#5

#22

#23

#24

#21

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

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

MEMORANDUM

Date: **29 June 2020**

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

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

RE: **Fossil Creek Subdivision 20-01-S, Preliminary Plat**

The Fossil Creek Subdivision 20-01-S dated 20 February 2020 has been reviewed. The application provides a narrative explaining the developers vision for the subdivision, vicinity map, and legal description with exhibit. These comments apply to the revised preliminary plat. Landscaping, population density, parking requirements, emergency access, pedestrian and vehicular traffic in the proposed R 6 zone and similar topics are evaluated by the Planning and Zoning Department. Review and evaluation of civil design drawings is accomplished separately, when received.

These comments may be expanded or refined based on future land-use actions. The following comments apply considering current, effective requirements:

1. **General**
   a. The Fossil Creek Subdivision 20-01-S site is approximately 66.75 acres and is currently zoned R-5. R-6 medium density residential is requested.
   b. Equivalent Dwelling Units (EDU) are reckoned at approximately 3.18 people per household. The resultant projected population for this subdivision is approximately 865.
   c. The Fossil Creek Subdivision 20-01-S is within the Crimson Point Lift Station sewer basin. The maximum number of sewer connections in this basin was projected at 3.5 EDU per acre. The proposed zoning density of R-6 or up to six dwelling units per acre exceeds the projected zoning density.
   d. Sewage produced from Fossil Creek subdivision will be conveyed to the Crimson Point Lift Station. With the addition of 272 EDU from Fossil Creek Subdivision to the Crimson Point Lift Station the estimated maximum remaining capacity of Crimson Point Lift Station is approximately (183) EDU. This negative capacity results after projected subdivisions are connected to Crimson Point Lift Station.
   e. Additional capacity is needed in Crimson Point Lift Station. The developer may be requested to participate in an engineered evaluation of Crimson Point Lift Station and proposed improvements to expand the lift station & force main capacity.
   f. Fossil Creek Subdivision 20-01-S shall obtain pressurized irrigation by connecting to the City of Kuna's pressurized irrigation system and extending pressurized irrigation throughout the subdivision.
   g. Potable water will be provided to Fossil Creek Subdivision 20-01-S by connection to the City of Kuna's potable water system.
   h. A commensurate impact to traffic volumes and densities will follow.

i. Access to Fossil Creek Subdivision 20-01-S is from Deer Flat Road onto Ten Mile road. Two exits onto Deer Flat Road are shown approximately 400 feet apart. A separate exit should be considered to service the southern half of the subdivision. A proposed exit appears to be placed at the SE quadrant of the property however this road stubs into an undeveloped property. There is no schedule for developing this property. Wherever possible, roads should be continuous and go through to adjoining arterial roads.
j. Areas for outside activities have been shown as part of the project. Connection to the City of Kuna pathways presents a long-term goal that is being considered.
k. A plan approval letter from local irrigation districts will be necessary if this project affects any local irrigation districts.
l. All positional information shall be from the state plane coordinate system, latest version.
m. Elevations shall be actual NAVD 88 datum elevations. A localized elevation system is not acceptable.
n. State the vertical datum used for elevations on the construction drawings.
o. Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties.
p. 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.
q. Provide engineering certification on all final engineering drawings.

2. Inspection Fees

a. An inspection fee will be levied for City inspection of water, sewer and irrigation facilities constructed in associated with this development. The current inspection fee is $1.00 per lineal foot of pressure irrigation, sewer, and water mainline pipe. Payment is due and payable prior to City's approval of final construction plans. Site work shall not begin until all fees are paid.
b. The developer shall retain a qualified responsible, Idaho registered professional engineer to provide sufficient inspection to certify to DEQ that the project was completed in accordance with approved plans and specifications and to provide accurate as-built drawings to the City. IDAPA 10.01.02 lists the professional engineer's project responsibilities.
c. The developer's engineer and the City's inspector are encouraged to coordinate inspections.

3. Right-of-Way

a. The Kuna Fire Department shall review all road configurations to verify fire truck access and at least two entrances/exits.
b. Fossil Creek Subdivision 20-01-S will impact travel on Deer Flat Road, and Ten Mile Road.
a. All street construction must meet or exceed ACHD and City of Kuna development standards.
b. Sufficient right-of-way for existing and future classified streets shall be provided pursuant to City & ACHD standards.
c. Approaches onto classified streets must comply with ACHD and City of Kuna approach policies.
d. Sidewalk, curb and gutter, street widening and any related storm drainage facilities, consistent with city code and policies, shall be provided in connection with property development.
e. Easements shall be provided for all city mainlines crossing proposed lots, running along the back of lots and sides of lots, that allow the City of Kuna to access and maintain the utilities.
f. All mainlines owned by the development shall be placed in easements large enough to allow maintenance and repairs.

4. Sanitary Sewer & Potable Water

a. It is recommended that this application be conditioned to conform to the sewer and water master plans as applicable. Sewer and water master plans specify minimum pipe sizes and support the "to and through" utility policy.
b. Improvements must meet or exceed the quality requirements of the City of Kuna.
c. The applicant's property is not connected to City services and is subject to connection fees for the ultimate connected sewer load as provided in the City's Standard Tables. City Code (6-4-2) requires connection to the City sewer system for all sanitary sewer needs.
d. All sewer infrastructure must meet or exceed City of Kuna requirements.
e. Sewer flows from this development are expected to be substantial and will add a considerable burden to Crimson Point Lift Station. It is expected that the development shall provide the additional lift station and force main capacity needed to serve the property.
f. Water and sewer flow models will be required to verify adequate water supply, fire suppression and sewage removal.
g. Sewer and water connection fees apply to each lot containing a home or other facility.
h. All existing sewage treatment facilities (septic tank and drain field) must be decommissioned in accordance with Idaho Department of Environmental Quality requirements. Documentation shall be provided to the City of Kuna.
i. Decommission wells as needed, in accordance with Idaho Department of Water Resources (IDWR) requirements. Provide documentation to the City of Kuna.

5. Pressurized Irrigation

a. It is recommended that this application be conditioned to conform to the Pressure Irrigation Master Plan. The Pressurized Irrigation Master Plan specifies minimum pipe size and supports the "to and through" utility policy.
b. The applicant's property is not connected to the City's pressurized irrigation system. Relying on drinking water for irrigation purposes conflicts with City Code (6-4-2).
c. All pressurized irrigation infrastructure shall meet or exceed City of Kuna standards.
d. Irrigation of Fossil Creek Subdivision 20-01-S shall be an extension of the City of Kuna pressurized irrigation system.
e. Existing irrigation ditches (supply & drain) must be relocated as needed and as approved by the irrigation ditch company/users.
f. Pressurized irrigation flow model will be required to verify adequate pressurized irrigation supply.
g. An additional irrigation storage pond and pumping station is needed in the vicinity of Fossil Creek Subdivision.

6. Grading and Storm Drainage

a. Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties. Slopes shall not be steeper than 3:1 on lots adjacent to a street or common lot and no steeper than 4:1 for lots with common rear lot lines.
b. Provide a grading and drainage plan which supports and maintains all upstream drainage rights and all downstream irrigation delivery rights as they presently exist for this property.
c. The City of Kuna relies on the ACHD Stormwater Policy Manual to establish the requirements for design of private storm water disposal systems.
d. Provide a storm water disposal & treatment plan which accounts for increased storm water runoff volumes. Provide detailed drawings of drainage & treatment facilities with supporting calculations for review and approval.

e. Runoff from public right-of-way is regulated by ACHD. On site storm water retention (if any) shall be reviewed by the City Engineer in conjunction with the Civil Engineering construction improvements review.

7. As-Built Drawings

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

8. Property Description

a. The applicant provided a legal description and representative figure of Fossil Creek Subdivision 20-01-S with the application.

Development Services Department

Project/File: **Fossil Creek Subdivision/ KPP19-0010/ City File Number**
This is a preliminary plat application to develop 272 residential lots and 11 common lots on 66.75 acres.

Lead Agency: City of Kuna

Site address: 2221 Deer Flat Road, south and west of the intersection of Deer Flat Road and Ten Mile Road

Staff Approval: April 24, 2020

Applicant: Trilogy Development
9839 W. Cable Car Street, Suite 101
Boise, ID 83709

Representative: Jane Suggs
Gem State Planning, LLC
9840 W. Overland Road, Suite 120
Boise, ID 83709

Staff Contact: Paige Bankhead, E.I.
Phone: 387-6293
E-mail: pbankhead@achdidaho.org

Vicinity Map

A. Findings of Fact

1. **Description of Application:** The applicant is requesting approval for a preliminary plat application to develop 272 single family residential lots and 11 common lots on 66.75 acres. The site is zoned Medium Density Residential (R-6). The City of Kuna's Comprehensive Plan designates this area as Medium Density Residential.

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

Direction	Land Use	Zoning
North	Medium Density Residential	R-6
South	Rural Urban Transition	RUT
East	Neighborhood Business District and Medium Density Residential	C-1, R-6
West	Medium Density Residential	R-6

3. **Site History:** ACHD has not previously reviewed this site for a development application.

4. **Adjacent Development:** The following developments are pending or underway in the vicinity of the site:

   - Crimson Point South, preliminary plat to develop 53 single family lots and 7 common lots on 13 acres directly west of the site, approved by ACHD in July 2007.

5. **Transit:** Transit services are not available to serve this site.

6. **New Center Lane Miles:** The proposed development includes 2.17 centerline miles of new public road.

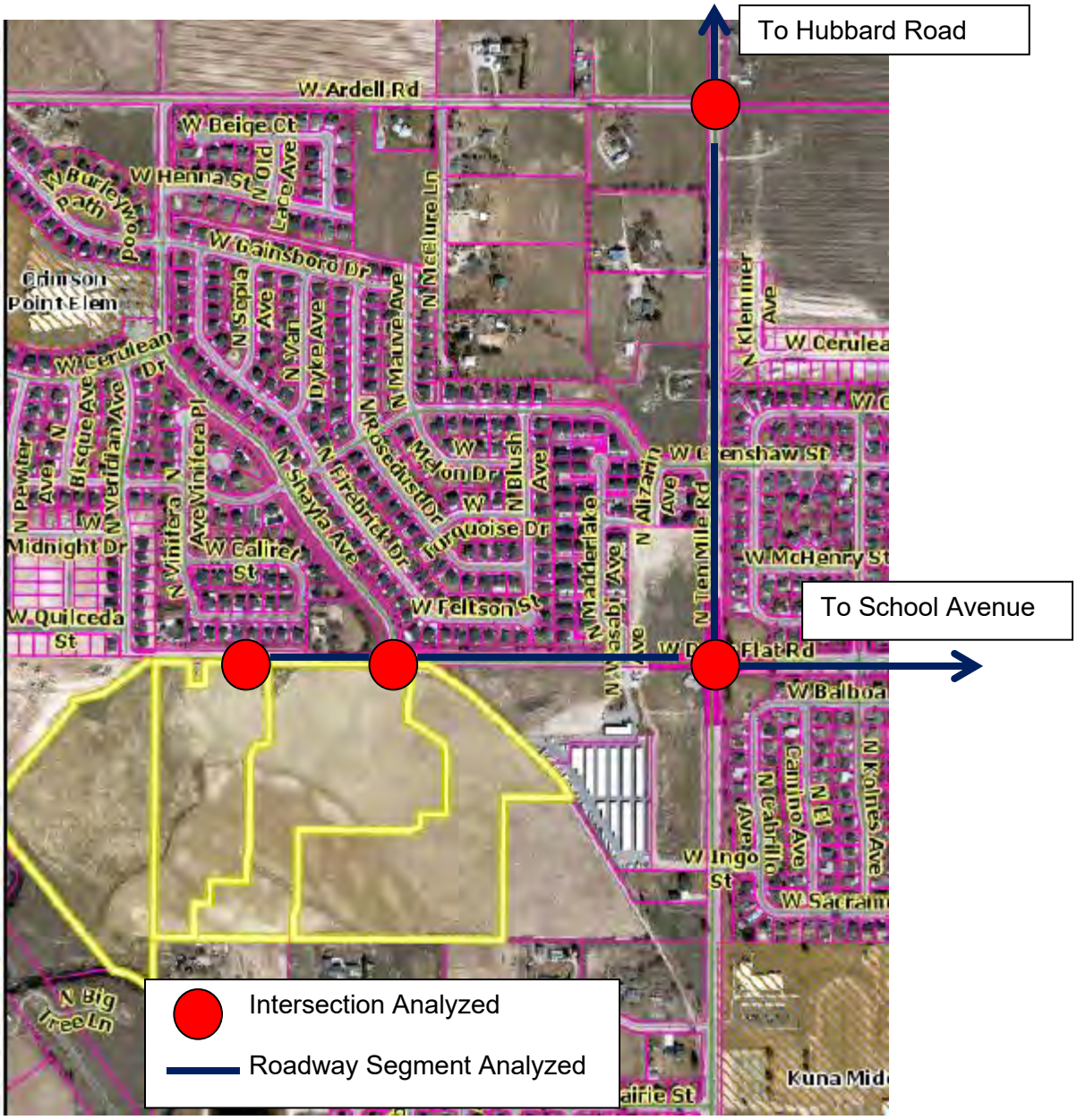
7. **Impact Fees:** There will be an impact fee that is assessed and due prior to issuance of any building permits. The assessed impact fee will be based on the impact fee ordinance that is in effect at that time. The impact fee assessment will not be released until the civil plans are approved by ACHD.

8. **Capital Improvements Plan (CIP)/ Integrated Five Year Work Plan (IFYWP):**
   - The intersection of Ten Mile Road and Deer Flat Road is scheduled in the IFYWP to be reconstructed as a single lane roundabout with 2-lanes on the north leg, 2-lanes on the south, 2-lanes on the east, and 2-lanes on the west leg, but is unfunded at this time and not scheduled.
   - Ten Mile Road is listed in the CIP to be widened to 3-lanes from Deer Flat Road to Hubbard Road between 2031 and 2035.
   - The intersection of Hubbard Road and Ten Mile Road is listed in the CIP to be reconstructed as a single lane roundabout with 2-lanes on the north leg, 2-lanes on the south, 2-lanes on the east, and 2-lanes on the west leg, and signalized between 2031 and 2035.

B. Traffic Findings for Consideration

1. **Trip Generation :** This development is estimated to generate 2,568 additional vehicle trips per day (0 existing); 269 additional vehicle trips per hour in the PM peak hour (0 existing), based on the traffic impact study.

2. **Traffic Impact Study**
   WH Pacific prepared a traffic impact study for the proposed. Fossil Creek Subdivision. The executive summary of the findings **as presented by WH Pacific can be found as Attachment 3**. The executive summary is **not the opinion of ACHD staff**. ACHD has reviewed the submitted traffic impact study for consistency with ACHD policies and practices, and may have additional requirements beyond what is noted in the summary. ACHD Staff comments on the submitted traffic impact study can be found below under staff comments.



TIS Roadway Segments and Intersection Analyzed

Alternative Mitigation Measures Policy

a. Mitigation Proposals: Mitigation recommendations shall be provided within the report. At a minimum, for each roadway segment and intersection that does not meet the minimum acceptable level of service planning threshold or v/c ratio, the report must discuss feasible measures to avoid or reduce the impact to the system. To be considered adequate, measures should be specific and feasible. Mitigation may also include:

- Revision to the Phasing Plan to coincide with the District's planning Capital Projects.
- Reducing the scope and/or scale of the project.

Alternative Mitigation Measures: 7106.7.3 states that if traditional mitigation measures such as roadway widening and intersection improvements are infeasible as determined by ACHD, the TIS may recommend alternative mitigation measures. Alternative mitigation measures shall demonstrate that impacts from the project will be offset.

- If the impacted roadway segments and/or intersections are programmed as funded in the Integrated Five Year Work Plan (IFYWP) or the Capital Improvements Plan (CIP); no alternative mitigation is required.
- If the impacted roadway segments and/or intersections are not programmed in either the IFYWP or the CIP; the applicant may (i) analyze the shoulder hour and (ii) provide a safety analysis to determine alternative mitigation requirements.
    - If the impacted roadway segments and intersections meet the minimum acceptable level of service planning thresholds in the shoulder hour the applicant may suggest feasible alternative mitigation such as: sidewalks, bike facilities, connectivity, safety improvements, etc. within 1.5 miles of the proposed development.
    - If the shoulder hour planning thresholds are exceeded the applicant may request to enter into a Development Agreement and pay into the Priority Corridor Fund an amount determined by the ACHD to offset impacts from the project.
- Alternative Mitigation may also include:
    - Revision to the Phasing Plan to coincide with the District's future Capital Projects.
    - Reducing the scope and/or scale of the project.

Staff Comments/Recommendations: Staff has reviewed the submitted traffic impact study (TIS) and generally agrees with the findings and recommendations. The TIS identified that the roadway segment of Ten Mile Road between Ardell Road and Hubbard Road is expected to exceed ACHD's level of service planning thresholds as a 2-lane minor arterial for the 2025 full build out traffic conditions for the AM peak hour, but meet the thresholds for the PM peak hour. However, this segment of Ten Mile Road will meet ACHD's level of service planning thresholds as a 3-lane minor arterial for the 2025 full build out for the AM and PM peak hours. This segment is listed in the CIP to be widened to 3-lanes between 2031 and 2035 and the site traffic from the 2025 full build out at this segment of Ten Mile Road is less than 10% of the total traffic entering this segment of roadway.

Therefore, no improvements are required for this segment of Ten Mile Road consistent with District policy 7106.7.3 Alternative Mitigation Measures, which states, if an impacted roadway segment or intersection are programmed or funded in the IFYWP, or the CIP; and District policy for Level of Service Planning Thresholds, that states a proposed development with site traffic less than 10% of the existing downstream roadway or intersection peak hour traffic shall not be required to provide mitigation for a roadway or intersection that currently exceeds minimum acceptable level of service planning threshold or V/C ratio.

The TIS indicates that all other roadway segments and intersections are expected to meet ACHD level or service planning thresholds for the existing traffic, 2025 background traffic and 2025 total build out traffic.

3. Condition of Area Roadways

Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
Ten Mile Road North of Deer Flat	0-feet	Minor Arterial	245	Better than "D"

Ten Mile Road North of Ardell	0-feet	Minor Arterial	299	Better than "D" for PM & AM 2-lanes
Deer Flat Road West of Ten Mile Rd.	1,195-feet	Minor Arterial	145	Better than "D"
Deer Flat Road East of Ten Mile Rd.	0-feet	Minor Arterial	*269*	Better than "D"

* Acceptable level of service for a two-lane minor arterial is "E" (575 VPH).
* Acceptable level of service for a three-lane minor arterial is "E" (720 VPH).

4. Average Daily Traffic Count (VDT)
Average daily traffic counts are based on ACHD's most current traffic counts.

- The average daily traffic count for Ten Mile Road north of Deer Flat road was 4,558 on 09/17/2019.
- The average daily traffic count for Deer Flat Road west of Ten Mile Road was 2,771 on 09/17/2019.
- The average daily traffic count for Deer Flat Road east of Ten Mile Road was 5,545 on 09/17/2019.

C. Findings for Consideration

1. Offsite Level of Service Planning Thresholds - Ten Mile Road north of Ardell Road

a. Existing Conditions: The level of service for Ten Mile Road north of Ardell Road with the existing the PM peak hour traffic count is currently better than "D". Ten Mile Road is improved with 2-travel lanes and 5-foot wide detached sidewalk. There is 72-feet of right-of-way for Ten Mile Road for this segment.

b. Policy:
Level of Service Planning Thresholds: District Policy 7205.3.1 states that, Level of Service Planning Thresholds have been established for principal arterials and minor arterials within ACHD's Capital Improvement Plan and are also listed in section 7106. Unless otherwise required to provide a Traffic Impact Study under section 7106, a proposed development with site traffic less than 10% of the existing downstream roadway or intersection peak hour traffic shall not be required to provide mitigation for a roadway or intersection that currently exceeds the minimum acceptable level of service planning threshold or V/C ratio.

Alternative Mitigation Measures: 7106.7.3 states that if traditional mitigation measures such as roadway widening and intersection improvements are infeasible as determined by ACHD, the TIS may recommend alternative mitigation measures. Alternative mitigation measures shall demonstrate that impacts from the project will be offset.

- If the impacted roadway segments and/or intersections are programmed as funded in the Integrated Five Year Work Plan (IFYWP) or the Capital Improvements Plan (CIP); no alternative mitigation is required.
- If the impacted roadway segments and/or intersections are not programmed in either the IFYWP or the CIP; the applicant may (i) analyze the shoulder hour and (ii) provide a safety analysis to determine alternative mitigation requirements.
    - If the impacted roadway segments and intersections meet the minimum acceptable level of service planning thresholds in the shoulder hour the applicant

may suggest feasible alternative mitigation such as: sidewalks, bike facilities, connectivity, safety improvements, etc. within 1.5 miles of the proposed development.
    - If the shoulder hour planning thresholds are exceeded the applicant may request to enter into a Development Agreement and pay into the Priority Corridor Fund an amount determined by the ACHD to offset impacts from the project.
- Alternative Mitigation may also include:
    - Revision to the Phasing Plan to coincide with the District's future Capital Projects.
    - Reducing the scope and/or scale of the project.

c. Staff Comments/Recommendations: Ten Mile Road currently meets ACHD's acceptable level of service planning thresholds for a 2-lane minor arterial roadway during the AM and PM peak hour. With the 2025 full build out, Ten Mile Road will exceed ACHD's acceptable level of service planning level threshold for a 2-lane minor arterial roadway during the AM peak hour, but meet thresholds for the PM peak hour. Ten Mile Road will meet ACHD's acceptable level of service planning level threshold for a 3-lane minor arterial roadway for the AM and PM peak hour for the 2025 full build out traffic. The site traffic is less than 10% of the total traffic entering this segment of Ten Mile Road. Therefore, consistent with District policy 7205.3.1 Level of Service Planning Threshold, which states, a proposed development with site traffic less than 10% of the existing downstream roadway or intersection peak hour traffic shall not be required to provide mitigation; no improvements are required at this intersection.

Furthermore, this segment of Ten Mile Road is listed in the CIP to be widened to 3-lanes from Deer Flat Road to Hubbard Road. Thus, consistent with District Policy for Alternative Mitigation Measures, no additional mitigation measures should be required.

2. Deer Flat Road

a. Existing Conditions: Deer Flat Road is improved with 2-travel lanes and no curb, gutter or sidewalk abutting the site. There is 50 to 60-feet of right-of-way for Deer Flat Road (20-feet from centerline).

b. Policy:

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

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

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

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

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

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

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

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

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

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

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

c. **Applicant Proposal:** The applicant has proposed to improve Deer Flat Road abutting the site with pavement widening to 17-feet from the centerline of Deer Flat Road and construct vertical curb, gutter, 10-foot wide planter strip and detached 8-foot wide concrete sidewalk located 28-feet from the centerline of Deer Flat Road. The applicant has proposed to dedicate additional right-of-way to total 25-feet from the centerline of Deer Flat Road.

Staff Comments/Recommendations: The applicant's proposal to widen the pavement meets District policy and should be approved, as proposed. The applicant should be required to dedicate additional right-of-way to total a minimum of 48-feet from the centerline of Deer Flat Road abutting the site. The applicant will not be compensated for any improvements or right-of-way dedication along Deer Flat Road abutting the site, as this roadway is not scheduled for improvements in ACHD's IFYWP or CIP.

The applicant's proposal to construct curb and gutter for Deer Flat Road abutting the site exceeds ACHD policy which requires pavement widening and the construction of sidewalks on arterial roadways and is not approved, as proposed. The applicant should be required to construct a 3-foot wide gravel shoulder and place the 5-foot wide concrete sidewalk a minimum of 41-feet from the centerline of Deer Flat Road. The applicant should provide a permanent right-of-way easement for detached sidewalks located outside of the right-of-way. ACHD will not accept the construction of additional pavement widening, curb and gutter at this time.

3. Internal Local Roads

a. **Existing Conditions:** There are no local roadways within the site. There is a local road, Thistle Drive, that stubs to the site's west property line that was approved with the Crimson Point South Subdivision.

b. **Policy:**

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

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

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

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

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

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

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

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

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

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

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

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

c. Applicant's Proposal: The applicant has proposed to construct the entry portion of Coltsfoot Avenue as a 50-foot wide street section, with an 8-foot wide center landscape island with vertical curb, two 21-foot wide travel lanes with rolled curb, gutter, and a 10-foot wide planter strip within 70-feet of right-of-way and a 5-foot wide detached concrete sidewalk located outside of the right-of-way.

The applicant has proposed to extend Thistle Drive into the site and construct all internal local roads as 36-foot street sections with curb, gutter and attached 5-foot wide concrete sidewalk within 50-feet of right-of-way, except for Shayla Avenue and the west side of Coltsfoot Avenue north of Opalite Drive which are proposed to have a 10-foot wide planter strip located partially within right-of-way and 5-foot wide detached concrete sidewalks outside of the right-of-way.

d. Staff Comments/Recommendations: The applicant's proposal for the entry roadway on Coltsfoot Avenue and the internal local street sections meets District policy for the City of Kuna local street section requirements and should be approved, as proposed. For detached sidewalks, the applicant should be required to extend the right-of-way to 2-feet behind the back edge of sidewalk, or the applicant may reduce the right-of-way width to 2-feet behind the back of curb and provide a permanent right-of-way easement from the right-of-way line to 2-feet behind back edge of the sidewalk.

The applicant should be required to plat the proposed center landscape island on Coltsfoot Avenue as right-of-way owned by ACHD. The applicant or the future owners association should enter into license agreement for any landscaping proposed within the center landscape island.

4. Roadway Offsets

a. Existing Conditions: There are no roadways within the site.

b. Policy:

Local Street Intersection Spacing on Minor Arterials: District policy 7205.4.3 states that new local streets should not typically intersect arterials. Local streets should typically intersect collectors. If it is necessary, as determined by ACHD, for a local street to intersect an arterial, the minimum allowable offset shall be 660-feet as measured from all other existing roadways as identified in Table 1a (7205.4.6).

Local Offset Policy: District policy 7207.4.2, requires local roadways to align or provide a minimum offset of 125-feet from any other street (measured centerline to centerline).

c. Applicant's Proposal: The applicant has proposed to construct Shayla Avenue onto Deer Flat Road to align centerline to centerline with Shayla Avenue to the north 1,530 west of Ten Mile Road and Coltsfoot Avenue onto Deer Flat Road 700-feet west of Shayla Avenue.

d. Staff Comments/Recommendations: The applicant's proposal meets District policy and should be approved, as proposed.

5. Stub Streets

a. Existing Conditions: There are currently no stub streets within the site.

b. Policy:

Stub Street Policy: District policy 7207.2.4.3 states that stub streets will be required to provide circulation or to provide access to adjoining properties. Stub streets will conform with the requirements described in Section 7207.2.4.3 except a temporary cul-de-sac will not be required if the stub street has a length no greater than 150-feet. A sign shall be installed at the terminus of the stub street stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE."

In addition, stub streets must meet the following conditions:

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

Temporary Dead End Streets Policy: District policy 7207.2.4.3 requires that the design and construction for cul-de-sac streets shall apply to temporary dead end streets. The temporary cul-de-sac shall be paved and shall be the dimensional requirements of a standard cul-de-sac. The developer shall grant a temporary turnaround easement to the District for those portions of the cul-de-sac which extend beyond the dedicated street right-of-way. In the instance where a temporary easement extends onto a buildable lot, the entire lot shall be encumbered by the easement and identified on the plat as a non-buildable lot until the street is extended.

c. Applicant's Proposal: The applicant has proposed to stub Ingo Street to the site's east property line 412-feet north of the south property line, Blue Granite Avenue to the site's west property line 410-feet northwest of the southwest property corner, and stub Meadowsweet Avenue to the site's south property line 590-feet west of the east property line.

d. Staff Comments/Recommendations: The applicant's proposal meets District Policy and should be approved, as proposed. The applicant should be required to construct a temporary cul-de-sac at the terminus of Blue Granite Avenue per District policy which requires a temporary cul-de-sac at the terminus of a stub street if the street length is greater than 150-feet. The developer shall grant a temporary turnaround easement to the District for those portions of the cul-de-sac which extend beyond the dedicated street right-of-way. In the instance where a temporary easement extends into a buildable lot, the entire lot shall be encumbered by the easement and identified on the plat as a non-buildable lot until the street is extended.

The applicant should be required to install a sign at the terminus of Ingo Street, Blue Granite Avenue and Meadowsweet Avenue stating that, "THIS STREET WILL BE EXTENDED IN THE FUTURE".

6. Traffic Calming

a. Speed Control and Traffic Calming Policy: District policy 7207.3.7 states that the design of local street systems should discourage excessive speeds by using passive design elements. If the design or layout of a development is anticipated to necessitate future traffic calming implementation by the District, then the District will require changes to the layout and/or the

addition of passive design elements such as horizontal curves, bulb-outs, chokers, etc. The District will also consider texture changes to the roadway surface (i.e. stamped concrete) as a passive design element. These alternative methods may require maintenance and/or license agreement.

b. Staff Comments/Recommendations: Balboa Street, Pasture Way, Sacramento Street, and Coltsfoot Avenue are greater than 750-feet in length and will need to be redesigned to reduce the length of the roadways or to include the use of passive design elements. Speed humps/bumps and valley gutter will not be accepted as traffic calming.

The applicant should be required to submit a revised preliminary plat showing the redesigned roadways for review and approval prior to ACHD's signature on the first final plat.

7. Ramsey Lateral Crossing

The District will require that the applicant submit plans for the crossing of the Ramsey Lateral for review and approval prior to the pre-construction meeting and final plat approval. Note: all plan submittals for bridges or pipe crossings of irrigation facilities should be submitted to ACHD for review no later than December 15th for construction in the following year prior to irrigation season.

8. Tree Planters

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

9. Landscaping

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

10. Other Access

Deer Flat Road is classified as minor arterials roadway. Other than the access specifically approved with this application, direct lot access is prohibited to this roadway and should be noted on the final plat.

D. Site Specific Conditions of Approval

1. Dedicate additional right-of-way to total 48-feet from the centerline of Deer Flat Road.
2. Widen the pavement on Deer Flat Road abutting the site to total 17-feet from centerline, construct a 3-foot wide gravel shoulder and construct a 5-foot wide sidewalk a minimum of 41-feet from the centerline of Deer Flat Road.
3. Construct Shayla Avenue onto Deer Flat Road to align centerline to centerline with Shayla Avenue to the north, located 1,530 west of Ten Mile Road, as proposed.
4. Construct Coltsfoot Avenue onto Deer Flat Road 700-feet west of Shayla Avenue, as proposed.
5. Construct the entry portion of Coltsfoot Avenue as a 50-foot wide street section, with a 8-foot wide center landscape island with vertical curb, two 21-foot wide travel lanes with rolled curb, gutter, and a 10-foot wide planter strip with a 5-foot wide concrete sidewalk, as proposed. Dedicate 70-feet of right-of-way, as proposed. For detached sidewalk, extend the right-of-way to 2-feet the back of

detached sidewalk or provide a permanent right-of-way easement for the sidewalk. Plat the proposed center landscape island on Coltsfoot Avenue as right-of-way owned by ACHD. The applicant or the future owners association should enter into license agreement for any landscaping proposed within the center landscape island.

6. Extend Thistle Drive into the site and construct all internal local roads as 36-foot street sections with curb, gutter and 5-foot wide attached or detached concrete sidewalks and dedicate 50-feet of right-of-way, as proposed. For detached sidewalks, the right-of-way may be reduced to 2-feet behind the back of curb and provide a right-of-way easement from the right-of-way line to 2-feet behind the back of sidewalk. If street trees are desired, 8-foot wide planter strips are required.

7. Construct one stub street, Ingo Street, to the site's east property line 412-feet north of the south property line, as proposed.

8. Construct one stub street, Blue Granite Avenue, to the site's west property line 410-feet northwest of the southwest property corner, as proposed. Construct a temporary cul-de-sac at the terminus of Blue Granite Avenue and grant a temporary turnaround easement to the District for those portions of the cul-de-sac which extend beyond the dedicated street right-of-way. In the instance where a temporary easement extends into a buildable lot, the entire lot shall be encumbered by the easement and identified on the plat as a non-buildable lot until the street is extended.

9. Construct one stub street, Meadowsweet Avenue, to the site's south property line 590-feet west of the east property line, as proposed.

10. The applicant should be required to install a sign at the terminus of Ingo Street, Blue Granite Avenue and Meadowsweet Avenue stating that, "THIS STREET WILL BE EXTENDED IN THE FUTURE".

11. Redesign Balboa Street, Pasture Way, Sacramento Street, and Coltsfoot Avenue are to reduce the length of the roadways or to include the use of passive design elements. Speed humps/bumps and valley gutter will not be accepted as traffic calming. Submit a revised preliminary plat showing the redesigned roadways for review and approval prior to ACHD's signature on the first final plat.

12. The applicant will not be compensated for any improvements or right-of-way dedication along Deer Flat Road abutting the site as this roadway is not scheduled for improvements in ACHD's IFYWP or CIP.

13. Submit plans for the crossing of the Ramsey Lateral for review and approval prior to the pre-construction meeting and final plat approval. Note: all plan submittals for bridges or pipe crossings of irrigation facilities should be submitted to ACHD for review no later than December 15th for construction in the following year prior to irrigation season.

14. Other than access specifically approved with this applicant, direct lot access to Deer Flat Road is prohibited and should be noted as such on the final plat.

15. Submit civil plans to ACHD Development Services for review and approval. The impact fee assessment will not be released until the civil plans are approved by ACHD.

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

17. Comply with all Standard Conditions of Approval.

E. Standard Conditions of Approval

1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).

2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.

3. In accordance with District policy, 7203.3, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA) requirements. The applicant's engineer should provide documentation of ADA compliance to District Development Review staff for review.
4. Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 387-6280 (with file number) for details.
5. A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.
6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.
7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.
8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 387-6258 (with file numbers) for details.
9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.
10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.
11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.
12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.

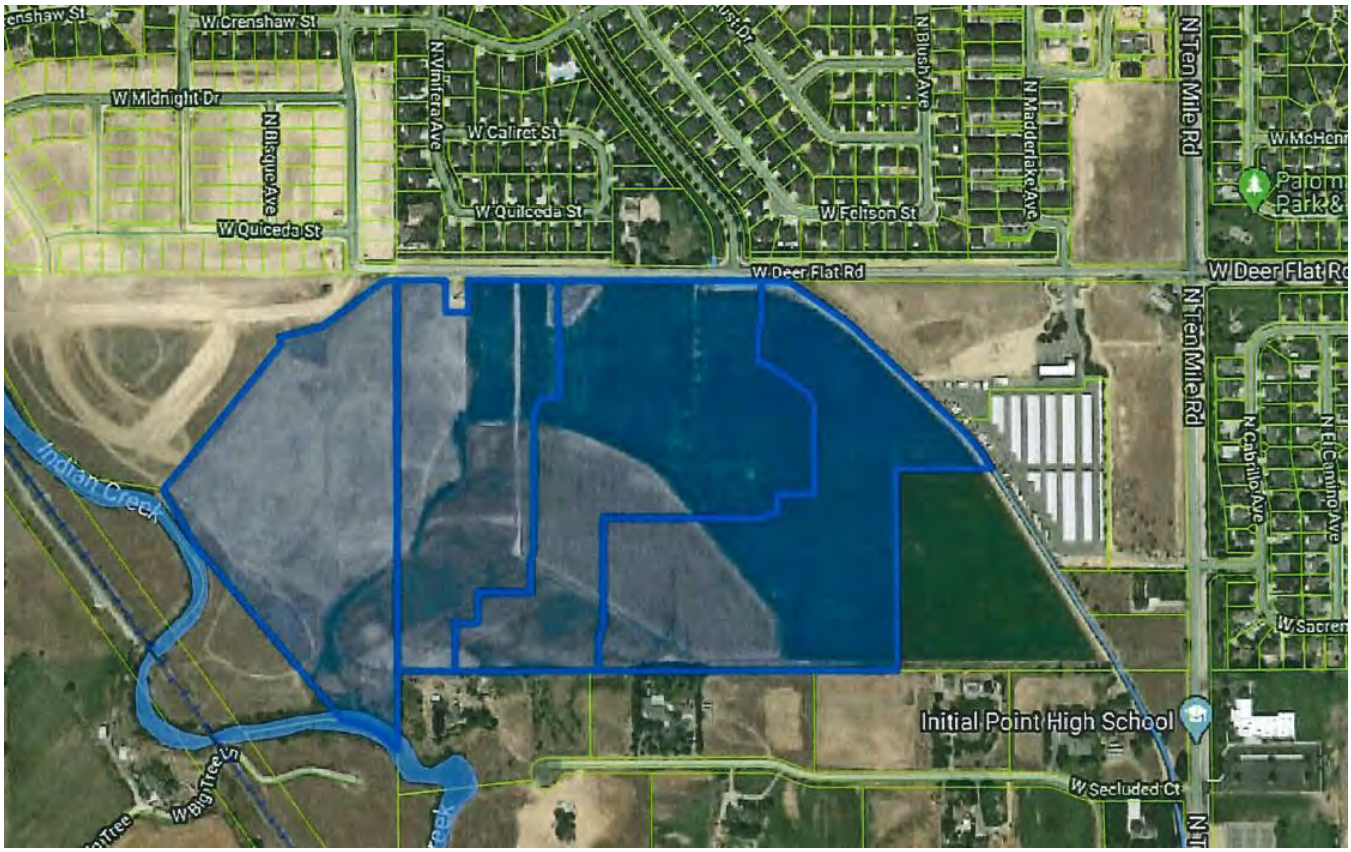
F. Conclusions of Law

1. The proposed site plan is approved, if all of the Site Specific and Standard Conditions of Approval are satisfied.
2. ACHD requirements are intended to assure that the proposed use/development will not place an undue burden on the existing vehicular transportation system within the vicinity impacted by the proposed development.

G. Attachments

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

VICINITY MAP



SITE PLAN

Traffic Impact Study Executive Summary

5.1 EXISITING TRAFFIC CONDITIONS

1. For the existing traffic conditions analyzed with the existing roadway configuration, all study area roadway segments meet ACHD's minimum operational thresholds. No roadway improvements are needed to mitigate the existing traffic.

2. For the existing traffic conditions analyzed with the existing intersection control and lane configuration, all study area intersections meet ACHS's minimum v/c operational threshold. No intersection improvements are needed to mitigate the existing traffic.

5.2 2025 BACKGROUND TRAFFIC CONDITIONS

3. ACHD's current *IFYWP* indicated a single-lane roundabout to be designed for the intersection of Deer Flat Rd and Ten Mile Rd in the year 2024. There is no specified construction year in the *IFYWP*. There are no planned improvements to the study roadways by 2025 according to the *IFYWP*.

4. For the 2025 Background traffic conditions analyzed with the existing roadway lane configuration, one roadway segment does not meet ACHD's minimum operational threshold. Ten Mile Rd, between Ardell Rd and Hubbard Rd performs below the LOS E threshold. ACHD's CIP has a programmed roadway widening between 2031-2035, adding a TWLTL to the roadway segment. Under this scenario, traffic operations are improved and perform above LOS D.

5. For the 2025 Background traffic conditions analyzed with the existing intersection control and lane configurations, all study area intersections meet ACHD's minimum v/c operational threshold. No intersection improvements are needed to mitigate the existing traffic.

5.3 2025 SITE PLUS BACKGROUND CONDITIONS

6. This scenario reflects a full buildout of the 272 single family dwelling units which is expected to generate 2,568 daily trips, 201 AM peak hour trips, and 269 PM peak hour trips.

7. Site traffic is expected to enter and exit the subdivision exclusively from the East on Deer Flat Road. Traffic distribution at Deer Flat Rd and Ten Mile Rd is expected to follow the following pattern:
   - North (Ten Mile) 25%
   - East (Deer Flat) 60%
   - South (Ten Mile) 15%

8. For the 2025 Site Plus Background traffic condition analyzed with the existing lane configurations, all study area roadway segments meet the ACHD's minimum operational

9. For the 2025 Site Plus Background traffic conditions analyzed with the existing intersection control and lane configurations, one of the study area intersections does not meet ACHD's minimum operational thresholds. The intersection of Deer Flat Rd and Ten Mile Rd performs poorly in the PM peak hour. It meets one signal warrant (Warrant 2, Four-Hour Vehicular Volume) under the 2025 Background traffic conditions. Though installing a traffic signal is an option, ACHD's *IFYWP* has a single-lane roundabout programmed at this location to be designed in 2024 and the *CIP* indicated the construction in the years 2031-2035. Under this scenario, traffic operations are improved to LOS A.

10. Two full access points along Deer Flat Rd will serve as access to the subdivision. With the 2025 Site Plus Background traffic conditions, the proposed access intersections are expected to operate at LOS B or better.

11. With the 2025 Site Plus Background traffic conditions, no turn lane warrants were satisfied.

Regarding item number 9, the applicant re-evaluated the Deer Flat Road and Ten Mile Road intersection with the appropriate growth rates, existing traffic control and lane configurations. The 2025 background and 2025 site plus background volumes operate at an acceptable level of service and v/c ratio.

Regarding item number 4, the applicant also re-evaluated the roadway segments with the appropriate growth rates and existing lane configurations and showed the same level or service results as noted in the executive summary.

Ada County Utility Coordinating Council

Developer/Local Improvement District
Right of Way Improvements Guideline Request

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

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

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

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

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

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

Development Process Checklist

Items Completed to Date:

☒Submit a development application to a City or to Ada County

☒The City or the County will transmit the development application to ACHD

☒The ACHD **Planning Review Section** will receive the development application to review

☒The **Planning Review Section** will do <u>one</u> of the following:

☐Send a **"No Review"** letter to the applicant stating that there are no site specific conditions of approval at this time.

☒Write a **Staff Level** report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.

☐Write a **Commission Level** report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.

Items to be completed by Applicant:

☐For **ALL** development applications, including those receiving a **"No Review"** letter:

- The applicant should submit one set of engineered plans directly to ACHD for review by the **Development Review Section** for plan review and assessment of impact fees. (Note: if there are no site improvements required by ACHD, then architectural plans may be submitted for purposes of impact fee assessment.)
- The applicant is required to get a permit from Construction Services (ACHD) for <u>ANY</u> work in the right-of-way, including, but not limited to, driveway approaches, street improvements and utility cuts.

☐Pay Impact Fees prior to issuance of building permit. Impact fees cannot be paid prior to plan review approval.

<u>DID YOU REMEMBER</u>:
Construction (Non-Subdivisions)
☐ **Driveway or Property Approach(s)**

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

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

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

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

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

☐ **Idaho Power Company**

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

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

Request for Appeal of Staff Decision

1. **Appeal of Staff Decision:** The Commission shall hear and decide appeals by an applicant of the final decision made by the Development Services Manager when it is alleged that the Development Services Manager did not properly apply this section 7101.6, did not consider all of the relevant facts presented, made an error of fact or law, abused discretion or acted arbitrarily and capriciously in the interpretation or enforcement of the ACHD Policy Manual.

    a. Filing Fee: The Commission may, from time to time, set reasonable fees to be charged the applicant for the processing of appeals, to cover administrative costs.

    b. Initiation: An appeal is initiated by the filing of a written notice of appeal with the Secretary and Clerk of the District, which must be filed within ten (10) working days from the date of the decision that is the subject of the appeal. The notice of appeal shall refer to the decision being appealed, identify the appellant by name, address and telephone number and state the grounds for the appeal. The grounds shall include a written summary of the provisions of the policy relevant to the appeal and/or the facts and law relied upon and shall include a written argument in support of the appeal. The Commission shall not consider a notice of appeal that does not comply with the provisions of this subsection.

    c. Time to Reply: The Development Services Manager shall have ten (10) working days from the date of the filing of the notice of appeal to reply to the notice of the appeal, and may during such time meet with the appellant to discuss the matter, and may also consider and/or modify the decision that is being appealed. A copy of the reply and any modifications to the decision being appealed will be provided to the appellant prior to the Commission hearing on the appeal.

    d. Notice of Hearing: Unless otherwise agreed to by the appellant, the hearing of the appeal will be noticed and scheduled on the Commission agenda at a regular meeting to be held within thirty (30) days following the delivery to the appellant of the Development Services Manager's reply to the notice of appeal. A copy of the decision being appealed, the notice of appeal and the reply shall be delivered to the Commission at least one (1) week prior to the hearing.

    e. Action by Commission: Following the hearing, the Commission shall either affirm or reverse, in whole or part, or otherwise modify, amend or supplement the decision being appealed, as such action is adequately supported by the law and evidence presented at the hearing.

Request for Reconsideration of Commission Action

1. **Request for Reconsideration of Commission Action:** A Commissioner, a member of ACHD staff or any other person objecting to any final action taken by the Commission may request reconsideration of that action, provided the request is not for a reconsideration of an action previously requested to be reconsidered, an action whose provisions have been partly and materially carried out, or an action that has created a contractual relationship with third parties.

    a. Only a Commission member who voted with the prevailing side can move for reconsideration, but the motion may be seconded by any Commissioner and is voted on by all Commissioners present.

    If a motion to reconsider is made and seconded it is subject to a motion to postpone to a certain time.

    b. The request must be in writing and delivered to the Secretary of the Highway District no later than 11:00 a.m. 2 days prior to the Commission's next scheduled regular meeting following the meeting at which the action to be reconsidered was taken. Upon receipt of the request, the Secretary shall cause the same to be placed on the agenda for that next scheduled regular Commission meeting.

    c. The request for reconsideration must be supported by written documentation setting forth new facts and information not presented at the earlier meeting, or a changed situation that has developed since the taking of the earlier vote, or information establishing an error of fact or law in the earlier action. The request may also be supported by oral testimony at the meeting.

    d. If a motion to reconsider passes, the effect is the original matter is in the exact position it occupied the moment before it was voted on originally. It will normally be returned to ACHD staff for further review. The Commission may set the date of the meeting at which the matter is to be returned. The Commission shall only take action on the original matter at a meeting where the agenda notice so provides.

    e. At the meeting where the original matter is again on the agenda for Commission action, interested persons and ACHD staff may present such written and oral testimony as the President of the Commission determines to be appropriate, and the Commission may take any action the majority of the Commission deems advisable.

    f. If a motion to reconsider passes, the applicant may be charged a reasonable fee, to cover administrative costs, as established by the Commission.

RON PLATT
CHAIRMAN OF THE BOARD

BRIAN MCDEVITT
VICE CHAIRMAN OF THE BOARD

ROBERT D. CARTER
PROJECT MANAGER

THOMAS RITTHALER
ASSISTANT PROJECT MANAGER

APRYL GARDNER
SECRETARY-TREASURER

MARY SUE CHASE
ASSISTANT SECRETARY-TREASURER

BOISE PROJECT BOARD OF CONTROL

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2465 OVERLAND ROAD
BOISE, IDAHO 83705-3155

RECEIVED
APR 01 2020
CITY OF KUNA

OPERATING AGENCY FOR 167,000 ACRES FOR THE FOLLOWING IRRIGATION DISTRICTS

NAMPA-MERIDIAN DISTRICT
BOISE-KUNA DISTRICT
WILDER DISTRICT
NEW YORK DISTRICT
BIG BEND DISTRICT

TEL: (208) 344-1141
FAX: (208) 344-1437

30 March 2020

City of Kuna
751 W 4Th Street
Kuna, Id 83634

RE: Fossil Creek Sub. 20-01-S
2221 & 2455 W. Deer Flat Road
Boise-Kuna Irrigation District BK-353-3, -3A, -3B & 358
Ramsey Lateral 58+30, 75+20, 78+50
Sec. 22, T2N, R1W, BM.

Troy Behunin Planner III:

The United States' Ramsey Lateral lies within the boundary of the above-mentioned location. The easement for this lateral is held in the name of the United States through the Bureau of Reclamation under the authority of the Act of August 30, 1890. (26 Stat. 391; 43 U.S.C. 945)

The Boise Project Board of Control is contracted to operate and maintain this lateral. We assert this federal easement 18 feet north and 24 feet south of the lateral's centerline. Whereas this area is for the operation and maintenance of our facility, no activity should hinder our ability to do so.

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

All fencing and/or pathways as may be required must be constructed outside of any Boise Project easements.

Parking lots, curbing, light poles, signs, etc. and the placing of asphalt and/or cement over and/or on Project facility easements must be approved by Boise Project Board of Control prior to construction.

The construction of any roadway crossings must be conducted only during the non-irrigation season when the lateral is dewatered. In any case no work shall take place within the easement before the proper crossing agreements have been secured through the Bureau of Reclamation and the Boise Project Board of Control.

Utilities planning to cross any project facility must do so in accordance with the master policies now held between the Bureau of Reclamation and most of the utilities. In any case no work shall take place within the easement before proper crossing agreements have been secured through both the Bureau of Reclamation and the Boise Project Board of Control.

The proposed piping and relocation of the Ramsey Lateral (to include all appurtenant boxes and/or structures) must be warranted by the land owner for a period of (5) five-years. The Warrantee Agreement must be secured through Boise Project Board of Control and the Relocation Agreement must be secured through the Bureau of Reclamation and Boise Project Board of Control prior to ANY disturbance of that facility.

Storm Drainage and/or Street Runoff must be retained on site.

Whereas this property lies within the Boise-Kuna Irrigation District it is important that representatives of this development contact the BKID office as soon as possible to discuss the pressure system prior to any costly design work. If applicable, the irrigation system will have to be built to specific specifications as set by the District / Project.

Written confirmation from the Boise-Kuna Irrigation District and the City of Kuna is required.

If the district is to own and operate this pressurized irrigation system, Boise Project Board of Control will require a set of plans be sent to Jim Money, Civil Survey Consultants, Inc. at 1400 E. Watertower Street, Meridian, Idaho 83642-3513 for his review, comments and approval.

Local irrigation/drainage ditches that cross this property, in order to serve neighboring properties, must remain unobstructed and protected by an appropriate easement.

Boise Project is also requesting one set of full plans of the drainage and irrigation system.

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

Sincerely,

Thomas Ritthaler
Assistant Project Manager, BPBC

Tbr/tr
cc: Clint McCormick Watermaster, Div; 2 BPBC
Lauren Boehlke Secretary – Treasurer, BKID

File

Public Hearing Case No. 20-01-S

CENTRAL DISTRICT HEALTH DEPARTMENT

Environmental Health Division

Return to: 58 of 150

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

Rezone # _____

Conditional Use # _____

Preliminary / Final / Short Plat 20-01-S

Fossil Creek

☐ 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 CDHD.

☐ 14. _____

_____

_____ Reviewed By: _____

Date: 4/7/2020

EXHIBIT B-5

Communities in Motion 2040 2.0 Development Review

The Community Planning Association of Southwest Idaho (COMPASS) is the metropolitan planning organization (MPO) for Ada and Canyon Counties. COMPASS has developed this review as a tool for local governments to evaluate whether land developments are consistent with the goals of *Communities in Motion 2040 2.0* (CIM 2040), the regional long-range transportation plan for Ada and Canyon Counties. This checklist is not intended to be prescriptive, but rather a guidance document based on CIM 2040 2.0 goals.

Development Name: Fossil Creek **Agency: Kuna**

CIM Vision Category: Future Neighborhoods

New households: 272 **New jobs: 0** **Exceeds CIM forecast: Yes**

CIM Corridor: **Deer Flat Road** Pedestrian level of stress: **R** Bicycle level of stress: **R**	Level of Stress considers facility type, number of vehicle lanes, and speed. Roads with **G or PG** ratings better support bicyclists and pedestrians of all ages and comfort levels.
Housing within 1 mile: **2,110** Jobs within 1 mile: **250** Jobs/Housing Ratio: **0.1**	A good jobs/housing balance – a ratio between **1 and 1.5** – reduces traffic congestion. Higher numbers indicate the need for more housing and lower numbers indicate an employment need.
Nearest police station: **1.4 miles** Nearest fire station: **2.3 miles**	Developments within **1.5 miles** of police and fire stations ensure that emergency services are more efficient and reduce the cost of these important public services.
Farmland consumed: **Yes** Farmland within 1 mile: **872 acres**	Farmland contributes to the local economy, creates additional jobs, and provides food security to the region. Development in farm areas decreases the productivity and sustainability of farmland.
Nearest bus stop: **>4 miles** Nearest public school: **0.7 miles** Nearest public park: **1 mile** Nearest grocery store: **2.3 miles**	Residents who live or work less than **½ mile** from critical services have more transportation choices. Walking and biking reduces congestion by taking cars off the road, while supporting a healthy and active lifestyle.

Recommendations

This proposal exceeds growth forecasted for this area. Transportation infrastructure may not be able to support the new transportation demands. The site is not currently served by public transportation. ValleyConnect 2.0 plans for bus service from the intersection of Ten Mile Road and 4th Street to the Boise Research Center via downtown Kuna and downtown Meridian with 20-minute frequencies. The closest bus stop would be less than one mile in distance when that route is operational. Consider an improved pathway along the Ramsey Lateral to comply with the Kuna Regional Pathway Map. This pathway will improve non-motorized connections to downtown Kuna and to future bus service. Also, consider a safe pedestrian crossing of Deer Flat Road, near Shayla Avenue to provide safe connections for school children to Crimson Pointe Elementary School, as well as pedestrian infrastructure for students walking down Deer Flat to Initial Point High School, Kuna High School or Kuna Middle School.

More information about COMPASS and *Communities in Motion 2040 2.0*:

Web: www.compassidaho.org
Email info@compassidaho.org
More information about the development review process:
http://www.compassidaho.org/dashboard/devreview.htm

COMPASS
COMMUNITY PLANNING ASSOCIATION
of Southwest Idaho

STATE OF IDAHO
DEPARTMENT OF
ENVIRONMENTAL QUALITY

1445 North Orchard • Boise, ID 83706 • (208) 373-0550

Brad Little, Governor
John H. Tippets, Director

April 10, 2020

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

RE: Fossil Creek Subdivision, 20-01-S

Thank you for the opportunity to respond to your request for comment. While DEQ does not review projects on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at: deq.idaho.gov/assistance-resources/environmental-guide-for-local-govts.

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

1. **Air Quality**
   - Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).

     All property owners, developers, and their contractor(s) must ensure that reasonable controls to prevent fugitive dust from becoming airborne are utilized during all phases of construction activities per IDAPA 58.01.01.651.

     DEQ recommends the city/county require the development and submittal of a dust prevention and control plan prior to final plat approval. Dust prevention and control plans incorporate appropriate best management practices to control fugitive dust that may be generated at sites.

     Citizen complaints received by DEQ regarding fugitive dust from development and construction activities will be referred to the city or county to address under their ordinances.

     Information on fugitive dust control plans can be found at:
     http://www.deq.idaho.gov/media/61833-dust_control_plan.pdf

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

     For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

2. Wastewater and Recycled Water

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.

- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.

  All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.

- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect ground water.

- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

  For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

3. Drinking Water

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.

- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.

  All projects for construction or modification of public drinking water systems require preconstruction approval.

- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at: deq.idaho.gov/water-quality/drinking-water.aspx). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.

- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.

- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for

protection of ground water resources.

- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

  For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

4. Surface Water

- A DEQ short-term activity exemption (STAE) from this office is required if the project will involve de-watering of ground water during excavation and discharge back into surface water, including a description of the water treatment from this process to prevent excessive sediment and turbidity from entering surface water.

- Please contact DEQ to determine whether this project will require a National Pollution Discharge Elimination System (NPDES) Permit. A Construction General Permit from EPA may be required if this project will disturb one or more acres of land, or will disturb less than one acre of land but are part of a common plan of development or sale that will ultimately disturb one or more acres of land.

- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.

- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at:
  http://www.idwr.idaho.gov/WaterManagement/StreamsDams/Streams/AlterationPermit/AlterationPermit.htm

- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

  For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0550.

5. Hazardous Waste And Ground Water Contamination

- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservations and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.

- No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste

Management Regulations and Standards, Rules and Regulations for Hazardous Waste, and Rules and Regulations for the Prevention of Air Pollution.

- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852).

  Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.

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

  For questions, contact Albert Crawshaw, Waste & Remediation Manager, at (208) 373-0550.

6. <u>Additional Notes</u>

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website deq.idaho.gov/waste-mgmt-remediation/storage-tanks.aspx for assistance.

- If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.

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

Sincerely,

Aaron Scheff
Regional Administrator
Boise Regional Office

ec: CM#2020AEK93

State of Idaho
DEPARTMENT OF WATER RESOURCES
322 E Front Street, Suite 648 • PO Box 83720 • Boise ID 83720-0098
Phone: (208) 287-4800 • Fax: (208) 287-6700
Website: idwr.idaho.gov • Email: idwrinfo@idwr.idaho.gov

BRAD LITTLE
Governor

GARY SPACKMAN
Director

April 6, 2020

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

RE: Joint Application for Permit No. S63-20885
Unnamed Irrigation Ditches – Piping and Filling

Dear Mr. Brownlee:

The Idaho Department of Water Resources (IDWR) has reviewed your attached Joint Application for Permits, dated February 24, 2020, for the Fossil Creek Subdivision Project. Project activities include piping and filling approximately 4,425-feet of unnamed irrigation ditches to accommodate the Fossil Creek Subdivision. Your proposed project is located in Section 22, Township 02 North, Range 01 West, Boise Meridian, Ada County, Idaho. It has been determined that an IDWR Stream Channel Alteration Permit will not be required for this activity as provided for within Section 42-3802(d), Idaho Code.

This does not relieve you of the responsibility to obtain any other local, state, or federal permits that may be required, such as those required under the Clean Water Act or local ordinances required to meet federal flood insurance guidelines.

Please contact Cass Jones (208)-287-4897 or cass.jones@idwr.idaho.gov if you have any questions regarding this matter.

Sincerely,

Cass Jones
Stream Channel Protection
Idaho Department of Water Resources

cc: Mike Borzick, City of Kuna
Kati Carberry, Idaho Department of Environmental Quality, Boise
Lance Holloway, Idaho Department of Environmental Quality, Boise
Bill Bosworth, Idaho Department of Fish and Game, Nampa
Dean Johnson, Idaho Department of Lands, Boise
Tracy Peak, US Army Corps of Engineers, Boise
Aaron Golart, Idaho Department of Water Resources, Boise

JOINT APPLICATION FOR PERMITS

U.S. ARMY CORPS OF ENGINEERS - IDAHO DEPARTMENT OF WATER RESOURCES - IDAHO DEPARTMENT OF LANDS

Authorities: The Department of Army Corps of Engineers (Corps), Idaho Department of Water Resources (IDWR), and Idaho Department of Lands (IDL) established a joint process for activities impacting jurisdictional waterways that require review and/or approval of both the Corps and State of Idaho. Department of Army permits are required by Section 10 of the Rivers & Harbors Act of 1899 for any structure(s) or work in or affecting navigable waters of the United States and by Section 404 of the Clean Water Act for the discharge of dredged or fill materials into waters of the United States, including adjacent wetlands. State permits are required under the State of Idaho, Stream Protection Act (Title 42, Chapter 38, Idaho Code and Lake Protection Act (Section 58, Chapter 13 et seq., Idaho Code). In addition the information will be used to determine compliance with Section 401 of the Clean Water Act by the appropriate State, Tribal or Federal entity.

Joint Application: Information provided on this application will be used in evaluating the proposed activities. Disclosure of requested information is voluntary. Failure to supply the requested information may delay processing and issuance of the appropriate permit or authorization. **Applicant will need to send a completed application, along with one (1) set of legible, black and white (8½"x11"), reproducible drawings that illustrate the location and character of the proposed project / activities to both the Corps and the State of Idaho.**

See Instruction Guide for assistance with Application. Accurate submission of requested information can prevent delays in reviewing and permitting your application. Drawings including vicinity maps, plan-view and section-view drawings must be submitted on 8-1/2 x 11 papers.

Do not start work until you have received all required permits from both the Corps and the State of Idaho

FOR AGENCY USE ONLY			
USACE NWW-	Date Received:	☐ Incomplete Application Returned	Date Returned:
Idaho Department of Water Resources No. S63-20885	Date Received: 3-2-2020	☐ Fee Received DATE: 3-2-2020	Receipt No.: C108379
Idaho Department of Lands No.	Date Received:	☐ Fee Received DATE:	Receipt No.:

INCOMPLETE APPLICATIONS MAY NOT BE PROCESSED

1. **CONTACT INFORMATION - APPLICANT** Required:			2. **CONTACT INFORMATION - AGENT:**		
Name: Shawn Brownlee			Name: RECEIVED		
Company: Trilogy Development, Inc			Company: MAR 0 2 2020		
Mailing Address: 9839 W Cable Car St, Suite 101			Mailing Address: DEPARTMENT OF WATER RESOURCES		
City: Boise	State: ID	Zip Code: 83709	City:	State:	Zip Code:
Phone Number *(include area code)*: 208-895-8858	E-mail: shawn@trilogyidaho.com		Phone Number *(include area code)*:	E-mail:	

3. PROJECT NAME or TITLE: Fossil Creek Subdivision			4. PROJECT STREET ADDRESS: 2221 W Deer Flat Road	
5. PROJECT COUNTY: Ada	6. PROJECT CITY: Kuna	7. PROJECT ZIP CODE: 83634		8. NEAREST WATERWAY/WATERBODY: Ramsey Lateral/ Indian Creek
9. TAX PARCEL ID#: S1322212401; S1322120900; S1322121200; S1322121300	10. LATITUDE: 43°30'02.85" N LONGITUDE: 116°26'26.69" W	11a. 1/4: NW	11b. 1/4: NE	11c. SECTION: 22	11d. TOWNSHIP: 2N	11e. RANGE: 1W
12a. ESTIMATED START DATE: Fall/Winter 2020	12b. ESTIMATED END DATE: Winter/Spring 2021	13a. IS PROJECT LOCATED WITHIN ESTABLISHED TRIBAL RESERVATION BOUNDARIES? ☒ NO ☐ YES Tribe:		
13b. IS PROJECT LOCATED IN LISTED ESA AREA? ☒ NO ☐ YES		13c. IS PROJECT LOCATED ON/NEAR HISTORICAL SITE? ☒ NO ☐ YES		

14. DIRECTIONS TO PROJECT SITE: Include vicinity map with legible crossroads, street numbers, names, landmarks.

From Boise continue to I-184 W. Take exit 42 for Ten Mile Rd. After about 6 miles, turn right onto W Deer Flat Rd. After about 0.5 miles, the project site is located on the left.

15. PURPOSE and NEED: ☐ Commercial ☐ Industrial ☐ Public ☒ Private ☐ Other

Describe the reason or purpose of your project; include a brief description of the overall project. Continue to Block 16 to detail each work activity and overall project.

Fossil Creek Subdivision will produce single-family lots in Kuna, Idaho. The on-site irrigation ditches will be tiled/filled with development.

EXHIBIT B-7

16. DETAILED DESCRIPTION OF EACH ACTIVITY WITHIN OVERALL PROJECT. Specifically indicate portions that take place within waters of the United States, including wetlands: Include dimensions; equipment, construction, methods; erosion, sediment and turbidity controls; hydrological changes: general stream/surface water flows, estimated winter/summer flows; borrow sources, disposal locations etc.:

See Attached

17. DESCRIBE ALTERNATIVES CONSIDERED to AVOID or MEASURES TAKEN to MINIMIZE and/ or COMPENSATE for IMPACTS to WATERS of the UNITED STATES, INCLUDING WETLANDS: See Instruction Guide for specific details.

Construction will occur in the off irrigation season or the gravity irrigation piping will be constructed prior to filling/rerouting facilities. This will allow construction to occur without sediment washout in the ditches.

18. PROPOSED MITIGATION STATEMENT or PLAN: If you believe a mitigation plan is not needed, provide a statement and your reasoning why a mitigation plan is NOT required. Or, attach a copy of your proposed mitigation plan.

Due to the size and nature of the proposed work, it is not believed that mitigation will be necessary.

19. TYPE and QUANTITY of MATERIAL(S) to be discharged below the ordinary high water mark and/or wetlands:

Dirt or Topsoil:	333	cubic yards
Dredged Material:		cubic yards
Clean Sand:		cubic yards
Clay:		cubic yards
Gravel, Rock, or Stone:		cubic yards
Concrete:		cubic yards
Other (describe):		cubic yards
Other (describe:		cubic yards
TOTAL:	333	cubic yards

20. TYPE and QUANTITY of impacts to waters of the United States, including wetlands:

Filling:	0.37	acres	16290	sq ft.	333 cubic yards
Backfill & Bedding:		acres		sq ft.	cubic yards
Land Clearing:		acres		sq ft.	cubic yards
Dredging:		acres		sq ft.	cubic yards
Flooding:		acres		sq ft.	cubic yards
Excavation:		acres		sq ft.	cubic yards
Draining:		acres		sq ft.	cubic yards
Other:		acres		sq ft.	cubic yards
TOTALS:	0.37	acres	16290	sq ft.	333 cubic yards

21. HAVE ANY WORK ACTIVITIES STARTED ON THIS PROJECT? [X] NO [ ] YES If yes, describe ALL work that has occurred including dates

22. LIST ALL PREVIOUSLY ISSUED PERMIT AUTHORIZATIONS:

N/A

23. [ ] YES, Alteration(s) are located on Public Trust Lands, Administered by Idaho Department of Lands

24. SIZE AND FLOW CAPACITY OF BRIDGE/CULVERT and DRAINAGE AREA SERVED: N/A Square Miles

25. IS PROJECT LOCATED IN A MAPPED FLOODWAY? [ ] NO [X] YES If yes, contact the floodplain administrator in the local government jsrisdiction in which the project is located. A Floodplain Development permit and a No-rise Certification may be required.

26a WATER QUALITY CERTIFICATION: Pursuant to the Clean Water Act, anyone who wishes to discharge dredge or fill material into the waters of the United States, either on private or public property, must obtain a Section 401 Water Quality Certification (WQC) from the appropriate water quality certifying government entity.
See Instruction Guide for further clarification and all contact information.

The following information is requested by IDEQ and/or EPA concerning the proposed impacts to water quality and anti-degradation:

[X] NO [ ] YES Is applicant willing to assume that the affected waterbody is high quality?
[X] NO [ ] YES Does applicant have water quality data relevant to determining whether the affected waterbody is high quality or not?
[X] NO [ ] YES Is the applicant willing to collect the data needed to determine whether the affected waterbody is high quality or not?

26b. BEST MANAGEMENT PRACTICTES (BMP's): List the Best Management Practices and describe these practices that you will use to minimize impacts on water quality and anti-degradation of water quality. All feasible alternatives should be considered - treatment or otherwise. Select an alternative which will minimize degrading water quality

EC 1- The filling of the ditches will occur during the off irrigation season or the gravity irrigation piping will be constructed first. This will ensure that high flows do not wash sediment downstream during the construction process.

Through the 401 Certification process, water quality certification will stipulate minimum management practices needed to prevent degradation.

27. LIST EACH IMPACT to stream, river, lake, reservoir, including shoreline: Attach site map with each impact location.

Activity	Name of Water Body	Intermittent Perennial	Description of Impact and Dimensions	Impact Length Linear Feet
			TOTAL STREAM IMPACTS (Linear Feet):	

28. LIST EACH WETLAND IMPACT include mechanized clearing, filL excavation, flood, drainage, etc. Attach site map with each impact location.

Activity	Wetland Type: Emergent, Forested, Scrub/Shrub	Distance to Water Body (linear ft)	Description of Impact Purpose: road crossing, compound, culvert, etc.	Impact Length (acres, square ft linear ft
			TOTAL WETLAND IMPACTS (Square Feet):	

29. ADJACENT PROPERTY OWNERS NOTIFICATION REQUIREM: Provide contact information of ALL adjacent property owners below.

Name: See Attached Mailing Address: City: State: Zip Code: Phone Number (include area code): E-mail:	Name: Mailing Address: City: State: Zip Code: Phone Number (include area code): E-mail:
Name: Mailing Address: City: State: Zip Code: Phone Number (include area code): E-mail:	Name: Mailing Address: City: State: Zip Code: Phone Number (include area code): E-mail:
Name: Mailing Address: City: State: Zip Code: Phone Number (include area code): E-mail:	Name: Mailing Address: City: State: Zip Code: Phone Number (include area code): E-mail:
Name: Mailing Address: City: State: Zip Code: Phone Number (include area code): E-mail:	Name: Mailing Address: City: State: Zip Code: Phone Number (include area code): E-mail:

30. SIGNATURES: STATEMENT OF AUTHORIAZATION / CERTIFICATION OF AGENT / ACCESS

Application is hereby made for permit, or permits, to authorize the work described in this application and all supporting documentation. I certify that the information in this application is complete and accurate. I further certify that I possess the authority to undertake the work described herein; or am acting as the duly authorized agent of the applicant (Block 2). I hereby grant the agencies to which this application is made, the right to access/come upon the above-described location(s) to inspect the proposed and completed work/activities.

Signature of Applicant: _____ *Date:* 2-24-20

Signature of Agent: _____ *Date:* _____

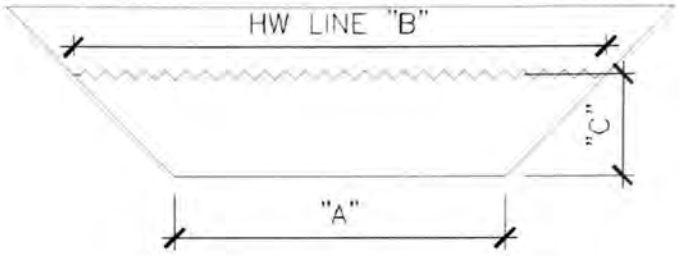
This application must be signed by the person who desires to undertake the proposed activity AND signed by a duly authorized agent (see Block 1, 2, 30). Further, 18 USC Section 1001 provides that: "*Whoever, in any manner within the jurisdiction of any department of the United States knowingly and willfully falsifies, conceals, or covers up any trick, scheme, or disguises a material fact or makes any false, fictitious, or fraudulent statements or representations or makes or uses any false writing or document knowing same to contain any false, fictitious or fraudulent statements or entry, shall be fined not more than $10,000 or imprisoned not more than five years or both*".

Bailey Engineering,Inc.
CIVIL ENGINEERING|PLANNING|CADD

Joint Application for Permits: Fossil Creek Subdivision
02/25/2020

Block 16:

Currently farmland, Fossil Creek Subdivision will produce single-family lots in Kuna, Idaho. Attached is a site plan view showing the locations. As shown below, this ditch were modeled as a trapezoid. The table below shows the impact calculations for the ditch.



Model for Trapezoidal Ditch

Trapezodial Ditches									
Ditch #	"A" (ft)	"B" at high water (ft)	"C" (ft)	Length (ft)	Fill volume below high water(ft^3)	Fill volume below high water (cy)	Area of impact (sf)	Area of Impact (acres)	Ditch Type
1	1.0	2.7	0.7	1080	1320	49	2880	0.066	Earthen
2	0.7	1.3	0.8	196	154	6	255	0.006	Earthen
3	0.7	1.3	0.8	904	723	27	1175	0.027	Earthen
4	0.5	4.0	1.0	25	56	2	100	0.002	Earthen
5	2.0	5.0	0.7	1960	4573	169	9800	0.225	Earthen
Ramsey Lateral	2.0	8.0	1.7	260	2167	80	2080	0.048	Earthen
Totals	-	-	-	4425	8994	333	16290	0.37	-

Filling the ditches will result in approximately 333 cubic yards of fill below the high-water line and will impact approximately 0.37 acres.

Note that all ditch dimensions were measured with the combination of Civil 3D using the site topographic survey and on-site measurements.

Lastly, it should be noted that the gravity irrigation for the ditches will run along the southern boundary and then drain into the Indian Creek. The Indian Creek will be left open with development.

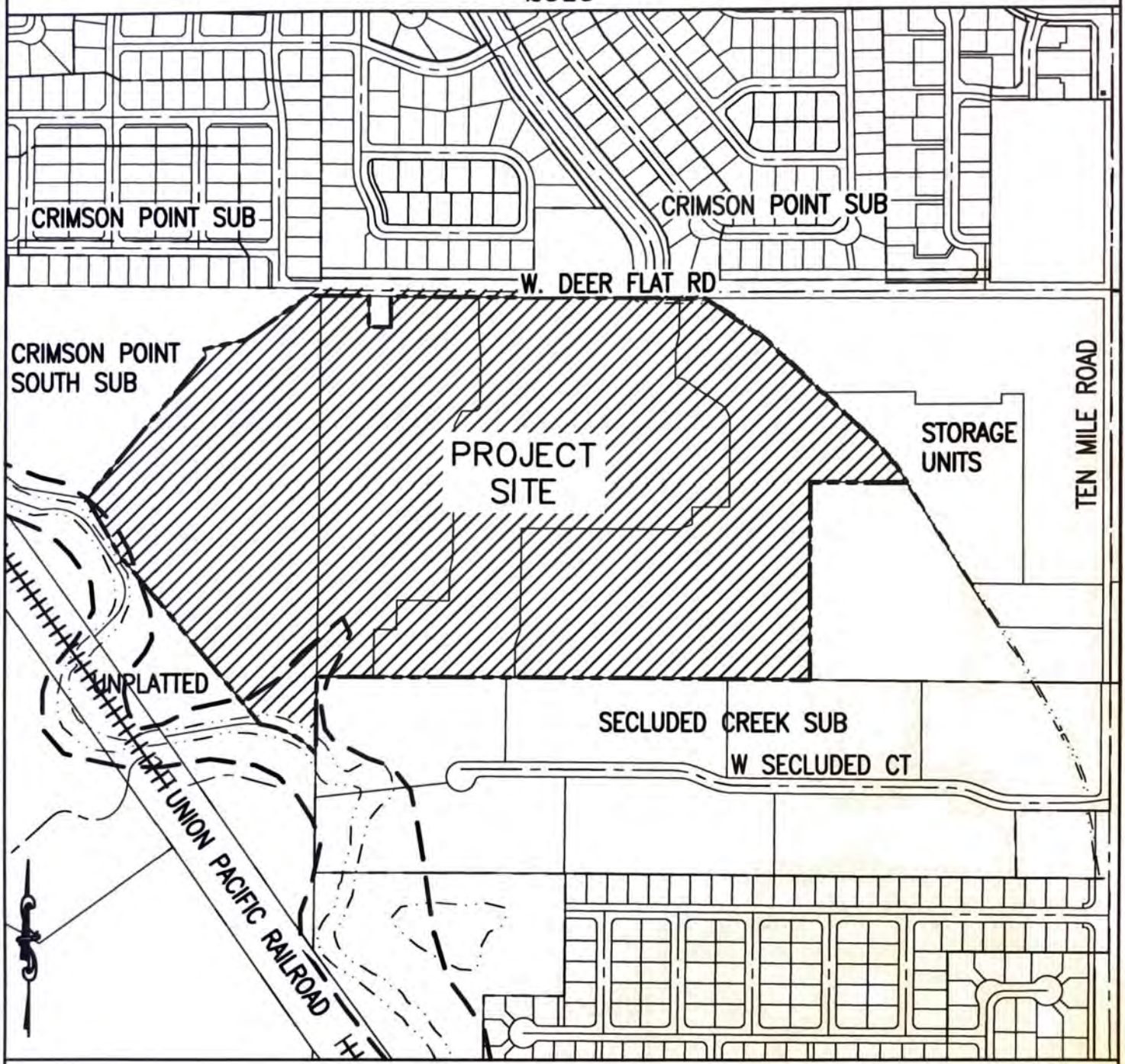
On the north of the subdivision, 260 LF of Ramsey Lateral will be tiled with development.

Attachments:

- ✓ Vicinity Map
- ✓ Site Plan View
- ✓ Neighboring Parcels Map
- ✓ Neighboring Parcels List

VICINITY MAP FOR FOSSIL CREEK SUBDIVISION

**A PORTION OF THE N 1/2 OF SECTION 22
TOWNSHIP 2 NORTH RANGE 1 WEST
B.M., KUNA, ADA COUNTY, IDAHO
2019**

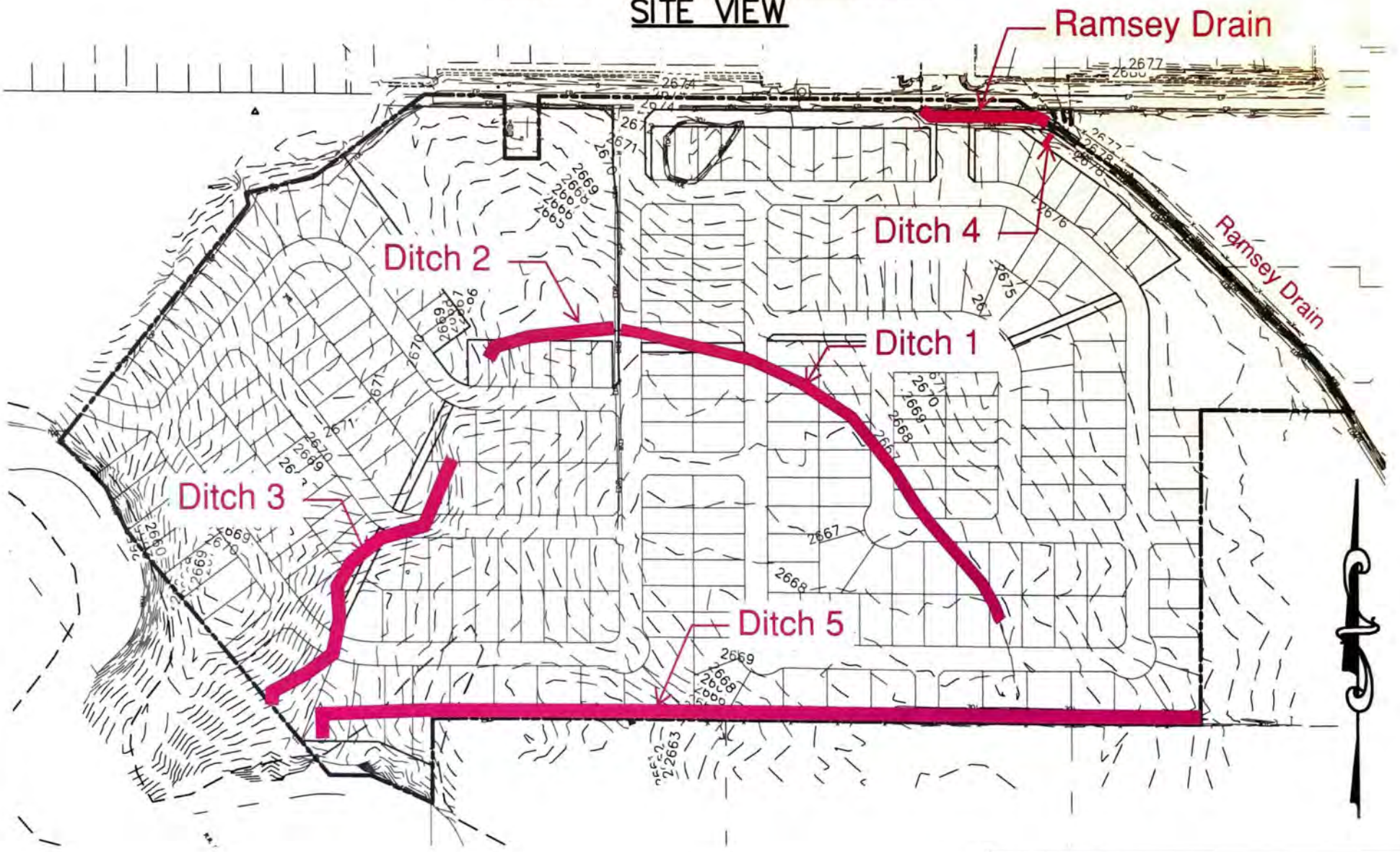


VICINITY MAP

1"=500'

EXHIBIT B-7

FOSSIL CREEK SUBDIVISION
SITE VIEW



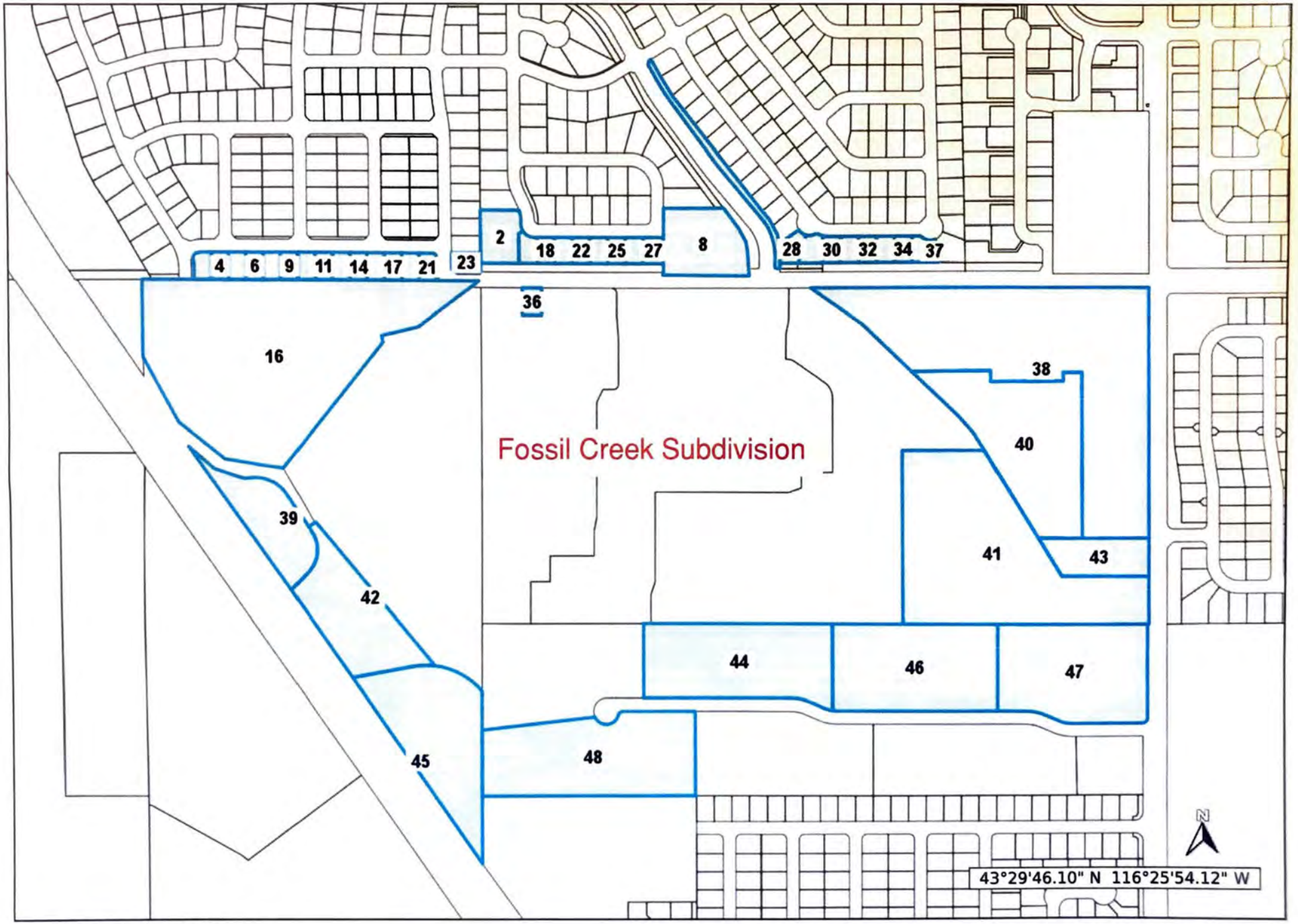
300 0 150 300 600

SCALE IN FEET
1"=300'

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
4242 N. BROOKSIDE LN.
BOISE, ID 83714
TEL 208-938-0013

landproDATA

Fossil Creek
Neighboring Parcels Map



Nov 27, 2019 - landproDATA.com
Scale: 1 inch approx 500 feet

The materials available at this website are for informational purposes only and do not constitute a legal document

EXHIBIT B-7

Fossil Creek Subdivision
Neighboring Parcels Information

Label ID	Parcel	Property Address	Property City	Primary Owner	Second Owner	Owner Address	Owner City
1	R1610570010	N SHAYLA AVE	KUNA, ID 83634-0000	CRIMSON POINT SUBDIVISION HOA		2155 W CRENSHAW ST	KUNA, ID 83634-0000
2	R1610590370	1561 N VINIFERA AVE	KUNA, ID 83634-0000	WINKLE JAMES C JR	WINKLE KAREN L	1561 N VINIFERA AVE	KUNA, ID 83634-0000
3	R1610561040	2725 W QUILCEDA ST	KUNA, ID 83634-0000	COREY BARTON HOMES INC		1977 E OVERLAND RD	MERIDIAN, ID 83642-0000
4	R1610561020	2701 W QUILCEDA ST	KUNA, ID 83634-0000	COREY BARTON HOMES INC		1977 E OVERLAND RD	MERIDIAN, ID 83642-0000
5	R1610561000	2679 W QUILCEDA ST	KUNA, ID 83634-0000	COREY BARTON HOMES INC		1977 E OVERLAND RD	MERIDIAN, ID 83642-0000
6	R1610560980	2665 W QUILCEDA ST	KUNA, ID 83634-0000	COREY BARTON HOMES INC		1977 E OVERLAND RD	MERIDIAN, ID 83642-0000
7	R1610560960	2647 W QUILCEDA ST	KUNA, ID 83634-0000	COREY BARTON HOMES INC		1977 E OVERLAND RD	MERIDIAN, ID 83642-0000
8	S1315438700	2110 W DEER FLAT RD	KUNA, ID 83634-0000	CRITCHER STEVEN	CRITCHER BEVERLY JEAN	2110 W DEER FLAT RD	KUNA, ID 83634-1224
9	R1610560940	2629 W QUILCEDA ST	KUNA, ID 83634-0000	COREY BARTON HOMES INC		1977 E OVERLAND RD	MERIDIAN, ID 83642-0000
10	R1610560920	2611 W QUILCEDA ST	KUNA, ID 83634-0000	COREY BARTON HOMES INC		1977 E OVERLAND RD	MERIDIAN, ID 83642-0000
11	R1610560900	2593 W QUILCEDA ST	KUNA, ID 83634-0000	COREY BARTON HOMES INC		1977 E OVERLAND RD	MERIDIAN, ID 83642-0000
12	R1610590380	2255 W QUILCEDA ST	KUNA, ID 83634-0000	WEAVER TAMMY		2255 W QUILCEDA ST	KUNA, ID 83634-0000
13	R1610560880	2575 W QUILCEDA ST	KUNA, ID 83634-0000	COREY BARTON HOMES INC		1977 E OVERLAND RD	MERIDIAN, ID 83642-0000
14	R1610560860	2557 W QUILCEDA ST	KUNA, ID 83634-0000	COREY BARTON HOMES INC		1977 E OVERLAND RD	MERIDIAN, ID 83642-0000
15	R1610560840	2539 W QUILCEDA ST	KUNA, ID 83634-0000	COREY BARTON HOMES INC		1977 E OVERLAND RD	MERIDIAN, ID 83642-0000
16	S1322212500	2459 W DEER FLAT RD	KUNA, ID 83634-0000	DB DEVELOPMENT LLC		2228 W PIAZZA ST	MERIDIAN, ID 83646-0000
17	R1610560820	2521 W QUILCEDA ST	KUNA, ID 83634-0000	ROSS SIDNEY JR	ROSS NANCY	2521 W QUILCEDA ST	KUNA, ID 83634-0000
18	R1610590390	2235 W QUILCEDA ST	KUNA, ID 83634-0000	HAYES DAMON E	HAYES TYANNE	2235 W QUILCEDA ST	KUNA, ID 83634-0000
19	R1610560800	2501 W QUILCEDA ST	KUNA, ID 83634-0000	COREY BARTON HOMES INC		1977 E OVERLAND RD	MERIDIAN, ID 83642-0000
20	R1610590400	2217 W QUILCEDA ST	KUNA, ID 83634-0000	BRIGGS MICKEY	BRIGGS MONICA	2217 W QUILCEDA ST	KUNA, ID 83634-0000
21	R1610670520	2475 W QUILCEDA ST	KUNA, ID 83634-0000	TUCKER TREVOR		2475 W QUILCEDA ST	KUNA, ID 83634-0000
22	R1610590410	2199 W QUILCEDA ST	KUNA, ID 83634-0000	CARPENTER SAMUEL	CARPENTER MICHELLE	2199 W QUILCEDA ST	KUNA, ID 83634-0000
23	R1610670020	1584 N VERIDIAN AVE	KUNA, ID 83634-0000	HIBBARD DENISE L		1584 N VERIDIAN AVE	KUNA, ID 83634-0000
24	R1610590420	2181 W QUILCEDA ST	KUNA, ID 83634-0000	AIRCRAFT CRASH FIRE RESCUE LLC		2360 UA AVE	EMMETT, ID 83617-0000
25	R1610590430	2163 W QUILCEDA ST	KUNA, ID 83634-0000	WUEHLER TRUST 03/23/2018	WUEHLER JAMES A TRUSTEE	2163 W QUILCEDA ST	KUNA, ID 83634-0000
26	R1610590440	2145 W QUILCEDA ST	KUNA, ID 83634-0000	CRANFORD LIVING TRUST FOR THE BENEFIT OF MARY E TIPPS		2145 W QUILCEDA ST	KUNA, ID 83634-0000
27	R1610590450	2125 W QUILCEDA ST	KUNA, ID 83634-0000	HARRIS JEFFREY R	HARRIS KATRINA D	2125 W QUILCEDA ST	KUNA, ID 83634-0000
28	R1610580132	1539 N FIREBRICK DR	KUNA, ID 83634-0000	BONHAM KARIN		1539 N FIREBRICK DR	KUNA, ID 83634-0000
29	R1610580145	1537 N FIREBRICK DR	KUNA, ID 83634-0000	SERNA FAMILY LIVING TRUST 10/27/16	SERNA JOHN ALLEN TRUSTEE	1537 N FIREBRICK DR	KUNA, ID 83634-0000
30	R1610610020	1993 W FELTSON ST	KUNA, ID 83634-0000	NEW CENTURY PROPERTY MANAGEMENT LLC		1993 W FELTSON ST	KUNA, ID 83634-4801
31	R1610610030	1971 W FELTSON ST	KUNA, ID 83634-0000	KNOELK ROBYN		1971 W FELTSON ST	KUNA, ID 83634-0000
32	R1610610040	1949 W FELTSON ST	KUNA, ID 83634-0000	BURGESS KYLE C	BURGESS COURTNEY R PIVA	1949 W FELTSON ST	KUNA, ID 83634-0000
33	R1610610050	1927 W FELTSON ST	KUNA, ID 83634-0000	LAURSEN DAWN M	LAURSEN TRAVIS R	1927 W FELTSON ST	KUNA, ID 83634-0000
34	R1610610060	1905 W FELTSON ST	KUNA, ID 83634-0000	WOLVERTON TRENTON LEVI		1905 W FELTSON ST	KUNA, ID 83634-0000
35	R1610610070	1873 W FELTSON ST	KUNA, ID 83634-0000	PETERSON KATHARINA B	PETERSON GARY J JR	12961 N HAUSER LAKE RD	HAUSER, ID 83854-0000
36	S1322120800	2221 W DEER FLAT RD	KUNA, ID 83634-0000	CROWN CASTLE TOWERS 09 LLC		4017 WASHINGTON RD	MCMURRAY, PA 15317-0000
37	R1610610080	W FELTSON ST	KUNA, ID 83634-0000	CRIMSON POINT SUBDIVISION HOA		2155 W CRENSHAW ST	KUNA, ID 83634-0000
38	S1322111056	1795 W DEER FLAT RD	KUNA, ID 83634-0000	LETE FAMILY REVOCABLE TRUST		1795 W DEER FLAT RD PMB 301	KUNA, ID 83634-0000
39	S1322212560	N BLACK CAT RD	KUNA, ID 83634-0000	DYMENCORE LLC		3963 N DIXON AVE	MERIDIAN, ID 83646-0000
40	S1322111061	W DEER FLAT RD	KUNA, ID 83634-0000	LETE FAMILY REVOCABLE TRUST		1795 W DEER FLAT RD PMB 301	KUNA, ID 83634-0000
41	S1322110400	1233 N TEN MILE RD	KUNA, ID 83634-0000	ADKINS ELEANOR		1265 N TEN MILE RD	KUNA, ID 83634-1248
42	S1322212600	N BLACK CAT RD	KUNA, ID 83634-0000	DYMENCORE LLC		PO BOX 1011	PAYETTE, ID 83661-1011
43	S1322110500	1265 N TEN MILE RD	KUNA, ID 83634-0000	ADKINS ELEANOR		1265 N TEN MILE RD	KUNA, ID 83634-1248
44	R7794480075	2150 W SECLUDED CT	KUNA, ID 83634-0000	MARSALA JOHN L	MARSALA CLARE H	2150 W SECLUDED CT	KUNA, ID 83634-1272
45	S1322244360	N BLACK CAT RD	KUNA, ID 83634-0000	DYMENCORE LLC		3963 N DIXON AVE	MERIDIAN, ID 83646-0000
46	R7794480050	1830 W SECLUDED CT	KUNA, ID 83634-0000	JACOBSON MARK C	JACOBSON CLAUDIA J	1830 W SECLUDED CT	KUNA, ID 83634-0000
47	R7794480010	1700 W SECLUDED CT	KUNA, ID 83634-0000	RAZUTIS DANIEL J	RAZUTIS JUDITH K	1700 W SECLUDED CT	KUNA, ID 83634-1273
48	R7794480125	2251 W SECLUDED CT	KUNA, ID 83634-0000	BLANCHARD RYAN	BLANCHARD AUDREY	2251 W SECLUDED CT	KUNA, ID 83634-0000

Your Safety • Your Mobility
Your Economic Opportunity

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

April 3, 2020

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

VIA EMAIL

Development Application	**20-01-S**
Project Name	**FOSSIL CREEK SUBDIVISION**
Project Location	Southwest corner of Ten Mile Road and Deer Flat Road, west of SH-69 milepost 3.0
Project Description	Construct a subdivision consisting of 272 residential units
Applicant	Jane Suggs

The Idaho Transportation Department (ITD) reviewed the referenced preliminary plat application and has the following comments:

1. This project does not abut the State Highway system.

2. Correspondence within the application indicates a Traffic Impact Study (TIS) is being done for this development. ITD requests a copy of the TIS to determine the impact of trips generated by this development on the State Highway system. ITD reserves the right to make further comments upon review of any additionally submitted documents.

3. ITD needs more information on the trip generations to determine what mitigations, if any, that the applicant may be required to construct on the State Highway system. ITD objects to the proposed application due to insufficient traffic analysis as noted in item 2.

4. Once traffic concerns have been resolved with ITD Staff, ITD will withdraw any objection to the proposed application.

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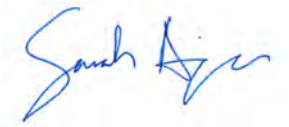
Your Economic Opportunity

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

If you have any questions, you may contact Ken Couch at (208) 332-7190 or me at (208) 334-8338.

Sincerely,



Sarah Arjona
Development Services Coordinator
Sarah.Arjona@itd.idaho.gov

Troy Behunin

From: Phil Roberts <proberts@kunafire.com>
Sent: Monday, March 30, 2020 9:04 AM
To: Troy Behunin
Cc: Reggie Edwards
Subject: RE: Fossil Creek Sub Request for Comments

Categories: Agency Comments

Troy, One issue that keeps coming up is a Second access. Each phase over 30 lots has to have this second access. We can approve a temporary if a period of time as long as the permanent is coming in the very near future. Looks like this subdivision has four phases. Reggie will be completing the final plat for hydrant spacing and any other concerns he may have.

Phil Roberts
Fire Chief
Kuna Rural Fire District
208-922-1144 Ext 101
208-922-1982 Fax
208-870-3057 Cell

From: Troy Behunin <tbehunin@kunaid.gov>
Sent: Friday, March 27, 2020 5:19 PM
To: ACHD <planningreview@achdidaho.org>; Becky Rone - Kuna USPS Addressing <rebecca.i.rone@usps.gov>; Bob Bachman <bbachman@kunaid.gov>; Boise Project Brd Cntrl <TRitthaler@boiseproject.org>; Boise-Kuna Irrigation Distr. <laurenboehlke@yahoo.com>; Brent Moore <bmoore@adacounty.id.gov>; Cable One Business <Adam.ingram@cableone.biz>; Cable One t.v. <cheryl.goettsche@cableone.biz>; Central District Health Dept. CDHD <lbadigia@cdhd.idaho.gov>; Phil Roberts <proberts@kunafire.com>; COMPASS <cmiller@compassidaho.org>; Dave R. - KSD <Dreinhart@kunaschools.org>; DEQ <Alicia.martin@deq.idaho.gov>; Eric Adolfson <eadolfson@compassidaho.org>; Idaho Power <bwatson2@idahopower.com>; Idaho Power - Jacky Chris <easements@idahopower.com>; Idaho Power - K Funke <kfunke@idahopower.com>; Intermountain Gas <robert.miller@mdu.com>; Intermountain Gas <bryce.ostler@intgas.com>; ITD <D3Development.Services@itd.idaho.gov>; J&M Sanitation - Chad Gordon <Chad.Gordon@jmsanitation.com>; Jim O. - KSD <Jim@kunaschools.org>; Julie Stanley - Regional Address Mgmt. <Julie.R.Stanley@usps.gov>; Kuna Police Chief <so4217@adaweb.net>; Kuna Postmaster - Marc C. Boyer <marc.c.boyer@usps.gov>; Kuna School District <kbekkedahl@kunaschools.org>; Kuna School District <bsaxton@kunaschools.org>; Kuna School District <wjohnson@kunaschools.org>; Lisa Holland <lholland@kunaid.gov>; Mike Borzick <mborzick@kunaid.gov>; New York Irrigation District <terri@nyid.org>; Paul Stevens <PStevens@kunaid.gov>; Planning Mgr: Ada County Development Services <jboal@adaweb.net>; Reggie Edwards <redwards@kunafire.com>
Subject: Fossil Creek Sub Request for Comments

Evening Salutations everyone,

Please review the attached PDF for the Fossil Creek Subdivision request by Trilogy Development. This is a revised plan for a previously approved preliminary plat. Please return relevant comments about the service you office provides to our office by the date requested. If you need additional time, please notify our office as soon as possible.
If you need additional information and/or paper copies, we will be happy to send them your way.
Thanks in advance,
Troy

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

CONFIDENTIALITY NOTICE
This e-mail and any attachments may contain confidential or privileged information. If you are not the intended recipient, you are not authorized to use or distribute any information included in this e-mail or its attachments. If you receive this e-mail in error, please delete it from your system and contact the sender.

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE FOSSIL CREEK SUBDIVISION

_____, 20____

NOTICE

THE FOLLOWING IS A VERY IMPORTANT DOCUMENT WHICH EACH AND EVERY POTENTIAL OWNER OF PROPERTY WITHIN THE FOSSIL CREEK SUBDIVISION SHOULD READ AND UNDERSTAND. THIS DOCUMENT DETAILS THE OBLIGATIONS AND PROHIBITIONS IMPOSED UPON ALL OWNERS AND OCCUPANTS.

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DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE FOSSIL CREEK SUBDIVISION

This Declaration of Covenants, Conditions and Restrictions for the Fossil Creek Subdivision (this "Declaration") is made effective this _____ day of _____, 20___, by Corey Barton and/or Corey Barton Homes, Inc., an Idaho corporation doing business as CBH Homes (collectively "Declarant").

ARTICLE I: PROPERTY AND PURPOSE

Section 1. Property Covered. The initial property subject to this Declaration is legally described on the attached Exhibit A, which is made a part hereof ("Property"). The Property is phase 1 of the entire Fossil Creek Subdivision as described on the attached Exhibit B, which is made a part hereof ("Fossil Creek Subdivision"). It is currently anticipated that the remainder of the Fossil Creek Subdivision shall be platted, annexed into the Property and made subject to this Declaration. **Each Owner, as hereinafter defined, covenants and agrees that 1) the remainder of the Fossil Creek Subdivision can be platted, annexed into the Property and made subject to this Declaration, and 2) he/she/it shall not contest any such platting, annexation and/or subjection to this Declaration.**

This Declaration is for the benefit of the Declarant, the Association and all Owners of any portion of the Property, as that term is hereafter defined.

Section 2. Purpose of Declaration. The purpose of this Declaration is to set forth the basic Restrictions, as that term is hereafter defined, that will apply to the Property, and use of any and all portions thereof. The Restrictions contained herein are designed to protect, enhance and preserve the value, amenities, desirability, and attractiveness of the Property in a cost effective and administratively efficient manner.

ARTICLE II: DECLARATION

Declarant hereby declares that the Property, and each Lot, Dwelling Unit, parcel or portion thereof, is and/or shall be held, sold, conveyed, encumbered, used, occupied and improved subject to the following terms and Restrictions, all of which are declared and agreed to be in furtherance of a general plan for the protection, maintenance, subdivision, improvement and sale of the Property, and to enhance the value, desirability and attractiveness thereof.

ARTICLE III: DEFINITIONS

Section 1. "Architectural Committee" shall mean the architectural committee of the Association established pursuant to Article X herein.

Section 2. "Assessments" shall mean Regular Assessments, Special Assessments and Limited Assessments.

Section 3. "Association" shall mean the Fossil Creek Subdivision Homeowners' Association, Inc., its successors and/or assigns.

Section 4. "Board" shall mean the Board of Directors of the Association.

Section 5. "Common Lots" shall mean all real property (including the Improvements thereto) owned by the Association for the common benefit and enjoyment of the Owners. The Common Lots are legally described on the attached Exhibit C, which is made a part hereof.

Section 6. "Declarant" shall mean collectively Corey Barton and/or Corey Barton Homes, Inc., an Idaho corporation doing business as CBH Homes, or their permitted assigns.

Section 7. "Dwelling Unit" shall mean single family, detached residential houses to be constructed on each Lot.

Section 8. "Improvement" shall mean any structure, facility or system, or other improvement or object, whether permanent or temporary, which is erected, constructed, placed upon, under or over any portion of the Property, including, without limitation, Dwelling Units, fences, landscaping, streets, roads, drives, driveways, parking areas, sidewalks, bicycle paths, curbs, walls, rocks, signs, lights, mail boxes, electrical lines, pipes, pumps, ditches, waterways, recreational facilities, grading, utility improvements, dog runs and/or kennels, play equipment, and any other exterior construction or exterior improvement which may not be included in the foregoing. Improvement(s) includes both original improvements existing on the Property on the date hereof and/or all later additions and/or alterations.

Section 9. "Limited Assessment" shall mean a charge against a particular Owner and such Owner's Lot, directly attributable to the Owner, equal to the cost incurred by the Association in connection with corrective action performed pursuant to the provisions of this Declaration or any supplemental declaration, including, without limitation, damage to the Common Lots or the failure of an Owner to keep his or her Lot or Dwelling Unit in proper repair.

Section 10. "Lot" shall mean any lot shown on the Plat with the exception of the Common Lots.

Section 11. "Member" shall mean each Person holding a membership in the Association, including Declarant.

Section 12. "Mortgage" shall mean any mortgage, deed of trust, or other document pledging any portion of the Property or interest therein as security for the payment of a debt or obligation.

Section 13. "Owner" shall mean the record owner, other than Declarant, whether one or more Persons, of a fee simple title to any Lot which is a part of the Property, including contract sellers and builders, but excluding those having such interest merely as security for the performance of an obligation.

Section 14. "Person(s)" shall mean any individual, partnership, corporation or other legal entity, including Declarant.

Section 15. "Plat" shall mean the Fossil Creek Subdivision No. 1 final plat filed in Book

____ of Plats at Pages _____ through _____, Records of Canyon County, Idaho, a copy of which is attached hereto as Exhibit D, and made a part hereof.

Section 16. "Pressurized Irrigation System" shall mean that certain non-potable water irrigation delivery system further described in Article V.

Section 17. "Property" shall mean that certain real property legally described on the attached Exhibit A,, and such other annexations or other additions thereto as may hereafter be brought within the jurisdiction of this Declaration.

Section 18. "Regular Assessments" shall mean the cost of maintaining, improving, repairing, managing and operating the Common Lots, including all Improvements thereon or thereto, and all other costs and expenses incurred to conduct the business and affairs of the Association which is levied against the Lot of each Owner by the Association, pursuant to the terms of this Declaration or any supplemental declaration.

Section 19. "Restrictions" shall mean the restrictions, covenants, limitations, conditions and equitable servitudes that will apply to the Property and use of any and all portions thereof as specified in this Declaration.

Section 20. "Special Assessments" shall mean that portion of the costs of the capital improvements or replacements, equipment purchases and replacements or shortages in Regular Assessments paid to the Association pursuant to the provisions of this Declaration or any supplemental declaration.

ARTICLE IV: GENERAL USES AND REGULATION OF USES

Section 1. Single Family Lots. Each Lot shall be used for detached single family residential purposes only, and for the common social, recreational or other reasonable uses normally incident to such use, and also for such additional uses or purposes as are from time to time determined appropriate by the Board. Lots may be used for the purposes of operating the Association and for the management of the Association if required. The provisions of this Section shall not preclude Declarant from conducting sales, construction, development and related activities from Lots owned by Declarant.

No shack, tent, trailer house, basement only, split entry, manufactured, mobile or pre-built homes shall be allowed. No Dwelling Units shall be more than two stories above ground.

Section 2. Common Lots. The Association shall own and be responsible for the maintenance, repair and replacement of the Common Lots including any and all Improvements located thereon. The Association shall maintain and operate these Common Lots in a competent and attractive manner, including the watering, mowing, fertilizing and caring for any and all lawns, shrubs and trees thereon. Nothing shall be altered or constructed in or removed from the Common Lots except upon written consent of the Board and in accordance with procedures required herein and by law. Every Owner shall have a right and easement of enjoyment in and to the Common Lots which shall be appurtenant to and shall pass with the title to every Lot, subject to the following provisions:

(a) the right of the Association to charge reasonable admission and other fees or Assessments for the use of any recreational facility situated upon a Common Lot;

(b) the right of the Association to adopt rules and regulations governing the use of any recreational facility situated upon a Common Lot; and

(c) the right of the Association to suspend the voting rights and use of any recreational facility by an Owner for any period during which any Assessment remains unpaid and/or for any infraction of its rules and regulations.

The Common Lots cannot be mortgaged, conveyed or encumbered without the approval of at least two-thirds (2/3) of the Class A Members. If ingress or egress to any Lot is through any portion of the Common Lots, any such conveyance or encumbrance shall be subject to an easement of the Owners for the purpose of ingress and egress.

Section 3. Home Occupations. Assuming all governmental laws, rules, regulations, and ordinances are complied with, home occupations may be conducted from the interior of Dwelling Units **provided such home occupations do not increase the burdens on the streets within the Property (including increased traffic).** If the Board determines, in its sole and absolute discretion, that a home occupation is increasing the burden on the streets, the Board shall have the right to terminate any Owner's ability to conduct a home occupation from his or her Dwelling Unit. Notwithstanding the foregoing, Declarant may conduct any business operation they see fit from any portion of the Property owned by them, regardless of the impact on the streets.

Section 4. Vehicle Storage. Unenclosed areas, which include driveways and all other unenclosed areas within the Property, are restricted to use for temporary parking of operative motor vehicles of Owners and their guests, invitees and licensees, provided that such vehicles are parked so as to not interfere with any other Owner's right of ingress and egress to his or her Dwelling Unit. Notwithstanding the foregoing, the parking of equipment (lawn or otherwise), inoperative vehicles, motor homes, campers, trailers, boats, any other recreational vehicles and other items on the Property is strictly prohibited unless parked within an Owner's garage (and said garage door is closed) or other enclosed area approved by the Architectural Committee.

The Board may remove any inoperative vehicle, or any unsightly vehicle, and any other vehicle, motor home, camper, trailer, boat, equipment or item improperly parked or stored after three (3) days' written notice, at the risk and expense of the owner thereof.

Section 5. Compliance With Laws, Rules and Ordinances. No Owner shall permit anything to be done or kept in his or her Lot or Dwelling Unit or any part of the Common Lots which would be in violation of any laws, rules, regulations or ordinances.

Section 6. Signs. No sign of any kind shall be displayed on any Lot or Dwelling Unit without the prior written consent of the Board; provided however, one sign of not more than five (5) square feet advertising the Lot for sale may be installed on any Lot, but the sign shall be removed within five (5) days following sale. Notwithstanding the foregoing, Declarant may display any sign they see fit on any portion of the Property owned by Declarant.

Section 7. Pets. No animals (which term includes livestock, domestic animals, poultry, reptiles and any other living creature of any kind) shall be raised, bred or kept in any Dwelling Unit, Lot or in the Common Lots, whether as pets or otherwise; provided however, that this provision shall not prohibit Owners from having two (2) or less dogs and/or cats (i.e. an Owner may have a maximum of two (2) dogs, two (2) cats or one (1) dog and one (1) cat). The Board may at any time require the removal of

any animal, including domestic dogs and cats, which it finds is creating unreasonable noise or otherwise disturbing the Owners unreasonably, in the Board's determination, and may exercise this authority for specific animals even though other animals are permitted to remain. All dogs shall be walked on a leash only and shall not be allowed to roam or run loose, whether or not accompanied by an Owner or other person. All Owners shall be responsible for picking up and properly disposing of all organic waste of their domestic dogs and cats.

Section 8. Nuisance. No noxious or offensive activity shall be carried on in any Dwelling Unit, Common Lots or Lot, nor shall anything be done therein which may be or become an annoyance or nuisance to other Owners. No rubbish or debris of any kind shall be placed or permitted to accumulate anywhere upon the Property, including the Common Lots, and no odor shall be permitted to arise from any portion of the Property so as to render the Property or any portion thereof unsanitary, unsightly, offensive or detrimental to the Property or to its occupants or residents, or to any other property in the vicinity thereof. No noise, obstructions to pedestrian walkways, unsightliness, or other nuisance shall be permitted to exist or operate upon any portion of the Property so as to be offensive or detrimental to the Property or to its occupants or residents or to other property in the vicinity thereof, as determined by the Board, in its reasonable judgment, or in violation of any federal, state or local law, rule, regulation or ordinance. Without limiting the generality of any of the foregoing, no whistles, bells or other sound devices (other than security devices used exclusively for security purposes which have been approved by the Architectural Committee), flashing lights or search lights, shall be located, used or placed on the Property. No unsightly articles shall be permitted to remain on any Lot so as to be visible from any other portion of the Property. Without limiting the generality of the foregoing, refuse, garbage, garbage cans, trash, trash cans, dog houses, equipment, gas canisters, propane gas tanks, barbecue equipment, heat pumps, compressors, containers, lumber, firewood, grass, shrub or tree clippings, metals, bulk material, and scrap shall be screened from view at all times. No clothing or fabric shall be hung, dried or aired in such a way as to be visible to any other portion of the Property. In addition, no activities shall be conducted on the Property, and no Improvements shall be constructed on any Property which are or might be unsafe or hazardous to any Person or property.

Section 9. Exterior Improvements, Appearance and Emergency Maintenance. **No Owner shall install or place any item or construct any Improvement on any Lot or the exterior of his or her Dwelling Unit without the prior written consent of the Architectural Committee. In addition, all Owners shall keep and maintain their Lots and Dwelling Unit exteriors in a repaired, attractive, clean and habitable condition as determined by the Board in its reasonable judgement.** In the event any Owner does not satisfy this standard, the Board and its agents or employees, may, after thirty (30) days' prior written notice to such Owner, enter such Lot to make such repairs or perform such maintenance as to bring such Lot and/or Dwelling Unit exterior into compliance with this Section. The cost of any such repairs and maintenance shall be treated as a Limited Assessment to such Owner. In the event an emergency which in the judgment of the Board presents an immediate threat to the health and safety of the Owners, their guests or invitees, or an immediate risk of harm or damage to any Lot, Dwelling Unit or any other part of the Property, the Board and its agents or employees, may enter any Lot to make repairs or perform maintenance. Such entry shall be repaired by the Board out of the common expense fund if the entry was due to an emergency (unless the emergency was caused by an Owner in which case the cost shall be treated as a Limited Assessment and charged only to that Owner). If the repairs or maintenance were requested by an Owner, the costs thereof shall be treated as a Limited Assessment to such Owner.

Section 10. Outbuildings. All outbuildings shall be pre-approved in writing by the Architectural Committee and be constructed of quality building material, completely finished and painted

on the outside and shall be of quality and character that will be in harmony with the other buildings on the Property.

Section 11. Fences. Fences are not required. If a fence is desired, plans for such fence shall be pre-approved in writing by the Architectural Committee. Fences shall be of good quality and workmanship and shall be properly finished and maintained. Fences may be built of wood, such as dog-eared cedar, vinyl or wrought iron. Chain link fences are prohibited. Interior fencing adjacent to any Common Lots shall allow visibility from the street or, if solid fencing is used, shall not exceed four feet (4') in height. No fence shall be higher than six feet (6') in height. Fences shall not be built closer to the front of a Lot than the corner of the Dwelling Unit on either side. The location of fences, hedges, high plantings, obstructions, or barriers shall be so situated as to not unreasonably interfere with the enjoyment and use of any other portion of the Property and shall not be allowed to constitute an undesirable, nuisance or noxious use.

Section 12. Antennae. Antennae and/or satellite or other dishes shall be placed in the back yards or mounted on the back or side of all Dwelling Units and shall be placed and/or mounted in such a way to minimize the visual impact to all other portions of the Property.

Section 13. Insurance. Nothing shall be done or kept in any Dwelling Unit, Lot or Common Lots which will increase the rate of insurance on the Common Lots or any other Dwelling Unit or Lot. Each Owner must maintain a homeowner's insurance policy insuring the homeowner from loss by fire, theft, and all other loss or damage.

Section 14. Drainage. All Lots and Common Lots shall be graded such that all storm water and other water drainage shall run across a curb or to a drainage easement and no drainage shall cross from a Lot or Common Lot onto another Lot or Common Lot except within an applicable drainage easement.

Section 15. Garages. Garages shall be well constructed of good quality material and workmanship. All Dwelling Units shall have attached, enclosed garages which hold no less than two vehicles. To the extent possible, garage doors must remain closed at all times.

Section 16. Construction Commencement, Completion and Other Activities. Each Owner of a Lot originally purchased from Declarant must commence construction of his or her Dwelling Unit and all other Lot Improvements within one year from the closing date thereof, unless otherwise agreed by Declarant. Once such construction has commenced, such Owner shall have twelve months from the commencement date in which to complete construction of the Dwelling Unit and all other Lot Improvements. **In the event any Owner violates either (or both) of the construction time requirements contained herein, said Owner shall pay to Declarant a penalty of $100/day for as long as the violation persists. This penalty is applicable to both the construction commencement and construction completion requirements.** Any penalty, or penalties, shall be due and payable within thirty days of receiving an invoice therefore.

Section 17. Construction Equipment. No construction machinery, building equipment, or material shall be stored upon any Lot until the Owner is ready and able to immediately commence construction. Such machinery, equipment and materials must be kept within the boundaries of the Lot.

Section 18. Damage to Improvements. It shall be the responsibility of an Owner to leave street curbs, sidewalks, fences, utility facilities, tiled irrigation lines, if any, and any other existing Improvements free of damage and in good and sound condition during any construction period. It shall be

conclusively presumed that all such Improvements are in good sound condition at the time building has begun on each Lot unless the contrary is shown in writing at the date of conveyance or by date of possession, whichever date shall first occur, which notice is addressed to a member of the Architectural Committee.

Section 19. Garbage Pick-Up. Garbage and recycle containers shall be placed on the appropriate sidewalks or driveways only on garbage and recycle collection days, and such containers must be removed no later than 8:00pm that evening.

Section 20. No Further Subdivision. No Lot may be further subdivided; provided, however, that this Section is not applicable to Declarant who may further subdivide any Lot owned by it.

ARTICLE V: PRESSURIZED IRRIGATION SYSTEM

Non-potable (non-drinkable) irrigation water will be supplied to the Property by the City of Kuna utilizing a pressurized irrigation system which may include main lines, pumps, sprinkling clocks, service lines, values, and other facilities located on or near the Property ("Pressurized Irrigation System").

The Pressurized Irrigation System will be used for all irrigation, including the irrigation of the Common Lots and Lots. By accepting a deed to any portion of the Property, each Owner hereby agrees to pay its proportionate share of Association Assessments and District assessments associated with the operation and maintenance of the Pressurized Irrigation System. In addition, each Owner covenants and agrees to hold the Association and Declarant harmless from any and all liability for damages or injuries to their children, guests, agents, or invitees caused by the Pressurized Irrigation System.

ARTICLE VI: INSURANCE

Section 1. Insurance. The Association may obtain insurance from insurance companies authorized to do business in the State of Idaho, and maintain in effect any insurance policy the Association deems necessary or advisable, which shall include, without limitation, the following policies to the extent its is possible for the Association to obtain the same:

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

(b) Comprehensive general liability insurance insuring the Association and its agents and employees, invitees and guests against any liability incident to the ownership, management, maintenance and/or use of the Common Lots;

(c) Such other insurance to the extent necessary to comply with all applicable laws and such indemnity, faithful performance, fidelity and other bonds as the Association shall deem necessary or required to carry out the Association functions or to insure the Association against any loss from malfeasance or dishonesty of any employee or other person charged with the management or possession of any Association funds or other property.

Section 2. Premiums Included in Assessments. Insurance premiums for the above insurance coverage shall be deemed a common expense to be included in the Regular Assessments levied by the Association.

ARTICLE VII: MEMBERSHIP AND VOTING RIGHTS

Section 1. Membership. Every Owner of a Lot shall be a Member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment.

Section 2. Voting Classes. The Association shall have two (2) classes of voting memberships:

Class A. Class A Members shall be all Owners and shall be entitled to one vote for each Lot owned. When more than one Person holds an interest in any Lot, all such Persons shall be Members. The vote for such Lot shall be exercised as they determine, but in no event shall more than one (1) vote be cast with respect to any Lot.

Class B. The Class B Member shall be the Declarant and shall be entitled to five (5) votes for each Lot owned. The Class B membership shall cease when, and if, Declarant has sold all Lots within the Property.

ARTICLE VIII: COVENANT FOR MAINTENANCE ASSESSMENTS

Section 1. Creation of the Lien and Personal Obligation of Assessments. **Each Owner of any Lot by acceptance of a deed therefore is deemed to covenant and agree to pay to the Association all Assessments levied thereby. In addition, each Owner upon the purchase of a Lot and Dwelling Unit shall pay a one-time "start-up" assessment for use by the Association.** This one-time start-up assessment shall only be used by the Association for the operation of the Association and/or the performance of its duties and obligations contained herein. All Assessments, together with interest, costs, late fees and reasonable attorneys' fees, shall be a continuing lien upon the Lot against which each such Assessment is made. Each such Assessment, together with interest, costs, and reasonable attorneys' fees, shall also be the personal obligation of the Person who was the Owner of such Lot at the time when the Assessment fell due. The personal obligation for delinquent Assessments shall not pass to his or her successors in title unless expressly assumed by them. **Declarant has no obligation to pay Assessments.**

Section 2. Purposes of Assessments. The Assessments levied by the Association shall be used exclusively to promote the recreation, health, safety, and welfare of the residents in the Property and for any construction, maintenance, and operation of the Common Lots.

Section 3. Uniform Rate of Assessment. Regular and Special Assessments must be fixed at a uniform rate for all Lots.

Section 4. Date of Commencement of Annual Assessments; Due Dates. The Regular Assessments provided for herein shall commence as to all Lots on the first day of the month following the closing of the sale of a Lot from Declarant to an Owner. The first annual assessment shall be pro-rated according to the number of months remaining in the calendar year. Subsequently, the Board shall fix and notify all Owners in writing of the amount of the Regular Assessments against each Lot at least thirty (30) days in advance of each annual Regular Assessment period. The due dates shall be established by the Board, which may be annually, quarterly or monthly as the Board, in its sole discretion, shall determine.

The Association shall, upon demand, and for a reasonable charge, furnish a certificate signed by an officer of the Association setting forth whether the Assessments on a specific Lot have been paid. A properly executed certificate of the Association as to the status of Assessments on a Lot is binding upon the Association as of the date of its issuance.

Section 5. Effect of Nonpayment of Assessments; Remedies of the Association. Any Assessment not paid within thirty (30) days after the due date shall bear interest from that date at a rate equal to the lesser of twelve percent (12%) or the highest rate allowed by applicable law. Additionally, a late fee of $50.00 shall be added to and charged on each Assessment which is not paid within this payment period. The Association may bring an action at law against the Owner personally obligated to pay the same, or foreclose the lien against the Lot. No Owner may waive or otherwise escape liability for the Assessments provided for herein by non-use of the Common Lots or abandonment of his or her Lot.

Section 6. Subordination of the Lien to Mortgages. The lien of the Assessments provided for herein shall be subordinate to the lien of any first Mortgage. Sale or transfer of any Lot shall not affect the Assessment lien. However, the sale or transfer of any Lot pursuant to mortgage foreclosure or any proceeding in lieu thereof, shall extinguish the lien of such Assessments as to payments which became due prior to such sale or transfer. No sale or transfer shall relieve such Lot from liability for any Assessments thereafter becoming due or from the lien thereof.

ARTICLE IX: AUTHORITY OF BOARD OF DIRECTORS

Section 1. Authority of Board. The Board, for the benefit of the Association and the Owners, shall enforce the provisions of this Declaration and the Association's articles and by-laws, shall have all powers and authority permitted to the Board under the Association's articles of incorporation and by-laws and this Declaration, and shall acquire and shall pay for, out of a common expense fund to be established by the Board, all goods and services requisite for the proper functioning of the Association and the Property, including, but not limited to, the following:

(a) Operation, maintenance and management of the Common Lots, including repair and replacement of property damaged or destroyed by casualty loss.

(b) Water, sewer, garbage collection, electrical, and any other utility service as required for the Common Lots and Pressurized Irrigation System. The Board may arrange for special metering of utilities as appropriate.

(c) Maintenance and repair of storm drains located on the Property, if any, except for those storm drains located on or within the right-of-way of any street, road, alley or other land dedicated to public use.

(d) Policies of insurance providing coverage for fire and other hazard, public liability and property damage, and fidelity bonding as the same are more fully described in the by-laws or this Declaration. **Each Owner shall be responsible for the insurance for his or her Lot, Dwelling Unit and personal property.**

(e) The services of Persons as required to properly manage the affairs of the Association to the extent deemed advisable by the Board as well as such other personnel as the Board shall determine are necessary or proper for the operation of the Property.

(f) Legal and accounting services necessary or proper in the operation of the Association's affairs, administration of the Property, or the enforcement of this Declaration.

(g) Any other materials, supplies, labor services, maintenance, repairs, structural alterations, insurance, taxes or assessments which the Board is required to secure by law or which in its opinion shall be necessary or proper for the operation of the Property or for the enforcement of this Declaration.

(h) The Board shall not incur any non-budgeted expenditure in excess of $3,000.00 without the approval thereof by two-thirds (2/3) of each class of Members voting thereon at a meeting called for such purpose, except for an emergency threatening the security of any Improvement on the Property.

The Board shall have the absolute right to adopt any rules and regulations it deems to be in the best interest of the Property and the Owners. By accepting a deed to any portion of the Property, all Owners hereby covenant that they will adhere to any such rules or regulations. In addition, the Board shall have the absolute right to hire or otherwise contract with independent third parties to operate, maintain and manage the Common Lots, and to perform any other right, duty or obligation of the Board or Association.

Section 2. Easement. The Association and Board, and their agents and employees, shall have, and are hereby granted, a permanent easement of ingress and egress to enter upon each Lot for the purposes of performing repairs, maintenance and care of the Property as provided herein and for otherwise discharging the responsibilities and duties of the Association and Board as provided in this Declaration.

Section 3. Non-Waiver. The failure of the Board in any one or more instances to insist upon the strict performance of any of the terms or Restrictions of this Declaration, or of the Association's articles of incorporation or by-laws, or to exercise any right or option contained in such documents, or to serve any notice or to institute any action, shall not be construed as a waiver or a relinquishment for the future of such term, or Restriction, but such term, or Restriction shall remain in full force and effect. Failure by the Board to enforce any such term or Restriction shall not be deemed a waiver of the right to do so thereafter, and no waiver by the Board of any provision hereof shall be deemed to have been made unless expressed in writing and signed for the Board. This Section also extends to the Declarant exercising the powers of the Board during the initial period of operation of the Association.

Section 4. Limitation of Liability. The Board shall not be liable for any failure of any utility or other service to be obtained and paid for by the Board, or for injury or damage to a Person or property caused by the elements, or by another Owner or Person; or resulting from electricity, gas, water, rain, dust or sand which may lead or flow from pipes, drains, conduits, appliances, or equipment, or from articles used or stored by Owners on the Property or in Dwelling Units. No diminution or abatement of common expense assessments shall be claimed or allowed for inconveniences or discomfort arising from the making of repairs or Improvements to the Property or from any action taken to comply with any law, ordinance, or order of a governmental authority. This Section shall not be interpreted to impose any form of liability by implication, and shall extend to and apply also for the protection of the Declarant exercising the powers of the Board during the initial period of operation of the Association and the Property.

Section 5. Indemnification of Board Members. Each member of the Board shall be indemnified by the Association and the Owners against all expenses (including attorneys' fees), judgments, liabilities, fines and amounts paid in settlement, or actually and reasonably incurred, in connection with any action, suit or proceeding, whether civil, criminal, administrative or investigative instituted by or against the Association or against the Board member and incurred by reason of the fact that he or she is or was a

Board member, if such Board member acted in good faith and in a manner such Board member believed to be in or not opposed to the best interests of the Association, and, with respect to any criminal action or proceeding, had no reasonable cause to believe that such Board member's conduct was unlawful. This Section shall extend to and apply also to the indemnification of the Declarant.

ARTICLE X: ARCHITECTURAL COMMITTEE

Section 1. Charter of Architectural Committee. The Association or Declarant is authorized to appoint an Architectural Committee. The charter of the Architectural Committee is to represent the collective interests of all Owners, and to help Owners wishing to make exterior Improvements. **Each Owner is deemed to covenant and agree to be bound by the terms and conditions of this Declaration, including the standards and process of architectural review and approval. This Article does not apply to the Declarant.**

Section 2. Architectural Control. No exterior Improvement, including, without limitation, Dwelling Unit, building, deck, patio, fence, landscaping, permanent exterior affixed decoration, exterior lighting or heating, cooling and other utility systems shall be altered, erected, or placed on the Property unless and until the building, plot or other plan has been reviewed in advance by the Architectural Committee and same has been approved in writing, and an appropriate building permit has been acquired, if required by law. The review and approval may include, without limitation, topography, finish, ground elevations, landscaping, lighting, drainage, color, material, design, conformity to other residences in the area, and architectural symmetry. Approval of the architectural design shall apply only to the exterior appearance of said Improvements. It shall not be the intent of these restrictions to control the interior layout or design of said structures.

Section 3. Review of Proposed Improvements. The Architectural Committee shall consider and act upon any and all proposals or plans and specifications submitted for its approval pursuant to this Declaration, and perform such other duties from time to time as may be assigned to it by the Board and/or Declarant, including the inspection of construction in progress. The Architectural Committee may condition its approval of proposals upon the agreement of the Owner to an additional assessment for the cost of maintenance and the payment of an architectural review processing fee. The Architectural Committee may require submission of additional plans or review by a professional architect. The Architectural Committee may issue guidelines setting forth procedures for the submission of plans for approval. The Architectural Committee may require such detail in plans and specifications submitted for its review as it deems proper, including, without limitation, floor plans, site plans, drainage plans, elevations, drawings and description of samples of exterior material and colors. Until receipt by the Architectural Committee of any required plans and specifications the Architectural Committee may postpone review of plans. Decisions of the Architectural Committee and the reasons therefor shall be transmitted by the Architectural Committee, in writing, to the applicant at the address set forth in the application for approval within thirty (30) days after filing all materials required by the Architectural Committee. If the Architectural Committee has not accepted (either conditionally or otherwise) or rejected an Owner’s application within this thirty (30) day period, such application shall be deemed approved.

Section 4. Inspection of Approved Improvements. Inspection of work and correction of defects therein shall proceed as follows:

(a) Upon completion of any work for which approved plans are required under this Article, the Owner shall give written notice of completion to the Architectural Committee.

(b) Within sixty (60) days thereafter, the Architectural Committee, or its duly authorized representative, may inspect such Improvement. If the Architectural Committee finds that such work was not done in substantial compliance with the approved plans, it shall notify the Owner and the Board in writing of such noncompliance within such sixty (60) day period, specifying the particulars of noncompliance, and shall require the Owner to remedy the same.

(c) If upon the expiration of thirty (30) days from the date of such notification the Owner shall have failed to remedy such noncompliance, the Board may, at its option, exercise its right to enforce the provisions of this Declaration by proceeding at law or in equity on behalf of the Association and/or correcting such noncompliance itself, and may take such other actions as are appropriate, including the levy of a Limited Assessment against such Owner for reimbursement associated with correcting or removing the same pursuant to this Declaration.

Section 5. Review of Unauthorized Improvements. The Architectural Committee may identify for review, Improvements which were not submitted to the approval process as follows:

(a) The Architectural Committee or its duly authorized representative may inspect such unauthorized Improvement.

(b) If the Architectural Committee finds that the work is in noncompliance with this Declaration and/or its standards or guidelines, it shall notify the Owner and the Board in writing of such noncompliance and its request to remedy such noncompliance.

(c) If the Owner has not remedied such noncompliance within a period of not more than forty-five (45) days from his or her receipt of the noncompliance notice, then the Board may, at its option, exercise its right to enforce the provisions of this Declaration by a proceeding at law or in equity on behalf of the Association and/or correcting such noncompliance itself, and may take such other actions as are appropriate, including the levy of a Limited Assessment against such Owner for reimbursement of the costs associated with correcting or removing the same pursuant to this Declaration.

ARTICLE XI: GENERAL PROVISIONS

Section 1. Enforcement. The Association, Declarant and/or any Owner, shall have the right to enforce, by any proceeding at law or in equity, all terms and Restrictions now or hereafter imposed by the provisions of this Declaration. Failure by the Association, Declarant or by any Owner to enforce any term or Restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

Section 2. Severability. Invalidation of any one of these terms or Restrictions by judgment or court order shall in no way affect any other provisions which shall remain in full force and effect.

Section 3. Term and Amendment. The terms and Restrictions of this Declaration shall run with and bind the land, for a term of twenty (20) years from the date this Declaration is recorded, after which time they shall be automatically extended for successive periods of ten (10) years. This Declaration may be amended by an instrument signed by Declarant (assuming Declarant owns one or more Lots) and the consent of two-thirds (2/3) of the Class A Members. Amendments shall be in the form of supplemental declarations, and must be recorded in the records of Canyon County, Idaho.

Section 4. Annexation. **As described in Article I, Section 1, additional real property consisting of the remainder of the Fossil Creek Subdivision may be annexed into the Fossil Creek Subdivision. These future annexations will be accomplished by Declarant at its sole and absolute**

discretion without any Association, Owner or Class A Member consent. In addition, additional residential property not currently anticipated to be a part of the Fossil Creek Subdivision may be annexed into the Property by Declarant or with the consent of two-thirds (2/3) of the Class A Members. Annexations shall be accomplished by supplemental declarations to this Declaration recorded in the records of Canyon County, Idaho.

Section 5. Duration and Applicability to Successors. The terms and Restrictions set forth in this Declaration shall run with the land and shall inure to the benefit of and be binding upon the Declarant, the Association and all Lot Owners and their successors in interest. **Declarant shall have the absolute right, at their sole and absolute discretion, to assign any and all of Declarant's rights, duties and/or obligations under this Declaration to any third party. Any such assignment shall be in writing signed by both the assignor and assignee.**

Section 6. Attorneys Fees. In the event it shall become necessary for the Association, Declarant or any Owner to retain legal counsel to enforce any term or Restriction contained within this Declaration, the prevailing party to any court proceeding shall be entitled to recover their reasonable attorneys' fees and costs of suit, including any bankruptcy, appeal or arbitration proceeding.

Section 7. Governing Law. This Declaration shall be construed and interpreted in accordance with the laws of the State of Idaho.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set its hand this _____ day of _____, 20____.

Declarant:

_____
Corey Barton

Corey Barton Homes, Inc.,
an Idaho corporation dba CBH Homes

By: _____
Corey Barton, President

STATE OF IDAHO)
) ss.
County of Ada)

On this _____ day of _____, 20_____, before me, the undersigned, a Notary Public in and for said State, personally appeared Corey Barton, known or identified to me to be the person who executed the foregoing instrument.

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

Notary Public for Idaho
Residing at: _____
My commission expires: _____

STATE OF IDAHO)
) ss.
County of Ada)

On this _____ day of _____, 20_____, 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 Corey Barton Homes, Inc., 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 hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

_____
Notary Public for Idaho
Residing at: _____
My commission expires: _____

EXHIBIT A
LEGAL DESCRIPTION OF THE PROPERTY

EXHIBIT B
DESCRIPTION OF FOSSIL CREEK SUBDIVISION

EXHIBIT C
LEGAL DESCRIPTION OF COMMON LOTS

EXHIBIT D
FOSSIL CREEK SUBDIVISION NO. 1 FINAL PLAT

Neighborhood Meeting Certification

CITY OF KUNA PLANNING & ZONING * 763 W. Avalon, Kuna, Idaho, 83634 * www.kunacity.id.gov * (208) 922-5274 * Fax: (208) 922-5989

GENERAL INFORMATION:

You must conduct a neighborhood meeting prior to application for variance, conditional use, zoning ordinance map amendment, expansion or extension of a nonconforming use, and/or a subdivision. Please see Section 8-7A-3 of the Kuna City Code or ask one of our planners for more information on neighborhood meetings.

The meeting must be held either on a weekend between 10 a.m. and 7 p.m., or a weekday between 6 p.m. and 8 p.m. Meetings cannot be conducted on holidays, holiday weekends, or the day before or after a holiday or holiday weekend. The meeting must be held at one of the following locations:

- The Subject Property;
- The nearest available public meeting place (Examples include fire stations, libraries and community centers);
- An office space within a 1-mile radius of the subject property.

The meeting cannot take place more than 2 months prior to acceptance of the application and the application will not be accepted before the neighborhood meeting is conducted. You are required to send written notification of your meeting, allowing a reasonable amount of time before your meeting for property owners to plan to attend. Contacting and/or meeting individually with residents will not fulfill Neighborhood Meeting requirements.

You may request a list of the people you need to invite to the neighborhood meeting from our department. This list includes property owners within 300 feet of the subject property. Once you have held your neighborhood meeting, please complete this certification form and include it with your application.

Please Note: The neighborhood meeting must be conducted in one location for attendance by all neighboring residents. Contacting and/or meeting individually with residents does not comply with the neighborhood meeting requirements.

Please include a copy of the sign-in sheet for your neighborhood meeting, so we have written record of who attended your meeting and the letter of intent sent to each recipient. In addition, provide any concerns that may have been addressed by individuals that attended the meeting.

Description of proposed project: residential subdivision for 272 single family homes

Date and time of neighborhood meeting: Tuesday, February 4, 2020 6pm

Location of neighborhood meeting: Kuna Middle School, 1360 W. Boise Street

SITE INFORMATION:

Location: Quarter: ____ Section: 22 Township: 2N Range: 1W Total Acres: 66.75 acres

Subdivision Name: Fossil Creek Lot: ____ Block: ____

Site Address: 2221, 2455 W. Deer Flat Rd. Tax Parcel Number(s): S1322212401

S1322120900, S1322121200, S1322121300

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

CURRENT PROPERTY OWNER:

Name: Corey D. Barton

Address: 1977 E. Overland Rd City: Meridian State: ID Zip: 83642

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

Name: Jane Suggs Business (if applicable): Gem State Planning

Address: 9840 W. Overland Rd. Suite 120 City: Boise State: ID Zip: 83709

PROPOSED USE:

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

Application Type	*Brief Description*
Annexation	
Re-zone	
Subdivision (Sketch Plat and/or Prelim. Plat)	Preliminary plat for single family subdivision
Special Use	
Variance	
Expansion of Extension of a Nonconforming Use	
Zoning Ordinance Map Amendment	

APPLICANT:

Name: Jane Suggs / Gem State Planning
Address: 9840 W. Overland Road, Suite 120
City: Boise State: ID Zip: 83709
Telephone: 208-602-6941 ~~Fax:~~ jane@gemstateplanning.com

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

Signature: (Applicant) Jane Suggs Date 2/5/20

Gem State Planning, LLC

January 27, 2019

Subject: Fossil Creek – a new residential community

Dear Neighbors:

You and your family are invited to attend a neighborhood meeting to discuss the plans to develop Fossil Creek Subdivision, a residential community, located at 2221 and 2455 W. Deer Flat Road, south of Deer Flat Road and west of Ten Mile Road.

Please see the map on the back showing the existing parcels that will make up Fossil Creek. This subdivision was previously approved in 2007, but the project approvals expired during the economic downturn. The 67-acre subdivision has been updated and will include approximately 270 lots for single family homes, along with large open spaces, play area, covered shelter and ½ basketball court.

The meeting will be held on **Tuesday, February 4, 2020, at 6 pm at Kuna Middle School in the Cafeteria,** 1360 W. Boise Street.

If you have any questions about the meeting or the proposed community, please do not hesitate to e-mail me at jane@gemstateplanning.com.

Sincerely,

Jane Suggs
Planner

9840 W. Overland Road, Suite 120, Boise, Idaho 83709

Fossil Creek
Nicholson Park

Fossil Creek Subdivision
Neighborhood Meeting
Tuesday, February 4, 2020
6 pm

	Name	Address	Email / Phone
1.	John Marsala	2150 Secluded Ct.	JohnMarsala@hotMail.com
2.	DOYLE McPHERSON	4387 W. HUBBARD RD	TXT 208 870-6032
3.	Claudia Jacobson	1830 W. Secluded Ct	claudiaj@cableone.net
4.	Steven Jean Critcher	2110 W Deertlat Kuna ID 83634	Jean.hbervshins@yahoo.com
5.	Jim Wuethler	2163 W. Quilceda St,	Kuna 83634
6.	DEE WUETHLER	" " " " "	"
7.	Paul Dymen		paul@dymenore.com
8.	Luke Dymen		
9.	Audrey Blanchard	2251 W. Secluded Ct.	rynomite@gmail.com
10.	Denise Hibbard	5814 N Veridian Ave	~~denischibbard~~ denischibbard44@gmail.com
11.	Dan Hintz	2252 W Secluded	danhintzjr@yahoo.com 208 900 1155
12.			
13.			
14.			
15.			
16.			
17.			
18.			
19.			
20.			

Neighborhood Meeting List Request

CITY OF KUNA PLANNING & ZONING, 763 West Avalon, Kuna, Idaho 83634 * www.kunacity.id.gov * (208) 922-5274 * Fax: (208) 922-5989

GENERAL INFORMATION:

If you are applying for one of the uses listed below, you must conduct a Neighborhood Meeting. This meeting allows neighbors to learn more about your project before the public hearing (Kuna Planning & Zoning will notify surrounding property owners of the hearing). All involved property owners within *300 feet of the subject property boundary need to be invited to your meeting.

According to Kuna City Code, the meeting must be held either on a weekend between 10 a.m. and 7 p.m., or a weekday between 6 p.m. and 8 p.m. Meetings cannot be conducted on holidays, holiday weekends, or the day before or after a holiday or holiday weekend. The meeting must be held at one of the following locations:

- The Subject Property;
- The nearest available public meeting place (Examples include fire stations, libraries and community centers);
- An office space within a 1-mile radius of the subject property.

The meeting cannot take place more than 6 months prior to acceptance of the application and the application will not be accepted before the neighborhood meeting is conducted. You are required to send written notification of your meeting, allowing a reasonable amount of time before your meeting for property owners to plan to attend. **Please fill out the supplied certification form and include it with your application so we have written record of your meeting.** Contacting and/or meeting individually with residents will not fulfill Neighborhood Meeting requirements.

*PLEASE NOTE: A $20.00 FEE IS REQUIRED FOR THIS SERVICE (CITY OF KUNA PROVIDES MAILING LABELS)

PROPOSED USE:

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

APPLICATION TYPE	BRIEF DESCRIPTION
☑ Subdivision (Sketch Plat and/or Prelim. Plat)	residential subdivision for single family lots (± 270)
☐ Conditional Use	
☐ Variance	
☐ Expansion of Extension of a Nonconforming Use	
☐ Zoning Ordinance Map Amendment	

SITE INFORMATION:

Location: Quarter: _____ Section: 22 Township: 2N Range: 1W Total Acres: ≈67

Subdivision Name: Fossil Creek Sub Lot(s): _____ Block(s): _____

Site Address: 2221, 2455 W. Deer Flat Road Tax Parcel Number(s): S1322212401, S1322120900, S1322121200, S1322121300

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

CURRENT PROPERTY OWNER:

Name: Corey D. Barton

Address: 1977 E. Overland Rd City: Meridian State: ID Zip: 83642

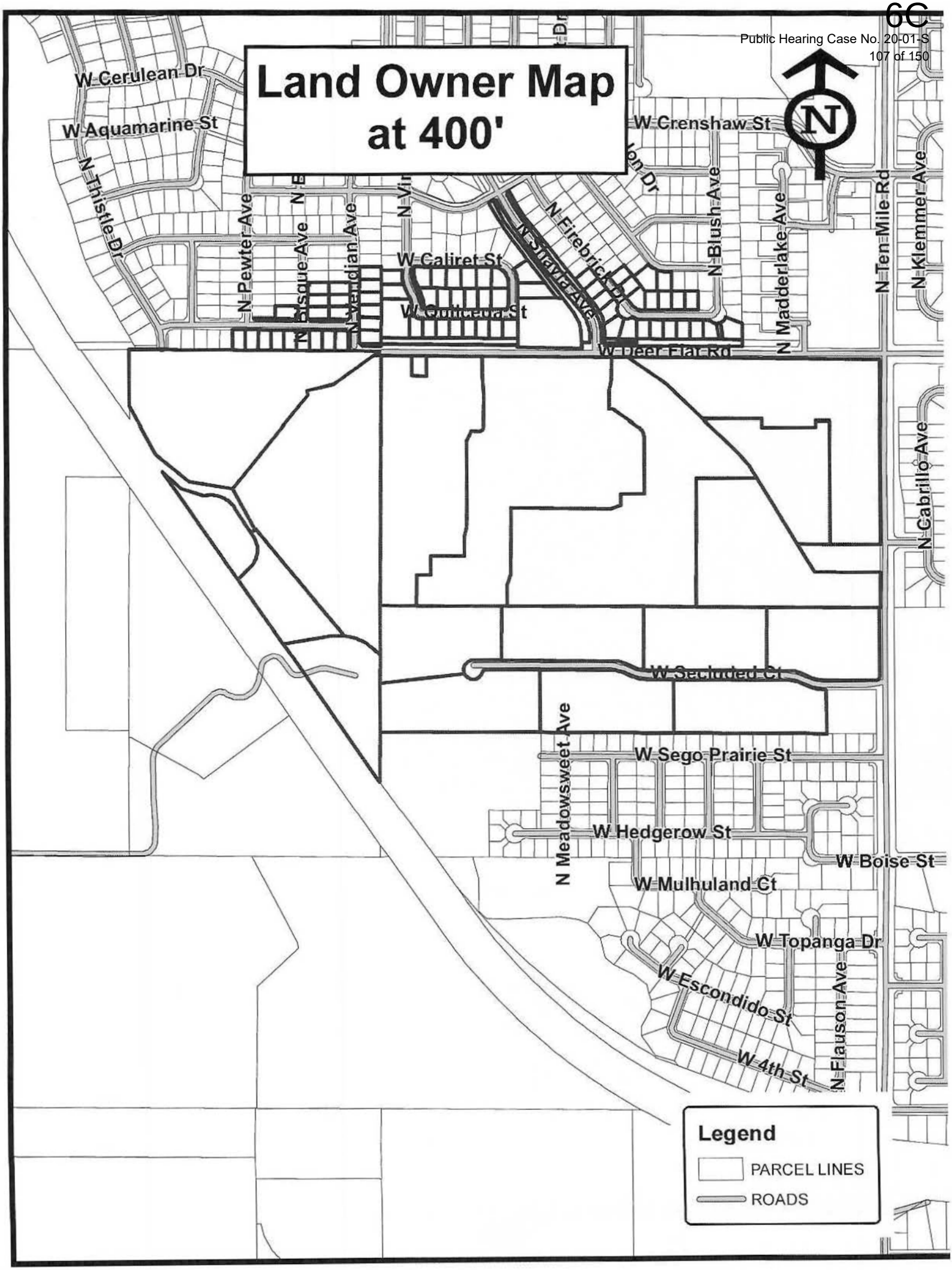
CONTACT PERSON (Mail recipient and person to call with questions):

Name: Jane Suggs Business (if applicable): WHPacific / NV5

Address: 2141 Airport Way City: Boise State: ID Zip: 83705

Fax: _____ Phone: _____ Cell: _____

OFFICE USE ONLY			
File No.:	Received By:	Date:	Stamped:


Land Owner Map
at 400'
N
W Cerulean Dr
W Aquamarine St
N Thistle Dr
W Crenshaw St
N Blush Ave
N Madderlake Ave
N Ten Mile Rd
N Klemmer Ave
N Pewter Ave
N Bisque Ave
N Meridian Ave
W Caliret St
W Gulnare St
N Firebrick Dr
N Silvia Ave
W Deer Flat Rd
N Cabrillo Ave
W Secluded Ct
N Meadowsweet Ave
W Sego Prairie St
W Hedgerow St
W Boise St
W Mulhuland Ct
W Topanga Dr
W Escondido St
W 4th St
N Flauson Ave
Legend
PARCEL LINES
ROADS

PRIMOWNER	ADDCONCAT	STATCONCAT
ADKINS ELEANOR	1265 N TEN MILE RD	KUNA, ID 83634-1248
AIRCRAFT CRASH FIRE RESCUE LLC	2360 UA AVE	EMMETT, ID 83617-0000
AMENDOLA MICHAEL A	1572 N HUTCHINS AVE	KUNA, ID 83634-0000
AMERICAN HOMES 4 RENT PROPERTIES THREE LLC	30601 AGOURA RD STE 200	AGOURA HILLS, CA 91301-2013
ATKINS KAREN	PO BOX 102	KUNA, ID 83634-0000
BARTON COREY D	1977 E OVERLAND RD	MERIDIAN, ID 83642-0000
BASTERRECHEA TRACY L	2203 W CALIRET ST	KUNA, ID 83634-0000
BISHOP RONALD J	1596 N VERIDIAN AVE	KUNA, ID 83634-0000
BLANCHARD RYAN	2251 W SECLUDED CT	KUNA, ID 83634-0000
BONHAM KARIN	1539 N FIREBRICK DR	KUNA, ID 83634-0000
BRIGGS MICKEY	2217 W QUILCEDA ST	KUNA, ID 83634-0000
BURGESS KYLE C	1949 W FELTSON ST	KUNA, ID 83634-0000
CARPENTER SAMUEL	2199 W QUILCEDA ST	KUNA, ID 83634-0000
CHATHAM JENNIFER D	1644 N VERIDIAN AVE	KUNA, ID 83634-0000
COLTON JOSEPH H	1571 N FIREBRICK DR	KUNA, ID 83634-0000
COX LARIN E	2245 W CALIRET ST	KUNA, ID 83634-0000
CRANFORD LIVING TRUST FOR THE BENEFIT OF MARY E TIPPS	2145 W QUILCEDA ST	KUNA, ID 83634-0000
CRIMSON POINT HOA INC	2155 W CRENSHAW ST	KUNA, ID 83634-0000
CRIMSON POINT SUBDIVISION HOA	2155 W CRENSHAW ST	KUNA, ID 83634-0000
CRITCHER STEVEN	2110 W DEER FLAT RD	KUNA, ID 83634-1224
CROWN CASTLE TOWERS 09 LLC	4017 WASHINGTON RD	MCMURRAY, PA 15317-0000
CURTIS LAURA	2142 W QUILCEDA ST	KUNA, ID 83634-0000
DB DEVELOPMENT LLC	2228 W PIAZZA ST	MERIDIAN, ID 83646-0000
DECICCO MICHAEL J	1591 N VINIFERA AVE	KUNA, ID 83634-0000
DIDRECKSON DARREN E	1596 N FIREBRICK DR	KUNA, ID 83634-0000
DYMENCORE LLC	3963 N DIXON AVE	MERIDIAN, ID 83646-0000
FRANK ADAM	1631 N VERIDIAN AVE	KUNA, ID 83634-0000
FRY COURTNEY W	1749 N ROSEDUST DR	KUNA, ID 83634-0000
HARRIS JEFFREY R	2125 W QUILCEDA ST	KUNA, ID 83634-0000
HARTWAY JON	2183 W CALIRET ST	KUNA, ID 83634-0000
HAYES DAMON E	2235 W QUILCEDA ST	KUNA, ID 83634-0000
HERSHBERGER TIMOTHY L	2223 W CALIRET ST	KUNA, ID 83634-0000
HIBBARD DENISE L	1584 N VERIDIAN AVE	KUNA, ID 83634-0000

HINTZ DWIGHT H JR	2252 W SECLUDED CT	KUNA, ID 83634-0000
HOBECK KYLE	2178 W QUILCEDA ST	KUNA, ID 83634-0000
HOLSAPPLE JEREMY R	1608 N VERIDIAN AVE	KUNA, ID 83634-0000
HOREN HERBERT L	1596 N HUTCHINS AVE	KUNA, ID 83634-0000
HORN MICHAEL	2141 W CALIRET ST	KUNA, ID 83634-0000
HUNT STEVEN	1554 N FIREBRICK DR	KUNA, ID 83634-0000
IVERSON ANDREW	2196 W QUILCEDA ST	KUNA, ID 83634-0000
JACOBSON MARK C	1830 W SECLUDED CT	KUNA, ID 83634-0000
JONES THOMAS L	2161 W CALIRET ST	KUNA, ID 83634-0000
JORDAN HARVEY CRAIG	2145 W SECLUDED CT	KUNA, ID 83634-0000
KESL WENDY	1632 N VERIDIAN AVE	KUNA, ID 83634-0000
KIRK KYLE	1551 N FIREBRICK DR	KUN, ID 83634-0000
KNOELK ROBYN L	1971 W FELTSON ST	KUNA, ID 83634-0000
KROHN CURTIS D	1851 W FELTSON ST	KUNA, ID 83634-0000
LAURSEN DAWN M	1927 W FELTSON ST	KUNA, ID 83634-0000
LETE FAMILY REVOCABLE TRUST	1795 W DEER FLAT RD PMB 301	KUNA, ID 83634-0000
MANTHEI STEVEN R	1934 W FELTSON ST	KUNA, ID 83634-0000
MARSALA JOHN L	2150 W SECLUDED CT	KUNA, ID 83634-1272
MARTIN CARL	1841 W SECLUDED CT	KUNA, ID 83634-0000
MCKENDRICK SCOTT W	2214 W QUILCEDA ST	KUNA, ID 83634-0000
MCMULLEN SHANNON H	2160 W QUILCEDA ST	KUNA, ID 83634-0000
MONSON TYLER J	1579 N VINIFERA AVE	KUNA, ID 83634-0000
NEW CENTURY PROPERTY MANAGEMENT LLC	1993 W FELTSON ST	KUNA, ID 83634-4801
NICOLAYSEN BRET	1737 N ROSEDUST DR	KUNA, ID 83634-0000
PALMER DEAN E	1978 W FELTSON ST	KUNA, ID 83634-0000
PERSON RANDY J	1607 N VERIDIAN AVE	KUNA, ID 83634-0000
PETERSON KATHARINA B	12961 N HAUSER LAKE RD	HAUSER, ID 83854-0000
POND KEALEN	1619 N VERIDIAN AVE	KUNA, ID 83634-0000
RAZUTIS DANIEL J	1700 W SECLUDED CT	KUNA, ID 83634-1273
ROVIG CHEYENNE E	1620 N VERIDIAN AVE	KUNA, ID 83634-0000
SERNA FAMILY LIVING TRUST 10/27/16	1537 N FIREBRICK DR	KUNA, ID 83634-0000
TOOMEY AARON J	2234 W QUILCEDA ST	KUNA, ID 83634-0000
TUCKER TREVOR	2475 W QUILCEDA ST	KUNA, ID 83634-0000
TURNER CHARLES R JR	1956 W FELTSON ST	KUNA, ID 83634-0000

VINCENT JAMES D	1587 N FIREBRICK DR	KUNA, ID 83634-0000
WARREN ANDREW VK	1912 W FELTSON ST	KUNA, ID 83634-0000
WEAVER TAMMY	2255 W QUILCEDA ST	KUNA, ID 83634-0000
WINKLE JAMES C JR	1561 N VINIFERA AVE	KUNA, ID 83634-0000
WOLVERTON TRENTON LEVI	1905 W FELTSON ST	KUNA, ID 83634-0000
WUEHLER TRUST 03/23/2018	2163 W QUILCEDA ST	KUNA, ID 83634-0000

Troy Behunin

From: Wendy Howell
Sent: Wednesday, September 9, 2020 10:27 AM
To: Troy Behunin
Subject: FW: Online Form Submittal: Public Testimony Form

I think this one is yours.

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Tuesday, September 8, 2020 3:48 PM
To: Wendy Howell <whowell@kunaid.gov>; City Clerk <cityclerk@kunaid.gov>
Subject: Online Form Submittal: Public Testimony Form

Public Testimony Form

Please complete the form with your testimony for the below referenced case for the Public Hearing record.

Case Number/Description	Fossil Creek Subdivision
Public Hearing Date	9/15/2020
Will you also be providing in person testimony at the Public Hearing	No
In Favor, Neutral or In Opposition	Neutral
Email	krohcurt1@gmail.com
Phone Number	2086314317
First Name	Curtis
Last Name	Krohn
Address1	1851 w feltson st
City	Kuna
State	ID
Zip	83634
Written Testimony	The subdivision is fine however I and my neighbors have added concers with even more increased traffic. Numerous

	time daily and late hours we have speeding traffic down Deer Flat from Ten Mile and to the West and vise versa. Cars are speeding sometimes upwards of 50 plus MPH with engines roaring. Its become so ridiculous and with this added subdivision its only going to get worse. I propose to decrease the current speed limit of 35 down to 25 MPH so residents, including myself, can enjoy our properties. This noise is terrible and we've asked for added patrols which has done nothing. Please consider reducing the speed limit on Deer Flat Rd to 25MPH from Ten Mile to the West, both directions. Thank you for your time.

By checking the "I agree" box below, you agree and acknowledge that submitting, that this testimony will be a public record and a part of the case file for the governing body. Any testimony submitted after the public hearing Will Not be considered by the governing body.

Electronic Signature Agreement	I Agree

Email not displaying correctly? View it in your browser.

Troy Behunin
Re: Fossil Creek Sub.

received
7-13-20

July 8, 2020

To: City of Kuna Planning and Zoning
and Troy Behunin, Senior Planner Fossil Creek Subdivision
From: John and Clare Marsala
Re: Fossil Creek Subdivision

As longtime residents of Secluded Court (several of whom have been here nearly thirty years) we have several concerns and questions regarding the Fossil Creek Subdivision. Ultimately, we are hoping that the planning and zoning department will reconsider approving such a large residential development, but at the very least and out of respect for all of us living on Secluded Court, we are hopeful that the following demands be given your most thoughtful consideration.

- First of all, the Fossil Creek subdivision will adversely affect the quality of life for nearby residents and put added pressure on an already fragile infrastructure. We are wondering what considerations were made prior to approving this subdivision—specifically, the increased traffic on already highly traveled and congested roadways, as well as adding hundreds of students to the overcrowded schools.

- One of the most critical issues is the proposed stub street that is adjacent to our property. Since my neighbors and I would never agree to the intrusion of a street that crosses our property and leads vehicles to Secluded Court, we do not support the development plan with any stub street that is adjacent to our property. Therefore, I and my neighbors want the stub street deleted from the plan—just as was done with the Sego Prairie subdivision that is south of Secluded Court, behind the Jordan's property. Any stub street can encourage kids to climb over the fence and trespass across the properties to access school or town. If that proposed stub street area is instead made to be part of someone's fenced yard, people are much less likely to encroach on our properties. People have also been known to back up their vehicles and dump trash on those stub street dead end areas.

- Currently, the property line surveyor pins are about three feet north of the fence on the north side of our property that separates our acreage from the Corey Barton property. It is our expectation that any new fence that may be erected will respect the appropriate legally plotted boundary lines.

- There are three inground swimming pools near the property line, and we are concerned about the dust and dirt that will be going into the pools and clogging filters. What will the builder be doing to insure that the blowing dirt and debris will be contained or kept at a minimum?

- What type of fence will be used to keep animals contained on both sides of the properties? We are hopeful that the fence will be erected in the early stages of construction in order to keep animals and pets safe, and to help control some of the blowing dust and dirt created by the excavation and construction.

received
7-13-20

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The five-acre lots and residences on Secluded Court belong to Secluded Creek Estates—a development that was born thirty years ago and one whose name suggests that the properties are secluded, and we hope they stay that way.

Please see attached for resident signatures who support the concerns in this letter.

received
7-13-20

1. Clare Marsala 2150 W Secluded Ct. candjmarsala66
2. [illegible] Marsala Same " " " @gmail
3. Claudia Jacobson 1830 W. Secluded Ct Kuna claudiajj@cableone.net
4. Mark Jacobson (same as above) markcjr@cableone.net
5. Ryan Rynomite 2251 W. Secluded Ct. rynomite@gmail.com
6. [illegible] Same as above eclipse2311@gmail.com
7. Leah Hintz 2252 W Secluded Ct. byleahshands@gmail
8. Dan Hintz Same " " " danhintzjr@yahoo.com
9. Alicia Jordan 2145 W Secluded Ct aliciasjordan@gmail.com
10. Harvey Jordan " " " harveycjordan@gmail.com
11. Catherine Martin 1845 W. Secluded Ct. Kuna, Martinmc1@msn.com

received
7-13-20

received
9-15-20

September 15, 2020

To: City of Kuna Planning and Zoning
and Troy Behunin, Senior Planner Fossil Creek Subdivision
From: John and Clare Marsala
Re: Fossil Creek Subdivision

As longtime residents of Secluded Court (several of whom have been here nearly thirty years) we have several concerns and questions regarding the Fossil Creek Subdivision. Ultimately, we are hoping that the planing and zoning department will reconsider approving such a large-scale residential development, but at the very least and out of respect for all of us living on Secluded Court, we are hopeful that the following demands be given your most thoughtful consideration.

It is clear to many of us that the city of Kuna is more concerned with increasing the tax base rather than maintaining or improving the quality of life for the citizens. Currently, there are multiple subdivisions under construction, and time and time again we see that these subdivisions are approved by the city of Kuna with seemingly no regard for the streeses put on the infrasturcture—specifically roads and schools. And the people who are responsible for making these decisions move on to the next project, while the citizens are left to suffer the consequences of packed communities, overcrowded schools, and congested roads.

With the approval of a 283-home community, which is the currently proposed Fossil Creek, and using the general rule of thumb of two cars per household, that computes to an increase of nearly 600 cars traveling on Deer Flat leading to the already overcrowded and nearly impassible intersection of Deer Flat and Ten Mile roads--especially during morning and afternoon commute hours. For those of us who live nearby and frequent that intersection, we are often frustrated by the extremely long line of cars that are backed up on a daily basis.

It is obvious that there was no long term planning considerations regarding Secluded Creek Estates (our neighborhood of five-acre parcels) when you have two R-6 subdivisions surrounding it. Why wasn't there a transition area that gradually moves from five acre parcels to one, two, or half-acre parcels?

Therefore, the Fossil Creek subdivision will adversely affect the quality of life for nearby residents and put added pressure on an already fragile infrastructure. We are wondering what considerations were made prior to approving this subdivision—specifically, the increased traffic on already highly traveled and congested roadways, as well as adding hundreds of students to our overcrowded schools.

If the city approves and moves forward with the Fossil Creek subdivision, there are additional concerns as well. One of the most critical issues is the proposed stub street that is adjacent to our property. Since my neighbors and I would never agree to the intrusion of a street that crosses our property and leads vehicles to Secluded Court, we do not support the development plan with any stub street that is adjacent to our property. Therefore, my neighbors and I want the stub street deleted from the plan—just as was done with the Sego Prairie subdivision that is south of Secluded Court, behind the Jordan's property. Any stub street can encourage kids to climb over the fence and trespass across the properties to access school or town. If that proposed stub street area is instead made to be part of someone's fenced yard, people are much less likely to encroach on our properties. People have also been known to back up their vehicles and dump trash on those stub street dead end areas.

Currently, the property line surveyor pins are about three feet north of the fence on the north side of our property that separates our acreage from the Corey Barton property. It is our expectation that any new fence that may be erected will respect the appropriate legally plotted boundary lines.

There are three inground swimming pools near the property line, and we are concerned about the dust and dirt that will be going into the pools and clogging filters. What will the builder be doing to insure that the blowing dirt and debris will be contained or kept at a minimum?

What type of fence will be used to keep animals contained on both sides of the properties? We are hopeful that the fence will be erected in the early stages of construction in order to keep animals and pets safe, and to help control some of the blowing dust and dirt created by the excavation and construction.

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10. Harvey Jordan " " " harveycjordan@gmail.com
11. Celeste Smith 1845 W. Secluded Ct. Kuna, Martinnc1@msn.com

Email Sent In.

Troy Behunin

From: Wendy Howell
Sent: Tuesday, September 15, 2020 12:25 PM
To: Troy Behunin
Subject: FW: Fossil Creek

Public Hearing Testimony for the packet.

W

From: Clare Marsala <candjmarsala66@gmail.com>
Sent: Tuesday, September 15, 2020 11:53 AM
To: PublicHearingTestimony <PublicHearingTestimony@kunaid.gov>
Subject: Fossil Creek

September 15, 2020

To: City of Kuna Planning and Zoning

and Troy Behunin, Senior Planner Fossil Creek Subdivision

From: John and Clare Marsala

Re: Fossil Creek Subdivision

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Sincerely,

John and Clare Marsala and the residents of Secluded Court

Troy Behunin

From: Wendy Howell
Sent: Tuesday, September 8, 2020 5:13 PM
To: Troy Behunin
Subject: FW: Fossil Creek Subdivision

Importance: High

For your packet.

From: Paula Serna <pjs437@gmail.com>
Sent: Saturday, September 5, 2020 10:06 AM
To: PublicHearingTestimony <PublicHearingTestimony@kunaid.gov>
Subject: Fossil Creek Subdivision

Subject: Fossil Creek Subdivision

We are against this subdivision. Do to rapid
housing projects both on Ten Mile and Deer Flat roads.
Not having a traffic light at Ten Mile and Deer flat, traffic at peak times
will be dangerous.
Our next problem is that Deer Flat road is not wide enough and
has no center dividing line. Thus a no passing line would be needed!

John & Paula Serna
1537 N. Firebrick Dr.
Kuna Idaho

James A Wuehler
2163 W Quilceda St
Kuna ID 83634-2492

For Mayor Stears

(Copy of letter to Kuna Planning & Zoning)

received
7.13.2020

July 13, 2020

Jim & Dee Wuehler
2163 West Quilceda Street
Kuna, ID 83634

City of Kuna
Planning & Zoning Department
PO Box 13
Kuna, ID 83634

To the City of Kuna Planning & Zoning Department,

On April 1, 2014 we moved to Kuna, ID from our mountain home above Idaho City. Since moving here we have seen monthly growth come to our rural community.

Today we call it uncontroled growth. Our small town needs to step back & take a hard look at where are going and what do we want to be "tomorrow".

We are asking the City of Kuna Planning & Zoning Department to seriously consider and implament a:

MORTIUM On Subdivisions

We are now seeing open & agriculatural areas being swallowed by the building of subdivisions. (one after another non-stop) Once these areas are gone to a subdivision we no longer have the oportunity for other uses. Another issue with the loss of farm ground to subs is the increase of traffic we are experiencing. Where are we going to get the areas for the roads we will need or do need currently. Expansion to handle the traffic flow in the future will not come be cheap. I believe that Deer Flat is close to an over load of traffic.

These sub-divisions have appeared all over and around Kuna. Unfortunately, per appearances, agriculatural land is the favorite target!

Why are we allowing agriculatural land to be the first to go? Why are we not encouraging the use of non-farm ground?

I am suggesting that boundres/limits be put on farm ground for subdivisions.

Traffic has become an isssue, especially with major roads at almost all hours, but especially during morning and evening comuter times. Our roads are literally choked with traffic during those hours.

Along with traffic increases, traffic violations are growing. To see one was unusual, now when we go out we very seldom see less then 4 to 5 dilberate violations

Speeding on all roads, even within subdivisions. The traffic sign might say 45, but 55 or more seems to be the rule.

received
7.13.2020

A four way stop means (Speed Thru On Pavement). Even stop lights means nothing the if there is no traffic.

We use to see a viloation once in a while, now we see at least 2 any time we are out.

Has the City of Kuna "A Comprehensive Plan"?

If The City does not, we are seriously suggesting that one is needed, especially in light of the growth this community has experienced.

If the City of Kuna does have one & if the date is over two years, it needs updating, especially because of the amount of growth the community has experienced in the past five years.

Issues that we see that need addressing;

Where does The City of Kuna want to be within the next 10 years?

The Short Line cut off has become a major by pass to get around Kuna & is a bottle neck for traffic and a nuisance.

If growth continues at todays pace the community is looking at more schools. (& where do we put them)

Continued growth means more business' moving here

Continued growth means more road congestion

We need to prepare for the future and continued growth today, tomorrow will be too late!

Jason Wuehler

Dan Wuehler

received
7.13.2020

City of Kuna

P & Z Findings of Fact & Conclusions of Law

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

To: Planning and Zoning Commission

Case Numbers: 20-01-S (*Subdivision*) & 20-02-DR (Design Review), *Fossil Creek Subdivision*

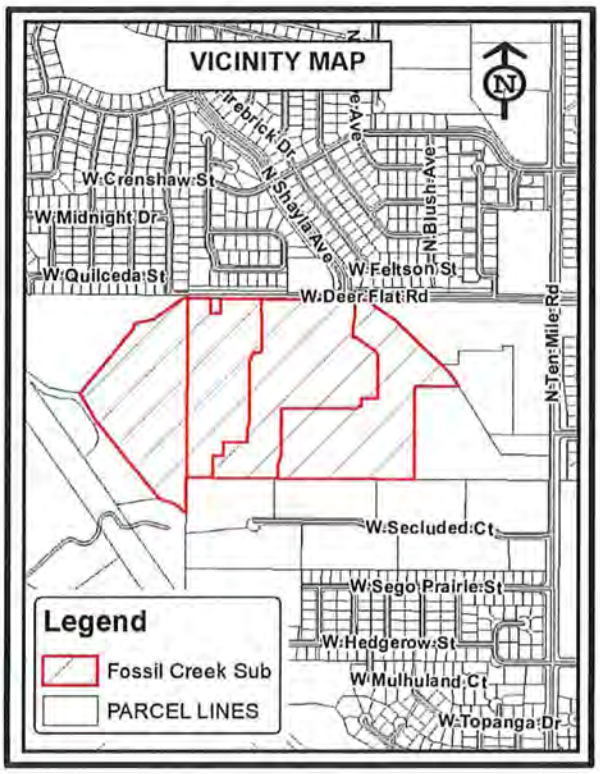
Location: Near the Southwest Corner (SWC) of Deer Flat & Ten Mile Road Kuna, Idaho 83634

Planner: Troy Behunin, Planner III

Hearing Date: **20-01-S** July 14, 2020
Public Meeting: **20-02-DR** July 28, 2020
Findings of Fact: *July 28,2020*

Representative: *Gem State Planning, LLC*
Jane Suggs *208.602.6941*
9840 W. Overland Rd. Ste 120
Boise, ID 83709
Jane@gemstateplanning.com

Applicant: *Trilogy Development, LLC*
Shawn Brownlee
9839 W. Cable Car St. Ste. 101
Boise, ID 83709
shawn@trilogyidaho.com



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A. Process and Noticing
B. Applicants Request
C. Site History
D. General Project Facts
E. Staff Analysis
F. Applicable Standards
G. Procedural Background
H. Comprehensive Plan Analysis
I. Kuna City Code Analysis
J. Commission's Recommendation
K. Findings of Fact & Conclusions of Law

A. Process and Noticing:

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

a. Notifications

i.	Neighborhood Meeting	Feb. 4, 2020 (twelve persons attended)
ii.	Agencies	March 27, 2020
iii.	400' Property Owners	July 2, 2020
iv.	Kuna, Melba Newspaper	June 17, 2020

v. Site Posted *July 3, 2020*

B. Applicant Request:

1. The applicant, Gem State Planning, LLC, requests preliminary plat approval to subdivide approx. 66.75 acres into 283 total lots. The proposed gross density is 4.07 DUA (Dwelling Units/Ac.), and the net density is approx. 6.28 DUA with 12.6% usable open space for a total 8.4 acres (ac.) of open space. This is a revision to a previously approved pre plat site plan. The site is near the Southwest Corner (SWC) of Deer Flat and Ten Mile Road. Kuna, ID 83634; within Section 22 T2N, R1W, B.M., APN No's: S1322212401, S1322120900, S1322121200 and S1322121300

C. Site History: The subject site is approximately 66.75 acres in size and is currently zoned R-6 (MDR) and in Kuna City limits. The subject site has historically been used for agricultural purposes.

D. General Projects Facts:

1. **Comprehensive Plan Designation:** The Future Land Use Map (FLUM) is intended to serve as a *guide* for the decision-making body for the City. The Comp Plan map indicates land use designations generally speaking, it is not the actual zone. The FLUM identifies the approximately 66.75 acre site as Medium Density Residential, or 4-8 DUA.

2. **Kuna Recreation and Pathways Master Plan Map:**
The Recreation and Pathways Master Plan Map indicates a future pathway / trail through the subject site in the Northeast Corner (NEC) along the Ramsey Lateral. Applicant has proposed a pathway and open space along the Ramsey Lateral.

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

North	R-6, R-3, RUT	Low and Medium Density Residential: Kuna City, Rural Residential: Ada County
South	RR & RUT	Rural Residential & Rural Urban Transition: Ada County
East	C-1 & R-4	Neighborhood Comm. & Med. Density Residential: Kuna City
West	R-6 RR	Medium Density Residential: Kuna City, Rural Residential: Ada County

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

Property Owner	Parcel Size	Current Zone	Parcel Number
Corey D Barton	Approx 16.48 ac.	R-5 Med Den Res.	S1322212401
Corey D Barton	Approx 19.13 ac.	R-5 Med Den Res.	S1322120900
Corey D Barton	Approx 2.05 ac.	R-5 Med Den Res.	S1322121200
Corey D Barton	Approx 18.38 ac.	R-5 Med Den Res.	S1322121300

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

6. **Existing Structures, Vegetation and Natural Features:** Currently the properties listed above are used for agricultural purposes. There are no residential buildings on these lands. These parcels are generally flat and on-site vegetation is consistent with typical large Agriculture open fields. Bedrock depth according to the USGS, is approx 40" to 60" with an average of 1 - 1.4% slope across the site.

Transportation / Connectivity: The site has approx. 1,344' of frontage along Deer Flat Road. Staff recommends the applicant be conditioned to satisfy Kuna City and ACHD's requirements for roadway improvements for all on-site public roads and for the frontage along Deer Flat Road, including road widening and vertical/rolled curb, gutter and sidewalks at the appropriate widths. Deer Flat Road is a Collector Road. The Applicant shall work with the Emergency Medical Services (EMS) to provide emergency access for the site at proper widths approved by the City of Kuna, ACHD the KRFD.

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

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

• City Engineer (Paul Stevens)	Exhibit B-1
• Ada County Highway District (ACHD)	Exhibit B-2
• Boise Project Board of Control	Exhibit B-3
• Central District Health Department (CDHD)	Exhibit B-4
• COMPASS (Comm. Planning Assoc.)	Exhibit B-5
• Department of Environmental Quality (DEQ)	Exhibit B-6
• ID Dept. of Water Resources (IDWR)	Exhibit B-7
• Idaho Transportation Department (ITD)	Exhibit B-8
• Kuna Rural Fire District (KRFD)	Exhibit B-9

E. Staff Analysis:

Applicant proposes to subdivide approx 66.75 acres to create a subdivision known as *Fossil Creek* Subdivision. The site is within Kuna City limits and is currently zoned R-5 (from the 2003 application) which is a Medium Density Residential [MDR] zone. The property was zoned with the original preliminary plat back in 2003.

The City of Kuna FLUM and the Comprehensive Plan for Kuna identifies this parcel as MDR, which equals four (4) to eight (8) dwelling units per acre (DUA). This application requests an approx. 4.07 gross DUA. This subdivision proposes 8.4 acres (12.5%) of usable open space including trails along the Ramsey Lateral, and a future open space segment along Indian Creek, plus other internal open spaces and trails. Staff views this proposal to be in concert with the FLUM and Comprehensive Plan. Applicant proposes 272 home lots and 11 common lot (283 total). Staff recommends the applicant be conditioned to work with the Public Works department to bring utilities to and thru the site and provide stubs to adjacent properties in conformance with KCC. Public utilities shall be provided at the developers cost and extended to the site in sufficient sizes. Staff recommends the applicant be conditioned to provide street lights throughout the Sub that comply with KCC for distance, style and wattage, including street lights at all intersections and near all fire hydrants. Staff recommends the applicant be conditioned to work with the KRFD for proper EMS access at the 31-lot threshold for permanent secondary access. Staff recommends that all streets (including Deer Flat Frontage) be improved widened and dedicated as public roads with curb, gutter and sidewalks at appropriate widths.

A Design Review application accompanies this project and seeks approval for the landscaping, trails and open spaces included with this subdivision (20-02-DR). A Homeowners Association (HOA) must be established for the care and maintenance for all common lots. The landscape plans appear to be in substantial compliance with KCC 5-17. In the event that during phase development there is a valid reason to relocate trees and shrubs, staff recommends that the applicant be conditioned to relocate the affected items to another location rather than removal from the project. Acceptable reasons for relocating landscaping includes ACHD drainage and vision triangles at intersections. It is the responsibility of the developer to ensure that wire baskets, twine and other forms of non-biodegradable items are removed from trees and shrubs appropriately. Applicant is hereby notified that this project is subject to design review inspection fees. Required inspections (post construction), are to verify

landscaping and street lights compliance prior to signature on the final plat. It is also noted that any changes to the landscape or street light plans must receive staff approval *prior* to changes being made. At the time of inspections, if field conditions are different than the approved plans, changes will be required until field conditions are compliant, and will be made at developers' expense.

Staff has determined these applications comply with Title 5 of the Kuna City Code; Idaho Statute §50-222; and the Kuna Comprehensive Plan and FLUM; and forwards Case No's 20-01-S and 20-02-DR, to the Commission with recommended conditions of approval listed in section 'J' of this report.

F. Applicable Standards:

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

G. Procedural Background:

On Tuesday July 14, 2020, the Commission *considered* the *Fossil Creek* subdivision project, Case No's 20-01-S & 20-02-DR, including the applications, agency comments, staff's report and public testimony presented or given.

H. Comprehensive Plan Analysis:

The Commission may accept or reject the Comprehensive Plan components, and have determined the proposed preliminary plat request for the site *is* consistent with the following Comprehensive Plan components as described below:

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

2.0 – Property Rights and Summary

Goal 1: Ensure the City land use policies, restrictions, conditions and fees do not violate private property rights and ensure that land use actions, decisions, and regulations do not effectively eliminate all economic value of the subject property. Ensure that City land use actions, decisions, and regulations do not prevent a private property owner from taking advantage of a fundamental property right and evaluate with guidance from the City attorney and the Idaho Attorney General's six criterion established to determine the potential for property "takings".

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

5.0 Economic Development Goals and Objectives - Summary:

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

Comment: *The proposed application complies with the comprehensive plan by providing a unique set and arrangement of lot sizes, sidewalks and open space throughout to meet this goal.*

6.0 Land Use Goals and Objectives - Summary:

Adopt a future land use plan and map that includes natural and developed open spaces, while providing a variety of housing densities and types to accommodate various lifestyles, ages and economic groups. Protect existing

neighborhoods and ensure new development is sustainable and keeps Kuna desirable. Develop cohesive neighborhoods with character and quality while incorporating a variety of densities and styles.

Comment: *The project complies with the land use plan as adopted by the City by incorporating the following; landscaped open space, sidewalks, unique/varied housing densities and types and promotes desirable, cohesive community character and a possibility for a quality neighborhood as an in-fill development.*

8.0 - Public Services, Facilities and Utilities Goals and Objectives - Summary:
Provide adequate services, facilities, and utilities for all City residents and *annex* contiguous properties who request City services. Ensure that development within Kuna connects into the City's sanitary sewer and potable water systems and continue expansion of the City's sewer systems as resources allow.

Comment: *Kuna has adequate services for this development and the authority to approve the request. This application will expand the City's sanitary sewer system, potable water and adds to the pressure irrigation mainlIne in an orderly fashion and adds amenities with open spaces and trails for its residents and the community.*

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

Comment: *The project meets the transportation goals of the City by improving the south side of Deer Flat Rd. with expanded rights-of-way along its frontage, adding sidewalks for public use and internal roads for transportation connections.*

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

Comment: *Applicant has proposed 283 total lots which will possibly contribute to high-quality lots of varied sizes to be developed in a logical and orderly manner. The development proposes varied and unique housing types, common lots, and possibly amenities, therefore creating a pleasant neighborhood environment that blends with the majority of the area.*

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

Comment: *The subdivision incorporates sound community design and landscape features to integrate with surrounding uses to create a sense of place for the community and will foster neighborhood interactions and activities within its boundary.*

I. Kuna City Code Analysis:

1. This request appears to be consistent and in compliance with Kuna City Code (KCC).
   Comment: *The proposed project meets the land use and area standards in Chapter 3, Title 5 of KCC. Staff also finds that the proposed project meets all applicable requirements of Title 6 of KCC.*

2. The site is physically suitable for a subdivision.
   Comment: *The approx. 66.75 acre subdivision has sufficient size to include a mix of lot sizes, neighborhood landscaped common lot.*

3. The subdivision uses *are not* likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.
   Comment: *The land to be subdivided is not used as wildlife habitat. Roads, homes and open space are planned for construction according the City requirements and best practices. Staff is not aware of any environmental damage or loss of habitat associated with the proposed development.*

4. The subdivision application *is not* likely to cause adverse public health problems.
   Comment: *The subdivision of the property follows the zoning designation per Kuna Code 5-13-9. The Medium Density zone requires connection to public sewer and water, therefore eliminating the occurrence of adverse public health problems. Through correspondence with public service providers and application evaluation, this project appears to avoid detriment to surrounding uses.*

5. The application appears to avoid detriment to the present and potential surrounding uses; to the health, safety, and general welfare of the public taking into account the physical features of the site, public facilities and existing adjacent uses.
   Comment: *The subdivision design did consider the location of the property, classified roadway (Deer Flat Rd.) and the system. The subject property can be connected to the City's public sewer, water and pressure irrigation facilities. The adjacent uses are complimentary uses as proposed in the Kuna Comprehensive Plan Future Land Use Map.*

6. The existing and proposed street and utility services in proximity to the site are suitable and adequate for residential purposes.

J. Recommendation of the Commission:

Based on the facts outlined in staff's memo, the Comp Plan, City Code, the record before the Commission, the applicant's presentation, public testimony and discussion during the public hearing by the Planning and Zoning Commission of Kuna, Idaho, the Commission hereby recommends approval to City Council for Case No. 20-01-S, Preliminary Plat request, and votes to *approve Case No. 20-02-DR, a Design Review request* by Gem State Planning, LLC with the following conditions of approval *at time of development*:

20-01-S (Preliminary Plat), During the public hearing on July 14, 2020, the Planning and Zoning Commission of Kuna, Idaho, the Commission hereby recommended approval to City Council for Case No's 20-01-S, a Preliminary Plat request by Gem State Planning, LLC, with the following conditions of approval:

- *Applicant shall follow the conditions outlined in the staff report,*
- *Modify condition No. 13 to recognize the right-of-way request from ACHD.*

20-02-DR (Design Review), During the public meeting on July 28, 2020, the Planning and Zoning Commission of Kuna, Idaho, voted to *approve Case No. 20-02-DR, a Design Review request* by Gem State Planning, LLC, with the following conditions of approval *at time of development*:

- *Applicant shall follow the conditions outlined in the staff report,*

And;

1. The applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
    a. The City Engineer shall approve all sewer connections and grading plans.
    b. The City Engineer shall approve drainage and grading plans.
    c. Central District Health Department requires the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties".
    d. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan by the City engineer.
    e. The Kuna Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District is required.
    f. The *Boise Project Board of Control* shall approval all modifications to the existing irrigation system.
    g. No public street construction may be commenced without the approval and permit from Ada County Highway District and Idaho Transportation Department.
    h. All public rights-of-way shall be dedicated and constructed to standards of the City and Ada County Highway District.
2. Installation of utility service facilities shall comply with requirements of the public utility or irrigation district providing services. All utilities shall be installed underground, see KCC 6-4-2-W.
3. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site.
4. Street lighting shall use LED lights, with spacing and wattages meeting KCC 5-4-6; applicant shall coordinate a street light plan for P & Z Commission approval in concert with the prepared construction drawings for the project. Place street lighting at all intersections and near all fire hydrants.
5. Parking within the site shall comply with KCC 5-9-3.
6. Fencing within and around the site shall comply with Kuna City standards – KCC 5-5-5- A-J and KCC 6-4-2-E.
7. A sign permit is required prior to subdivision entrance sign construction and it shall comply with KCC 5-10-4. *Monument signs will require applicant to obtain design review approval.*
8. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within three days or as the planting season permits. And is required to meet KCC 5-17-7 standards. Maintenance and planting within public rights-of-way shall be approved and permitted by the public entities owning the property.
9. Submit a petition to the City consenting to the pooling of irrigation surface water rights for delivery purposes and requesting to annex the irrigation surface water rights appurtenant to the property to the Kuna Municipal Pressure Irrigation System of the City (KMIS) prior to requesting final plat signature from the City Engineer.
10. Applicant shall work with the Public Works department to bring utilities to and thru the site and provide stubs to adjacent properties in conformance with KCC.
11. Applicant shall improve and widen Deer Flat Road with curb, gutter and sidewalk at the appropriate width.
12. 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 the public hearing process.
13. The applicant's proposed preliminary plat (dated 02/11/20) shall be considered a binding site plan, *or as modified and approved* through the public hearing process.
14. The applicant's proposed landscape plan (dated 02/13/20) shall be considered a binding site plan, *or as modified and approved* through the public hearing process.

15. Applicant shall remedy any outstanding code enforcement issues prior to recordation of a final plat.
16. All streets shall be improved and dedicated as public roads.
17. Applicant shall work with KRFD to accommodate EMS access and all other requirements of the KRFD.
18. Applicant shall keep the subdivision name as presented and approved by Council and may not change it for marketing purposes unless approved by Council.
19. Applicant shall follow staff, city engineer and other agency recommended requirements as applicable.
20. Compliance with all local, state and federal laws is required.

City of Kuna
Planning and Zoning Commission
Findings of Fact and Conclusions of Law

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

K. Based upon the record contained in Case No's 20-01-S and 20-02-DR, including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, including the exhibits, and the testimony during the public hearing, the Commission hereby recommends *approval of* the Findings of Fact and Conclusions of Law, and conditions of approval for Case No's 20-01-S and 20-02-DR a request for Preliminary Plat and Design Review approval by Gem State Planning, LLC:

1. *The Kuna Planning and Zoning Commission approves the facts as outlined in the staff report, the public testimony and the supporting evidence list presented.*

   Comment: *The Commission held a public hearing for 20-01-S on July 14, 2020, and a public meeting for 20-02-DR on July 28, 2020, to hear from City staff, the applicant and to accept public testimony. The decision by the Commission is based on the application, staff report and public testimony, both oral and written.*

2. *Based on the evidence contained in Case No's 20-01-S and 20-02-DR, this proposal generally complies with the Comprehensive Plan and City Code.*

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

3. *Based on the evidence contained in Case No's 20-01-S and 20-02-DR, this proposal generally complies with the Kuna City Code.*

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

4. *The Kuna Planning and Zoning Commission has the authority to recommend approval to Council for Case No. 20-01-S,* and authority to *approve Case No. 20-02-DR.*

   Comment: *On July 14, 2020, the Commission voted to recommend approval of Case No. 20-01-S* and at a public meeting on July 28, 2020, voted to *approve Case No. 20-02-DR.*

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

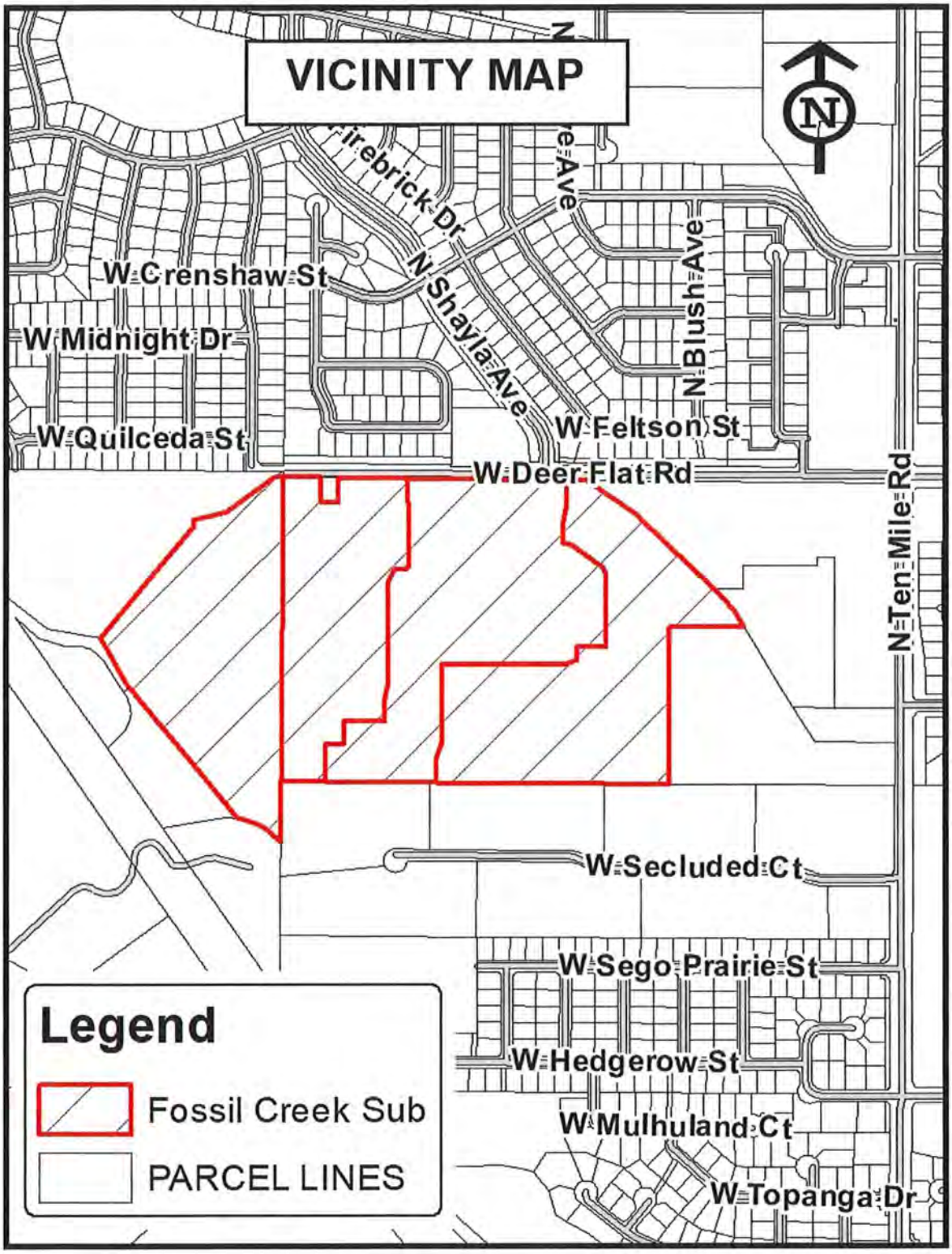
   Comment: *Neighborhood Notices were mailed out to residents within 400-FT of the proposed project site on July 2, 2020, and a legal notice was published in the Kuna Melba Newspaper on June 15, 2020. The applicant placed a sign on the property on July 2, 2020. The Design Review application was noticed on the agenda for the July 28, 2020 meeting.*

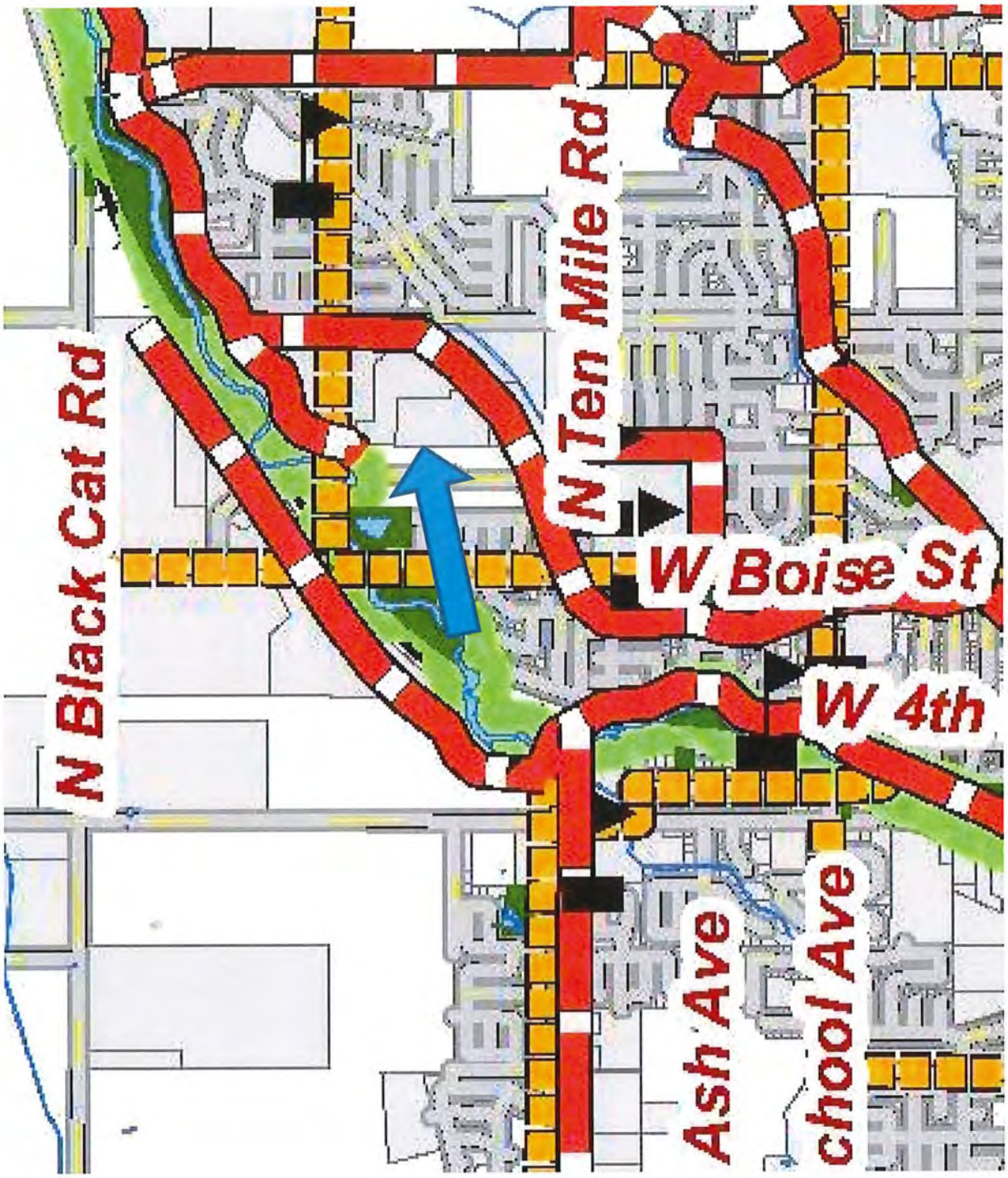
DATED: this 28th day of July, 2020.

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

Troy Behunin, Planner III


VICINITY MAP
N
Firebrick Dr
N Shayla Ave
N Blush Ave
W Crenshaw St
W Midnight Dr
W Quilceda St
W Feltson St
W Deer Flat Rd
N Ten Mile Rd
W Secluded Ct
W Sego Prairie St
W Hedgerow St
W Mulhuland Ct
W Topanga Dr
Legend
Fossil Creek Sub
PARCEL LINES


N Black Cat Rd
N Ten Mile Rd
W Boise St
W 4th
Ash Ave
chool Ave

KUNA Planning & Zoning

Council Chambers | 751 W 4th Street, Kuna, Idaho 83634 | 6:00 PM

PLANNING & ZONING COMMISSION
MINUTES
Tuesday, July 14, 2020
6:00 PM

Under authority of the Governor's partial Open Meeting Law Suspension Proclamation dated March 13, 2020, and due to social distancing protocol, the Council Chambers Audience Occupancy Capacity was 15. Social Distancing was required.

This meeting was also streamed Live on the City of Kuna Idaho Facebook page:
https://www.facebook.com/CityofKunaIdaho/

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.

1. *CALL TO ORDER AND ROLL CALL:* 6:10 PM

COMMISSIONERS:
Chairman Lee Young
Vice Chairman Dana Hennis – Absent
Commissioner Cathy Gealy
Commissioner Stephen Damron – Absent
Commissioner John Laraway

CITY STAFF PRESENT:
Wendy Howell, Planning and Zoning Director
Troy Behunin, Senior Planner
Jessica Reid, Planning & Zoning Staff

2. *CONSENT AGENDA:* *All Listed Consent Agenda Items are Action Items*

A. **Planning and Zoning Commission Meeting Minutes**

1. June 23, 2020

B. **Findings of Fact & Conclusions of Law**

1. Case No. 19-08-ZC (Rezone), 19-10-S (Preliminary Plat), 19-06-SUP (Special Use Permit) & 20-03-DR (Design Review) Monarch Landing Subdivision
2. Case No. 20-01-SUP (Special Use Permit) 3040 W. Pear Apple Street In-Home Daycare
3. Case No. 20-09-DR (Design Review) Francis Dental Office

Commissioner Cathy Gealy moved to approve the Consent Agenda. Seconded by Commissioner John Laraway. Approved by the following roll call vote:
Voting Aye: Chairman Lee Young, Commissioner Cathy Gealy and Commissioner John Laraway.
Voting No: None
Absent: 2
Motion carried: 3-0-2

3. *PUBLIC HEARING:*

A. **Case No. 19-14-AN (Annexation), 19-11-S (Preliminary Plat) & 19-32-DR (Design Review) Patagonia East, Ridge & Lakes Subdivisions - ACTION ITEM**

C/Young: Staff has asked that we table this to a date certain due to non-receipt of final agency comments. Is there a date we are anticipating or how far out we anticipate that?

Troy Behunin: Thank you Chairman Lee Young, for the record, Troy Behunin, planner for the Patagonia East, Ridge and Lakes subdivision. The contact at ACHD indicated they will have the report in time for the coming July 28th meeting; in time for staff to review and also for it to be in the packet. **C/Young:** Ok. **TB:** That is the date that staff would recommend but it is up to the Commission to decide. **C/Gealy:** At our previous meeting *unintelligible.*

Commissioner Cathy Gealy moved to table 19-14-AN (Annexation), 19-11-S (Preliminary Plat) and 19-32-DR (Design Review) for Patagonia East, Ridge, and Lakes Subdivision to July 28, 2020. Seconded by Commissioner John Laraway. Approved by the following roll call vote:
Voting Aye: Chairman Lee Young, Commissioner Cathy Gealy and Commissioner John Laraway.
Voting No: None
Absent: 2
Motion carried: 3-0-2

B. **Case No. 20-01-CPF (Combined Preliminary & Final Plat) Ensign Subdivision No. 1 – ACTION ITEM**

Troy Behunin: Once again, thank you Commissioners; for the record, Troy Behunin, Kuna Planning and Zoning Staff, 751 W 4th Street, Kuna, Idaho. The application before you tonight 20-01-CPF, combination preliminary and final plat, for Ensign Subdivision No. 1 is a request from Emmett Partners, LLC group, owners of the property, and they are looking to resubdivide one of the lots within that commercial subdivision. Originally, they wanted to split the lot but as it is in a platted subdivision it would require a replat; that's what this process is designed to do. The subject property is Lot 1, Block 1 and they request that it be split into two different parcels so that the 3.09 acres are split into two separate parcels so that two separate businesses could purchase those. It is staff's understanding that there is a party interested in part of that site and the applicant would like to split that so the transaction could happen, but it does have to go through the public hearing process. It's a fairly simple and straightforward request, Brett Jensen with Emmet Partners, LLC is here tonight and I would stand for any questions you might have. **C/Young:** Are there any questions for staff at this time? **C/Gealy:** I do have one for clarification. In the staff analysis, staff requests that the applicant join the property owner's association; does that need to be included in the conditions of approval? **TB:** I have worked with Brett and his company on other projects and I know that they would be willing to join since it's already in place, we just want to make sure that cross connection and all of those other things that are required *unintelligible.* **C/Gealy:** Thank you. **TB:** You bet. **C/Gealy:** That's the only question that I have. **C/Young:** Ok, is there anything that staff would like to add to that? No, then we'll open the public testimony at 6:12 PM. I don't see anybody on the sign-up sheet, is there anybody here that isn't signed up that would like to testify on this matter? Is there anyone on Zoom wanting to testify? **Jessica Reid:** No, there is not. **C/Young:** Seeing none I will close the public testimony at 6:14 PM and that will bring up our discussion. I feel like this is pretty straight forward case. **C/Gealy:** I agree, I don't have any concerns. **C/Laraway:** I think it's appropriate. **C/Young:** Ok, then I will stand for a motion.

Commissioner Cathy Gealy moved to approve 20-01-CPF (Combined Preliminary & Final Plat) for Ensign Subdivision No. 1 with the conditions as outlined in the staff report and including the additional condition that the applicant join the property owner's association. Seconded by Commissioner John Laraway. Approved by the following roll call vote:
Voting Aye: Chairman Lee Young, Commissioner Cathy Gealy and Commissioner John Laraway.
Voting No: None
Absent: 2
Motion carried: 3-0-2

C. **Case No. 20-01-S (Preliminary Plat) Fossil Creek Subdivision – ACTION ITEM**

Troy Behunin: Good evening Commissioners, once again, Troy Behunin, Kuna Planner, 751 W 4th Street. The two letters that I just passed out to you folks are letters we received yesterday morning and yesterday afternoon, in response for the call for public comment on the Fossil Creek Subdivision; they were not submitted in time to make it into your packets. I would like to take special note that there are two letters in here, one from Mr. John and Clare Marsala which has signatures from their neighbors that feel the same way; the second is from a Mr. James A. Weuhler, I really hope I am not slaughtering his name. Mr. Weuhler resides at 2163 W Quilceda Street here in Kuna; the letter before you was submitted to our office while a moment before, an identical letter was submitted to the Mayor. The Mayor did not read the letter, in fact, he brought it down to our office so we could confirm if it was something he was or was not supposed to read; I have an electronic copy of that identical letter should you wish to see it to confirm that it is an identical letter. This project is on the southside of Deer Flat and just west Ten Mile Road, the application is for a preliminary plat approval and a design review approval for the common spaces; in fact, this is actually a redo of a plat that was submitted back in 2006, they have come back to us with changes. The applicant is proposing to subdivide the approximately the combined 66.75 acres creating a subdivision known as Fossil Creek. The area is presently zoned R-5 which we no longer have, that stems back to the 2003 application, the Future Land Use Map does designate this as a Medium Density zone…. I'm sorry, earlier I said 2006 but I meant 2003, I apologize. The Future Land Use Map and the Kuna Comprehensive Plan Map identifies this parcel as Medium Density which places it between four and eight dwelling units per acre. The application proposes 8.4 acres of useable open space or 12.5%, which includes trails along Ramsey Lateral and a future open space setup along Indian Creek, plus there are other open spaces and trails for the residents. Staff does agree this proposal is in concert with the Future land Use Map and Comp Plan. The applicant proposes 272 home lots and 11 common lots so, there would be a total of 283. Staff has confirmed with the applicant that they will work with Public Works Department to bring utilities to the site and throughout the site, and provide the stubs that are necessary for traffic and utilities to adjacent properties as to conform with Kuna City Code. Public utilities will be provided at the developers cost and will be extended to the site and through the site in sufficient sizes as Public Works deems. Staff has recommended that the applicant be conditioned to multiple items, including working with Kuna Rural Fire District for proper permanent secondary access; streetlights on streets, including the Deer Flat frontage; improve, widen and dedicate public roads with curb, gutter and sidewalk. Staff does find that the preliminary plat does appear to be in concert with Kuna City Code. A design review also accompanies this property and they seek approval for the landscaping, the trails, and the open spaces that are included inside the subdivision. The landscape plan appears to be in substantial compliance with Kuna City Code 5-17, and staff would like to point out that

any changes to the landscape or streetlight plans must receive staff approval prior to these changes being made in construction. At the time of inspections, if staff goes out and finds that conditions are different than the approved plans, changes will be required until the conditions are compliant and will be at the developer's expense. Staff has determined that these applications meet Kuna City Code and the Idaho State Statutes, Kuna Comprehensive Plan and the Future Land Use Map. Our recommendation to the Commission is approval for Case No. 20-01-S and 20-02-DR; I will stand for any questions you might have. **C/Young:** Are there any questions? **C/Gealy:** No questions. **C/Young:** Ok, thank you. Applicant, could you please come forward and state your name and address for the record please. **Jane Suggs:** Thank you Commissioners, I really appreciate you being here and allowing me to do this, I'm not quite used to that as I had another hearing last night *inaudible* showing everyone what we were trying to do so, thank you. My name is Jane Suggs with Gem State Planning, 9840 W. Overland Road, Suite 120, Boise, Idaho, 83709; I am here representing Fossil Creek Subdivision. Let me just start off by saying the proposed subdivision meets all of Kuna Code for the current zone, as Troy talked about, R-5 now R-6 in your code; and we agree with all the conditions of approval. We are doing everything we can to make sure this preliminary plat approved since it already follows the zone for this use and the Comprehensive Plan as well. As Troy presented, this property is already annexed and subdivided even some time ago, that plat did expire; we talked about bringing that plat back in but had realized that plat conditions had changed and the open space requirement has changed since 2006, sorry, 2003. We were also asked to do a Traffic Study because traffic has changed as well; due to all this we have brought in a new subdivision. If you look at the old subdivision you see cul-de-sacs, you see straight streets, we don't do so many cul-de-sacs anymore, so let's look at the landscape plan; you can see we have more connectivity, so no cul-de-sacs, a lot of connectivity, pathways that you can see here. This is a new project but generally the same layout, we will have 272 single family home lots on 66.75 acres. The smallest lots are closer to the park as you typically see, and the larger lots are down along the south boundary because we are adjacent to a rural subdivision in the county, the Secluded Court Subdivision. We are including the 8.2 acres of useable open space, of course that does not include the buffers or the endcaps, the landscape because that is not considered useable open space. If you look you can see a 5-acre park with a playground, a covered shelter and a half basketball court there in the west corner. We also have some additional just open areas, one along the Ramsey Lateral that is 2.5-acres, for open play; of course, sidewalks and pathways connect to these open spaces. We are building our streets to Kuna and ACHD standard and providing the stub streets, these stub streets go southwest, south, east, and connect to potential future development *inaudible.* We do expect this will take probably 5 years to build out, it may be a little longer because of the economy, we can't predict that. Again, we have designed Fossil Creek to meet Kuna Subdivision Code and we agree with the conditions of approval. There is one clarification on condition 13, it says this shall be approved (Condition 13 states, "The applicants proposed preliminary plat (dated 02/11/20) shall be considered a binding site plan *or as modified and approved* through the public hearing process.), we have just found out from ACHD that they are requesting additional 10 Feet of right-of-way on Deer Flat. Our plan does not show the additional right-of-way but, we have saved ourselves with that plat the 35 Feet of buffer space; that is much more than the required 20 – 25 Feet of buffer, so we have some room there to give ACHD their request. That is the only clarification I see so; this is the plat we are asking you to approve with the addition of the right-of-way ACHD requests. We have not changed anything other than the city construction drawings will show a little bit different (because of the additional right-of-way). We request that you approve our design review for our landscaping and amenities, and with the recommendation of approval to the City Council for our subdivision. Are there any questions? **C/Young:** Could you describe the

fencing types on the perimeters? **JS:** Generally, 6 Foot vinyl fence, not white, more beige in color; we've gone away from the white vinyl fencing. The entire area will be perimetered by the fence, the only way you would might not see the vinyl fence is if we are adjacent to some open spaces like the pathway in the middle going east and west in that northwest corner; you see a little pathway between some lots, we would put some open fencing there. It could be some fencing with lattice on the top or maybe even some wrought iron fencing; we don't like to put that 6 Foot fence that close together because we need something different along the pathway. Along the Ramsey Lateral we would like to keep that open but with the houses backing up to it, will likely have some special open fencing, maybe a 4 Foot fence; it's just enough so that if somebody is walking there you can see them. Generally, we will have the fence around the entire subdivision, including the stub streets; unless those stub streets connect into another subdivision, all stub streets will end in a fence. **C/Young:** Ok, some of my questions are going to be clarifications based on comments in the letter we have here and I just want to also get those on the public record. One of the comments in the letter that we received from John and Clare Marsala, I don't have these in the correct order but, a lot of the concerns that I have noted is the fall from north to south from the end; I know they've expressed concerns with irrigation waters staying on the correct sides of the property line. Could you just address that briefly? **JS:** Yes, we have had some previous discussions with Mr. Marsala about that. We don't have the details worked out about that, certainly we're not *unintelligible* the lay of the land so, we will be putting a pressurized irrigation system, there will be a fence there, and we may cut in a little berm so there's no water coming from the flood irrigation from his acres; we don't want the flood irrigation from the north and of course we don't want our irrigation to get on his property as well. Those are some of the guarantees we can give; I don't know if you can see in the plat, but there are *unintelligible* that we would like to see during construction *unintelligible* can be graded in a way to where there is no problem there. We don't have that yet but there are certain details in construction that can be built further down the line. **C/Young:** I just realized with his name on the letter here that he is listed to testify so, I won't need to go through these items here because I am sure they will be brought up during his testimony; I'll stop you here. I just wanted to make sure that if they were not here that their concerns were heard. Are there any questions? **C/Gealy:** I have no questions at this time. **C/Young:** Ok, thank you. **C/Gealy:** Mr. Chairman, I wonder if we could take some time to read the two letters before, we proceed? Before we proceed with the public hearing? **John Marsala:** (From the crowd) *Unintelligible.* **C/Young:** Is it contained to three minutes? If it's going to be read into the record then…. **C/Gealy:** *Unintelligible.* **C/Young:** I agree that maybe, just before we open up the public hearing, that we can take a moment. **C/Gealy:** Thank you. **C/Young:** We'll take a quick pause here. (Pause while letters were read.) Ok, then, we'll go ahead and open the public testimony at 6:34 PM. The first person that is listed to testify has three minutes to state whatever they'd like, and then the applicant then has a chance to come back and answer your questions, and that's how that works. With that, first I have listed, we'll start with those that are in opposition, to testify. Clare, could you please come up and state your name and address for the record please? **Clare Marsala:** Clare Marsala, 2150 Secluded Court, Kuna, Idaho, 83634. I don't want to insult your intelligence; you guys have a copy and I assume you've read about our concerns here. I do want to say that I am here on behalf of the twelve people that signed this letter. As a long time resident of Kuna, but someone who is ignorant of the political process; I think I speak for some of the others when I say it just feels like every single subdivision that comes along gets approved. Traffic is so bad on Ten Mile and Deer Flat right there; is there any consideration that is put into it? My goodness, we've got enough cars, we've got enough kids packed in the schools, you know, where are the schools going to be built? Corey Barton doesn't have enough money? I feel like our town is turning into Corey

Barton town. With six houses per acre, everything looks the same. Are there no large acreage lots anymore? Are there custom homes? It's just, I don't know. I'm certainly not the only citizen that talks this way, maybe others don't voice it but that is what the community says. When is it going to stop? When are we going to stop this cramming in new subdivisions? I'm assuming that this will naturally get approved as they all do, but I am hoping that….you know, we have no concerns about that stub street; we don't ever want a stub street coming through or people coming through our property because that stub street is right on our property. We don't want kids coming through and taking shortcuts across our property, going to the two schools that are right at the end of our road. I guess I would like to hear you guys speak to the overcrowding on all those roads, all the cars coming out on Deer Flat to the schools and such because I am unfamiliar with the process you guys have with approving these subdivisions. Thank you. **C/Young:** Ok, thank you. Next, I have listed John Marsala. Did you still want to testify? Ok, please step forward and state your name and address for the record please. **John Marsala:** John Marsala, 2150 W. Secluded Court, Kuna, Idaho, 83634. I am speaking on behalf of the issues with the new subdivision and Secluded Creek Estates. I have a list here real quick, I just want to mention these for the record. The property line surveyed is about three feet on the north side of the fence line, we have located those pins by electronic device so that we could ensure that they follow the correct property lines; my neighbor and I, we actually ran a string from one pin to the other, 722 Feet, so we want to make sure that they follow the correct property line. There are three in-ground swimming pools near the property line, they are concerned about the dust and the dirt going into those pools and clogging up those filters; we already have issues with the farming that goes on but we tolerate it because its Ag and we would prefer the fields instead of the houses. We are also concerned about the work starting too early in the morning, we already hear the back up beepers and safety beepers from all the heavy equipment at six o'clock in the morning traveling all the way over to our house, from a subdivision that is being built already. Also, we are very concerned about the changes to the irrigation water box on Ten Mile by Ramsey 577. We understand from our neighbors that they had issues over on Deer Flat where they had destroyed the water box and they could not get their irrigation water to their property; I have 110 trees on my property, 54 seventy foot Poplar trees along the property line that need water during the summer time, I'm really concerned about the irrigation water getting to my trees. Also in regards to the irrigation water, it flows a little bit north and a little bit west then flows to the Hintz's property into a small little collection area; it collects on both sides of the property line, sometimes it's a pretty good-sized pond. We want to be good neighbors to the neighbors that will eventually be behind us, we don't want our water flooding their backyards out so, we were asking if there could be a small 6 inch or 12 inch berm between the property lines built to control that water while irrigating. The last item is the stub street, Jane and I were talking and my neighbors are very, very concerned by the stub street. There's a precedence set back up *unintelligible* and they deleted the stub street; we are asking that the stub street be deleted and if not, we would like it moved down farther because right now where it's located, if it eventually came in, it would cut my property in half. We would like a lot of concern to the stub street. Also, already right now, we have people crossing the pastures to get to the pond that come across at random and we have to deal with that right now. So, those are the things we are concerned about; the kids jumping the fence and coming through the stub street, crossing our property, the Hintz's property, and the Jacobson's property. **C/Young:** Ok, thank you. Is there anybody on Zoom that is signed up to testify? **Jessica Reid:** No there is not. **C/Young:** Then, could you please come back up Ms. Suggs. **JS:** Jane Suggs, Gem State Planning, representing Fossil Creek Subdivision. As Mr. Marsala has said, we have talked, we talked previously and he was actually nice enough after our neighborhood meeting to provide me with a list of questions and I recently responded; I thought I had

responded earlier in an email but we have kind of responded to some of those questions with this communication between us. Let me tell you first, going through the letter, there were some concerns about traffic. We have done a traffic study and have found out through ACHD that both Deer Flat and Ten Mile have capacity. Now you might know from our traffic study with ACHD that eventually, there will be a single lane roundabout there; it's not funded and it's not going to come anytime soon, it's not in their work plan, the five year plan or the ten year plan but, that is something that they have an idea of what will be built there. In talking about the stub streets, (requests the map be shown on screen) I think I could move that over maybe two lots, I can't make it come down the north-south street, but I can move it over about two lots; I can't get it too close because we have to have an offset but that might move it enough so that it's not right in the middle of Mr. Marsala's. It can be made a condition that we move the stub street one, maybe two, lots over; they can slide over a little bit, I'll have to convince my engineer that's a good thing. We do break up the streets with intersections, we can't be too close, but we try to break up those long stretches of street with that. *Unintelligible* where the property line is, we will follow that; sometimes of course, things get moved around and a fence isn't always on the property line. The property lines are actually three feet north of the fence but we will follow the pins of course. Yes, there are in-ground pools; when you're living next to somebody who's basically plowing up 66 acres creating dust, but we don't expect much worse than that. During construction we have water trucks and things that keep the dust down, then of course when the property gets developed, there will be noise just like everybody else has. I don't expect the dust to be even as bad as they experience now when there's someone out there in springtime doing the plowing. We talked about the fencing already, the vinyl fence is pretty typical; anything higher than that I don't have to do, six foot is standard, it's what the city asks us to do. We're going to try and make sure there aren't any step-holds for the kids to use to jump over, I haven't been able to jump over a vinyl fence ever. I need to refer to, as far as construction, Kuna's Ordinance. The Ordinance does say when construction can start and when it has to stop; something like 7 AM to 7 PM, we would certainly follow that noise Ordinance. Certainly, on days like in the summer, we would like to start earlier but we will follow the requirements of the City Code. **C/Young:** Ok. Let's get back to the stub street and the fencing question and maybe address those more; I assume it's the intent to run that vinyl fence across the future stub street location so there's a continuous fence across that so there's not a gap in the fence or an opening, right? **JS:** There's not a gap. *(Comments from audience.)*. I think the issue is, if I can share, the concern is if there is a stub street right there, that people are likely to spend some time there, to back their cars up, someone had said something about trash being thrown over the fence; I would hate to think that would happen even in someone's backyard, sometimes people cut the grass and dump it. I hear that sometimes from Ag(riculture) users that people come in with subdivisions and just think that that's a wasteland, so, CC and R's will certainly address that and address that. There isn't anyway you are required to improve the street like a regular street, all the way to the property line boundary and then put the fence in. We're just going to have to depend on the neighbors to be the eyes there and make sure kids aren't jumping over the fence; I mean, they could do that in somebody's backyard too but we are hoping that people don't do that. I think that has covered some of the things; the fact that there's dust in an area that nobody owns, that is open to the fence….I really don't have a way to control that, I think after awhile between the neighbors and the CC and R's, the neighborhood association would handle that. Let me finish up, I don't want to take all night here. I don't have the authority to specify one-story houses there, this is typically *unintelligible* these 10,000 Square Foot lots which is like a quarter of an acre, they're wide and they are typically two-story houses or if they're one, they have bonus rooms and upper stories and that type of thing. I don't have the authority to agree with that, it can be

conditioned but, I'm hoping with those lots that the builder, it's Corey Barton, with those lots will do some different styles on those wider lots. I just don't have the authority to suggest that. The Poplar trees, they're on Mr. Marsala's property; he does have a lot of trees, we walked through that whole area back in February. If they're on his property we won't be doing anything with them, if they are on the subject property (the subdivision property), they may have to be cut down but, I think with the trees because of where the fence is and that the property line is north of the fence, I don't think we would be doing anything to destroy his trees. And as you know, you've heard this before, state law does require us to maintain irrigation throughout the irrigation season. Our engineers and our contractors will make sure that nobody ends up without their water, in fact, you'll find out that in the next couple of weeks we will start working on our plans to submit to the irrigation companies for them to review so we can start our work when there is no irrigation water coming out. We talked a little bit about the possible berm, again, we don't have the details exactly of what that is going to look like on that south property boundary; of course, we don't wand flood waters coming into the neighborhood and we don't want our water to flow into theirs. There is a requirement that we keep our runoff on our property. I also looked at the other letter but I don't really have any responses to the other letter that was sent; it's mostly about just *unintelligible* in general and it wasn't very specific to this project. Did I answer the questions? I know that you didn't have much time to review that. **C/Gealy:** Does the stub street have to be there? **JS:** It is a requirement of ACHD and the City of Kuna that all properties adjacent to it has to have some connectivity. We could go on with stories about how we don't do these things and then someone comes into Secluded, and it's very limited on how to get *unintelligible* protection. Let's say you don't have those streets, and I'm not saying Mr. Marsala is going to do this, someone came into these properties and wanted to subdivide and annex; they wouldn't be able to subdivide and build unless they continued the street for second access. Those are just the things from ACHD, they've looked at this plan and is says in the staff report we have to have those stubs in the infrastructure to the south. **C/Gealy:** You do have some flexibility? **JS:** I can't bring it straight down, they're already dinging us with some traffic calming so, to extend our straight streets we can't but I do have flexibility with maybe moving it over to the east; I think that's what Mr. Marsala wants to get it out of the middle of his property and to the end of his property. I could move it to…. I can commit to one but maybe two (lots). **C/Young:** Ok. Are there any others? **C/Gealy:** What about the second access? **JS:** Our first phase will be the western access from Deer Flat and we also have secondary access coming in off the subdivision being constructed now, I think it's called Pawnee. This street actually connects to a subdivision here that has access, so there's two. There's two there and then in the next phase we'll be taking the eastern access off of Deer Flat, then we'd move down to the southwest corner and then the southeast corner. That goes with phasing, there are four big phases that will open that up a little bit more; so, there's north; northwest; northeast; southwest; southeast. **C/Young:** Ok. Anymore questions? Thank you. **JS:** I just want to reiterate; this is already zoned for this; we are just doing a subdivision plat and meeting all of the codes. Thank you very much. **C/Young:** Thank you. **C/Gealy:** Mr. Chairman, could we please take a moment to read the second letter? I didn't get a chance. **C/Young:** Yes. I'll go ahead and close the public testimony then at 6:54 PM, then we'll just take a brief pause to do that. (Commissioners read the second letter that was submitted by Mr. and Mrs. Weuhler). And that brings up our discussion on the application; I don't know who would like to go first. **C/Gealy:** I actually have one more question for staff, if that's alright, it's in respect to the Comprehensive Trails Plan. It looks like part of the western edge bumps up to where the creek is, are there plans for some point for trail along that side of the creek? **TB:** That's a good question, thank you Commissioner Gealy; or the record, Troy Behunin. Yes, there is an intended trail on the plan along Indian Creek and this

property where it is adjacent to the creek, if you look in the southwest corner where there's green strip, that is the only part of the property that is adjacent to the creek. In between the two stub streets on the west side of the project, those are other properties, and that's as close as they get to the creek. **C/Gealy:** Thank you. **C/Young:** I guess for me with the topics, it is consistent with the city's Comprehensive Plan, it's already zoned as medium density and marked in the Comprehensive Plan that was approved last year. The traffic impact study was also reviewed by ACHD and they said the impact was acceptable I guess, for lack of a better word, as far as the increase in traffic at those intersections indicated in the traffic impact study. **C/Laraway:** I just want to add that ACHD, to me, puts us in a bad position. They report the existing traffic condition and the existing configuration of streets in the study areas, and they say roadways meets ACHD's minimum standard. *Unintelligible* it kind of puts us in a bad place because they're saying this is going to be minimum impact for these roads and it just doesn't make sense why they say minimum impact; it either meets a standard or it doesn't. **C/Young:** I think when they look at those studies they say, here is the threshold and it meets that threshold as this is…. hold on, I want to say this correctly…. in essence they are saying, based on the traffic impact study that the increase meets the minimum; it doesn't mean it's going to be an open freeway with fourteen lanes where everybody can go but there is a minimum requirement and it meets those whereas, at a minimum, you have to be able to accept this much traffic, at the minimum you have to be able to do X, Y and Z. They're saying, at a minimum, it meets those thresholds. **C/Laraway:** That's what I'm talking about, there's really no improvements for this until 2035, they're talking about most likely 2031 for improvements to Ten Mile. It's not the developers problem, they're following the guidelines given to them and getting approval from ACHD but I think that puts Kuna in a bad situation to where the citizens are going, "Ok, the traffics getting out of hand", and we all agree, but ACHD says we're good to go. There are projects that are so far down the road that they aren't supporting the subdivisions that they are approving; that's just my personal concern. Again, I know it's not the developers' issue but when you have citizens talking about the traffic, it is going to get worse. I can't tell Mr. Smith that he can't sell his 40-acres of agriculture to anybody when he has the right to sell it to anybody he wants, that's his right if he chooses to, and I understand that, but the traffic starts to get more and more where they are getting pushed down these major arteries of Hubbard, Ten Mile, and Deer Flat. The roads aren't made for it, not now, not today. I know the development probably isn't going to be going on for five years but that's why we need to be thinking five years ahead with what this is going to look like, and we have ACHD that we have to look to as our expert; it kind of puts us in a hard spot. **C/Young:** Yeah. I know there has been outreach from the Mayor to ACHD and Ada County and other local jurisdictions, in trying to come up with an overall county-wide, Treasure Valley-wide plan to address that; baby steps, I don't know. **C/Laraway:** That's just my two cents. **C/Young:** I don't disagree. **C/Laraway:** It looks like a nice subdivision, you know, *unintelligible.* The two-story buildings along the fence, that's something that again, I don't know if we can prevent that or if we should; I know it's a request from the local papers. Things to ponder. **C/Young:** Yeah. My point of view, I don't know that I feel comfortable telling somebody you can't build this here because I'm here first. I understand the privacy and that they're included in that but again, I think your going back to some private property rights and that I'm not comfortable mandating one or the other myself, or requesting a mandate. Again, addressing some of their concerns on the stub street, if we can get that shifted a little bit; again, those stub streets are required by us and ACHD, because yes, there's nothing there today and there will be a fence across the end of that, but twenty years from now, in not just this subdivision but in other subdivision; what's going to happen next and there's planning that goes along. **C/Laraway:** I feel your pain, I live on that spot in my subdivision where it's a dead end and there's a sign all over it that says end of existing road.

C/Young: But figuring out as things are going to grow, as they inevitably will, how we address that. As far as noise and new neighbors and the potential for items appearing on the wrong side of the fence, that is a City Code issue and if something like that happens, it's something that our Code Enforcement people address and put a stop to. **C/Laraway:** And there is a noise Ordinance, if that happens you can always call the police. **C/Young:** As far as dust mitigation, this is also addressed and there are requirements for them to wet down as much as possible throughout construction and maintain low levels of dust. I'll concede there is no way possible to stop hearing a backup beeper during construction. I feel your pain, I know, where I work, they are putting in an eight-story building across the street; I've heard pile driving for eight months, it's just part of construction. I'm not boo-hooing it in any way but it is temporary. I'm just kind of moving my way through the list of concerns, but I think Mrs. Suggs did a pretty good job of addressing those and I was trying to highlight some of that with the traffic impact study that has been looked at and approved by ACHD. I know the fire department, the schools, have also all looked at this and have had a chance to comment on the impacts of this subdivision. **C/Laraway:** I would love to be able to tell the citizens as far as the traffic, go to the Mayor and explain that you like to have a traffic enforcement added to the police department; there are other ways it can be prevented, just not here. **C/Young:** Again, to this particular application, for me it looks good; I like the open space, the parks, connectivity to those parks through different parts of the subdivision. As this one connects to the subdivision being built just to the northwest, staff has indicated there's connectivity to some of those future trails as well. For me, I think if we can get that stub street addressed and shifted to help, I don't have too much concern for this. **C/Gealy:** I also don't have any concerns. I did want to say that the City of Kuna does have a Comprehensive Plan that was redone and just approved within the past twelve months, to try and address some of the concerns in regards to growth. I think we all recognize the increased pressure for housing in the Treasure Valley and our City Code has been adjusted to reflect the wants, needs and desires of our citizens in the Comprehensive Plan. Through this plan process and through this hearing process, city staff and we, try to make sure that applications adhere to City Code and bring the best quality we can to Kuna. I've said it before and I'll say it again, I have two primary concerns when it comes to subdivisions: amenities for the people that live there, is it actually a livable community, and transitions to the existing and surrounding uses. I think in this case, and I want to say I appreciate, the efforts that the applicant has taken to provide the amenities for the people that will be living there and also to address the concerns of the neighbors to the south in providing larger lots in that location, for a better transition. In respect to the inconveniences of construction, I have the sense that the applicant is willing to work with the neighbors and if you don't have satisfaction, I encourage you to come staff with the code violation. With respect to irrigation, my understanding is that it is the responsibility of each landowner to keep their irrigation on their own property; you can work together with the neighbors to do that or you can do it independently. Again, I appreciate your willingness to work with the stub street. I do think…. in some neighborhoods I know you come to a stub street and there's just like a little post, like a field goal, that says street to be continued but from what I understand, this is going to be a six foot vinyl fence; that is going to be a little bit more of a deterrent to cross traffic. I have no concerns with this particular subdivision; it's well thought out, you have addressed concerns of the neighbor and the concerns of the city. **C/Young:** Any other thoughts? Ok, I would stand for a motion then.

Commissioner Cathy Gealy moved to approve 20-01-S (Preliminary Plat) for Fossil Creek Subdivision with the conditions as outlined in the staff report with the modification of condition No. 13 to recognize the right-of-way request from ACHD. Seconded by Commissioner John Laraway. Approved by the following roll call vote:

Voting Aye: Chairman Lee Young, Commissioner Cathy Gealy and Commissioner John Laraway.
Voting No: None
Absent: 2
Motion carried: 3-0-2

Commissioner Cathy Gealy moved to approve 20-02-DR (Design Review) for Fossil Creek Subdivision with the conditions as outlined in the staff report. Seconded by Commissioner John Laraway. Approved by the following roll call vote:
Voting Aye: Chairman Lee Young, Commissioner Cathy Gealy and Commissioner John Laraway.
Voting No: None
Absent: 2
Motion carried: 3-0-2

4. *BUSINESS ITEMS:*

5. *ADJOURNMENT:*

C/Young: Seeing nothing else on the agenda, is there anything that staff would wish to report at this time? Ok.

Commissioner Cathy Gealy moved to approve adjourn. Seconded by Commissioner John Laraway. Approved by the following roll call vote:
Voting Aye: Chairman Lee Young, Commissioner Cathy Gealy and Commissioner John Laraway.
Voting No: None
Absent: 2
Motion carried: 3-0-2

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

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

City of Kuna
City Council
Staff Memo

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

To: City Council

Case Numbers: 19-11-AN (Annexation) &
19-08-S (Preliminary Plat)
Ashton Estates East Subdivision

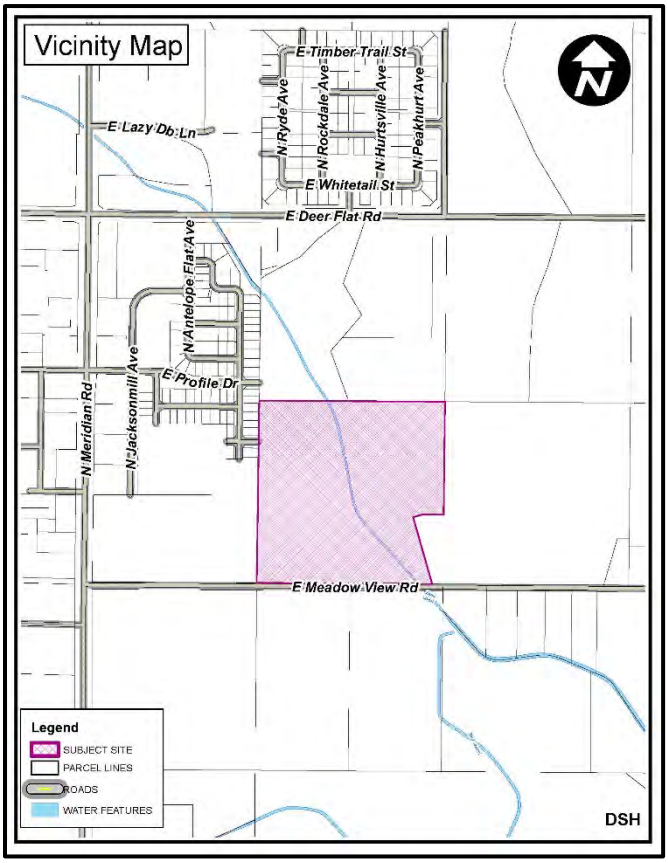
Site Location: 2320 E. Meadow View Road,
Kuna, ID 83634

Planner: Doug Hanson, Planner I

Hearing Date: October 6, 2020

Owner: Kuna East LLC
P.O. Box 1939
Eagle, ID 83616

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



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A. Process and Noticing:

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

a. Notifications

i.	Neighborhood Meeting	September 11, 2019 (5 people attended)
ii.	Agency Comment Request	December 5, 2019
iii.	400' Property Owners Notice	September 16, 2020
iv.	Kuna Melba Newspaper	September 16, 2020
v.	Site Posted	August 27, 2020

B. Applicant's Request:

KM Engineering, on behalf of Kuna East LLC request to annex one 38.47-acre parcel into Kuna City Limits with an R-8 (Medium Density Residential) zoning district classification and to subdivide the 38.47 acres into 200 total lots (175 buildable lots, 25 common lots). The subject site is located at 2320 East Meadow View Road, Kuna, ID 83634, within Section 19, Township 2 North, Range 1 East; (APN: S1419241000).

C. Site History:

The parcel is currently zoned Rural Residential (RR) within unincorporated Ada County. Historically this parcel has served as farmland.

D. General Projects Facts:

1. **Comprehensive Plan Map:** The Future Land Use Map (FLUM) is intended to serve as a *guide* for the decision-making body for the City. The FLUM indicates land use designations generally speaking, it is not the actual zone. The Future Land Use Map identifies the 38.47-acre site as High Density Residential.

2. **Recreation and Pathways Map:** The Recreation and Pathways Master Plan Map does indicate a future pathway/trail through the subject site.

3. **Surrounding Land Uses:**

North	RR	Rural Residential – Ada County
South	A	Agriculture – Kuna City
East	RR	Rural Residential – Ada County
West	A R-6	Agriculture – Kuna City Medium Density Residential – Kuna City

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

Property Owner	Parcel Size	Current Zone:	Parcel Numbers
Kuna East, LLC	38.47 acres	RR (Rural Residential)	S1419241000

5. **Services:**

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

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

The proposed project site currently contains one single-family home and two outbuildings. Vegetation on-site is consistent with that of farmland. The sites have an estimated average slope of 1% to 1.4%. Bedrock depth is estimated to be 20 to 40 inches according to the USDA Soil Survey for Ada County.

7. **Transportation / Connectivity:**

The applicant proposes a connection to the existing public street E Porter Street within Ashton Estates No. 3 Subdivision. The projects main ingress/egress will be S Stone Falls Avenue.

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

9. **Agency Responses:** The following responding agency comments are included as exhibits with this case file:
   - Central District Health Department ..... Exhibit B-1
   - Boise Project Board of Control ..... Exhibit B-2
   - Department of Environmental Quality ..... Exhibit B-3
   - Nampa & Meridian Irrigation District ..... Exhibit B-4
   - Idaho Transportation Department ..... Exhibit B-5
   - Ada County Highway District ..... Exhibit B-6
   - Kuna City Engineer ..... Exhibit B-7
   - Parks and Recreation ..... Exhibit B-8
   - COMPASS ..... Exhibit B-9
   - Ada County Development Services ..... Exhibit B-10
   - Kuna School District..... Exhibit B-11

E. Staff Analysis:

The applicant proposes to annex one parcel consisting of approximately 38.47 acres into Kuna City Limits with an R-8 (Medium Density Residential) zoning district classification and to subdivide the 38.47 acres into 200 total lots (175 buildable lots and 25 common lots). On August 8, 2019, Staff held a pre-application meeting with the applicant, Public Works, Kuna School District, and Kuna Rural Fire District to discuss the project. The applicant held a neighborhood meeting with residents within 400 feet of the subject site on September 11, 2019. There were five residents who attended the meeting. A recap of the neighborhood meeting was provided as a part of the application.

The project proposes to take its main access from S Stone Falls Avenue; additionally, the applicant proposes connections into the existing stub street E Porter Street. The property's southern border aligns with the proposed mid-mile collector, Meadow View Road. Staff would recommend that the applicant construct Meadow View Road as half of a 36 foot street section plus 12 feet of additional pavement widening with vertical curb, gutter and sidewalk installed in accordance with KCC 5-17-13 and 6-4-2 and ACHD policy. The property's eastern border aligns with the proposed minor collector Stroebel Road. Staff recommends that Stroebel Road be constructed as half of a 36 foot street section plus 12 feet of additional pavement widening with vertical curb, gutter and sidewalk installed in accordance with KCC 5-17-13 and 6-4-2 and ACHD policy. ACHD has recommended that that the applicant terminate Barley Avenue at the Barley Ave/Cave Falls Street intersection and construct a new stub street to the east between Barley Avenue and Stout Way, to reduce the length of the Barley Avenue roadway, staff supports this recommendation.

The installation of streetlights are a required public improvement (Kuna City Code 6-4-2). The applicant has not identified streetlight locations on the preliminary plat. Applicant will be required to work with staff in order to comply with Kuna City code and install street lights with a maximum spacing of 250 feet along the site's frontage. The locations of street lights will be approved at the time of construction document review. Staff would note that these street lights must be designed and installed according to "Dark skies" standards and Kuna City Code.

Kuna's Comprehensive Plan (Comp Plan), encourages a variety of housing types for all income levels numerous times throughout the document. Additionally, the City attempts to balance all housing types within the City. Pertinent sections of the Comprehensive Plan that address housing types are included below, in Section "G" (Comprehensive Plan Analysis) of this report.

Ashton Estates East sewage is anticipated to flow to the Danskin Lift Station, at this time, lift station capacity is over-committed. Resultingly the City is and will be unable to issue a "Will Serve" letter to receive and process the wastewater from any residential structure constructed within Ashton Estates East Subdivision. The City of Kuna is actively working to obtain additional capacity in the Danskin Lift Station but it is unknown how long that will take. Therefore, the objective that public services are available to accommodate proposed subdivisions established in KCC 6-2-3 F., cannot currently be met by the City.

Staff recommends that if the Council approves this project, the Applicant be subject to the following conditions. First, the Applicant shall not request final plat approval until the City's Public Works Director issues the Will-Serve Letter to the applicant that states the City's Danskin Lift Station or some other City appurtenance has capacity to accept the wastewater discharged from the proposed subdivision. Second, in the event a Will-Serve Letter is not issued within the time the Applicant is required to record a final plat, the Applicant shall have good cause and be eligible to receive, pursuant to KCC § 6-2-3 (J), a time extension to file a final plat up to and until a Will-Serve Letter has been issued. The additional conditions have been provided as conditions number 18 and number 19 of this staff report.

Staff has determined the preliminary plat and design review generally complies with the goals and policies for Kuna City, Title 5 and Title 6 of Kuna City Code; Idaho Statute § 67-6511; and Kuna Comprehensive Plan. Staff recommends that if the City Council approves of case nos. 19-11-AN (Annexation) and 19-08-S (Preliminary Plat), the applicant be subject to the conditions of approval listed in section "I" of this report, as well as any additional conditions requested by the City Council.

F. Applicable Standards:

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

G. Proposed Comprehensive Plan Analysis:

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

Goal Area 3: Kuna's land uses will support a desirable, distinctive and well-designed community.

- Goal 3.D: Encourage development of housing options and strong neighborhoods.
  - Objective 3.D.1: Encourage development of housing options for all citizens.
    - Policy 3.D.1.a: Encourage preservation and development of housing that meets demand for household sizes, lifestyles and settings.
- Goal 3.G: Respect and protect private property rights.
  - Objective 3.G.1: Ensure land use policies, restrictions, and fees do not violate private property rights.
    - Policy 3.G.1.b: Ensure City land use actions, decisions and regulations will not cause an unconstitutional regulatory taking of private property; and do not effectively eliminate all economic value of the subject property.
    - Policy 3.G.1.c: Ensure City land use actions, decisions and regulations do not prevent a private property owner from taking advantage of a fundamental property right. Ensure city actions do not impose a substantial and significant limitation on the use of the property.

Goal Area 4: Kuna will be a connected community through strong transportation and infrastructure systems.

- Goal 4.D: Promote a connected street network that incorporates mid-mile collectors and crossing for improved neighborhood connectivity.
  - Objective 4.D.2: Ensure the continued expansion/development of mid-mile collector system throughout the community.

- Policy 4.D.2.a: Extend and expand mid-mile roads as growth occurs.
- Policy 4.D.1.b: Preserve adequate right-of-way along all mid-mile roads or other approved alternative locations to align roads.

H. Proposed Kuna City Code Analysis:

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

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

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

   Comment: *The 38.47-acre (approximate) site does appear to be suitable for the proposed development.*

3. The preliminary plat request *(is/is not likely)* to cause substantial environmental damage or avoidable injury to wildlife or their habitat.

   Comment: *The land to be developed is not used as wildlife habitat. Roads, driveways, family units and open spaces are planned for construction according the City and ACHD requirements and best practices and will therefore not cause environmental damage or loss of habitat.*

4. These applications (*are/are not)* likely to cause adverse public health problems.

   Comment: *The project would connect to public sewer and potable water systems, therefore eliminating the occurrence of adverse public health problems.*

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

   Comment*: The preliminary plat request considers the location of the property and adjacent uses. The adjacent uses are agriculture (Kuna City), medium density residential (Kuna City) and rural residential (Ada County).*

6. The existing and proposed street and utility services in proximity to the site are suitable *or* adequate for a commercial development.

   Comment: *Correspondence from ACHD confirms that the streets are suitable and adequate for the proposed project. Ashton Estates East sewage is anticipated to flow to the Danskin Lift Station, at this time, lift station capacity is over-committed. Resultingly the City is and will be unable to issue a "Will Serve" letter to receive and process the wastewater from any residential structure constructed within Ashton Estates East Subdivision. The City of Kuna is actively working to obtain additional capacity in the Danskin Lift Station but it is unknown how long that will take. Therefore, the objective that public services are available to accommodate proposed subdivisions established in KCC 6-2-3 F., cannot currently be met by the City.*

I. Commission's Recommendation:

Based on the facts outlined in staff's report and public testimony as presented, the Planning and Zoning Commission of Kuna, Idaho, hereby recommended *approval* of Case Nos*. 19-11-AN (Annexation) and 19-08-S* (Preliminary Plat), a subdivision request from KM Engineering, on behalf of Kuna East LLC to annex one parcel consisting of approximately 38.47 acres into Kuna City Limits with an R-8 (Medium Density Residential) zone and

to subdivide the 38.47 acres into 200 total lots (175 buildable lots and 25 common lots), subject to the following conditions of approval as listed in the staff report including two additional conditions:

- *Applicant shall be required to participate, as determined by the City Engineer, in the development of additional lift station capacity. (#6)*

- *Applicant shall install perimeter fencing around the entire subdivision, including future stub streets. (#17)*

J. Council's Proposed Order of Decision:

Note: These motions are for the approval, conditional approval or denial of the annexation and preliminary plat applications to the City Council. However, if the City Council wishes to approve or deny specific parts of these requests as detailed in the report, those changes must be specified.

Based on the facts outlined in staff's report and public testimony as presented, the City Council of Kuna, Idaho, hereby *approves/conditionally approves/denies* Case Nos*. 19-11-AN (Annexation) and 19-08-S* (Preliminary Plat), a subdivision request from KM Engineering, on behalf of Kuna East LLC to annex one parcel consisting of approximately 38.47 acres into Kuna City Limits with an R-8 (Medium Density Residential) zone and to subdivide the 38.47 acres into 200 total lots (175 buildable lots and 25 common lots).

- *Applicant shall not request final plat approval until the City's Public Works Director issues the Will-Serve Letter to the applicant that states the City's Danskin Lift Station or some other City appurtenance has capacity to accept the wastewater discharged from the proposed subdivision. (#18)*

- *In the event a Will-Serve Letter is not issued within the time the Applicant is required to record a final plat, the Applicant shall have good cause and be eligible to receive, pursuant to KCC § 6-2-3 (J), a time extension to file a final plat up to and until a Will-Serve Letter has been issued. (#19)*

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

4. When required, submit a petition to the City (as necessary, confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and annex the irrigation surface water rights appurtenant to the property to the Kuna Municipal Pressure Irrigation system.
5. Connection to City Services (Sewer, Water, Pressurized Irrigation) is required. The applicant shall conform all corresponding Master Plans.
6. Applicant shall be required to participate, as determined by the City Engineer, in the development of additional lift station capacity.
7. Curb, gutter and sidewalk (attached and detached) shall be installed in accordance with Kuna City Code Title 5 Chapter 17 and Title 6 Chapter 4.
8. Applicant shall work with staff in order to provide locations of street lights as required by Kuna City Code.
9. Street lights for the site shall be LED lighting, must comply with Kuna City Code and established Dark Skies practices.
10. Fencing within and around the site shall comply with Kuna City Code (Unless specifically approved otherwise and permitted).
11. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting within public rights-of-way shall be approved from the public entities owning the property.
12. If any revisions are made, the applicant shall provide the Planning and Zoning Staff with a revised copy of the preliminary plat.
13. Any revisions of the plat are subject to administrative determination to rule if the revision is substantial.
14. The land owner/applicant/developer, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through the public hearing processes.
15. Applicant shall follow staff, City Engineer and other agency requirements as applicable.
16. Applicant shall comply with all local, state and federal laws.
17. Applicant shall install perimeter fencing around the entire subdivision, including future stub streets.
18. Applicant shall not request final plat approval until the City's Public Works Director issues the Will-Serve Letter to the applicant that states the City's Danskin Lift Station or some other City appurtenance has capacity to accept the wastewater discharged from the proposed subdivision.
19. In the event a Will-Serve Letter is not issued within the time the Applicant is required to record a final plat, the Applicant shall have good cause and be eligible to receive, pursuant to KCC § 6-2-3 (J), a time extension to file a final plat up to and until a Will-Serve Letter has been issued.

DATED this 6th day of October, 2020

City of Kuna
City Council
Proposed Findings of Fact and Conclusions of Law

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

Based upon the record contained in Case Nos. 19-11-AN and 19-08-S including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, including the exhibits, and the testimony during the public hearing, the Kuna City Council hereby *approve or denies* the Findings of Fact and Conclusions of Law, and conditions of approval for Case No's 19-11-AN and 19-08-S, a request from KM Engineering, on behalf of Kuna East LLC to annex one parcel consisting of approximately 38.47 acres into Kuna City Limits with an R-8 (Medium Density Residential) zone and to subdivide the 38.47 acres into 200 total lots (one hundred seventy-five (175) buildable lots, twenty-five (25) common lots).

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

1. *Based on the evidence contained in Case Nos. 19-11-AN and 19-08-S, this proposal does generally comply with Kuna City Code.*

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

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

   Staff Finding: *Neighborhood Meeting Notices were mailed to residents within 400-FT of the proposed project site on September 16, 2020 and a legal notice was published in the Kuna Melba Newspaper on September 16, 2020. The applicant posted signage on the property on August 31, 2020.*

3. *Based on the evidence contained in Case Nos. 19-11-AN and 19-08-S, this proposal does generally comply with the Comprehensive Plan.*

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

4. The contents of the proposed preliminary plat application *does* contain all of the necessary requirements as listed in Kuna City Code 6-2-3: - Preliminary Plat.

   Staff Finding: *Review by Staff of the proposed preliminary plat confirms all technical requirements listed in KCC 6-2-3 were provided.*

5. The availability of existing and proposed public services and streets *can* accommodate the proposed development.

   Staff Finding: *Correspondence from ACHD confirms that the streets are suitable and adequate for the proposed project. However, per Kuna City Engineer comments (exhibit B-7) it should be noted that installation of this project will place a commensurate impact on City services. Ashton Estates East sewage is anticipated to flow to the Danskin Lift Station, at this time, lift station capacity is over-committed. Resultingly the City is and will be unable to issue a "Will Serve" letter to receive and process the wastewater from any residential structure constructed within Ashton Estates East Subdivision. The City of Kuna is actively working to obtain additional capacity in the Danskin Lift Station but it is unknown how long that will*

take. Therefore, the objective that public services are available to accommodate proposed subdivisions established in KCC 6-2-3 F., cannot currently be met by the City.

6. The proposed development *is* continuous with Master Utility Plans (Sewer/Water/Pressurized Irrigation).

   Staff Finding: *Correspondence from Kuna Public Works recommends the applicant be required to conform to the Master Sewer Plan, Master Water Plan and Master Pressurized Irrigation Plan, therefore satisfying this requirement.*

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

   Staff Finding: *Throughout the development of the project and beyond, connection fees, impact fees (Fire, Police, Park and Ada County Highway District), and property taxes will be collected, therefore satisfying the financial capability to provide supporting services.*

8. The proposed project *does* consider health and safety of the public and the surrounding area's environment**.**

   Staff Finding: *Connection to City services, as well as other public improvements such as streetlights, fire hydrants, sidewalks, bike lanes, etc. are required to be implemented as a part of this project. No major wildlife habitats will be impacted by the proposed development.*

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

   Staff Finding: *An affidavit of legal interest was signed by Don Newell allowing KM Engineering LLP to act on their behalf of this project, therefore consenting to the annexation of the proposed project site.*

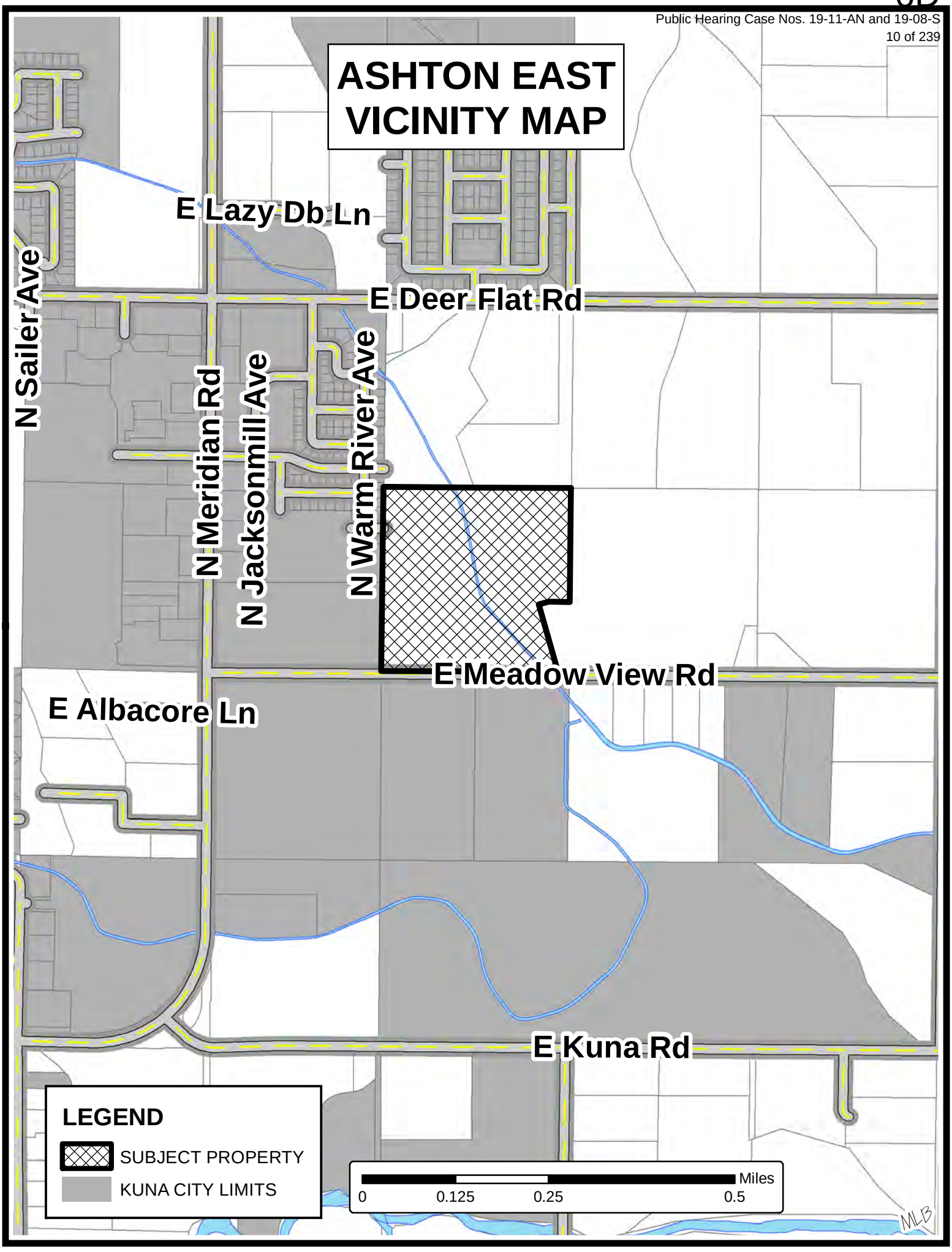
10. The proposed project lands *are* contiguous or adjacent to property within Kuna City Limits.

    Staff Finding: *The parcel is contiguous with City limits to the south and east.*

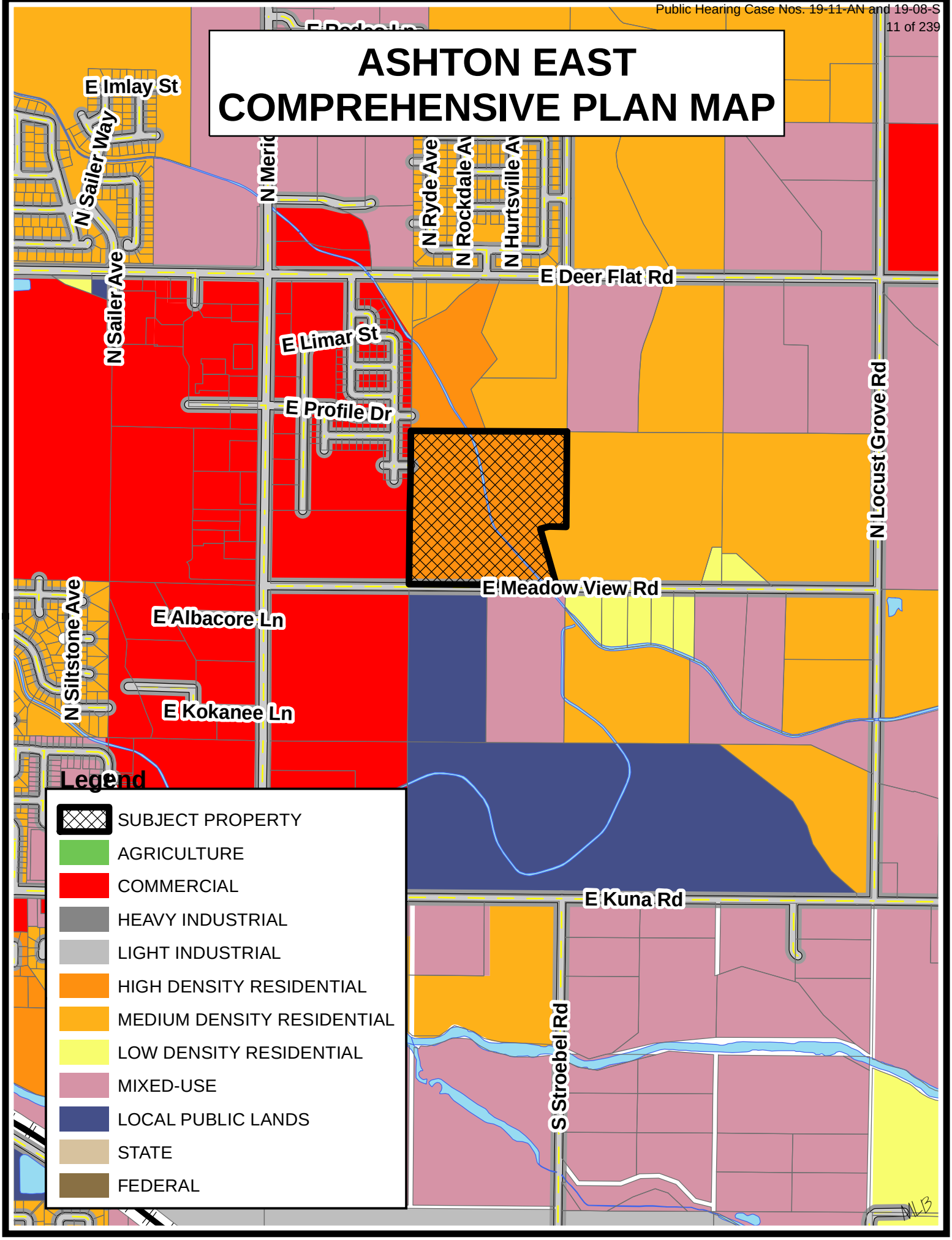
11. *The applicant and/or owner of the property have the right to request a written regulatory taking analysis.*

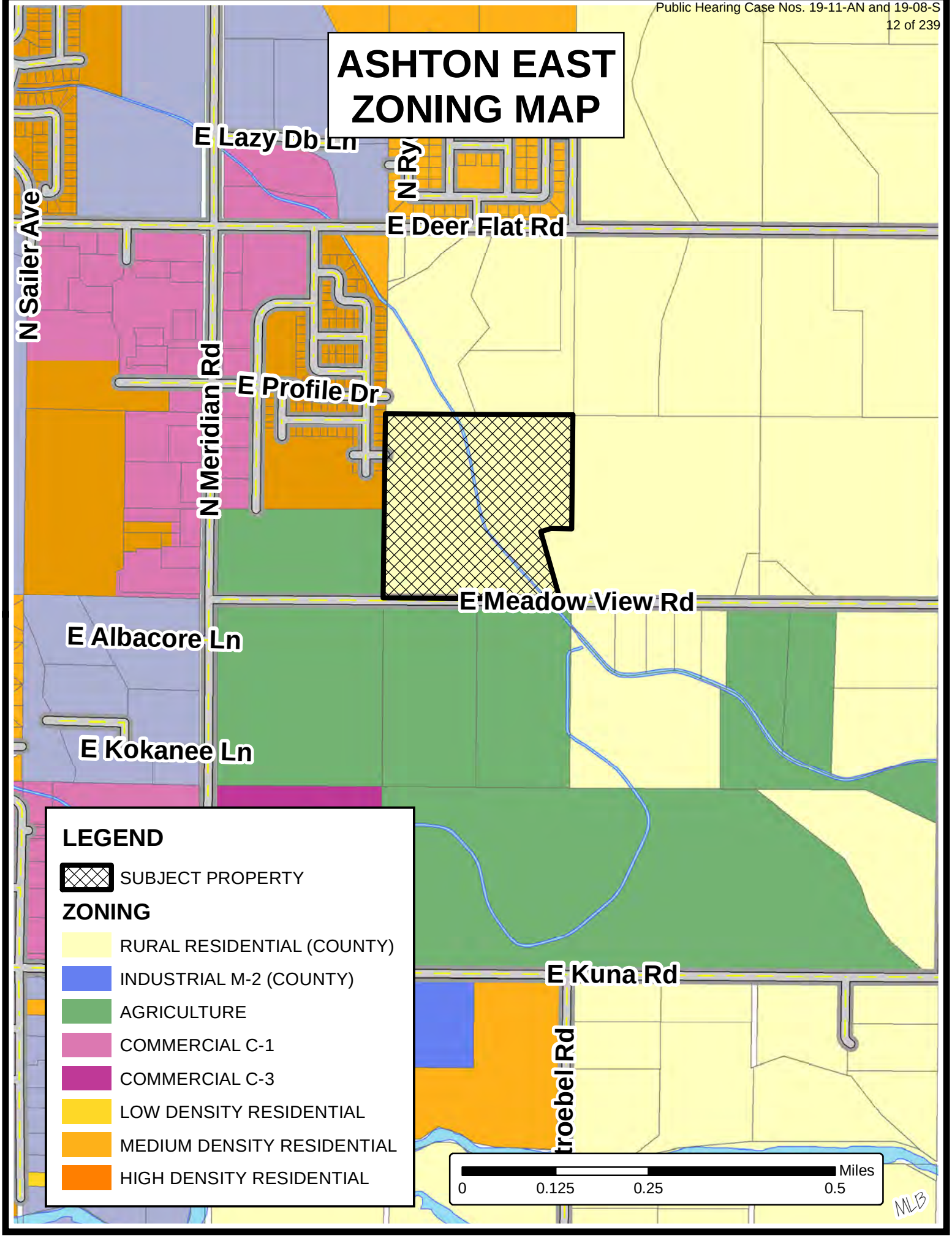
    Staff Finding: *Pursuant to Idaho Code 67-8003, the owner of private property that is subject of such action may submit a written request for a regulatory taking analysis with the City Clerk. Not more that twenty-eight (28) days after the final decision concerning the matter at issue, the City shall prepare a written taking analysis concerning the action if requested.*

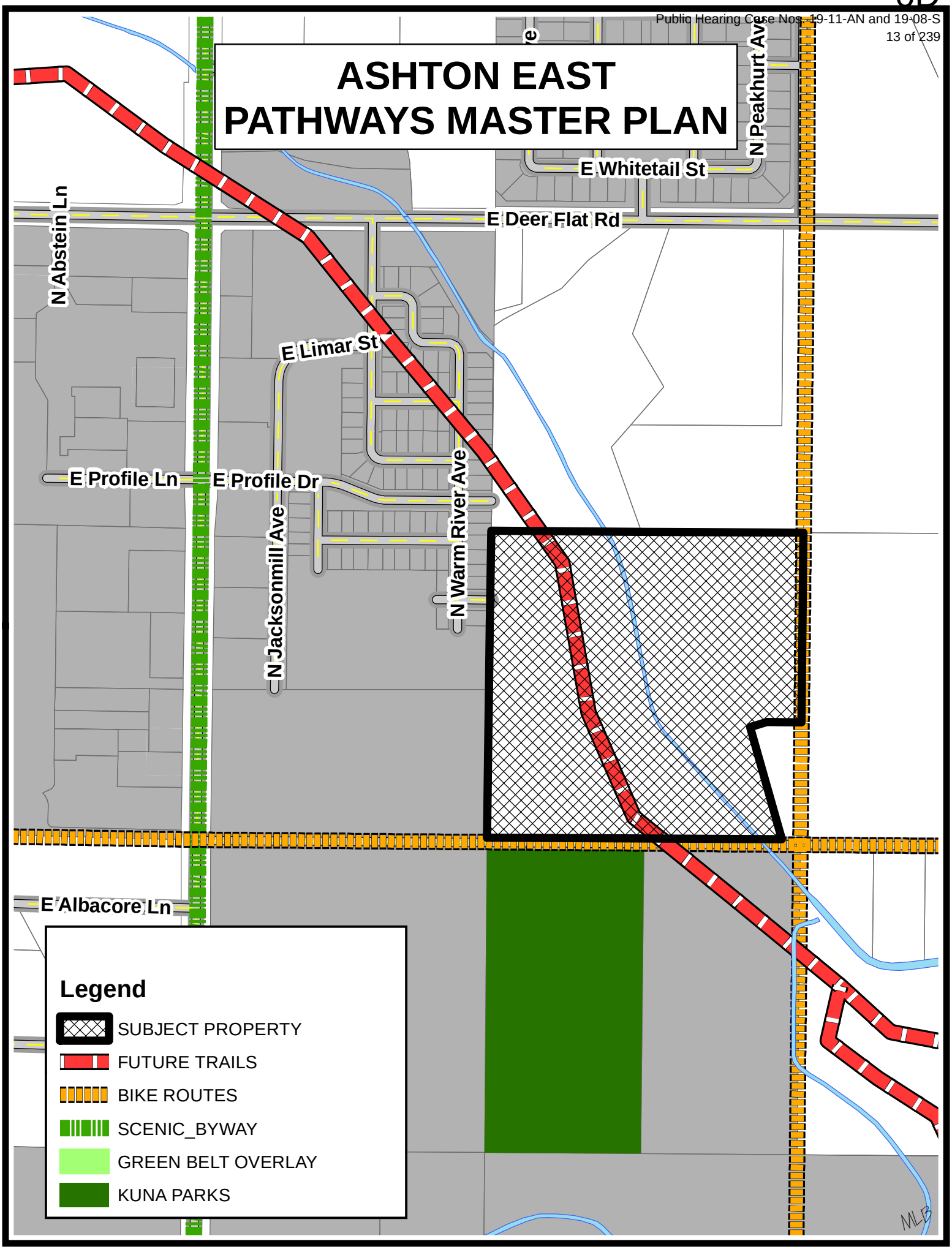
DATED this 6th day of October, 2020.


ASHTON EAST
VICINITY MAP
E Lazy Db Ln
E Deer Flat Rd
N Sailer Ave
N Meridian Rd
N Jacksonmill Ave
N Warm River Ave
E Meadow View Rd
E Albacore Ln
E Kuna Rd
LEGEND
SUBJECT PROPERTY
KUNA CITY LIMITS
Miles
0
0.125
0.25
0.5
MLB

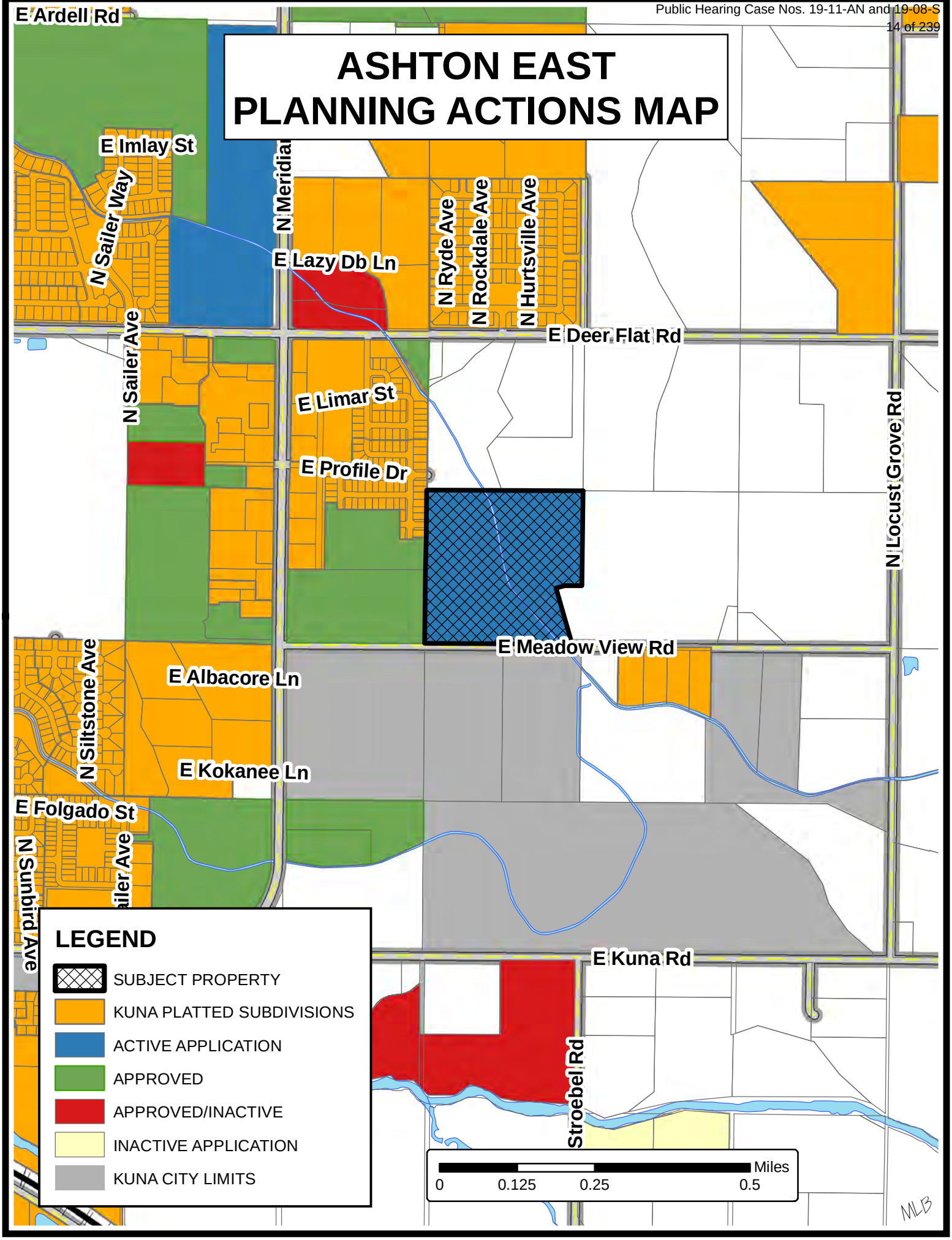
ASHTON EAST COMPREHENSIVE PLAN MAP

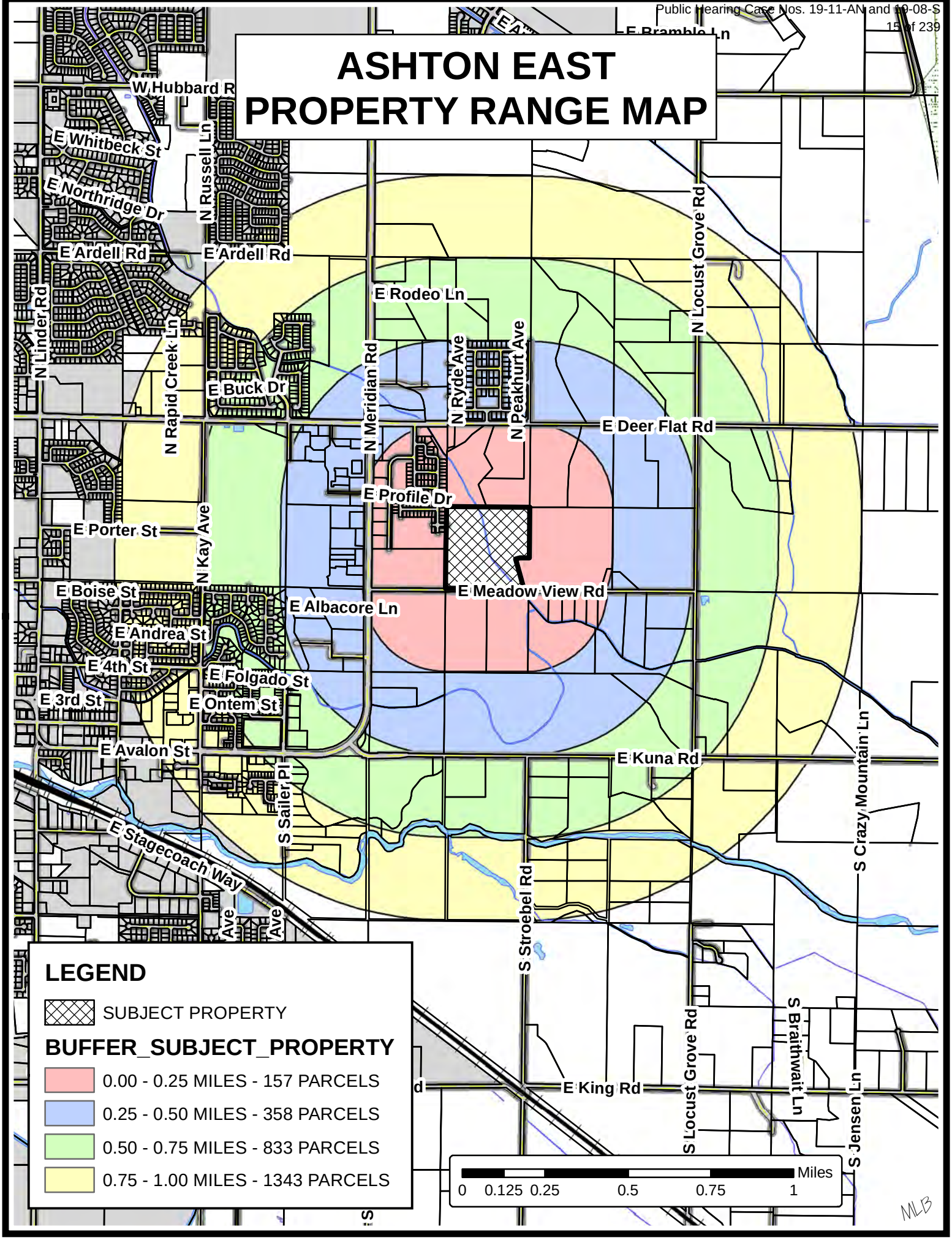



ASHTON EAST
ZONING MAP
E Lazy Db Ln
N Ry
E Deer Flat Rd
N Sailer Ave
N Meridian Rd
E Profile Dr
E Meadow View Rd
E Albacore Ln
E Kokanee Ln
E Kuna Rd
troebel Rd
LEGEND
SUBJECT PROPERTY
ZONING
RURAL RESIDENTIAL (COUNTY)
INDUSTRIAL M-2 (COUNTY)
AGRICULTURE
COMMERCIAL C-1
COMMERCIAL C-3
LOW DENSITY RESIDENTIAL
MEDIUM DENSITY RESIDENTIAL
HIGH DENSITY RESIDENTIAL
Miles
0
0.125
0.25
0.5
MLB

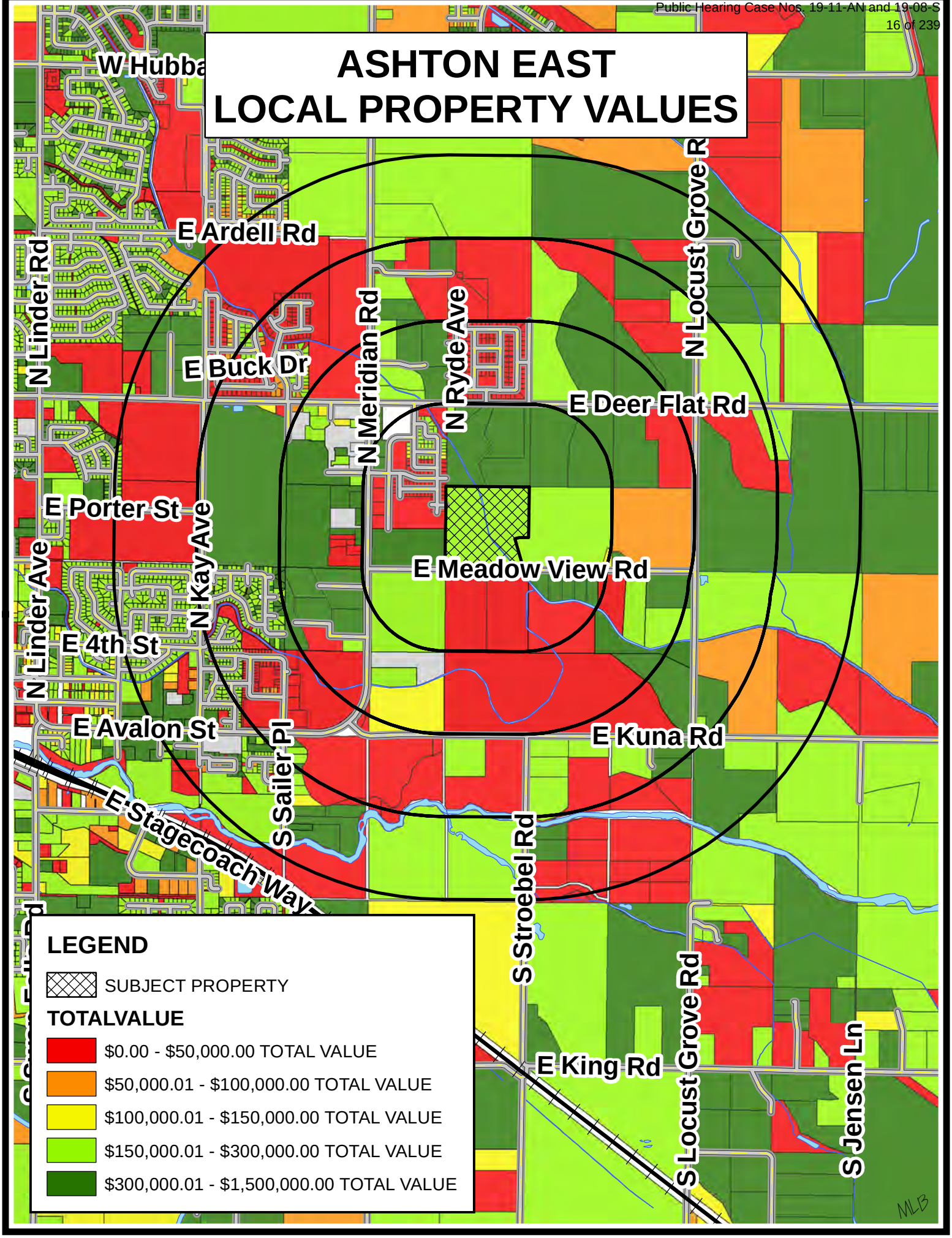

ASHTON EAST
PATHWAYS MASTER PLAN
N Peakhurt Ave
E Whitetail St
E Deer Flat Rd
N Abstein Ln
E Limar St
E Profile Ln
E Profile Dr
N Jacksonmill Ave
N Warm River Ave
E Albacore Ln
Legend
SUBJECT PROPERTY
FUTURE TRAILS
BIKE ROUTES
SCENIC_BYWAY
GREEN BELT OVERLAY
KUNA PARKS

ASHTON EAST PLANNING ACTIONS MAP




ASHTON EAST
PROPERTY RANGE MAP
W Hubbard Rd
E Whitbeck St
E Northridge Dr
E Ardell Rd
E Ardell Rd
N Russell Ln
N Linder Rd
N Rapid Creek Ln
E Buck Dr
E Rodeo Ln
N Meridian Rd
N Ryde Ave
N Peakhurst Ave
N Locust Grove Rd
E Deer Flat Rd
E Profile Dr
E Porter St
N Kay Ave
E Meadow View Rd
E Boise St
E Albacore Ln
E Andrea St
E 4th St
E Folgado St
E 3rd St
E Ontem St
E Avalon St
E Kuna Rd
S Sailer Pl
S Crazy Mountain Ln
E Stagecoach Way
S Stroebel Rd
E King Rd
S Locust Grove Rd
S Braithwait Ln
S Jensen Ln
LEGEND
SUBJECT PROPERTY
BUFFER_SUBJECT_PROPERTY
0.00 - 0.25 MILES - 157 PARCELS
0.25 - 0.50 MILES - 358 PARCELS
0.50 - 0.75 MILES - 833 PARCELS
0.75 - 1.00 MILES - 1343 PARCELS
0 0.125 0.25 0.5 0.75 1
Miles
MLB

ASHTON EAST
LOCAL PROPERTY VALUES



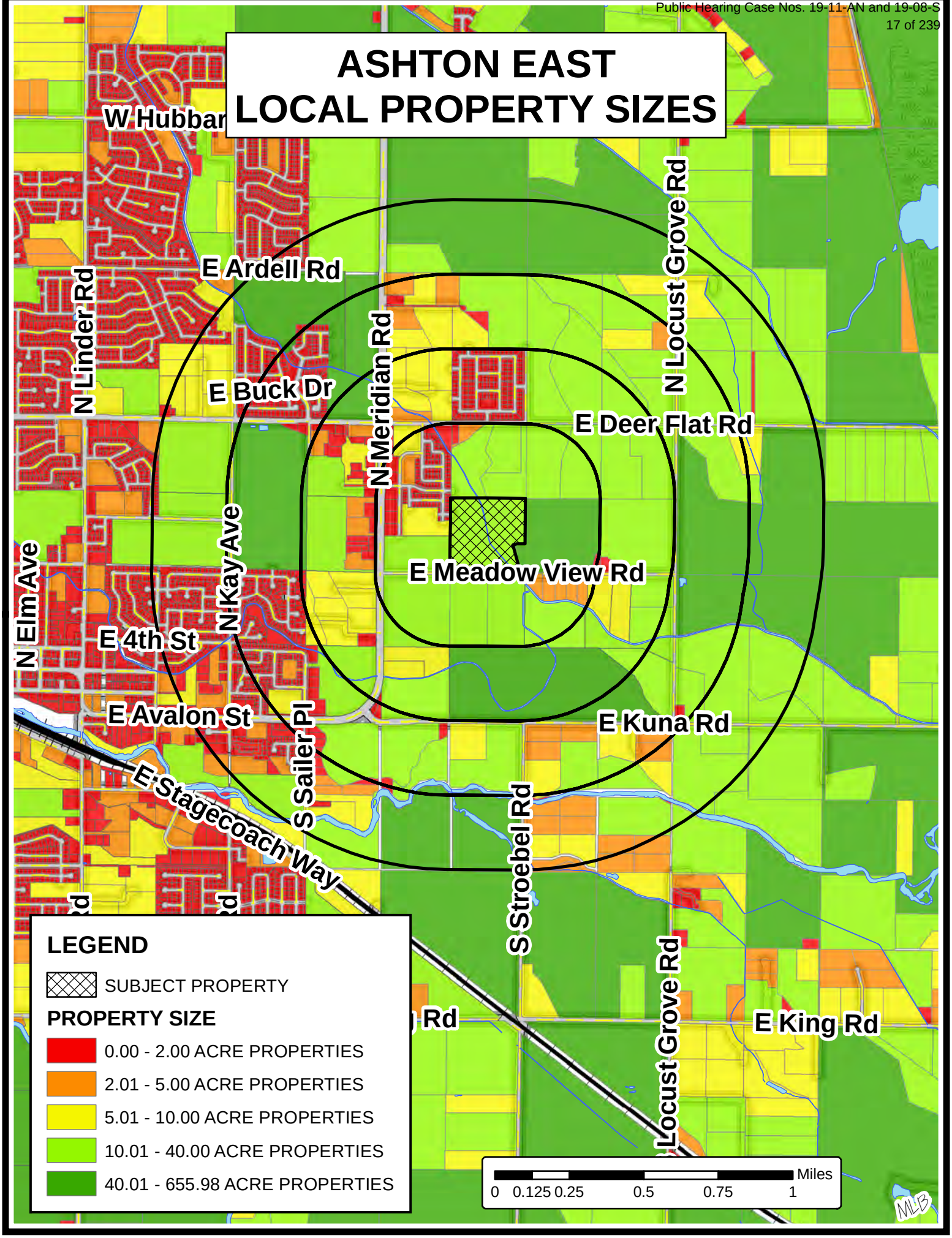
LEGEND

SUBJECT PROPERTY

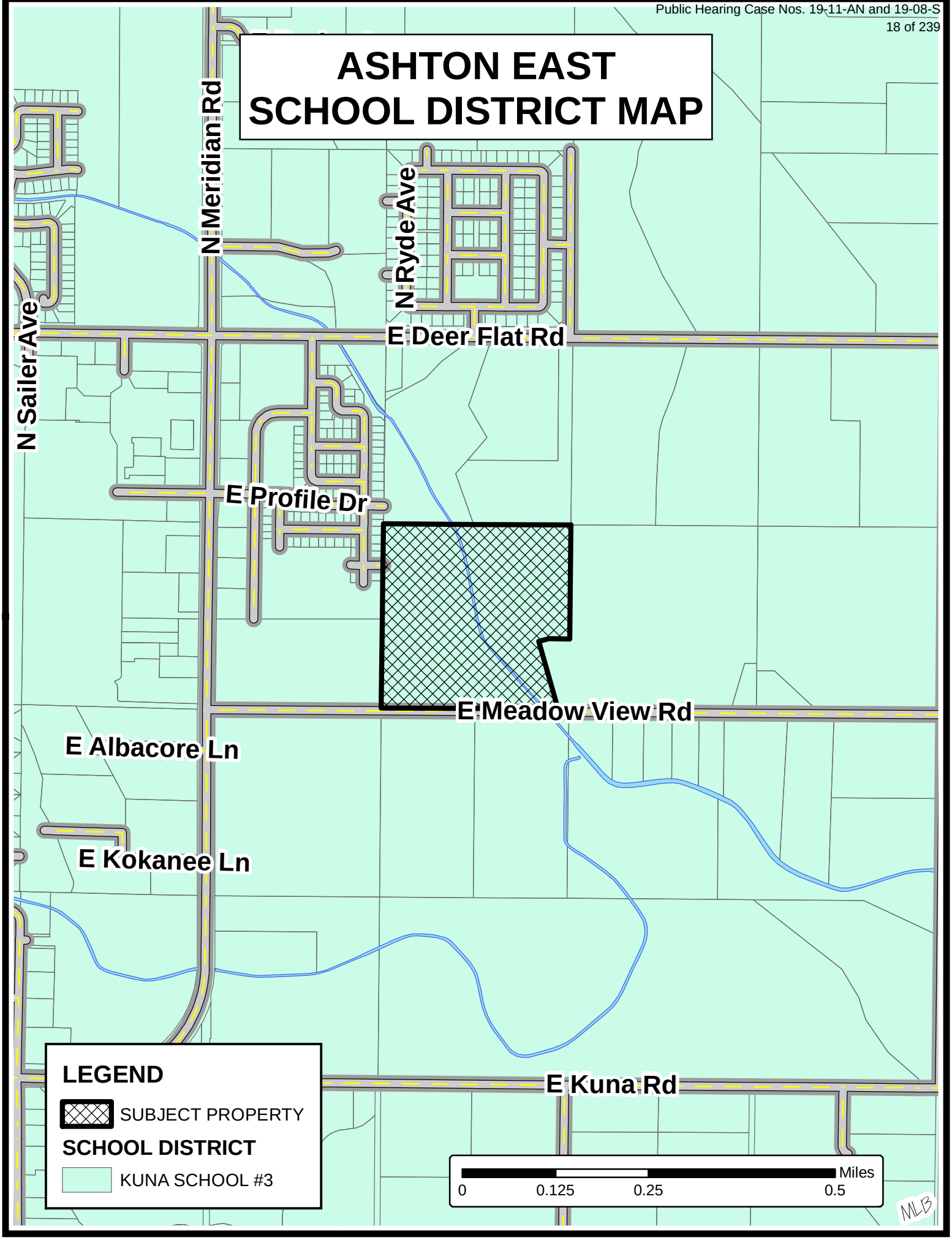
TOTALVALUE

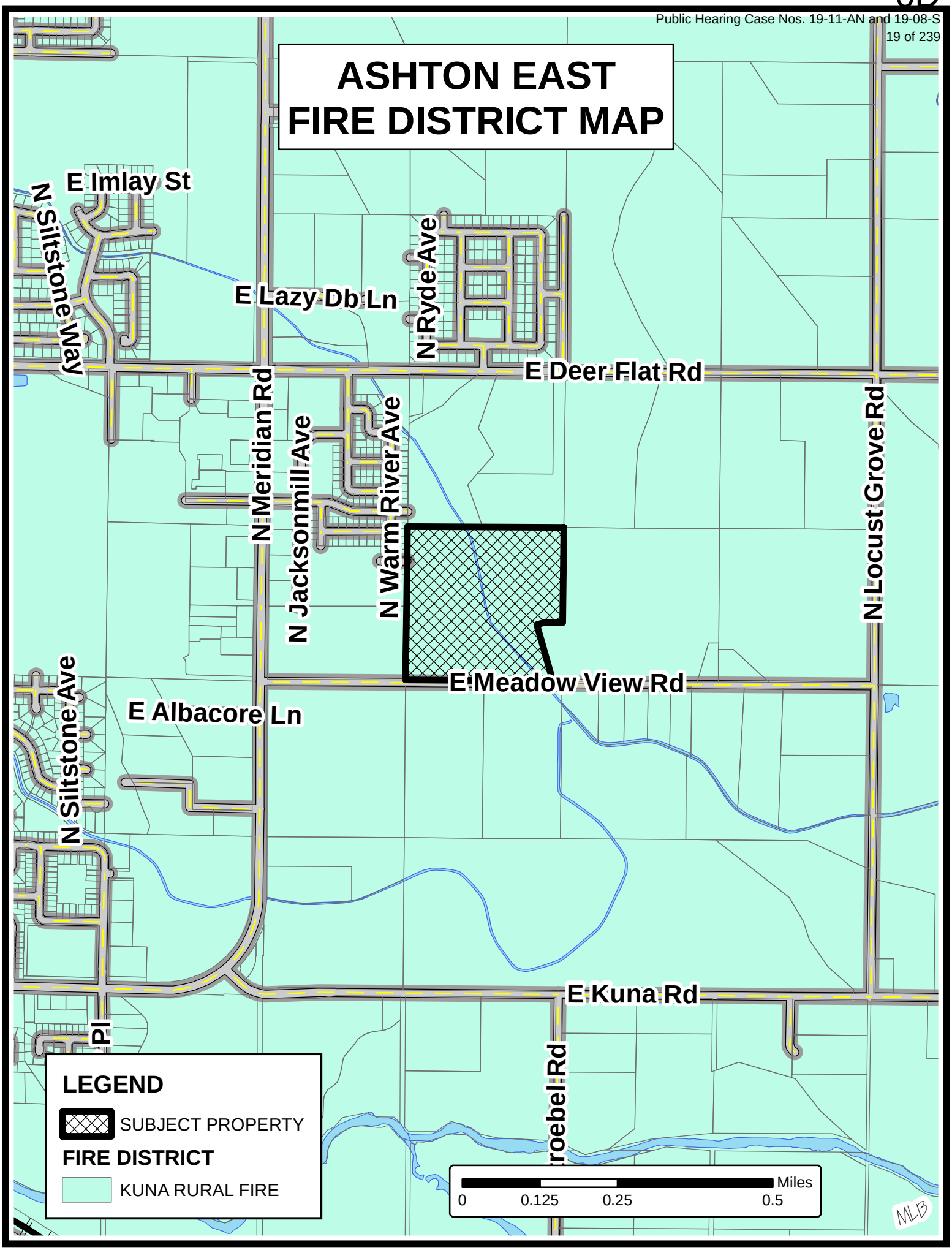
- $0.00 - $50,000.00 TOTAL VALUE
- $50,000.01 - $100,000.00 TOTAL VALUE
- $100,000.01 - $150,000.00 TOTAL VALUE
- $150,000.01 - $300,000.00 TOTAL VALUE
- $300,000.01 - $1,500,000.00 TOTAL VALUE

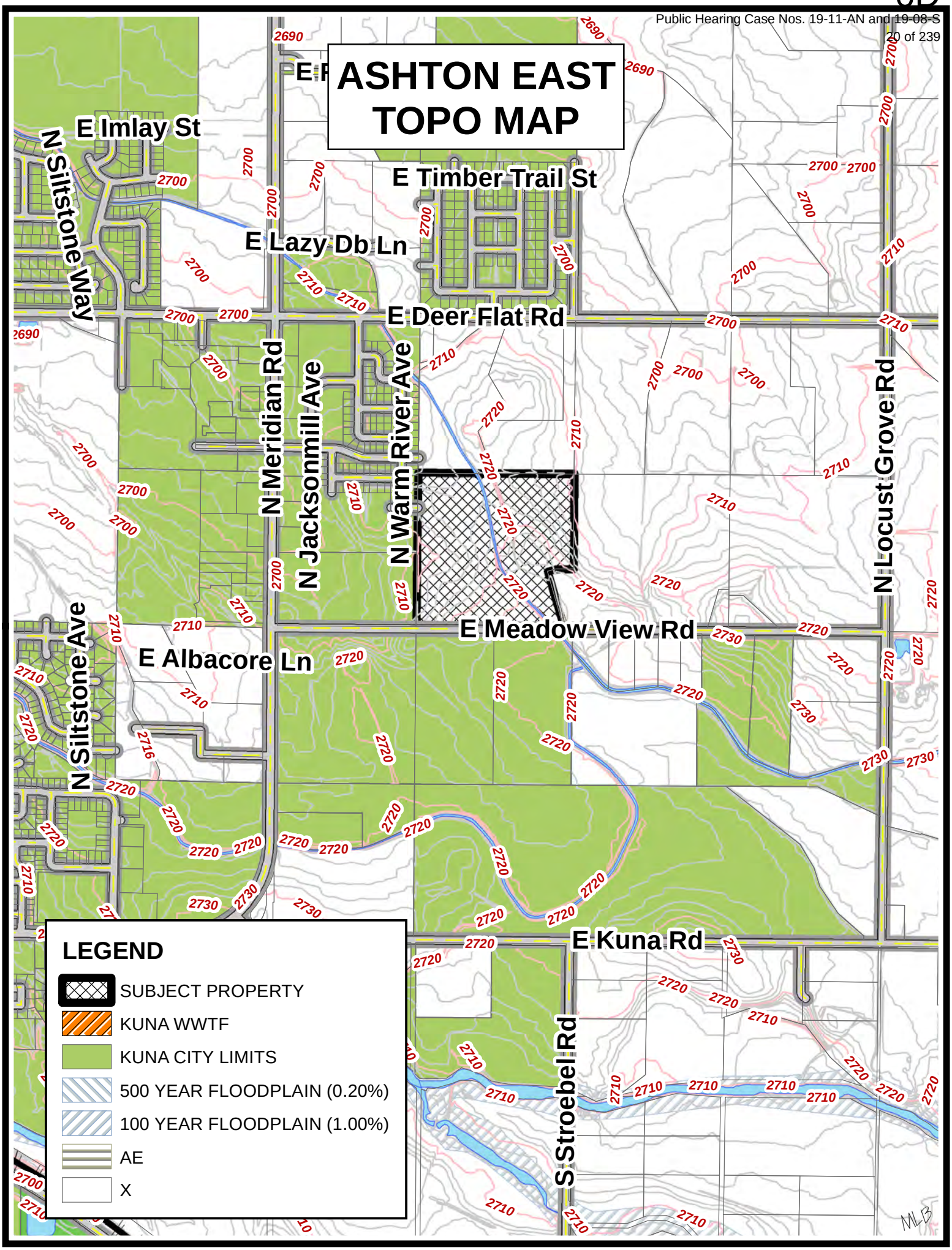
ASHTON EAST
LOCAL PROPERTY SIZES

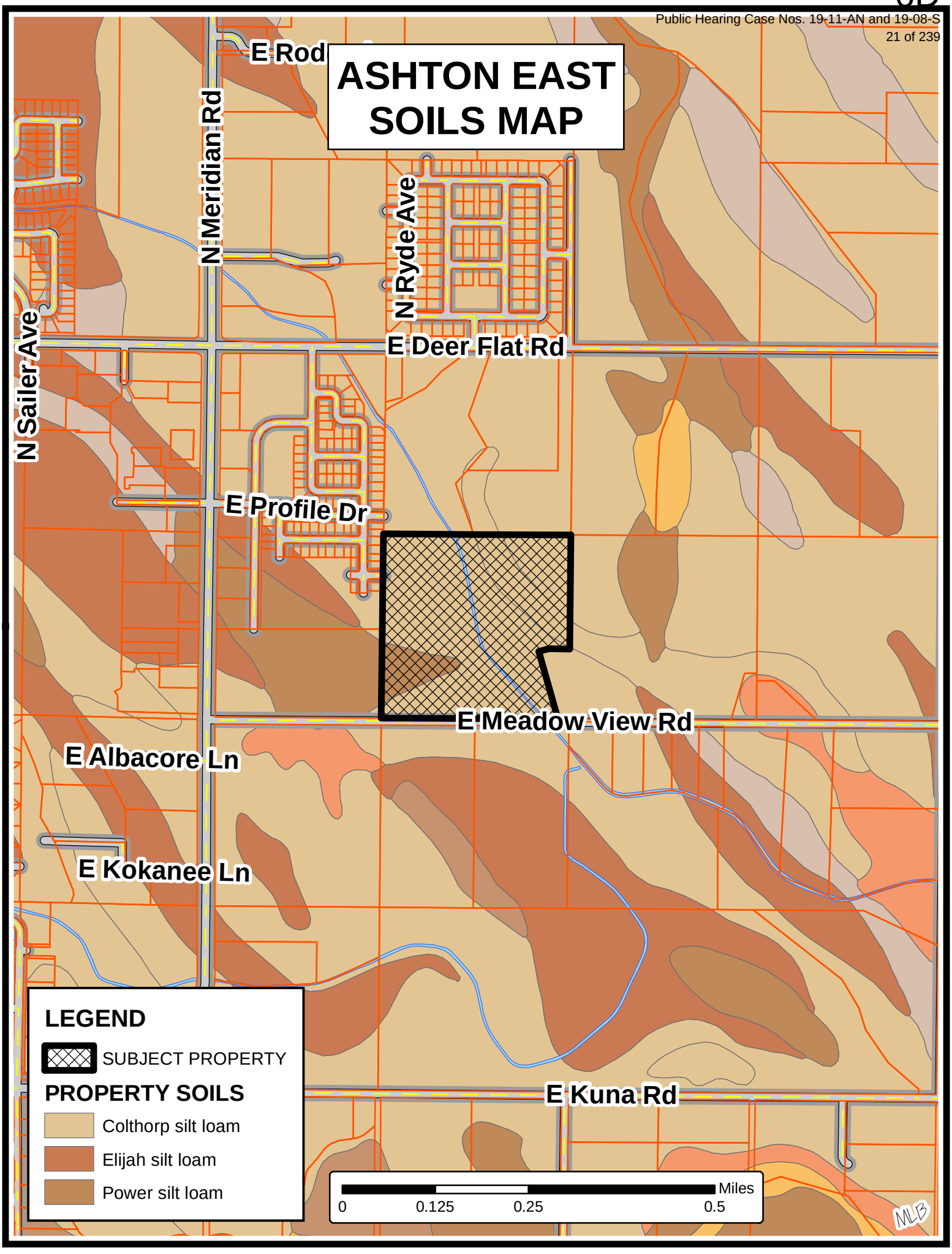


ASHTON EAST SCHOOL DISTRICT MAP

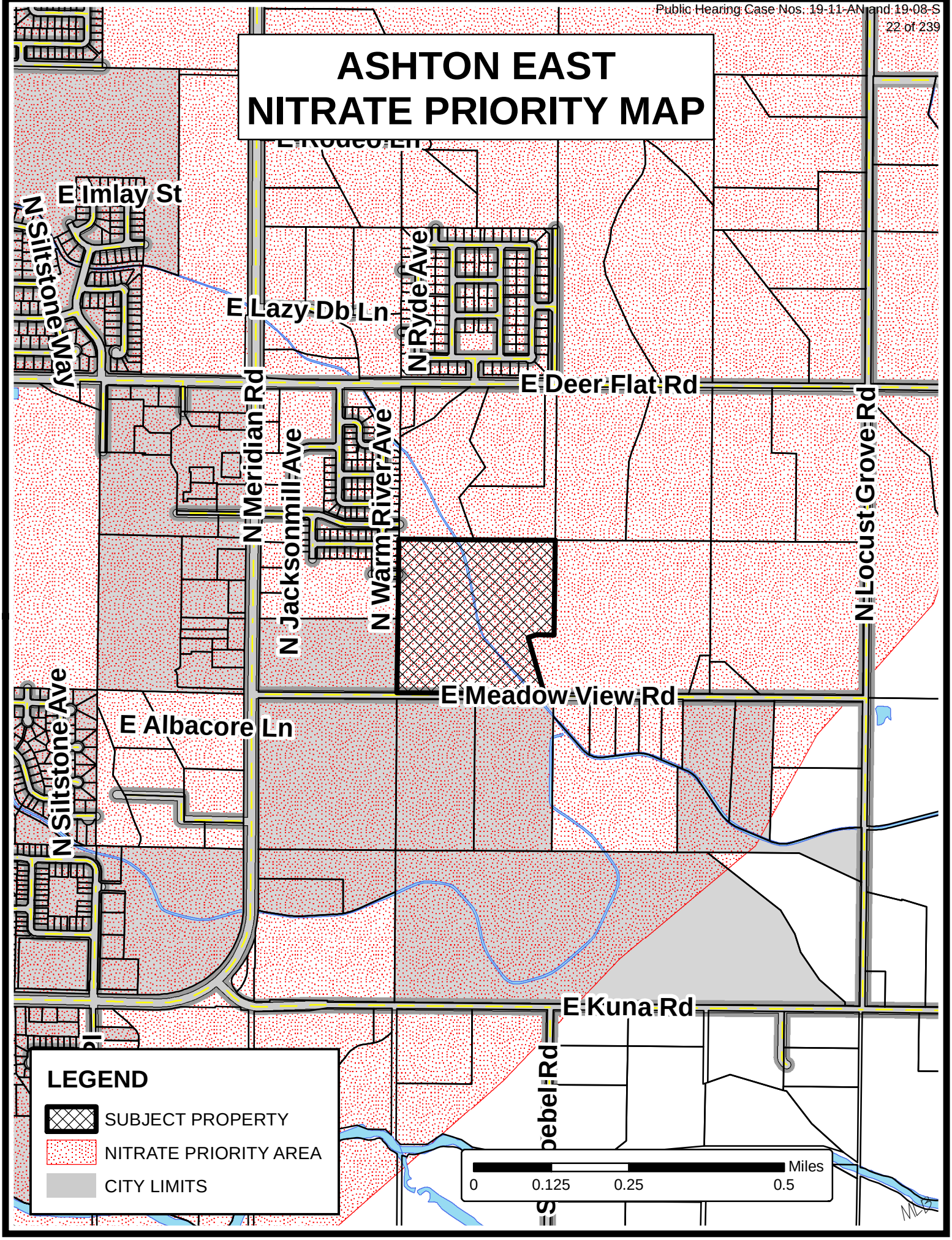



ASHTON EAST
FIRE DISTRICT MAP
E Imlay St
N Siltstone Way
E Lazy Db Ln
N Ryde Ave
E Deer Flat Rd
N Meridian Rd
N Jacksonmill Ave
N Warm River Ave
N Locust Grove Rd
E Meadow View Rd
E Albacore Ln
N Siltstone Ave
N Siltstone Pl
E Kuna Rd
Kroebel Rd
LEGEND
SUBJECT PROPERTY
FIRE DISTRICT
KUNA RURAL FIRE
Miles
0
0.125
0.25
0.5
MLB

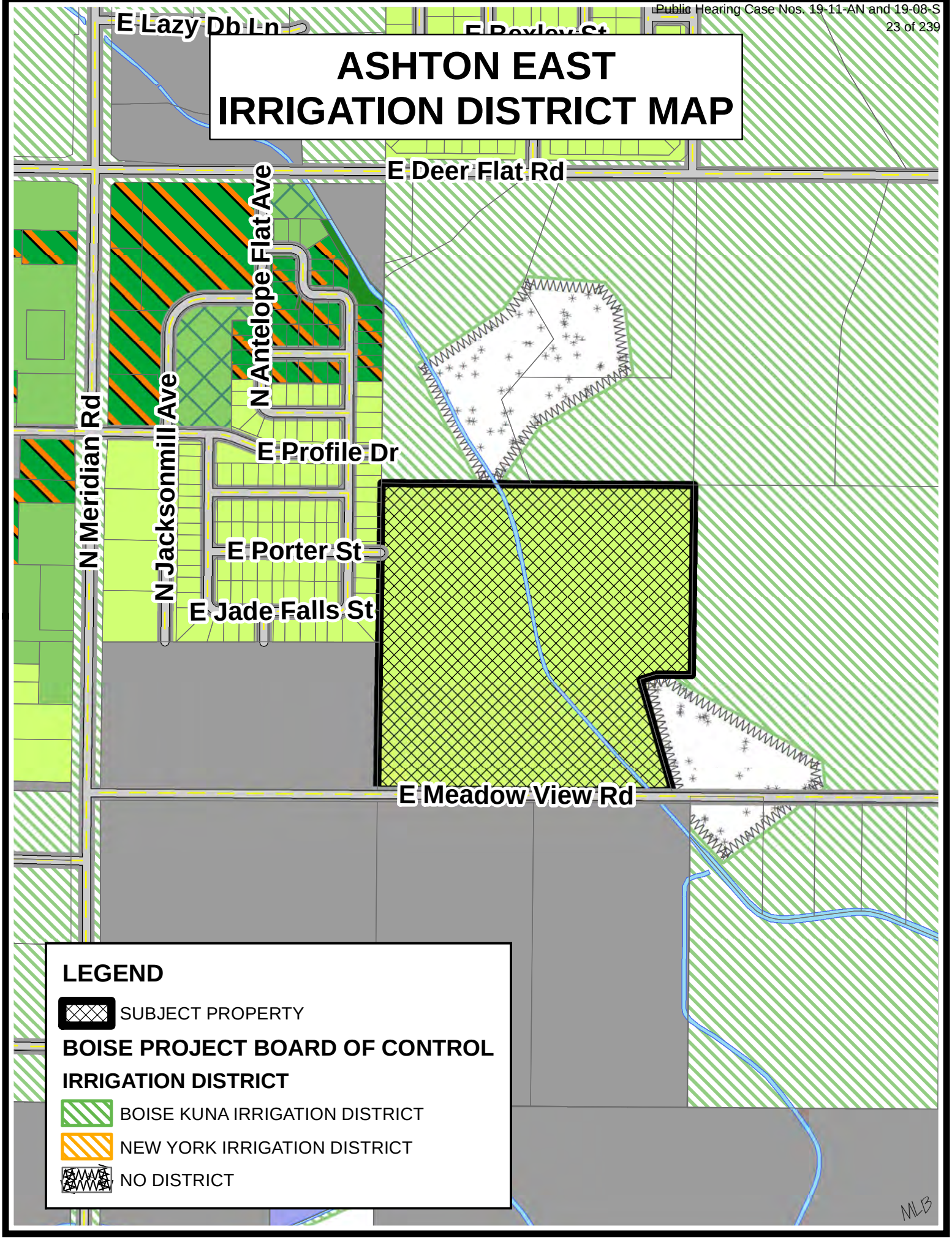

ASHTON EAST
TOPO MAP
E Imlay St
N Siltstone Way
E Timber Trail St
E Lazy Db Ln
E Deer Flat Rd
N Meridian Rd
N Jacksonmill Ave
N Warm River Ave
N Locust Grove Rd
E Meadow View Rd
E Albacore Ln
N Siltstone Ave
E Kuna Rd
S Stroebel Rd
LEGEND
SUBJECT PROPERTY
KUNA WWTF
KUNA CITY LIMITS
500 YEAR FLOODPLAIN (0.20%)
100 YEAR FLOODPLAIN (1.00%)
AE
X


ASHTON EAST
SOILS MAP
E Rod
N Meridian Rd
N Ryde Ave
N Sailer Ave
E Deer Flat Rd
E Profile Dr
E Meadow View Rd
E Albacore Ln
E Kokanee Ln
E Kuna Rd
LEGEND
SUBJECT PROPERTY
PROPERTY SOILS
Colthorp silt loam
Elijah silt loam
Power silt loam
0
0.125
0.25
0.5
Miles
MLB

ASHTON EAST NITRATE PRIORITY MAP

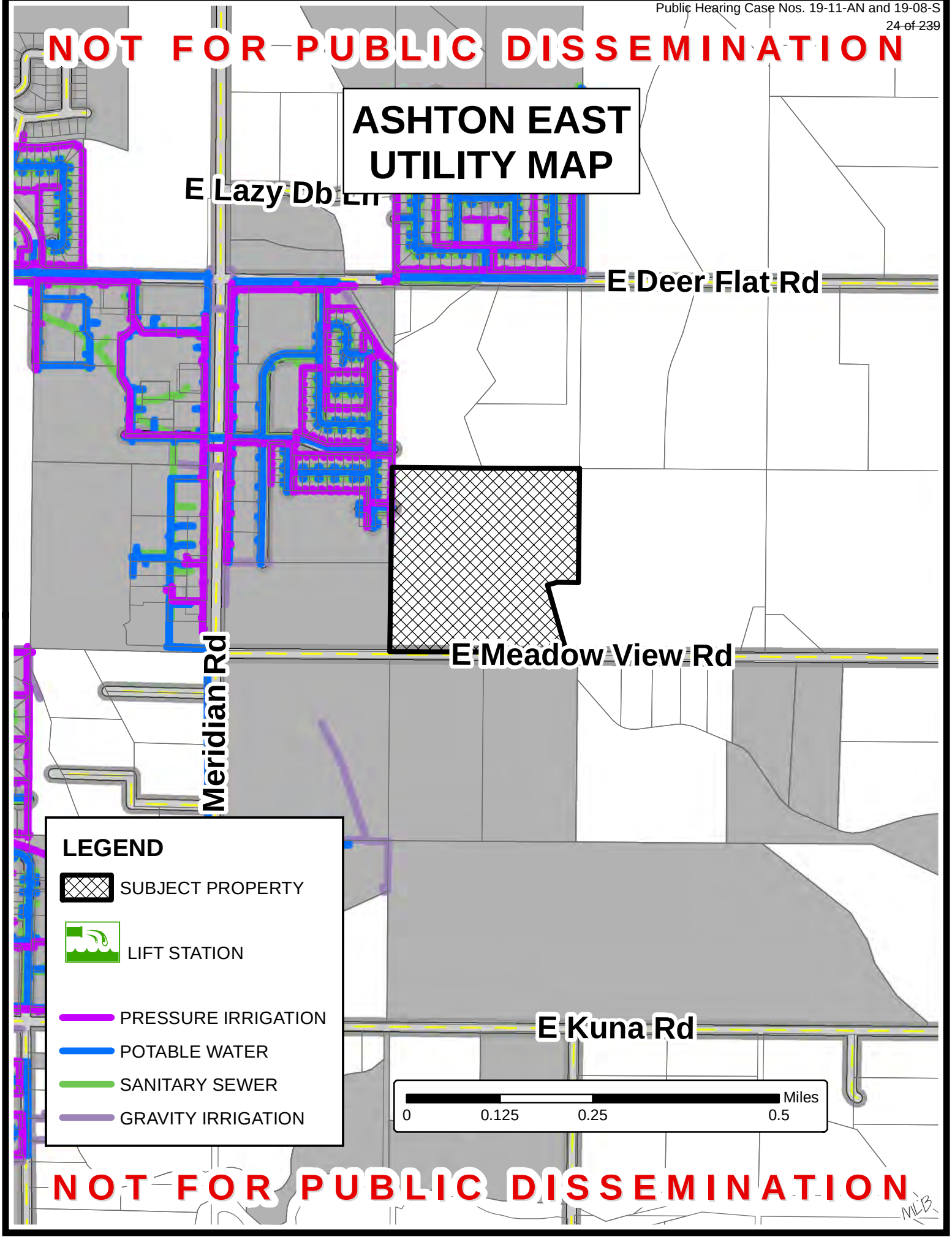


ASHTON EAST IRRIGATION DISTRICT MAP



NOT FOR PUBLIC DISSEMINATION

ASHTON EAST UTILITY MAP



NOT FOR PUBLIC DISSEMINATION

MLB

DANSKIN - PATAGONIA SEWER DRAINAGE BASIN

CURRENT DANSKIN LIFT STATION CAPACITY:

CONNECTED:	3,517
WILL SERVE/COMMITTED:	4,293
BUILDABLE LOTS - TODAY:	1,014
REMAINING CAPACITY:	415

N Windmill Way
E Whig Dr
E Imlay St
N Kay Ave
N Greenville Ave
N Siltstone Way
N Sailer Way
N Snowfield Pl
N Rapid Creek Ln
E Whitetail St
E Lazy Db Ln
E Timber Trail St
N Ryde Ave
N Rockdale Ave
N Hurtsville Ave
N Peakhurst Ave
E Deer Flat Rd
E Profile Ln
N Jacksonmill Ave
N Antelope Flat Ave
E Profile Dr
E Porter St
N Warm River Ave
N Locust Grove Rd
E Meadow View Rd
E Limestone St
N Kay Ave
N Mudstone Way
N Siltstone Ave
N Meridian Rd
E Kokanee Ln
E Folgado St
468

LEGEND

- LIFT_STATIONS
- KUNA_WATERBODIES
- SUBJECT PROPERTY

SWRDRNBSN

- POINTING DOGS BASIN
- BIRDS OF PREY BASIN
- KUNA CITY LIMITS

KUNA Planning & Zoning

Council Chambers | 751 W 4th Street, Kuna, Idaho 83634 | 6:00 PM

PLANNING & ZONING COMMISSION
MINUTES
Tuesday, July 28, 2020
6:00 PM

Under authority of the Governor's partial Open Meeting Law Suspension Proclamation dated March 13, 2020, and due to social distancing protocol, the Council Chambers Audience Occupancy Capacity was 15. Social Distancing was required.

Public testimony was received on the cases listed under Public Hearings within this Agenda.

This meeting was also streamed Live on the City of Kuna Facebook page:
https://www.facebook.com/CityofKunaIdaho/

1. *CALL TO ORDER AND ROLL CALL 6:00 PM*

COMMISSIONERS:
Chairman Lee Young
Vice Chairman Dana Hennis
Commissioner Cathy Gealy
Commissioner Stephen Damron – Absent
Commissioner John Laraway – Absent

CITY STAFF PRESENT:
Wendy Howell, Planning and Zoning Director
Doug Hanson, Planner
Jessica Reid, Planning & Zoning Staff

2. *CONSENT AGENDA:* *All Listed Consent Agenda Items are Action Items*

A. **Planning and Zoning Commission Meeting Minutes**

1. July 28, 2020

B. **Findings of Fact & Conclusions of Law**

1. 20-01-CPF Ensign Subdivision No. 1 (Combination Preliminary & Final Plat)

Commissioner Cathy Gealy moved to approve the Consent Agenda. Seconded by Commissioner Dana Hennis. Approved by the following roll call vote:
Voting Aye: Chairman Lee Young, Commissioner Dana Hennis and Commissioner Cathy Gealy.
Voting No: None
Absent: 2
Motion carried: 3-0-2

3. *PUBLIC HEARING:*

A. **Case No. 20-01-AN (Annexation), 20-03-S (Preliminary Plat) & 20-07-DR (Design Review) Ledgestone South Subdivision - ACTION ITEM**

C/Young: It appears that staff requested that this item be tabled to a date certain pending final agency comments. **Jessica Reid:** Correct. **C/Young:** Is there an anticipated time of arrival? **JR:** August 11th, if the Commission would approve. **C/Young:** Ok.

Commissioner Cathy Gealy moved to table 20-01-AN (Annexation), 20-03-S (Preliminary Plat) and 20-07-DR (Design Review) for Ledgestone South Subdivision to August 11, 2020. Seconded by Commissioner Dana Hennis. Approved by the following roll call vote:
Voting Aye: Chairman Lee Young, Commissioner Dana Hennis and Commissioner Cathy Gealy.
Voting No: None
Absent: 2
Motion carried: 3-0-2

B. **Case No. 19-14-AN (Annexation), 19-11-S (Preliminary Plat) & 19-32-DR (Design Review) Patagonia East, Ridge, & Lakes Subdivision – ACTION ITEM**

C/Young: This item also, staff requests it be tabled to a date certain pending agency comments. **Jessica Reid:** August 11th please, if that's possible. **C/Hennis:** That's going to be a busy night.

Commissioner Cathy Gealy moved to table 19-14-AN (Annexation), 19-11-S (Preliminary Plat) and 19-32-DR (Design Review) for Patagonia East, Ridge, and Lakes Subdivision to August 11, 2020. Seconded by Commissioner Dana Hennis. Approved by the following roll call vote:
Voting Aye: Chairman Lee Young, Commissioner Danna Hennis and Commissioner Cathy Gealy.
Voting No: None
Absent: 2
Motion carried: 3-0-2

C. **Case No. 19-11-AN (Annexation), 19-29-DR (Design Review) & 19-08-S (Preliminary Plat) Ashton Estates East – ACTION ITEM**

Doug Hanson: Good evening Chairman and Commissioners, for the record, Doug Hanson, Kuna Planning and Zoning staff, 751 W 4th Street, Kuna, Idaho, 83634. The applications before you this evening are the annexation of an approximately 38.47-acre parcel into Kuna City Limits with an R-8 (Medium Density Residential) zoning district classification, and the subdivision of the 38.47-acre parcel into 175 buildable lots and 25 common lots. Additionally, the applicant has submitted a design review application for the projects landscaping and open space. Ashton Estates East sewage is anticipated to flow to the Danskin Lift Station. At this time, lift station capacity is over-committed; the applicant has met with the Public Works department and discussed that they are willing to cost share for improvements in Danskin Lift Station so they can move forward with this project. Staff would note that if the Commission recommends approval of this project that the applicant be conditioned to work with the Kuna City Engineer to provide a solution regarding the creation of additional capacity. This condition has been provided as condition number 6 in section "I" of the Staff Report. Following review, staff has determined the annexation, preliminary plat and design review are within compliance of Kuna City Code, Idaho State Code and the Kuna Comprehensive Plan. As a reminder, the annexation and preliminary plat are before you as a recommendation to the City Council, and the design review is seeking your decision this evening. If the Commission approves the design review and recommends approval of the annexation/pre-plat, staff would recommend that the applicant be subject to the conditions of the approval listed in section "I" of your Staff Report, as well as any other additional

conditions this decision-making body decides to impose. Thank you. **C/Young:** Are there any questions for staff at this time? **C/Gealy:** I have no questions at this time. **C/Hennis:** Me neither. **Jessica Reid:** Commissioners Gealy and Young, if you could be closer to your microphone please so we can pick it up on the (Facebook) Live. Thank you. **C/Young:** Ok then, can we please have the applicant come forward and tell us about your project. Please state your name and address for the record. **Stephanie Leonard:** Hi, Stephanie Leonard with KM Engineering, 9233 W State Street, Boise, Idaho, 83714. Thank you for having us here this evening, especially with current circumstances, we appreciate the possibility to speak here tonight. We're here tonight to ask for your favorable recommendation and approval of our application on Ashton Estates East. We are asking to annex into the City of Kuna with an R-8 zoning district and a preliminary plat of 200 lots in total. Doug did a good job summarizing our project, I'm not going to wordy as far as the description. We're about 38.6-acres in total, we are currently zoned Rural Residential in Ada County; we're asking for the R-8 zoning district, Medium Density Residential in Kuna. We are contiguous to be annexed, as you can see, Ashton Estates to the west and there's also property to the south that has been annexed into Kuna. Ashton Estates, as I'm sure you're all aware, is a mix of commercial and residential properties; we were hoping to continue on with the residential product in Ashton Estates East. In preparing for this application, as Doug mentioned, we spoke with Public Works and staff several times before we managed to meet all the requirements for Sewer, Water, and Pressurized Irrigation. And we've also *unintelligible.* In designing this plat, we did review the city's goals in the Comprehensive Plan and you can see in the Future Land Use Map shows that our property is located in High Density Residential land use designation; that High Density designation does correlate with the R-8 which allows up to eight dwelling units per acre, we have hit that with 4.53 Gross dwelling units per acre or 6.07 Net dwelling unit per acre. We are fulfilling several Comp Plan goals with this subdivision, specifically with construction of a pathway that I will show you later with the landscape plan; and by providing a variety of different housing opportunities, especially adjacent the commercial development to the west. As Doug had mentioned, our development is 200 lots overall, 135 of those are single family residential lots, 21 common lots and then 4 shared driveway lots that are located throughout the site. Our minimum lot size is approximately 3,984 square feet, we have an average lot size of 5,206 square feet; both of which meet the R-8 minimum lot size requirements. We are requesting for the R-8 dimensional standards primarily; we have a section of lots on the southside of the site that are just a little bit more narrow than the R-6 district would allow so, the R-8 incorporates with this subdivision. As mentioned, we are proposing a density of 4.53 dwelling units per Gross acre and 6.07 dwelling units per Net acre which are *unintelligible* in the R-8 district. Our main entrance is going to be via Stone Falls which is to the south, and it will be accessing Meadow View Drive which is not currently constructed but we will construct it with part of this application. *Unintelligible* direct access from Meadow View and we will be constructing three stub streets and continuing one which is currently stubbed at Ashton Estates. ACHD determined in their staff report that we should work with roadway improvements on Stroebel which is the eastern boundary of our site. They recommended that we work with them before they sign our Final Plat, to determine what development patterns are like and what is appropriate, whether that be *unintelligible* or constructing the roadway, it just depends on what is needed at the time. We will be providing public roads throughout the subdivision to Kuna & ACHD's standards. This is our landscape plan; we are requesting approval for design review. There is approximately 7.7 acres of open space which is considered useable open space, it's over 15% of the site, and is in compliance with the requirements. The Kuna Canal that crosses the site from north to south, we are proposing to leave that panel open and install a 9-foot walking path just west of the canal; this is in compliance with the Kuna Pathways Plan. Our plan does anticipate that

they are going to be putting in some type of tot-lot too, in one of the bigger open space areas. They have also incorporated a school bus pickup area at the entrance to Meadow View Drive, which was a request from the School District. Open space will be maintained by the Homeowners Association as well. This is the phasing plan that we are planning on at this point, it will be 5 phases. The first phase will contain approximately 49 lots and include two access points, there will also be a stub street that would lead to the undeveloped property to the west; as I mentioned before, we will be including that bus stop off of Meadow View. As mentioned earlier, we are requesting an R-8 zone for this site so we can accommodate a different product type which is to the south in grey; they are a little bit more narrow than some of the other lots. The ones in blue and yellow are actually around 5,000 – 6,000 thousand square feet, I don't remember the average on them but, the ones in grey are right around 4,000 square feet. *Unintelligible* is kind of close to the thoroughfare, its right near Ashton Estates on the west. We feel the development is consistent with the Kuna Comprehensive Plan in providing a variety of other residential opportunities. We're close to services; we've been working with Public Works to make sure that we can serve the site. We also feel that this will be a complimentary continuation of the Ashton Estates Subdivision that is already there. We are compliant with the standards of the R-8 zone and in fact those areas exceed the minimum requirements. I believe that this is going to be a great product for Kuna, especially in the transportation areas and services. With that, I will stand for any questions. **C/Hennis:** There was one question that I had, I believe it was in one of the irrigation districts reports that they had requested a full bridge over the canal; it looks like it shows that on your plat, is that the plan to continue the roadway over? **SL:** That is correct, it's on the northside of the plat. **C/Gealy:** I have no questions. **C/Young:** I do have a quick one and it's probably more for the people in the area because they're always, especially in an area like Kuna, people are always fearful of their water rights and access to their existing irrigation. I know the canal was going to stay open and maintain being open, any of the existing water rights off of that canal will be maintained; the water will still be accessible to all those parcels? **SL:** That is correct. We are required to do that. **C/Young:** As far as the stub streets to the north and adjacent parcels, it's your intent that when you are putting the fencing around the subdivision that even though those are future streets, to run that fence the full length of the norther property boundary, correct? **SL:** I believe so, that's the plan. **C/Young:** Until something is developed, then they can modify that? **SL:** ACHD requires there's a sign on the road that says the road will be extended in the future. **C/Young:** It looks like there are three different flag lots, blocks 2, 3 and 9; the shared driveway for those, is that maintained by the HOA? The landscaping that borders that driveway? **SL:** Yes, that is correct, it will be maintained by the HOA. **C/Young:** Ok, those are all the questions I had at this time. **SL:** Thank you. **C/Young:** Thank you. We'll go ahead and open up the public testimony at 6:17 PM. Each person will have three minutes to make their comments then, after everybody has had a chance to speak, the applicant has a chance to come back and answer those questions that have been brought up. With that, I have listed under Neutral, Harvy Kohn. Did I even come close? Ok, if you could just come up and state your name and address for the record please. **Harry Kohn:** Harry Kohn, I live at 2211 E Deer Flat, Kuna. My property borders on the west side and what would be the south side. The problem I'm having right now is the subdivision they're working on to the west side, I've got neighbors coming to me constantly complaining about water in their yard because when I flood irrigate my pasture, it runs over into their yards. There's a drain there but the drain is higher than their yards so it's going to go in their yards before it goes into the drain. This has been going on ever since they built the place, I'm just fed up with the guys coming over and bothering me with it when there's nothing I can do about it. I think before they build a subdivision, they should fix the one they got. That's the way I see it, and I think Rod wants to talk about irrigation so I'll let him talk

about irrigation but I do appreciate you listening to me. Thank you. **C/Young:** Thank you. next I have listed, Deb Schull. Is that right? **Debra Schenk:** No. **C/Young:** Man, I'm not doing too good. **DS:** Do I take this? **Jessica Reid:** Yes, go ahead and use the microphone for me. **DS:** *Unintelligible.* **JR:** I'm sorry Deb, if you could just hold on, they accidentally shut the microphone off on you. **DS:** Is that better? **JR:** Yes. **DS:** Debra Schenk, 2405 E Deer Flat Road, Kuna, Idaho. Could you bring the picture of the plat back up please? Rod, Harry, and I are all neighbors and we get our water, there's the canal, just to this side of it. This road comes down, and right now it is an open ditch that follows that road; that's Rod's place and that's Harry's place. Right there is where our water is piped so I don't know if you guys have an idea to do that, but that would be a good way to get it to our place and not be under anybody's yard. The only problem is that No. 18 on the other side, that would go under somebody's house right there; that's what we don't want because when everything is said and done, that's not fair to who lives there in the future. So, that's what we're concerned about, and it looks like *unintelligible* with the plat because it kind of drops down. So, that's all we want. Thank you. **C/Young:** Thank you very much. And next I have listed, Rod…. **Rod Wiens:** Wiens. **C/Young:** Thank you; I just gave up. **RW:** Is it working? **C/Hennis:** Yup. **RW:** The first question is, how the developers plan to work with our water which is open ditch that runs into a pipe? How do they plan to do this? Is it going to be an underground pipe that goes down the middle of the road? Will we have access? We need to know what is going to happen there. **Jessica Reid:** Rod, if I could interrupt you. Please state your name and address for the record. **RW:** Oh, yes. Rod Wiens, 2329 E Deer Flat Road. **JR:** Thank you Rod. **RW:** We need our water like I was saying, and I want to ask the developer how they are going to do that. Currently, at the very top there on the north side, the RR is my property; over on the other side here is Harry Kohn's property. As you can see, this is the second issue I have, there are three temporary road spurs and I would definitely like to see some kind of temporary fence at the end of those so that residents, children, pets, etcetera, etcetera, don't keep coming across to our property. Basically, that's it, we are concerned about our water and a little concerned about the temporary fence. Thank you. **C/Young:** Thank you. I don't see anybody else on the sign-in sheet, is there anybody here that has not signed in and wanted to testify on this application? Ok, and just to verify, there isn't anyone on Zoom. **JR:** There is not. **C/Young:** Ok, then we'll have the applicant please come back up. **SL:** Hi, Stephanie Leonard, 9233 W State Street, Boise, 83714; I guess I will address some of the questions. I think we addressed Harry's question before the meeting, we gave a number to call for someone to kind of coordinate the water and what has been going on with the flood irrigation; we'll work through that. For the water and delivery to properties that are currently being served, we have met with the ditch company a couple times and addressed that issue. We will be accomplishing anything that needs to be done for them to get their water during this project. There is actually a state statute that requires us to maintain water rights for anyone, its of the utmost importance *unintelligible.* As far as the fencing that Rod thought of, we will be placing a temporary fence behind or kind of across that area and there is also a barricade, we are required by ACHD, to make sure that folks can't go to on his property. I think with that I will stand for any question you may have. **C/Young:** Ok, are there any other questions? **C/Gealy:** I have another question and I appreciate the variety of they housing type and the useable open space. I am concerned about access to the open space, there's the pathway and then the two larger parcels seem to be pretty well surrounded by homes except for there at the north and the south. It seems that there's really minimal…. there's not easy access for the smaller lots to the open space. **SL:** Thank you Commissioner Gealy. I think that the idea would be that they would use the pathway that is within that common lot then go up to the bridge to the smaller area or, I don't know how far that is all the way in feet, walk up to the central open space there. Do you think there may be inadequate pathway to those areas? We

will be installing sidewalks on these roads so, that will provide folks who are maybe down in this section where they can walk up to one of those linear open spaces then up to the larger open space too. **C/Gealy:** So, there will be access from that southern portion from that cul-de-sac to the pathway? **SL:** Correct. What I think is this is actually a common lot and I don't exactly remember what the design is but, I imagine there is an area or a way to get there. **C/Gealy:** I was wondering if it would be possible to consider a pathway, maybe not at Stone Falls, but somewhere in there across to the open area. **SL:** I'm not sure if we considered that but I think that the 5-foot sidewalk provides a pretty…. I mean, it's a little bit of a jaunt but, I think that's adequate to the central open space. Each of those lots are 40-feet wide and with twenty of them that's 240-feet long; it's not terribly long, it maybe looks like that. **C/Gealy:** Thank you. **C/Young:** Are there any other questions at this time? **C/Hennis:** No. **C/Young:** Ok, thank you. **SL:** Thank you. **C/Young:** Then I'll close the public testimony at 6:30 PM, which then brings up our conversation or discussion. Does anybody want to go first? **C/Hennis:** I think things have been answered with regards to the flag lots. I think for the most part it's a well laid out area; I kind of like the open spaces with how wide and long and you can get to them pretty easy for the most part. With how the canal is, they can't do anything with water rights, it's against state law; otherwise I think it lays out pretty well. **C/Gealy:** The other concern I have is the city sewer capacity. Staff indicated they would be willing to work with the city on shared cost for increasing sewer capacity. **C/Hennis:** Yes, it's one of the conditions in the report. I think the condition intends to be continual across there, they said they will and that seems to be the only thing not in the condition. **C/Young:** I agree, I think that they can't build until they get the sewer issues figured out anyway. **C/Hennis:** Right. **C/Young:** It all has to be permitted and approved by the City Engineer to accept everything. **C/Hennis:** It all has to be permitted. **C/Gealy:** Before they do anything? **C/Young:** Right. For me, the layout looks pretty good and I do like the multiple areas of open space. I think it fits as a transition from the future commercial to the west and a transition to the future uses to the east as it develops. I think the landscaping looks appropriate; I don't see any issues. I agree with ACHD shifting one street over to the east a little bit to provide some traffic calming coming from the north at *unintelligible* avenue. I think it all looks pretty good myself. Anything else that anyone else wants to discuss?

Commissioner Dana Hennis moved to recommend approval for 19-11-AN (Annexation) and 19-08-S (Preliminary Plat) to City Council for Ashton Estates East Subdivision with the conditions as outlined in the staff report as well as the additional condition that the fences bordering the north side of the property continue across the stub streets.

C/Young: Did we want to include the item in section 6, item "I"? **C/Hennis:** It was already in the conditions for the sewer. **C/Young:** Was it? **C/Hennis:** Mhm. **C/Young:** Ok.

Seconded by Commissioner Cathy Gealy. Approved by the following roll call vote:
Voting Aye: Chairman Lee Young, Commissioner Danna Hennis and Commissioner Cathy Gealy.
Voting No: None
Absent: 2
Motion carried: 3-0-2

Commissioner Dana Hennis moved to approve 19-29-DR (Design Review) for Ashton Estates East Subdivision with the conditions as outlined in the staff report as well as the additional condition that the fences bordering the north side of the property

continue across the stub streets. Seconded by Commissioner Cathy Gealy. Approved by the following roll call vote:
Voting Aye: Chairman Lee Young, Commissioner Danna Hennis and Commissioner Cathy Gealy.
Voting No: None
Absent: 2
Motion carried: 3-0-2

4. *BUSINESS ITEMS:*

A. 20-02-DR (Design Review) Fossil Creek Subdivision – ACTION ITEM

C/Young: Didn't we already approve this? **Wendy Howell:** This is a confusing one because the Commission technically did approve this last time, but the design review portion of the case was not on the agenda so it is being brought back to you, to allow it to be on record as well as the agenda. **C/Gealy:** But we did review the design review? **WH:** You did, yes. **C/Gealy:** And we voted on it, it just wasn't on the agenda. **WH:** It was not on the agenda. **C/Gealy:** Alright, thank you for explaining because I was confused. **C/Young:** Yeah, I was looking through the minutes and going up and down. **C/Hennis:** So, then we need to revote on this? **WH:** Yes please. *Unintelligible.* **C/Young:** I could re-read the motion from last time. **C/Gealy:** That would be great, and I believe that Commissioner Hennis wasn't here. **C/Hennis:** Right, but I reviewed it again today because I was confused. **C/Young:** Ok, let me get to it here, it's on the last page. I'm just going to recount from the minutes of the last meeting, the motion was: "Commissioner Cathy Gealy moved to approve 20-02-DR (Design Review) for Fossil Creek Subdivision with conditions as outlined in the staff report. Seconded by Commissioner Laraway." **C/Gealy:** And there were no additional conditions on the design review? **C/Young:** Not in the motion, no. **C/Hennis:** Do we need to re-motion then? **WH:** Yes.

Commissioner Cathy Gealy moved to approve 20-02-DR (Design Review) for Fossil Creek Subdivision with the conditions as outlined in the staff. Seconded by Commissioner Dana Hennis. Approved by the following roll call vote:
Voting Aye: Chairman Lee Young, Commissioner Danna Hennis and Commissioner Cathy Gealy.
Voting No: None
Absent: 2
Motion carried: 3-0-2

B. Findings of Fact & Conclusions of Law

1. 20-01-S (Preliminary Plat) & 20-02-DR (Design Review) Fossil Creek Subdivision

Wendy Howell: Then this one is the Findings of Fact for Fossil Creek approval. **C/Young:** So, we need to do a motion for approval.

Commissioner Cathy Gealy moved to approve the Findings of Fact for 20-02-DR (Design Review) for Fossil Creek Subdivision.

C/Hennis: And 20-01-S. **C/Gealy:** I don't have anything. **Wendy Howell:** It's the Findings of Fact for both the preliminary plat and the design review, the preliminary plat was already

approved last time. **C/Young:** It's here. **C/Gealy:** Maybe I could get you to make the motion since I am messing up the numbers.

Commissioner Dana Hennis moved to approve the Findings of Fact for 20-01-S (Preliminary Plat) and 20-02-DR (Design Review) for the Fossil Creek Subdivision with the conditions as outlined in the staff report. Seconded by Commissioner Cathy Gealy. Approved by the following roll call vote:
Voting Aye: Chairman Lee Young, Commissioner Danna Hennis and Commissioner Cathy Gealy.
Voting No: None
Absent: 2
Motion carried: 3-0-2

5. *ADJOURNMENT:* 6:40 PM

Wendy Howell: I just wanted to remind you that when you are talking with your mask on, we need you right up on the microphone so that it comes through on the record.

Commissioner Dana Hennis moved adjourn. Seconded by Commissioner Cathy Gealy. Approved by the following roll call vote:
Voting Aye: Chairman Lee Young, Commissioner Danna Hennis and Commissioner Cathy Gealy.
Voting No: None
Absent: 2
Motion carried: 3-0-2

~~Lee Young, Chairman~~
Kuna Planning and Zoning Commission
Dana Hennis, Vice Chair

ATTEST:

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

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

Commission & Council Review Application

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

*Please submit the appropriate checklist (s) with application

For Office Use Only	
File Number (s)	19-11-AN 19-08-S 19-20-DR
Project name	ASHTON ESTATES EAST SUB
Date Received	11/12/19
Date Accepted/ Complete	12/5/19
Cross Reference Files	
Commission Hearing Date	7/28/20
City Council Hearing Date	10/6/2020

Type of Review (check all that apply):

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

Contact/Applicant Information

Owners of Record: Kuna East, LLC Address: PO Box 1939 City, State, Zip: Eagle, ID 83616	Phone Number: E-Mail: Fax #:
Applicant (Developer): same as owner Address: City, State, Zip:	Phone Number: E-Mail: Fax #:
Engineer/Representative: KM Engineering, LLP Address: 9233 West State Street City, State, Zip: Boise, ID 83714	Phone Number: 208.639.6939 E-Mail: kgrabo@kmengllp.com Fax #: 208.639.6930

Subject Property Information

Site Address: 2320 East Meadow View Road
Site Location (Cross Streets): Meridian Road & Meadow View Road
Parcel Number (s): S1419241000
Section, Township, Range: Sec. 19, T2N, R1E
Property size : 38.6 acres
Current land use: Agricultural — Proposed land use: Single-family Residential
Current zoning district: RR (Ada County) — Proposed zoning district: R-8 (City)

Project Description

Project / subdivision name: Ashton Estates East Subdivision

General description of proposed project / request: Single-family residential subdivision

Type of use proposed (check all that apply):

- [X] Residential single-family
- [ ] Commercial
- [ ] Office
- [ ] Industrial
- [ ] Other

Amenities provided with this development (if applicable): open space, master pathway, tot lot

Residential Project Summary (if applicable)

Are there existing buildings? [X] Yes [ ] No

Please describe the existing buildings: house and outbuildings

Any existing buildings to remain? [ ] Yes [X] No

Number of residential units: 175 Number of building lots: 175

Number of common and/or other lots: 21 common & 4 shared drives

Type of dwellings proposed:

- [X] Single-Family
- [ ] Townhouses
- [ ] Duplexes
- [ ] Multi-Family
- [ ] Other

Minimum Square footage of structure (s):

Gross density (DU/acre-total property): 4.53 Net density (DU/acre-excluding roads): 6.07

Percentage of open space provided: 15.7% Acreage of open space: 6.07 useable (7.73 total)

Type of open space provided (i.e. landscaping, public, common, etc.): landscaped common lots and canal lot with walking path

Non-Residential Project Summary (if applicable)

Number of building lots: Other lots:

Gross floor area square footage: Existing (if applicable):

Hours of operation (days & hours): Building height:

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

Number and ages of students/children: Seating capacity:

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

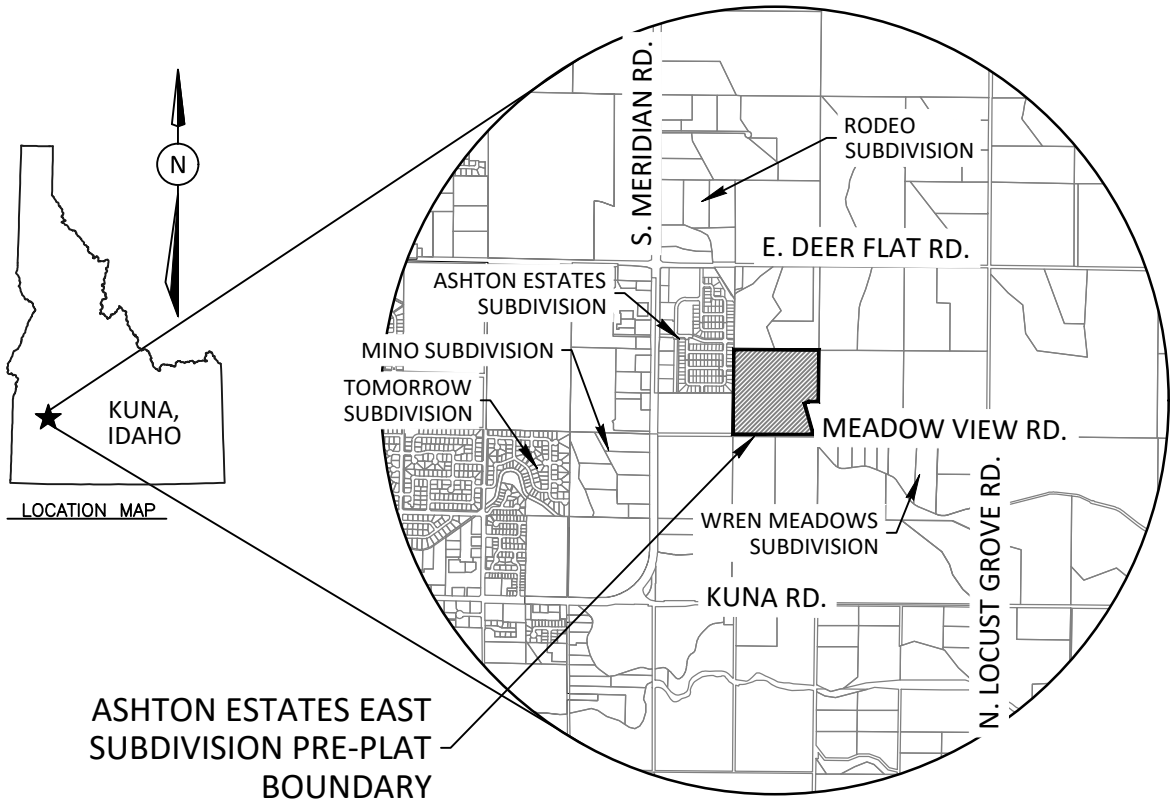
Proposed Parking:

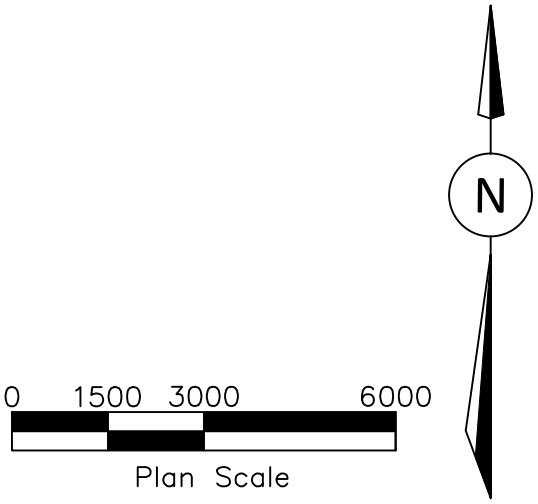
a. Handicapped spaces: Dimensions:
b. Total Parking spaces: Dimensions:
c. Width of driveway aisle:

Proposed Lighting:

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

Applicant's Signature: Date: 10.11.19





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

DATE:	11/11/19
PROJECT:	19-081
SHEET:	1 OF 1

ASHTON ESTATES EAST
KUNA, IDAHO

FIGURE 1 - VICINITY MAP

P:\19-081\CAD\EXHIBITS\19-081 VICINITY MAP.DWG, SCOTT MARSHALL, 11/11/2019, DWG TO PDF.PC3, 08.5X11 P [PDF]

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

Annexation Checklist

Annexation requires public hearings with both the Planning & Zoning Commission and City Council. Public hearing signs will be required to be posted by the applicant for both meetings. Sign posting regulations are available online.

Project name: Ashton Estates East Subdivision **Applicant:** Kuna East, LLC

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

Applicant (√)	Description	Staff (√)
x	Completed and signed Commission & Council Review Application.	
x	Letter of Intent indicating reasons for proposed annexation and the availability of public services.	
x	Vicinity map drawn to scale, showing the location of the subject property. Map shall contain the following information: Shaded area showing the annexation property, Street names and names of surrounding subdivisions.	
x	Legal description of the annexation area: Include a metes & bounds description to the section line of all adjacent roadways stamped & signed by a registered professional land surveyor with a calculated closure sheet & a map showing the boundaries of the legal description.	
x	Recorded warranty deed for the property.	
x	Proof of ownership—A copy of your deed **and** Affidavit of Legal Interest (All parties involved)	
n/a	Development Agreement & Development Agreement Checklist	
x	Neighborhood meeting certification (certification & neighborhood meeting list forms shall accompany this application).	
x	Commitment of Property Posting form signed by the applicant/agent.	

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

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

City of Kuna
Design Review Application

P.O. Box 13
Kuna, Idaho 83634
(208) 922.5274
Fax: (208) 922.5989
Website: www.kunacity.id.gov

FILE NO.: _____

CROSS REF.: _____

FILES: _____

The City of Kuna has adopted a Design Review process whose purpose is to make Kuna a pleasant and comfortable place to live and work. This Design Review process is based on standards and guidelines found in the Design Review Ordinance No. 2007-02 and the Architecture and Site Design Booklet. Both documents can be found online (www.cityofkuna.com) or are picked up in the City's Planning and zoning department is located at 751 W 4th Street, Kuna ID.

The Design Review application applies to the following land use actions:

- ▶ Multi- family dwellings (3 or more)
- ▶ Commercial
- ▶ Industrial
- ▶ Institutional
- ▶ Office
- ▶ Common Area
- ▶ Subdivision Signage
- ▶ Proposed Conversions
- ▶ Proposed changes in land use and/or building use or exterior remodeling
- ▶ Exterior restoration, and enlargement or expansion of existing buildings, signs or sites.

Application Submittal Requirements

Applicant Use		Staff Use
X	Date of pre- application meeting : 8.8.19 *Note: Pre-Applications are valid for a period of three (3) months.*	☐
X	A complete Design Review Application form *Note: It is the applicant's responsibility to use a current application.*	☐
X	Detailed letter of explanation or justification for the application, describing the project and design elements, and how the project complies with Design Review standards.	☐
X	One (1) Vicinity Map (8 ½" x 11") at 1" = 300' scale (or similar), label the location of the property and adjacent streets.	☐
X	One 8 ½" x 11" colored aerial photo depicting proposed site, street names, and surrounding area within five-hundred feet (500').	☐
X	Copy of Deed; and, if the applicant is not the owner, an **original** notarized statement (affidavit of legal interest) from the owner (and all interested parties) stating the applicant is authorized to submit this application.	☐

[X] Detailed site, landscape, drainage plan, elevation and to scale. *(No smaller than 1"=30', unless otherwise approved.)* [ ]
One of each plan (site, landscape, drainage plan and elevations) is required to be submitted in the following plan sizes:

(2) 24" x 36" LARGE FORMAT PLANS
(1) 11" X 17" PLAN REDUCATIONS
(1) 8 ½" x 11" PLAN REDUCTIONS

[n/a] Provide a color rendering and material sample board specifically noting where each color and material is to be located on the structure. [ ]
Note: Provide photo of the colored rendering and material samples board to City Staff electronically in a JPG or PDF format.

The Applicant is obligated to provide a site plan that graphically portrays the site and includes the following features:

Site Plan

Applicant Use		Staff Use
[X]	North Arrow	[ ]
[X]	To scale drawings	[ ]
[X]	Property lines	[ ]
[X]	Name of "Plan Preparer" with contact information	[ ]
[X]	Name of project and date	[ ]
[X]	Existing structures, identify those which are to be relocated or removed	[ ]
[X]	On-site and adjoining streets, alleys, private drives and rights-of-way	[ ]
[X]	Drainage location and method of on-site retention / detention	[ ]
[ ]	Location of public restrooms	[ ]
[X]	Existing / proposed utility service and any above-ground utility structures and their location	[ ]
[X]	Location and width of easements, canals and drainage ditches	[ ]
[ ]	Location and dimension of off-street parking	[ ]
[ ]	Locations and sizes of any loading area, docks, ramps and vehicle storage or service areas	[ ]
[ ]	Trash storage areas and exterior mechanical equipment, with proposed method of screening	[ ]
[ ]	Sign locations *(a separate sign application must be submitted with this application)*	[ ]
[ ]	On-site transportation circulation plan for motor vehicles, pedestrians and bicycles	[ ]
[X]	Locations and uses of ALL open spaces	[ ]
[X]	Locations, types and sizes of sound and visual buffers *(Note: all buffers must be located outside the public right-of-way)*	[ ]
[ ]	Parking layout including spaces, driveways, curb cuts, circulation patterns, pedestrian walks and vision triangle	[ ]
[X]	Locations of subdivision lines *(if applicable)*	[ ]
[X]	Illustration that demonstrates adequate sight distance is provided for motor vehicles, pedestrians and bicycles	[ ]
[ ]	Location of walls and fences and indication of their height and material of construction	[ ]
[ ]	Roofline and foundation plan of building, location on the site	[ ]
[X]	Location and designations of all sidewalks	[ ]
[X]	Location and designation of all rights-of-way and property lines	[ ]

Landscape and Streetscape Plan

The landscape and streetscape plans need to be drawn by the project architect, professional landscape architect, landscape designer, or qualified nurseryman for development's possessing more than twelve thousand (12,000) square feet of private land. The landscaped and streetscape plans must be colored. The Planning Director or City Forester may require the preparation of a landscape plan for smaller developments by one of the noted individuals if the lot(s) have unique attributes.

Applicant Use		Staff Use
[X]	North Arrow	[ ]
[X]	To scale drawings	[ ]
[X]	Boundaries, property lines and dimensions	[ ]
[X]	Name of "Plan Preparer" with contact information	[ ]
[X]	Name of project and date	[ ]
[X]	Type and location of all plant materials and other ground covers. *Please review the City's plant list and rely upon it to identify the site's planting strategy. Include botanical and common name, quantity, spacing and sizes of all proposed landscape materials at the time of planting, and at maturity. A list of acceptable trees is available upon request from City Planning Staff.*	[ ]
[X]	Existing vegetation identified by specific size. Identify those which are proposed to be relocated or removed	[ ]
[X]	Method of irrigation *Note: All plant materials, except existing native plants not damaged during construction or xeriscape species shown not to require regular watering, shall be irrigated by underground sprinkler systems set on a timer in order to obtain proper watering duration and ease of maintenance.*	[ ]
[X]	Location, description, materials, and cross-sections of special features, including berming, retaining walls, hedges, fencings, fountains street/pathway furniture *(benches, etc.), etc.*	[ ]
[ ]	Sign locations *Note: A separate sign application must be submitted with this application*	[ ]
[X]	Locations and uses for open spaces	[ ]
[ ]	Parking layout including spaces, driveways, curb cuts, circulation patterns, pedestrian walks and vision triangle	[ ]
[X]	Illustration that demonstrates adequate sight distance is provided for motor vehicles, pedestrians and bicycles	[ ]
[X]	Location and designations of all sidewalks	[ ]
[X]	Clearly identify pressurized irrigation lines and underground water storage	[ ]
[X]	Engineered grading and drainage plans: A generalized drainage plan showing direction drainage with proposed on-site retention. Upon submission of building/construction plans for an approved design review application, a detailed site grading and drainage plan, prepared by a registered professional engineer (PE) shall be submitted to the City for review and approval by the City Engineer.	[ ]

Building Elevations

Applicant Use		Staff Use
☐	Detailed elevation plans of each side of any proposed building(s) or additions(s) *Note: Four (4) elevations to include all sides of development and must be in color*	☐
☐	Identify the elevations as to north, south, east, and west orientation	☐
☐	Colored copies of all proposed building materials and indication where each material and color application is to be located *Note: Submit as 11"x17" reductions*	☐
☐	Screening/treatment of mechanical equipment	☐
☐	Provide a cross-section of the building showing any roof top mechanical units and their roof placement	☐
☐	Detailed elevation plans showing the materials to be used in construction of trash enclosures	☐

Lighting Plan

Applicant Use		Staff Use
☐	Exterior lighting including detailed cut sheets and photometric plan (pedestrian, vehicle, security, decoration)	☐
☐	Types and wattage of all light fixtures *Note: The City encourages use of "dark sky" lighting fixtures*	☐
☐	Placement of all light fixtures shown on elevations and landscaping plans	☐

Roof Plans

Applicant Use		Staff Use
☐	Size and location of all roof top mechanical units	☐

Design Review Application

Applicant: Kuna East, LLC Phone:

X Owner ☐ Representative Fax/Email:

Applicant's Address: PO Box 1939

Eagle, Idaho Zip: 83616

Owner: same as applicant Phone:

Owner's Address: Email:

Zip:

Represented By: *(if different from above)* KM Engineering, LLP- Kirsti Grabo Phone: 208.639.6939

Address: 9233 W. State Street Email: kgrabo@kmengllp.com

Boise, Idaho Zip: 83714

Address of Property: 2320 E. Meadow View Road

Kuna, Idaho Zip:

Distance from Major Cross Street: approximately 1/4 of mile Street Name(s): Meridian Rd/Deer Flat Rd

Please check the box that reflects the intent of the application

☐ **BUILDING DESIGN REVIEW**
X **SUBDIVISION / COMMON AREA LANDSCAPE**

☐ **DESIGN REVIEW MODIFICATION**
☐ **STAFF LEVEL APPLICATION**

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

Common area landscaping for Ashton Estates East Subdivision

1. Dimension of Property: 38.62 acres
2. Current Land Use(s): agricultural
3. What are the land uses of the adjoining properties?
   - North: Ada County- RR
   - South: City of Kuna- A
   - East: Ada County- RR
   - West: City of Kuna- R6 & A
4. Is the project intended to be phased, if so what is the phasing time period? Yes
   Please explain: phasing will be market driven.

5. The number and use(s) of all structures: No existing structures will remain.
current preliminary plat proposes single family residential homes.

n/a 6. Building heights: _____ Number of stories: _____
The height and width relationship of new structures shall be compatible and consistent with the architectural character of the area and proposed use.

Note: The maximum building height for each zoning district is as follows:

L-O: 35'	C-2: 60'	CBD: 80'	M-2: 60'	P: 60'
C-1: 35'	C-3: 60'	M-1: 60'	M-3: 60'	

n/a 7. What is the percentage of building space on the lot when compared to the total lot area? _____

n/a 8. Exterior building materials & colors: *(Note: This section must be completed in compliance with the City of Kuna Ordinance No. 2007-21A (as amended); found online at (www.cityofkuna.com) under the City Code.*

	MATERIAL	COLOR
Roof:		
Walls: (State percentage of wall coverage fro each type of building material below for each frontage wall) If there is not adequate space to identify the various building materials and applications, please list them on the attached sheet of this application. Please attach photos to support application types.		
% of Wood application:		
% EIFS: *(Exterior Insulation Finish System)*		
% Masonry:		
% Face Block:		
% Stucco:		
& other material(s):		
List all other materials:		
Windows/Doors: *(Type of window frames & styles / doors & styles, material)*		
Soffits and fascia material:		
Trim, etc.:		
Other:		

n/a 9. Please identify Mechanical Units: _____
Type/Height: _____
Proposed Screening Method: _____

n/a 10. Please identify trash enclosure: *(size, location, screening & construction materials)* _____

11. Are there any irrigation ditches/canals on or adjacent to the property? yes
If yes, what is the name of the irrigation or drainage provider? Kuna Canal/ Boise Project

12. Fencing: *(Please provide information about new fencing material as well as any exiting fencing material)*
Farm fencing existing- to be removed.
Type: New Fencing-Tan vinyl & metal clear vision as indicated on Landscape plans.

Size: See attached landscape plans.

Location: See attached landscape plans.

(Please note that the City has height limitations of fencing material and requires a fence permit to be obtained prior to installation)

13. Proposed method of On-site Drainage Retention/Detention:

to be determined with final design.

14. Percentage of Site Devoted to Building Coverage: _____

% of Site Devoted to Landscaping: *(Including landscaped rights-of-way)* 19.98 Square Footage: 33,6195.27 sf- 7.72 acres

% of Site that is Hard Surface: *(Paving, driveways, walkways, etc.)* 25.86 Square Footage: 43,4867.45 sf- 9.99 acres

% of Site Devoted to other uses: 54.16 %- 911,0731 sf/20.92 acres

Describe: buildable lots

% of landscaping within the parking lot (landscaped islands, etc.): n/a

15. For details, please provide dimensions of landscaped areas within public rights-of-way:

See attached landscape plans.

16. Are there any existing trees of 4" or greater in caliper on the property? *(Please provide the information on the site plans.)*

If yes, what type, size and the general location? *(The City's goal is to preserve existing trees with a four inch (4") or greater caliper whenever possible):*

Yes- around existing residence. Not desirable trees, they will be removed with residence.

n/a 17. Dock Loading Facilities:

Number of docking facilities and their location: _____

Method of screening: _____

18. Pedestrian Amenities: *(bike racks, receptacles, drinking fountains, benches, etc.)* _____

Sidewalks along streets & pathway along canal.

n/a 19. Setbacks of the proposed building from property lines:

Front _____ -feet Rear _____ -feet Side _____ -feet Side _____ -feet

n/a 20. Parking requirements: _____

Total Number of Parking Spaces: _____ Width and Length of Spaces: _____

Total Number of Compact Spaces 8'x17'): _____

21. Is any portion of the property subject to flooding conditions? Yes _____ No X

IF THE PLANNING DIRECTOR OR DESIGNEE, THE DESIGN REVIEW BOARD AND/OR THE CITY COUNCIL DETERMINE THAT ADDITIONAL AND/OR REVISED INFORMATION IS NEEDED, AND/OR IF OTHER UNFORESEEN CIRCUMSTANCES ARISE, ANY DATES OUTLINED FOR PROCESSING MAY BE RE-SCHEDULED BY THE CITY. APPLICANT/REPRESENTATIVE MUST ATTEND THE DESIGN REVIEW BOARD MEETING/PLANNING AND ZONING MEETINGS.

The Ada County Highway District may also conduct public meetings regarding this application. IF you have questions about the meeting date or the traffic that this development may generate or the impact of that traffic on streets in the area, please contact the Ada County Highway District at 208.387.6170. In order to expedite you request, please have ready the file number indicated in this notice.

Signature of Applicant _____ Date 11-6-19

City staff comments:

_____

_____

Signature of receipt by City Staff _____ Date _____

FOR ADDITIONAL INFORMATION:

(Please list page number and item in reference)

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

km ENGINEERING

9233 WEST STATE STREET | BOISE, ID 83714 | 208.639.6939 | FAX 208.639.6930

November 11, 2019
Ashton Estates East
Project No. 19-081
Annexation and Zoning Legal

Exhibit A

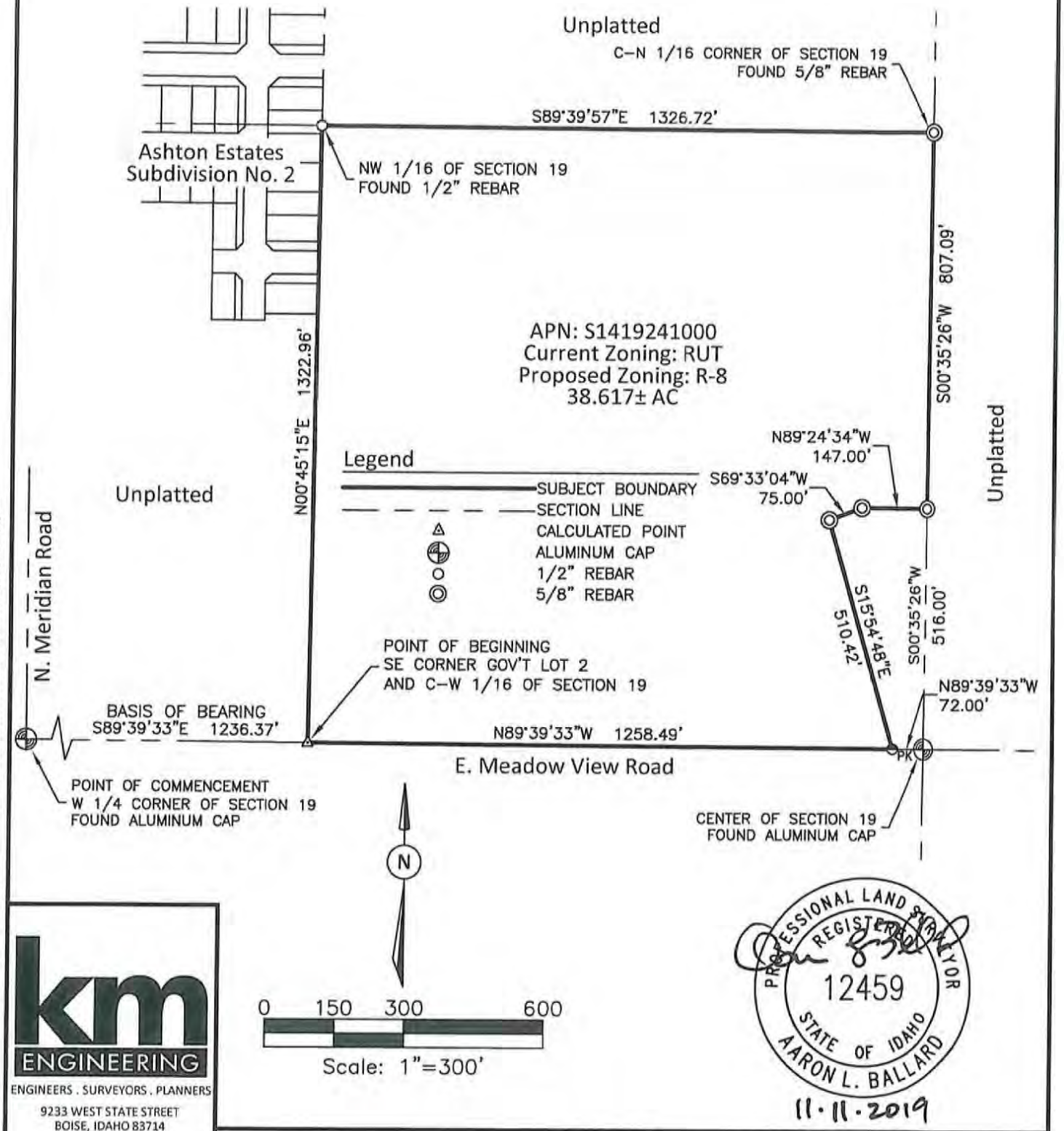
A parcel of land situated in a portion of the Southeast 1/4 of the Northwest 1/4 of Section 19, Township 2 North, Range 1 East, Boise Meridian, City of Kuna, Ada County, Idaho, and being more particularly described as follows:

Commencing at a found aluminum cap monument marking the west 1/4 corner of said Section 19, thence following the southerly line of Government Lot 2 of Section 19, S89°39'33"W a distance of 1,236.37 feet to the southeast corner of said Government Lot 2 and also being the southwest corner of said Southeast 1/4 of the Northwest 1/4 (C-W 1/16 corner) and being the **POINT OF BEGINNING.**

Thence leaving said southerly line and following the westerly line of said Southeast 1/4 of the Northwest 1/4, N00°45'15"E a distance of 1322.96 feet to a 1/2-inch rebar marking the northwest corner of said Southeast 1/4 of the Northwest 1/4 (NW 1/16 corner);
Thence leaving said westerly line and following the northerly line of said Southeast 1/4 of the Northwest 1/4, S89°39'57"E a distance of 1,326.72 feet to a 5/8-inch rebar marking the northeast corner of said Southeast 1/4 of the Northwest 1/4 (C-N 1/16 corner);
Thence leaving said northerly line and following the easterly line of said Southeast 1/4 of the Northwest 1/4, S00°35'26"W a distance of 807.09 feet to a 5/8-inch rebar;
Thence leaving said easterly line, N89°24'34"W a distance of 147.00 feet to a 5/8-inch rebar;
Thence S69°33'04"W a distance of 75.00 feet to a 5/8-inch rebar;
Thence S15°54'48"E a distance of 510.42 feet to a nail on the southerly line of said Southeast 1/4 of the Northwest 1/4 (nail bears N89°39'33"W a distance of 72.00 feet from an aluminum cap marking the center of said Section 19);
Thence following said southerly line N89°39'33"W a distance of 1,258.49 feet to the **POINT OF BEGINNING.**

Said parcel contains 38.617 acres, more or less.

Attached hereto is Exhibit B and by this reference is made a part hereof.



PROFESSIONAL LAND SURVEYOR
REGISTERED
12459
STATE OF IDAHO
AARON L. BALLARD
11·11·2019

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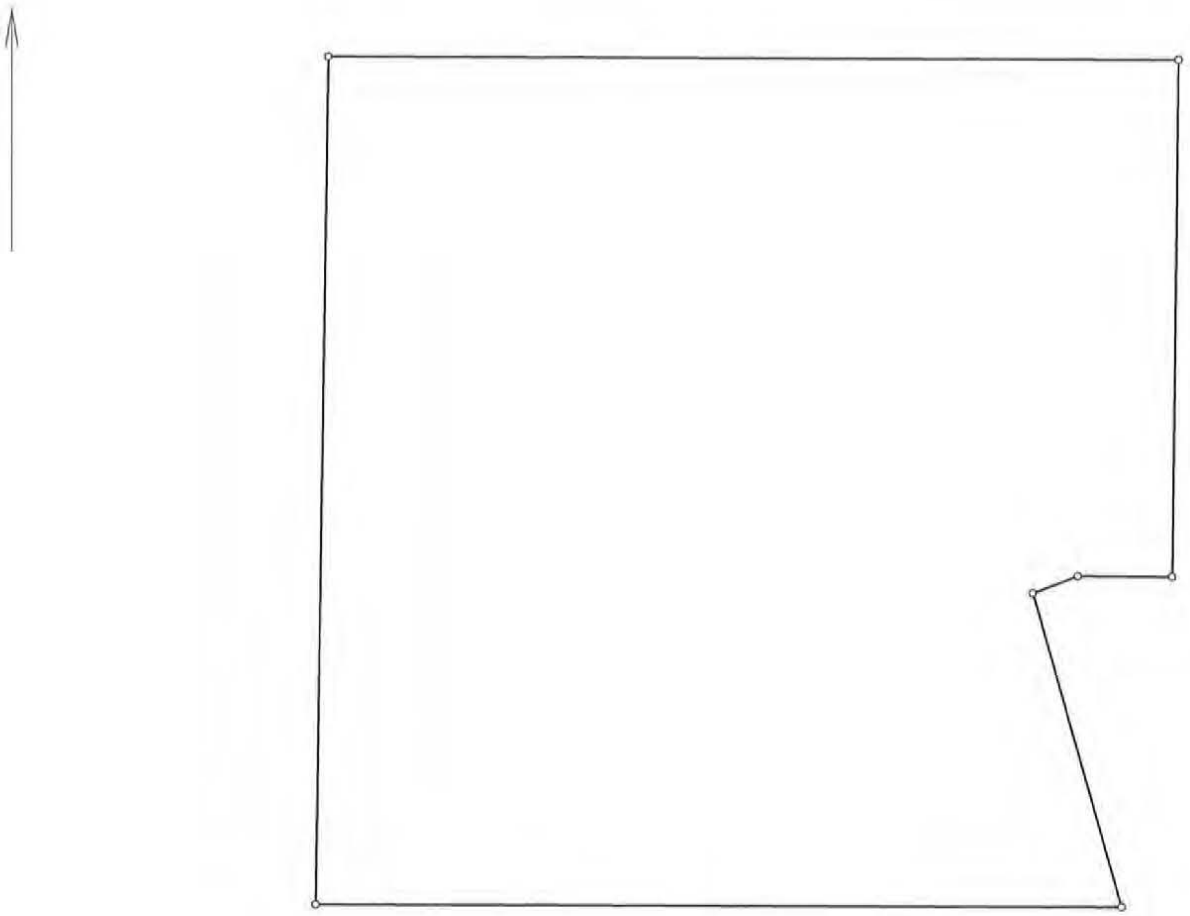
ENGINEERS . SURVEYORS . PLANNERS
9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE (208) 639-6939
FAX (208) 639-6930

DATE: November 2019
PROJECT: 19-081
SHEET: 1 of 1

Exhibit B
Ashton Estates East Annexation and Zoning

Situated in a portion of the Southeast 1/4 of the Northwest 1/4 of Section 19, T.2N., R.1E., B.M., Ada County, Idaho

P:\19-081\CAD\SURVEY\EXHIBITS\19-081 ANNEXATION AND ZONING.DWG, AARON BALLARD, 11/11/2019, KYOCERA TASKALFA 4550CI KX.PC3, ---



Title: Ashton Estates East Subdivision		Date: 11-11-2019
Scale: 1 inch = 300 feet	File:	

Tract 1: 38.617 Acres: 1682142 Sq Feet: Closure = n86.1739w 0.01 Feet: Precision =1/804150: Perimeter = 5448 Feet

001=n00.4515e 1322.96	004=n89.2434w 147.00	007=n89.3933w 1258.49
002=s89.3957e 1326.72	005=s69.3304w 75.00	
003=s00.3526w 807.09	006=s15.5448e 510.42	

km ENGINEERING

9233 WEST STATE STREET | BOISE, ID 83714 | 208.639.6939 | FAX 208.639.6930

November 11, 2019
Project No. 19-081

Legal Description for proposed
Ashton Estates East Subdivision

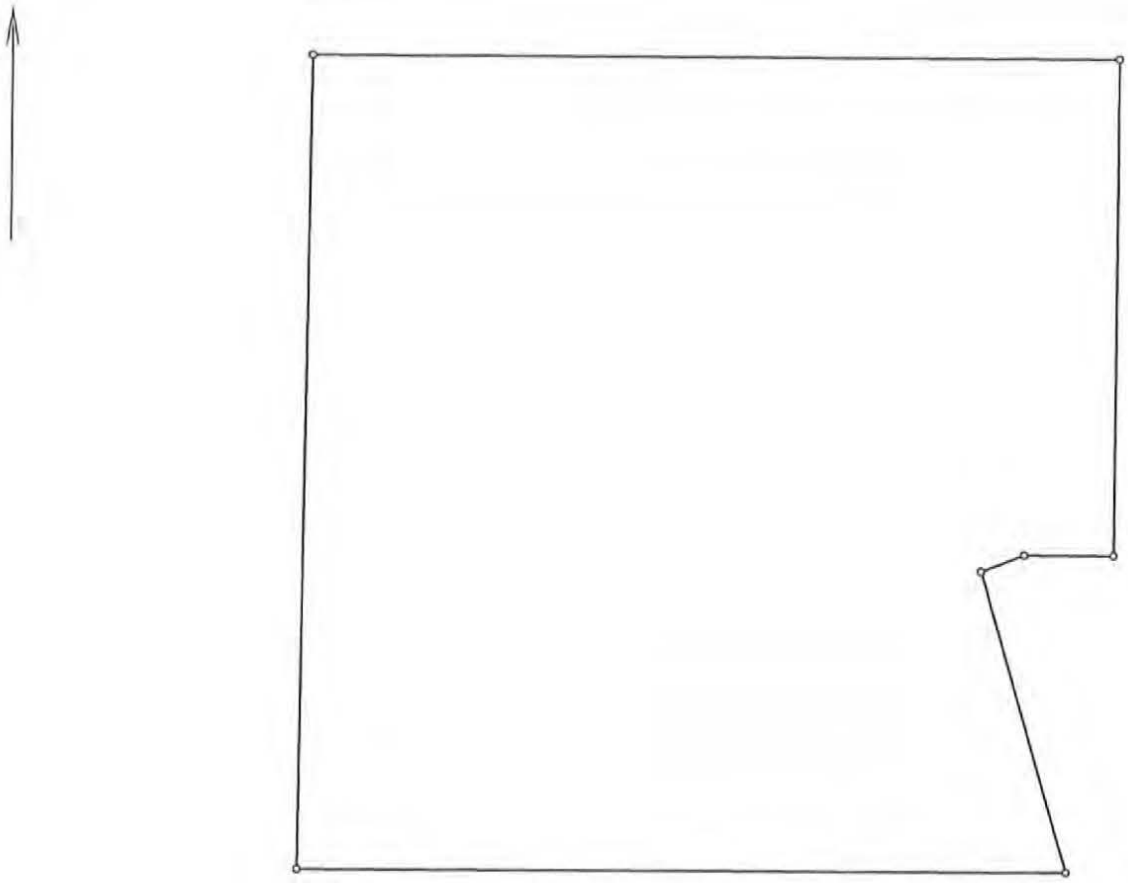
A parcel of land situated in a portion of the Southeast 1/4 of the Northwest 1/4 of Section 19, Township 2 North, Range 1 East, Boise Meridian, City of Kuna, Ada County, Idaho, and being more particularly described as follows:

Commencing at a found aluminum cap monument marking the west 1/4 corner of said Section 19, thence following the southerly line of Government Lot 2 of Section 19, S89°39'33"W a distance of 1,236.37 feet to the southeast corner of said Government Lot 2 and also being the southwest corner of said Southeast 1/4 of the Northwest 1/4 (C-W 1/16 corner) and being the **POINT OF BEGINNING.**

Thence leaving said southerly line and following the westerly line of said Southeast 1/4 of the Northwest 1/4, N00°45'15"E a distance of 1322.96 feet to a 1/2-inch rebar marking the northwest corner of said Southeast 1/4 of the Northwest 1/4 (NW 1/16 corner);
Thence leaving said westerly line and following the northerly line of said Southeast 1/4 of the Northwest 1/4, S89°39'57"E a distance of 1,326.72 feet to a 5/8-inch rebar marking the northeast corner of said Southeast 1/4 of the Northwest 1/4 (C-N 1/16 corner);
Thence leaving said northerly line and following the easterly line of said Southeast 1/4 of the Northwest 1/4, S00°35'26"W a distance of 807.09 feet to a 5/8-inch rebar;
Thence leaving said easterly line, N89°24'34"W a distance of 147.00 feet to a 5/8-inch rebar;
Thence S69°33'04"W a distance of 75.00 feet to a 5/8-inch rebar;
Thence S15°54'48"E a distance of 510.42 feet to a nail on the southerly line of said Southeast 1/4 of the Northwest 1/4 (nail bears N89°39'33"W a distance of 72.00 feet from an aluminum cap marking the center of said Section 19);
Thence following said southerly line N89°39'33"W a distance of 1,258.49 feet to the **POINT OF BEGINNING.**

Said parcel contains 38.617 acres, more or less.

11-11-2019



Title: Ashton Estates East Subdivision		Date: 11-11-2019
Scale: 1 inch = 300 feet	File:	

Tract 1: 38.617 Acres: 1682142 Sq Feet: Closure = n86.1739w 0.01 Feet: Precision =1/804150: Perimeter = 5448 Feet

001=n00.4515e 1322.96	004=n89.2434w 147.00	007=n89.3933w 1258.49
002=s89.3957e 1326.72	005=s69.3304w 75.00	
003=s00.3526w 807.09	006=s15.5448e 510.42	

City of Kuna
AFFIDAVIT OF LEGAL INTEREST

City of Kuna
Planning & Zoning Department
PO. Box 13
Kuna, ID 83634
208.922.5274
www.kunacity.id.gov

State of Idaho)
) ss.
County of Ada)

I, Don Newell (**Name**), P.O. Box 1939 (**Address**)

Eagle (**City**), Idaho (**State**) 83616 (**Zip Code**)

being first duly sworn upon oath, depose and say:

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

A. That I am the record owner of the property described on the attached, and I grant my permission to KM Engineering, LLP (Name) 9233 W. State Street, Boise, ID 83714 (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 4 day of October, 20 19

Signature for Kuna East, LLC

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

Notary Public for Idaho

Residing at: Star, ID

My commission expires: 2.20.24

KIRSTI GRABO NOTARY PUBLIC Comm No. 42305 STATE OF IDAHO

ADA COUNTY RECORDER Phil McGrane
BOISE IDAHO Pgs=3 BONNIE OBERBILLIG
FIDELITY NATIONAL TITLE - BOISE

2019-074865
08/15/2019 11:53 AM
$15.00

Fidelity National Title

Escrow No.: 34601911264-BB

WARRANTY DEED

FOR VALUE RECEIVED

Mark Eskeldson a married man, sole and separate property and Carey Eskeldson, husband and wife, **and Kaylyn De Heus and Mike De Heus, wife and husband**

GRANTOR(S), does(do) hereby GRANT, BARGAIN, SELL AND CONVEY unto:

Kuna East, LLC, an Idaho Limited Liability Company

GRANTEE(S), whose current address is: **PO Box 1939, Eagle, ID 83616**

the following described real property in Ada County, Idaho, more particularly described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said heirs and assigns forever. And the said Grantor(s) does(do) hereby covenant to and with the said Grantee(s), that Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and general taxes and assessments, (including irrigation and utility assessments, if any) for the current year, which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Effective this 15th day of August, 2019.

Mark Eskeldson

Carey Eskeldson

Kaylyn De Heus

Mike De Heus

WARRANTY DEED
(continued)

STATE OF Idaho, COUNTY OF Ada, -ss.

On this 15th day of August, 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared Mark Eskeldson ~~and Carey Eskeldson~~ known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

Signature: [signature]
Name: _____
Residing at: _____
My Commission Expires: _____

(SEAL)

BROOKE BRENNAN
COMMISSION #49037
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 01/16/2025

STATE OF Oregon, COUNTY OF Lane, -ss.

On this 13 day of August, 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared Kaylyn De Heus and Mike De Heus 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.

Signature: [signature]
Name: Elizabeth Woodyard
Residing at: Florence
My Commission Expires: 9-14-21

(SEAL)

OFFICIAL STAMP
ELIZABETH WOODYARD
NOTARY PUBLIC-OREGON
COMMISSION NO. 966477
MY COMMISSION EXPIRES SEPTEMBER 14, 2021

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): S1419241000

Land Situated in the State of Idaho, County of Ada, City of Kuna.

The Southeast quarter (SE1/4) of the Northwest quarter (NW1/4) of Section 19, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho.

EXCEPTING THEREFROM the following described tract:

Beginning at the center line of said Section 19, Township 2 North, Range 1 East, B.M.; thence running
North 516 feet; thence running
West 147 feet; thence running
in a Southwesterly direction 75 feet to a point 217 feet West of the North and South center line of said Section 19; thence running
Southeasterly to a point on the East and West center line of said Section 19, 72 feet West of the center line of said section; thence running
East 72 feet to the center of said section and the point of beginning.

FURTHER EXCEPTING road right of way.

km ENGINEERING

November 11, 2019
Project No.: 19-081

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

RE: Ashton Estates East Subdivision
Annexation and Preliminary Plat Applications

Dear Mr. Behunin:

On behalf of Kuna East, LLC, we are pleased to submit the attached applications and required supplements for the annexation and preliminary plat for the project referenced above.

Site Information

The subject property is approximately 38.6 acres of agricultural ground identified as parcel number S1419241000 and located at 2320 East Meadow View Road. It is presently located in Ada County, but is contiguous to Kuna City limits on the west and south boundaries. The site is currently zoned Rural Residential (RR) in the County with a City of Kuna Comprehensive Plan designation of High-Density Residential (HDR).

Since 2016, the developers of this project have also been developing the Ashton Estates project at the southeast corner of Meridian and Deer Flat Roads. With that project, a number of new commercial businesses have been introduced to the area, in addition to new residential housing opportunities. With this new project, the developers envision an extension of the residential uses at Ashton Estates with an introduction of an additional housing type.

Annexation

As previously stated, the subject property is contiguous to City limits on both the west and south, and annexation into the City will provide enhanced development opportunities for this growing area. In conjunction with annexation, the developers are requesting the R-8 zoning designation. This zone is consistent with the

Comprehensive Plan designation of HDR, which allows for 8-20 units per acre, and is compatible with the adjacent R-6 zoning designation carried by the Ashton Estates project to the west.

Preliminary Plat

The Ashton Estates East preliminary plat proposes 175 buildable single-family residential lots, 21 common lots, and 4 shared driveway lots for a total of 200 lots. The lot sizes within the plat range between approximately 3,900 sf and 8,400 sf, with an average lot size of approximately 5,200 sf. This layout reflects a gross density of 4.5 units per acre and a net density of 6.1 units per acre, both of which are below the density allowed in the R-8 zone. While a lower residential zone would accommodate the desired density, the dimensional standards of the R-8 zone will allow for the proposed diversity of lot sizes and housing types, which is a goal of the City's Comprehensive Plan.

Ashton Estates East includes approximately 7.7 acres of total open space with approximately 6 acres (+/- 15%) of "useable" open space located at central locations throughout the project. The Kuna Canal crosses the site from north to south, and the canal is proposed to remain open with a walking path installed along the west side pursuant to the City's 2019 Pathways Master Plan. In addition, the developer anticipates inclusion of a tot lot in one of the two larger open space areas within the project and has incorporated a school bus pick-up area at the entrance of the subdivision along Meadow View Road as requested by the school district.

The open space within the subdivision will be owned and maintained by the Homeowners' Association, and the attached draft CC&Rs include language regarding maintenance of these common lots.

Access & Roadways

Primary access for this project is proposed via a roadway connection to Meadow View Drive to the south. In addition, the project will tie into the Porter Street stub currently being constructed with Ashton Estates Subdivision No. 3 to the west. Two stub streets will also be provided to the north to allow for future connectivity as required by the City and the Ada County Highway District (ACHD).

The east boundary of Ashton Estates East falls on the mid-mile alignment between Meridian and Locust Grove Roads, so provisions will be made to accommodate future installation of the mid-mile collector as shown on the proposed plat. We will continue coordination with ACHD as the project progresses to determine if this section of the mid-mile collector should be constructed with this project or if a road trust should be provided instead. Until the future collector is installed and connects to either Meadow View Road to the south or Deer Flat Road to the north, a secondary emergency access is proposed via a connection between the terminus of Belgian Place and Meadow View Road as shown on the preliminary engineering plan.

Public Utilities

We have conducted multiple meetings with Kuna's Public Works Department to understand sewer, water and pressure irrigation facilities, all of which are available for connection with development of this site. As the project progresses, we will also work with the remaining public utilities to ensure that adequate services are provided.

Conclusion

With the proposals discussed herein, we feel that the new Ashton Estates East project complements the City's vision for growth by providing a variety of additional housing opportunities for this area. We look forward to working with staff to accomplish this great addition to the City of Kuna.

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

Sincerely,
KM Engineering, LLP

Kirsti Grabo
Operations Manager

cc: Kuna East, LLC

City of Kuna

COMMITMENT TO PROPERTY POSTING

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

Per City Code 5-1A-8, the applicant for all applications requiring a public hearing shall post the subject property not less than ten (10) days prior to the hearing. The applicant shall post a copy of the public hearing notice or the application (s) on the property under consideration.

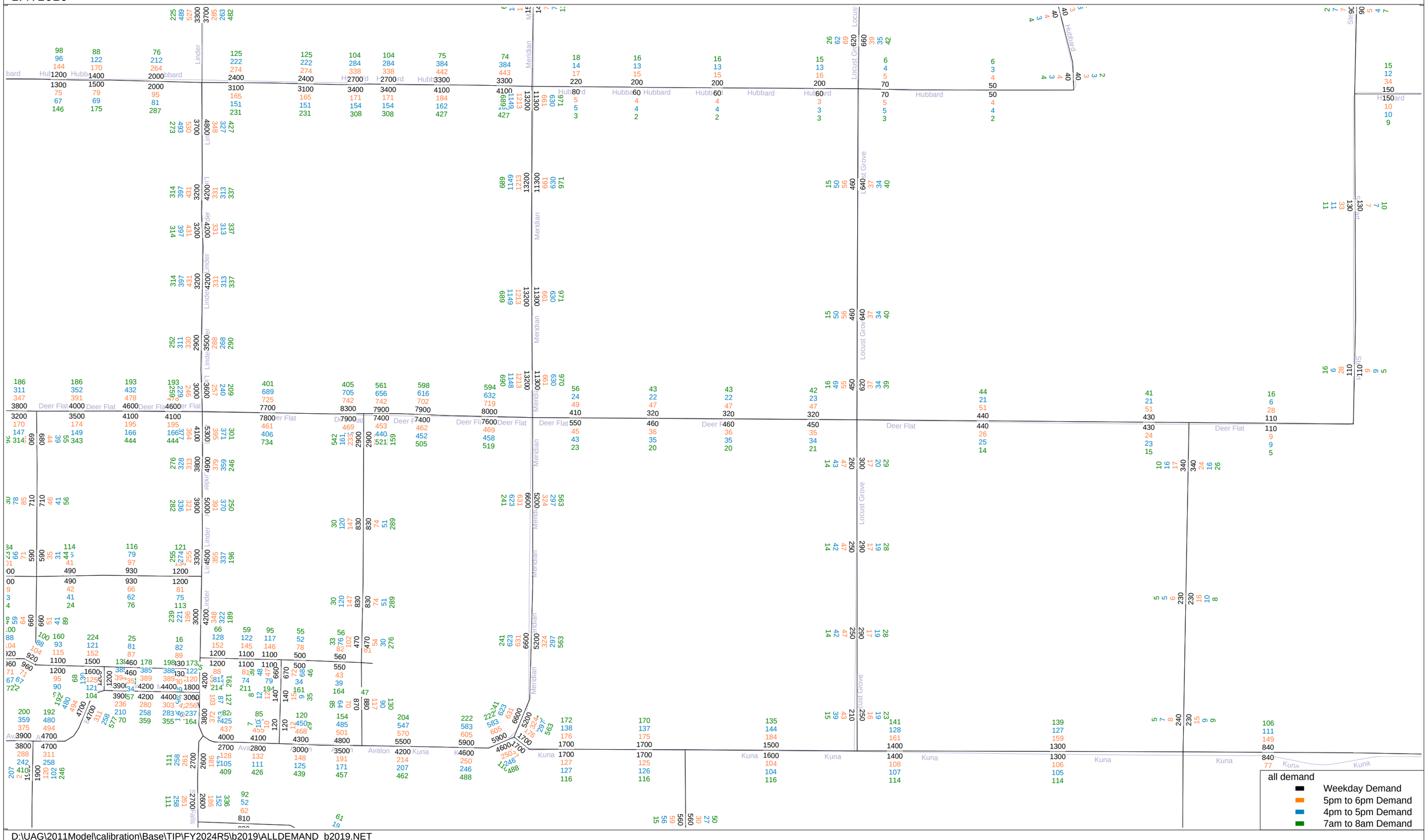
The applicant shall submit proof of property posting in the form of a notarized statement and a photograph of the posting to the City no later than seven (7) days prior to the public hearing attesting to where and when the sign (s) were posted. Unless such Certificate is received by the required date, the hearing will be continued.

The sign (s) shall be removed no later than three (3) days after the end of the public hearing for which the sign (s) had been posted.

I am aware of the above requirements and will comply with the posting requirements as stated in Kuna City Code 5-1A-8

Applicant/agent signature

10-7-19
Date

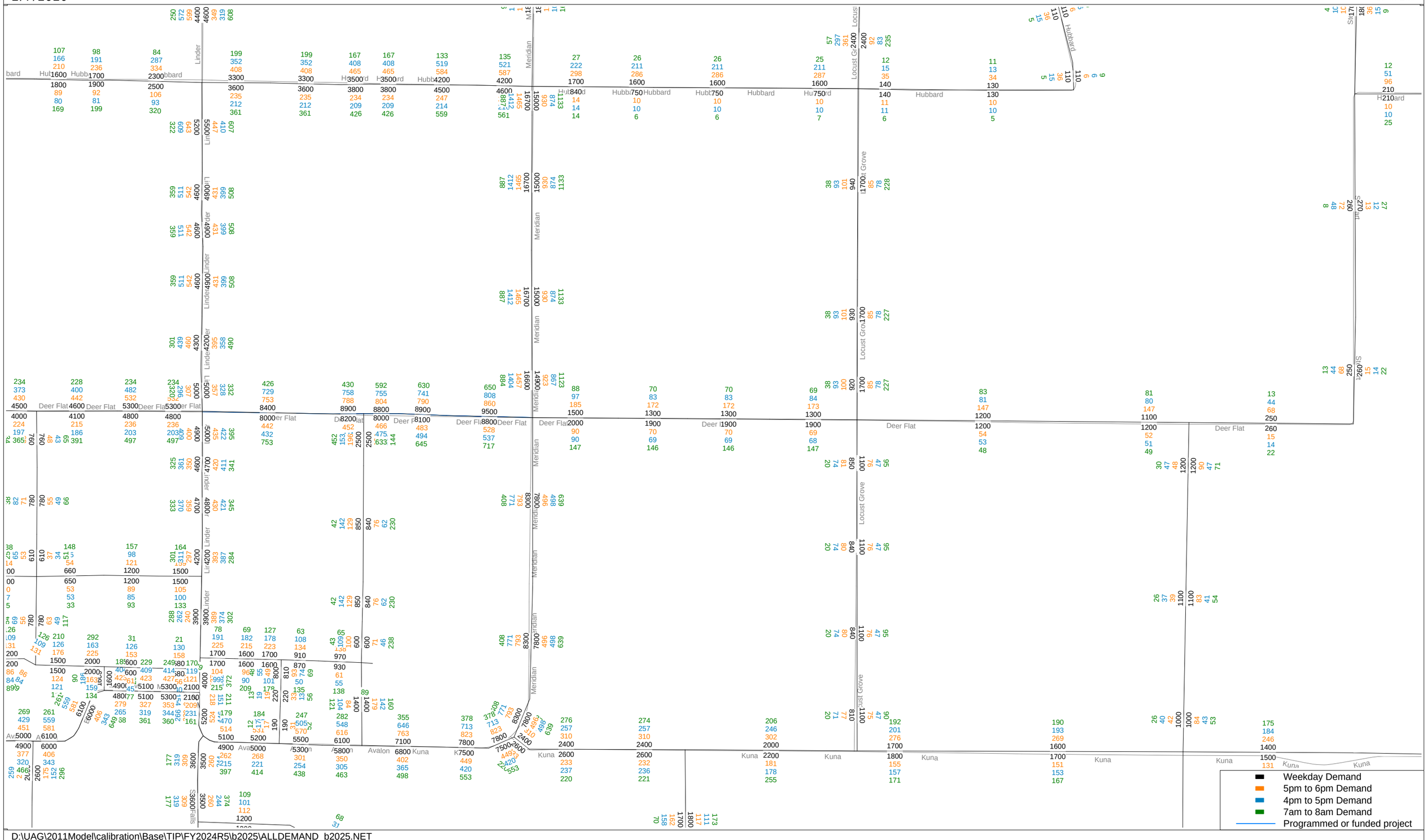


D:\UAG\2011Model\calibration\Base\TIP\FY2024R5\b2019\ALLDEMAND_b2019.NET
New Regional Model calibrated to 2011/12 conditions - completed in January 2015

cube

(Licensed to Community Planning Association)

2025 Build: 2025 Demographics and 2025 Funded Network
2/7/2020



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New Regional Model calibrated to 2011/12 conditions - completed in January 2015

cube

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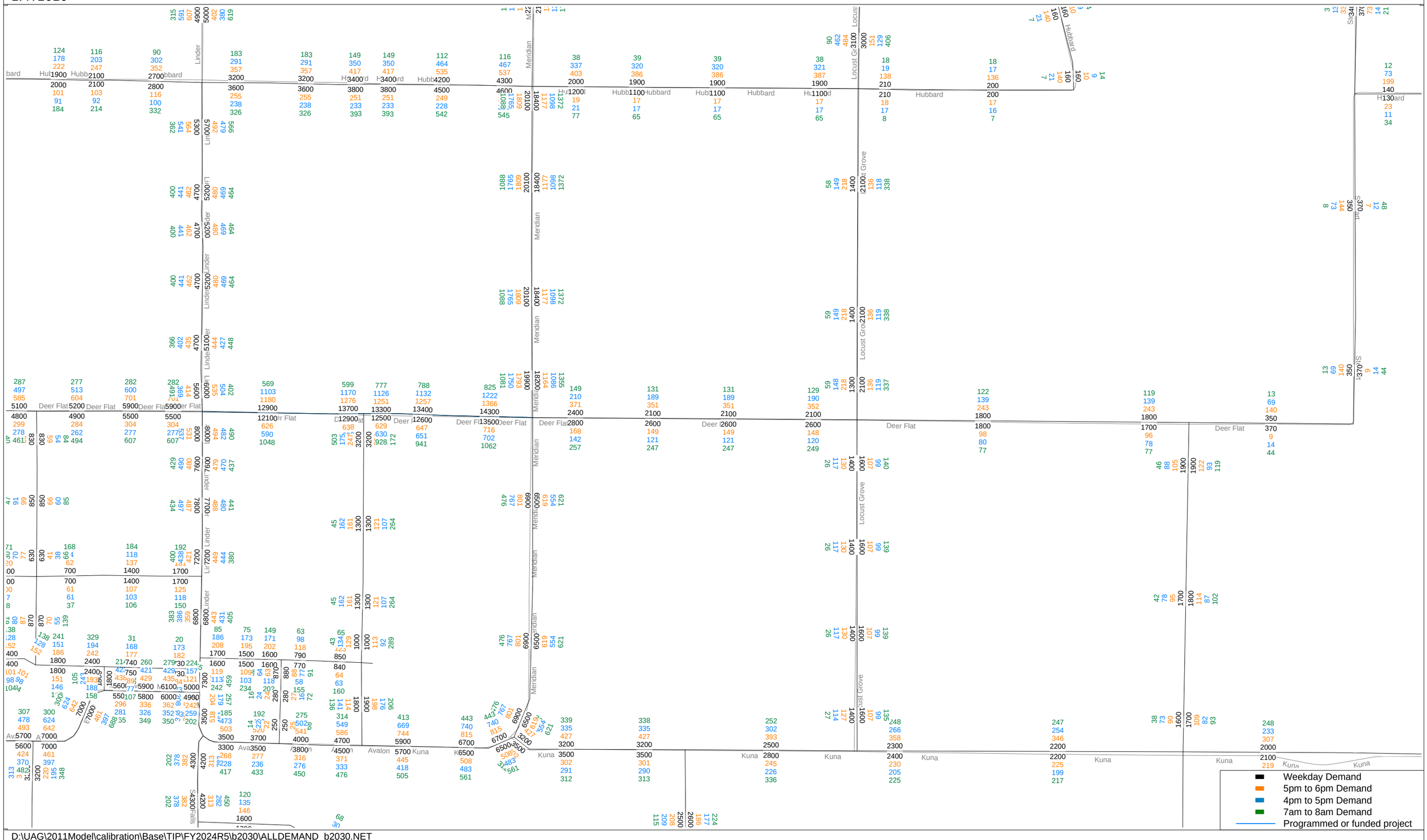


D:\UAG\2011Model\calibration\Base\TIP\FY2024R5\b2030\ALLDEMAND_b2030.NET
Roadway assumptions per CIM 2040 2.0 (Dec 2018) and reconciled demograhic data set as of April 2019

cube

(Licensed to Community Planning Association)

L2 Data Collection

L2DataCollection.com
(208) 860-7554 Utah (801) 413-2993

Study: CR0058
Intersection: Locust Grove/ Hubbard Rd
City, State: Kuna, Idaho
Control: Stop Sign

File Name : Locust Grove Rd & Hubbard Rd
Site Code : 00000000
Start Date : 2/4/2020
Page No : 1

Groups Printed- General Traffic - 3+ Axle Heavy Trucks

	Locust Grove Road From North					Hubbard Road From East					Locust Grove Road From South					Hubbard Road From West					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
07:00 AM	1	1	0	0	2	0	3	1	0	4	0	9	0	0	9	0	7	12	0	19	34
07:15 AM	4	9	0	0	13	0	2	1	0	3	0	6	0	0	6	0	17	9	0	26	48
07:30 AM	3	5	0	0	8	0	3	0	0	3	3	15	0	0	18	0	14	7	0	21	50
07:45 AM	2	2	0	0	4	0	3	0	0	3	0	13	0	0	13	0	12	15	0	27	47
Total	10	17	0	0	27	0	11	2	0	13	3	43	0	0	46	0	50	43	0	93	179
08:00 AM	3	7	1	0	11	0	2	0	0	2	1	15	0	0	16	1	7	5	0	13	42
08:15 AM	3	3	2	0	8	0	3	0	0	3	0	11	1	0	12	0	8	11	0	19	42
08:30 AM	2	3	0	0	5	1	2	0	0	3	1	5	1	0	7	1	3	6	0	10	25
08:45 AM	2	5	0	0	7	0	0	0	0	0	1	9	0	0	10	0	5	5	0	10	27
Total	10	18	3	0	31	1	7	0	0	8	3	40	2	0	45	2	23	27	0	52	136

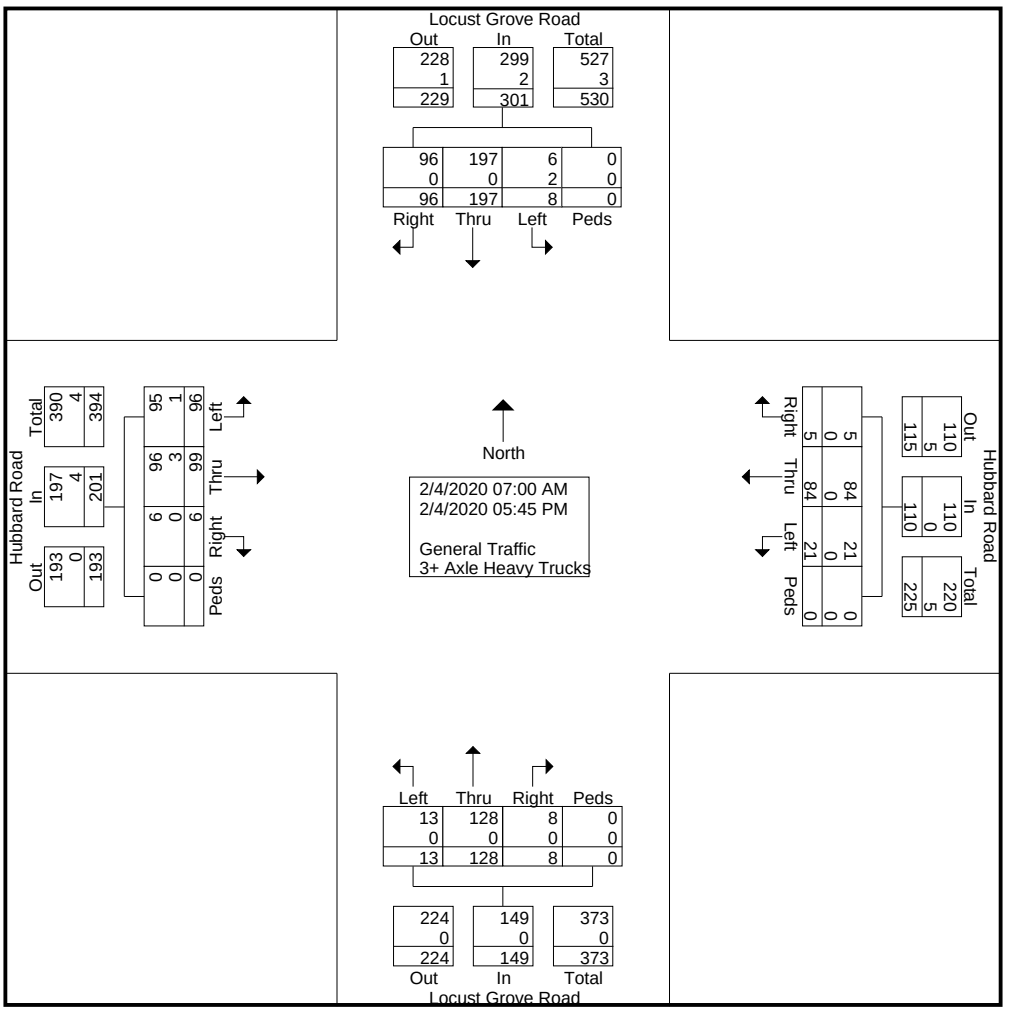
04:00 PM	8	12	1	0	21	0	3	1	0	4	0	4	1	0	5	0	4	6	0	10	40
04:15 PM	11	22	0	0	33	0	5	3	0	8	1	5	1	0	7	0	3	5	0	8	56
04:30 PM	7	18	1	0	26	2	9	3	0	14	0	5	0	0	5	1	6	6	0	13	58
04:45 PM	8	16	0	0	24	0	11	0	0	11	0	3	1	0	4	0	2	2	0	4	43
Total	34	68	2	0	104	2	28	7	0	37	1	17	3	0	21	1	15	19	0	35	197
05:00 PM	8	16	1	0	25	0	5	2	0	7	0	12	3	0	15	0	2	2	0	4	51
05:15 PM	9	30	1	0	40	1	8	2	0	11	0	6	0	0	6	0	2	2	0	4	61
05:30 PM	12	29	1	0	42	0	16	3	0	19	0	4	3	0	7	1	3	2	0	6	74
05:45 PM	13	19	0	0	32	1	9	5	0	15	1	6	2	0	9	2	4	1	0	7	63
Total	42	94	3	0	139	2	38	12	0	52	1	28	8	0	37	3	11	7	0	21	249
Grand Total	96	197	8	0	301	5	84	21	0	110	8	128	13	0	149	6	99	96	0	201	761
Apprch %	31.9	65.4	2.7	0		4.5	76.4	19.1	0		5.4	85.9	8.7	0		3	49.3	47.8	0		
Total %	12.6	25.9	1.1	0	39.6	0.7	11	2.8	0	14.5	1.1	16.8	1.7	0	19.6	0.8	13	12.6	0	26.4	
General Traffic	96	197	6	0	299	5	84	21	0	110	8	128	13	0	149	6	96	95	0	197	755
% General Traffic	100	100	75	0	99.3	100	100	100	0	100	100	100	100	0	100	100	97	99	0	98	99.2
3+ Axle Heavy Trucks	0	0	2	0	2	0	0	0	0	0	0	0	0	0	0	0	3	1	0	4	6
% 3+ Axle Heavy Trucks	0	0	25	0	0.7	0	0	0	0	0	0	0	0	0	0	0	3	1	0	2	0.8

L2 Data Collection

L2DataCollection.com
(208) 860-7554 Utah (801) 413-2993

Study: CR0058
Intersection: Locust Grove/ Hubbard Rd
City, State: Kuna, Idaho
Control: Stop Sign

File Name : Locust Grove Rd & Hubbard Rd
Site Code : 00000000
Start Date : 2/4/2020
Page No : 2



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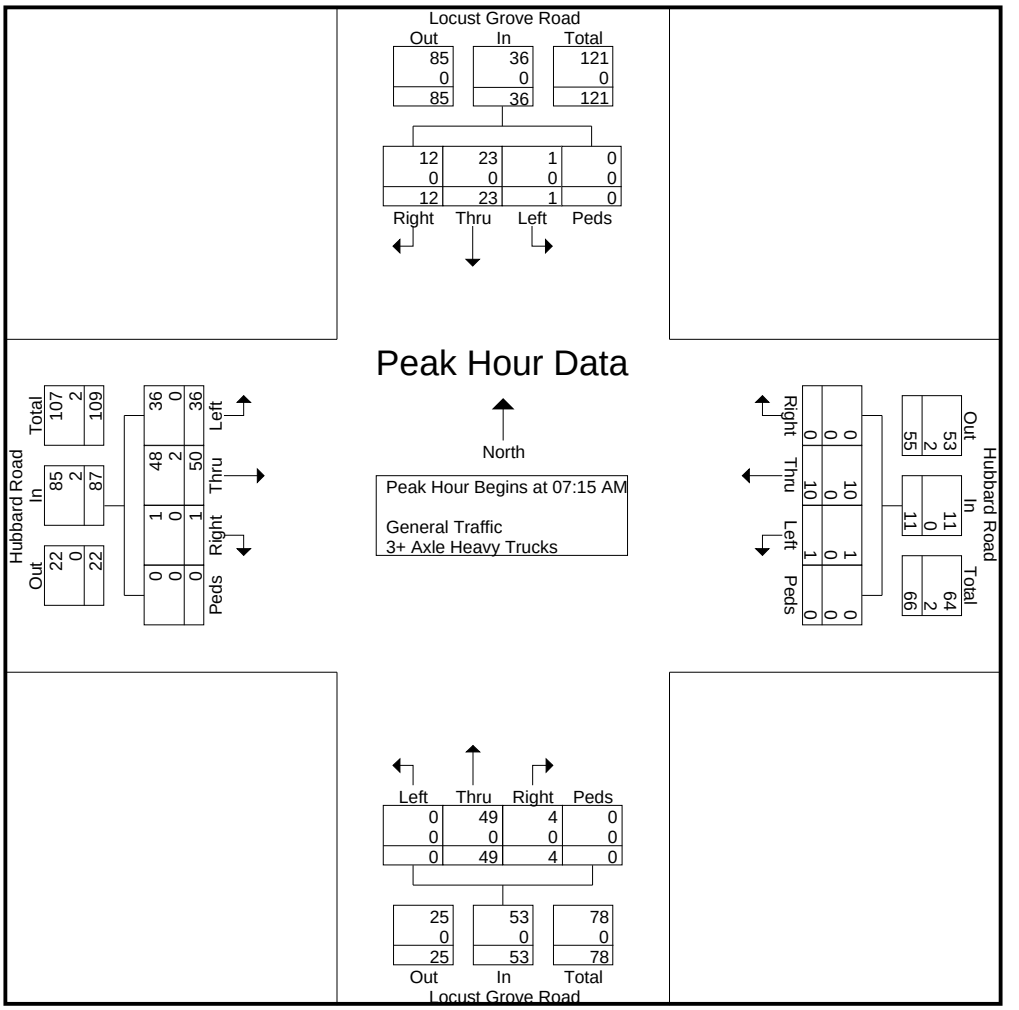
	Locust Grove Road From North					Hubbard Road From East					Locust Grove Road From South					Hubbard Road From West					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:15 AM																					
07:15 AM	**4**	**9**	0	0	**13**	0	2	**1**	0	**3**	0	6	0	0	6	0	**17**	9	0	26	48
07:30 AM	3	5	0	0	8	0	**3**	0	0	3	**3**	**15**	0	0	**18**	0	14	7	0	21	**50**
07:45 AM	2	2	0	0	4	0	3	0	0	3	0	13	0	0	13	0	12	**15**	0	**27**	47
08:00 AM	3	7	**1**	0	11	0	2	0	0	2	1	15	0	0	16	**1**	7	5	0	13	42
Total Volume	12	23	1	0	36	0	10	1	0	11	4	49	0	0	53	1	50	36	0	87	187
% App. Total	33.3	63.9	2.8	0		0	90.9	9.1	0		7.5	92.5	0	0		1.1	57.5	41.4	0		
PHF	.750	.639	.250	.000	.692	.000	.833	.250	.000	.917	.333	.817	.000	.000	.736	.250	.735	.600	.000	.806	.935
General Traffic																					
% General Traffic	100	100	100	0	100	0	100	100	0	100	100	100	0	0	100	100	96.0	100	0	97.7	98.9
3+ Axle Heavy Trucks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	2	2
% 3+ Axle Heavy Trucks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4.0	0	0	2.3	1.1



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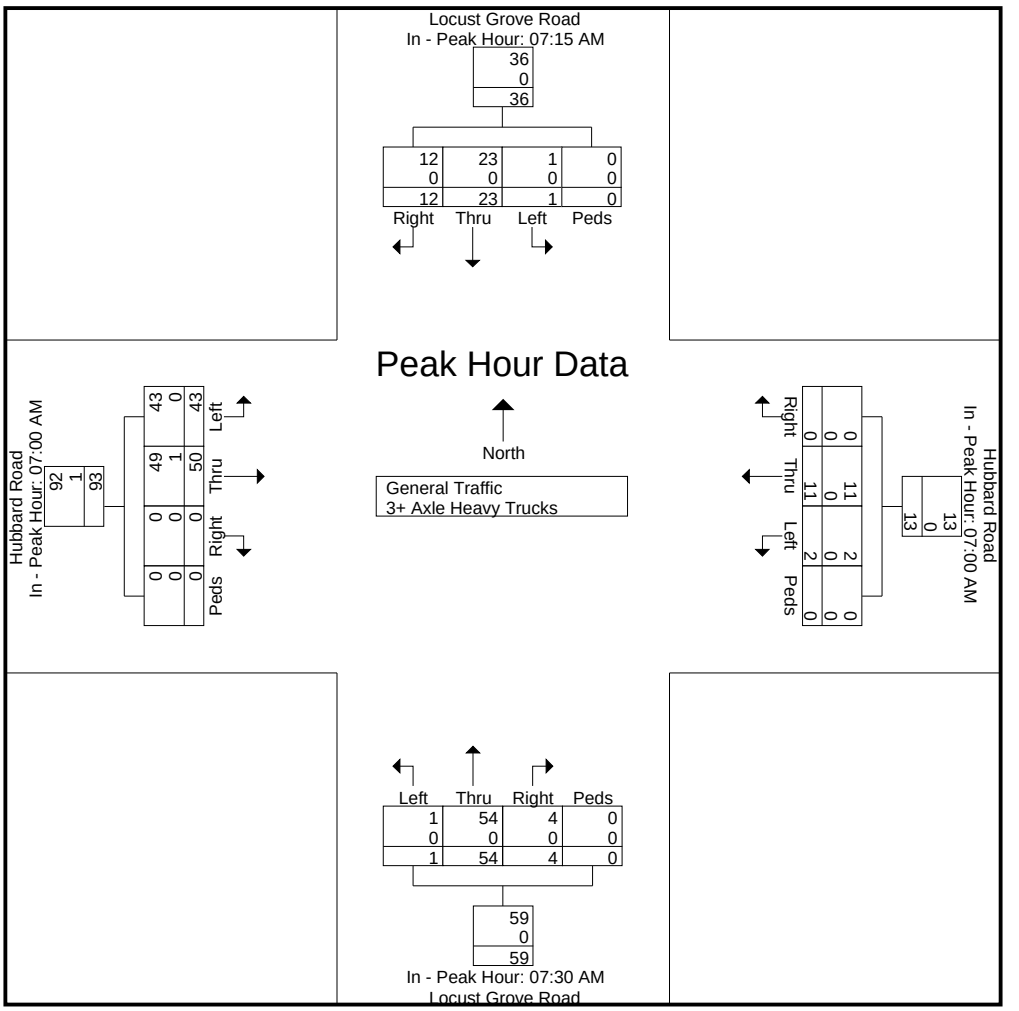
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1																					
Peak Hour for Each Approach Begins at:																					
	07:15 AM					07:00 AM					07:30 AM					07:00 AM					
+0 mins.	**4**	**9**	0	0	**13**	0	**3**	**1**	0	**4**	**3**	**15**	0	0	**18**	0	7	12	0	19	
+15 mins.	3	5	0	0	8	0	2	1	0	3	0	13	0	0	13	0	**17**	9	0	26	
+30 mins.	2	2	0	0	4	0	3	0	0	3	1	15	0	0	16	0	14	7	0	21	
+45 mins.	3	7	**1**	0	11	0	3	0	0	3	0	11	**1**	0	12	0	12	**15**	0	**27**	
Total Volume	12	23	1	0	36	0	11	2	0	13	4	54	1	0	59	0	50	43	0	93	
% App. Total	33.3	63.9	2.8	0		0	84.6	15.4	0		6.8	91.5	1.7	0		0	53.8	46.2	0		
PHF	.750	.639	.250	.000	.692	.000	.917	.500	.000	.813	.333	.900	.250	.000	.819	.000	.735	.717	.000	.861	
General Traffic																					
% General Traffic	100	100	100	0	100	0	100	100	0	100	100	100	100	0	100	0	98	100	0	98.9	
3+ Axle Heavy Trucks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	
% 3+ Axle Heavy Trucks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	1.1	



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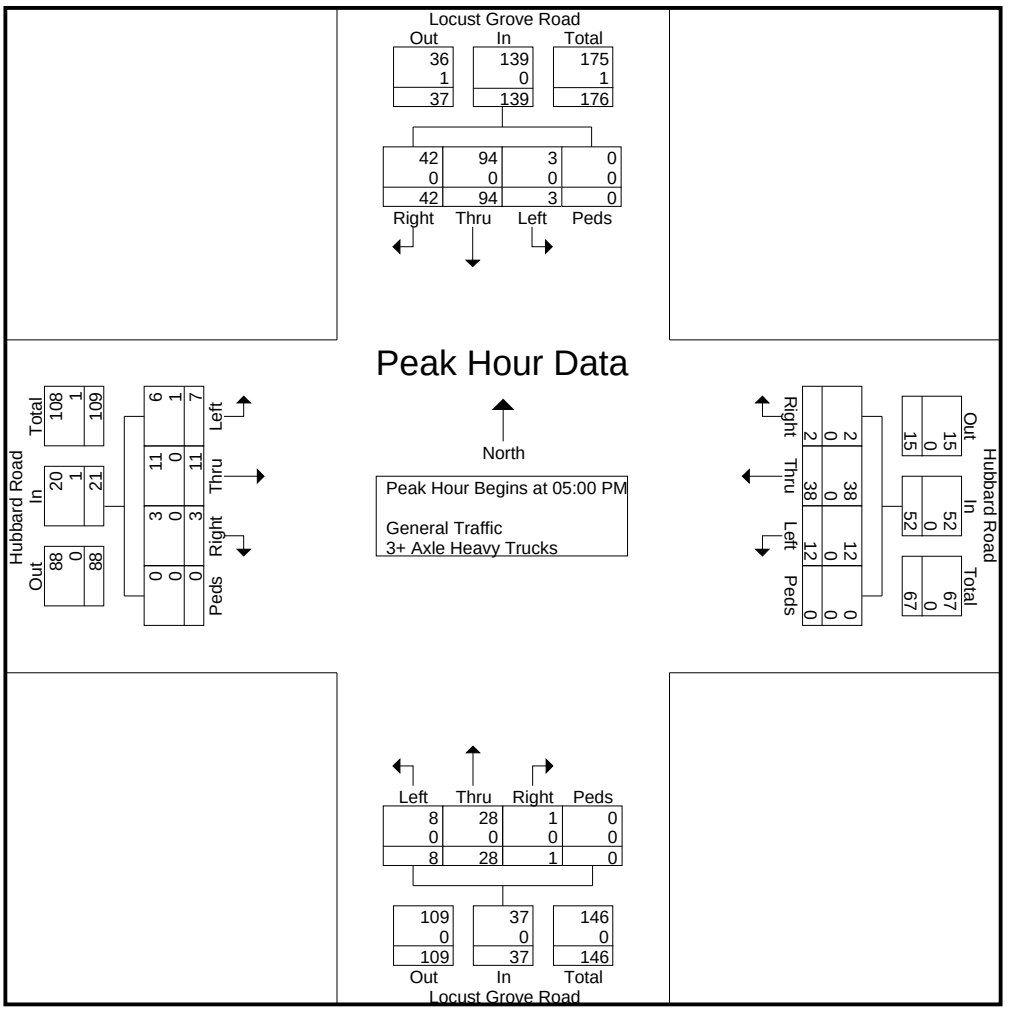
(208) 860-7554 Utah (801) 413-2993

Study: CR0058
Intersection: Locust Grove/ Hubbard Rd
City, State: Kuna, Idaho
Control: Stop Sign

File Name : Locust Grove Rd & Hubbard Rd
Site Code : 00000000
Start Date : 2/4/2020
Page No : 5

	Locust Grove Road From North					Hubbard Road From East					Locust Grove Road From South					Hubbard Road From West					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 12:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 05:00 PM																					
05:00 PM	8	16	**1**	0	25	0	5	2	0	7	0	**12**	**3**	0	**15**	0	2	**2**	0	4	51
05:15 PM	9	**30**	1	0	40	**1**	8	2	0	11	0	6	0	0	6	0	2	2	0	4	61
05:30 PM	12	29	1	0	**42**	0	**16**	3	0	**19**	0	4	3	0	7	1	3	2	0	6	**74**
05:45 PM	**13**	19	0	0	32	1	9	**5**	0	15	**1**	6	2	0	9	**2**	**4**	1	0	**7**	63
Total Volume	42	94	3	0	139	2	38	12	0	52	1	28	8	0	37	3	11	7	0	21	249
% App. Total	30.2	67.6	2.2	0		3.8	73.1	23.1	0		2.7	75.7	21.6	0		14.3	52.4	33.3	0		
PHF	.808	.783	.750	.000	.827	.500	.594	.600	.000	.684	.250	.583	.667	.000	.617	.375	.688	.875	.000	.750	.841
General Traffic																					
% General Traffic	100	100	100	0	100	100	100	100	0	100	100	100	100	0	100	100	100	85.7	0	95.2	99.6
3+ Axle Heavy Trucks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	1
% 3+ Axle Heavy Trucks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14.3	0	4.8	0.4



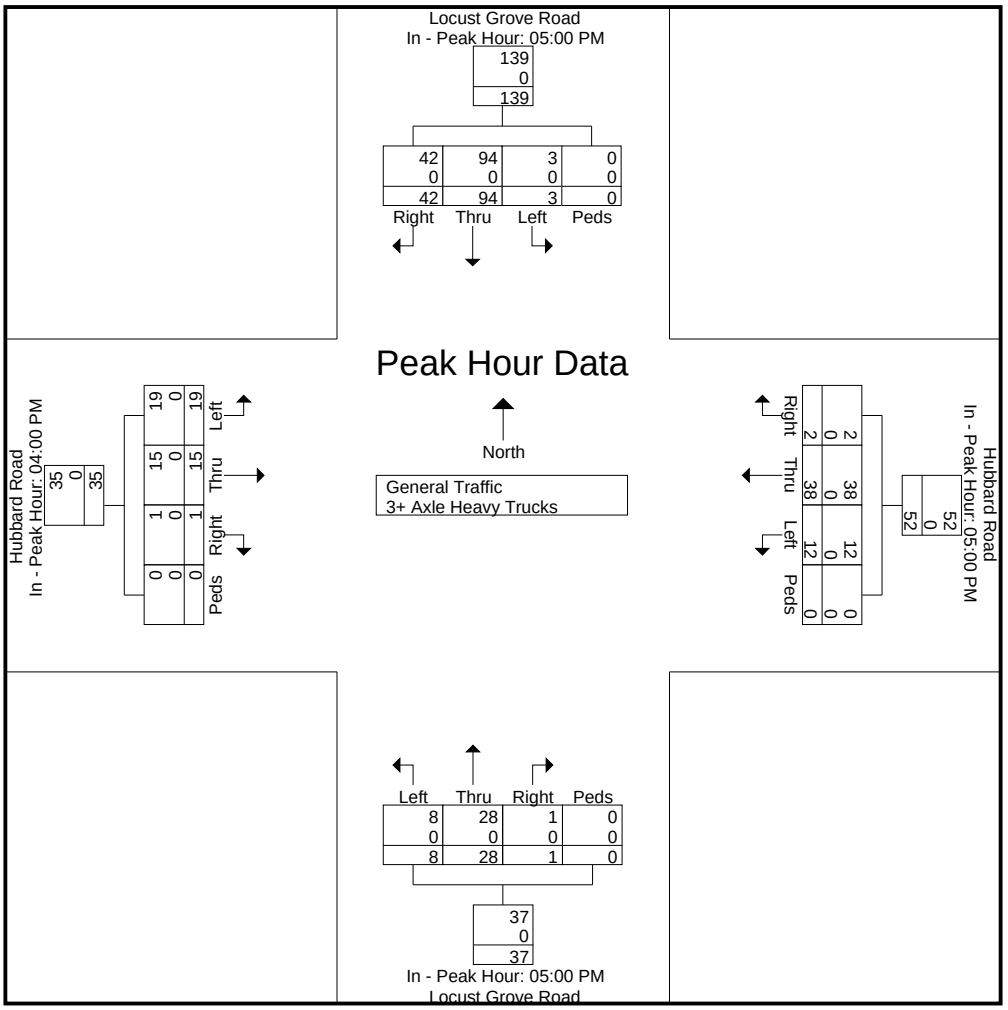
L2 Data Collection

L2DataCollection.com
(208) 860-7554 Utah (801) 413-2993

Study: CR0058
Intersection: Locust Grove/ Hubbard Rd
City, State: Kuna, Idaho
Control: Stop Sign

File Name : Locust Grove Rd & Hubbard Rd
Site Code : 00000000
Start Date : 2/4/2020
Page No : 6

	Locust Grove Road From North					Hubbard Road From East					Locust Grove Road From South					Hubbard Road From West					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 12:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Each Approach Begins at:																					
	05:00 PM					05:00 PM					05:00 PM					04:00 PM					
+0 mins.	8	16	**1**	0	25	0	5	2	0	7	0	**12**	**3**	0	**15**	0	4	**6**	0	10	
+15 mins.	9	**30**	1	0	40	**1**	8	2	0	11	0	6	0	0	6	0	3	5	0	8	
+30 mins.	12	29	1	0	**42**	0	**16**	3	0	**19**	0	4	3	0	7	**1**	**6**	6	0	**13**	
+45 mins.	**13**	19	0	0	32	1	9	**5**	0	15	**1**	6	2	0	9	0	2	2	0	4	
Total Volume	42	94	3	0	139	2	38	12	0	52	1	28	8	0	37	1	15	19	0	35	
% App. Total	30.2	67.6	2.2	0		3.8	73.1	23.1	0		2.7	75.7	21.6	0		2.9	42.9	54.3	0		
PHF	.808	.783	.750	.000	.827	.500	.594	.600	.000	.684	.250	.583	.667	.000	.617	.250	.625	.792	.000	.673	
General Traffic																					
% General Traffic	100	100	100	0	100	100	100	100	0	100	100	100	100	0	100	100	100	100	0	100	
3+ Axle Heavy Trucks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
% 3+ Axle Heavy Trucks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	



L2 Data Collection

L2DataCollection.com
(208) 860-7554 Utah (801) 413-2993

Study: CR0058
Intersection: Locust Grove/ Hubbard Rd
City, State: Kuna, Idaho
Control: Stop Sign

File Name : Locust Grove Rd & Hubbard Rd
Site Code : 00000000
Start Date : 2/4/2020
Page No : 7

Image 1

L2 Data Collection

L2DataCollection.com
(208) 860-7554 Utah (801) 413-2993

Study: CR0058
Intersection: Meridian Rd / Deer Flat Rd
City, State: Kuna, Idaho
Control: Signalized

File Name : Meridian Rd & Deer Flat Rd
Site Code : 00000000
Start Date : 2/4/2020
Page No : 1

Groups Printed- General Traffic - 3+ Axle Heavy Trucks

	Meridian Road From North					Deer Flat Road From East					Meridian Road From South					Deer Flat Road From West					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
07:00 AM	60	44	4	0	108	8	4	0	0	12	3	142	6	0	151	7	34	125	0	166	437
07:15 AM	90	39	7	0	136	2	19	3	0	24	11	124	26	0	161	10	36	110	0	156	477
07:30 AM	102	57	9	0	168	6	24	2	0	32	8	143	40	0	191	18	34	137	0	189	580
07:45 AM	54	52	10	0	116	5	8	1	0	14	3	114	7	0	124	11	40	102	0	153	407
Total	306	192	30	0	528	21	55	6	0	82	25	523	79	0	627	46	144	474	0	664	1901
08:00 AM	45	45	7	0	97	7	13	4	0	24	5	99	1	0	105	11	18	89	0	118	344
08:15 AM	28	60	5	0	93	4	7	1	0	12	2	110	10	0	122	7	22	80	0	109	336
08:30 AM	36	52	4	0	92	8	5	3	0	16	4	100	9	0	113	8	9	94	0	111	332
08:45 AM	41	34	5	0	80	6	7	1	0	14	2	85	6	0	93	8	14	88	0	110	297
Total	150	191	21	0	362	25	32	9	0	66	13	394	26	0	433	34	63	351	0	448	1309

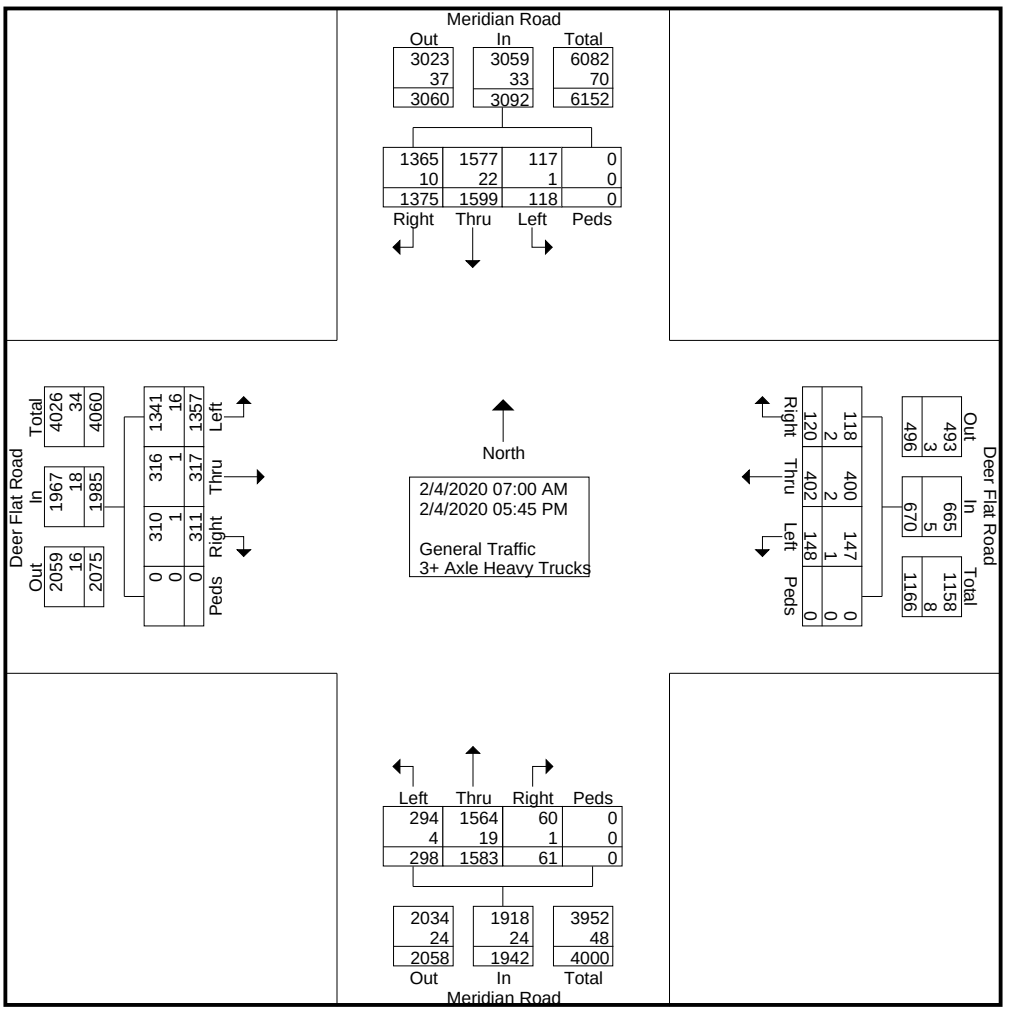
04:00 PM	110	119	9	0	238	12	34	16	0	62	4	77	21	0	102	34	9	72	0	115	517
04:15 PM	111	177	8	0	296	4	30	16	0	50	3	79	24	0	106	26	11	65	0	102	554
04:30 PM	112	154	9	0	275	3	36	18	0	57	1	96	21	0	118	22	12	61	0	95	545
04:45 PM	106	145	4	0	255	7	31	11	0	49	6	68	21	0	95	30	15	70	0	115	514
Total	439	595	30	0	1064	26	131	61	0	218	14	320	87	0	421	112	47	268	0	427	2130
05:00 PM	131	150	11	0	292	14	41	14	0	69	2	93	29	0	124	30	21	76	0	127	612
05:15 PM	106	155	7	0	268	13	48	22	0	83	3	85	17	0	105	22	10	60	0	92	548
05:30 PM	129	149	10	0	288	15	51	20	0	86	4	91	29	0	124	34	25	75	0	134	632
05:45 PM	114	167	9	0	290	6	44	16	0	66	0	77	31	0	108	33	7	53	0	93	557
Total	480	621	37	0	1138	48	184	72	0	304	9	346	106	0	461	119	63	264	0	446	2349
Grand Total	1375	1599	118	0	3092	120	402	148	0	670	61	1583	298	0	1942	311	317	1357	0	1985	7689
Apprch %	44.5	51.7	3.8	0		17.9	60	22.1	0		3.1	81.5	15.3	0		15.7	16	68.4	0		
Total %	17.9	20.8	1.5	0	40.2	1.6	5.2	1.9	0	8.7	0.8	20.6	3.9	0	25.3	4	4.1	17.6	0	25.8	
General Traffic	1365	1577	117	0	3059	118	400	147	0	665	60	1564	294	0	1918	310	316	1341	0	1967	7609
% General Traffic	99.3	98.6	99.2	0	98.9	98.3	99.5	99.3	0	99.3	98.4	98.8	98.7	0	98.8	99.7	99.7	98.8	0	99.1	99
3+ Axle Heavy Trucks	10	22	1	0	33	2	2	1	0	5	1	19	4	0	24	1	1	16	0	18	80
% 3+ Axle Heavy Trucks	0.7	1.4	0.8	0	1.1	1.7	0.5	0.7	0	0.7	1.6	1.2	1.3	0	1.2	0.3	0.3	1.2	0	0.9	1

L2 Data Collection

L2DataCollection.com
(208) 860-7554 Utah (801) 413-2993

Study: CR0058
Intersection: Meridian Rd / Deer Flat Rd
City, State: Kuna, Idaho
Control: Signalized

File Name : Meridian Rd & Deer Flat Rd
Site Code : 00000000
Start Date : 2/4/2020
Page No : 2



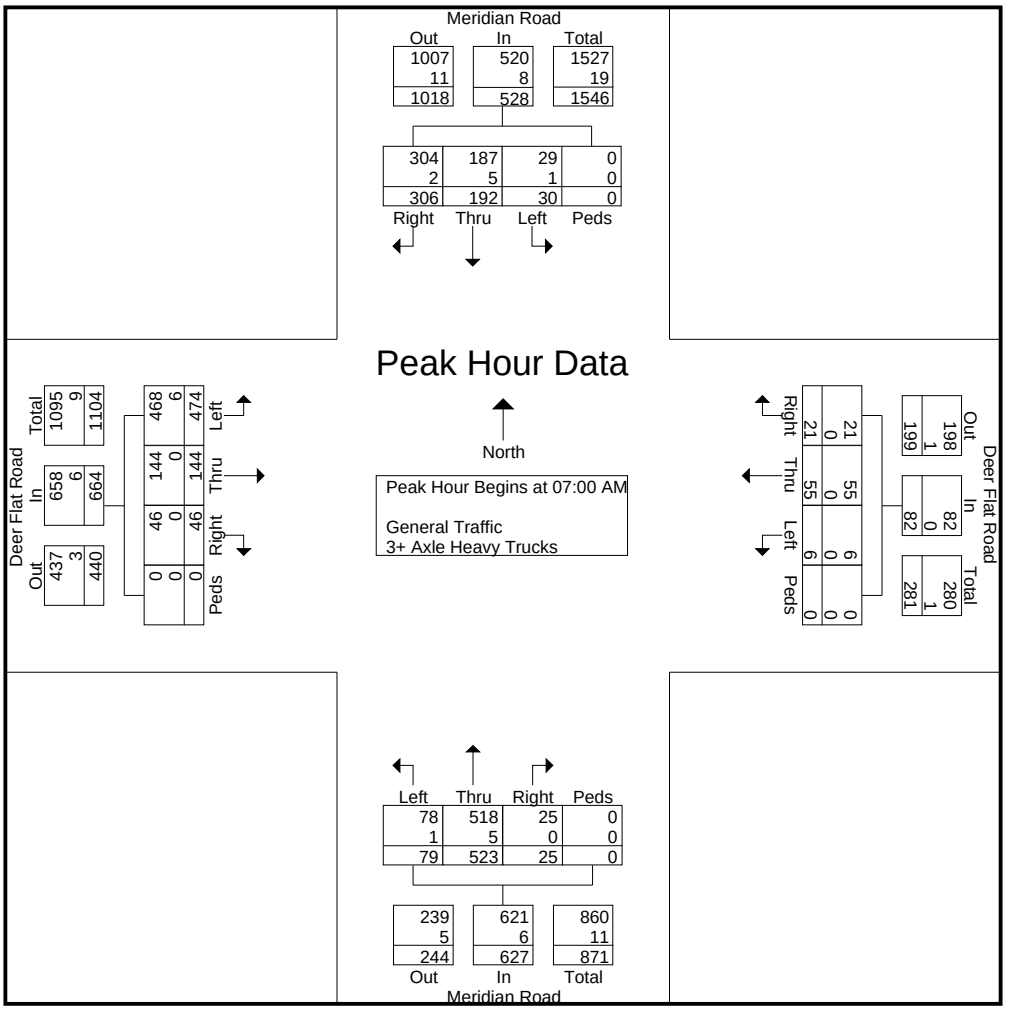
L2 Data Collection

L2DataCollection.com
(208) 860-7554 Utah (801) 413-2993

Study: CR0058
Intersection: Meridian Rd / Deer Flat Rd
City, State: Kuna, Idaho
Control: Signalized

File Name : Meridian Rd & Deer Flat Rd
Site Code : 00000000
Start Date : 2/4/2020
Page No : 3

	Meridian Road From North					Deer Flat Road From East					Meridian Road From South					Deer Flat Road From West					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:00 AM																					
07:00 AM	60	44	4	0	108	**8**	4	0	0	12	3	142	6	0	151	7	34	125	0	166	437
07:15 AM	90	39	7	0	136	2	19	**3**	0	24	**11**	124	26	0	161	10	36	110	0	156	477
07:30 AM	**102**	**57**	9	0	**168**	6	**24**	2	0	**32**	8	**143**	**40**	0	**191**	**18**	34	**137**	0	**189**	**580**
07:45 AM	54	52	**10**	0	116	5	8	1	0	14	3	114	7	0	124	11	**40**	102	0	153	407
Total Volume	306	192	30	0	528	21	55	6	0	82	25	523	79	0	627	46	144	474	0	664	1901
% App. Total	58	36.4	5.7	0		25.6	67.1	7.3	0		4	83.4	12.6	0		6.9	21.7	71.4	0		
PHF	.750	.842	.750	.000	.786	.656	.573	.500	.000	.641	.568	.914	.494	.000	.821	.639	.900	.865	.000	.878	.819
General Traffic																					
% General Traffic	99.3	97.4	96.7	0	98.5	100	100	100	0	100	100	99.0	98.7	0	99.0	100	100	98.7	0	99.1	98.9
3+ Axle Heavy Trucks	2	5	1	0	8	0	0	0	0	0	0	5	1	0	6	0	0	6	0	6	20
% 3+ Axle Heavy Trucks	0.7	2.6	3.3	0	1.5	0	0	0	0	0	0	1.0	1.3	0	1.0	0	0	1.3	0	0.9	1.1



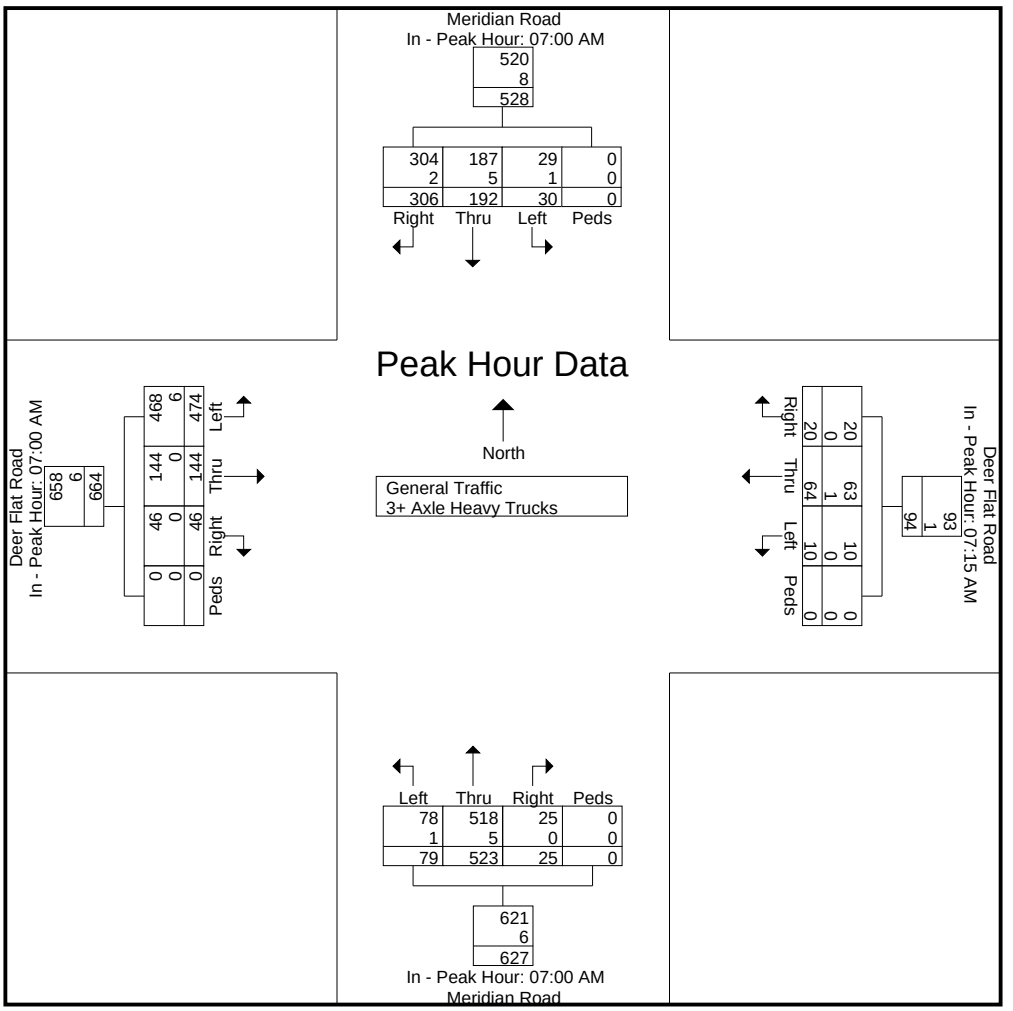
L2 Data Collection

L2DataCollection.com
(208) 860-7554 Utah (801) 413-2993

Study: CR0058
Intersection: Meridian Rd / Deer Flat Rd
City, State: Kuna, Idaho
Control: Signalized

File Name : Meridian Rd & Deer Flat Rd
Site Code : 00000000
Start Date : 2/4/2020
Page No : 4

	Meridian Road From North					Deer Flat Road From East					Meridian Road From South					Deer Flat Road From West					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1																					
Peak Hour for Each Approach Begins at:																					
	07:00 AM					07:15 AM					07:00 AM					07:00 AM					
+0 mins.	60	44	4	0	108	2	19	3	0	24	3	142	6	0	151	7	34	125	0	166	
+15 mins.	90	39	7	0	136	6	**24**	2	0	**32**	**11**	124	26	0	161	10	36	110	0	156	
+30 mins.	**102**	**57**	9	0	**168**	5	8	1	0	14	8	**143**	**40**	0	**191**	**18**	34	**137**	0	**189**	
+45 mins.	54	52	**10**	0	116	**7**	13	**4**	0	24	3	114	7	0	124	11	**40**	102	0	153	
Total Volume	306	192	30	0	528	20	64	10	0	94	25	523	79	0	627	46	144	474	0	664	
% App. Total	58	36.4	5.7	0		21.3	68.1	10.6	0		4	83.4	12.6	0		6.9	21.7	71.4	0		
PHF	.750	.842	.750	.000	.786	.714	.667	.625	.000	.734	.568	.914	.494	.000	.821	.639	.900	.865	.000	.878	
General Traffic																					
% General Traffic	99.3	97.4	96.7	0	98.5	100	98.4	100	0	98.9	100	99	98.7	0	99	100	100	98.7	0	99.1	
3+ Axle Heavy Trucks	2	5	1	0	8	0	1	0	0	1	0	5	1	0	6	0	0	6	0	6	
% 3+ Axle Heavy Trucks	0.7	2.6	3.3	0	1.5	0	1.6	0	0	1.1	0	1	1.3	0	1	0	0	1.3	0	0.9	



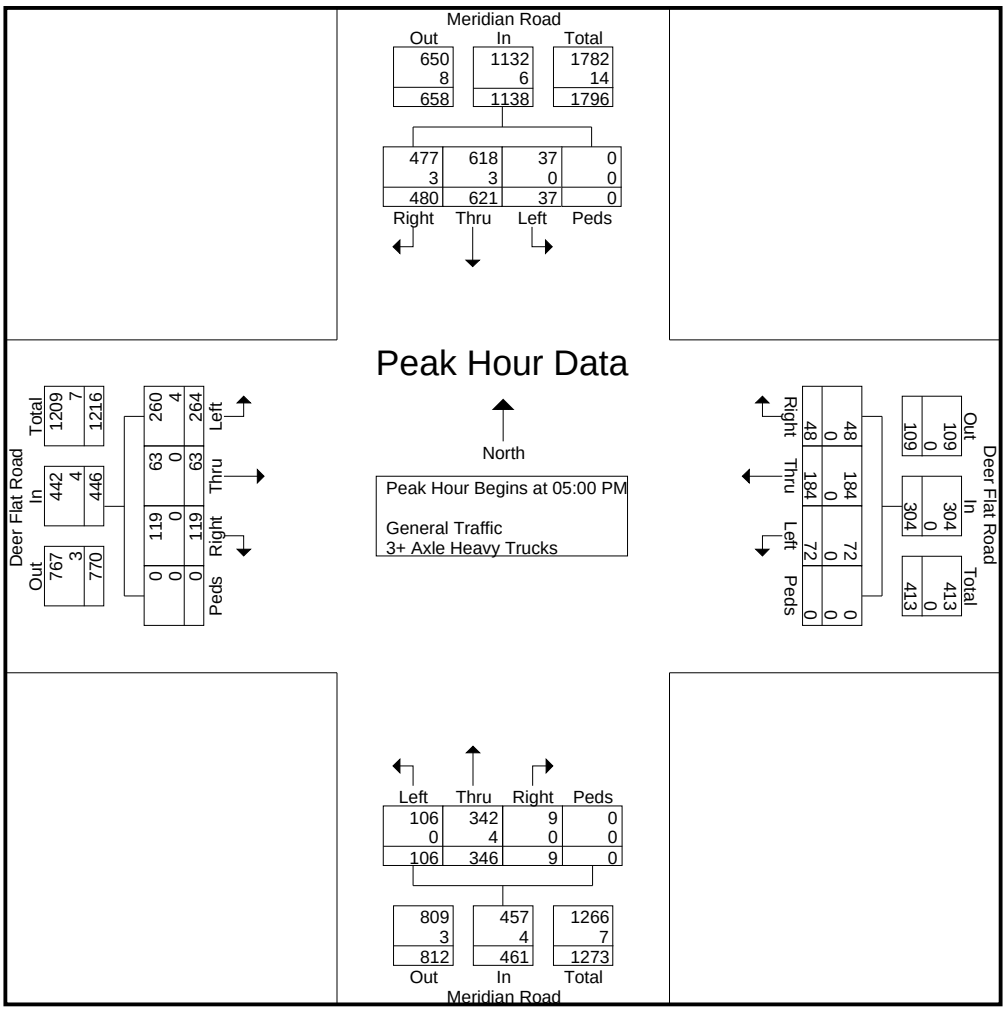
L2 Data Collection

L2DataCollection.com
(208) 860-7554 Utah (801) 413-2993

Study: CR0058
Intersection: Meridian Rd / Deer Flat Rd
City, State: Kuna, Idaho
Control: Signalized

File Name : Meridian Rd & Deer Flat Rd
Site Code : 00000000
Start Date : 2/4/2020
Page No : 5

	Meridian Road From North					Deer Flat Road From East					Meridian Road From South					Deer Flat Road From West					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 12:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 05:00 PM																					
05:00 PM	**131**	150	**11**	0	**292**	14	41	14	0	69	2	**93**	29	0	**124**	30	21	**76**	0	127	612
05:15 PM	106	155	7	0	268	13	48	**22**	0	83	3	85	17	0	105	22	10	60	0	92	548
05:30 PM	129	149	10	0	288	**15**	**51**	20	0	**86**	**4**	91	29	0	124	**34**	**25**	75	0	**134**	**632**
05:45 PM	114	**167**	9	0	290	6	44	16	0	66	0	77	**31**	0	108	33	7	53	0	93	557
Total Volume	480	621	37	0	1138	48	184	72	0	304	9	346	106	0	461	119	63	264	0	446	2349
% App. Total	42.2	54.6	3.3	0		15.8	60.5	23.7	0		2	75.1	23	0		26.7	14.1	59.2	0		
PHF	.916	.930	.841	.000	.974	.800	.902	.818	.000	.884	.563	.930	.855	.000	.929	.875	.630	.868	.000	.832	.929
General Traffic																					
% General Traffic	99.4	99.5	100	0	99.5	100	100	100	0	100	100	98.8	100	0	99.1	100	100	98.5	0	99.1	99.4
3+ Axle Heavy Trucks	3	3	0	0	6	0	0	0	0	0	0	4	0	0	4	0	0	4	0	4	14
% 3+ Axle Heavy Trucks	0.6	0.5	0	0	0.5	0	0	0	0	0	0	1.2	0	0	0.9	0	0	1.5	0	0.9	0.6



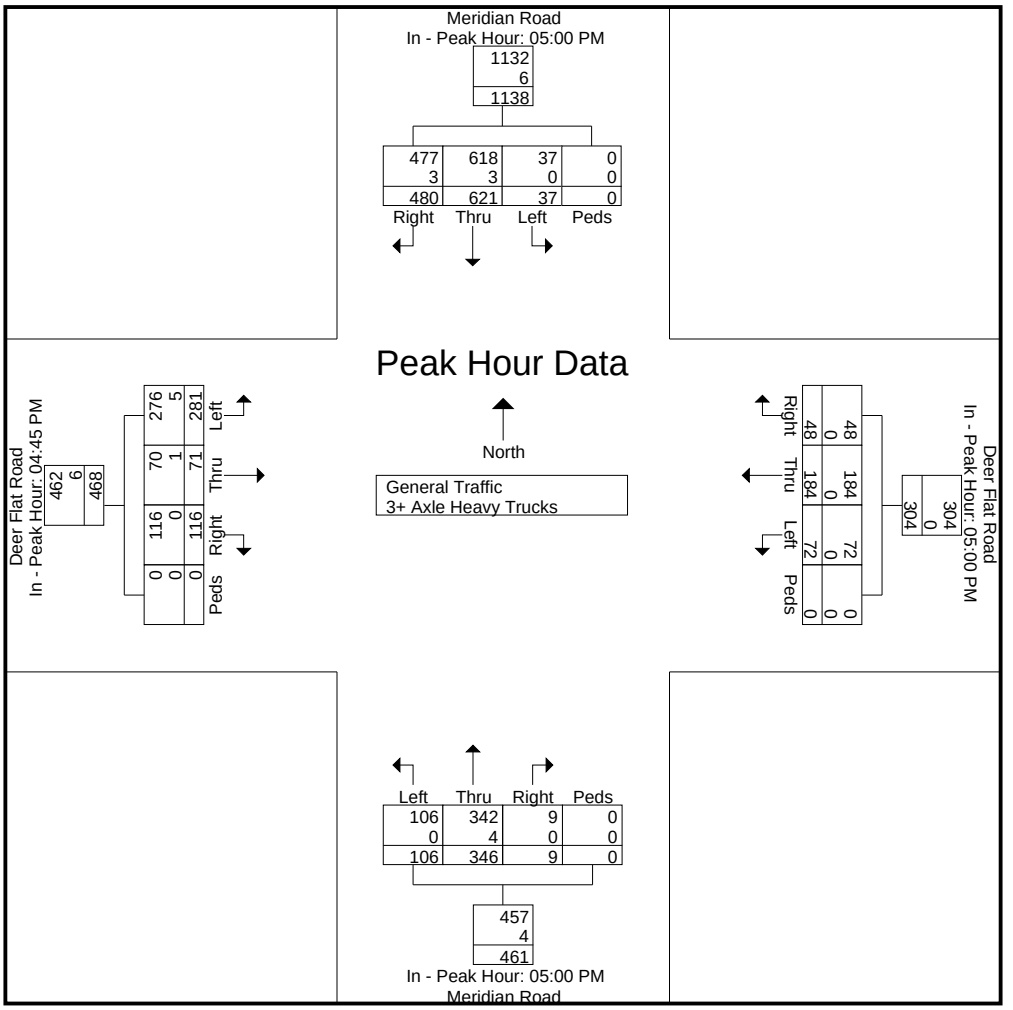
L2 Data Collection

L2DataCollection.com
(208) 860-7554 Utah (801) 413-2993

Study: CR0058
Intersection: Meridian Rd / Deer Flat Rd
City, State: Kuna, Idaho
Control: Signalized

File Name : Meridian Rd & Deer Flat Rd
Site Code : 00000000
Start Date : 2/4/2020
Page No : 6

	Meridian Road From North					Deer Flat Road From East					Meridian Road From South					Deer Flat Road From West					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 12:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Each Approach Begins at:																					
	05:00 PM					05:00 PM					05:00 PM					04:45 PM					
+0 mins.	**131**	150	**11**	0	**292**	14	41	14	0	69	2	**93**	29	0	**124**	30	15	70	0	115	
+15 mins.	106	155	7	0	268	13	48	**22**	0	83	3	85	17	0	105	30	21	**76**	0	127	
+30 mins.	129	149	10	0	288	**15**	**51**	20	0	**86**	**4**	91	29	0	124	22	10	60	0	92	
+45 mins.	114	**167**	9	0	290	6	44	16	0	66	0	77	**31**	0	108	**34**	**25**	75	0	**134**	
Total Volume	480	621	37	0	1138	48	184	72	0	304	9	346	106	0	461	116	71	281	0	468	
% App. Total	42.2	54.6	3.3	0		15.8	60.5	23.7	0		2	75.1	23	0		24.8	15.2	60	0		
PHF	.916	.930	.841	.000	.974	.800	.902	.818	.000	.884	.563	.930	.855	.000	.929	.853	.710	.924	.000	.873	
General Traffic																					
% General Traffic	99.4	99.5	100	0	99.5	100	100	100	0	100	100	98.8	100	0	99.1	100	98.6	98.2	0	98.7	
3+ Axle Heavy Trucks	3	3	0	0	6	0	0	0	0	0	0	4	0	0	4	0	1	5	0	6	
% 3+ Axle Heavy Trucks	0.6	0.5	0	0	0.5	0	0	0	0	0	0	1.2	0	0	0.9	0	1.4	1.8	0	1.3	



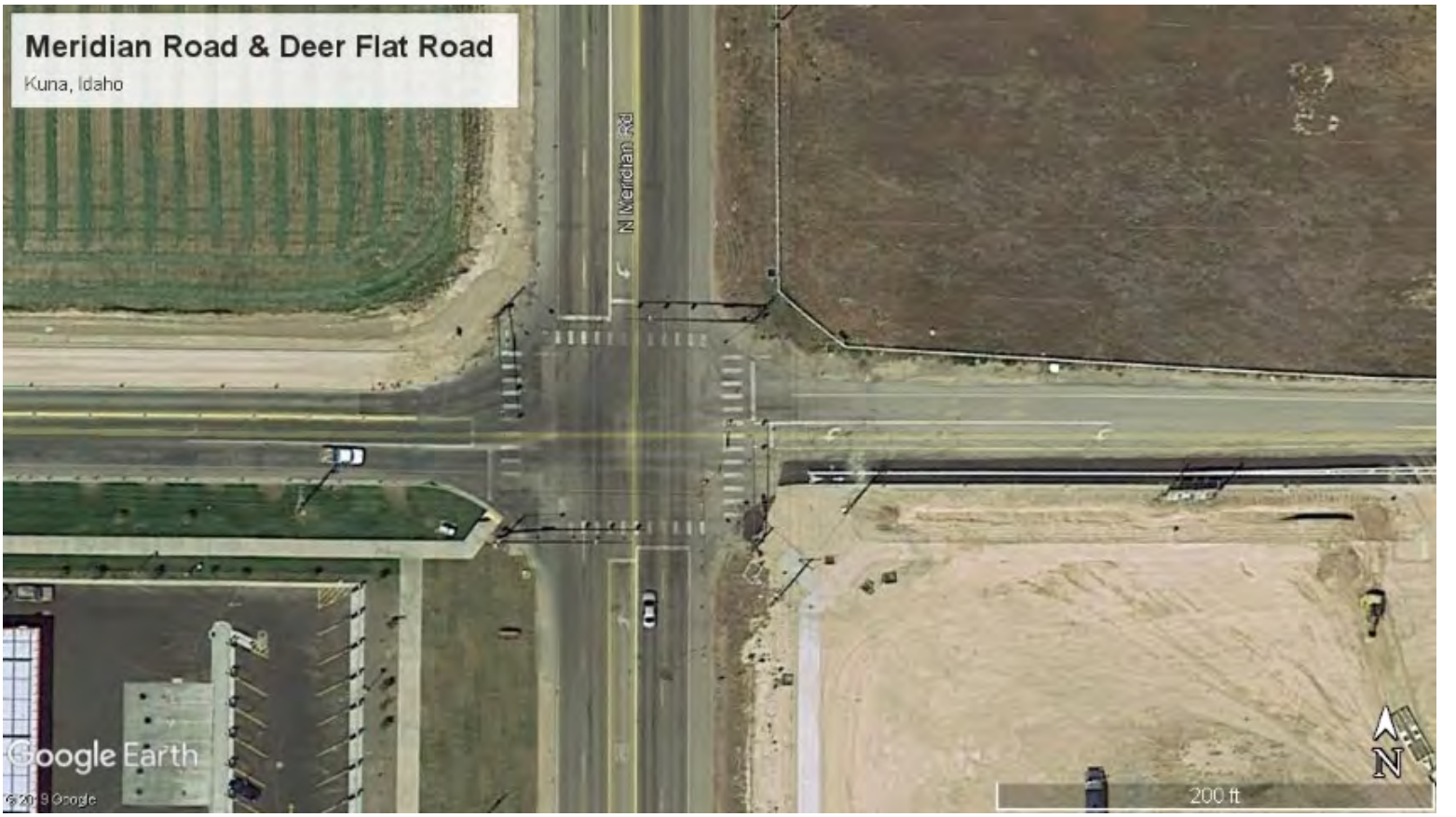
L2 Data Collection

L2DataCollection.com
(208) 860-7554 Utah (801) 413-2993

Study: CR0058
Intersection: Meridian Rd / Deer Flat Rd
City, State: Kuna, Idaho
Control: Signalized

File Name : Meridian Rd & Deer Flat Rd
Site Code : 00000000
Start Date : 2/4/2020
Page No : 7

Image 1



L2 Data Collection

L2DataCollection.com
(208) 860-7554 Utah (801) 413-2993

Study: CR0058
Intersection: Anelope Flat / Deer Flat
City, State: Kuna, Idaho
Control: Stop Sign

File Name : Antelope Flat Rd & Deer Flat Rd
Site Code : 00000000
Start Date : 2/4/2020
Page No : 1

Groups Printed- General Traffic - 3+ Axle Heavy Trucks

	Private Drive From North					Deer Flat Road From East					Anelope Flat Road From South					Deer Flat Road From West					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
07:00 AM	1	0	0	0	1	0	7	0	2	9	4	0	6	0	10	1	38	0	0	39	59
07:15 AM	0	0	0	0	0	0	20	0	0	20	2	0	3	0	5	2	51	0	0	53	78
07:30 AM	0	0	0	0	0	0	32	1	0	33	2	0	3	0	5	5	45	0	0	50	88
07:45 AM	1	0	0	0	1	0	7	0	0	7	1	0	3	0	4	1	49	0	0	50	62
Total	2	0	0	0	2	0	66	1	2	69	9	0	15	0	24	9	183	0	0	192	287
08:00 AM	0	0	0	0	0	0	17	0	0	17	0	0	3	0	3	3	27	0	0	30	50
08:15 AM	0	0	0	0	0	0	12	1	0	13	1	0	1	0	2	1	25	0	0	26	41
08:30 AM	0	0	0	0	0	0	10	1	0	11	4	0	2	0	6	1	15	0	0	16	33
08:45 AM	0	0	0	0	0	1	8	3	0	12	1	0	6	0	7	1	17	0	0	18	37
Total	0	0	0	0	0	1	47	5	0	53	6	0	12	0	18	6	84	0	0	90	161

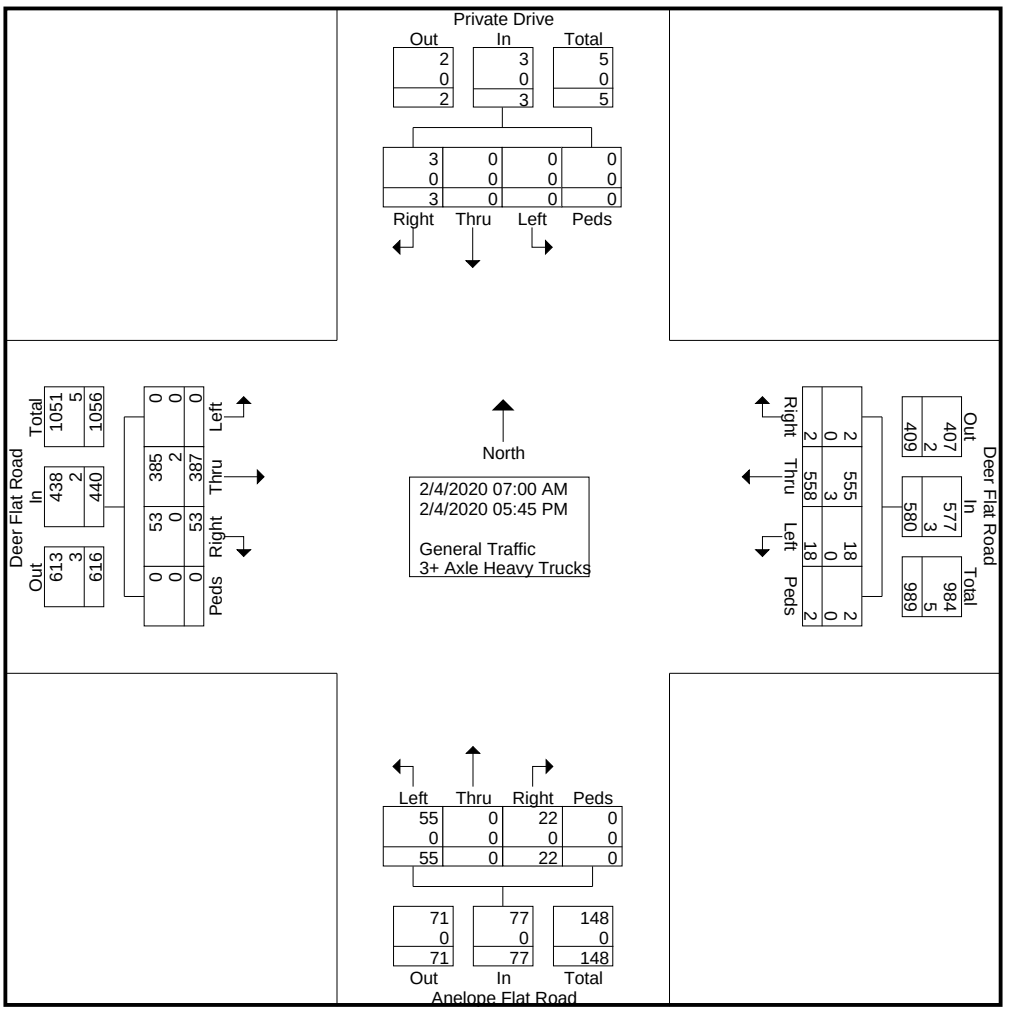
04:00 PM	1	0	0	0	1	0	51	0	0	51	1	0	0	0	1	6	13	0	0	19	72
04:15 PM	0	0	0	0	0	0	41	2	0	43	1	0	3	0	4	5	10	0	0	15	62
04:30 PM	0	0	0	0	0	0	55	0	0	55	0	0	1	0	1	2	14	0	0	16	72
04:45 PM	0	0	0	0	0	0	41	2	0	43	0	0	5	0	5	2	18	0	0	20	68
Total	1	0	0	0	1	0	188	4	0	192	2	0	9	0	11	15	55	0	0	70	274
05:00 PM	0	0	0	0	0	0	55	2	0	57	1	0	3	0	4	4	21	0	0	25	86
05:15 PM	0	0	0	0	0	0	73	2	0	75	2	0	6	0	8	6	14	0	0	20	103
05:30 PM	0	0	0	0	0	1	77	3	0	81	1	0	4	0	5	8	21	0	0	29	115
05:45 PM	0	0	0	0	0	0	52	1	0	53	1	0	6	0	7	5	9	0	0	14	74
Total	0	0	0	0	0	1	257	8	0	266	5	0	19	0	24	23	65	0	0	88	378
Grand Total	3	0	0	0	3	2	558	18	2	580	22	0	55	0	77	53	387	0	0	440	1100
Apprch %	100	0	0	0		0.3	96.2	3.1	0.3		28.6	0	71.4	0		12	88	0	0		
Total %	0.3	0	0	0	0.3	0.2	50.7	1.6	0.2	52.7	2	0	5	0	7	4.8	35.2	0	0	40	
General Traffic	3	0	0	0	3	2	555	18	2	577	22	0	55	0	77	53	385	0	0	438	1095
% General Traffic	100	0	0	0	100	100	99.5	100	100	99.5	100	0	100	0	100	100	99.5	0	0	99.5	99.5
3+ Axle Heavy Trucks	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	0	2	0	0	2	5
% 3+ Axle Heavy Trucks	0	0	0	0	0	0	0.5	0	0	0.5	0	0	0	0	0	0	0.5	0	0	0.5	0.5

L2 Data Collection

L2DataCollection.com
(208) 860-7554 Utah (801) 413-2993

Study: CR0058
Intersection: Anelope Flat / Deer Flat
City, State: Kuna, Idaho
Control: Stop Sign

File Name : Antelope Flat Rd & Deer Flat Rd
Site Code : 00000000
Start Date : 2/4/2020
Page No : 2



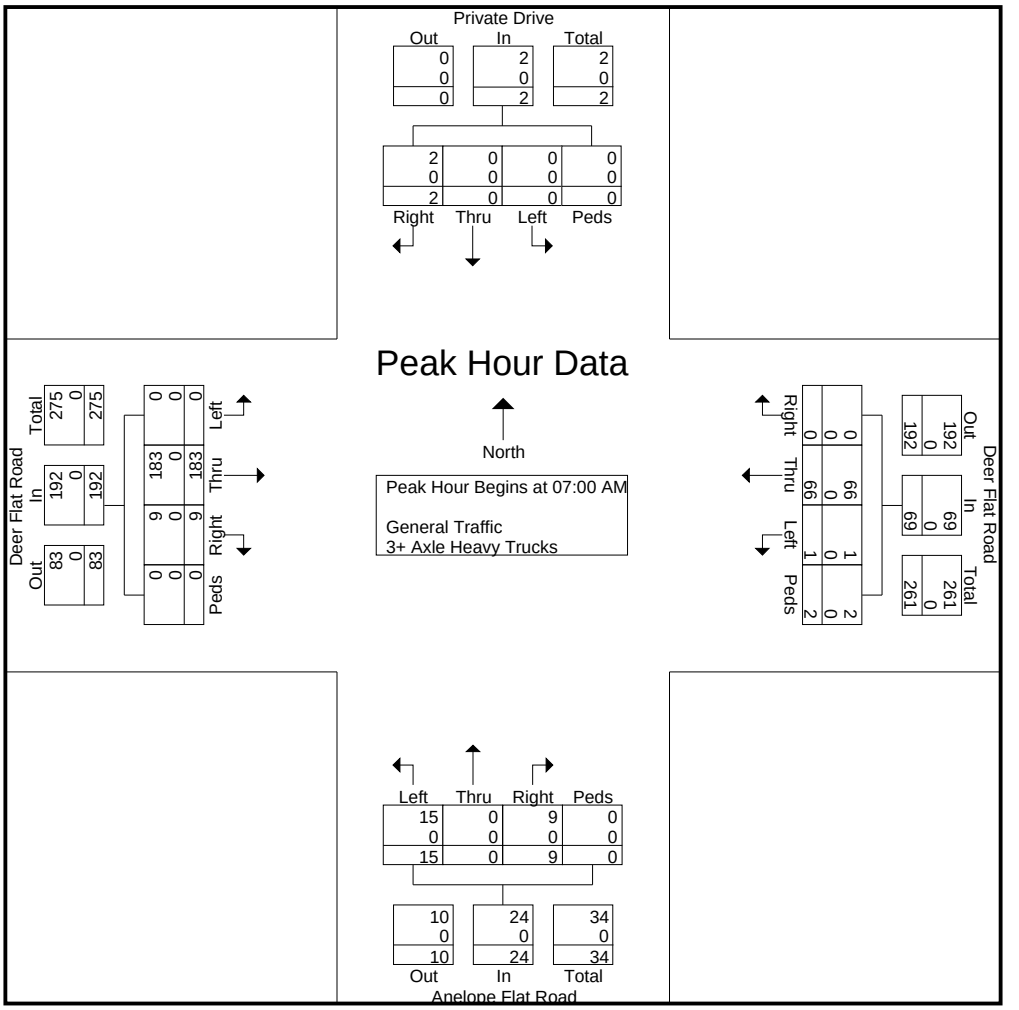
L2 Data Collection

L2DataCollection.com
(208) 860-7554 Utah (801) 413-2993

Study: CR0058
Intersection: Anelope Flat / Deer Flat
City, State: Kuna, Idaho
Control: Stop Sign

File Name : Antelope Flat Rd & Deer Flat Rd
Site Code : 00000000
Start Date : 2/4/2020
Page No : 3

	Private Drive From North					Deer Flat Road From East					Anelope Flat Road From South					Deer Flat Road From West					
Start Time	**Right**	**Thru**	**Left**	**Peds**	**App. Total**	**Right**	**Thru**	**Left**	**Peds**	**App. Total**	**Right**	**Thru**	**Left**	**Peds**	**App. Total**	**Right**	**Thru**	**Left**	**Peds**	**App. Total**	**Int. Total**
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:00 AM																					
07:00 AM	**1**	0	0	0	**1**	0	7	0	**2**	9	**4**	0	**6**	0	**10**	1	38	0	0	39	59
07:15 AM	0	0	0	0	0	0	20	0	0	20	2	0	3	0	5	2	**51**	0	0	**53**	78
07:30 AM	0	0	0	0	0	0	**32**	**1**	0	**33**	2	0	3	0	5	**5**	45	0	0	50	**88**
07:45 AM	1	0	0	0	1	0	7	0	0	7	1	0	3	0	4	1	49	0	0	50	62
Total Volume	2	0	0	0	2	0	66	1	2	69	9	0	15	0	24	9	183	0	0	192	287
% App. Total	100	0	0	0		0	95.7	1.4	2.9		37.5	0	62.5	0		4.7	95.3	0	0		
PHF	.500	.000	.000	.000	.500	.000	.516	.250	.250	.523	.563	.000	.625	.000	.600	.450	.897	.000	.000	.906	.815
General Traffic																					
% General Traffic	100	0	0	0	100	0	100	100	100	100	100	0	100	0	100	100	100	0	0	100	100
3+ Axle Heavy Trucks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% 3+ Axle Heavy Trucks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0



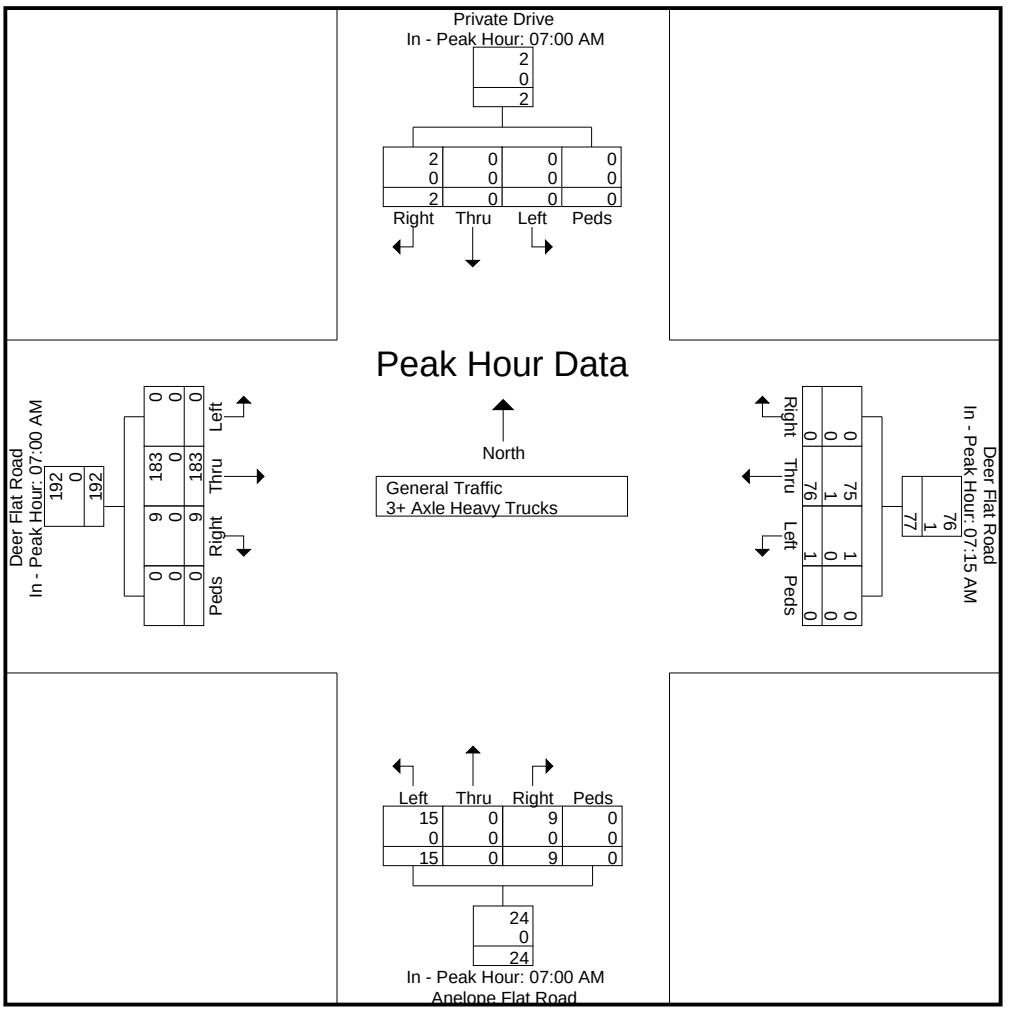
L2 Data Collection

L2DataCollection.com
(208) 860-7554 Utah (801) 413-2993

Study: CR0058
Intersection: Anelope Flat / Deer Flat
City, State: Kuna, Idaho
Control: Stop Sign

File Name : Antelope Flat Rd & Deer Flat Rd
Site Code : 00000000
Start Date : 2/4/2020
Page No : 4

	Private Drive From North					Deer Flat Road From East					Anelope Flat Road From South					Deer Flat Road From West					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1																					
Peak Hour for Each Approach Begins at:																					
	07:00 AM					07:15 AM					07:00 AM					07:00 AM					
+0 mins.	**1**	0	0	0	**1**	0	20	0	0	20	**4**	0	**6**	0	**10**	1	38	0	0	39	
+15 mins.	0	0	0	0	0	0	**32**	**1**	0	**33**	2	0	3	0	5	2	**51**	0	0	**53**	
+30 mins.	0	0	0	0	0	0	7	0	0	7	2	0	3	0	5	**5**	45	0	0	50	
+45 mins.	1	0	0	0	1	0	17	0	0	17	1	0	3	0	4	1	49	0	0	50	
Total Volume	2	0	0	0	2	0	76	1	0	77	9	0	15	0	24	9	183	0	0	192	
% App. Total	100	0	0	0		0	98.7	1.3	0		37.5	0	62.5	0		4.7	95.3	0	0		
PHF	.500	.000	.000	.000	.500	.000	.594	.250	.000	.583	.563	.000	.625	.000	.600	.450	.897	.000	.000	.906	
General Traffic																					
% General Traffic	100	0	0	0	100	0	98.7	100	0	98.7	100	0	100	0	100	100	100	0	0	100	
3+ Axle Heavy Trucks	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	
% 3+ Axle Heavy Trucks	0	0	0	0	0	0	1.3	0	0	1.3	0	0	0	0	0	0	0	0	0	0	



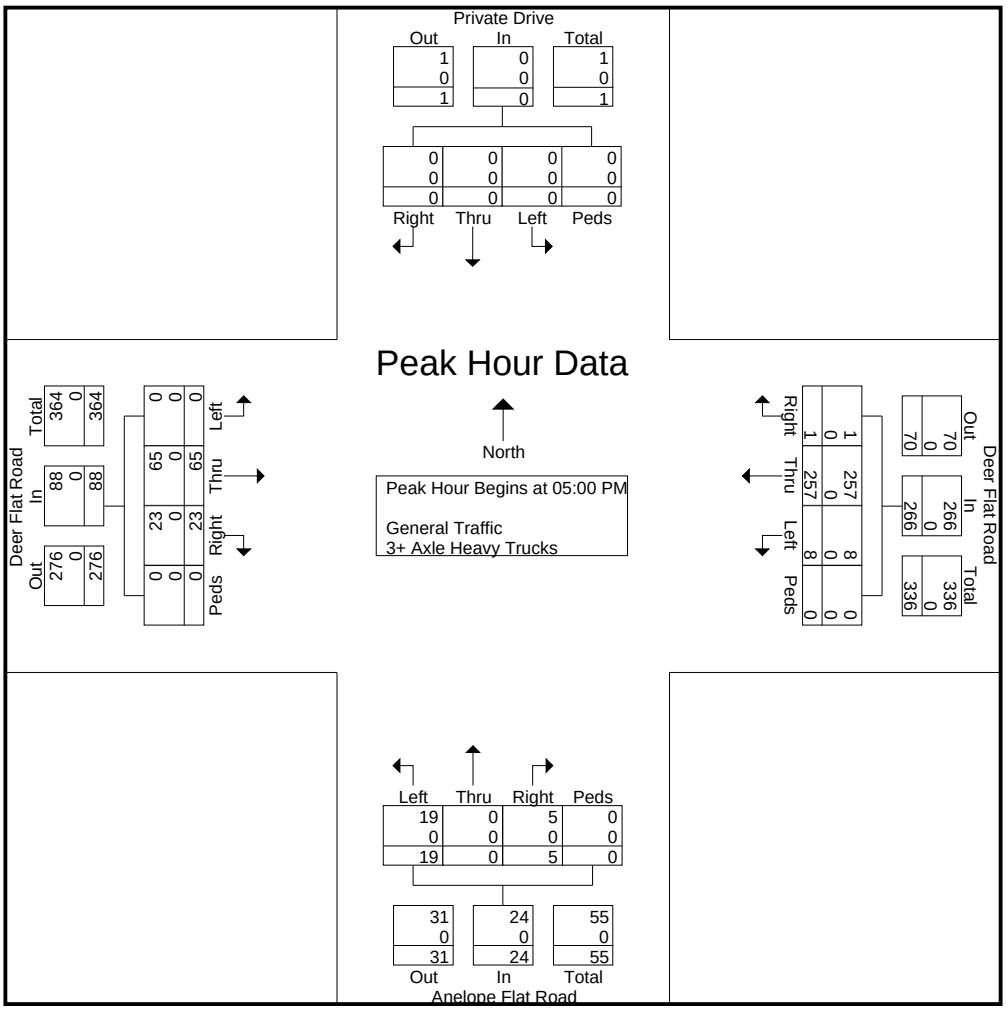
L2 Data Collection

L2DataCollection.com
(208) 860-7554 Utah (801) 413-2993

Study: CR0058
Intersection: Anelope Flat / Deer Flat
City, State: Kuna, Idaho
Control: Stop Sign

File Name : Antelope Flat Rd & Deer Flat Rd
Site Code : 00000000
Start Date : 2/4/2020
Page No : 5

	Private Drive From North					Deer Flat Road From East					Anelope Flat Road From South					Deer Flat Road From West					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 12:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 05:00 PM																					
05:00 PM	0	0	0	0	0	0	55	2	0	57	1	0	3	0	4	4	**21**	0	0	25	86
05:15 PM	0	0	0	0	0	0	73	2	0	75	**2**	0	**6**	0	**8**	6	14	0	0	20	103
05:30 PM	0	0	0	0	0	**1**	**77**	**3**	0	**81**	1	0	4	0	5	**8**	21	0	0	**29**	**115**
05:45 PM	0	0	0	0	0	0	52	1	0	53	1	0	6	0	7	5	9	0	0	14	74
Total Volume	0	0	0	0	0	1	257	8	0	266	5	0	19	0	24	23	65	0	0	88	378
% App. Total	0	0	0	0		0.4	96.6	3	0		20.8	0	79.2	0		26.1	73.9	0	0		
PHF	.000	.000	.000	.000	.000	.250	.834	.667	.000	.821	.625	.000	.792	.000	.750	.719	.774	.000	.000	.759	.822
General Traffic																					
% General Traffic	0	0	0	0	0	100	100	100	0	100	100	0	100	0	100	100	100	0	0	100	100
3+ Axle Heavy Trucks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% 3+ Axle Heavy Trucks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0



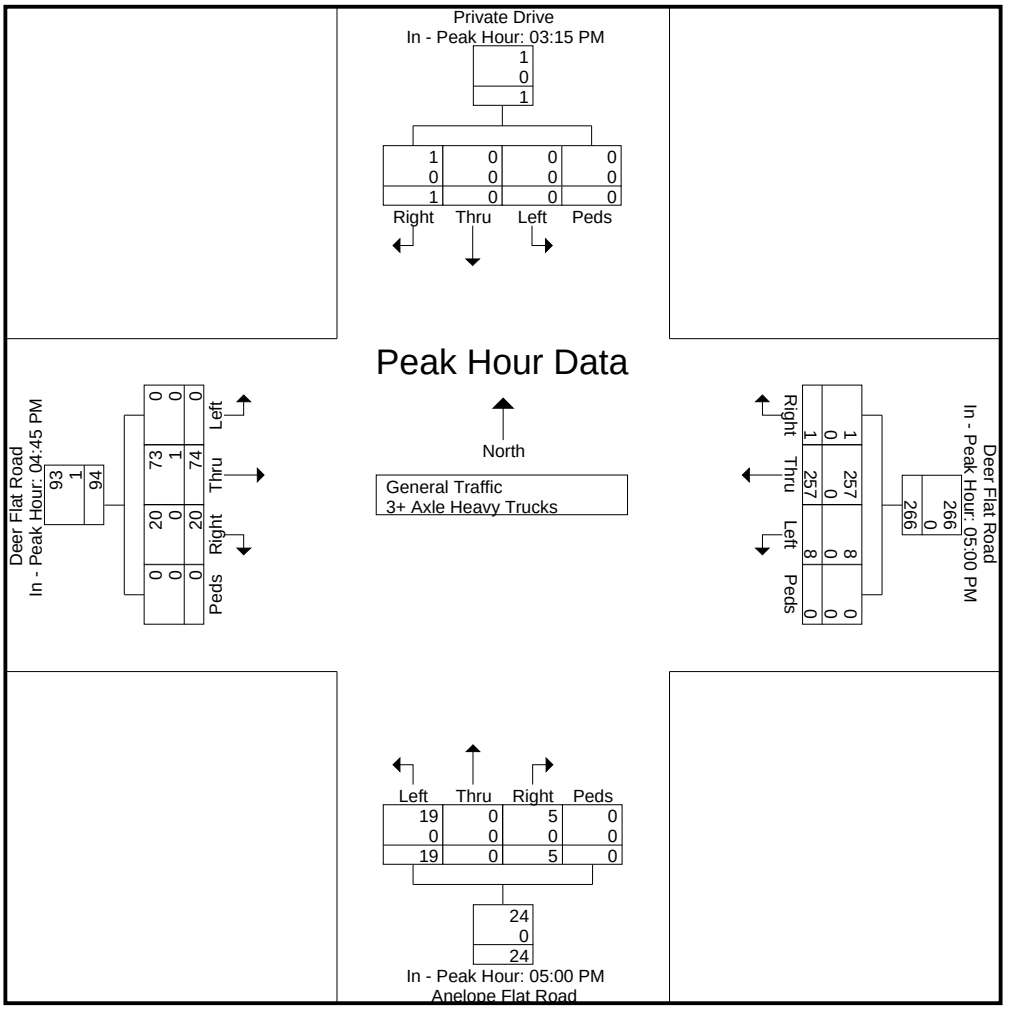
L2 Data Collection

L2DataCollection.com
(208) 860-7554 Utah (801) 413-2993

Study: CR0058
Intersection: Anelope Flat / Deer Flat
City, State: Kuna, Idaho
Control: Stop Sign

File Name : Antelope Flat Rd & Deer Flat Rd
Site Code : 00000000
Start Date : 2/4/2020
Page No : 6

	Private Drive From North					Deer Flat Road From East					Anelope Flat Road From South					Deer Flat Road From West					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 12:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Each Approach Begins at:																					
	03:15 PM					05:00 PM					05:00 PM					04:45 PM					
+0 mins.	0	0	0	0	0	0	55	2	0	57	1	0	3	0	4	2	18	0	0	20	
+15 mins.	0	0	0	0	0	0	73	2	0	75	**2**	0	**6**	0	**8**	4	**21**	0	0	25	
+30 mins.	0	0	0	0	0	**1**	**77**	**3**	0	**81**	1	0	4	0	5	6	14	0	0	20	
+45 mins.	**1**	0	0	0	**1**	0	52	1	0	53	1	0	6	0	7	**8**	21	0	0	**29**	
Total Volume	1	0	0	0	1	1	257	8	0	266	5	0	19	0	24	20	74	0	0	94	
% App. Total	100	0	0	0		0.4	96.6	3	0		20.8	0	79.2	0		21.3	78.7	0	0		
PHF	.250	.000	.000	.000	.250	.250	.834	.667	.000	.821	.625	.000	.792	.000	.750	.625	.881	.000	.000	.810	
General Traffic																					
% General Traffic	100	0	0	0	100	100	100	100	0	100	100	0	100	0	100	100	98.6	0	0	98.9	
3+ Axle Heavy Trucks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	
% 3+ Axle Heavy Trucks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1.4	0	0	1.1	



L2 Data Collection

L2DataCollection.com
(208) 860-7554 Utah (801) 413-2993

Study: CR0058
Intersection: Anelope Flat / Deer Flat
City, State: Kuna, Idaho
Control: Stop Sign

File Name : Antelope Flat Rd & Deer Flat Rd
Site Code : 00000000
Start Date : 2/4/2020
Page No : 7

Image 1

L2 Data Collection

L2DataCollection.com
(208) 860-7554 Utah (801) 413-2993

Study: CR0058
Intersection: Meridian Rd / Existing App
City, State: Kuna, Idaho
Control: Stop Sign

File Name : Meridian Rd & Existing Approach
Site Code : 00000000
Start Date : 2/4/2020
Page No : 1

Groups Printed- General Traffic - 3+ Axle Heavy Trucks

	Meridian Road From North				Existing Approach From East				Meridian Road From South				
Start Time	**Thru**	**Left**	**Peds**	**App. Total**	**Right**	**Left**	**Peds**	**App. Total**	**Right**	**Thru**	**Peds**	**App. Total**	**Int. Total**
07:00 AM	52	0	0	52	0	0	0	0	0	155	0	155	207
07:15 AM	54	0	0	54	0	0	0	0	0	179	0	179	233
07:30 AM	70	1	0	71	0	0	0	0	1	191	0	192	263
07:45 AM	72	0	0	72	0	0	0	0	1	117	0	118	190
Total	248	1	0	249	0	0	0	0	2	642	0	644	893
08:00 AM	59	0	0	59	0	0	0	0	0	102	0	102	161
08:15 AM	70	1	0	71	1	0	0	1	1	123	0	124	196
08:30 AM	62	2	0	64	0	0	0	0	1	112	0	113	177
08:45 AM	43	0	0	43	0	0	0	0	0	96	0	96	139
Total	234	3	0	237	1	0	0	1	2	433	0	435	673

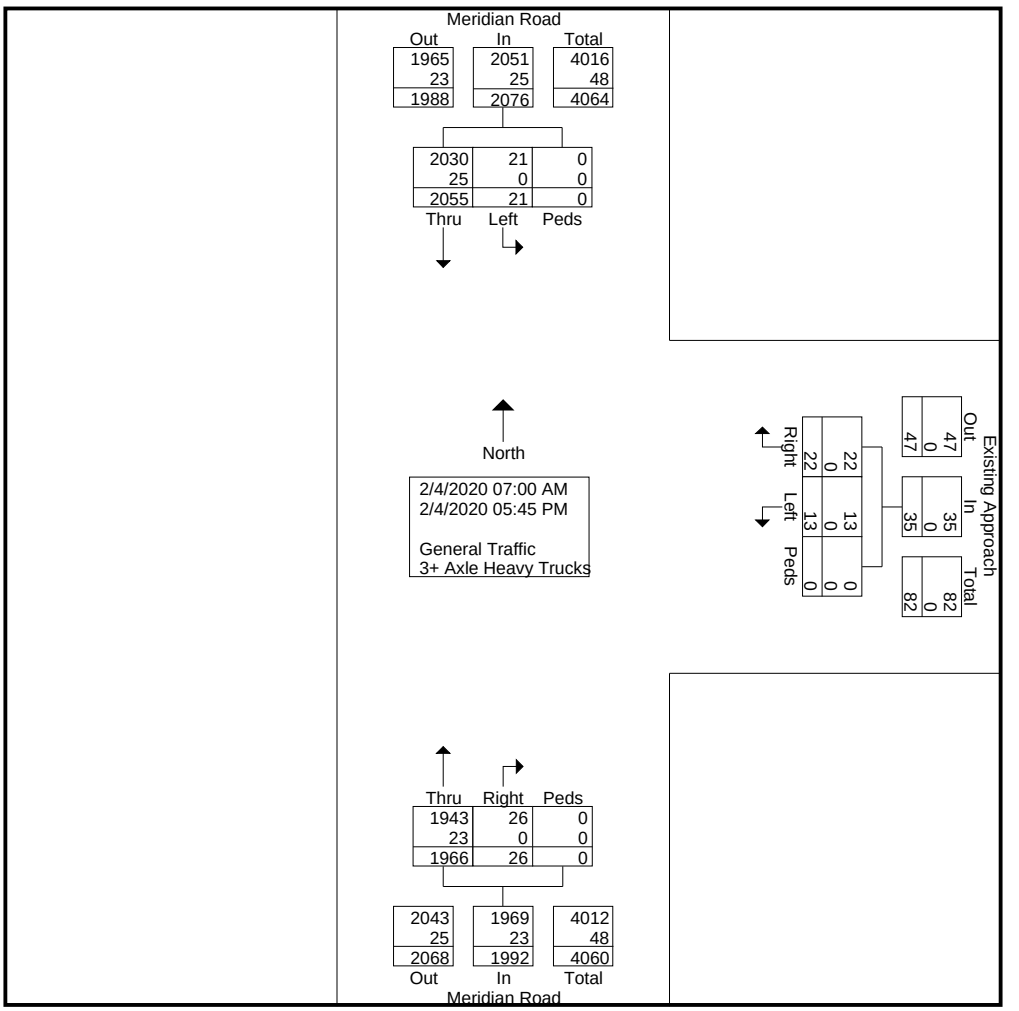
04:00 PM	173	3	0	176	4	1	0	5	3	101	0	104	285
04:15 PM	222	1	0	223	1	2	0	3	5	107	0	112	338
04:30 PM	190	3	0	193	4	2	0	6	3	128	0	131	330
04:45 PM	187	3	0	190	2	2	0	4	2	97	0	99	293
Total	772	10	0	782	11	7	0	18	13	433	0	446	1246
05:00 PM	193	3	0	196	4	3	0	7	0	119	0	119	322
05:15 PM	195	0	0	195	0	1	0	1	4	107	0	111	307
05:30 PM	203	3	0	206	1	0	0	1	3	125	0	128	335
05:45 PM	210	1	0	211	5	2	0	7	2	107	0	109	327
Total	801	7	0	808	10	6	0	16	9	458	0	467	1291
Grand Total	2055	21	0	2076	22	13	0	35	26	1966	0	1992	4103
Apprch %	99	1	0		62.9	37.1	0		1.3	98.7	0		
Total %	50.1	0.5	0	50.6	0.5	0.3	0	0.9	0.6	47.9	0	48.5	
General Traffic	2030	21	0	2051	22	13	0	35	26	1943	0	1969	4055
% General Traffic	98.8	100	0	98.8	100	100	0	100	100	98.8	0	98.8	98.8
3+ Axle Heavy Trucks	25	0	0	25	0	0	0	0	0	23	0	23	48
% 3+ Axle Heavy Trucks	1.2	0	0	1.2	0	0	0	0	0	1.2	0	1.2	1.2

L2 Data Collection

L2DataCollection.com
(208) 860-7554 Utah (801) 413-2993

Study: CR0058
Intersection: Meridian Rd / Existing App
City, State: Kuna, Idaho
Control: Stop Sign

File Name : Meridian Rd & Existing Approach
Site Code : 00000000
Start Date : 2/4/2020
Page No : 2



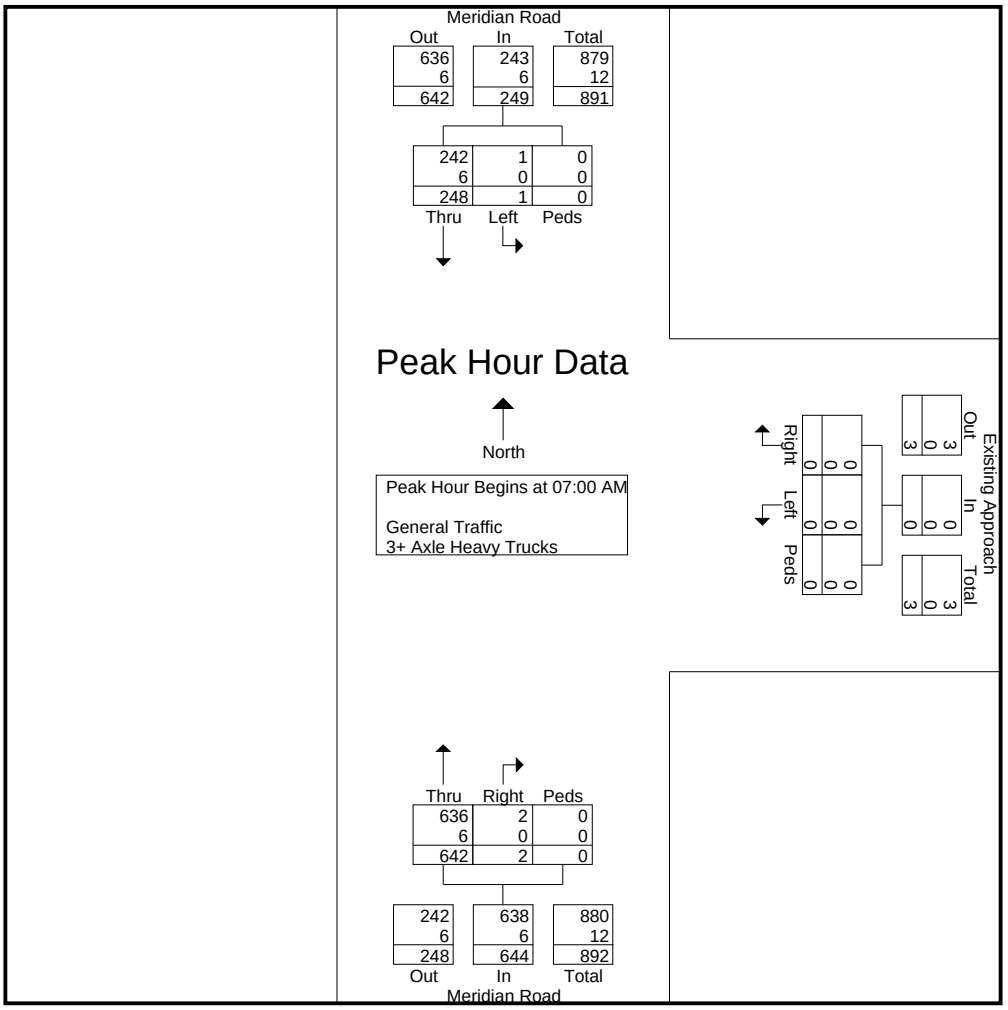
L2 Data Collection

L2DataCollection.com
(208) 860-7554 Utah (801) 413-2993

Study: CR0058
Intersection: Meridian Rd / Existing App
City, State: Kuna, Idaho
Control: Stop Sign

File Name : Meridian Rd & Existing Approach
Site Code : 00000000
Start Date : 2/4/2020
Page No : 3

	Meridian Road From North				Existing Approach From East				Meridian Road From South				
Start Time	**Thru**	**Left**	**Peds**	**App. Total**	**Right**	**Left**	**Peds**	**App. Total**	**Right**	**Thru**	**Peds**	**App. Total**	**Int. Total**
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1													
Peak Hour for Entire Intersection Begins at 07:00 AM													
07:00 AM	52	0	0	52	0	0	0	0	0	155	0	155	207
07:15 AM	54	0	0	54	0	0	0	0	0	179	0	179	233
07:30 AM	70	**1**	0	71	0	0	0	0	**1**	**191**	0	**192**	**263**
07:45 AM	**72**	0	0	**72**	0	0	0	0	1	117	0	118	190
Total Volume	248	1	0	249	0	0	0	0	2	642	0	644	893
% App. Total	99.6	0.4	0		0	0	0		0.3	99.7	0		
PHF	.861	.250	.000	.865	.000	.000	.000	.000	.500	.840	.000	.839	.849
General Traffic	242	1	0	243	0	0	0	0	2	636	0	638	881
% General Traffic	97.6	100	0	97.6	0	0	0	0	100	99.1	0	99.1	98.7
3+ Axle Heavy Trucks	6	0	0	6	0	0	0	0	0	6	0	6	12
% 3+ Axle Heavy Trucks	2.4	0	0	2.4	0	0	0	0	0	0.9	0	0.9	1.3



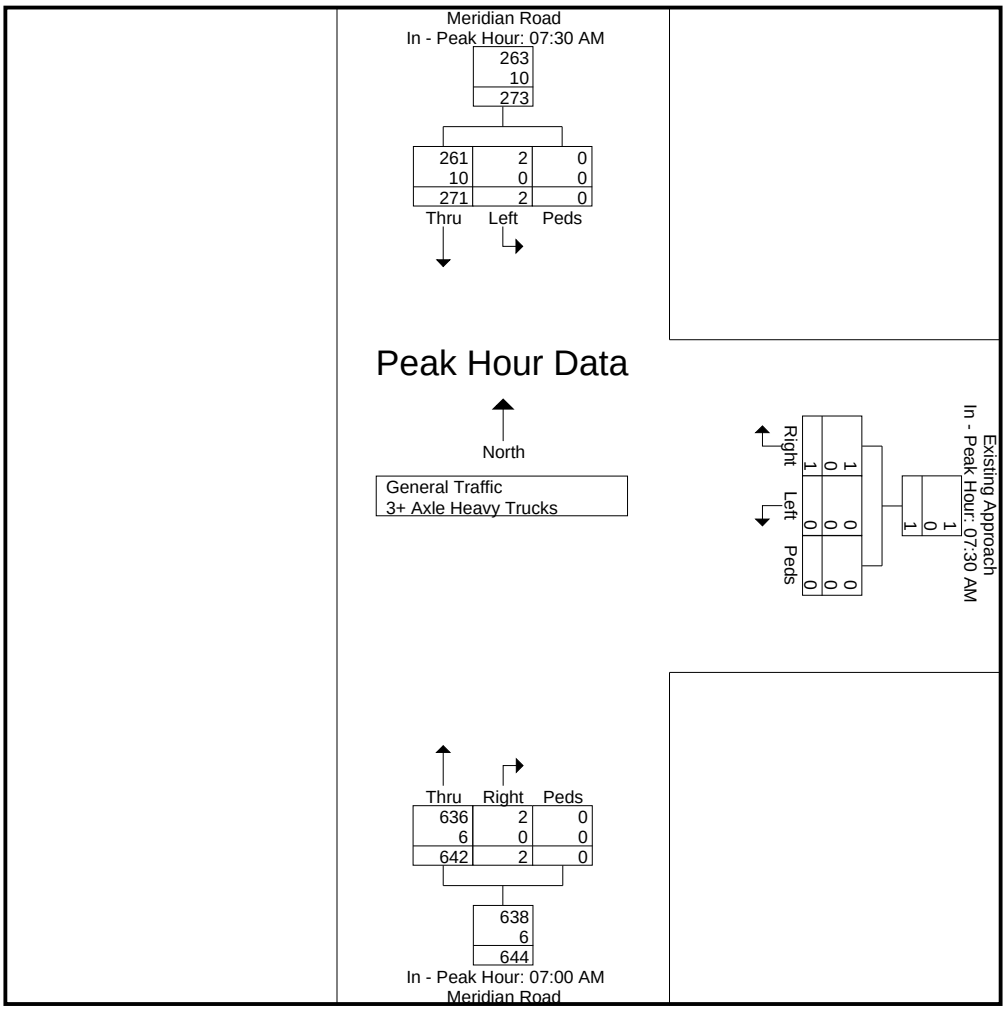
L2 Data Collection

L2DataCollection.com
(208) 860-7554 Utah (801) 413-2993

Study: CR0058
Intersection: Meridian Rd / Existing App
City, State: Kuna, Idaho
Control: Stop Sign

File Name : Meridian Rd & Existing Approach
Site Code : 00000000
Start Date : 2/4/2020
Page No : 4

	Meridian Road From North				Existing Approach From East				Meridian Road From South				
Start Time	**Thru**	**Left**	**Peds**	**App. Total**	**Right**	**Left**	**Peds**	**App. Total**	**Right**	**Thru**	**Peds**	**App. Total**	**Int. Total**
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1													
Peak Hour for Each Approach Begins at:													
	07:30 AM				07:30 AM				07:00 AM				
+0 mins.	70	**1**	0	71	0	0	0	0	0	155	0	155	
+15 mins.	**72**	0	0	**72**	0	0	0	0	0	179	0	179	
+30 mins.	59	0	0	59	0	0	0	0	**1**	**191**	0	**192**	
+45 mins.	70	1	0	71	**1**	0	0	**1**	1	117	0	118	
Total Volume	271	2	0	273	1	0	0	1	2	642	0	644	
% App. Total	99.3	0.7	0		100	0	0		0.3	99.7	0		
PHF	.941	.500	.000	.948	.250	.000	.000	.250	.500	.840	.000	.839	
General Traffic	261	2	0	263	1	0	0	1	2	636	0	638	
% General Traffic	96.3	100	0	96.3	100	0	0	100	100	99.1	0	99.1	
3+ Axle Heavy Trucks	10	0	0	10	0	0	0	0	0	6	0	6	
% 3+ Axle Heavy Trucks	3.7	0	0	3.7	0	0	0	0	0	0.9	0	0.9	



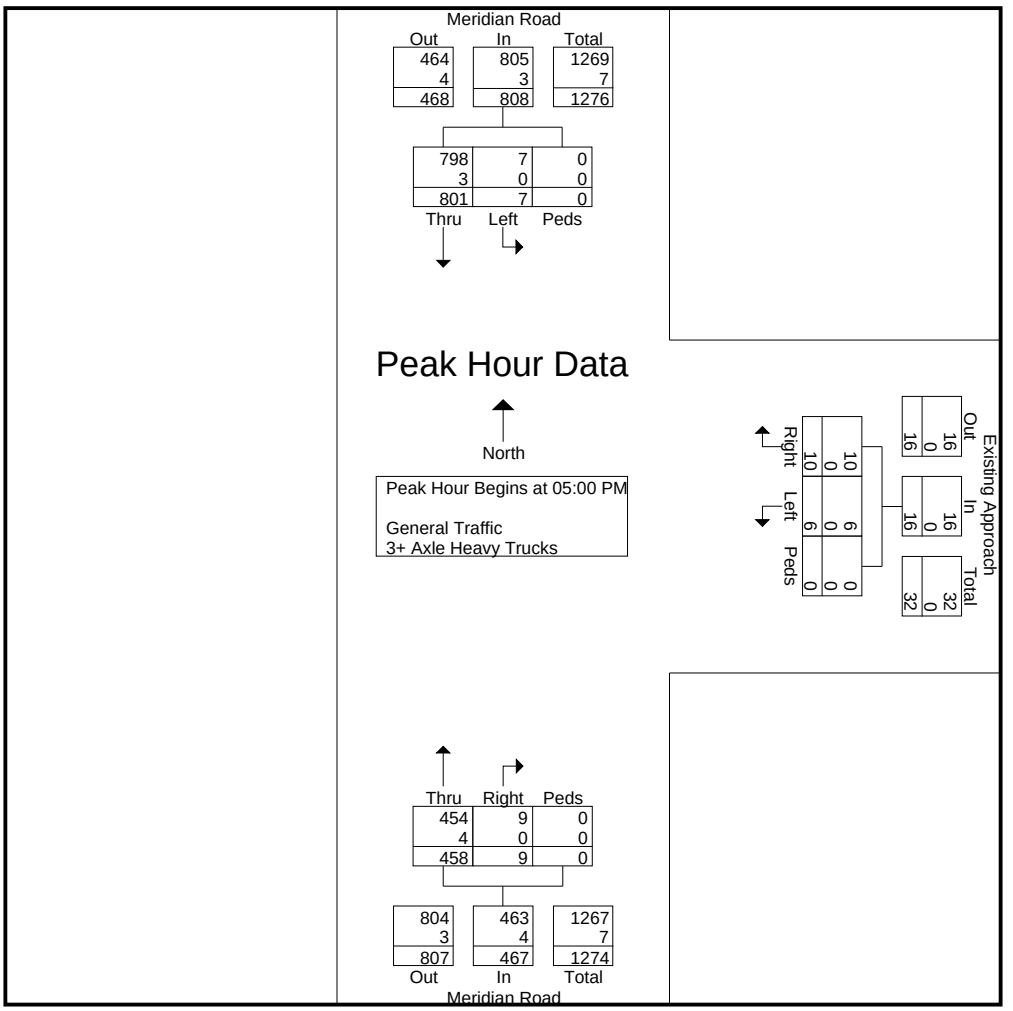
L2 Data Collection

L2DataCollection.com
(208) 860-7554 Utah (801) 413-2993

Study: CR0058
Intersection: Meridian Rd / Existing App
City, State: Kuna, Idaho
Control: Stop Sign

File Name : Meridian Rd & Existing Approach
Site Code : 00000000
Start Date : 2/4/2020
Page No : 5

	Meridian Road From North				Existing Approach From East				Meridian Road From South				
Start Time	**Thru**	**Left**	**Peds**	**App. Total**	**Right**	**Left**	**Peds**	**App. Total**	**Right**	**Thru**	**Peds**	**App. Total**	**Int. Total**
Peak Hour Analysis From 12:00 PM to 05:45 PM - Peak 1 of 1													
Peak Hour for Entire Intersection Begins at 05:00 PM													
05:00 PM	193	**3**	0	196	4	**3**	0	**7**	0	119	0	119	322
05:15 PM	195	0	0	195	0	1	0	1	**4**	107	0	111	307
05:30 PM	203	3	0	206	1	0	0	1	3	**125**	0	**128**	**335**
05:45 PM	**210**	1	0	**211**	**5**	2	0	7	2	107	0	109	327
Total Volume	801	7	0	808	10	6	0	16	9	458	0	467	1291
% App. Total	99.1	0.9	0		62.5	37.5	0		1.9	98.1	0		
PHF	.954	.583	.000	.957	.500	.500	.000	.571	.563	.916	.000	.912	.963
General Traffic	798	7	0	805	10	6	0	16	9	454	0	463	1284
% General Traffic	99.6	100	0	99.6	100	100	0	100	100	99.1	0	99.1	99.5
3+ Axle Heavy Trucks	3	0	0	3	0	0	0	0	0	4	0	4	7
% 3+ Axle Heavy Trucks	0.4	0	0	0.4	0	0	0	0	0	0.9	0	0.9	0.5



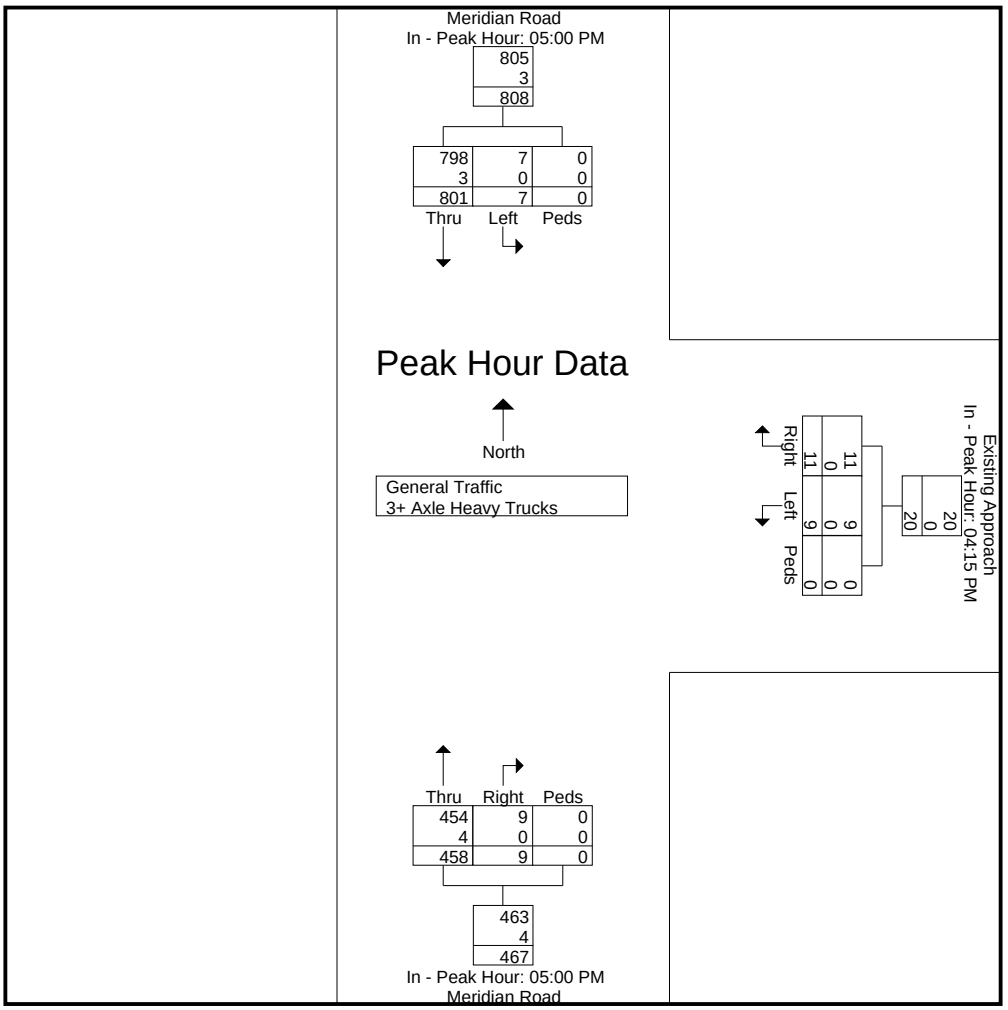
L2 Data Collection

L2DataCollection.com
(208) 860-7554 Utah (801) 413-2993

Study: CR0058
Intersection: Meridian Rd / Existing App
City, State: Kuna, Idaho
Control: Stop Sign

File Name : Meridian Rd & Existing Approach
Site Code : 00000000
Start Date : 2/4/2020
Page No : 6

	Meridian Road From North				Existing Approach From East				Meridian Road From South				
Start Time	**Thru**	**Left**	**Peds**	**App. Total**	**Right**	**Left**	**Peds**	**App. Total**	**Right**	**Thru**	**Peds**	**App. Total**	**Int. Total**
Peak Hour Analysis From 12:00 PM to 05:45 PM - Peak 1 of 1													
Peak Hour for Each Approach Begins at:													
	05:00 PM				04:15 PM				05:00 PM				
+0 mins.	193	**3**	0	196	1	2	0	3	0	119	0	119	
+15 mins.	195	0	0	195	**4**	2	0	6	**4**	107	0	111	
+30 mins.	203	3	0	206	2	2	0	4	3	**125**	0	**128**	
+45 mins.	**210**	1	0	**211**	4	**3**	0	**7**	2	107	0	109	
Total Volume	801	7	0	808	11	9	0	20	9	458	0	467	
% App. Total	99.1	0.9	0		55	45	0		1.9	98.1	0		
PHF	.954	.583	.000	.957	.688	.750	.000	.714	.563	.916	.000	.912	
General Traffic	798	7	0	805	11	9	0	20	9	454	0	463	
% General Traffic	99.6	100	0	99.6	100	100	0	100	100	99.1	0	99.1	
3+ Axle Heavy Trucks	3	0	0	3	0	0	0	0	0	4	0	4	
% 3+ Axle Heavy Trucks	0.4	0	0	0.4	0	0	0	0	0	0.9	0	0.9	



L2 Data Collection

L2DataCollection.com
(208) 860-7554 Utah (801) 413-2993

Study: CR0058
Intersection: Meridian Rd / Existing App
City, State: Kuna, Idaho
Control: Stop Sign

File Name : Meridian Rd & Existing Approach
Site Code : 00000000
Start Date : 2/4/2020
Page No : 7

Image 1

L2 Data Collection

L2DataCollection.com
(208) 860-7554 Utah (801) 413-2993

Study: CR0058
Intersection: Meridian Rd / Profile Driv
City, State: Kuna, Idaho
Control: Stop Sign

File Name : Meridian Rd & Profile Drive
Site Code : 00000000
Start Date : 2/4/2020
Page No : 1

Groups Printed- General Traffic - 3+ Axle Heavy Trucks

	Meridian Road From North					Profile Drive From East					Meridian Road From South					Profile Drive From West					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
07:00 AM	10	37	2	0	49	2	1	0	0	3	0	151	7	0	158	3	0	5	0	8	218
07:15 AM	3	54	3	0	60	1	0	0	0	1	0	168	11	0	179	1	0	8	0	9	249
07:30 AM	7	60	4	0	71	2	0	0	0	2	1	182	8	0	191	6	0	9	0	15	279
07:45 AM	3	64	3	0	70	2	0	0	0	2	1	109	9	0	119	7	1	4	0	12	203
Total	23	215	12	0	250	7	1	0	0	8	2	610	35	0	647	17	1	26	0	44	949
08:00 AM	5	55	1	0	61	2	0	1	0	3	1	96	7	0	104	3	0	7	0	10	178
08:15 AM	11	57	2	0	70	2	2	0	0	4	1	116	4	0	121	8	1	3	0	12	207
08:30 AM	12	46	3	0	61	2	0	1	0	3	1	106	12	0	119	7	0	6	0	13	196
08:45 AM	9	34	1	0	44	4	0	0	0	4	1	87	13	0	101	6	0	6	0	12	161
Total	37	192	7	0	236	10	2	2	0	14	4	405	36	0	445	24	1	22	0	47	742

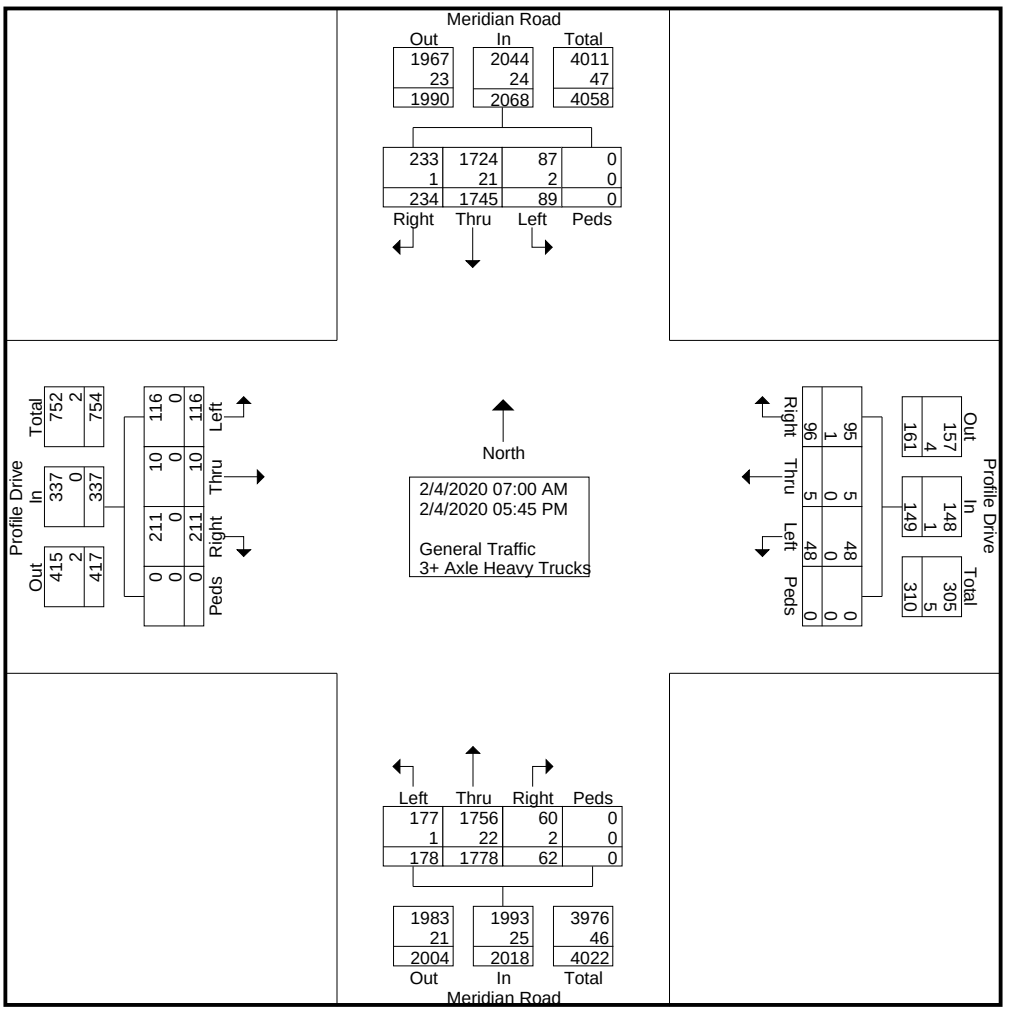
04:00 PM	22	145	8	0	175	7	0	5	0	12	5	87	10	0	102	18	1	10	0	29	318
04:15 PM	32	186	4	0	222	11	1	2	0	14	5	98	8	0	111	22	0	7	0	29	376
04:30 PM	19	176	3	0	198	18	0	6	0	24	6	100	11	0	117	25	0	9	0	34	373
04:45 PM	19	162	6	0	187	8	0	7	0	15	6	84	15	0	105	18	1	7	0	26	333
Total	92	669	21	0	782	44	1	20	0	65	22	369	44	0	435	83	2	33	0	118	1400
05:00 PM	17	161	14	0	192	4	0	4	0	8	6	109	11	0	126	22	0	6	0	28	354
05:15 PM	19	166	9	0	194	3	1	7	0	11	7	98	15	0	120	30	0	12	0	42	367
05:30 PM	26	163	13	0	202	13	0	7	0	20	12	101	14	0	127	13	4	11	0	28	377
05:45 PM	20	179	13	0	212	15	0	8	0	23	9	86	23	0	118	22	2	6	0	30	383
Total	82	669	49	0	800	35	1	26	0	62	34	394	63	0	491	87	6	35	0	128	1481
Grand Total	234	1745	89	0	2068	96	5	48	0	149	62	1778	178	0	2018	211	10	116	0	337	4572
Apprch %	11.3	84.4	4.3	0		64.4	3.4	32.2	0		3.1	88.1	8.8	0		62.6	3	34.4	0		
Total %	5.1	38.2	1.9	0	45.2	2.1	0.1	1	0	3.3	1.4	38.9	3.9	0	44.1	4.6	0.2	2.5	0	7.4	
General Traffic	233	1724	87	0	2044	95	5	48	0	148	60	1756	177	0	1993	211	10	116	0	337	4522
% General Traffic	99.6	98.8	97.8	0	98.8	99	100	100	0	99.3	96.8	98.8	99.4	0	98.8	100	100	100	0	100	98.9
3+ Axle Heavy Trucks	1	21	2	0	24	1	0	0	0	1	2	22	1	0	25	0	0	0	0	0	50
% 3+ Axle Heavy Trucks	0.4	1.2	2.2	0	1.2	1	0	0	0	0.7	3.2	1.2	0.6	0	1.2	0	0	0	0	0	1.1

L2 Data Collection

L2DataCollection.com
(208) 860-7554 Utah (801) 413-2993

Study: CR0058
Intersection: Meridian Rd / Profile Driv
City, State: Kuna, Idaho
Control: Stop Sign

File Name : Meridian Rd & Profile Drive
Site Code : 00000000
Start Date : 2/4/2020
Page No : 2



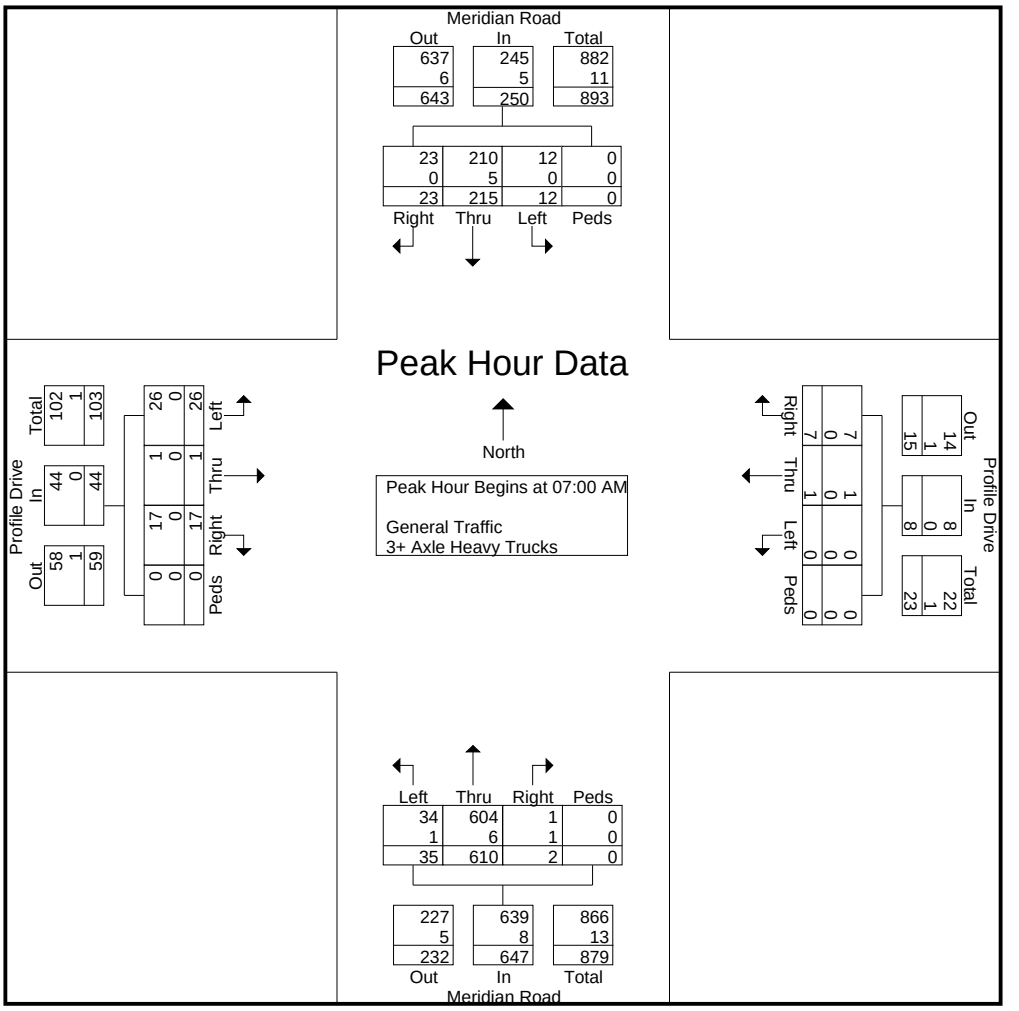
L2 Data Collection

L2DataCollection.com
(208) 860-7554 Utah (801) 413-2993

Study: CR0058
Intersection: Meridian Rd / Profile Driv
City, State: Kuna, Idaho
Control: Stop Sign

File Name : Meridian Rd & Profile Drive
Site Code : 00000000
Start Date : 2/4/2020
Page No : 3

	Meridian Road From North					Profile Drive From East					Meridian Road From South					Profile Drive From West					
Start Time	**Right**	**Thru**	**Left**	**Peds**	**App. Total**	**Right**	**Thru**	**Left**	**Peds**	**App. Total**	**Right**	**Thru**	**Left**	**Peds**	**App. Total**	**Right**	**Thru**	**Left**	**Peds**	**App. Total**	**Int. Total**
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:00 AM																					
07:00 AM	**10**	37	2	0	49	**2**	**1**	0	0	**3**	0	151	7	0	158	3	0	5	0	8	218
07:15 AM	3	54	3	0	60	1	0	0	0	1	0	168	**11**	0	179	1	0	8	0	9	249
07:30 AM	7	60	**4**	0	**71**	2	0	0	0	2	**1**	**182**	8	0	**191**	6	0	**9**	0	**15**	**279**
07:45 AM	3	**64**	3	0	70	2	0	0	0	2	1	109	9	0	119	**7**	**1**	4	0	12	203
Total Volume	23	215	12	0	250	7	1	0	0	8	2	610	35	0	647	17	1	26	0	44	949
% App. Total	9.2	86	4.8	0		87.5	12.5	0	0		0.3	94.3	5.4	0		38.6	2.3	59.1	0		
PHF	.575	.840	.750	.000	.880	.875	.250	.000	.000	.667	.500	.838	.795	.000	.847	.607	.250	.722	.000	.733	.850
General Traffic																					
% General Traffic	100	97.7	100	0	98.0	100	100	0	0	100	50.0	99.0	97.1	0	98.8	100	100	100	0	100	98.6
3+ Axle Heavy Trucks	0	5	0	0	5	0	0	0	0	0	1	6	1	0	8	0	0	0	0	0	13
% 3+ Axle Heavy Trucks	0	2.3	0	0	2.0	0	0	0	0	0	50.0	1.0	2.9	0	1.2	0	0	0	0	0	1.4



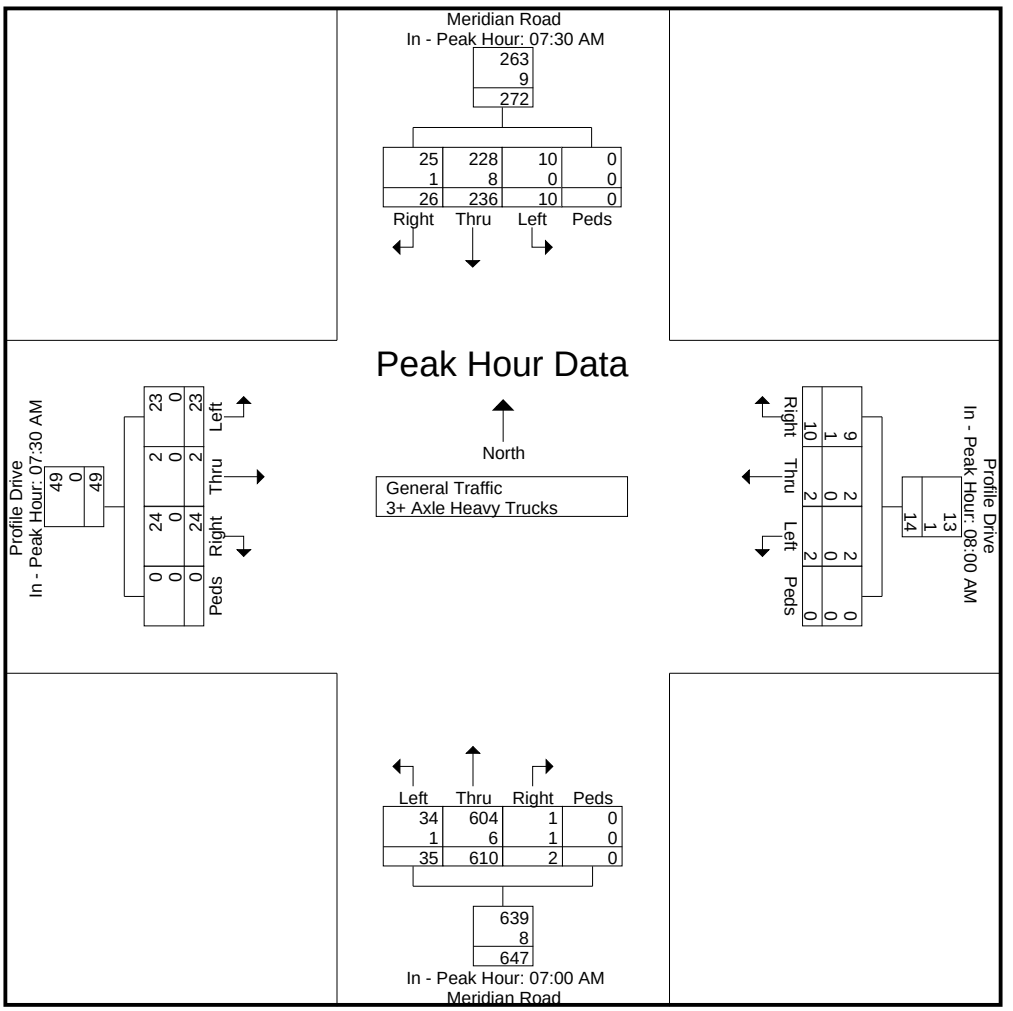
L2 Data Collection

L2DataCollection.com
(208) 860-7554 Utah (801) 413-2993

Study: CR0058
Intersection: Meridian Rd / Profile Driv
City, State: Kuna, Idaho
Control: Stop Sign

File Name : Meridian Rd & Profile Drive
Site Code : 00000000
Start Date : 2/4/2020
Page No : 4

	Meridian Road From North					Profile Drive From East					Meridian Road From South					Profile Drive From West					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1																					
Peak Hour for Each Approach Begins at:																					
	07:30 AM					08:00 AM					07:00 AM					07:30 AM					
+0 mins.	7	60	**4**	0	**71**	2	0	**1**	0	3	0	151	7	0	158	6	0	**9**	0	**15**	
+15 mins.	3	**64**	3	0	70	2	**2**	0	0	**4**	0	168	**11**	0	179	7	**1**	4	0	12	
+30 mins.	5	55	1	0	61	2	0	1	0	3	**1**	**182**	8	0	**191**	3	0	7	0	10	
+45 mins.	**11**	57	2	0	70	**4**	0	0	0	4	1	109	9	0	119	**8**	1	3	0	12	
Total Volume	26	236	10	0	272	10	2	2	0	14	2	610	35	0	647	24	2	23	0	49	
% App. Total	9.6	86.8	3.7	0		71.4	14.3	14.3	0		0.3	94.3	5.4	0		49	4.1	46.9	0		
PHF	.591	.922	.625	.000	.958	.625	.250	.500	.000	.875	.500	.838	.795	.000	.847	.750	.500	.639	.000	.817	
General Traffic																					
% General Traffic	96.2	96.6	100	0	96.7	90	100	100	0	92.9	50	99	97.1	0	98.8	100	100	100	0	100	
3+ Axle Heavy Trucks	1	8	0	0	9	1	0	0	0	1	1	6	1	0	8	0	0	0	0	0	
% 3+ Axle Heavy Trucks	3.8	3.4	0	0	3.3	10	0	0	0	7.1	50	1	2.9	0	1.2	0	0	0	0	0	



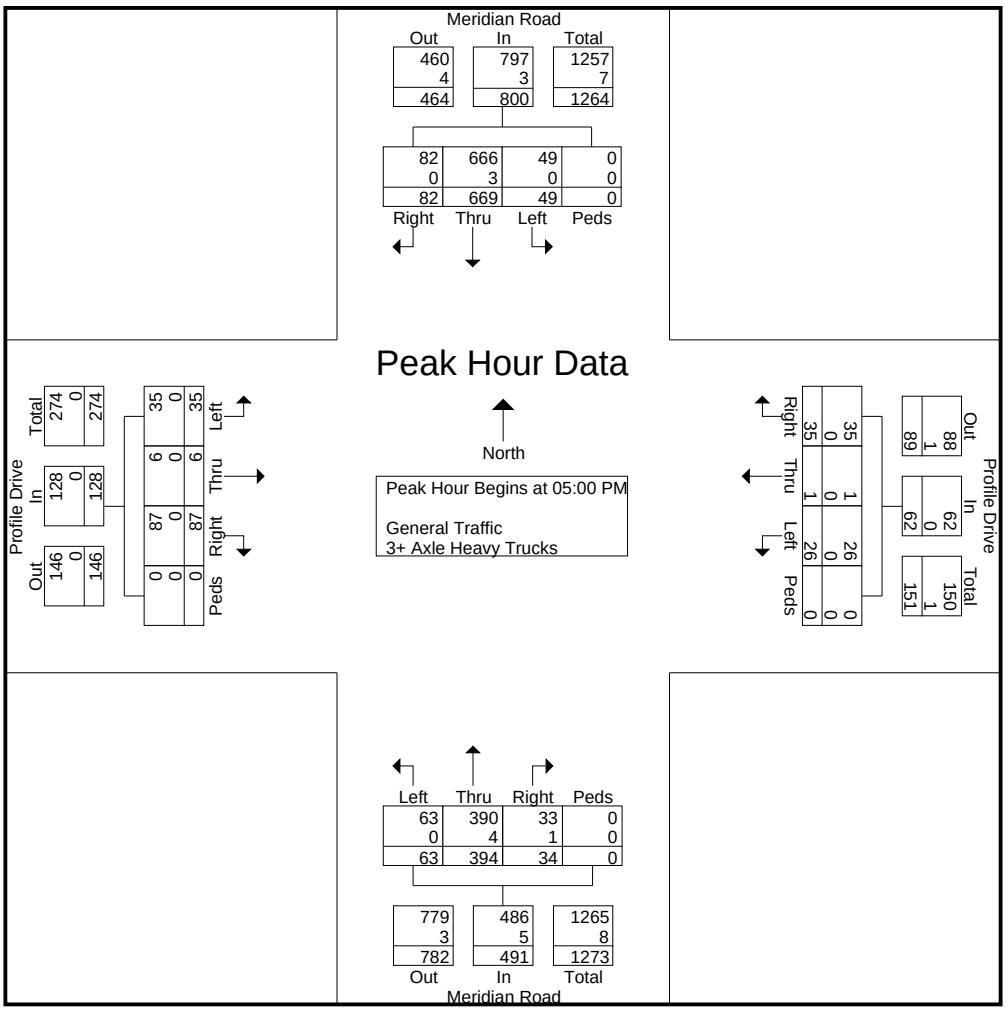
L2 Data Collection

L2DataCollection.com
(208) 860-7554 Utah (801) 413-2993

Study: CR0058
Intersection: Meridian Rd / Profile Driv
City, State: Kuna, Idaho
Control: Stop Sign

File Name : Meridian Rd & Profile Drive
Site Code : 00000000
Start Date : 2/4/2020
Page No : 5

	Meridian Road From North					Profile Drive From East					Meridian Road From South					Profile Drive From West					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 12:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 05:00 PM																					
05:00 PM	17	161	**14**	0	192	4	0	4	0	8	6	**109**	11	0	126	22	0	6	0	28	354
05:15 PM	19	166	9	0	194	3	**1**	7	0	11	7	98	15	0	120	**30**	0	**12**	0	**42**	367
05:30 PM	**26**	163	13	0	202	13	0	7	0	20	**12**	101	14	0	**127**	13	**4**	11	0	28	377
05:45 PM	20	**179**	13	0	**212**	**15**	0	**8**	0	**23**	9	86	**23**	0	118	22	2	6	0	30	**383**
Total Volume	82	669	49	0	800	35	1	26	0	62	34	394	63	0	491	87	6	35	0	128	1481
% App. Total	10.2	83.6	6.1	0		56.5	1.6	41.9	0		6.9	80.2	12.8	0		68	4.7	27.3	0		
PHF	.788	.934	.875	.000	.943	.583	.250	.813	.000	.674	.708	.904	.685	.000	.967	.725	.375	.729	.000	.762	.967
General Traffic																					
% General Traffic	100	99.6	100	0	99.6	100	100	100	0	100	97.1	99.0	100	0	99.0	100	100	100	0	100	99.5
3+ Axle Heavy Trucks	0	3	0	0	3	0	0	0	0	0	1	4	0	0	5	0	0	0	0	0	8
% 3+ Axle Heavy Trucks	0	0.4	0	0	0.4	0	0	0	0	0	2.9	1.0	0	0	1.0	0	0	0	0	0	0.5



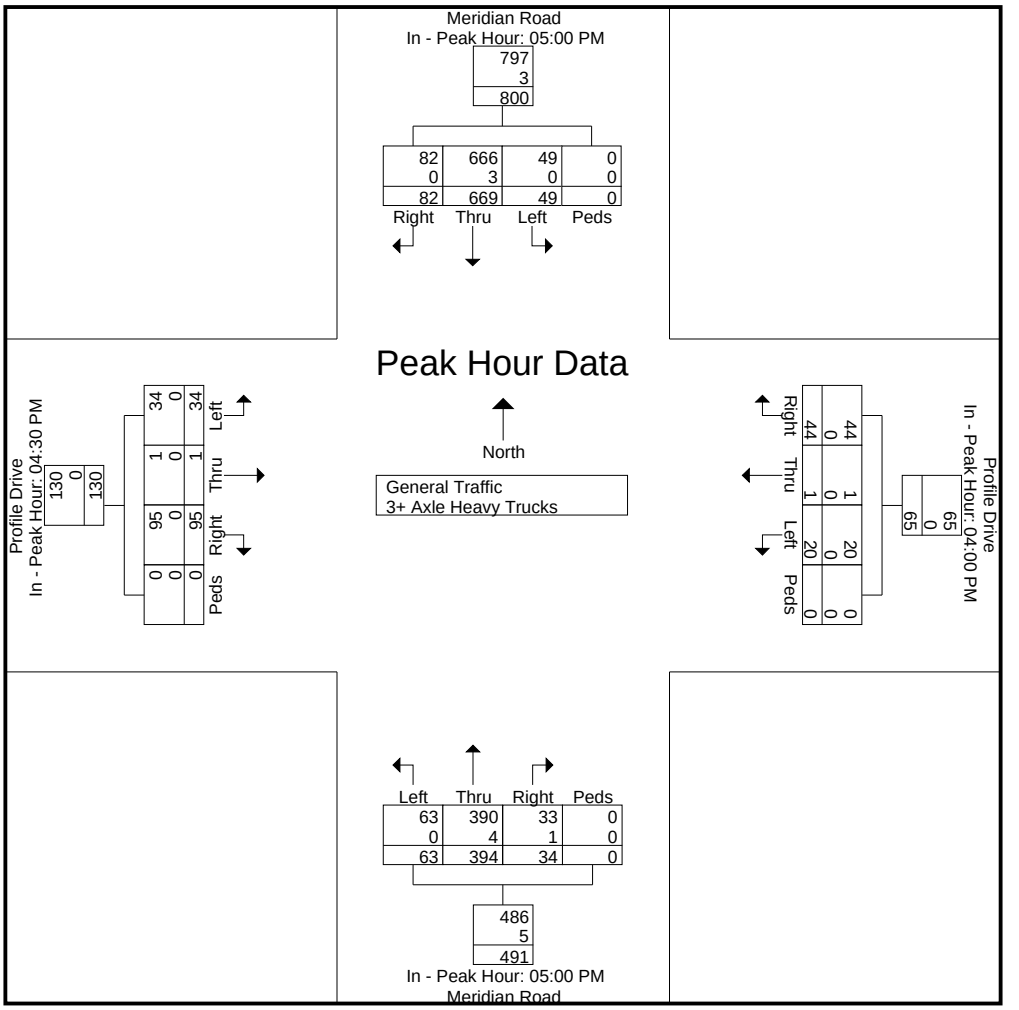
L2 Data Collection

L2DataCollection.com
(208) 860-7554 Utah (801) 413-2993

Study: CR0058
Intersection: Meridian Rd / Profile Driv
City, State: Kuna, Idaho
Control: Stop Sign

File Name : Meridian Rd & Profile Drive
Site Code : 00000000
Start Date : 2/4/2020
Page No : 6

	Meridian Road From North					Profile Drive From East					Meridian Road From South					Profile Drive From West					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 12:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Each Approach Begins at:																					
	05:00 PM					04:00 PM					05:00 PM					04:30 PM					
+0 mins.	17	161	**14**	0	192	7	0	5	0	12	6	**109**	11	0	126	25	0	9	0	34	
+15 mins.	19	166	9	0	194	11	**1**	2	0	14	7	98	15	0	120	18	**1**	7	0	26	
+30 mins.	**26**	163	13	0	202	**18**	0	6	0	**24**	**12**	101	14	0	**127**	22	0	6	0	28	
+45 mins.	20	**179**	13	0	**212**	8	0	**7**	0	15	9	86	**23**	0	118	**30**	0	**12**	0	**42**	
Total Volume	82	669	49	0	800	44	1	20	0	65	34	394	63	0	491	95	1	34	0	130	
% App. Total	10.2	83.6	6.1	0		67.7	1.5	30.8	0		6.9	80.2	12.8	0		73.1	0.8	26.2	0		
PHF	.788	.934	.875	.000	.943	.611	.250	.714	.000	.677	.708	.904	.685	.000	.967	.792	.250	.708	.000	.774	
General Traffic																					
% General Traffic	100	99.6	100	0	99.6	100	100	100	0	100	97.1	99	100	0	99	100	100	100	0	100	
3+ Axle Heavy Trucks	0	3	0	0	3	0	0	0	0	0	1	4	0	0	5	0	0	0	0	0	
% 3+ Axle Heavy Trucks	0	0.4	0	0	0.4	0	0	0	0	0	2.9	1	0	0	1	0	0	0	0	0	



L2 Data Collection

L2DataCollection.com
(208) 860-7554 Utah (801) 413-2993

Study: CR0058
Intersection: Meridian Rd / Profile Driv
City, State: Kuna, Idaho
Control: Stop Sign

File Name : Meridian Rd & Profile Drive
Site Code : 00000000
Start Date : 2/4/2020
Page No : 7

Image 1

L2 Data Collection

L2DataCollection.com
(208) 860-7554 Utah (801) 413-2993

Study: CR0058
Intersection: Meridian / Meadow View Rd
City, State: Kuna, Idaho
Control: Stop Sign

File Name : Meridian Rd & Meadow View Rd
Site Code : 00000000
Start Date : 2/4/2020
Page No : 1

Groups Printed- General Traffic - 3+ Axle Heavy Trucks

	Meridian Road From North				Meadow View Road From East				Meridian Road From South				
Start Time	**Thru**	**Left**	**Peds**	**App. Total**	**Right**	**Left**	**Peds**	**App. Total**	**Right**	**Thru**	**Peds**	**App. Total**	**Int. Total**
07:00 AM	34	0	0	34	0	1	0	1	1	159	0	160	195
07:15 AM	62	0	0	62	1	0	0	1	0	180	0	180	243
07:30 AM	64	1	0	65	1	0	0	1	0	195	0	195	261
07:45 AM	72	0	0	72	0	0	0	0	0	119	0	119	191
Total	232	1	0	233	2	1	0	3	1	653	0	654	890
08:00 AM	55	0	0	55	1	1	0	2	1	100	0	101	158
08:15 AM	68	0	0	68	1	0	0	1	1	127	0	128	197
08:30 AM	48	1	0	49	2	0	0	2	0	112	0	112	163
08:45 AM	42	0	0	42	1	0	0	1	0	98	0	98	141
Total	213	1	0	214	5	1	0	6	2	437	0	439	659

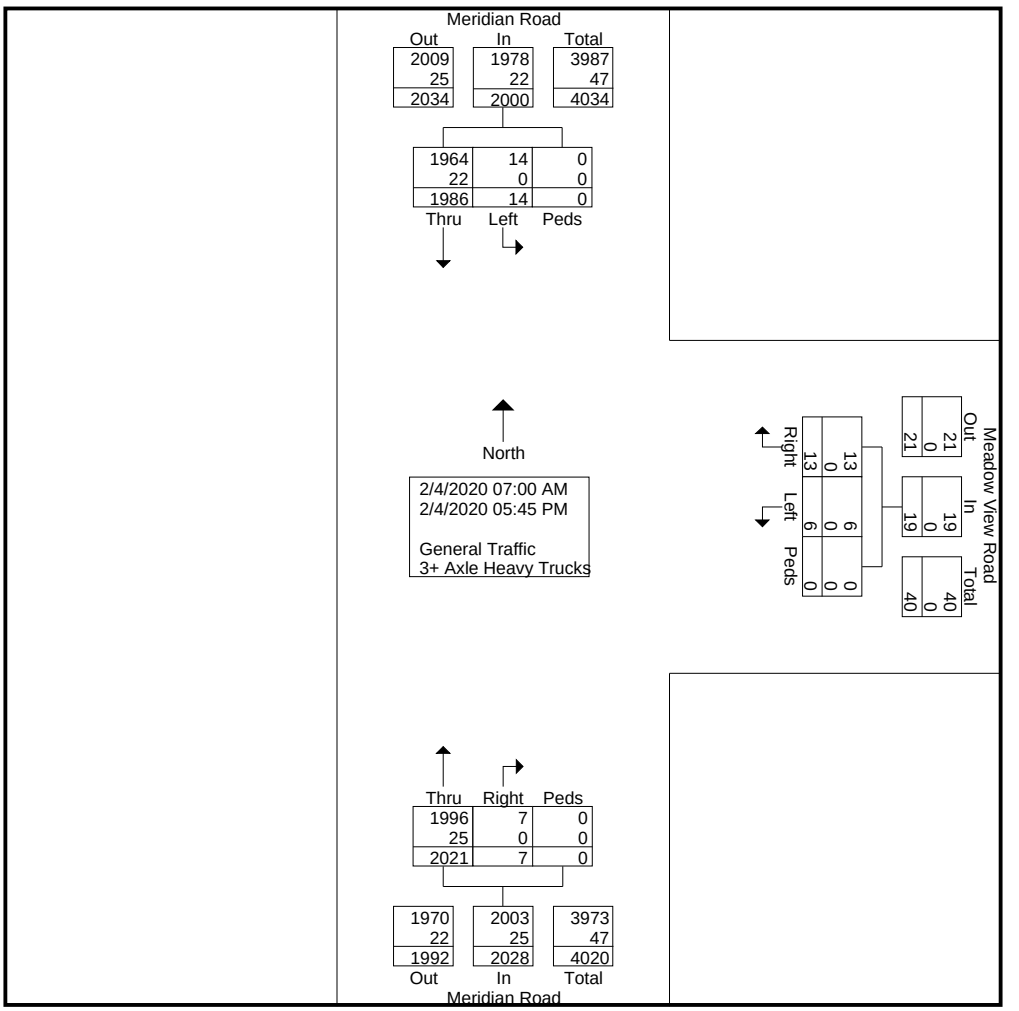
04:00 PM	171	0	0	171	0	0	0	0	0	107	0	107	278
04:15 PM	197	2	0	199	1	1	0	2	1	107	0	108	309
04:30 PM	211	1	0	212	0	2	0	2	2	116	0	118	332
04:45 PM	190	2	0	192	1	1	0	2	1	106	0	107	301
Total	769	5	0	774	2	4	0	6	4	436	0	440	1220
05:00 PM	184	2	0	186	1	0	0	1	0	127	0	127	314
05:15 PM	207	2	0	209	1	0	0	1	0	122	0	122	332
05:30 PM	179	0	0	179	1	0	0	1	0	124	0	124	304
05:45 PM	202	3	0	205	1	0	0	1	0	122	0	122	328
Total	772	7	0	779	4	0	0	4	0	495	0	495	1278
Grand Total	1986	14	0	2000	13	6	0	19	7	2021	0	2028	4047
Apprch %	99.3	0.7	0		68.4	31.6	0		0.3	99.7	0		
Total %	49.1	0.3	0	49.4	0.3	0.1	0	0.5	0.2	49.9	0	50.1	
General Traffic	1964	14	0	1978	13	6	0	19	7	1996	0	2003	4000
% General Traffic	98.9	100	0	98.9	100	100	0	100	100	98.8	0	98.8	98.8
3+ Axle Heavy Trucks	22	0	0	22	0	0	0	0	0	25	0	25	47
% 3+ Axle Heavy Trucks	1.1	0	0	1.1	0	0	0	0	0	1.2	0	1.2	1.2

L2 Data Collection

L2DataCollection.com
(208) 860-7554 Utah (801) 413-2993

Study: CR0058
Intersection: Meridian / Meadow View Rd
City, State: Kuna, Idaho
Control: Stop Sign

File Name : Meridian Rd & Meadow View Rd
Site Code : 00000000
Start Date : 2/4/2020
Page No : 2



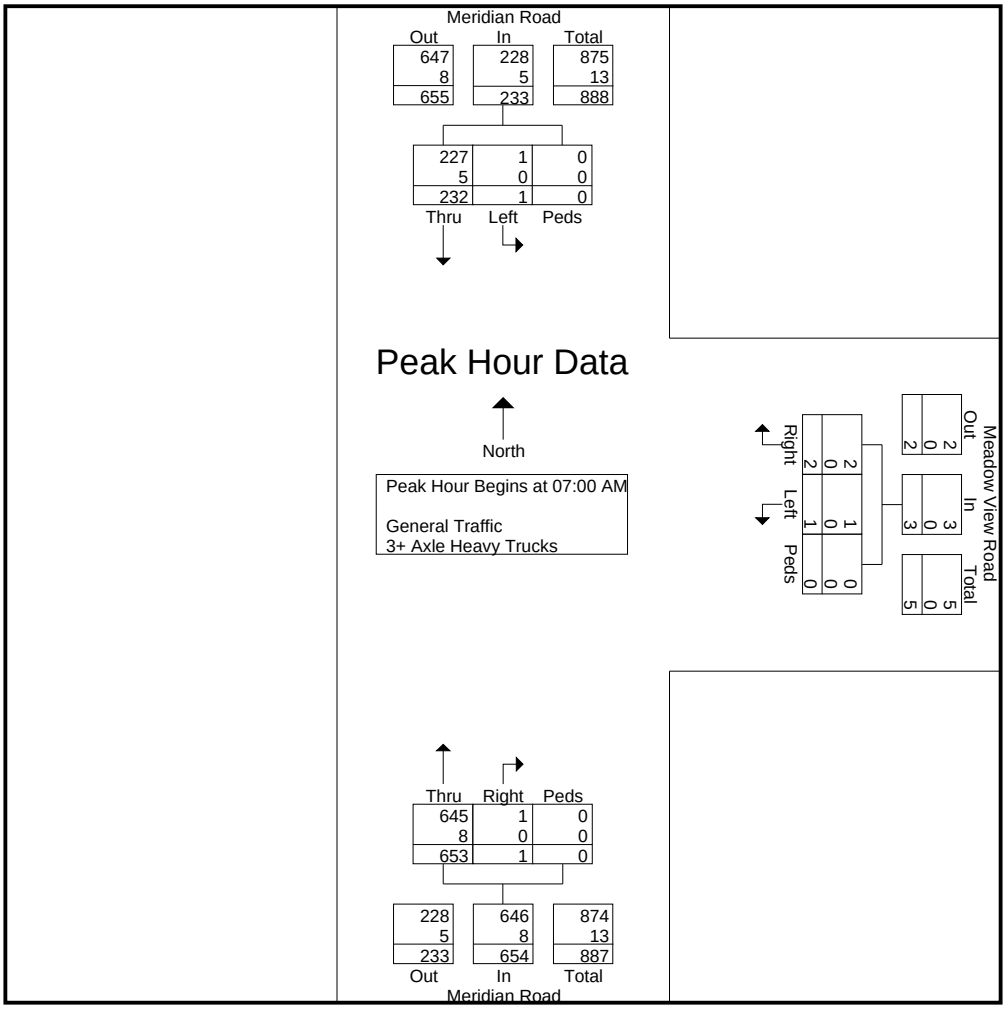
L2 Data Collection

L2DataCollection.com
(208) 860-7554 Utah (801) 413-2993

Study: CR0058
Intersection: Meridian / Meadow View Rd
City, State: Kuna, Idaho
Control: Stop Sign

File Name : Meridian Rd & Meadow View Rd
Site Code : 00000000
Start Date : 2/4/2020
Page No : 3

	Meridian Road From North				Meadow View Road From East				Meridian Road From South				
Start Time	**Thru**	**Left**	**Peds**	**App. Total**	**Right**	**Left**	**Peds**	**App. Total**	**Right**	**Thru**	**Peds**	**App. Total**	**Int. Total**
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1													
Peak Hour for Entire Intersection Begins at 07:00 AM													
07:00 AM	34	0	0	34	0	**1**	0	**1**	**1**	159	0	160	195
07:15 AM	62	0	0	62	**1**	0	0	1	0	180	0	180	243
07:30 AM	64	**1**	0	65	1	0	0	1	0	**195**	0	**195**	**261**
07:45 AM	**72**	0	0	**72**	0	0	0	0	0	119	0	119	191
Total Volume	232	1	0	233	2	1	0	3	1	653	0	654	890
% App. Total	99.6	0.4	0		66.7	33.3	0		0.2	99.8	0		
PHF	.806	.250	.000	.809	.500	.250	.000	.750	.250	.837	.000	.838	.852
General Traffic	227	1	0	228	2	1	0	3	1	645	0	646	877
% General Traffic	97.8	100	0	97.9	100	100	0	100	100	98.8	0	98.8	98.5
3+ Axle Heavy Trucks	5	0	0	5	0	0	0	0	0	8	0	8	13
% 3+ Axle Heavy Trucks	2.2	0	0	2.1	0	0	0	0	0	1.2	0	1.2	1.5



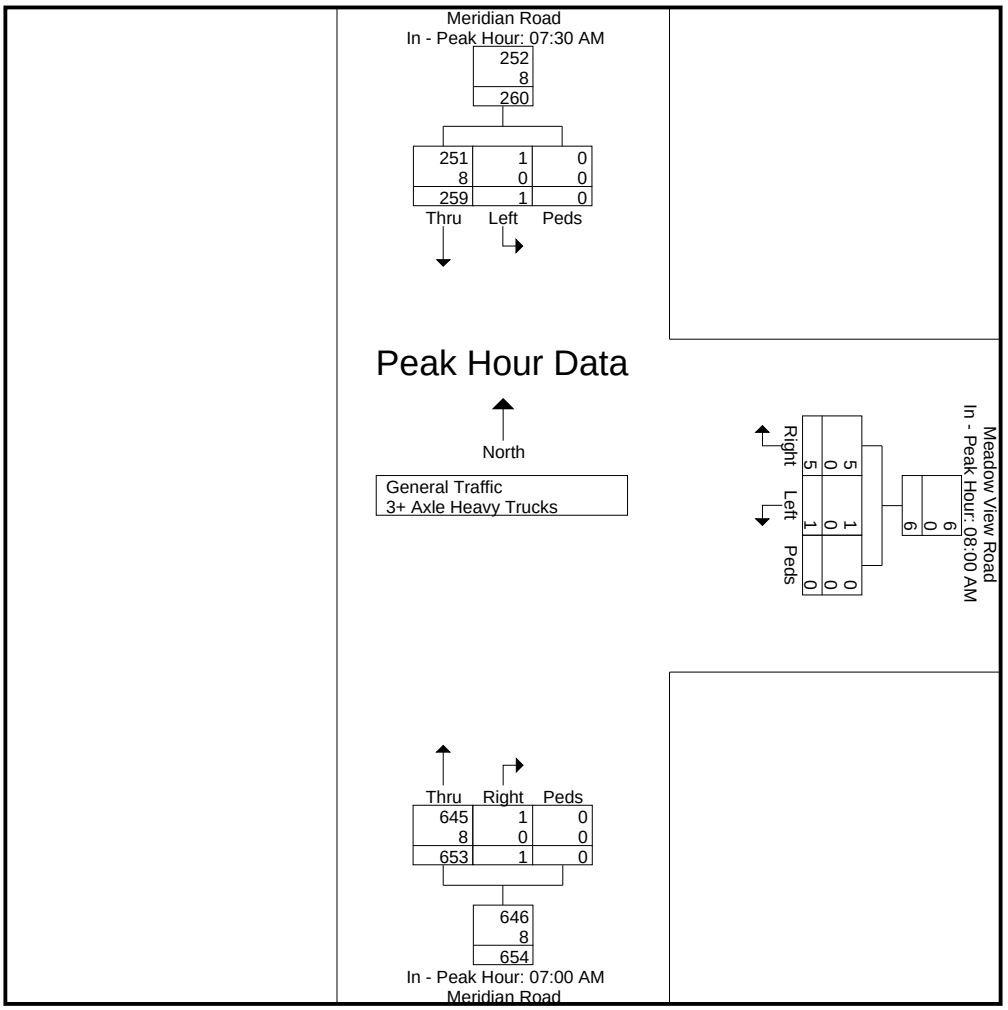
L2 Data Collection

L2DataCollection.com
(208) 860-7554 Utah (801) 413-2993

Study: CR0058
Intersection: Meridian / Meadow View Rd
City, State: Kuna, Idaho
Control: Stop Sign

File Name : Meridian Rd & Meadow View Rd
Site Code : 00000000
Start Date : 2/4/2020
Page No : 4

	Meridian Road From North				Meadow View Road From East				Meridian Road From South				
Start Time	**Thru**	**Left**	**Peds**	**App. Total**	**Right**	**Left**	**Peds**	**App. Total**	**Right**	**Thru**	**Peds**	**App. Total**	**Int. Total**
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1													
Peak Hour for Each Approach Begins at:													
	07:30 AM				08:00 AM				07:00 AM				
+0 mins.	64	**1**	0	65	1	**1**	0	**2**	**1**	159	0	160	
+15 mins.	**72**	0	0	**72**	1	0	0	1	0	180	0	180	
+30 mins.	55	0	0	55	**2**	0	0	2	0	**195**	0	**195**	
+45 mins.	68	0	0	68	1	0	0	1	0	119	0	119	
Total Volume	259	1	0	260	5	1	0	6	1	653	0	654	
% App. Total	99.6	0.4	0		83.3	16.7	0		0.2	99.8	0		
PHF	.899	.250	.000	.903	.625	.250	.000	.750	.250	.837	.000	.838	
General Traffic	251	1	0	252	5	1	0	6	1	645	0	646	
% General Traffic	96.9	100	0	96.9	100	100	0	100	100	98.8	0	98.8	
3+ Axle Heavy Trucks	8	0	0	8	0	0	0	0	0	8	0	8	
% 3+ Axle Heavy Trucks	3.1	0	0	3.1	0	0	0	0	0	1.2	0	1.2	



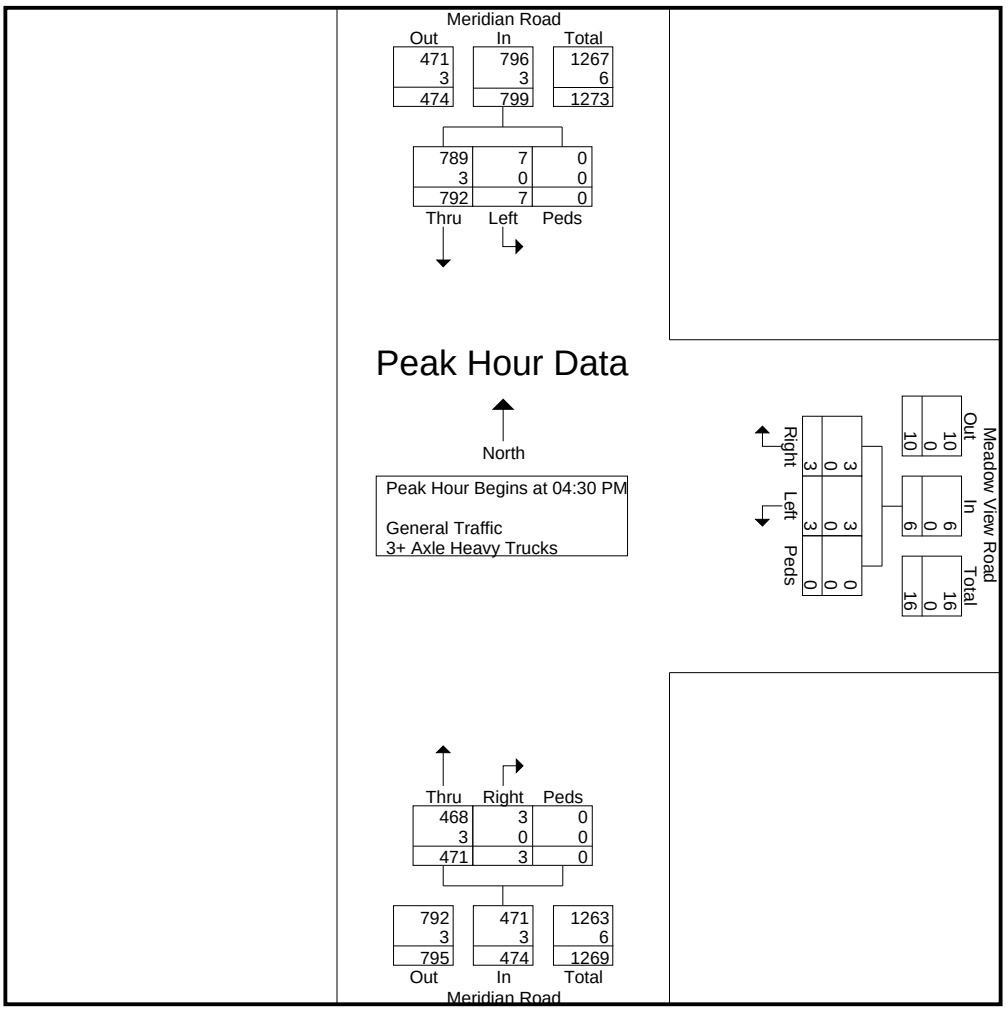
L2 Data Collection

L2DataCollection.com
(208) 860-7554 Utah (801) 413-2993

Study: CR0058
Intersection: Meridian / Meadow View Rd
City, State: Kuna, Idaho
Control: Stop Sign

File Name : Meridian Rd & Meadow View Rd
Site Code : 00000000
Start Date : 2/4/2020
Page No : 5

	Meridian Road From North				Meadow View Road From East				Meridian Road From South				
Start Time	**Thru**	**Left**	**Peds**	**App. Total**	**Right**	**Left**	**Peds**	**App. Total**	**Right**	**Thru**	**Peds**	**App. Total**	**Int. Total**
Peak Hour Analysis From 12:00 PM to 05:45 PM - Peak 1 of 1													
Peak Hour for Entire Intersection Begins at 04:30 PM													
04:30 PM	**211**	1	0	**212**	0	**2**	0	**2**	**2**	116	0	118	**332**
04:45 PM	190	**2**	0	192	**1**	1	0	2	1	106	0	107	301
05:00 PM	184	2	0	186	1	0	0	1	0	**127**	0	**127**	314
05:15 PM	207	2	0	209	1	0	0	1	0	122	0	122	332
Total Volume	792	7	0	799	3	3	0	6	3	471	0	474	1279
% App. Total	99.1	0.9	0		50	50	0		0.6	99.4	0		
PHF	.938	.875	.000	.942	.750	.375	.000	.750	.375	.927	.000	.933	.963
General Traffic	789	7	0	796	3	3	0	6	3	468	0	471	1273
% General Traffic	99.6	100	0	99.6	100	100	0	100	100	99.4	0	99.4	99.5
3+ Axle Heavy Trucks	3	0	0	3	0	0	0	0	0	3	0	3	6
% 3+ Axle Heavy Trucks	0.4	0	0	0.4	0	0	0	0	0	0.6	0	0.6	0.5



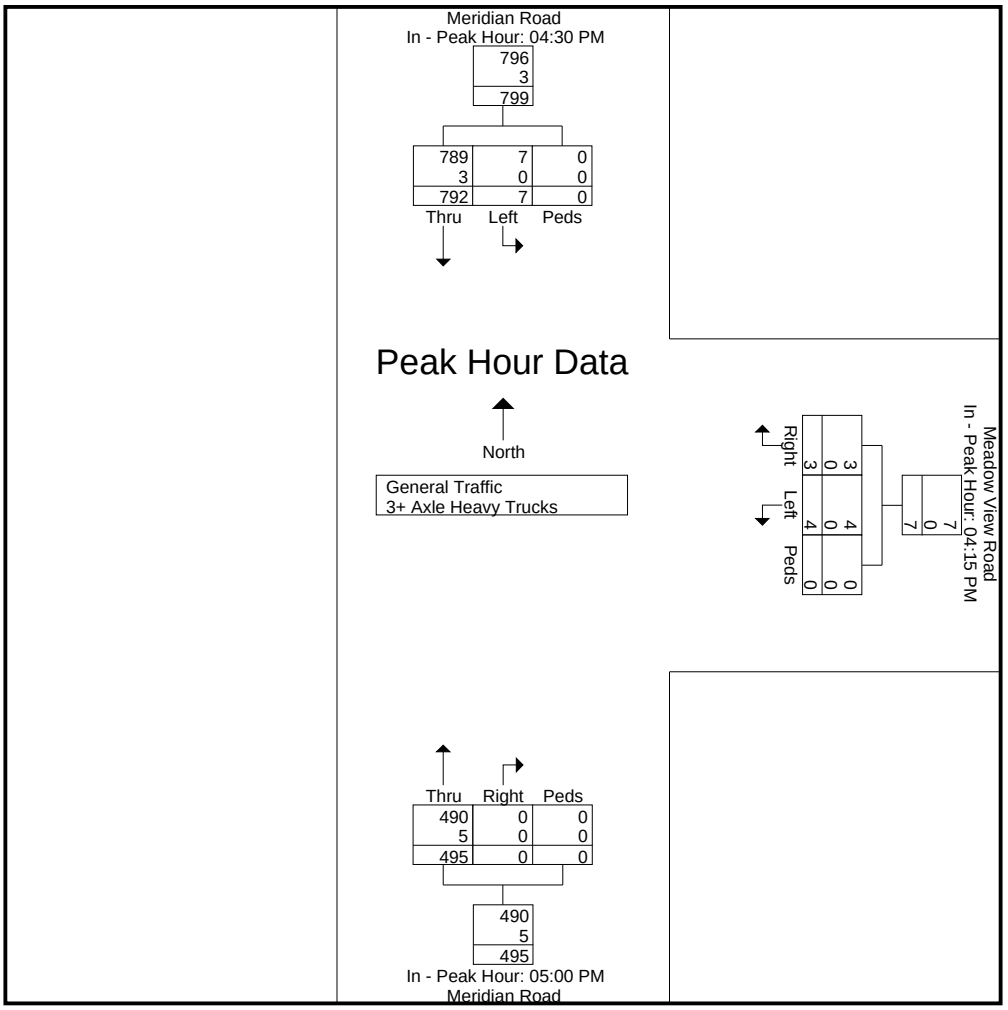
L2 Data Collection

L2DataCollection.com
(208) 860-7554 Utah (801) 413-2993

Study: CR0058
Intersection: Meridian / Meadow View Rd
City, State: Kuna, Idaho
Control: Stop Sign

File Name : Meridian Rd & Meadow View Rd
Site Code : 00000000
Start Date : 2/4/2020
Page No : 6

	Meridian Road From North				Meadow View Road From East				Meridian Road From South				
Start Time	**Thru**	**Left**	**Peds**	**App. Total**	**Right**	**Left**	**Peds**	**App. Total**	**Right**	**Thru**	**Peds**	**App. Total**	**Int. Total**
Peak Hour Analysis From 12:00 PM to 05:45 PM - Peak 1 of 1													
Peak Hour for Each Approach Begins at:													
	04:30 PM				04:15 PM				05:00 PM				
+0 mins.	**211**	1	0	**212**	**1**	1	0	**2**	0	**127**	0	**127**	
+15 mins.	190	**2**	0	192	0	**2**	0	2	0	122	0	122	
+30 mins.	184	2	0	186	1	1	0	2	0	124	0	124	
+45 mins.	207	2	0	209	1	0	0	1	0	122	0	122	
Total Volume	792	7	0	799	3	4	0	7	0	495	0	495	
% App. Total	99.1	0.9	0		42.9	57.1	0		0	100	0		
PHF	.938	.875	.000	.942	.750	.500	.000	.875	.000	.974	.000	.974	
General Traffic	789	7	0	796	3	4	0	7	0	490	0	490	
% General Traffic	99.6	100	0	99.6	100	100	0	100	0	99	0	99	
3+ Axle Heavy Trucks	3	0	0	3	0	0	0	0	0	5	0	5	
% 3+ Axle Heavy Trucks	0.4	0	0	0.4	0	0	0	0	0	1	0	1	



L2 Data Collection

L2DataCollection.com
(208) 860-7554 Utah (801) 413-2993

Study: CR0058
Intersection: Meridian / Meadow View Rd
City, State: Kuna, Idaho
Control: Stop Sign

File Name : Meridian Rd & Meadow View Rd
Site Code : 00000000
Start Date : 2/4/2020
Page No : 7

Image 1

L2 Data Collection

L2DataCollection.com
Idaho (208) 860-7554 Utah (801) 413-2993

Study: CR0058
Type: Volume / Direction / Class
Tech: Judd / Klaren
Count: Vehicle Classification

Antelope Flat S of Deer Flat Rd CLASS
Date Start: 04-Feb-20
Date End: 04-Feb-20
Antelope Flat Rd south of Deer Flat Rd
Kuna, Idaho

Southbound

Start Time	Bikes	Cars & Trailers	2 Axle Long	Buses	2 Axle 6 Tire	3 Axle Single	4 Axle Single	<5 Axl Double	5 Axle Double	>6 Axl Double	<6 Axl Multi	6 Axle Multi	>6 Axl Multi	Not Classed	Total
02/04/20	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
01:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:00	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
03:00	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
04:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:00	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2
06:00	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1
07:00	0	3	5	0	2	0	0	0	0	0	0	0	0	0	10
08:00	0	3	3	1	3	0	0	0	0	0	0	0	0	0	10
09:00	0	4	3	0	1	0	0	0	0	0	0	0	0	0	8
10:00	0	6	3	1	2	0	0	0	0	0	0	0	0	0	12
11:00	0	3	1	0	4	0	0	1	0	0	0	0	0	0	9
12 PM	0	16	7	0	4	1	0	1	0	0	0	0	0	0	29
13:00	2	8	4	1	5	1	0	0	0	0	0	0	0	1	22
14:00	0	7	2	0	4	0	0	0	0	0	0	0	0	0	13
15:00	0	7	2	0	1	0	0	0	0	0	0	0	0	0	10
16:00	0	10	4	1	3	0	0	0	0	0	0	0	0	1	19
17:00	0	23	8	0	0	0	0	0	0	0	0	0	0	0	31
18:00	0	11	2	0	0	0	0	0	0	0	0	0	0	0	13
19:00	0	10	2	0	1	0	0	0	0	0	0	0	0	0	13
20:00	0	6	3	0	2	0	0	0	0	0	0	0	0	0	11
21:00	0	4	2	0	0	0	0	0	0	0	0	0	0	0	6
22:00	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
23:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	2	127	52	4	32	2	0	2	0	0	0	0	0	2	223
Percent	0.9%	57.0%	23.3%	1.8%	14.3%	0.9%	0.0%	0.9%	0.0%	0.0%	0.0%	0.0%	0.0%	0.9%	
AM Peak		10:00	07:00	08:00	11:00			11:00							
Vol.		6	5	1	4			1							
PM Peak	13:00	17:00	17:00	13:00	13:00	12:00		12:00						13:00	
Vol.	2	23	8	1	5	1		1						1	
Grand Total	2	127	52	4	32	2	0	2	0	0	0	0	0	2	223
Percent	0.9%	57.0%	23.3%	1.8%	14.3%	0.9%	0.0%	0.9%	0.0%	0.0%	0.0%	0.0%	0.0%	0.9%	

L2 Data Collection

L2DataCollection.com
Idaho (208) 860-7554 Utah (801) 413-2993

Study: CR0058
Type: Volume / Direction / Class
Tech: Judd / Klaren
Count: Vehicle Classification

Antelope Flat S of Deer Flat Rd CLASS
Date Start: 04-Feb-20
Date End: 04-Feb-20
Antelope Flat Rd south of Deer Flat Rd
Kuna, Idaho

Northbound

Start Time	Bikes	Cars & Trailers	2 Axle Long	Buses	2 Axle 6 Tire	3 Axle Single	4 Axle Single	<5 Axl Double	5 Axle Double	>6 Axl Double	<6 Axl Multi	6 Axle Multi	>6 Axl Multi	Not Classed	Total
02/04/20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00	0	2	2	0	0	0	0	0	0	0	0	0	0	0	4
05:00	0	3	0	0	0	0	0	0	0	0	0	0	0	0	3
06:00	0	7	4	0	2	0	0	0	0	0	0	0	0	0	13
07:00	0	20	5	0	0	0	0	0	0	0	0	0	0	0	25
08:00	0	13	3	0	2	0	0	0	0	0	0	0	0	0	18
09:00	0	6	2	0	1	0	0	0	0	0	0	0	0	0	9
10:00	0	4	2	0	0	0	0	0	0	0	0	0	0	0	6
11:00	0	12	2	0	1	0	0	0	0	0	0	0	0	0	15
12 PM	0	13	3	1	1	0	0	0	0	0	0	0	0	0	18
13:00	1	11	8	0	4	0	0	0	0	0	0	0	0	0	24
14:00	0	11	3	0	1	0	1	1	0	0	0	0	0	0	17
15:00	0	9	2	0	0	0	0	0	0	0	0	0	0	0	11
16:00	0	7	1	0	2	0	0	0	0	0	0	0	0	0	10
17:00	0	19	4	0	1	0	0	0	0	0	0	0	0	0	24
18:00	0	11	1	0	0	0	0	0	0	0	0	0	0	0	12
19:00	0	3	1	0	0	0	0	0	0	0	0	0	0	0	4
20:00	0	6	1	0	0	0	0	0	0	0	0	0	0	0	7
21:00	0	3	0	0	0	0	0	0	0	0	0	0	0	0	3
22:00	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2
23:00	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
Total	1	163	44	1	15	0	1	1	0	0	0	0	0	0	226
Percent	0.4%	72.1%	19.5%	0.4%	6.6%	0.0%	0.4%	0.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
AM Peak		07:00	07:00		06:00										
Vol.		20	5		2										
PM Peak	13:00	17:00	13:00	12:00	13:00		14:00	14:00							
Vol.	1	19	8	1	4		1	1							
Grand Total	1	163	44	1	15	0	1	1	0	0	0	0	0	0	226
Percent	0.4%	72.1%	19.5%	0.4%	6.6%	0.0%	0.4%	0.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	

L2 Data Collection

L2DataCollection.com
Idaho (208) 860-7554 Utah (801) 413-2993

Study: CR0058
Type: Volume / Direction / Class
Tech: Judd / Klaren
Count: Vehicle Classification

Antelope Flat S of Deer Flat Rd CLASS
Date Start: 04-Feb-20
Date End: 04-Feb-20
Antelope Flat Rd south of Deer Flat Rd
Kuna, Idaho

Southbound, Northbound

Start Time	Bikes	Cars & Trailers	2 Axle Long	Buses	2 Axle 6 Tire	3 Axle Single	4 Axle Single	<5 Axl Double	5 Axle Double	>6 Axl Double	<6 Axl Multi	6 Axle Multi	>6 Axl Multi	Not Classed	Total
02/04/20	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
01:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:00	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
03:00	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
04:00	0	2	2	0	0	0	0	0	0	0	0	0	0	0	4
05:00	0	5	0	0	0	0	0	0	0	0	0	0	0	0	5
06:00	0	7	5	0	2	0	0	0	0	0	0	0	0	0	14
07:00	0	23	10	0	2	0	0	0	0	0	0	0	0	0	35
08:00	0	16	6	1	5	0	0	0	0	0	0	0	0	0	28
09:00	0	10	5	0	2	0	0	0	0	0	0	0	0	0	17
10:00	0	10	5	1	2	0	0	0	0	0	0	0	0	0	18
11:00	0	15	3	0	5	0	0	1	0	0	0	0	0	0	24
12 PM	0	29	10	1	5	1	0	1	0	0	0	0	0	0	47
13:00	3	19	12	1	9	1	0	0	0	0	0	0	0	1	46
14:00	0	18	5	0	5	0	1	1	0	0	0	0	0	0	30
15:00	0	16	4	0	1	0	0	0	0	0	0	0	0	0	21
16:00	0	17	5	1	5	0	0	0	0	0	0	0	0	1	29
17:00	0	42	12	0	1	0	0	0	0	0	0	0	0	0	55
18:00	0	22	3	0	0	0	0	0	0	0	0	0	0	0	25
19:00	0	13	3	0	1	0	0	0	0	0	0	0	0	0	17
20:00	0	12	4	0	2	0	0	0	0	0	0	0	0	0	18
21:00	0	7	2	0	0	0	0	0	0	0	0	0	0	0	9
22:00	0	3	0	0	0	0	0	0	0	0	0	0	0	0	3
23:00	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
Total	3	290	96	5	47	2	1	3	0	0	0	0	0	2	449
Percent	0.7%	64.6%	21.4%	1.1%	10.5%	0.4%	0.2%	0.7%	0.0%	0.0%	0.0%	0.0%	0.0%	0.4%	
AM Peak		07:00	07:00	08:00	08:00			11:00							
Vol.		23	10	1	5			1							
PM Peak	13:00	17:00	13:00	12:00	13:00	12:00	14:00	12:00						13:00	
Vol.	3	42	12	1	9	1	1	1						1	
Grand Total	3	290	96	5	47	2	1	3	0	0	0	0	0	2	449
Percent	0.7%	64.6%	21.4%	1.1%	10.5%	0.4%	0.2%	0.7%	0.0%	0.0%	0.0%	0.0%	0.0%	0.4%	

L2 Data Collection

L2DataCollection.com
Idaho (208) 860-7554 Utah (801) 413-2993

Study: CR0058
Type: Volume / Direction
Tech: Judd / Klaren
Count: Vehicle Volume

Antelope Flat S of Deer Flat Rd VOL
Date Start: 04-Feb-20
Date End: 04-Feb-20
Antelope Flat Rd south of Deer Flat Rd
Kuna, Idaho

Start Time	04-Feb-20 Tue	SB	NB	Total
12:00 AM		1	0	1
12:15		0	0	0
12:30		0	0	0
12:45		0	0	0
01:00		0	0	0
01:15		0	0	0
01:30		0	0	0
01:45		0	0	0
02:00		1	0	1
02:15		0	0	0
02:30		0	0	0
02:45		0	0	0
03:00		1	0	1
03:15		0	0	0
03:30		0	0	0
03:45		0	0	0
04:00		0	0	0
04:15		0	1	1
04:30		0	1	1
04:45		0	2	2
05:00		0	1	1
05:15		0	0	0
05:30		0	1	1
05:45		2	1	3
06:00		1	2	3
06:15		0	3	3
06:30		0	4	4
06:45		0	**4**	4
07:00		1	**11**	**12**
07:15		2	**5**	**7**
07:30		6	**5**	**11**
07:45		1	4	**5**
08:00		3	3	6
08:15		2	2	4
08:30		2	6	8
08:45		3	7	10
09:00		3	1	4
09:15		1	3	4
09:30		1	4	5
09:45		3	1	4
10:00		2	1	3
10:15		**5**	3	8
10:30		**2**	1	3
10:45		**3**	1	4
11:00		**4**	3	7
11:15		1	2	3
11:30		3	7	10
11:45		1	3	4
Total		55	93	148
Percent		37.2%	62.8%	
Peak	-	10:15	06:45	07:00
Vol.	-	14	25	35
P.H.F.		0.583	0.568	0.729

L2 Data Collection

L2DataCollection.com
Idaho (208) 860-7554 Utah (801) 413-2993

Study: CR0058
Type: Volume / Direction
Tech: Judd / Klaren
Count: Vehicle Volume

Antelope Flat S of Deer Flat Rd VOL
Date Start: 04-Feb-20
Date End: 04-Feb-20
Antelope Flat Rd south of Deer Flat Rd
Kuna, Idaho

Start Time	04-Feb-20 Tue	SB	NB	Total
12:00 PM		5	2	7
12:15		6	6	12
12:30		9	4	13
12:45		9	**6**	15
01:00		3	**5**	8
01:15		9	**7**	16
01:30		8	**7**	15
01:45		2	5	7
02:00		3	2	5
02:15		4	4	8
02:30		1	5	6
02:45		5	6	11
03:00		1	2	3
03:15		1	2	3
03:30		2	5	7
03:45		6	2	8
04:00		6	1	7
04:15		7	3	10
04:30		2	1	3
04:45		4	5	9
05:00		**5**	4	**9**
05:15		**9**	8	**17**
05:30		**10**	5	**15**
05:45		**7**	7	**14**
06:00		5	2	7
06:15		3	3	6
06:30		3	2	5
06:45		2	5	7
07:00		4	0	4
07:15		5	1	6
07:30		2	1	3
07:45		2	2	4
08:00		3	1	4
08:15		2	1	3
08:30		1	4	5
08:45		5	1	6
09:00		2	0	2
09:15		0	0	0
09:30		4	3	7
09:45		0	0	0
10:00		0	2	2
10:15		0	0	0
10:30		0	0	0
10:45		1	0	1
11:00		0	1	1
11:15		0	0	0
11:30		0	0	0
11:45		0	0	0
Total		168	133	301
Percent		55.8%	44.2%	
Peak	-	17:00	12:45	17:00
Vol.	-	31	25	55
P.H.F.		0.775	0.893	0.809
Grand Total		223	226	449
Percent		49.7%	50.3%	

L2 Data Collection

L2DataCollection.com
Idaho (208) 860-7554 Utah (801) 413-2993

Study: CR0058
Type: Volume / Direction / Class
Tech: Judd / Klaren
Count: Vehicle Classification

Profile Drive E of Meridian Rd CLASS
Date Start: 04-Feb-20
Date End: 04-Feb-20
Profile Drive east of Meridian Road
Kuna, Idaho

Westbound

Start Time	Bikes	Cars & Trailers	2 Axle Long	Buses	2 Axle 6 Tire	3 Axle Single	4 Axle Single	<5 Axl Double	5 Axle Double	>6 Axl Double	<6 Axl Multi	6 Axle Multi	>6 Axl Multi	Not Classed	Total
02/04/20	0	3	0	0	0	0	0	0	0	0	0	0	0	0	3
01:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:00	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
06:00	0	4	0	0	2	0	0	0	0	0	0	0	0	0	6
07:00	1	3	2	0	2	0	0	0	0	0	0	0	0	0	8
08:00	1	3	3	1	5	0	0	0	1	0	0	0	0	0	14
09:00	2	3	2	2	2	0	0	0	2	0	0	0	0	0	13
10:00	0	5	8	1	5	0	0	0	2	0	0	0	0	0	21
11:00	0	31	8	0	5	0	0	0	2	0	0	0	0	1	47
12 PM	1	41	29	1	8	0	0	1	1	0	0	0	0	4	86
13:00	2	36	13	1	11	3	0	2	1	0	0	0	0	0	69
14:00	0	21	8	1	7	2	0	0	1	0	0	0	2	2	44
15:00	0	29	8	0	3	0	0	0	0	0	0	0	0	0	40
16:00	0	34	18	1	12	0	0	0	0	0	0	0	0	0	65
17:00	1	36	23	0	1	0	0	0	0	0	0	0	0	0	61
18:00	0	59	17	0	7	0	0	0	0	0	0	0	0	2	85
19:00	0	36	19	0	5	1	0	0	0	0	0	0	0	0	61
20:00	0	23	7	0	4	0	0	1	0	0	0	0	0	0	35
21:00	0	12	4	0	0	0	0	0	0	0	0	0	0	0	16
22:00	0	2	2	0	0	0	0	0	0	0	0	0	0	0	4
23:00	0	4	1	0	0	0	0	0	0	0	0	0	0	0	5
Total	8	386	172	8	79	6	0	4	10	0	0	0	2	9	684
Percent	1.2%	56.4%	25.1%	1.2%	11.5%	0.9%	0.0%	0.6%	1.5%	0.0%	0.0%	0.0%	0.3%	1.3%	
AM Peak	09:00	11:00	10:00	09:00	08:00				09:00					11:00	
Vol.	2	31	8	2	5				2					1	
PM Peak	13:00	18:00	12:00	12:00	16:00	13:00		13:00	12:00				14:00	12:00	
Vol.	2	59	29	1	12	3		2	1				2	4	
Grand Total	8	386	172	8	79	6	0	4	10	0	0	0	2	9	684
Percent	1.2%	56.4%	25.1%	1.2%	11.5%	0.9%	0.0%	0.6%	1.5%	0.0%	0.0%	0.0%	0.3%	1.3%	

L2 Data Collection

L2DataCollection.com
Idaho (208) 860-7554 Utah (801) 413-2993

Study: CR0058
Type: Volume / Direction / Class
Tech: Judd / Klaren
Count: Vehicle Classification

Profile Drive E of Meridian Rd CLASS
Date Start: 04-Feb-20
Date End: 04-Feb-20
Profile Drive east of Meridian Road
Kuna, Idaho

Eastbound

Start Time	Bikes	Cars & Trailers	2 Axle Long	Buses	2 Axle 6 Tire	3 Axle Single	4 Axle Single	<5 Axl Double	5 Axle Double	>6 Axl Double	<6 Axl Multi	6 Axle Multi	>6 Axl Multi	Not Classed	Total
02/04/20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
06:00	0	6	2	0	3	0	0	0	0	0	0	0	0	0	11
07:00	0	4	7	1	2	0	0	0	1	0	0	0	0	0	15
08:00	1	2	5	2	2	1	0	1	0	0	0	0	0	0	14
09:00	1	5	3	0	3	0	1	0	1	0	0	0	0	3	17
10:00	1	14	7	0	0	0	0	0	1	0	0	0	0	0	23
11:00	1	38	14	0	4	1	0	0	1	0	0	0	0	0	59
12 PM	0	36	23	1	11	1	0	0	3	0	0	0	0	0	75
13:00	1	35	18	0	5	0	0	2	1	0	0	0	0	1	63
14:00	2	23	19	3	4	1	1	0	1	0	0	0	0	1	55
15:00	0	32	10	0	5	0	0	1	0	0	0	0	0	0	48
16:00	0	29	12	0	4	0	0	0	0	0	0	0	0	0	45
17:00	1	56	25	1	5	0	0	0	0	0	0	0	0	3	91
18:00	0	52	17	0	4	1	0	0	0	0	0	0	0	0	74
19:00	0	27	11	0	6	0	0	1	0	0	0	0	0	1	46
20:00	0	21	6	0	2	0	0	0	0	0	0	0	0	0	29
21:00	0	11	2	0	0	0	0	0	0	0	0	0	0	1	14
22:00	0	3	0	0	0	0	0	0	0	0	0	0	0	0	3
23:00	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2
Total	8	396	181	8	60	5	2	5	9	0	0	0	0	10	684
Percent	1.2%	57.9%	26.5%	1.2%	8.8%	0.7%	0.3%	0.7%	1.3%	0.0%	0.0%	0.0%	0.0%	1.5%	
AM Peak	08:00	11:00	11:00	08:00	11:00	08:00	09:00	08:00	07:00					09:00	
Vol.	1	38	14	2	4	1	1	1	1					3	
PM Peak	14:00	17:00	17:00	14:00	12:00	12:00	14:00	13:00	12:00					17:00	
Vol.	2	56	25	3	11	1	1	2	3					3	
Grand Total	8	396	181	8	60	5	2	5	9	0	0	0	0	10	684
Percent	1.2%	57.9%	26.5%	1.2%	8.8%	0.7%	0.3%	0.7%	1.3%	0.0%	0.0%	0.0%	0.0%	1.5%	

L2 Data Collection

L2DataCollection.com
Idaho (208) 860-7554 Utah (801) 413-2993

Study: CR0058
Type: Volume / Direction / Class
Tech: Judd / Klaren
Count: Vehicle Classification

Profile Drive E of Meridian Rd CLASS
Date Start: 04-Feb-20
Date End: 04-Feb-20
Profile Drive east of Meridian Road
Kuna, Idaho

Westbound, Eastbound

Start Time	Bikes	Cars & Trailers	2 Axle Long	Buses	2 Axle 6 Tire	3 Axle Single	4 Axle Single	<5 Axl Double	5 Axle Double	>6 Axl Double	<6 Axl Multi	6 Axle Multi	>6 Axl Multi	Not Classed	Total
02/04/20	0	3	0	0	0	0	0	0	0	0	0	0	0	0	3
01:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:00	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
06:00	0	10	2	0	5	0	0	0	0	0	0	0	0	0	17
07:00	1	7	9	1	4	0	0	0	1	0	0	0	0	0	23
08:00	2	5	8	3	7	1	0	1	1	0	0	0	0	0	28
09:00	3	8	5	2	5	0	1	0	3	0	0	0	0	3	30
10:00	1	19	15	1	5	0	0	0	3	0	0	0	0	0	44
11:00	1	69	22	0	9	1	0	0	3	0	0	0	0	1	106
12 PM	1	77	52	2	19	1	0	1	4	0	0	0	0	4	161
13:00	3	71	31	1	16	3	0	4	2	0	0	0	0	1	132
14:00	2	44	27	4	11	3	1	0	2	0	0	0	2	3	99
15:00	0	61	18	0	8	0	0	1	0	0	0	0	0	0	88
16:00	0	63	30	1	16	0	0	0	0	0	0	0	0	0	110
17:00	2	92	48	1	6	0	0	0	0	0	0	0	0	3	152
18:00	0	111	34	0	11	1	0	0	0	0	0	0	0	2	159
19:00	0	63	30	0	11	1	0	1	0	0	0	0	0	1	107
20:00	0	44	13	0	6	0	0	1	0	0	0	0	0	0	64
21:00	0	23	6	0	0	0	0	0	0	0	0	0	0	1	30
22:00	0	5	2	0	0	0	0	0	0	0	0	0	0	0	7
23:00	0	6	1	0	0	0	0	0	0	0	0	0	0	0	7
Total	16	782	353	16	139	11	2	9	19	0	0	0	2	19	1368
Percent	1.2%	57.2%	25.8%	1.2%	10.2%	0.8%	0.1%	0.7%	1.4%	0.0%	0.0%	0.0%	0.1%	1.4%	
AM Peak	09:00	11:00	11:00	08:00	11:00	08:00	09:00	08:00	09:00					09:00	
Vol.	3	69	22	3	9	1	1	1	3					3	
PM Peak	13:00	18:00	12:00	14:00	12:00	13:00	14:00	13:00	12:00				14:00	12:00	
Vol.	3	111	52	4	19	3	1	4	4				2	4	
Grand Total	16	782	353	16	139	11	2	9	19	0	0	0	2	19	1368
Percent	1.2%	57.2%	25.8%	1.2%	10.2%	0.8%	0.1%	0.7%	1.4%	0.0%	0.0%	0.0%	0.1%	1.4%	

L2 Data Collection

L2DataCollection.com
Idaho (208) 860-7554 Utah (801) 413-2993

Study: CR0058
Type: Volume / Direction
Tech: Judd / Klaren
Count: Vehicle Volume

Profile Drive E of Meridian Rd VOL
Date Start: 04-Feb-20
Date End: 04-Feb-20
Profile Drive east of Meridian Road
Kuna, Idaho

Start Time	04-Feb-20 Tue	WB	EB							Total
12:00 AM		3	0							3
12:15		0	0							0
12:30		0	0							0
12:45		0	0							0
01:00		0	0							0
01:15		0	0							0
01:30		0	0							0
01:45		0	0							0
02:00		0	0							0
02:15		0	0							0
02:30		0	0							0
02:45		0	0							0
03:00		0	0							0
03:15		0	0							0
03:30		0	0							0
03:45		0	0							0
04:00		0	0							0
04:15		0	0							0
04:30		0	0							0
04:45		0	0							0
05:00		0	0							0
05:15		1	0							1
05:30		0	0							0
05:45		0	0							0
06:00		0	1							1
06:15		0	0							0
06:30		1	5							6
06:45		5	5							10
07:00		2	2							4
07:15		1	3							4
07:30		3	5							8
07:45		2	5							7
08:00		3	2							5
08:15		3	4							7
08:30		4	5							9
08:45		4	3							7
09:00		3	6							9
09:15		7	6							13
09:30		0	2							2
09:45		3	3							6
10:00		2	5							7
10:15		6	4							10
10:30		6	4							10
10:45		7	10							17
11:00		**7**	**27**							**34**
11:15		**17**	**13**							**30**
11:30		**13**	**5**							**18**
11:45		**10**	**14**							**24**
Total		113	139							252
Percent		44.8%	55.2%							
Peak	-	11:00	11:00	-	-	-	-	-	-	11:00
Vol.	-	47	59	-	-	-	-	-	-	106
P.H.F.		0.691	0.546							0.779

L2 Data Collection

L2DataCollection.com
Idaho (208) 860-7554 Utah (801) 413-2993

Study: CR0058
Type: Volume / Direction
Tech: Judd / Klaren
Count: Vehicle Volume

Profile Drive E of Meridian Rd VOL
Date Start: 04-Feb-20
Date End: 04-Feb-20
Profile Drive east of Meridian Road
Kuna, Idaho

Start Time	04-Feb-20 Tue	WB	EB	Total
12:00 PM		**19**	23	42
12:15		**24**	20	44
12:30		**21**	18	39
12:45		**22**	14	36
01:00		14	17	31
01:15		24	22	46
01:30		18	9	27
01:45		13	15	28
02:00		15	11	26
02:15		6	26	32
02:30		15	6	21
02:45		8	12	20
03:00		13	17	30
03:15		11	8	19
03:30		7	8	15
03:45		9	15	24
04:00		12	14	26
04:15		16	9	25
04:30		23	9	32
04:45		14	13	27
05:00		8	19	27
05:15		11	17	28
05:30		18	**29**	**47**
05:45		24	**26**	**50**
06:00		19	**17**	**36**
06:15		19	**23**	**42**
06:30		24	15	39
06:45		23	19	42
07:00		20	15	35
07:15		19	14	33
07:30		14	6	20
07:45		8	11	19
08:00		10	8	18
08:15		6	9	15
08:30		9	9	18
08:45		10	3	13
09:00		5	9	14
09:15		9	2	11
09:30		1	2	3
09:45		1	1	2
10:00		2	0	2
10:15		0	0	0
10:30		1	0	1
10:45		1	3	4
11:00		0	0	0
11:15		3	1	4
11:30		2	1	3
11:45		0	0	0
Total		571	545	1116
Percent		51.2%	48.8%	
Peak	-	12:00	17:30	17:30
Vol.	-	86	95	175
P.H.F.		0.896	0.819	0.875
Grand Total		684	684	1368
Percent		50.0%	50.0%	

L2 Data Collection

L2DataCollection.com
Idaho (208) 860-7554 Utah (801) 413-2993

Study: CR0058
Type: Volume / Direction / Class
Tech: Judd / Klaren
Count: Vehicle Classification

Meadow View Rd E of Meridian Rd CLASS
Date Start: 04-Feb-20
Date End: 04-Feb-20
Meadow View Rd east of Meridian Rd
Kuna, Idaho

Westbound

Start Time	Bikes	Cars & Trailers	2 Axle Long	Buses	2 Axle 6 Tire	3 Axle Single	4 Axle Single	<5 Axl Double	5 Axle Double	>6 Axl Double	<6 Axl Multi	6 Axle Multi	>6 Axl Multi	Not Classed	Total
02/04/20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:00	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
06:00	0	1	1	0	0	0	0	0	0	0	0	0	0	0	2
07:00	0	2	0	0	1	0	0	0	0	0	0	0	0	0	3
08:00	0	2	1	0	2	0	0	0	0	0	0	0	0	0	5
09:00	0	4	0	0	2	0	0	0	0	0	0	0	0	0	6
10:00	0	1	2	0	0	0	0	0	0	0	0	0	0	0	3
11:00	0	1	1	0	0	0	0	0	0	0	0	0	0	0	2
12 PM	0	6	9	1	5	1	0	0	0	0	0	0	0	0	22
13:00	0	17	1	0	6	0	0	1	0	0	0	0	0	0	25
14:00	0	19	6	1	5	0	0	0	0	0	0	0	0	0	31
15:00	0	4	1	0	1	0	0	0	0	0	0	0	0	1	7
16:00	0	4	1	0	1	0	0	0	0	0	0	0	0	0	6
17:00	0	2	0	0	1	0	0	0	0	0	0	0	0	0	3
18:00	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
19:00	0	1	1	0	0	0	0	0	0	0	0	0	0	0	2
20:00	0	1	0	0	1	0	0	0	0	0	0	0	0	0	2
21:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
22:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
23:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	67	24	2	25	1	0	1	0	0	0	0	0	1	121
Percent	0.0%	55.4%	19.8%	1.7%	20.7%	0.8%	0.0%	0.8%	0.0%	0.0%	0.0%	0.0%	0.0%	0.8%	
AM Peak		09:00	10:00		08:00										
Vol.		4	2		2										
PM Peak		14:00	12:00	12:00	13:00	12:00		13:00						15:00	
Vol.		19	9	1	6	1		1						1	
Grand Total	0	67	24	2	25	1	0	1	0	0	0	0	0	1	121
Percent	0.0%	55.4%	19.8%	1.7%	20.7%	0.8%	0.0%	0.8%	0.0%	0.0%	0.0%	0.0%	0.0%	0.8%	

L2 Data Collection

L2DataCollection.com
Idaho (208) 860-7554 Utah (801) 413-2993

Study: CR0058
Type: Volume / Direction / Class
Tech: Judd / Klaren
Count: Vehicle Classification

Meadow View Rd E of Meridian Rd CLASS
Date Start: 04-Feb-20
Date End: 04-Feb-20
Meadow View Rd east of Meridian Rd
Kuna, Idaho

Eastbound

Start Time	Bikes	Cars & Trailers	2 Axle Long	Buses	2 Axle 6 Tire	3 Axle Single	4 Axle Single	<5 Axl Double	5 Axle Double	>6 Axl Double	<6 Axl Multi	6 Axle Multi	>6 Axl Multi	Not Classed	Total
02/04/20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01:00	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
06:00	0	1	1	0	1	0	0	0	0	0	0	0	0	0	3
07:00	0	1	0	0	1	0	0	0	0	0	0	0	0	0	2
08:00	0	0	0	1	2	0	0	0	0	0	0	0	0	0	3
09:00	0	0	1	0	1	0	0	0	0	0	0	0	0	0	2
10:00	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2
11:00	0	1	2	0	1	0	0	0	0	0	0	0	0	0	4
12 PM	0	5	1	0	1	0	0	0	0	0	0	0	0	0	7
13:00	0	10	3	0	6	0	0	0	0	0	0	0	0	0	19
14:00	0	5	1	0	3	0	0	0	0	0	0	0	0	0	9
15:00	0	4	0	0	1	0	0	0	0	0	0	0	0	0	5
16:00	0	5	2	0	2	0	0	0	0	0	0	0	0	0	9
17:00	0	4	0	0	1	0	0	0	0	0	0	0	0	0	5
18:00	0	1	1	0	0	0	0	0	0	0	0	0	0	0	2
19:00	0	2	1	0	1	0	0	0	0	0	0	0	0	0	4
20:00	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2
21:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
22:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
23:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	44	13	1	21	0	0	0	0	0	0	0	0	0	79
Percent	0.0%	55.7%	16.5%	1.3%	26.6%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
AM Peak		10:00	11:00	08:00	08:00										
Vol.		2	2	1	2										
PM Peak		13:00	13:00		13:00										
Vol.		10	3		6										
Grand Total	0	44	13	1	21	0	0	0	0	0	0	0	0	0	79
Percent	0.0%	55.7%	16.5%	1.3%	26.6%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	

L2 Data Collection

L2DataCollection.com
Idaho (208) 860-7554 Utah (801) 413-2993

Study: CR0058
Type: Volume / Direction / Class
Tech: Judd / Klaren
Count: Vehicle Classification

Meadow View Rd E of Meridian Rd CLASS
Date Start: 04-Feb-20
Date End: 04-Feb-20
Meadow View Rd east of Meridian Rd
Kuna, Idaho

Westbound, Eastbound

Start Time	Bikes	Cars & Trailers	2 Axle Long	Buses	2 Axle 6 Tire	3 Axle Single	4 Axle Single	<5 Axl Double	5 Axle Double	>6 Axl Double	<6 Axl Multi	6 Axle Multi	>6 Axl Multi	Not Classed	Total
02/04/20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01:00	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:00	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
06:00	0	2	2	0	1	0	0	0	0	0	0	0	0	0	5
07:00	0	3	0	0	2	0	0	0	0	0	0	0	0	0	5
08:00	0	2	1	1	4	0	0	0	0	0	0	0	0	0	8
09:00	0	4	1	0	3	0	0	0	0	0	0	0	0	0	8
10:00	0	3	2	0	0	0	0	0	0	0	0	0	0	0	5
11:00	0	2	3	0	1	0	0	0	0	0	0	0	0	0	6
12 PM	0	11	10	1	6	1	0	0	0	0	0	0	0	0	29
13:00	0	27	4	0	12	0	0	1	0	0	0	0	0	0	44
14:00	0	24	7	1	8	0	0	0	0	0	0	0	0	0	40
15:00	0	8	1	0	2	0	0	0	0	0	0	0	0	1	12
16:00	0	9	3	0	3	0	0	0	0	0	0	0	0	0	15
17:00	0	6	0	0	2	0	0	0	0	0	0	0	0	0	8
18:00	0	2	1	0	0	0	0	0	0	0	0	0	0	0	3
19:00	0	3	2	0	1	0	0	0	0	0	0	0	0	0	6
20:00	0	3	0	0	1	0	0	0	0	0	0	0	0	0	4
21:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
22:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
23:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	111	37	3	46	1	0	1	0	0	0	0	0	1	200
Percent	0.0%	55.5%	18.5%	1.5%	23.0%	0.5%	0.0%	0.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.5%	
AM Peak		09:00	11:00	08:00	08:00										
Vol.		4	3	1	4										
PM Peak		13:00	12:00	12:00	13:00	12:00		13:00						15:00	
Vol.		27	10	1	12	1		1						1	
Grand Total	0	111	37	3	46	1	0	1	0	0	0	0	0	1	200
Percent	0.0%	55.5%	18.5%	1.5%	23.0%	0.5%	0.0%	0.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.5%	

L2 Data Collection

L2DataCollection.com
Idaho (208) 860-7554 Utah (801) 413-2993

Study: CR0058
Type: Volume / Direction
Tech: Judd / Klaren
Count: Vehicle Volume

Meadow View Rd E of Meridian Rd VOL
Date Start: 04-Feb-20
Date End: 04-Feb-20
Meadow View Rd east of Meridian Rd
Kuna, Idaho

Start Time	04-Feb-20 Tue	WB	EB							Total
12:00 AM		0	0							0
12:15		0	0							0
12:30		0	0							0
12:45		0	0							0
01:00		0	0							0
01:15		0	1							1
01:30		0	0							0
01:45		0	0							0
02:00		0	0							0
02:15		0	0							0
02:30		0	0							0
02:45		0	0							0
03:00		0	0							0
03:15		0	0							0
03:30		0	0							0
03:45		0	0							0
04:00		0	0							0
04:15		0	0							0
04:30		0	0							0
04:45		0	0							0
05:00		0	0							0
05:15		1	0							1
05:30		0	0							0
05:45		0	0							0
06:00		1	0							1
06:15		1	**1**							2
06:30		0	**0**							0
06:45		0	**2**							2
07:00		1	**1**							2
07:15		1	0							1
07:30		1	1							2
07:45		0	0							0
08:00		1	1							2
08:15		**1**	1							**2**
08:30		**2**	1							**3**
08:45		**1**	0							**1**
09:00		**3**	1							**4**
09:15		0	0							0
09:30		2	0							2
09:45		1	1							2
10:00		1	1							2
10:15		1	1							2
10:30		1	0							1
10:45		0	0							0
11:00		0	1							1
11:15		0	1							1
11:30		0	2							2
11:45		2	0							2
Total		22	17							39
Percent		56.4%	43.6%							
Peak	-	08:15	06:15	-	-	-	-	-	-	08:15
Vol.	-	7	4	-	-	-	-	-	-	10
P.H.F.		0.583	0.500							0.625

L2 Data Collection

L2DataCollection.com
Idaho (208) 860-7554 Utah (801) 413-2993

Study: CR0058
Type: Volume / Direction
Tech: Judd / Klaren
Count: Vehicle Volume

Meadow View Rd E of Meridian Rd VOL
Date Start: 04-Feb-20
Date End: 04-Feb-20
Meadow View Rd east of Meridian Rd
Kuna, Idaho

Start Time	04-Feb-20 Tue	WB	EB							Total
12:00 PM		1	1							2
12:15		4	0							4
12:30		**8**	3							11
12:45		**9**	**3**							**12**
01:00		**7**	**4**							**11**
01:15		**8**	**5**							**13**
01:30		6	**8**							**14**
01:45		4	2							6
02:00		6	3							9
02:15		5	2							7
02:30		11	1							12
02:45		9	3							12
03:00		0	2							2
03:15		3	2							5
03:30		3	1							4
03:45		1	0							1
04:00		0	0							0
04:15		2	3							5
04:30		2	3							5
04:45		2	3							5
05:00		1	2							3
05:15		1	1							2
05:30		1	0							1
05:45		0	2							2
06:00		0	0							0
06:15		1	1							2
06:30		0	0							0
06:45		0	1							1
07:00		0	1							1
07:15		0	0							0
07:30		1	1							2
07:45		1	2							3
08:00		1	2							3
08:15		0	0							0
08:30		1	0							1
08:45		0	0							0
09:00		0	0							0
09:15		0	0							0
09:30		0	0							0
09:45		0	0							0
10:00		0	0							0
10:15		0	0							0
10:30		0	0							0
10:45		0	0							0
11:00		0	0							0
11:15		0	0							0
11:30		0	0							0
11:45		0	0							0
Total		99	62							161
Percent		61.5%	38.5%							
Peak	-	12:30	12:45	-	-	-	-	-	-	12:45
Vol.	-	32	20	-	-	-	-	-	-	50
P.H.F.		0.889	0.625							0.893
Grand Total		121	79							200
Percent		60.5%	39.5%							

HCM 6th TWSC
1: Locust Grove Road & Hubbard Road

2020 Existing
AM Peak Hour

Intersection	
Int Delay, s/veh	6.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		⇕			⇕			⇕			⇕	
Traffic Vol, veh/h	36	50	1	1	10	0	0	49	4	1	23	12
Future Vol, veh/h	36	50	1	1	10	0	0	49	4	1	23	12
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	94	94	94	94	94	94	94	94	94	94	94	94
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	38	53	1	1	11	0	0	52	4	1	24	13

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	11	0	0	54	0	0	162	143	54	171	143	11
Stage 1	-	-	-	-	-	-	130	130	-	13	13	-
Stage 2	-	-	-	-	-	-	32	13	-	158	130	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1608	-	-	1551	-	-	803	748	1013	792	748	1070
Stage 1	-	-	-	-	-	-	874	789	-	1007	885	-
Stage 2	-	-	-	-	-	-	984	885	-	844	789	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1608	-	-	1551	-	-	758	729	1013	732	729	1070
Mov Cap-2 Maneuver	-	-	-	-	-	-	758	729	-	732	729	-
Stage 1	-	-	-	-	-	-	853	770	-	983	884	-
Stage 2	-	-	-	-	-	-	944	884	-	765	770	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	3	0.7	10.2	9.6
HCM LOS			B	A

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	745	1608	-	-	1551	-	-	816
HCM Lane V/C Ratio	0.076	0.024	-	-	0.001	-	-	0.047
HCM Control Delay (s)	10.2	7.3	0	-	7.3	0	-	9.6
HCM Lane LOS	B	A	A	-	A	A	-	A
HCM 95th %tile Q(veh)	0.2	0.1	-	-	0	-	-	0.1

HCM Signalized Intersection Capacity Analysis
2: Meridian Road & Deer Flat Road

2020 Existing
AM Peak Hour

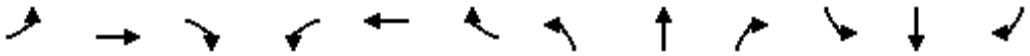
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	474	144	46	6	55	21	79	523	25	30	192	306
Future Volume (vph)	474	144	46	6	55	21	79	523	25	30	192	306
Ideal Flow (vphpl)	1800	1800	1800	1800	1800	1800	1800	1800	1800	1800	1800	1800
Total Lost time (s)	6.5	6.5		6.5	6.5		7.0	7.0		7.0	7.0	7.0
Lane Util. Factor	1.00	1.00		1.00	1.00		1.00	0.95		1.00	0.95	1.00
Frt	1.00	0.96		1.00	0.96		1.00	0.99		1.00	1.00	0.85
Flt Protected	0.95	1.00		0.95	1.00		0.95	1.00		0.95	1.00	1.00
Satd. Flow (prot)	1676	1701		1676	1691		1676	3330		1676	3353	1500
Flt Permitted	0.46	1.00		0.62	1.00		0.57	1.00		0.33	1.00	1.00
Satd. Flow (perm)	816	1701		1099	1691		997	3330		575	3353	1500
Peak-hour factor, PHF	0.88	0.88	0.88	0.64	0.64	0.64	0.82	0.82	0.82	0.79	0.79	0.79
Adj. Flow (vph)	539	164	52	9	86	33	96	638	30	38	243	387
RTOR Reduction (vph)	0	8	0	0	11	0	0	2	0	0	0	239
Lane Group Flow (vph)	539	208	0	9	108	0	96	666	0	38	243	148
Turn Type	pm+pt	NA		pm+pt	NA		pm+pt	NA		pm+pt	NA	Perm
Protected Phases	1	6		5	2		3	8		7	4	
Permitted Phases	6			2			8			4		4
Actuated Green, G (s)	57.3	49.6		21.2	20.0		65.6	57.1		58.8	53.7	53.7
Effective Green, g (s)	57.3	49.6		21.2	20.0		65.6	57.1		58.8	53.7	53.7
Actuated g/C Ratio	0.41	0.35		0.15	0.14		0.47	0.41		0.42	0.38	0.38
Clearance Time (s)	6.5	6.5		6.5	6.5		7.0	7.0		7.0	7.0	7.0
Vehicle Extension (s)	2.0	3.3		2.0	3.3		2.0	5.0		2.0	5.0	5.0
Lane Grp Cap (vph)	523	602		171	241		508	1358		281	1286	575
v/s Ratio Prot	c0.23	0.12		0.00	0.06		c0.01	c0.20		0.00	0.07	
v/s Ratio Perm	c0.20			0.01			0.08			0.05		0.10
v/c Ratio	1.03	0.35		0.05	0.45		0.19	0.49		0.14	0.19	0.26
Uniform Delay, d1	37.8	33.3		50.7	54.9		21.0	30.7		24.5	28.7	29.5
Progression Factor	1.00	1.00		1.00	1.00		1.00	1.00		1.23	1.19	4.36
Incremental Delay, d2	47.4	0.4		0.0	1.5		0.1	1.3		0.1	0.3	1.1
Delay (s)	85.2	33.6		50.7	56.4		21.1	32.0		30.2	34.3	129.8
Level of Service	F	C		D	E		C	C		C	C	F
Approach Delay (s)		70.5			56.0			30.6			89.4	
Approach LOS		E			E			C			F	

Intersection Summary			
HCM 2000 Control Delay	62.0	HCM 2000 Level of Service	E
HCM 2000 Volume to Capacity ratio	0.77		
Actuated Cycle Length (s)	140.0	Sum of lost time (s)	27.0
Intersection Capacity Utilization	71.7%	ICU Level of Service	C
Analysis Period (min)	15		

c Critical Lane Group

HCM 6th Signalized Intersection Summary
2: Meridian Road & Deer Flat Road

2020 Existing
AM Peak Hour



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	474	144	46	6	55	21	79	523	25	30	192	306
Future Volume (veh/h)	474	144	46	6	55	21	79	523	25	30	192	306
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1772	1772	1772	1772	1772	1772	1772	1772	1772	1772	1772	1772
Adj Flow Rate, veh/h	539	164	52	9	86	33	96	638	30	38	243	387
Peak Hour Factor	0.88	0.88	0.88	0.64	0.64	0.64	0.82	0.82	0.82	0.79	0.79	0.79
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	370	325	103	171	107	41	491	1692	80	405	1694	756
Arrive On Green	0.17	0.25	0.25	0.01	0.09	0.09	0.04	0.52	0.52	0.03	0.50	0.50
Sat Flow, veh/h	1688	1289	409	1688	1220	468	1688	3274	154	1688	3367	1502
Grp Volume(v), veh/h	539	0	216	9	0	119	96	328	340	38	243	387
Grp Sat Flow(s),veh/h/ln	1688	0	1698	1688	0	1688	1688	1683	1744	1688	1683	1502
Q Serve(g_s), s	24.5	0.0	15.3	0.7	0.0	9.7	3.8	16.4	16.4	1.5	5.4	24.1
Cycle Q Clear(g_c), s	24.5	0.0	15.3	0.7	0.0	9.7	3.8	16.4	16.4	1.5	5.4	24.1
Prop In Lane	1.00		0.24	1.00		0.28	1.00		0.09	1.00		1.00
Lane Grp Cap(c), veh/h	370	0	428	171	0	148	491	870	902	405	1694	756
V/C Ratio(X)	1.46	0.00	0.50	0.05	0.00	0.80	0.20	0.38	0.38	0.09	0.14	0.51
Avail Cap(c_a), veh/h	370	0	564	340	0	452	602	870	902	540	1694	756
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	0.98	0.98	0.98
Uniform Delay (d), s/veh	48.8	0.0	44.9	57.2	0.0	62.7	15.5	20.3	20.3	16.6	18.6	23.3
Incr Delay (d2), s/veh	219.5	0.0	1.0	0.0	0.0	10.8	0.1	1.2	1.2	0.0	0.2	2.4
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	37.6	0.0	10.5	0.5	0.0	8.0	2.5	10.4	10.8	1.0	3.7	13.2
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	268.3	0.0	45.9	57.3	0.0	73.5	15.6	21.5	21.5	16.6	18.8	25.7
LnGrp LOS	F	A	D	E	A	E	B	C	C	B	B	C
Approach Vol, veh/h		755			128			764			668	
Approach Delay, s/veh		204.7			72.4			20.8			22.7	
Approach LOS		F			E			C			C	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	31.0	18.8	12.8	77.5	8.0	41.8	10.9	79.4
Change Period (Y+Rc), s	6.5	6.5	7.0	7.0	6.5	6.5	7.0	7.0
Max Green Setting (Gmax), s	24.5	37.5	15.0	36.0	15.5	46.5	15.0	36.0
Max Q Clear Time (g_c+I1), s	26.5	11.7	5.8	26.1	2.7	17.3	3.5	18.4
Green Ext Time (p_c), s	0.0	0.6	0.1	3.6	0.0	1.2	0.0	6.1

Intersection Summary	
HCM 6th Ctrl Delay	84.1
HCM 6th LOS	F

HCM 6th TWSC
3: Antelope View Avenue & Deer Flat Road

2020 Existing
AM Peak Hour

Intersection	
Int Delay, s/veh	0.8

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	183	9	1	66	15	9
Future Vol, veh/h	183	9	1	66	15	9
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	50	-	-	0	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	82	82	82	82	82	82
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	223	11	1	80	18	11

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	234	0	305	223
Stage 1	-	-	-	-	223	-
Stage 2	-	-	-	-	82	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1359	-	752	902
Stage 1	-	-	-	-	860	-
Stage 2	-	-	-	-	941	-
Platoon blocked, %	-	-	1	-	1	1
Mov Cap-1 Maneuver	-	-	1359	-	751	902
Mov Cap-2 Maneuver	-	-	-	-	751	-
Stage 1	-	-	-	-	860	-
Stage 2	-	-	-	-	940	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.1	9.6
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBT	EBR	WBL	WBT
Capacity (veh/h)	751	902	-	-	1359	-
HCM Lane V/C Ratio	0.024	0.012	-	-	0.001	-
HCM Control Delay (s)	9.9	9	-	-	7.7	0
HCM Lane LOS	A	A	-	-	A	A
HCM 95th %tile Q(veh)	0.1	0	-	-	0	-

HCM 6th TWSC
4: Locust Grove Road & Deer Flat Road

2020 Existing
AM Peak Hour

Intersection	
Int Delay, s/veh	2.5

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	25	102	3	0	60	2	3	17	1	1	3	13
Future Vol, veh/h	25	102	3	0	60	2	3	17	1	1	3	13
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	75	75	75	75	75	75	75	75	75	75	75	75
Heavy Vehicles, %	2	2	2	2	3	2	2	2	2	2	33	15
Mvmt Flow	33	136	4	0	80	3	4	23	1	1	4	17

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	83	0	0	140	0	0	296	287	138	298	288	82
Stage 1	-	-	-	-	-	-	204	204	-	82	82	-
Stage 2	-	-	-	-	-	-	92	83	-	216	206	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.83	6.35
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.83	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.83	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.297	3.435
Pot Cap-1 Maneuver	1514	-	-	1443	-	-	656	623	910	654	573	943
Stage 1	-	-	-	-	-	-	798	733	-	926	770	-
Stage 2	-	-	-	-	-	-	915	826	-	786	677	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1514	-	-	1443	-	-	628	608	910	623	559	943
Mov Cap-2 Maneuver	-	-	-	-	-	-	628	608	-	623	559	-
Stage 1	-	-	-	-	-	-	779	715	-	904	770	-
Stage 2	-	-	-	-	-	-	894	826	-	742	661	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	1.4	0	11.1	9.5
HCM LOS			B	A

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	621	1514	-	-	1443	-	-	819
HCM Lane V/C Ratio	0.045	0.022	-	-	-	-	-	0.028
HCM Control Delay (s)	11.1	7.4	0	-	0	-	-	9.5
HCM Lane LOS	B	A	A	-	A	-	-	A
HCM 95th %tile Q(veh)	0.1	0.1	-	-	0	-	-	0.1

HCM 6th TWSC
5: Meridian Road & D&B Access

2020 Existing
AM Peak Hour

Intersection	
Int Delay, s/veh	0

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	0	0	642	2	1	248
Future Vol, veh/h	0	0	642	2	1	248
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	200	50	-
Veh in Median Storage, #	2	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	0	755	2	1	292

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	903	378	0	0	757	0
Stage 1	755	-	-	-	-	-
Stage 2	148	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	*336	620	-	-	850	-
Stage 1	*425	-	-	-	-	-
Stage 2	*937	-	-	-	-	-
Platoon blocked, %	1		-	-		-
Mov Cap-1 Maneuver	*336	620	-	-	850	-
Mov Cap-2 Maneuver	*402	-	-	-	-	-
Stage 1	*425	-	-	-	-	-
Stage 2	*936	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	0	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	-	850	-
HCM Lane V/C Ratio	-	-	-	0.001	-
HCM Control Delay (s)	-	-	0	9.2	-
HCM Lane LOS	-	-	A	A	-
HCM 95th %tile Q(veh)	-	-	-	0	-

Notes

~: Volume exceeds capacity $: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon

HCM 6th TWSC
6: Meridian Road & Profile Lane/Profile Drive

2020 Existing
AM Peak Hour

Intersection	
Int Delay, s/veh	1.1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	26	1	17	0	1	7	35	610	2	12	215	23
Future Vol, veh/h	26	1	17	0	1	7	35	610	2	12	215	23
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	75	-	-	50	-	200	50	-	200
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	85	85	85	85	85	85	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	31	1	20	0	1	8	41	718	2	14	253	27

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	723	1083	127	955	1108	359	280	0	0	720	0	0
Stage 1	281	281	-	800	800	-	-	-	-	-	-	-
Stage 2	442	802	-	155	308	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	379	241	*1014	*251	232	638	1400	-	-	877	-	-
Stage 1	841	762	-	*345	395	-	-	-	-	-	-	-
Stage 2	564	395	-	*956	741	-	-	-	-	-	-	-
Platoon blocked, %	1	1	1	1	1		1	-	-		-	-
Mov Cap-1 Maneuver	360	230	*1014	*237	222	638	1400	-	-	877	-	-
Mov Cap-2 Maneuver	360	230	-	*237	222	-	-	-	-	-	-	-
Stage 1	817	750	-	*335	384	-	-	-	-	-	-	-
Stage 2	539	384	-	*921	729	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	13.6	12.1	0.4	0.4
HCM LOS	B	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	1400	-	-	471	-	517	877	-	-
HCM Lane V/C Ratio	0.029	-	-	0.11	-	0.018	0.016	-	-
HCM Control Delay (s)	7.6	-	-	13.6	0	12.1	9.2	-	-
HCM Lane LOS	A	-	-	B	A	B	A	-	-
HCM 95th %tile Q(veh)	0.1	-	-	0.4	-	0.1	0	-	-

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

HCM 6th TWSC
7: Meridian Road & Meadow View Road

2020 Existing
AM Peak Hour

Intersection	
Int Delay, s/veh	0

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	1	2	653	1	1	232
Future Vol, veh/h	1	2	653	1	1	232
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	50	-
Veh in Median Storage, #	2	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1	2	768	1	1	273

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	908	385	0	0	769	0
Stage 1	769	-	-	-	-	-
Stage 2	139	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	*318	613	-	-	841	-
Stage 1	*418	-	-	-	-	-
Stage 2	*957	-	-	-	-	-
Platoon blocked, %	1		-	-		-
Mov Cap-1 Maneuver	*317	613	-	-	841	-
Mov Cap-2 Maneuver	*395	-	-	-	-	-
Stage 1	*418	-	-	-	-	-
Stage 2	*956	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	12	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	518	841	-
HCM Lane V/C Ratio	-	-	0.007	0.001	-
HCM Control Delay (s)	-	-	12	9.3	-
HCM Lane LOS	-	-	B	A	-
HCM 95th %tile Q(veh)	-	-	0	0	-

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

HCM 6th TWSC
1: Locust Grove Road & Hubbard Road

2020 Existing
PM Peak Hour

Intersection	
Int Delay, s/veh	7.9

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	7	11	3	12	38	2	8	28	1	3	94	42
Future Vol, veh/h	7	11	3	12	38	2	8	28	1	3	94	42
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	84	84	84	84	84	84	84	84	84	84	84	84
Heavy Vehicles, %	14	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	8	13	4	14	45	2	10	33	1	4	112	50

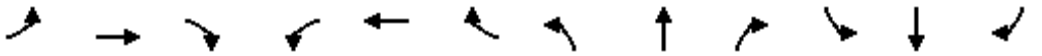
Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	47	0	0	17	0	0	186	106	15	122	107	46
Stage 1	-	-	-	-	-	-	31	31	-	74	74	-
Stage 2	-	-	-	-	-	-	155	75	-	48	33	-
Critical Hdwy	4.24	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.326	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1487	-	-	1600	-	-	775	784	1065	853	783	1023
Stage 1	-	-	-	-	-	-	986	869	-	935	833	-
Stage 2	-	-	-	-	-	-	847	833	-	965	868	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1487	-	-	1600	-	-	649	773	1065	815	772	1023
Mov Cap-2 Maneuver	-	-	-	-	-	-	649	773	-	815	772	-
Stage 1	-	-	-	-	-	-	981	865	-	930	826	-
Stage 2	-	-	-	-	-	-	690	826	-	922	864	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	2.5	1.7	10.1	10.4
HCM LOS			B	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	748	1487	-	-	1600	-	-	835
HCM Lane V/C Ratio	0.059	0.006	-	-	0.009	-	-	0.198
HCM Control Delay (s)	10.1	7.4	0	-	7.3	0	-	10.4
HCM Lane LOS	B	A	A	-	A	A	-	B
HCM 95th %tile Q(veh)	0.2	0	-	-	0	-	-	0.7

HCM Signalized Intersection Capacity Analysis
2: Meridian Road & Deer Flat Road

2020 Existing
PM Peak Hour



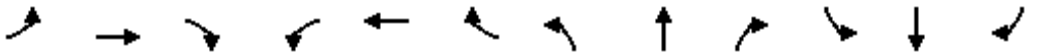
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	264	63	119	72	184	48	106	346	9	37	621	480
Future Volume (vph)	264	63	119	72	184	48	106	346	9	37	621	480
Ideal Flow (vphpl)	1800	1800	1800	1800	1800	1800	1800	1800	1800	1800	1800	1800
Total Lost time (s)	6.5	6.5		6.5	6.5		7.0	7.0		7.0	7.0	7.0
Lane Util. Factor	1.00	1.00		1.00	1.00		1.00	0.95		1.00	0.95	1.00
Frt	1.00	0.90		1.00	0.97		1.00	1.00		1.00	1.00	0.85
Flt Protected	0.95	1.00		0.95	1.00		0.95	1.00		0.95	1.00	1.00
Satd. Flow (prot)	1676	1592		1676	1710		1676	3340		1676	3353	1500
Flt Permitted	0.23	1.00		0.62	1.00		0.30	1.00		0.53	1.00	1.00
Satd. Flow (perm)	413	1592		1096	1710		521	3340		927	3353	1500
Peak-hour factor, PHF	0.83	0.83	0.83	0.88	0.88	0.88	0.93	0.93	0.93	0.97	0.97	0.97
Adj. Flow (vph)	318	76	143	82	209	55	114	372	10	38	640	495
RTOR Reduction (vph)	0	43	0	0	7	0	0	1	0	0	0	294
Lane Group Flow (vph)	318	176	0	82	257	0	114	381	0	38	640	201
Turn Type	pm+pt	NA		pm+pt	NA		pm+pt	NA		pm+pt	NA	Perm
Protected Phases	1	6		5	2		3	8		7	4	
Permitted Phases	6			2			8			4		4
Actuated Green, G (s)	58.8	43.2		37.1	28.0		75.3	65.4		66.1	60.8	60.8
Effective Green, g (s)	58.8	43.2		37.1	28.0		75.3	65.4		66.1	60.8	60.8
Actuated g/C Ratio	0.39	0.29		0.25	0.19		0.50	0.44		0.44	0.41	0.41
Clearance Time (s)	6.5	6.5		6.5	6.5		7.0	7.0		7.0	7.0	7.0
Vehicle Extension (s)	2.0	3.3		2.0	3.3		2.0	5.0		2.0	5.0	5.0
Lane Grp Cap (vph)	366	458		306	319		337	1456		434	1359	608
v/s Ratio Prot	c0.14	0.11		0.02	0.15		c0.02	c0.11		0.00	c0.19	
v/s Ratio Perm	c0.20			0.05			0.15			0.04		0.13
v/c Ratio	0.87	0.38		0.27	0.81		0.34	0.26		0.09	0.47	0.33
Uniform Delay, d1	36.3	42.8		44.7	58.4		21.3	26.9		24.0	32.8	30.6
Progression Factor	1.00	1.00		1.00	1.00		1.00	1.00		1.65	1.55	8.85
Incremental Delay, d2	18.5	0.6		0.2	14.1		0.2	0.4		0.0	1.0	1.2
Delay (s)	54.9	43.4		44.8	72.5		21.5	27.4		39.5	51.8	272.1
Level of Service	D	D		D	E		C	C		D	D	F
Approach Delay (s)		50.2			65.9			26.0			144.3	
Approach LOS		D			E			C			F	

Intersection Summary			
HCM 2000 Control Delay	90.9	HCM 2000 Level of Service	F
HCM 2000 Volume to Capacity ratio	0.66		
Actuated Cycle Length (s)	150.0	Sum of lost time (s)	27.0
Intersection Capacity Utilization	75.6%	ICU Level of Service	D
Analysis Period (min)	15		

c Critical Lane Group

HCM 6th Signalized Intersection Summary
2: Meridian Road & Deer Flat Road

2020 Existing
PM Peak Hour



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	264	63	119	72	184	48	106	346	9	37	621	480
Future Volume (veh/h)	264	63	119	72	184	48	106	346	9	37	621	480
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1772	1772	1772	1772	1772	1772	1772	1772	1772	1772	1772	1772
Adj Flow Rate, veh/h	318	76	143	82	209	55	114	372	10	38	640	495
Peak Hour Factor	0.83	0.83	0.83	0.88	0.88	0.88	0.93	0.93	0.93	0.97	0.97	0.97
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	246	123	232	251	233	61	315	1734	47	551	1676	748
Arrive On Green	0.10	0.22	0.22	0.05	0.17	0.17	0.05	0.52	0.52	0.03	0.50	0.50
Sat Flow, veh/h	1688	550	1035	1688	1352	356	1688	3349	90	1688	3367	1502
Grp Volume(v), veh/h	318	0	219	82	0	264	114	187	195	38	640	495
Grp Sat Flow(s),veh/h/ln	1688	0	1586	1688	0	1708	1688	1683	1756	1688	1683	1502
Q Serve(g_s), s	15.5	0.0	18.6	5.9	0.0	22.7	5.0	9.0	9.1	1.6	17.7	37.0
Cycle Q Clear(g_c), s	15.5	0.0	18.6	5.9	0.0	22.7	5.0	9.0	9.1	1.6	17.7	37.0
Prop In Lane	1.00		0.65	1.00		0.21	1.00		0.05	1.00		1.00
Lane Grp Cap(c), veh/h	246	0	355	251	0	294	315	872	909	551	1676	748
V/C Ratio(X)	1.29	0.00	0.62	0.33	0.00	0.90	0.36	0.21	0.21	0.07	0.38	0.66
Avail Cap(c_a), veh/h	246	0	396	338	0	427	405	872	909	675	1676	748
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	0.75	0.75	0.75
Uniform Delay (d), s/veh	49.6	0.0	52.4	47.9	0.0	60.8	18.1	19.6	19.6	17.5	23.3	28.2
Incr Delay (d2), s/veh	158.9	0.0	2.6	0.3	0.0	16.6	0.3	0.6	0.5	0.0	0.5	3.5
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	20.6	0.0	12.0	4.5	0.0	16.4	3.3	6.3	6.6	1.1	10.5	18.4
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	208.5	0.0	55.0	48.2	0.0	77.3	18.3	20.2	20.2	17.5	23.8	31.7
LnGrp LOS	F	A	D	D	A	E	B	C	C	B	C	C
Approach Vol, veh/h		537			346			496			1173	
Approach Delay, s/veh		145.9			70.4			19.7			26.9	
Approach LOS		F			E			B			C	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	22.0	32.4	14.0	81.7	14.2	40.1	11.0	84.7
Change Period (Y+Rc), s	6.5	6.5	7.0	7.0	6.5	6.5	7.0	7.0
Max Green Setting (Gmax), s	15.5	37.5	15.0	55.0	15.5	37.5	15.0	55.0
Max Q Clear Time (g_c+I1), s	17.5	24.7	7.0	39.0	7.9	20.6	3.6	11.1
Green Ext Time (p_c), s	0.0	1.2	0.1	9.1	0.0	1.1	0.0	4.3

Intersection Summary	
HCM 6th Ctrl Delay	56.5
HCM 6th LOS	E

HCM 6th TWSC
3: Antelope View Avenue & Deer Flat Road

2020 Existing
PM Peak Hour

Intersection	
Int Delay, s/veh	0.8

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	65	23	8	257	19	5
Future Vol, veh/h	65	23	8	257	19	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	50	-	-	0	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	82	82	82	82	82	82
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	79	28	10	313	23	6

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	107	0	412	79
Stage 1	-	-	-	-	79	-
Stage 2	-	-	-	-	333	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1496	-	608	1017
Stage 1	-	-	-	-	964	-
Stage 2	-	-	-	-	726	-
Platoon blocked, %	-	-	1	-	1	1
Mov Cap-1 Maneuver	-	-	1496	-	603	1017
Mov Cap-2 Maneuver	-	-	-	-	603	-
Stage 1	-	-	-	-	964	-
Stage 2	-	-	-	-	720	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.2	10.7
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBT	EBR	WBL	WBT
Capacity (veh/h)	603	1017	-	-	1496	-
HCM Lane V/C Ratio	0.038	0.006	-	-	0.007	-
HCM Control Delay (s)	11.2	8.6	-	-	7.4	0
HCM Lane LOS	B	A	-	-	A	A
HCM 95th %tile Q(veh)	0.1	0	-	-	0	-

HCM 6th TWSC
4: Locust Grove Road & Deer Flat Road

2020 Existing
PM Peak Hour

Intersection	
Int Delay, s/veh	3.5

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	15	38	1	1	185	7	3	7	0	9	26	58
Future Vol, veh/h	15	38	1	1	185	7	3	7	0	9	26	58
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	88	88	88	88	88	88	88	88	88	88	88	88
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	17	43	1	1	210	8	3	8	0	10	30	66

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	218	0	0	44	0	0	342	298	44	298	294	214
Stage 1	-	-	-	-	-	-	78	78	-	216	216	-
Stage 2	-	-	-	-	-	-	264	220	-	82	78	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1352	-	-	1564	-	-	612	614	1026	654	617	826
Stage 1	-	-	-	-	-	-	931	830	-	786	724	-
Stage 2	-	-	-	-	-	-	741	721	-	926	830	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1352	-	-	1564	-	-	537	605	1026	640	608	826
Mov Cap-2 Maneuver	-	-	-	-	-	-	537	605	-	640	608	-
Stage 1	-	-	-	-	-	-	919	819	-	776	723	-
Stage 2	-	-	-	-	-	-	653	720	-	905	819	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	2.1	0	11.3	10.7
HCM LOS			B	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	583	1352	-	-	1564	-	-	732
HCM Lane V/C Ratio	0.019	0.013	-	-	0.001	-	-	0.144
HCM Control Delay (s)	11.3	7.7	0	-	7.3	0	-	10.7
HCM Lane LOS	B	A	A	-	A	A	-	B
HCM 95th %tile Q(veh)	0.1	0	-	-	0	-	-	0.5

HCM 6th TWSC
5: Meridian Road & D&B Access

2020 Existing
PM Peak Hour

Intersection	
Int Delay, s/veh	0.2

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	6	10	458	9	7	801
Future Vol, veh/h	6	10	458	9	7	801
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	200	50	-
Veh in Median Storage, #	2	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	96	96	96	96	96	96
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	6	10	477	9	7	834

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	908	239	0	0	486	0
Stage 1	477	-	-	-	-	-
Stage 2	431	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	*711	762	-	-	1073	-
Stage 1	*590	-	-	-	-	-
Stage 2	*714	-	-	-	-	-
Platoon blocked, %	1		-	-		-
Mov Cap-1 Maneuver	*706	762	-	-	1073	-
Mov Cap-2 Maneuver	*673	-	-	-	-	-
Stage 1	*590	-	-	-	-	-
Stage 2	*709	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	10.1	0	0.1
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	726	1073	-
HCM Lane V/C Ratio	-	-	0.023	0.007	-
HCM Control Delay (s)	-	-	10.1	8.4	-
HCM Lane LOS	-	-	B	A	-
HCM 95th %tile Q(veh)	-	-	0.1	0	-

Notes

~: Volume exceeds capacity $: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon

HCM 6th TWSC
6: Meridian Road & Profile Lane/Profile Drive

2020 Existing
PM Peak Hour

Intersection	
Int Delay, s/veh	2.4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	35	6	87	26	1	35	63	394	34	49	669	82
Future Vol, veh/h	35	6	87	26	1	35	63	394	34	49	669	82
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	75	-	-	50	-	200	50	-	200
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	97	97	97	97	97	97	97	97	97	97	97	97
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	3
Mvmt Flow	36	6	90	27	1	36	65	406	35	51	690	85

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1126	1363	345	986	1413	203	775	0	0	441	0	0
Stage 1	792	792	-	536	536	-	-	-	-	-	-	-
Stage 2	334	571	-	450	877	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	333	229	*817	*453	210	804	1173	-	-	1115	-	-
Stage 1	701	629	-	*496	522	-	-	-	-	-	-	-
Stage 2	653	503	-	*770	563	-	-	-	-	-	-	-
Platoon blocked, %	1	1	1	1	1		1	-	-		-	-
Mov Cap-1 Maneuver	293	207	*817	*364	189	804	1173	-	-	1115	-	-
Mov Cap-2 Maneuver	293	207	-	*364	189	-	-	-	-	-	-	-
Stage 1	662	600	-	*469	493	-	-	-	-	-	-	-
Stage 2	588	475	-	*647	537	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	14.7	12.4	1.1	0.5
HCM LOS	B	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	1173	-	-	502	364	737	1115	-	-
HCM Lane V/C Ratio	0.055	-	-	0.263	0.074	0.05	0.045	-	-
HCM Control Delay (s)	8.2	-	-	14.7	15.7	10.1	8.4	-	-
HCM Lane LOS	A	-	-	B	C	B	A	-	-
HCM 95th %tile Q(veh)	0.2	-	-	1	0.2	0.2	0.1	-	-

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	0.1

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	3	3	471	3	7	792
Future Vol, veh/h	3	3	471	3	7	792
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	50	-
Veh in Median Storage, #	2	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	96	96	96	96	96	96
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	3	3	491	3	7	825

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	920	247	0	0	494	0
Stage 1	493	-	-	-	-	-
Stage 2	427	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	*693	753	-	-	1066	-
Stage 1	*579	-	-	-	-	-
Stage 2	*714	-	-	-	-	-
Platoon blocked, %	1		-	-		-
Mov Cap-1 Maneuver	*688	753	-	-	1066	-
Mov Cap-2 Maneuver	*672	-	-	-	-	-
Stage 1	*579	-	-	-	-	-
Stage 2	*709	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	10.1	0	0.1
HCM LOS	B		

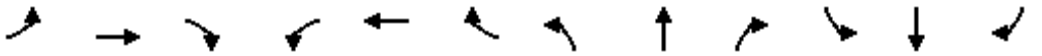
Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	710	1066	-
HCM Lane V/C Ratio	-	-	0.009	0.007	-
HCM Control Delay (s)	-	-	10.1	8.4	-
HCM Lane LOS	-	-	B	A	-
HCM 95th %tile Q(veh)	-	-	0	0	-

Notes

~: Volume exceeds capacity $: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon

HCM Signalized Intersection Capacity Analysis
2: Meridian Road & Deer Flat Road

2020 Existing - Mitigation
AM Peak Hour



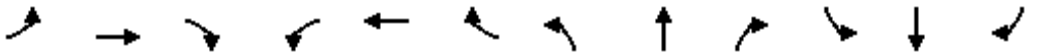
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	474	144	46	6	55	21	79	523	25	30	192	306
Future Volume (vph)	474	144	46	6	55	21	79	523	25	30	192	306
Ideal Flow (vphpl)	1800	1800	1800	1800	1800	1800	1800	1800	1800	1800	1800	1800
Total Lost time (s)	6.5	6.5		6.5	6.5		7.0	7.0		7.0	7.0	7.0
Lane Util. Factor	0.97	1.00		1.00	1.00		1.00	0.95		1.00	0.95	1.00
Frt	1.00	0.96		1.00	0.96		1.00	0.99		1.00	1.00	0.85
Flt Protected	0.95	1.00		0.95	1.00		0.95	1.00		0.95	1.00	1.00
Satd. Flow (prot)	3252	1701		1676	1692		1676	3330		1676	3353	1500
Flt Permitted	0.95	1.00		0.63	1.00		0.58	1.00		0.38	1.00	1.00
Satd. Flow (perm)	3252	1701		1104	1692		1023	3330		677	3353	1500
Peak-hour factor, PHF	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	527	160	51	7	61	23	88	581	28	33	213	340
RTOR Reduction (vph)	0	8	0	0	11	0	0	2	0	0	0	193
Lane Group Flow (vph)	527	203	0	7	73	0	88	607	0	33	213	147
Turn Type	Prot	NA		pm+pt	NA		pm+pt	NA		pm+pt	NA	Perm
Protected Phases	1	6		5	2		3	8		7	4	
Permitted Phases				2			8			4		4
Actuated Green, G (s)	27.1	43.5		18.8	17.6		72.3	64.4		64.3	60.4	60.4
Effective Green, g (s)	27.1	43.5		18.8	17.6		72.3	64.4		64.3	60.4	60.4
Actuated g/C Ratio	0.19	0.31		0.13	0.13		0.52	0.46		0.46	0.43	0.43
Clearance Time (s)	6.5	6.5		6.5	6.5		7.0	7.0		7.0	7.0	7.0
Vehicle Extension (s)	2.0	3.3		2.0	3.3		2.0	5.0		2.0	5.0	5.0
Lane Grp Cap (vph)	629	528		153	212		565	1531		338	1446	647
v/s Ratio Prot	c0.16	c0.12		0.00	0.04		c0.01	c0.18		0.00	0.06	
v/s Ratio Perm				0.01			0.07			0.04		0.10
v/c Ratio	0.84	0.38		0.05	0.34		0.16	0.40		0.10	0.15	0.23
Uniform Delay, d1	54.3	37.8		52.7	55.9		17.3	25.0		21.0	24.2	25.1
Progression Factor	1.00	1.00		1.00	1.00		1.00	1.00		1.29	1.26	4.95
Incremental Delay, d2	9.1	0.5		0.0	1.1		0.0	0.8		0.0	0.2	0.8
Delay (s)	63.5	38.3		52.7	57.0		17.4	25.7		27.1	30.6	125.0
Level of Service	E	D		D	E		B	C		C	C	F
Approach Delay (s)		56.3			56.7			24.7			85.2	
Approach LOS		E			E			C			F	

Intersection Summary			
HCM 2000 Control Delay	53.9	HCM 2000 Level of Service	D
HCM 2000 Volume to Capacity ratio	0.51		
Actuated Cycle Length (s)	140.0	Sum of lost time (s)	27.0
Intersection Capacity Utilization	58.3%	ICU Level of Service	B
Analysis Period (min)	15		

c Critical Lane Group

HCM 6th Signalized Intersection Summary
2: Meridian Road & Deer Flat Road

2020 Existing - Mitigation
AM Peak Hour



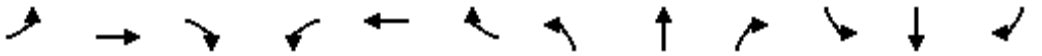
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	474	144	46	6	55	21	79	523	25	30	192	306
Future Volume (veh/h)	474	144	46	6	55	21	79	523	25	30	192	306
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1772	1772	1772	1772	1772	1772	1772	1772	1772	1772	1772	1772
Adj Flow Rate, veh/h	527	160	51	7	61	23	88	581	28	33	213	340
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	567	304	97	149	88	33	536	1755	84	449	1768	788
Arrive On Green	0.17	0.24	0.24	0.01	0.07	0.07	0.04	0.54	0.54	0.03	0.53	0.53
Sat Flow, veh/h	3274	1288	410	1688	1226	462	1688	3270	157	1688	3367	1502
Grp Volume(v), veh/h	527	0	211	7	0	84	88	299	310	33	213	340
Grp Sat Flow(s),veh/h/ln	1637	0	1698	1688	0	1689	1688	1683	1744	1688	1683	1502
Q Serve(g_s), s	22.2	0.0	15.2	0.5	0.0	6.8	3.4	14.0	14.0	1.3	4.5	19.5
Cycle Q Clear(g_c), s	22.2	0.0	15.2	0.5	0.0	6.8	3.4	14.0	14.0	1.3	4.5	19.5
Prop In Lane	1.00		0.24	1.00		0.27	1.00		0.09	1.00		1.00
Lane Grp Cap(c), veh/h	567	0	401	149	0	121	536	903	936	449	1768	788
V/C Ratio(X)	0.93	0.00	0.53	0.05	0.00	0.70	0.16	0.33	0.33	0.07	0.12	0.43
Avail Cap(c_a), veh/h	573	0	564	322	0	452	654	903	936	587	1768	788
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	0.98	0.98	0.98
Uniform Delay (d), s/veh	57.0	0.0	46.6	59.5	0.0	63.5	14.2	18.3	18.3	15.0	16.9	20.4
Incr Delay (d2), s/veh	21.3	0.0	1.2	0.0	0.0	7.9	0.1	1.0	1.0	0.0	0.1	1.7
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	15.9	0.0	10.5	0.4	0.0	5.6	2.2	9.1	9.4	0.8	3.0	10.9
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	78.3	0.0	47.8	59.6	0.0	71.4	14.3	19.3	19.2	15.0	17.0	22.1
LnGrp LOS	E	A	D	E	A	E	B	B	B	B	B	C
Approach Vol, veh/h		738			91			697			586	
Approach Delay, s/veh		69.6			70.5			18.6			19.8	
Approach LOS		E			E			B			B	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	30.8	16.5	12.2	80.5	7.7	39.6	10.6	82.1
Change Period (Y+Rc), s	6.5	6.5	7.0	7.0	6.5	6.5	7.0	7.0
Max Green Setting (Gmax), s	24.5	37.5	15.0	36.0	15.5	46.5	15.0	36.0
Max Q Clear Time (g_c+I1), s	24.2	8.8	5.4	21.5	2.5	17.2	3.3	16.0
Green Ext Time (p_c), s	0.0	0.4	0.1	4.0	0.0	1.2	0.0	5.8

Intersection Summary	
HCM 6th Ctrl Delay	39.0
HCM 6th LOS	D

HCM Signalized Intersection Capacity Analysis
2: Meridian Road & Deer Flat Road

2020 Existing - Mitigation
PM Peak Hour



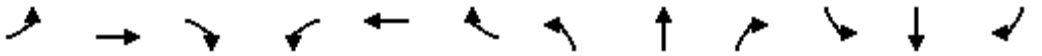
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	264	63	119	72	184	48	106	346	9	37	621	480
Future Volume (vph)	264	63	119	72	184	48	106	346	9	37	621	480
Ideal Flow (vphpl)	1800	1800	1800	1800	1800	1800	1800	1800	1800	1800	1800	1800
Total Lost time (s)	6.5	6.5		6.5	6.5		7.0	7.0		7.0	7.0	7.0
Lane Util. Factor	0.97	1.00		1.00	1.00		1.00	0.95		1.00	0.95	1.00
Frt	1.00	0.90		1.00	0.97		1.00	1.00		1.00	1.00	0.85
Flt Protected	0.95	1.00		0.95	1.00		0.95	1.00		0.95	1.00	1.00
Satd. Flow (prot)	3252	1592		1676	1710		1676	3340		1676	3353	1500
Flt Permitted	0.95	1.00		0.63	1.00		0.29	1.00		0.52	1.00	1.00
Satd. Flow (perm)	3252	1592		1105	1710		520	3340		917	3353	1500
Peak-hour factor, PHF	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	293	70	132	80	204	53	118	384	10	41	690	533
RTOR Reduction (vph)	0	46	0	0	7	0	0	1	0	0	0	288
Lane Group Flow (vph)	293	156	0	80	250	0	118	393	0	41	690	245
Turn Type	Prot	NA		pm+pt	NA		pm+pt	NA		pm+pt	NA	Perm
Protected Phases	1	6		5	2		3	8		7	4	
Permitted Phases				2			8			4		4
Actuated Green, G (s)	17.1	35.2		36.7	27.4		82.8	73.2		74.2	68.9	68.9
Effective Green, g (s)	17.1	35.2		36.7	27.4		82.8	73.2		74.2	68.9	68.9
Actuated g/C Ratio	0.11	0.23		0.24	0.18		0.55	0.49		0.49	0.46	0.46
Clearance Time (s)	6.5	6.5		6.5	6.5		7.0	7.0		7.0	7.0	7.0
Vehicle Extension (s)	2.0	3.3		2.0	3.3		2.0	5.0		2.0	5.0	5.0
Lane Grp Cap (vph)	370	373		305	312		361	1629		480	1540	689
v/s Ratio Prot	c0.09	0.10		0.02	c0.15		c0.02	0.12		0.00	c0.21	
v/s Ratio Perm				0.05			c0.16			0.04		0.16
v/c Ratio	0.79	0.42		0.26	0.80		0.33	0.24		0.09	0.45	0.36
Uniform Delay, d1	64.7	48.7		44.9	58.7		17.5	22.3		19.6	27.6	26.2
Progression Factor	1.00	1.00		1.00	1.00		1.00	1.00		1.69	1.60	8.58
Incremental Delay, d2	10.3	0.8		0.2	14.0		0.2	0.4		0.0	0.8	1.2
Delay (s)	75.1	49.6		45.1	72.7		17.7	22.6		33.3	45.0	226.1
Level of Service	E	D		D	E		B	C		C	D	F
Approach Delay (s)		64.6			66.2			21.5			121.0	
Approach LOS		E			E			C			F	

Intersection Summary			
HCM 2000 Control Delay	83.7	HCM 2000 Level of Service	F
HCM 2000 Volume to Capacity ratio	0.57		
Actuated Cycle Length (s)	150.0	Sum of lost time (s)	27.0
Intersection Capacity Utilization	68.1%	ICU Level of Service	C
Analysis Period (min)	15		

c Critical Lane Group

HCM 6th Signalized Intersection Summary
2: Meridian Road & Deer Flat Road

2020 Existing - Mitigation
PM Peak Hour



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	264	63	119	72	184	48	106	346	9	37	621	480
Future Volume (veh/h)	264	63	119	72	184	48	106	346	9	37	621	480
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1772	1772	1772	1772	1772	1772	1772	1772	1772	1772	1772	1772
Adj Flow Rate, veh/h	293	70	132	80	204	53	118	384	10	41	690	533
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	333	121	227	258	228	59	299	1752	46	550	1693	755
Arrive On Green	0.10	0.22	0.22	0.05	0.17	0.17	0.05	0.52	0.52	0.03	0.50	0.50
Sat Flow, veh/h	3274	549	1036	1688	1356	352	1688	3352	87	1688	3367	1502
Grp Volume(v), veh/h	293	0	202	80	0	257	118	193	201	41	690	533
Grp Sat Flow(s),veh/h/ln	1637	0	1585	1688	0	1708	1688	1683	1756	1688	1683	1502
Q Serve(g_s), s	13.2	0.0	17.1	5.8	0.0	22.1	5.1	9.2	9.3	1.8	19.2	41.0
Cycle Q Clear(g_c), s	13.2	0.0	17.1	5.8	0.0	22.1	5.1	9.2	9.3	1.8	19.2	41.0
Prop In Lane	1.00		0.65	1.00		0.21	1.00		0.05	1.00		1.00
Lane Grp Cap(c), veh/h	333	0	348	258	0	287	299	880	918	550	1693	755
V/C Ratio(X)	0.88	0.00	0.58	0.31	0.00	0.89	0.40	0.22	0.22	0.07	0.41	0.71
Avail Cap(c_a), veh/h	338	0	396	347	0	427	388	880	918	673	1693	755
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	0.75	0.75	0.75
Uniform Delay (d), s/veh	66.5	0.0	52.4	48.4	0.0	61.1	18.0	19.3	19.3	17.1	23.3	28.7
Incr Delay (d2), s/veh	21.4	0.0	1.8	0.3	0.0	15.8	0.3	0.6	0.6	0.0	0.5	4.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	10.5	0.0	11.1	4.4	0.0	15.9	3.4	6.5	6.8	1.2	11.2	20.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	87.8	0.0	54.2	48.6	0.0	76.9	18.3	19.9	19.8	17.1	23.9	32.9
LnGrp LOS	F	A	D	D	A	E	B	B	B	B	C	C
Approach Vol, veh/h		495			337			512			1264	
Approach Delay, s/veh		74.1			70.2			19.5			27.5	
Approach LOS		E			E			B			C	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	21.8	31.7	14.1	82.4	14.1	39.4	11.1	85.4
Change Period (Y+Rc), s	6.5	6.5	7.0	7.0	6.5	6.5	7.0	7.0
Max Green Setting (Gmax), s	15.5	37.5	15.0	55.0	15.5	37.5	15.0	55.0
Max Q Clear Time (g_c+I1), s	15.2	24.1	7.1	43.0	7.8	19.1	3.8	11.3
Green Ext Time (p_c), s	0.0	1.1	0.1	7.9	0.0	1.0	0.0	4.4

Intersection Summary	
HCM 6th Ctrl Delay	40.3
HCM 6th LOS	D

HCM 6th TWSC
1: Locust Grove Road & Hubbard Road

2024 Background
AM Peak Hour

Intersection	
Int Delay, s/veh	6.6

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		⇕			⇕			⇕			⇕	
Traffic Vol, veh/h	53	73	1	1	15	0	0	72	6	1	34	18
Future Vol, veh/h	53	73	1	1	15	0	0	72	6	1	34	18
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	94	94	94	94	94	94	94	94	94	94	94	94
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	56	78	1	1	16	0	0	77	6	1	36	19

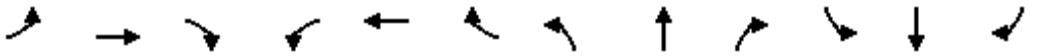
Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	16	0	0	79	0	0	237	209	79	250	209	16
Stage 1	-	-	-	-	-	-	191	191	-	18	18	-
Stage 2	-	-	-	-	-	-	46	18	-	232	191	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1602	-	-	1519	-	-	717	688	981	703	688	1063
Stage 1	-	-	-	-	-	-	811	742	-	1001	880	-
Stage 2	-	-	-	-	-	-	968	880	-	771	742	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1602	-	-	1519	-	-	655	662	981	619	662	1063
Mov Cap-2 Maneuver	-	-	-	-	-	-	655	662	-	619	662	-
Stage 1	-	-	-	-	-	-	781	715	-	964	879	-
Stage 2	-	-	-	-	-	-	911	879	-	659	715	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	3.1	0.5	11	10.1
HCM LOS			B	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	679	1602	-	-	1519	-	-	758
HCM Lane V/C Ratio	0.122	0.035	-	-	0.001	-	-	0.074
HCM Control Delay (s)	11	7.3	0	-	7.4	0	-	10.1
HCM Lane LOS	B	A	A	-	A	A	-	B
HCM 95th %tile Q(veh)	0.4	0.1	-	-	0	-	-	0.2

HCM Signalized Intersection Capacity Analysis
2: Meridian Road & Deer Flat Road

2024 Background
AM Peak Hour



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	533	162	52	7	62	24	92	612	29	35	225	358
Future Volume (vph)	533	162	52	7	62	24	92	612	29	35	225	358
Ideal Flow (vphpl)	1800	1800	1800	1800	1800	1800	1800	1800	1800	1800	1800	1800
Total Lost time (s)	6.5	6.5		6.5	6.5		7.0	7.0		7.0	7.0	7.0
Lane Util. Factor	0.97	1.00		1.00	1.00		1.00	0.95		1.00	0.95	1.00
Frt	1.00	0.96		1.00	0.96		1.00	0.99		1.00	1.00	0.85
Flt Protected	0.95	1.00		0.95	1.00		0.95	1.00		0.95	1.00	1.00
Satd. Flow (prot)	3252	1700		1676	1690		1676	3330		1676	3353	1500
Flt Permitted	0.95	1.00		0.61	1.00		0.95	1.00		0.95	1.00	1.00
Satd. Flow (perm)	3252	1700		1078	1690		1676	3330		1676	3353	1500
Peak-hour factor, PHF	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	592	180	58	8	69	27	102	680	32	39	250	398
RTOR Reduction (vph)	0	8	0	0	11	0	0	2	0	0	0	238
Lane Group Flow (vph)	592	230	0	8	85	0	102	710	0	39	250	160
Turn Type	Prot	NA		pm+pt	NA		Prot	NA		Prot	NA	Perm
Protected Phases	1	6		5	2		3	8		7	4	
Permitted Phases				2								4
Actuated Green, G (s)	30.3	47.9		20.0	18.8		13.5	66.9		7.0	60.4	60.4
Effective Green, g (s)	30.3	47.9		20.0	18.8		13.5	66.9		7.0	60.4	60.4
Actuated g/C Ratio	0.20	0.32		0.13	0.13		0.09	0.45		0.05	0.40	0.40
Clearance Time (s)	6.5	6.5		6.5	6.5		7.0	7.0		7.0	7.0	7.0
Vehicle Extension (s)	2.0	3.3		2.0	3.3		2.0	5.0		2.0	5.0	5.0
Lane Grp Cap (vph)	656	542		148	211		150	1485		78	1350	604
v/s Ratio Prot	c0.18	c0.14		0.00	0.05		c0.06	c0.21		0.02	0.07	
v/s Ratio Perm				0.01								0.11
v/c Ratio	0.90	0.42		0.05	0.40		0.68	0.48		0.50	0.19	0.27
Uniform Delay, d1	58.4	40.2		56.6	60.4		66.2	29.3		69.8	28.9	30.0
Progression Factor	1.00	1.00		1.00	1.00		1.00	1.00		1.15	0.78	0.85
Incremental Delay, d2	15.4	0.6		0.1	1.4		9.7	1.1		1.8	0.3	1.1
Delay (s)	73.8	40.8		56.7	61.8		75.8	30.4		82.2	22.7	26.5
Level of Service	E	D		E	E		E	C		F	C	C
Approach Delay (s)		64.3			61.4			36.1			28.3	
Approach LOS		E			E			D			C	

Intersection Summary			
HCM 2000 Control Delay	44.6	HCM 2000 Level of Service	D
HCM 2000 Volume to Capacity ratio	0.62		
Actuated Cycle Length (s)	150.0	Sum of lost time (s)	27.0
Intersection Capacity Utilization	62.8%	ICU Level of Service	B
Analysis Period (min)	15		

c Critical Lane Group

HCM 6th Signalized Intersection Summary
2: Meridian Road & Deer Flat Road

2024 Background
AM Peak Hour

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	533	162	52	7	62	24	92	612	29	35	225	358
Future Volume (veh/h)	533	162	52	7	62	24	92	612	29	35	225	358
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1772	1772	1772	1772	1772	1772	1772	1772	1772	1772	1772	1772
Adj Flow Rate, veh/h	592	180	58	8	69	27	102	680	32	39	250	398
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	635	330	106	147	88	34	122	1716	81	49	1621	723
Arrive On Green	0.19	0.26	0.26	0.01	0.07	0.07	0.07	0.52	0.52	0.03	0.48	0.48
Sat Flow, veh/h	3274	1284	414	1688	1212	474	1688	3274	154	1688	3367	1502
Grp Volume(v), veh/h	592	0	238	8	0	96	102	349	363	39	250	398
Grp Sat Flow(s),veh/h/ln	1637	0	1697	1688	0	1687	1688	1683	1744	1688	1683	1502
Q Serve(g_s), s	26.7	0.0	18.2	0.7	0.0	8.4	9.0	18.7	18.7	3.4	6.2	28.1
Cycle Q Clear(g_c), s	26.7	0.0	18.2	0.7	0.0	8.4	9.0	18.7	18.7	3.4	6.2	28.1
Prop In Lane	1.00		0.24	1.00		0.28	1.00		0.09	1.00		1.00
Lane Grp Cap(c), veh/h	635	0	436	147	0	122	122	883	915	49	1621	723
V/C Ratio(X)	0.93	0.00	0.55	0.05	0.00	0.79	0.84	0.40	0.40	0.79	0.15	0.55
Avail Cap(c_a), veh/h	688	0	605	305	0	422	169	883	915	169	1621	723
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	0.98	0.98	0.98
Uniform Delay (d), s/veh	59.5	0.0	48.2	63.5	0.0	68.4	68.7	21.4	21.4	72.4	21.8	27.4
Incr Delay (d2), s/veh	18.1	0.0	1.2	0.1	0.0	11.8	16.8	1.3	1.3	9.8	0.2	2.9
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	18.1	0.0	12.2	0.5	0.0	7.1	7.7	11.7	12.1	2.9	4.4	15.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	77.6	0.0	49.4	63.6	0.0	80.2	85.5	22.7	22.7	82.2	22.0	30.4
LnGrp LOS	E	A	D	E	A	F	F	C	C	F	C	C
Approach Vol, veh/h		830			104			814			687	
Approach Delay, s/veh		69.5			78.9			30.6			30.3	
Approach LOS		E			E			C			C	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	35.6	17.4	17.8	79.2	7.9	45.0	11.4	85.7
Change Period (Y+Rc), s	6.5	6.5	7.0	7.0	6.5	6.5	7.0	7.0
Max Green Setting (Gmax), s	31.5	37.5	15.0	39.0	15.5	53.5	15.0	39.0
Max Q Clear Time (g_c+I1), s	28.7	10.4	11.0	30.1	2.7	20.2	5.4	20.7
Green Ext Time (p_c), s	0.4	0.5	0.0	3.5	0.0	1.4	0.0	6.7

Intersection Summary	
HCM 6th Ctrl Delay	45.8
HCM 6th LOS	D

HCM 6th TWSC
3: Antelope View Avenue & Deer Flat Road

2024 Background
AM Peak Hour

Intersection	
Int Delay, s/veh	1

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	206	11	2	74	17	12
Future Vol, veh/h	206	11	2	74	17	12
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	50	-	-	0	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	229	12	2	82	19	13

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	241	0	315	229
Stage 1	-	-	-	-	229	-
Stage 2	-	-	-	-	86	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1326	-	678	810
Stage 1	-	-	-	-	809	-
Stage 2	-	-	-	-	937	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1326	-	677	810
Mov Cap-2 Maneuver	-	-	-	-	677	-
Stage 1	-	-	-	-	809	-
Stage 2	-	-	-	-	935	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.2	10.1
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBT	EBR	WBL	WBT
Capacity (veh/h)	677	810	-	-	1326	-
HCM Lane V/C Ratio	0.028	0.016	-	-	0.002	-
HCM Control Delay (s)	10.5	9.5	-	-	7.7	0
HCM Lane LOS	B	A	-	-	A	A
HCM 95th %tile Q(veh)	0.1	0.1	-	-	0	-

Intersection	
Int Delay, s/veh	2.8

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	28	115	3	0	68	2	4	25	1	1	4	19
Future Vol, veh/h	28	115	3	0	68	2	4	25	1	1	4	19
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	3	2	2	2	2	2	33	15
Mvmt Flow	31	128	3	0	76	2	4	28	1	1	4	21

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	78	0	0	131	0	0	282	270	130	283	270	77
Stage 1	-	-	-	-	-	-	192	192	-	77	77	-
Stage 2	-	-	-	-	-	-	90	78	-	206	193	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.83	6.35
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.83	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.83	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.297	3.435
Pot Cap-1 Maneuver	1520	-	-	1454	-	-	670	636	920	669	587	949
Stage 1	-	-	-	-	-	-	810	742	-	932	774	-
Stage 2	-	-	-	-	-	-	917	830	-	796	686	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1520	-	-	1454	-	-	641	622	920	635	574	949
Mov Cap-2 Maneuver	-	-	-	-	-	-	641	622	-	635	574	-
Stage 1	-	-	-	-	-	-	792	726	-	911	774	-
Stage 2	-	-	-	-	-	-	891	830	-	748	671	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	1.4	0	11	9.4
HCM LOS			B	A

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	631	1520	-	-	1454	-	-	840
HCM Lane V/C Ratio	0.053	0.02	-	-	-	-	-	0.032
HCM Control Delay (s)	11	7.4	0	-	0	-	-	9.4
HCM Lane LOS	B	A	A	-	A	-	-	A
HCM 95th %tile Q(veh)	0.2	0.1	-	-	0	-	-	0.1

HCM 6th TWSC
5: Meridian Road & D&B Access

2024 Background
AM Peak Hour

Intersection	
Int Delay, s/veh	0.2

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	2	20	751	10	1	290
Future Vol, veh/h	2	20	751	10	1	290
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	200	50	-
Veh in Median Storage, #	2	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	2	22	834	11	1	322

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	997	417	0	0	845	0
Stage 1	834	-	-	-	-	-
Stage 2	163	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	*298	585	-	-	787	-
Stage 1	*387	-	-	-	-	-
Stage 2	*923	-	-	-	-	-
Platoon blocked, %	1		-	-		-
Mov Cap-1 Maneuver	*298	585	-	-	787	-
Mov Cap-2 Maneuver	*366	-	-	-	-	-
Stage 1	*387	-	-	-	-	-
Stage 2	*923	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	11.8	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	555	787	-
HCM Lane V/C Ratio	-	-	0.044	0.001	-
HCM Control Delay (s)	-	-	11.8	9.6	-
HCM Lane LOS	-	-	B	A	-
HCM 95th %tile Q(veh)	-	-	0.1	0	-

Notes

~: Volume exceeds capacity $: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon

HCM 6th TWSC
6: Meridian Road & Profile Lane/Profile Drive

2024 Background
AM Peak Hour

Intersection	
Int Delay, s/veh	1.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	26	1	17	2	1	15	41	714	3	17	252	27
Future Vol, veh/h	26	1	17	2	1	15	41	714	3	17	252	27
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	75	-	-	50	-	200	50	-	200
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	29	1	19	2	1	17	46	793	3	19	280	30

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	807	1206	140	1064	1233	397	310	0	0	796	0	0
Stage 1	318	318	-	885	885	-	-	-	-	-	-	-
Stage 2	489	888	-	179	348	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	342	207	*999	*215	198	602	1394	-	-	822	-	-
Stage 1	835	754	-	*306	361	-	-	-	-	-	-	-
Stage 2	529	360	-	*942	730	-	-	-	-	-	-	-
Platoon blocked, %	1	1	1	1	1		1	-	-		-	-
Mov Cap-1 Maneuver	317	195	*999	*201	187	602	1394	-	-	822	-	-
Mov Cap-2 Maneuver	317	195	-	*201	187	-	-	-	-	-	-	-
Stage 1	807	737	-	*296	349	-	-	-	-	-	-	-
Stage 2	496	348	-	*901	714	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	14.6	13.2	0.4	0.5
HCM LOS	B	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	1394	-	-	422	201	529	822	-	-
HCM Lane V/C Ratio	0.033	-	-	0.116	0.011	0.034	0.023	-	-
HCM Control Delay (s)	7.7	-	-	14.6	23.1	12	9.5	-	-
HCM Lane LOS	A	-	-	B	C	B	A	-	-
HCM 95th %tile Q(veh)	0.1	-	-	0.4	0	0.1	0.1	-	-

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

HCM 6th TWSC
7: Meridian Road & Meadow View Road

2024 Background
AM Peak Hour

Intersection	
Int Delay, s/veh	0

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	1	2	764	1	1	271
Future Vol, veh/h	1	2	764	1	1	271
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	50	-
Veh in Median Storage, #	2	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1	2	849	1	1	301

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1003	425	0	0	850	0
Stage 1	850	-	-	-	-	-
Stage 2	153	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	*295	578	-	-	784	-
Stage 1	*379	-	-	-	-	-
Stage 2	*923	-	-	-	-	-
Platoon blocked, %	1		-	-		-
Mov Cap-1 Maneuver	*295	578	-	-	784	-
Mov Cap-2 Maneuver	*358	-	-	-	-	-
Stage 1	*379	-	-	-	-	-
Stage 2	*923	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	12.6	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	480	784	-
HCM Lane V/C Ratio	-	-	0.007	0.001	-
HCM Control Delay (s)	-	-	12.6	9.6	-
HCM Lane LOS	-	-	B	A	-
HCM 95th %tile Q(veh)	-	-	0	0	-

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

HCM 6th TWSC
1: Locust Grove Road & Hubbard Road

2024 Background
PM Peak Hour

Intersection	
Int Delay, s/veh	8.5

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	10	16	4	18	56	3	12	41	1	4	138	61
Future Vol, veh/h	10	16	4	18	56	3	12	41	1	4	138	61
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	14	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	11	18	4	20	62	3	13	46	1	4	153	68

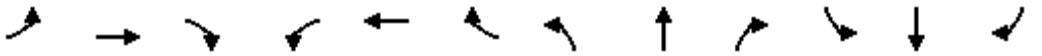
Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	65	0	0	22	0	0	256	147	20	170	148	64
Stage 1	-	-	-	-	-	-	42	42	-	104	104	-
Stage 2	-	-	-	-	-	-	214	105	-	66	44	-
Critical Hdwy	4.24	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.326	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1464	-	-	1593	-	-	697	744	1058	794	743	1000
Stage 1	-	-	-	-	-	-	972	860	-	902	809	-
Stage 2	-	-	-	-	-	-	788	808	-	945	858	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1464	-	-	1593	-	-	536	728	1058	743	727	1000
Mov Cap-2 Maneuver	-	-	-	-	-	-	536	728	-	743	727	-
Stage 1	-	-	-	-	-	-	964	853	-	895	798	-
Stage 2	-	-	-	-	-	-	586	797	-	886	851	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	2.5	1.7	10.8	11.3
HCM LOS			B	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	678	1464	-	-	1593	-	-	792
HCM Lane V/C Ratio	0.088	0.008	-	-	0.013	-	-	0.285
HCM Control Delay (s)	10.8	7.5	0	-	7.3	0	-	11.3
HCM Lane LOS	B	A	A	-	A	A	-	B
HCM 95th %tile Q(veh)	0.3	0	-	-	0	-	-	1.2

HCM Signalized Intersection Capacity Analysis
2: Meridian Road & Deer Flat Road

2024 Background
PM Peak Hour



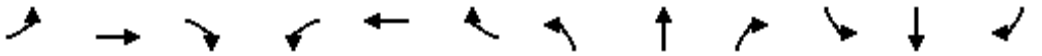
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	297	71	134	81	207	54	124	405	11	43	726	562
Future Volume (vph)	297	71	134	81	207	54	124	405	11	43	726	562
Ideal Flow (vphpl)	1800	1800	1800	1800	1800	1800	1800	1800	1800	1800	1800	1800
Total Lost time (s)	6.5	6.5		6.5	6.5		7.0	7.0		7.0	7.0	7.0
Lane Util. Factor	0.97	1.00		1.00	1.00		1.00	0.95		1.00	0.95	1.00
Frt	1.00	0.90		1.00	0.97		1.00	1.00		1.00	1.00	0.85
Flt Protected	0.95	1.00		0.95	1.00		0.95	1.00		0.95	1.00	1.00
Satd. Flow (prot)	3252	1592		1676	1710		1676	3340		1676	3353	1500
Flt Permitted	0.95	1.00		0.57	1.00		0.95	1.00		0.95	1.00	1.00
Satd. Flow (perm)	3252	1592		1007	1710		1676	3340		1676	3353	1500
Peak-hour factor, PHF	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	330	79	149	90	230	60	138	450	12	48	807	624
RTOR Reduction (vph)	0	45	0	0	6	0	0	1	0	0	0	282
Lane Group Flow (vph)	330	183	0	90	284	0	138	461	0	48	807	342
Turn Type	Prot	NA		pm+pt	NA		Prot	NA		Prot	NA	Perm
Protected Phases	1	6		5	2		3	8		7	4	
Permitted Phases				2								4
Actuated Green, G (s)	17.4	37.5		39.7	29.9		15.7	68.0		7.7	60.0	60.0
Effective Green, g (s)	17.4	37.5		39.7	29.9		15.7	68.0		7.7	60.0	60.0
Actuated g/C Ratio	0.12	0.25		0.26	0.20		0.10	0.45		0.05	0.40	0.40
Clearance Time (s)	6.5	6.5		6.5	6.5		7.0	7.0		7.0	7.0	7.0
Vehicle Extension (s)	2.0	3.3		2.0	3.3		2.0	5.0		2.0	5.0	5.0
Lane Grp Cap (vph)	377	398		310	340		175	1514		86	1341	600
v/s Ratio Prot	c0.10	0.11		0.02	c0.17		c0.08	0.14		0.03	c0.24	
v/s Ratio Perm				0.06								0.23
v/c Ratio	0.88	0.46		0.29	0.83		0.79	0.30		0.56	0.60	0.57
Uniform Delay, d1	65.2	47.7		42.9	57.7		65.5	26.0		69.5	35.6	35.0
Progression Factor	1.00	1.00		1.00	1.00		1.00	1.00		0.81	1.52	3.01
Incremental Delay, d2	19.1	0.9		0.2	16.2		19.2	0.5		4.0	1.8	3.5
Delay (s)	84.4	48.6		43.1	73.9		84.7	26.5		60.4	55.9	108.9
Level of Service	F	D		D	E		F	C		E	E	F
Approach Delay (s)		69.8			66.6			39.9			78.4	
Approach LOS		E			E			D			E	

Intersection Summary			
HCM 2000 Control Delay	67.7	HCM 2000 Level of Service	E
HCM 2000 Volume to Capacity ratio	0.72		
Actuated Cycle Length (s)	150.0	Sum of lost time (s)	27.0
Intersection Capacity Utilization	76.0%	ICU Level of Service	D
Analysis Period (min)	15		

c Critical Lane Group

HCM 6th Signalized Intersection Summary
2: Meridian Road & Deer Flat Road

2024 Background
PM Peak Hour



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	297	71	134	81	207	54	124	405	11	43	726	562
Future Volume (veh/h)	297	71	134	81	207	54	124	405	11	43	726	562
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1772	1772	1772	1772	1772	1772	1772	1772	1772	1772	1772	1772
Adj Flow Rate, veh/h	330	79	149	90	230	60	138	450	12	48	807	624
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	338	129	244	264	254	66	158	1653	44	61	1466	654
Arrive On Green	0.10	0.24	0.24	0.05	0.19	0.19	0.09	0.49	0.49	0.04	0.44	0.44
Sat Flow, veh/h	3274	549	1036	1688	1355	353	1688	3350	89	1688	3367	1502
Grp Volume(v), veh/h	330	0	228	90	0	290	138	226	236	48	807	624
Grp Sat Flow(s),veh/h/ln	1637	0	1585	1688	0	1708	1688	1683	1756	1688	1683	1502
Q Serve(g_s), s	15.1	0.0	19.3	6.4	0.0	24.9	12.1	11.8	11.8	4.2	26.7	60.2
Cycle Q Clear(g_c), s	15.1	0.0	19.3	6.4	0.0	24.9	12.1	11.8	11.8	4.2	26.7	60.2
Prop In Lane	1.00		0.65	1.00		0.21	1.00		0.05	1.00		1.00
Lane Grp Cap(c), veh/h	338	0	374	264	0	320	158	830	866	61	1466	654
V/C Ratio(X)	0.98	0.00	0.61	0.34	0.00	0.91	0.87	0.27	0.27	0.79	0.55	0.95
Avail Cap(c_a), veh/h	338	0	396	346	0	427	169	830	866	169	1466	654
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	0.75	0.75	0.75
Uniform Delay (d), s/veh	67.1	0.0	51.2	46.0	0.0	59.7	67.1	22.2	22.2	71.7	31.4	40.9
Incr Delay (d2), s/veh	42.0	0.0	2.7	0.3	0.0	19.2	32.7	0.8	0.8	6.3	1.1	21.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	12.8	0.0	12.3	4.8	0.0	18.0	10.7	8.2	8.5	3.4	15.2	31.7
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	109.1	0.0	53.8	46.3	0.0	78.9	99.8	23.0	23.0	78.0	32.5	62.1
LnGrp LOS	F	A	D	D	A	E	F	C	C	E	C	E
Approach Vol, veh/h		558			380			600			1479	
Approach Delay, s/veh		86.5			71.2			40.7			46.5	
Approach LOS		F			E			D			D	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	22.0	34.6	21.1	72.3	14.7	41.8	12.4	81.0
Change Period (Y+Rc), s	6.5	6.5	7.0	7.0	6.5	6.5	7.0	7.0
Max Green Setting (Gmax), s	15.5	37.5	15.0	55.0	15.5	37.5	15.0	55.0
Max Q Clear Time (g_c+I1), s	17.1	26.9	14.1	62.2	8.4	21.3	6.2	13.8
Green Ext Time (p_c), s	0.0	1.2	0.0	0.0	0.0	1.1	0.0	5.3

Intersection Summary	
HCM 6th Ctrl Delay	55.8
HCM 6th LOS	E

HCM 6th TWSC
3: Antelope View Avenue & Deer Flat Road

2024 Background
PM Peak Hour

Intersection	
Int Delay, s/veh	0.9

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	73	28	12	289	20	7
Future Vol, veh/h	73	28	12	289	20	7
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	50	-	-	0	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	81	31	13	321	22	8

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	112	0	428	81
Stage 1	-	-	-	-	81	-
Stage 2	-	-	-	-	347	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1478	-	584	979
Stage 1	-	-	-	-	942	-
Stage 2	-	-	-	-	716	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1478	-	578	979
Mov Cap-2 Maneuver	-	-	-	-	578	-
Stage 1	-	-	-	-	942	-
Stage 2	-	-	-	-	708	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.3	10.8
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBT	EBR	WBL	WBT
Capacity (veh/h)	578	979	-	-	1478	-
HCM Lane V/C Ratio	0.038	0.008	-	-	0.009	-
HCM Control Delay (s)	11.5	8.7	-	-	7.5	0
HCM Lane LOS	B	A	-	-	A	A
HCM 95th %tile Q(veh)	0.1	0	-	-	0	-

Intersection	
Int Delay, s/veh	4.4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	17	43	1	1	208	8	4	10	0	13	38	85
Future Vol, veh/h	17	43	1	1	208	8	4	10	0	13	38	85
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	19	48	1	1	231	9	4	11	0	14	42	94

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	240	0	0	49	0	0	393	329	49	330	325	236
Stage 1	-	-	-	-	-	-	87	87	-	238	238	-
Stage 2	-	-	-	-	-	-	306	242	-	92	87	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1327	-	-	1558	-	-	566	590	1020	623	593	803
Stage 1	-	-	-	-	-	-	921	823	-	765	708	-
Stage 2	-	-	-	-	-	-	704	705	-	915	823	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1327	-	-	1558	-	-	466	581	1020	606	584	803
Mov Cap-2 Maneuver	-	-	-	-	-	-	466	581	-	606	584	-
Stage 1	-	-	-	-	-	-	907	811	-	754	707	-
Stage 2	-	-	-	-	-	-	584	704	-	889	811	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	2.2	0	11.8	11.5
HCM LOS			B	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	543	1327	-	-	1558	-	-	707
HCM Lane V/C Ratio	0.029	0.014	-	-	0.001	-	-	0.214
HCM Control Delay (s)	11.8	7.8	0	-	7.3	0	-	11.5
HCM Lane LOS	B	A	A	-	A	A	-	B
HCM 95th %tile Q(veh)	0.1	0	-	-	0	-	-	0.8

HCM 6th TWSC
5: Meridian Road & D&B Access

2024 Background
PM Peak Hour

Intersection	
Int Delay, s/veh	0.2

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	6	20	536	19	7	937
Future Vol, veh/h	6	20	536	19	7	937
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	200	50	-
Veh in Median Storage, #	2	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	96	96	96	96	96	96
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	6	21	558	20	7	976

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1060	279	0	0	578	0
Stage 1	558	-	-	-	-	-
Stage 2	502	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	*656	718	-	-	992	-
Stage 1	*537	-	-	-	-	-
Stage 2	*656	-	-	-	-	-
Platoon blocked, %	1		-	-		-
Mov Cap-1 Maneuver	*651	718	-	-	992	-
Mov Cap-2 Maneuver	*619	-	-	-	-	-
Stage 1	*537	-	-	-	-	-
Stage 2	*652	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	10.4	0	0.1
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	692	992	-
HCM Lane V/C Ratio	-	-	0.039	0.007	-
HCM Control Delay (s)	-	-	10.4	8.7	-
HCM Lane LOS	-	-	B	A	-
HCM 95th %tile Q(veh)	-	-	0.1	0	-

Notes

~: Volume exceeds capacity $: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon

HCM 6th TWSC
6: Meridian Road & Profile Lane/Profile Drive

2024 Background
PM Peak Hour

Intersection	
Int Delay, s/veh	2.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	35	6	87	28	1	40	74	461	44	66	783	96
Future Vol, veh/h	35	6	87	28	1	40	74	461	44	66	783	96
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	75	-	-	50	-	200	50	-	200
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	97	97	97	97	97	97	97	97	97	97	97	97
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	3
Mvmt Flow	36	6	90	29	1	41	76	475	45	68	807	99

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1333	1615	404	1170	1669	238	906	0	0	520	0	0
Stage 1	943	943	-	627	627	-	-	-	-	-	-	-
Stage 2	390	672	-	543	1042	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	244	158	*776	*355	143	763	1087	-	-	1042	-	-
Stage 1	616	564	-	*438	474	-	-	-	-	-	-	-
Stage 2	606	453	-	*732	492	-	-	-	-	-	-	-
Platoon blocked, %	1	1	1	1	1		1	-	-		-	-
Mov Cap-1 Maneuver	206	137	*776	*273	124	763	1087	-	-	1042	-	-
Mov Cap-2 Maneuver	206	137	-	*273	124	-	-	-	-	-	-	-
Stage 1	573	527	-	*407	441	-	-	-	-	-	-	-
Stage 2	532	421	-	*598	460	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	18.7	14.4	1.1	0.6
HCM LOS	C	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	1087	-	-	393	273	678	1042	-	-
HCM Lane V/C Ratio	0.07	-	-	0.336	0.106	0.062	0.065	-	-
HCM Control Delay (s)	8.6	-	-	18.7	19.7	10.7	8.7	-	-
HCM Lane LOS	A	-	-	C	C	B	A	-	-
HCM 95th %tile Q(veh)	0.2	-	-	1.5	0.4	0.2	0.2	-	-

Notes

~: Volume exceeds capacity $: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon

Intersection	
Int Delay, s/veh	0.1

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	4	4	551	4	8	927
Future Vol, veh/h	4	4	551	4	8	927
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	50	-
Veh in Median Storage, #	2	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	96	96	96	96	96	96
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	4	4	574	4	8	966

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1075	289	0	0	578	0
Stage 1	576	-	-	-	-	-
Stage 2	499	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	*597	708	-	-	992	-
Stage 1	*525	-	-	-	-	-
Stage 2	*675	-	-	-	-	-
Platoon blocked, %	1		-	-		-
Mov Cap-1 Maneuver	*593	708	-	-	992	-
Mov Cap-2 Maneuver	*554	-	-	-	-	-
Stage 1	*525	-	-	-	-	-
Stage 2	*670	-	-	-	-	-

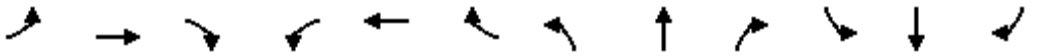
Approach	WB	NB	SB
HCM Control Delay, s	10.9	0	0.1
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	622	992	-
HCM Lane V/C Ratio	-	-	0.013	0.008	-
HCM Control Delay (s)	-	-	10.9	8.7	-
HCM Lane LOS	-	-	B	A	-
HCM 95th %tile Q(veh)	-	-	0	0	-

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

HCM Signalized Intersection Capacity Analysis
2: Meridian Road & Deer Flat Road

2024 Background - No Build
AM Peak Hour



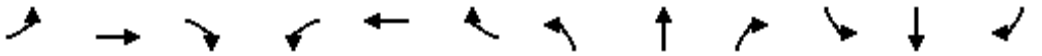
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	533	162	52	7	62	24	92	612	29	35	225	358
Future Volume (vph)	533	162	52	7	62	24	92	612	29	35	225	358
Ideal Flow (vphpl)	1800	1800	1800	1800	1800	1800	1800	1800	1800	1800	1800	1800
Total Lost time (s)	6.5	6.5		6.5	6.5		7.0	7.0		7.0	7.0	7.0
Lane Util. Factor	1.00	1.00		1.00	1.00		1.00	0.95		1.00	0.95	1.00
Frt	1.00	0.96		1.00	0.96		1.00	0.99		1.00	1.00	0.85
Flt Protected	0.95	1.00		0.95	1.00		0.95	1.00		0.95	1.00	1.00
Satd. Flow (prot)	1676	1700		1676	1690		1676	3330		1676	3353	1500
Flt Permitted	0.95	1.00		0.61	1.00		0.95	1.00		0.95	1.00	1.00
Satd. Flow (perm)	1676	1700		1078	1690		1676	3330		1676	3353	1500
Peak-hour factor, PHF	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	592	180	58	8	69	27	102	680	32	39	250	398
RTOR Reduction (vph)	0	8	0	0	11	0	0	2	0	0	0	259
Lane Group Flow (vph)	592	230	0	8	85	0	102	710	0	39	250	139
Turn Type	Prot	NA		pm+pt	NA		Prot	NA		Prot	NA	Perm
Protected Phases	1	6		5	2		3	8		7	4	
Permitted Phases				2								4
Actuated Green, G (s)	38.4	56.0		20.0	18.8		13.5	58.8		7.0	52.3	52.3
Effective Green, g (s)	38.4	56.0		20.0	18.8		13.5	58.8		7.0	52.3	52.3
Actuated g/C Ratio	0.26	0.37		0.13	0.13		0.09	0.39		0.05	0.35	0.35
Clearance Time (s)	6.5	6.5		6.5	6.5		7.0	7.0		7.0	7.0	7.0
Vehicle Extension (s)	2.0	3.3		2.0	3.3		2.0	5.0		2.0	5.0	5.0
Lane Grp Cap (vph)	429	634		148	211		150	1305		78	1169	523
v/s Ratio Prot	c0.35	c0.14		0.00	0.05		c0.06	c0.21		0.02	0.07	
v/s Ratio Perm				0.01								0.09
v/c Ratio	1.38	0.36		0.05	0.40		0.68	0.54		0.50	0.21	0.27
Uniform Delay, d1	55.8	34.1		56.6	60.4		66.2	35.2		69.8	34.4	35.1
Progression Factor	1.00	1.00		1.00	1.00		1.00	1.00		1.15	0.80	1.02
Incremental Delay, d2	185.1	0.4		0.1	1.4		9.7	1.6		1.8	0.4	1.2
Delay (s)	240.9	34.5		56.7	61.8		75.8	36.9		82.4	28.0	37.1
Level of Service	F	C		E	E		E	D		F	C	D
Approach Delay (s)		181.7			61.4			41.8			36.4	
Approach LOS		F			E			D			D	

Intersection Summary			
HCM 2000 Control Delay	88.8	HCM 2000 Level of Service	F
HCM 2000 Volume to Capacity ratio	0.82		
Actuated Cycle Length (s)	150.0	Sum of lost time (s)	27.0
Intersection Capacity Utilization	77.9%	ICU Level of Service	D
Analysis Period (min)	15		

c Critical Lane Group

HCM 6th Signalized Intersection Summary
2: Meridian Road & Deer Flat Road

2024 Background - No Build
AM Peak Hour



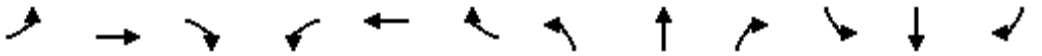
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	533	162	52	7	62	24	92	612	29	35	225	358
Future Volume (veh/h)	533	162	52	7	62	24	92	612	29	35	225	358
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1772	1772	1772	1772	1772	1772	1772	1772	1772	1772	1772	1772
Adj Flow Rate, veh/h	592	180	58	8	69	27	102	680	32	39	250	398
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	354	350	113	147	88	34	122	1664	78	49	1567	699
Arrive On Green	0.21	0.27	0.27	0.01	0.07	0.07	0.07	0.51	0.51	0.03	0.47	0.47
Sat Flow, veh/h	1688	1284	414	1688	1212	474	1688	3274	154	1688	3367	1502
Grp Volume(v), veh/h	592	0	238	8	0	96	102	349	363	39	250	398
Grp Sat Flow(s),veh/h/ln	1688	0	1697	1688	0	1687	1688	1683	1744	1688	1683	1502
Q Serve(g_s), s	31.5	0.0	17.8	0.7	0.0	8.4	9.0	19.3	19.3	3.4	6.4	28.9
Cycle Q Clear(g_c), s	31.5	0.0	17.8	0.7	0.0	8.4	9.0	19.3	19.3	3.4	6.4	28.9
Prop In Lane	1.00		0.24	1.00		0.28	1.00		0.09	1.00		1.00
Lane Grp Cap(c), veh/h	354	0	463	147	0	122	122	856	887	49	1567	699
V/C Ratio(X)	1.67	0.00	0.51	0.05	0.00	0.79	0.84	0.41	0.41	0.79	0.16	0.57
Avail Cap(c_a), veh/h	354	0	605	305	0	422	169	856	887	169	1567	699
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	0.98	0.98	0.98
Uniform Delay (d), s/veh	59.3	0.0	46.1	63.5	0.0	68.4	68.7	22.9	22.9	72.4	23.2	29.2
Incr Delay (d2), s/veh	313.9	0.0	1.0	0.1	0.0	11.8	16.8	1.4	1.4	9.8	0.2	3.3
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	67.9	0.0	11.9	0.5	0.0	7.1	7.7	12.1	12.5	2.9	4.5	15.8
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	373.1	0.0	47.1	63.6	0.0	80.2	85.5	24.3	24.3	82.2	23.4	32.4
LnGrp LOS	F	A	D	E	A	F	F	C	C	F	C	C
Approach Vol, veh/h		830			104			814			687	
Approach Delay, s/veh		279.7			78.9			32.0			32.0	
Approach LOS		F			E			C			C	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	38.0	17.4	17.8	76.8	7.9	47.4	11.4	83.3
Change Period (Y+Rc), s	6.5	6.5	7.0	7.0	6.5	6.5	7.0	7.0
Max Green Setting (Gmax), s	31.5	37.5	15.0	39.0	15.5	53.5	15.0	39.0
Max Q Clear Time (g_c+I1), s	33.5	10.4	11.0	30.9	2.7	19.8	5.4	21.3
Green Ext Time (p_c), s	0.0	0.5	0.0	3.3	0.0	1.4	0.0	6.5

Intersection Summary	
HCM 6th Ctrl Delay	118.4
HCM 6th LOS	F

HCM Signalized Intersection Capacity Analysis
2: Meridian Road & Deer Flat Road

2024 Background - No Build
PM Peak Hour



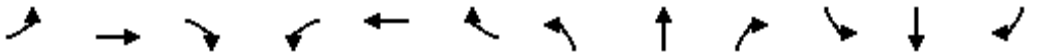
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	297	71	134	81	207	54	124	405	11	43	726	562
Future Volume (vph)	297	71	134	81	207	54	124	405	11	43	726	562
Ideal Flow (vphpl)	1800	1800	1800	1800	1800	1800	1800	1800	1800	1800	1800	1800
Total Lost time (s)	6.5	6.5		6.5	6.5		7.0	7.0		7.0	7.0	7.0
Lane Util. Factor	1.00	1.00		1.00	1.00		1.00	0.95		1.00	0.95	1.00
Frt	1.00	0.90		1.00	0.97		1.00	1.00		1.00	1.00	0.85
Flt Protected	0.95	1.00		0.95	1.00		0.95	1.00		0.95	1.00	1.00
Satd. Flow (prot)	1676	1592		1676	1710		1676	3340		1676	3353	1500
Flt Permitted	0.95	1.00		0.62	1.00		0.95	1.00		0.95	1.00	1.00
Satd. Flow (perm)	1676	1592		1088	1710		1676	3340		1676	3353	1500
Peak-hour factor, PHF	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	330	79	149	90	230	60	138	450	12	48	807	624
RTOR Reduction (vph)	0	43	0	0	6	0	0	1	0	0	0	294
Lane Group Flow (vph)	330	185	0	90	284	0	138	461	0	48	807	330
Turn Type	Prot	NA		pm+pt	NA		Prot	NA		Prot	NA	Perm
Protected Phases	1	6		5	2		3	8		7	4	
Permitted Phases				2								4
Actuated Green, G (s)	21.2	41.4		39.8	30.0		15.7	64.1		7.7	56.1	56.1
Effective Green, g (s)	21.2	41.4		39.8	30.0		15.7	64.1		7.7	56.1	56.1
Actuated g/C Ratio	0.14	0.28		0.27	0.20		0.10	0.43		0.05	0.37	0.37
Clearance Time (s)	6.5	6.5		6.5	6.5		7.0	7.0		7.0	7.0	7.0
Vehicle Extension (s)	2.0	3.3		2.0	3.3		2.0	5.0		2.0	5.0	5.0
Lane Grp Cap (vph)	236	439		327	342		175	1427		86	1254	561
v/s Ratio Prot	c0.20	0.12		0.02	c0.17		c0.08	0.14		0.03	c0.24	
v/s Ratio Perm				0.06								0.22
v/c Ratio	1.40	0.42		0.28	0.83		0.79	0.32		0.56	0.64	0.59
Uniform Delay, d1	64.4	44.5		42.8	57.5		65.5	28.5		69.5	38.7	37.7
Progression Factor	1.00	1.00		1.00	1.00		1.00	1.00		0.81	1.49	3.01
Incremental Delay, d2	202.9	0.7		0.2	15.4		19.2	0.6		4.0	2.3	4.0
Delay (s)	267.3	45.2		42.9	73.0		84.7	29.1		60.4	60.0	117.6
Level of Service	F	D		D	E		F	C		E	E	F
Approach Delay (s)		176.5			65.8			41.9			84.3	
Approach LOS		F			E			D			F	

Intersection Summary			
HCM 2000 Control Delay	90.6	HCM 2000 Level of Service	F
HCM 2000 Volume to Capacity ratio	0.84		
Actuated Cycle Length (s)	150.0	Sum of lost time (s)	27.0
Intersection Capacity Utilization	83.3%	ICU Level of Service	E
Analysis Period (min)	15		

c Critical Lane Group

HCM 6th Signalized Intersection Summary
2: Meridian Road & Deer Flat Road

2024 Background - No Build
PM Peak Hour



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	297	71	134	81	207	54	124	405	11	43	726	562
Future Volume (veh/h)	297	71	134	81	207	54	124	405	11	43	726	562
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1772	1772	1772	1772	1772	1772	1772	1772	1772	1772	1772	1772
Adj Flow Rate, veh/h	330	79	149	90	230	60	138	450	12	48	807	624
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	174	129	244	264	254	66	158	1653	44	61	1466	654
Arrive On Green	0.10	0.24	0.24	0.05	0.19	0.19	0.09	0.49	0.49	0.04	0.44	0.44
Sat Flow, veh/h	1688	549	1036	1688	1355	353	1688	3350	89	1688	3367	1502
Grp Volume(v), veh/h	330	0	228	90	0	290	138	226	236	48	807	624
Grp Sat Flow(s),veh/h/ln	1688	0	1585	1688	0	1708	1688	1683	1756	1688	1683	1502
Q Serve(g_s), s	15.5	0.0	19.3	6.4	0.0	24.9	12.1	11.8	11.8	4.2	26.7	60.2
Cycle Q Clear(g_c), s	15.5	0.0	19.3	6.4	0.0	24.9	12.1	11.8	11.8	4.2	26.7	60.2
Prop In Lane	1.00		0.65	1.00		0.21	1.00		0.05	1.00		1.00
Lane Grp Cap(c), veh/h	174	0	374	264	0	320	158	830	866	61	1466	654
V/C Ratio(X)	1.89	0.00	0.61	0.34	0.00	0.91	0.87	0.27	0.27	0.79	0.55	0.95
Avail Cap(c_a), veh/h	174	0	396	346	0	427	169	830	866	169	1466	654
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	0.75	0.75	0.75
Uniform Delay (d), s/veh	67.3	0.0	51.2	46.0	0.0	59.7	67.1	22.2	22.2	71.7	31.4	40.9
Incr Delay (d2), s/veh	422.4	0.0	2.7	0.3	0.0	19.2	32.7	0.8	0.8	6.3	1.1	21.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	42.7	0.0	12.3	4.8	0.0	18.0	10.7	8.2	8.5	3.4	15.2	31.7
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	489.7	0.0	53.8	46.3	0.0	78.9	99.8	23.0	23.0	78.0	32.5	62.1
LnGrp LOS	F	A	D	D	A	E	F	C	C	E	C	E
Approach Vol, veh/h		558			380			600			1479	
Approach Delay, s/veh		311.6			71.2			40.7			46.5	
Approach LOS		F			E			D			D	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	22.0	34.6	21.1	72.3	14.7	41.8	12.4	81.0
Change Period (Y+Rc), s	6.5	6.5	7.0	7.0	6.5	6.5	7.0	7.0
Max Green Setting (Gmax), s	15.5	37.5	15.0	55.0	15.5	37.5	15.0	55.0
Max Q Clear Time (g_c+I1), s	17.5	26.9	14.1	62.2	8.4	21.3	6.2	13.8
Green Ext Time (p_c), s	0.0	1.2	0.0	0.0	0.0	1.1	0.0	5.3

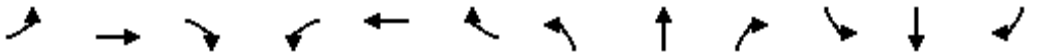
Intersection Summary	
HCM 6th Ctrl Delay	97.5
HCM 6th LOS	F

Notes

User approved pedestrian interval to be less than phase max green.

HCM Signalized Intersection Capacity Analysis
2: Meridian Road & Deer Flat Road

2024 Background - Mitigation
AM Peak Hour



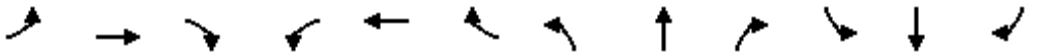
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	533	162	52	7	62	24	92	612	29	35	225	358
Future Volume (vph)	533	162	52	7	62	24	92	612	29	35	225	358
Ideal Flow (vphpl)	1800	1800	1800	1800	1800	1800	1800	1800	1800	1800	1800	1800
Total Lost time (s)	6.5	6.5		6.5	6.5		7.0	7.0		7.0	7.0	6.5
Lane Util. Factor	0.97	1.00		1.00	1.00		1.00	0.95		1.00	0.95	1.00
Frt	1.00	0.96		1.00	0.96		1.00	0.99		1.00	1.00	0.85
Flt Protected	0.95	1.00		0.95	1.00		0.95	1.00		0.95	1.00	1.00
Satd. Flow (prot)	3252	1700		1676	1690		1676	3330		1676	3353	1500
Flt Permitted	0.95	1.00		0.61	1.00		0.95	1.00		0.95	1.00	1.00
Satd. Flow (perm)	3252	1700		1078	1690		1676	3330		1676	3353	1500
Peak-hour factor, PHF	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	592	180	58	8	69	27	102	680	32	39	250	398
RTOR Reduction (vph)	0	8	0	0	11	0	0	2	0	0	0	157
Lane Group Flow (vph)	592	230	0	8	85	0	102	710	0	39	250	241
Turn Type	Prot	NA		pm+pt	NA		Prot	NA		Prot	NA	pm+ov
Protected Phases	1	6		5	2		3	8		7	4	1
Permitted Phases				2								4
Actuated Green, G (s)	30.3	47.9		20.0	18.8		13.5	66.9		7.0	60.4	90.7
Effective Green, g (s)	30.3	47.9		20.0	18.8		13.5	66.9		7.0	60.4	90.7
Actuated g/C Ratio	0.20	0.32		0.13	0.13		0.09	0.45		0.05	0.40	0.60
Clearance Time (s)	6.5	6.5		6.5	6.5		7.0	7.0		7.0	7.0	6.5
Vehicle Extension (s)	2.0	3.3		2.0	3.3		2.0	5.0		2.0	5.0	2.0
Lane Grp Cap (vph)	656	542		148	211		150	1485		78	1350	907
v/s Ratio Prot	c0.18	c0.14		0.00	0.05		c0.06	c0.21		0.02	0.07	0.05
v/s Ratio Perm				0.01								0.11
v/c Ratio	0.90	0.42		0.05	0.40		0.68	0.48		0.50	0.19	0.27
Uniform Delay, d1	58.4	40.2		56.6	60.4		66.2	29.3		69.8	28.9	14.0
Progression Factor	1.00	1.00		1.00	1.00		1.00	1.00		1.16	0.77	2.21
Incremental Delay, d2	15.4	0.6		0.1	1.4		9.7	1.1		1.8	0.3	0.1
Delay (s)	73.8	40.8		56.7	61.8		75.8	30.4		82.5	22.7	30.8
Level of Service	E	D		E	E		E	C		F	C	C
Approach Delay (s)		64.3			61.4			36.1			30.8	
Approach LOS		E			E			D			C	

Intersection Summary			
HCM 2000 Control Delay	45.3	HCM 2000 Level of Service	D
HCM 2000 Volume to Capacity ratio	0.62		
Actuated Cycle Length (s)	150.0	Sum of lost time (s)	27.0
Intersection Capacity Utilization	62.8%	ICU Level of Service	B
Analysis Period (min)	15		

c Critical Lane Group

HCM 6th Signalized Intersection Summary
2: Meridian Road & Deer Flat Road

2024 Background - Mitigation
AM Peak Hour



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	533	162	52	7	62	24	92	612	29	35	225	358
Future Volume (veh/h)	533	162	52	7	62	24	92	612	29	35	225	358
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1772	1772	1772	1772	1772	1772	1772	1772	1772	1772	1772	1772
Adj Flow Rate, veh/h	592	180	58	8	69	27	102	680	32	39	250	398
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	635	330	106	147	88	34	122	1716	81	49	1621	1014
Arrive On Green	0.19	0.26	0.26	0.01	0.07	0.07	0.07	0.52	0.52	0.03	0.48	0.48
Sat Flow, veh/h	3274	1284	414	1688	1212	474	1688	3274	154	1688	3367	1502
Grp Volume(v), veh/h	592	0	238	8	0	96	102	349	363	39	250	398
Grp Sat Flow(s),veh/h/ln	1637	0	1697	1688	0	1687	1688	1683	1744	1688	1683	1502
Q Serve(g_s), s	26.7	0.0	18.2	0.7	0.0	8.4	9.0	18.7	18.7	3.4	6.2	17.6
Cycle Q Clear(g_c), s	26.7	0.0	18.2	0.7	0.0	8.4	9.0	18.7	18.7	3.4	6.2	17.6
Prop In Lane	1.00		0.24	1.00		0.28	1.00		0.09	1.00		1.00
Lane Grp Cap(c), veh/h	635	0	436	147	0	122	122	883	915	49	1621	1014
V/C Ratio(X)	0.93	0.00	0.55	0.05	0.00	0.79	0.84	0.40	0.40	0.79	0.15	0.39
Avail Cap(c_a), veh/h	688	0	605	305	0	422	169	883	915	169	1621	1014
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	0.98	0.98	0.98
Uniform Delay (d), s/veh	59.5	0.0	48.2	63.5	0.0	68.4	68.7	21.4	21.4	72.4	21.8	10.8
Incr Delay (d2), s/veh	18.1	0.0	1.2	0.1	0.0	11.8	16.8	1.3	1.3	9.8	0.2	1.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	18.1	0.0	12.2	0.5	0.0	7.1	7.7	11.7	12.1	2.9	4.4	9.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	77.6	0.0	49.4	63.6	0.0	80.2	85.5	22.7	22.7	82.2	22.0	11.9
LnGrp LOS	E	A	D	E	A	F	F	C	C	F	C	B
Approach Vol, veh/h		830			104			814			687	
Approach Delay, s/veh		69.5			78.9			30.6			19.5	
Approach LOS		E			E			C			B	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	35.6	17.4	17.8	79.2	7.9	45.0	11.4	85.7
Change Period (Y+Rc), s	6.5	6.5	7.0	7.0	6.5	6.5	7.0	7.0
Max Green Setting (Gmax), s	31.5	37.5	15.0	39.0	15.5	53.5	15.0	39.0
Max Q Clear Time (g_c+I1), s	28.7	10.4	11.0	19.6	2.7	20.2	5.4	20.7
Green Ext Time (p_c), s	0.4	0.5	0.0	5.5	0.0	1.4	0.0	6.7

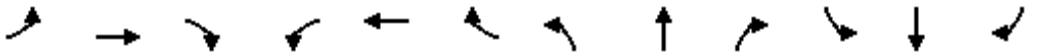
Intersection Summary	
HCM 6th Ctrl Delay	42.8
HCM 6th LOS	D

Notes

User approved pedestrian interval to be less than phase max green.

HCM Signalized Intersection Capacity Analysis
2: Meridian Road & Deer Flat Road

2024 Background - Mitigation
PM Peak Hour



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	297	71	134	81	207	54	124	405	11	43	726	562
Future Volume (vph)	297	71	134	81	207	54	124	405	11	43	726	562
Ideal Flow (vphpl)	1800	1800	1800	1800	1800	1800	1800	1800	1800	1800	1800	1800
Total Lost time (s)	6.5	6.5		6.5	6.5		7.0	7.0		7.0	7.0	6.5
Lane Util. Factor	0.97	1.00		1.00	1.00		1.00	0.95		1.00	0.95	1.00
Frt	1.00	0.90		1.00	0.97		1.00	1.00		1.00	1.00	0.85
Flt Protected	0.95	1.00		0.95	1.00		0.95	1.00		0.95	1.00	1.00
Satd. Flow (prot)	3252	1592		1676	1710		1676	3340		1676	3353	1500
Flt Permitted	0.95	1.00		0.61	1.00		0.95	1.00		0.95	1.00	1.00
Satd. Flow (perm)	3252	1592		1084	1710		1676	3340		1676	3353	1500
Peak-hour factor, PHF	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	330	79	149	90	230	60	138	450	12	48	807	624
RTOR Reduction (vph)	0	45	0	0	6	0	0	1	0	0	0	149
Lane Group Flow (vph)	330	183	0	90	284	0	138	461	0	48	807	475
Turn Type	Prot	NA		pm+pt	NA		Prot	NA		Prot	NA	pm+ov
Protected Phases	1	6		5	2		3	8		7	4	1
Permitted Phases				2								4
Actuated Green, G (s)	19.1	39.7		40.0	30.3		16.1	65.9		7.7	57.5	76.6
Effective Green, g (s)	19.1	39.7		40.0	30.3		16.1	65.9		7.7	57.5	76.6
Actuated g/C Ratio	0.13	0.26		0.27	0.20		0.11	0.44		0.05	0.38	0.51
Clearance Time (s)	6.5	6.5		6.5	6.5		7.0	7.0		7.0	7.0	6.5
Vehicle Extension (s)	2.0	3.3		2.0	3.3		2.0	5.0		2.0	5.0	2.0
Lane Grp Cap (vph)	414	421		327	345		179	1467		86	1285	766
v/s Ratio Prot	c0.10	0.12		0.02	c0.17		c0.08	0.14		0.03	c0.24	0.08
v/s Ratio Perm				0.06								0.24
v/c Ratio	0.80	0.44		0.28	0.82		0.77	0.31		0.56	0.63	0.62
Uniform Delay, d1	63.6	45.8		42.6	57.3		65.2	27.4		69.5	37.6	26.3
Progression Factor	1.00	1.00		1.00	1.00		1.00	1.00		1.36	0.68	0.40
Incremental Delay, d2	9.6	0.8		0.2	14.7		16.9	0.6		4.0	2.1	1.0
Delay (s)	73.2	46.6		42.8	72.0		82.0	27.9		98.2	27.5	11.5
Level of Service	E	D		D	E		F	C		F	C	B
Approach Delay (s)		62.3			65.1			40.4			23.0	
Approach LOS		E			E			D			C	

Intersection Summary			
HCM 2000 Control Delay	39.0	HCM 2000 Level of Service	D
HCM 2000 Volume to Capacity ratio	0.72		
Actuated Cycle Length (s)	150.0	Sum of lost time (s)	27.0
Intersection Capacity Utilization	75.6%	ICU Level of Service	D
Analysis Period (min)	15		

c Critical Lane Group

HCM 6th Signalized Intersection Summary
2: Meridian Road & Deer Flat Road

2024 Background - Mitigation
PM Peak Hour

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	297	71	134	81	207	54	124	405	11	43	726	562
Future Volume (veh/h)	297	71	134	81	207	54	124	405	11	43	726	562
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1772	1772	1772	1772	1772	1772	1772	1772	1772	1772	1772	1772
Adj Flow Rate, veh/h	330	79	149	90	230	60	138	450	12	48	807	624
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	338	130	245	265	255	66	158	1650	44	61	1464	808
Arrive On Green	0.10	0.24	0.24	0.05	0.19	0.19	0.09	0.49	0.49	0.04	0.43	0.43
Sat Flow, veh/h	3274	549	1036	1688	1355	353	1688	3350	89	1688	3367	1502
Grp Volume(v), veh/h	330	0	228	90	0	290	138	226	236	48	807	624
Grp Sat Flow(s),veh/h/ln	1637	0	1585	1688	0	1708	1688	1683	1756	1688	1683	1502
Q Serve(g_s), s	15.1	0.0	19.2	6.4	0.0	24.9	12.1	11.8	11.8	4.2	26.7	49.2
Cycle Q Clear(g_c), s	15.1	0.0	19.2	6.4	0.0	24.9	12.1	11.8	11.8	4.2	26.7	49.2
Prop In Lane	1.00		0.65	1.00		0.21	1.00		0.05	1.00		1.00
Lane Grp Cap(c), veh/h	338	0	375	265	0	321	158	829	865	61	1464	808
V/C Ratio(X)	0.98	0.00	0.61	0.34	0.00	0.90	0.87	0.27	0.27	0.79	0.55	0.77
Avail Cap(c_a), veh/h	338	0	417	347	0	450	169	829	865	169	1464	808
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	0.74	0.74	0.74
Uniform Delay (d), s/veh	67.1	0.0	51.1	45.9	0.0	59.6	67.1	22.3	22.3	71.7	31.5	27.4
Incr Delay (d2), s/veh	42.0	0.0	2.3	0.3	0.0	17.3	32.7	0.8	0.8	6.2	1.1	5.3
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	12.8	0.0	12.3	4.8	0.0	17.7	10.7	8.2	8.5	3.4	15.2	23.4
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	109.1	0.0	53.4	46.2	0.0	76.9	99.8	23.1	23.1	77.9	32.6	32.7
LnGrp LOS	F	A	D	D	A	E	F	C	C	E	C	C
Approach Vol, veh/h		558			380			600			1479	
Approach Delay, s/veh		86.3			69.6			40.7			34.1	
Approach LOS		F			E			D			C	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	22.0	34.7	21.1	72.2	14.7	41.9	12.4	80.9
Change Period (Y+Rc), s	6.5	6.5	7.0	7.0	6.5	6.5	7.0	7.0
Max Green Setting (Gmax), s	15.5	39.5	15.0	53.0	15.5	39.5	15.0	53.0
Max Q Clear Time (g_c+I1), s	17.1	26.9	14.1	51.2	8.4	21.2	6.2	13.8
Green Ext Time (p_c), s	0.0	1.3	0.0	1.5	0.0	1.2	0.0	5.2

Intersection Summary	
HCM 6th Ctrl Delay	49.6
HCM 6th LOS	D

HCM 6th TWSC
1: Locust Grove Road & Hubbard Road

2024 Total
AM Peak Hour

Intersection	
Int Delay, s/veh	6.8

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		⇕			⇕			⇕			⇕	
Traffic Vol, veh/h	53	73	1	1	15	0	0	81	6	1	37	18
Future Vol, veh/h	53	73	1	1	15	0	0	81	6	1	37	18
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	94	94	94	94	94	94	94	94	94	94	94	94
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	56	78	1	1	16	0	0	86	6	1	39	19

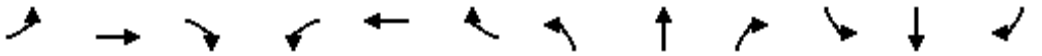
Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	16	0	0	79	0	0	238	209	79	255	209	16
Stage 1	-	-	-	-	-	-	191	191	-	18	18	-
Stage 2	-	-	-	-	-	-	47	18	-	237	191	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1602	-	-	1519	-	-	716	688	981	698	688	1063
Stage 1	-	-	-	-	-	-	811	742	-	1001	880	-
Stage 2	-	-	-	-	-	-	967	880	-	766	742	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1602	-	-	1519	-	-	652	662	981	607	662	1063
Mov Cap-2 Maneuver	-	-	-	-	-	-	652	662	-	607	662	-
Stage 1	-	-	-	-	-	-	781	715	-	964	879	-
Stage 2	-	-	-	-	-	-	906	879	-	645	715	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	3.1	0.5	11.2	10.2
HCM LOS			B	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	677	1602	-	-	1519	-	-	752
HCM Lane V/C Ratio	0.137	0.035	-	-	0.001	-	-	0.079
HCM Control Delay (s)	11.2	7.3	0	-	7.4	0	-	10.2
HCM Lane LOS	B	A	A	-	A	A	-	B
HCM 95th %tile Q(veh)	0.5	0.1	-	-	0	-	-	0.3

HCM Signalized Intersection Capacity Analysis
2: Meridian Road & Deer Flat Road

2024 Total
AM Peak Hour



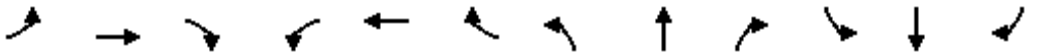
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	533	162	56	7	62	27	102	667	29	36	243	358
Future Volume (vph)	533	162	56	7	62	27	102	667	29	36	243	358
Ideal Flow (vphpl)	1800	1800	1800	1800	1800	1800	1800	1800	1800	1800	1800	1800
Total Lost time (s)	6.5	6.5		6.5	6.5		7.0	7.0		7.0	7.0	6.5
Lane Util. Factor	0.97	1.00		1.00	1.00		1.00	0.95		1.00	0.95	1.00
Frt	1.00	0.96		1.00	0.95		1.00	0.99		1.00	1.00	0.85
Flt Protected	0.95	1.00		0.95	1.00		0.95	1.00		0.95	1.00	1.00
Satd. Flow (prot)	3252	1697		1676	1684		1676	3332		1676	3353	1500
Flt Permitted	0.95	1.00		0.61	1.00		0.95	1.00		0.95	1.00	1.00
Satd. Flow (perm)	3252	1697		1074	1684		1676	3332		1676	3353	1500
Peak-hour factor, PHF	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	592	180	62	8	69	30	113	741	32	40	270	398
RTOR Reduction (vph)	0	9	0	0	12	0	0	2	0	0	0	160
Lane Group Flow (vph)	592	233	0	8	87	0	113	771	0	40	270	238
Turn Type	Prot	NA		pm+pt	NA		Prot	NA		Prot	NA	pm+ov
Protected Phases	1	6		5	2		3	8		7	4	1
Permitted Phases				2								4
Actuated Green, G (s)	30.0	47.7		20.1	18.9		14.4	67.0		7.1	59.7	89.7
Effective Green, g (s)	30.0	47.7		20.1	18.9		14.4	67.0		7.1	59.7	89.7
Actuated g/C Ratio	0.20	0.32		0.13	0.13		0.10	0.45		0.05	0.40	0.60
Clearance Time (s)	6.5	6.5		6.5	6.5		7.0	7.0		7.0	7.0	6.5
Vehicle Extension (s)	2.0	3.3		2.0	3.3		2.0	5.0		2.0	5.0	2.0
Lane Grp Cap (vph)	650	539		148	212		160	1488		79	1334	897
v/s Ratio Prot	c0.18	c0.14		0.00	0.05		c0.07	c0.23		0.02	0.08	0.05
v/s Ratio Perm				0.01								0.11
v/c Ratio	0.91	0.43		0.05	0.41		0.71	0.52		0.51	0.20	0.27
Uniform Delay, d1	58.7	40.4		56.5	60.4		65.7	29.9		69.7	29.6	14.4
Progression Factor	1.00	1.00		1.00	1.00		1.00	1.00		1.11	0.79	1.91
Incremental Delay, d2	16.7	0.6		0.1	1.4		11.0	1.3		1.8	0.3	0.1
Delay (s)	75.4	41.1		56.6	61.8		76.7	31.2		79.1	23.8	27.6
Level of Service	E	D		E	E		E	C		E	C	C
Approach Delay (s)		65.4			61.4			37.0			29.1	
Approach LOS		E			E			D			C	

Intersection Summary			
HCM 2000 Control Delay	45.2	HCM 2000 Level of Service	D
HCM 2000 Volume to Capacity ratio	0.65		
Actuated Cycle Length (s)	150.0	Sum of lost time (s)	27.0
Intersection Capacity Utilization	64.4%	ICU Level of Service	C
Analysis Period (min)	15		

c Critical Lane Group

HCM 6th Signalized Intersection Summary
2: Meridian Road & Deer Flat Road

2024 Total
AM Peak Hour



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	533	162	56	7	62	27	102	667	29	36	243	358
Future Volume (veh/h)	533	162	56	7	62	27	102	667	29	36	243	358
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1772	1772	1772	1772	1772	1772	1772	1772	1772	1772	1772	1772
Adj Flow Rate, veh/h	592	180	62	8	69	30	113	741	32	40	270	398
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	635	326	112	149	87	38	133	1715	74	51	1591	1001
Arrive On Green	0.19	0.26	0.26	0.01	0.07	0.07	0.08	0.52	0.52	0.03	0.47	0.47
Sat Flow, veh/h	3274	1260	434	1688	1171	509	1688	3288	142	1688	3367	1502
Grp Volume(v), veh/h	592	0	242	8	0	99	113	379	394	40	270	398
Grp Sat Flow(s),veh/h/ln	1637	0	1694	1688	0	1680	1688	1683	1746	1688	1683	1502
Q Serve(g_s), s	26.7	0.0	18.5	0.7	0.0	8.7	9.9	20.9	20.9	3.5	6.9	18.0
Cycle Q Clear(g_c), s	26.7	0.0	18.5	0.7	0.0	8.7	9.9	20.9	20.9	3.5	6.9	18.0
Prop In Lane	1.00		0.26	1.00		0.30	1.00		0.08	1.00		1.00
Lane Grp Cap(c), veh/h	635	0	439	149	0	125	133	878	911	51	1591	1001
V/C Ratio(X)	0.93	0.00	0.55	0.05	0.00	0.79	0.85	0.43	0.43	0.79	0.17	0.40
Avail Cap(c_a), veh/h	688	0	604	307	0	420	191	878	911	169	1591	1001
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	0.98	0.98	0.98
Uniform Delay (d), s/veh	59.5	0.0	48.0	63.2	0.0	68.3	68.2	22.2	22.2	72.3	22.7	11.3
Incr Delay (d2), s/veh	18.1	0.0	1.2	0.1	0.0	11.8	15.2	1.6	1.5	9.6	0.2	1.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	18.1	0.0	12.4	0.5	0.0	7.3	8.3	12.8	13.3	2.9	4.8	9.5
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	77.6	0.0	49.3	63.3	0.0	80.1	83.4	23.7	23.7	81.8	22.9	12.5
LnGrp LOS	E	A	D	E	A	F	F	C	C	F	C	B
Approach Vol, veh/h		834			107			886			708	
Approach Delay, s/veh		69.4			78.8			31.3			20.4	
Approach LOS		E			E			C			C	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	35.6	17.7	18.9	77.9	7.9	45.4	11.5	85.2
Change Period (Y+Rc), s	6.5	6.5	7.0	7.0	6.5	6.5	7.0	7.0
Max Green Setting (Gmax), s	31.5	37.5	17.0	37.0	15.5	53.5	15.0	39.0
Max Q Clear Time (g_c+I1), s	28.7	10.7	11.9	20.0	2.7	20.5	5.5	22.9
Green Ext Time (p_c), s	0.4	0.5	0.0	5.4	0.0	1.5	0.0	6.8

Intersection Summary	
HCM 6th Ctrl Delay	42.8
HCM 6th LOS	D

Notes

User approved pedestrian interval to be less than phase max green.

HCM 6th TWSC
3: Antelope View Avenue & Deer Flat Road

2024 Total
AM Peak Hour

Intersection	
Int Delay, s/veh	1.1

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	206	12	3	74	20	14
Future Vol, veh/h	206	12	3	74	20	14
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	50	-	-	0	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	229	13	3	82	22	16

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	242	0	317	229
Stage 1	-	-	-	-	229	-
Stage 2	-	-	-	-	88	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1324	-	676	810
Stage 1	-	-	-	-	809	-
Stage 2	-	-	-	-	935	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1324	-	675	810
Mov Cap-2 Maneuver	-	-	-	-	675	-
Stage 1	-	-	-	-	809	-
Stage 2	-	-	-	-	933	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.3	10.1
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBT	EBR	WBL	WBT
Capacity (veh/h)	675	810	-	-	1324	-
HCM Lane V/C Ratio	0.033	0.019	-	-	0.003	-
HCM Control Delay (s)	10.5	9.5	-	-	7.7	0
HCM Lane LOS	B	A	-	-	A	A
HCM 95th %tile Q(veh)	0.1	0.1	-	-	0	-

HCM 6th TWSC
4: Locust Grove Road & Deer Flat Road

2024 Total
AM Peak Hour

Intersection	
Int Delay, s/veh	3.4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	29	116	3	3	68	2	4	33	10	1	6	20
Future Vol, veh/h	29	116	3	3	68	2	4	33	10	1	6	20
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	3	2	2	2	2	2	33	15
Mvmt Flow	32	129	3	3	76	2	4	37	11	1	7	22

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	78	0	0	132	0	0	293	279	131	302	279	77
Stage 1	-	-	-	-	-	-	195	195	-	83	83	-
Stage 2	-	-	-	-	-	-	98	84	-	219	196	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.83	6.35
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.83	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.83	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.297	3.435
Pot Cap-1 Maneuver	1520	-	-	1453	-	-	659	629	919	650	580	949
Stage 1	-	-	-	-	-	-	807	739	-	925	769	-
Stage 2	-	-	-	-	-	-	908	825	-	783	684	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1520	-	-	1453	-	-	625	613	919	601	566	949
Mov Cap-2 Maneuver	-	-	-	-	-	-	625	613	-	601	566	-
Stage 1	-	-	-	-	-	-	788	722	-	904	767	-
Stage 2	-	-	-	-	-	-	877	823	-	717	668	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	1.5	0.3	10.9	9.6
HCM LOS			B	A

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	661	1520	-	-	1453	-	-	810
HCM Lane V/C Ratio	0.079	0.021	-	-	0.002	-	-	0.037
HCM Control Delay (s)	10.9	7.4	0	-	7.5	0	-	9.6
HCM Lane LOS	B	A	A	-	A	A	-	A
HCM 95th %tile Q(veh)	0.3	0.1	-	-	0	-	-	0.1

HCM 6th TWSC
5: Meridian Road & D&B Access

2024 Total
AM Peak Hour

Intersection	
Int Delay, s/veh	0.2

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	2	20	816	10	1	312
Future Vol, veh/h	2	20	816	10	1	312
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	200	50	-
Veh in Median Storage, #	2	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	2	22	907	11	1	347

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1083	454	0	0	918	0
Stage 1	907	-	-	-	-	-
Stage 2	176	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	*272	553	-	-	739	-
Stage 1	*354	-	-	-	-	-
Stage 2	*904	-	-	-	-	-
Platoon blocked, %	1		-	-		-
Mov Cap-1 Maneuver	*271	553	-	-	739	-
Mov Cap-2 Maneuver	*335	-	-	-	-	-
Stage 1	*354	-	-	-	-	-
Stage 2	*903	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	12.2	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	522	739	-
HCM Lane V/C Ratio	-	-	0.047	0.002	-
HCM Control Delay (s)	-	-	12.2	9.9	-
HCM Lane LOS	-	-	B	A	-
HCM 95th %tile Q(veh)	-	-	0.1	0	-

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

HCM 6th TWSC
6: Meridian Road & Profile Lane/Profile Drive

2024 Total
AM Peak Hour

Intersection	
Int Delay, s/veh	1.8

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	26	1	17	3	1	57	41	737	3	31	260	27
Future Vol, veh/h	26	1	17	3	1	57	41	737	3	31	260	27
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	75	-	-	50	-	200	50	-	200
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	29	1	19	3	1	63	46	819	3	34	289	30

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	859	1271	145	1124	1298	410	319	0	0	822	0	0
Stage 1	357	357	-	911	911	-	-	-	-	-	-	-
Stage 2	502	914	-	213	387	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	312	188	*999	*193	181	591	1382	-	-	803	-	-
Stage 1	789	723	-	*295	351	-	-	-	-	-	-	-
Stage 2	520	350	-	*942	700	-	-	-	-	-	-	-
Platoon blocked, %	1	1	1	1	1		1	-	-		-	-
Mov Cap-1 Maneuver	261	174	*999	*178	167	591	1382	-	-	803	-	-
Mov Cap-2 Maneuver	261	174	-	*178	167	-	-	-	-	-	-	-
Stage 1	763	693	-	*285	339	-	-	-	-	-	-	-
Stage 2	447	338	-	*883	671	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	16.6	12.9	0.4	0.9
HCM LOS	C	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	1382	-	-	360	178	566	803	-	-
HCM Lane V/C Ratio	0.033	-	-	0.136	0.019	0.114	0.043	-	-
HCM Control Delay (s)	7.7	-	-	16.6	25.6	12.2	9.7	-	-
HCM Lane LOS	A	-	-	C	D	B	A	-	-
HCM 95th %tile Q(veh)	0.1	-	-	0.5	0.1	0.4	0.1	-	-

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

HCM 6th TWSC
7: Meridian Road & Meadow View Road

2024 Total
AM Peak Hour

Intersection	
Int Delay, s/veh	0.5

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	10	25	764	4	9	272
Future Vol, veh/h	10	25	764	4	9	272
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	50	-
Veh in Median Storage, #	2	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	11	28	849	4	10	302

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1022	427	0	0	853	0
Stage 1	851	-	-	-	-	-
Stage 2	171	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	*286	576	-	-	782	-
Stage 1	*379	-	-	-	-	-
Stage 2	*923	-	-	-	-	-
Platoon blocked, %	1		-	-		-
Mov Cap-1 Maneuver	*283	576	-	-	782	-
Mov Cap-2 Maneuver	*358	-	-	-	-	-
Stage 1	*379	-	-	-	-	-
Stage 2	*911	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	13	0	0.3
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	491	782	-
HCM Lane V/C Ratio	-	-	0.079	0.013	-
HCM Control Delay (s)	-	-	13	9.7	-
HCM Lane LOS	-	-	B	A	-
HCM 95th %tile Q(veh)	-	-	0.3	0	-

Notes

~: Volume exceeds capacity $: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon

HCM 6th TWSC
8: Meadow View Road & Stone Falls Avenue

2024 Total
AM Peak Hour

Intersection	
Int Delay, s/veh	7.2

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	11	2	3	5	17	32
Future Vol, veh/h	11	2	3	5	17	32
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	12	2	3	6	19	36

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	9	0	-	0	32	6
Stage 1	-	-	-	-	6	-
Stage 2	-	-	-	-	26	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1611	-	-	-	982	1077
Stage 1	-	-	-	-	1017	-
Stage 2	-	-	-	-	997	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1611	-	-	-	975	1077
Mov Cap-2 Maneuver	-	-	-	-	975	-
Stage 1	-	-	-	-	1010	-
Stage 2	-	-	-	-	997	-

Approach	EB	WB	SB
HCM Control Delay, s	6.1	0	8.7
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1611	-	-	-	1039
HCM Lane V/C Ratio	0.008	-	-	-	0.052
HCM Control Delay (s)	7.3	0	-	-	8.7
HCM Lane LOS	A	A	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	0.2

HCM 6th TWSC
1: Locust Grove Road & Hubbard Road

2024 Total
PM Peak Hour

Intersection	
Int Delay, s/veh	8.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		⇕			⇕			⇕			⇕	
Traffic Vol, veh/h	10	16	4	18	56	3	12	47	1	4	149	61
Future Vol, veh/h	10	16	4	18	56	3	12	47	1	4	149	61
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	14	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	11	18	4	20	62	3	13	52	1	4	166	68

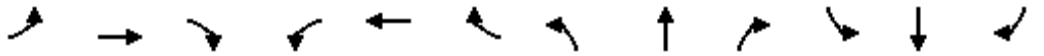
Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	65	0	0	22	0	0	263	147	20	173	148	64
Stage 1	-	-	-	-	-	-	42	42	-	104	104	-
Stage 2	-	-	-	-	-	-	221	105	-	69	44	-
Critical Hdwy	4.24	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.326	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1464	-	-	1593	-	-	690	744	1058	790	743	1000
Stage 1	-	-	-	-	-	-	972	860	-	902	809	-
Stage 2	-	-	-	-	-	-	781	808	-	941	858	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1464	-	-	1593	-	-	522	728	1058	734	727	1000
Mov Cap-2 Maneuver	-	-	-	-	-	-	522	728	-	734	727	-
Stage 1	-	-	-	-	-	-	964	853	-	895	798	-
Stage 2	-	-	-	-	-	-	570	797	-	875	851	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	2.5	1.7	10.9	11.5
HCM LOS			B	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	678	1464	-	-	1593	-	-	788
HCM Lane V/C Ratio	0.098	0.008	-	-	0.013	-	-	0.302
HCM Control Delay (s)	10.9	7.5	0	-	7.3	0	-	11.5
HCM Lane LOS	B	A	A	-	A	A	-	B
HCM 95th %tile Q(veh)	0.3	0	-	-	0	-	-	1.3

HCM Signalized Intersection Capacity Analysis
2: Meridian Road & Deer Flat Road

2024 Total
PM Peak Hour



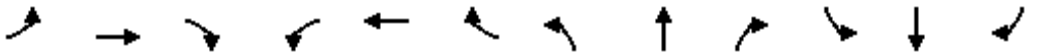
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	297	72	144	81	207	56	130	442	11	46	789	562
Future Volume (vph)	297	72	144	81	207	56	130	442	11	46	789	562
Ideal Flow (vphpl)	1800	1800	1800	1800	1800	1800	1800	1800	1800	1800	1800	1800
Total Lost time (s)	6.5	6.5		6.5	6.5		7.0	7.0		7.0	7.0	6.5
Lane Util. Factor	0.97	1.00		1.00	1.00		1.00	0.95		1.00	0.95	1.00
Frt	1.00	0.90		1.00	0.97		1.00	1.00		1.00	1.00	0.85
Flt Protected	0.95	1.00		0.95	1.00		0.95	1.00		0.95	1.00	1.00
Satd. Flow (prot)	3252	1588		1676	1709		1676	3341		1676	3353	1500
Flt Permitted	0.95	1.00		0.57	1.00		0.95	1.00		0.95	1.00	1.00
Satd. Flow (perm)	3252	1588		1002	1709		1676	3341		1676	3353	1500
Peak-hour factor, PHF	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	330	80	160	90	230	62	144	491	12	51	877	624
RTOR Reduction (vph)	0	48	0	0	7	0	0	1	0	0	0	148
Lane Group Flow (vph)	330	192	0	90	285	0	144	502	0	51	877	476
Turn Type	Prot	NA		pm+pt	NA		Prot	NA		Prot	NA	pm+ov
Protected Phases	1	6		5	2		3	8		7	4	1
Permitted Phases				2								4
Actuated Green, G (s)	18.3	39.0		40.3	30.5		16.5	66.2		8.0	57.7	76.0
Effective Green, g (s)	18.3	39.0		40.3	30.5		16.5	66.2		8.0	57.7	76.0
Actuated g/C Ratio	0.12	0.26		0.27	0.20		0.11	0.44		0.05	0.38	0.51
Clearance Time (s)	6.5	6.5		6.5	6.5		7.0	7.0		7.0	7.0	6.5
Vehicle Extension (s)	2.0	3.3		2.0	3.3		2.0	5.0		2.0	5.0	2.0
Lane Grp Cap (vph)	396	412		313	347		184	1474		89	1289	760
v/s Ratio Prot	c0.10	0.12		0.02	c0.17		c0.09	0.15		0.03	c0.26	0.08
v/s Ratio Perm				0.06								0.24
v/c Ratio	0.83	0.47		0.29	0.82		0.78	0.34		0.57	0.68	0.63
Uniform Delay, d1	64.4	46.7		42.4	57.1		65.0	27.5		69.3	38.5	26.7
Progression Factor	1.00	1.00		1.00	1.00		1.00	1.00		1.33	0.70	0.42
Incremental Delay, d2	13.4	0.9		0.2	14.6		17.9	0.6		5.0	2.7	1.1
Delay (s)	77.7	47.7		42.6	71.7		82.9	28.2		97.1	29.5	12.4
Level of Service	E	D		D	E		F	C		F	C	B
Approach Delay (s)		65.1			64.8			40.3			24.8	
Approach LOS		E			E			D			C	

Intersection Summary			
HCM 2000 Control Delay	40.2	HCM 2000 Level of Service	D
HCM 2000 Volume to Capacity ratio	0.75		
Actuated Cycle Length (s)	150.0	Sum of lost time (s)	27.0
Intersection Capacity Utilization	77.2%	ICU Level of Service	D
Analysis Period (min)	15		

c Critical Lane Group

HCM 6th Signalized Intersection Summary
2: Meridian Road & Deer Flat Road

2024 Total
PM Peak Hour



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	297	72	144	81	207	56	130	442	11	46	789	562
Future Volume (veh/h)	297	72	144	81	207	56	130	442	11	46	789	562
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1772	1772	1772	1772	1772	1772	1772	1772	1772	1772	1772	1772
Adj Flow Rate, veh/h	330	80	160	90	230	62	144	491	12	51	877	624
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	338	125	251	256	254	69	164	1643	40	65	1448	801
Arrive On Green	0.10	0.24	0.24	0.05	0.19	0.19	0.10	0.49	0.49	0.04	0.43	0.43
Sat Flow, veh/h	3274	527	1055	1688	1344	362	1688	3358	82	1688	3367	1502
Grp Volume(v), veh/h	330	0	240	90	0	292	144	246	257	51	877	624
Grp Sat Flow(s),veh/h/ln	1637	0	1582	1688	0	1707	1688	1683	1757	1688	1683	1502
Q Serve(g_s), s	15.1	0.0	20.4	6.4	0.0	25.1	12.6	13.1	13.1	4.5	30.1	49.8
Cycle Q Clear(g_c), s	15.1	0.0	20.4	6.4	0.0	25.1	12.6	13.1	13.1	4.5	30.1	49.8
Prop In Lane	1.00		0.67	1.00		0.21	1.00		0.05	1.00		1.00
Lane Grp Cap(c), veh/h	338	0	376	256	0	323	164	823	860	65	1448	801
V/C Ratio(X)	0.98	0.00	0.64	0.35	0.00	0.90	0.88	0.30	0.30	0.79	0.61	0.78
Avail Cap(c_a), veh/h	338	0	417	338	0	449	169	823	860	169	1448	801
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	0.74	0.74	0.74
Uniform Delay (d), s/veh	67.1	0.0	51.4	45.9	0.0	59.5	66.8	22.9	22.9	71.5	32.9	27.9
Incr Delay (d2), s/veh	42.0	0.0	3.0	0.3	0.0	17.5	34.9	0.9	0.9	5.9	1.4	5.6
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	12.8	0.0	12.9	4.8	0.0	17.9	11.2	8.9	9.2	3.6	16.9	23.7
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	109.1	0.0	54.3	46.2	0.0	77.0	101.7	23.8	23.8	77.4	34.3	33.5
LnGrp LOS	F	A	D	D	A	E	F	C	C	E	C	C
Approach Vol, veh/h		570			382			647			1552	
Approach Delay, s/veh		86.0			69.8			41.2			35.4	
Approach LOS		F			E			D			D	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	22.0	34.9	21.6	71.5	14.7	42.2	12.7	80.4
Change Period (Y+Rc), s	6.5	6.5	7.0	7.0	6.5	6.5	7.0	7.0
Max Green Setting (Gmax), s	15.5	39.5	15.0	53.0	15.5	39.5	15.0	53.0
Max Q Clear Time (g_c+I1), s	17.1	27.1	14.6	51.8	8.4	22.4	6.5	15.1
Green Ext Time (p_c), s	0.0	1.3	0.0	1.1	0.0	1.3	0.0	5.7

Intersection Summary	
HCM 6th Ctrl Delay	49.9
HCM 6th LOS	D

HCM 6th TWSC
3: Antelope View Avenue & Deer Flat Road

2024 Total
PM Peak Hour

Intersection	
Int Delay, s/veh	0.9

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	73	32	14	289	22	8
Future Vol, veh/h	73	32	14	289	22	8
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	50	-	-	0	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	81	36	16	321	24	9

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	117	0	434	81
Stage 1	-	-	-	-	81	-
Stage 2	-	-	-	-	353	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1471	-	579	979
Stage 1	-	-	-	-	942	-
Stage 2	-	-	-	-	711	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1471	-	571	979
Mov Cap-2 Maneuver	-	-	-	-	571	-
Stage 1	-	-	-	-	942	-
Stage 2	-	-	-	-	702	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.3	10.8
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBT	EBR	WBL	WBT
Capacity (veh/h)	571	979	-	-	1471	-
HCM Lane V/C Ratio	0.043	0.009	-	-	0.011	-
HCM Control Delay (s)	11.6	8.7	-	-	7.5	0
HCM Lane LOS	B	A	-	-	A	A
HCM 95th %tile Q(veh)	0.1	0	-	-	0	-

HCM 6th TWSC
4: Locust Grove Road & Deer Flat Road

2024 Total
PM Peak Hour

Intersection	
Int Delay, s/veh	4.9

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	18	43	1	12	208	8	4	15	6	13	47	87
Future Vol, veh/h	18	43	1	12	208	8	4	15	6	13	47	87
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	20	48	1	13	231	9	4	17	7	14	52	97

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	240	0	0	49	0	0	425	355	49	363	351	236
Stage 1	-	-	-	-	-	-	89	89	-	262	262	-
Stage 2	-	-	-	-	-	-	336	266	-	101	89	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1327	-	-	1558	-	-	540	571	1020	593	573	803
Stage 1	-	-	-	-	-	-	918	821	-	743	691	-
Stage 2	-	-	-	-	-	-	678	689	-	905	821	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1327	-	-	1558	-	-	433	557	1020	565	559	803
Mov Cap-2 Maneuver	-	-	-	-	-	-	433	557	-	565	559	-
Stage 1	-	-	-	-	-	-	904	809	-	732	684	-
Stage 2	-	-	-	-	-	-	545	682	-	867	809	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	2.3	0.4	11.3	11.9
HCM LOS			B	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	595	1327	-	-	1558	-	-	682
HCM Lane V/C Ratio	0.047	0.015	-	-	0.009	-	-	0.239
HCM Control Delay (s)	11.3	7.8	0	-	7.3	0	-	11.9
HCM Lane LOS	B	A	A	-	A	A	-	B
HCM 95th %tile Q(veh)	0.1	0	-	-	0	-	-	0.9

HCM 6th TWSC
5: Meridian Road & D&B Access

2024 Total
PM Peak Hour

Intersection	
Int Delay, s/veh	0.2

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	6	20	579	19	7	1010
Future Vol, veh/h	6	20	579	19	7	1010
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	200	50	-
Veh in Median Storage, #	2	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	96	96	96	96	96	96
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	6	21	603	20	7	1052

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1143	302	0	0	623	0
Stage 1	603	-	-	-	-	-
Stage 2	540	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	*618	694	-	-	954	-
Stage 1	*509	-	-	-	-	-
Stage 2	*637	-	-	-	-	-
Platoon blocked, %	1		-	-		-
Mov Cap-1 Maneuver	*614	694	-	-	954	-
Mov Cap-2 Maneuver	*600	-	-	-	-	-
Stage 1	*509	-	-	-	-	-
Stage 2	*633	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	10.6	0	0.1
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	670	954	-
HCM Lane V/C Ratio	-	-	0.04	0.008	-
HCM Control Delay (s)	-	-	10.6	8.8	-
HCM Lane LOS	-	-	B	A	-
HCM 95th %tile Q(veh)	-	-	0.1	0	-

Notes

~: Volume exceeds capacity $: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon

HCM 6th TWSC
6: Meridian Road & Profile Lane/Profile Drive

2024 Total
PM Peak Hour

Intersection	
Int Delay, s/veh	3.4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	35	6	87	29	1	68	74	476	45	113	809	96
Future Vol, veh/h	35	6	87	29	1	68	74	476	45	113	809	96
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	75	-	-	50	-	200	50	-	200
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	97	97	97	97	97	97	97	97	97	97	97	97
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	3
Mvmt Flow	36	6	90	30	1	70	76	491	46	116	834	99

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1464	1755	417	1295	1808	246	933	0	0	537	0	0
Stage 1	1066	1066	-	643	643	-	-	-	-	-	-	-
Stage 2	398	689	-	652	1165	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	193	126	*756	*288	113	754	1095	-	-	1027	-	-
Stage 1	525	498	-	*428	467	-	-	-	-	-	-	-
Stage 2	599	445	-	*713	431	-	-	-	-	-	-	-
Platoon blocked, %	1	1	1	1	1		1	-	-		-	-
Mov Cap-1 Maneuver	150	104	*756	*210	93	754	1095	-	-	1027	-	-
Mov Cap-2 Maneuver	150	104	-	*210	93	-	-	-	-	-	-	-
Stage 1	489	442	-	*398	435	-	-	-	-	-	-	-
Stage 2	504	414	-	*550	383	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	24.4	15.1	1.1	1
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	1095	-	-	315	210	684	1027	-	-
HCM Lane V/C Ratio	0.07	-	-	0.419	0.142	0.104	0.113	-	-
HCM Control Delay (s)	8.5	-	-	24.4	25	10.9	9	-	-
HCM Lane LOS	A	-	-	C	D	B	A	-	-
HCM 95th %tile Q(veh)	0.2	-	-	2	0.5	0.3	0.4	-	-

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

HCM 6th TWSC
7: Meridian Road & Meadow View Road

2024 Total
PM Peak Hour

Intersection	
Int Delay, s/veh	0.4

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	10	19	552	14	34	928
Future Vol, veh/h	10	19	552	14	34	928
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	50	-
Veh in Median Storage, #	2	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	96	96	96	96	96	96
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	10	20	575	15	35	967

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1137	295	0	0	590	0
Stage 1	583	-	-	-	-	-
Stage 2	554	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	*523	701	-	-	982	-
Stage 1	*521	-	-	-	-	-
Stage 2	*675	-	-	-	-	-
Platoon blocked, %	1		-	-		-
Mov Cap-1 Maneuver	*504	701	-	-	982	-
Mov Cap-2 Maneuver	*494	-	-	-	-	-
Stage 1	*521	-	-	-	-	-
Stage 2	*651	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	11.2	0	0.3
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	612	982	-
HCM Lane V/C Ratio	-	-	0.049	0.036	-
HCM Control Delay (s)	-	-	11.2	8.8	-
HCM Lane LOS	-	-	B	A	-
HCM 95th %tile Q(veh)	-	-	0.2	0.1	-

Notes

~: Volume exceeds capacity $: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon

HCM 6th TWSC
8: Meadow View Road & Stone Falls Avenue

2024 Total
PM Peak Hour

Intersection	
Int Delay, s/veh	5.1

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	36	12	8	20	11	21
Future Vol, veh/h	36	12	8	20	11	21
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	40	13	9	22	12	23

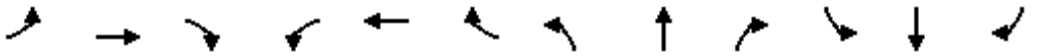
Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	31	0	-	0	113	20
Stage 1	-	-	-	-	20	-
Stage 2	-	-	-	-	93	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1582	-	-	-	884	1058
Stage 1	-	-	-	-	1003	-
Stage 2	-	-	-	-	931	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1582	-	-	-	862	1058
Mov Cap-2 Maneuver	-	-	-	-	862	-
Stage 1	-	-	-	-	978	-
Stage 2	-	-	-	-	931	-

Approach	EB	WB	SB
HCM Control Delay, s	5.5	0	8.8
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1582	-	-	-	981
HCM Lane V/C Ratio	0.025	-	-	-	0.036
HCM Control Delay (s)	7.3	0	-	-	8.8
HCM Lane LOS	A	A	-	-	A
HCM 95th %tile Q(veh)	0.1	-	-	-	0.1

HCM Signalized Intersection Capacity Analysis
2: Meridian Road & Deer Flat Road

2024 Total - No Build
AM Peak Hour



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	533	162	55	7	62	27	102	667	29	36	243	358
Future Volume (vph)	533	162	55	7	62	27	102	667	29	36	243	358
Ideal Flow (vphpl)	1800	1800	1800	1800	1800	1800	1800	1800	1800	1800	1800	1800
Total Lost time (s)	6.5	6.5		6.5	6.5		7.0	7.0		7.0	7.0	7.0
Lane Util. Factor	1.00	1.00		1.00	1.00		1.00	0.95		1.00	0.95	1.00
Frt	1.00	0.96		1.00	0.95		1.00	0.99		1.00	1.00	0.85
Flt Protected	0.95	1.00		0.95	1.00		0.95	1.00		0.95	1.00	1.00
Satd. Flow (prot)	1676	1698		1676	1684		1676	3332		1676	3353	1500
Flt Permitted	0.48	1.00		0.61	1.00		0.95	1.00		0.95	1.00	1.00
Satd. Flow (perm)	856	1698		1075	1684		1676	3332		1676	3353	1500
Peak-hour factor, PHF	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	592	180	61	8	69	30	113	741	32	40	270	398
RTOR Reduction (vph)	0	8	0	0	12	0	0	2	0	0	0	253
Lane Group Flow (vph)	592	233	0	8	87	0	113	771	0	40	270	145
Turn Type	pm+pt	NA		pm+pt	NA		Prot	NA		Prot	NA	Perm
Protected Phases	1	6		5	2		3	8		7	4	
Permitted Phases	6			2								4
Actuated Green, G (s)	60.4	52.7		20.1	18.9		14.6	62.0		7.1	54.5	54.5
Effective Green, g (s)	60.4	52.7		20.1	18.9		14.6	62.0		7.1	54.5	54.5
Actuated g/C Ratio	0.40	0.35		0.13	0.13		0.10	0.41		0.05	0.36	0.36
Clearance Time (s)	6.5	6.5		6.5	6.5		7.0	7.0		7.0	7.0	7.0
Vehicle Extension (s)	2.0	3.3		2.0	3.3		2.0	5.0		2.0	5.0	5.0
Lane Grp Cap (vph)	536	596		148	212		163	1377		79	1218	545
v/s Ratio Prot	c0.26	0.14		0.00	0.05		c0.07	c0.23		0.02	0.08	
v/s Ratio Perm	c0.19			0.01								0.10
v/c Ratio	1.10	0.39		0.05	0.41		0.69	0.56		0.51	0.22	0.27
Uniform Delay, d1	41.3	36.6		56.5	60.4		65.5	33.6		69.7	33.1	33.6
Progression Factor	1.00	1.00		1.00	1.00		1.00	1.00		1.13	0.81	0.91
Incremental Delay, d2	70.6	0.5		0.1	1.4		9.8	1.7		1.8	0.4	1.2
Delay (s)	111.9	37.0		56.6	61.8		75.4	35.2		80.3	27.1	31.8
Level of Service	F	D		E	E		E	D		F	C	C
Approach Delay (s)		90.3			61.4			40.4			32.8	
Approach LOS		F			E			D			C	

Intersection Summary			
HCM 2000 Control Delay	55.5	HCM 2000 Level of Service	E
HCM 2000 Volume to Capacity ratio	0.87		
Actuated Cycle Length (s)	150.0	Sum of lost time (s)	27.0
Intersection Capacity Utilization	79.5%	ICU Level of Service	D
Analysis Period (min)	15		

c Critical Lane Group

HCM 6th Signalized Intersection Summary
2: Meridian Road & Deer Flat Road

2024 Total - No Build
AM Peak Hour

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	533	162	55	7	62	27	102	667	29	36	243	358
Future Volume (veh/h)	533	162	55	7	62	27	102	667	29	36	243	358
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1772	1772	1772	1772	1772	1772	1772	1772	1772	1772	1772	1772
Adj Flow Rate, veh/h	592	180	61	8	69	30	113	741	32	40	270	398
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	424	348	118	149	87	38	133	1662	72	51	1537	686
Arrive On Green	0.21	0.28	0.28	0.01	0.07	0.07	0.08	0.51	0.51	0.03	0.46	0.46
Sat Flow, veh/h	1688	1266	429	1688	1171	509	1688	3288	142	1688	3367	1502
Grp Volume(v), veh/h	592	0	241	8	0	99	113	379	394	40	270	398
Grp Sat Flow(s),veh/h/ln	1688	0	1695	1688	0	1680	1688	1683	1746	1688	1683	1502
Q Serve(g_s), s	31.5	0.0	18.0	0.7	0.0	8.7	9.9	21.6	21.6	3.5	7.1	29.4
Cycle Q Clear(g_c), s	31.5	0.0	18.0	0.7	0.0	8.7	9.9	21.6	21.6	3.5	7.1	29.4
Prop In Lane	1.00		0.25	1.00		0.30	1.00		0.08	1.00		1.00
Lane Grp Cap(c), veh/h	424	0	466	149	0	125	133	851	883	51	1537	686
V/C Ratio(X)	1.40	0.00	0.52	0.05	0.00	0.79	0.85	0.45	0.45	0.79	0.18	0.58
Avail Cap(c_a), veh/h	424	0	604	307	0	420	169	851	883	169	1537	686
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	0.98	0.98	0.98
Uniform Delay (d), s/veh	50.8	0.0	46.0	63.2	0.0	68.3	68.2	23.7	23.7	72.3	24.1	30.1
Incr Delay (d2), s/veh	192.5	0.0	1.0	0.1	0.0	11.8	22.3	1.7	1.6	9.6	0.2	3.5
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	55.2	0.0	12.1	0.5	0.0	7.3	8.6	13.3	13.7	2.9	5.0	16.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	243.2	0.0	47.0	63.3	0.0	80.1	90.5	25.4	25.3	81.8	24.3	33.6
LnGrp LOS	F	A	D	E	A	F	F	C	C	F	C	C
Approach Vol, veh/h		833			107			886			708	
Approach Delay, s/veh		186.5			78.8			33.6			32.8	
Approach LOS		F			E			C			C	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	38.0	17.7	18.8	75.5	7.9	47.8	11.5	82.8
Change Period (Y+Rc), s	6.5	6.5	7.0	7.0	6.5	6.5	7.0	7.0
Max Green Setting (Gmax), s	31.5	37.5	15.0	39.0	15.5	53.5	15.0	39.0
Max Q Clear Time (g_c+I1), s	33.5	10.7	11.9	31.4	2.7	20.0	5.5	23.6
Green Ext Time (p_c), s	0.0	0.5	0.0	3.2	0.0	1.5	0.0	6.6

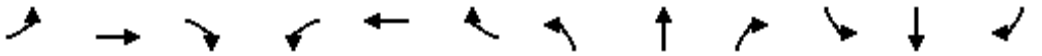
Intersection Summary	
HCM 6th Ctrl Delay	85.5
HCM 6th LOS	F

Notes

User approved pedestrian interval to be less than phase max green.

HCM Signalized Intersection Capacity Analysis
2: Meridian Road & Deer Flat Road

2024 Total - No Build
PM Peak Hour



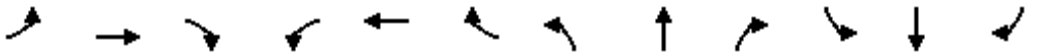
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	297	72	144	81	207	56	130	442	11	46	789	562
Future Volume (vph)	297	72	144	81	207	56	130	442	11	46	789	562
Ideal Flow (vphpl)	1800	1800	1800	1800	1800	1800	1800	1800	1800	1800	1800	1800
Total Lost time (s)	6.5	6.5		6.5	6.5		7.0	7.0		7.0	7.0	7.0
Lane Util. Factor	1.00	1.00		1.00	1.00		1.00	0.95		1.00	0.95	1.00
Frt	1.00	0.90		1.00	0.97		1.00	1.00		1.00	1.00	0.85
Flt Protected	0.95	1.00		0.95	1.00		0.95	1.00		0.95	1.00	1.00
Satd. Flow (prot)	1676	1588		1676	1709		1676	3341		1676	3353	1500
Flt Permitted	0.21	1.00		0.60	1.00		0.95	1.00		0.95	1.00	1.00
Satd. Flow (perm)	373	1588		1052	1709		1676	3341		1676	3353	1500
Peak-hour factor, PHF	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	330	80	160	90	230	62	144	491	12	51	877	624
RTOR Reduction (vph)	0	47	0	0	7	0	0	1	0	0	0	289
Lane Group Flow (vph)	330	193	0	90	285	0	144	502	0	51	877	335
Turn Type	pm+pt	NA		pm+pt	NA		Prot	NA		Prot	NA	Perm
Protected Phases	1	6		5	2		3	8		7	4	
Permitted Phases	6			2								4
Actuated Green, G (s)	56.1	39.8		39.8	30.0		16.1	65.4		8.0	57.3	57.3
Effective Green, g (s)	56.1	39.8		39.8	30.0		16.1	65.4		8.0	57.3	57.3
Actuated g/C Ratio	0.37	0.27		0.27	0.20		0.11	0.44		0.05	0.38	0.38
Clearance Time (s)	6.5	6.5		6.5	6.5		7.0	7.0		7.0	7.0	7.0
Vehicle Extension (s)	2.0	3.3		2.0	3.3		2.0	5.0		2.0	5.0	5.0
Lane Grp Cap (vph)	309	421		319	341		179	1456		89	1280	573
v/s Ratio Prot	c0.14	0.12		0.02	0.17		c0.09	0.15		0.03	c0.26	
v/s Ratio Perm	c0.26			0.06								0.22
v/c Ratio	1.07	0.46		0.28	0.84		0.80	0.34		0.57	0.69	0.59
Uniform Delay, d1	40.2	46.1		42.8	57.6		65.4	28.1		69.3	38.8	36.9
Progression Factor	1.00	1.00		1.00	1.00		1.00	1.00		1.30	0.70	0.61
Incremental Delay, d2	70.4	0.9		0.2	16.2		21.3	0.6		5.0	2.7	3.9
Delay (s)	110.6	47.0		43.0	73.9		86.7	28.7		95.0	29.8	26.4
Level of Service	F	D		D	E		F	C		F	C	C
Approach Delay (s)		83.8			66.6			41.6			30.6	
Approach LOS		F			E			D			C	

Intersection Summary			
HCM 2000 Control Delay	46.8	HCM 2000 Level of Service	D
HCM 2000 Volume to Capacity ratio	0.88		
Actuated Cycle Length (s)	150.0	Sum of lost time (s)	27.0
Intersection Capacity Utilization	85.6%	ICU Level of Service	E
Analysis Period (min)	15		

c Critical Lane Group

HCM 6th Signalized Intersection Summary
2: Meridian Road & Deer Flat Road

2024 Total - No Build
PM Peak Hour



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	297	72	144	81	207	56	130	442	11	46	789	562
Future Volume (veh/h)	297	72	144	81	207	56	130	442	11	46	789	562
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1772	1772	1772	1772	1772	1772	1772	1772	1772	1772	1772	1772
Adj Flow Rate, veh/h	330	80	160	90	230	62	144	491	12	51	877	624
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	245	125	250	255	254	68	164	1645	40	65	1450	647
Arrive On Green	0.10	0.24	0.24	0.05	0.19	0.19	0.10	0.49	0.49	0.04	0.43	0.43
Sat Flow, veh/h	1688	527	1055	1688	1344	362	1688	3358	82	1688	3367	1502
Grp Volume(v), veh/h	330	0	240	90	0	292	144	246	257	51	877	624
Grp Sat Flow(s),veh/h/ln	1688	0	1582	1688	0	1707	1688	1683	1757	1688	1683	1502
Q Serve(g_s), s	15.5	0.0	20.5	6.4	0.0	25.1	12.6	13.1	13.1	4.5	30.1	60.7
Cycle Q Clear(g_c), s	15.5	0.0	20.5	6.4	0.0	25.1	12.6	13.1	13.1	4.5	30.1	60.7
Prop In Lane	1.00		0.67	1.00		0.21	1.00		0.05	1.00		1.00
Lane Grp Cap(c), veh/h	245	0	375	255	0	322	164	825	861	65	1450	647
V/C Ratio(X)	1.35	0.00	0.64	0.35	0.00	0.91	0.88	0.30	0.30	0.79	0.60	0.96
Avail Cap(c_a), veh/h	245	0	396	337	0	427	169	825	861	169	1450	647
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	0.74	0.74	0.74
Uniform Delay (d), s/veh	47.8	0.0	51.5	46.0	0.0	59.6	66.8	22.9	22.9	71.5	32.9	41.6
Incr Delay (d2), s/veh	180.0	0.0	3.4	0.3	0.0	19.5	34.9	0.9	0.9	5.9	1.4	23.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	29.9	0.0	13.0	4.8	0.0	18.1	11.2	8.9	9.2	3.6	16.8	32.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	227.8	0.0	54.9	46.3	0.0	79.1	101.7	23.8	23.8	77.4	34.3	64.6
LnGrp LOS	F	A	D	D	A	E	F	C	C	E	C	E
Approach Vol, veh/h		570			382			647			1552	
Approach Delay, s/veh		155.0			71.3			41.1			47.9	
Approach LOS		F			E			D			D	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	22.0	34.8	21.6	71.6	14.7	42.0	12.7	80.5
Change Period (Y+Rc), s	6.5	6.5	7.0	7.0	6.5	6.5	7.0	7.0
Max Green Setting (Gmax), s	15.5	37.5	15.0	55.0	15.5	37.5	15.0	55.0
Max Q Clear Time (g_c+I1), s	17.5	27.1	14.6	62.7	8.4	22.5	6.5	15.1
Green Ext Time (p_c), s	0.0	1.2	0.0	0.0	0.0	1.2	0.0	5.8

Intersection Summary	
HCM 6th Ctrl Delay	68.7
HCM 6th LOS	E

Notes

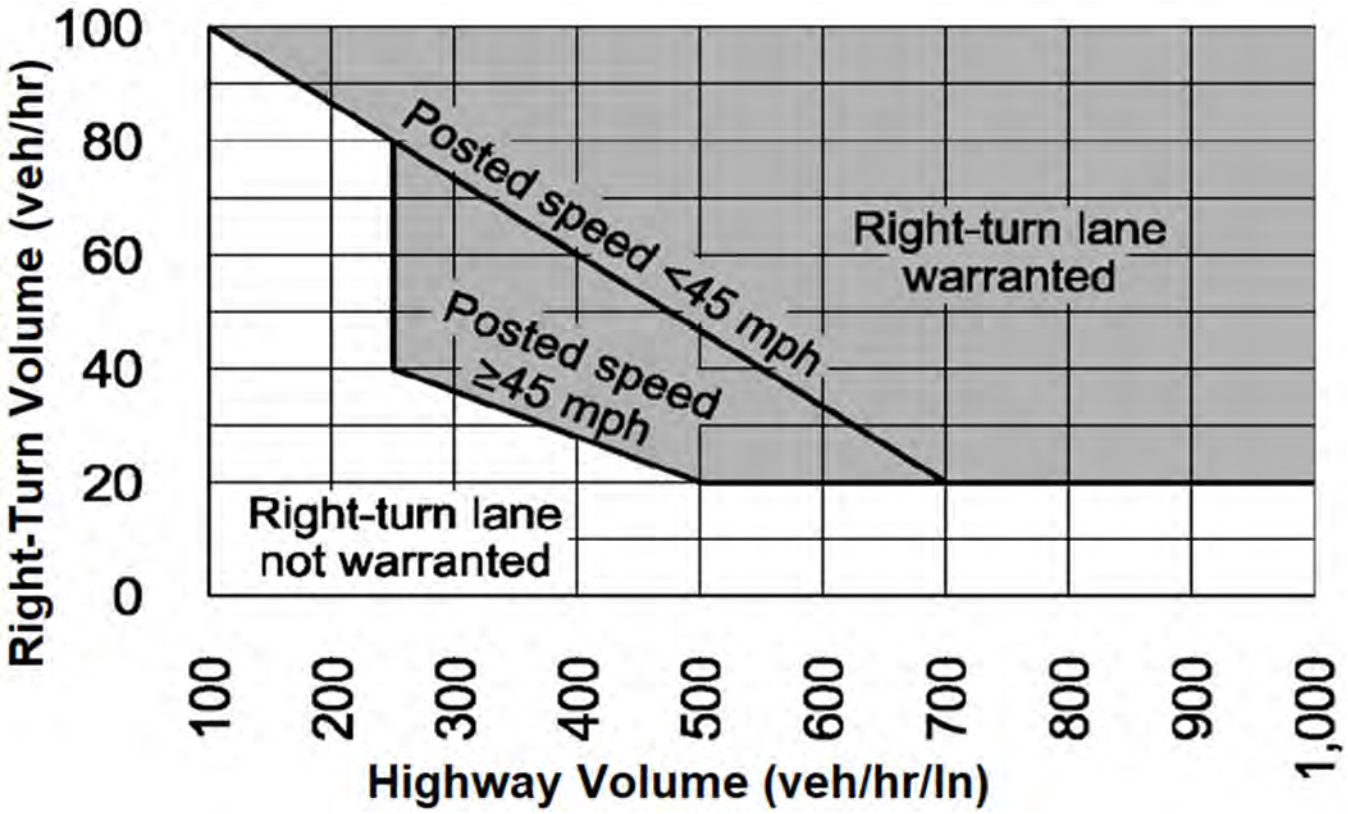
User approved pedestrian interval to be less than phase max green.

Ashton Estates East Subdivision
Kuna, Idaho

ITD Right-Turn Lane Analysis
2020 Existing Traffic

Intersection	Approach	Speed Limit (mph)	Peak Hour	Right-Turn Volume (vph)	Major Road Volume (vphpl)	Meet Warrant?
(1) Meadow View Rd & Meridian Rd	NB	55	AM	1	327	No*
			PM	3	237	No*

*Total approach volume less than 100 vph or right-turn volume < 20 vph = Not Warranted



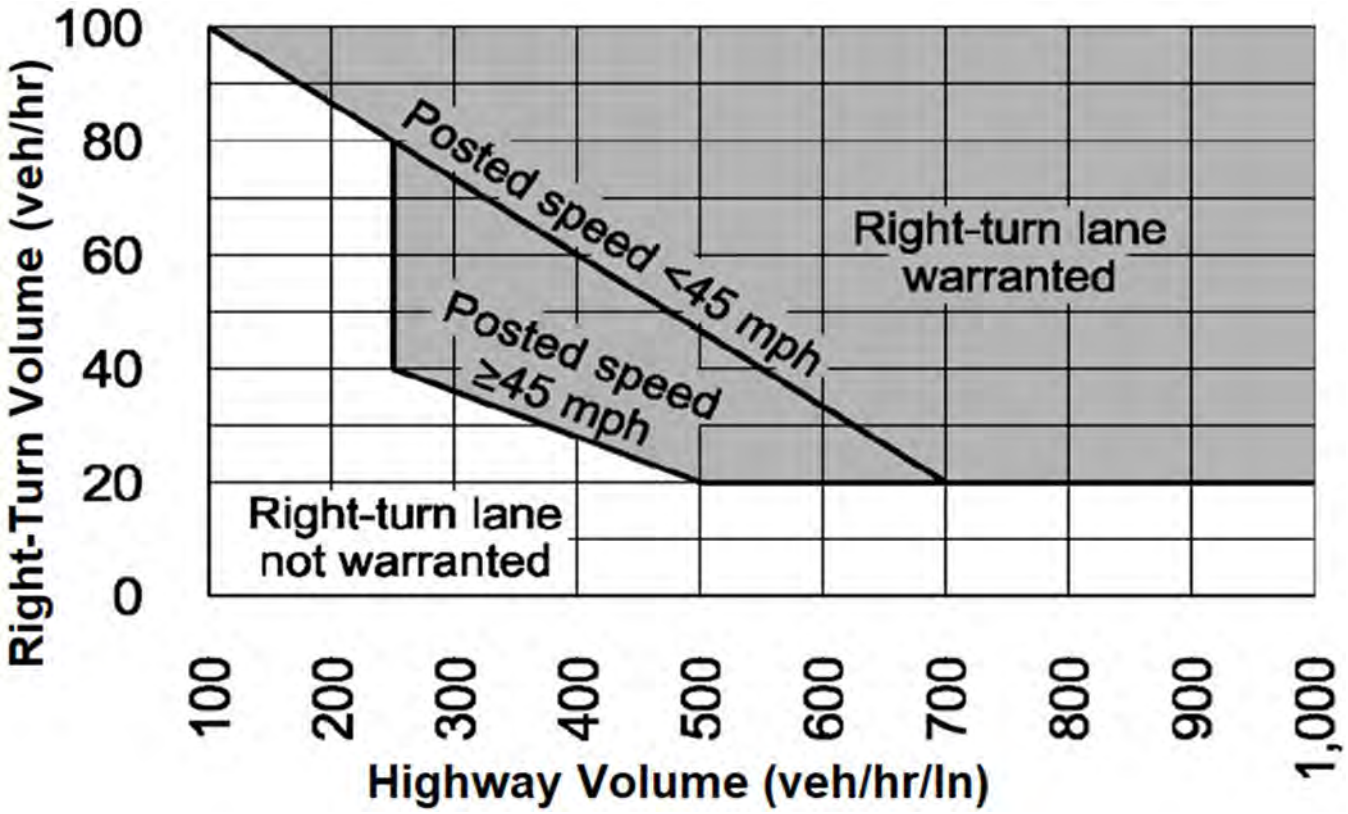
AM Peak (1) PM Peak (1)

Ashton Estates East Subdivision
Kuna, Idaho

ITD Right-Turn Lane Analysis
2024 Background Traffic

Intersection	Approach	Speed Limit (mph)	Peak Hour	Right-Turn Volume (vph)	Major Road Volume (vphpl)	Meet Warrant?
(1) Meadow View Rd & Meridian Rd	NB	55	AM	1	383	No*
			PM	4	278	No*

*Total approach volume less than 100 vph or right-turn volume < 20 vph = Not Warranted



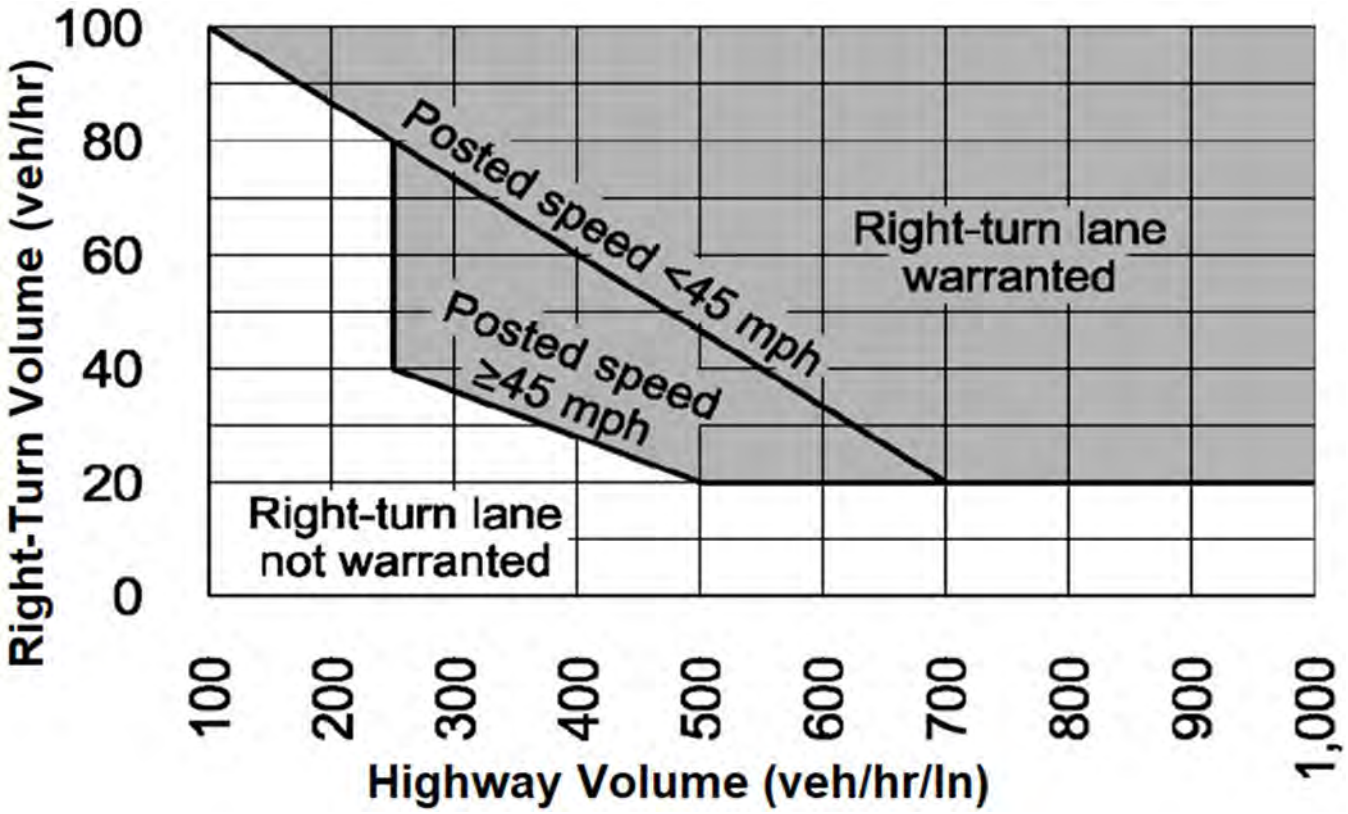
AM Peak (1) PM Peak (1)

Ashton Estates East Subdivision
Kuna, Idaho

ITD Right-Turn Lane Analysis
2024 Total Traffic

Intersection	Approach	Speed Limit (mph)	Peak Hour	Right-Turn Volume (vph)	Major Road Volume (vphpl)	Meet Warrant?
(1) Meadow View Rd & Meridian Rd	NB	55	AM	4	384	No*
			PM	14	283	No*

*Total approach volume less than 100 vph or right-turn volume < 20 vph = Not Warranted



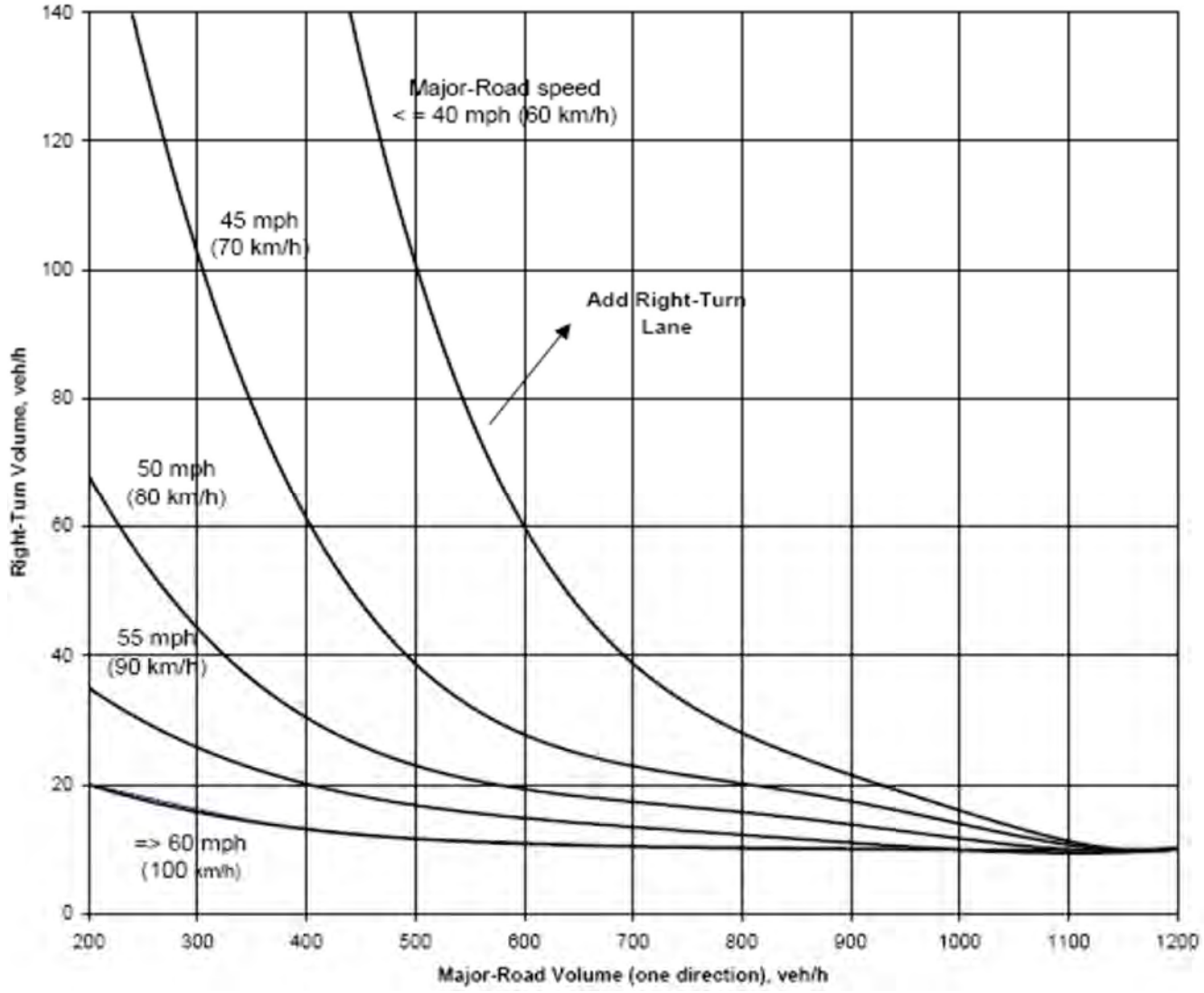
AM Peak (1) PM Peak (1)

Ashton Estates East Subdivision
Kuna, Idaho

ACHD Right-Turn Lane Guidelines for Two-Lane Roadways
2020 Existing Traffic

Intersection		Approach	Speed Limit (mph)	Peak Hour	Right-Turn Volume (vph)	Major Road Volume (vph)	Meet Warrant?
1	Hubbard Road & Locust Grove Road	EB	50	AM	1	87	No*
				PM	3	21	No*
2	Hubbard Road & Locust Grove Road	WB	50	AM	0	11	No*
				PM	2	52	No*
3	Deer Flat Road & Locust Grove Road	EB	50	AM	3	130	No*
				PM	1	54	No*
4	Deer Flat Road & Locust Grove Road	WB	50	AM	2	62	No*
				PM	7	193	No*

*Total approach volume less than 200 vph or right-turn volume less than 10 vph = Not Warranted



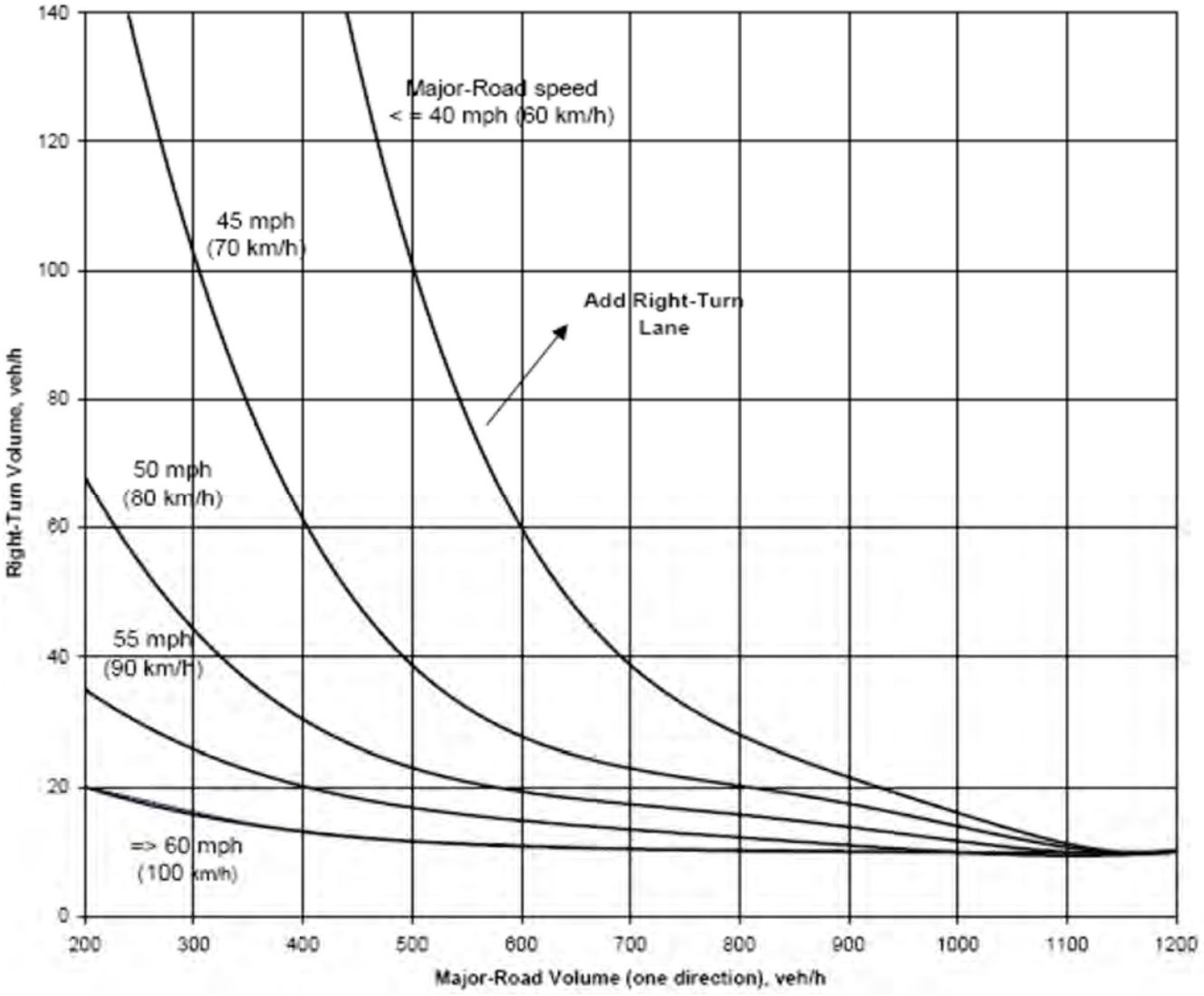
AM Peak (1) PM Peak (1)

Ashton Estates East Subdivision
Kuna, Idaho

ACHD Right-Turn Lane Guidelines for Two-Lane Roadways
2024 Background Traffic

	Intersection	Approach	Speed Limit (mph)	Peak Hour	Right-Turn Volume (vph)	Major Road Volume (vph)	Meet Warrant?
1	Hubbard Road & Locust Grove Road	EB	50	AM	1	127	No*
				PM	4	30	No*
2	Hubbard Road & Locust Grove Road	WB	50	AM	0	16	No*
				PM	3	77	No*
3	Deer Flat Road & Locust Grove Road	EB	50	AM	3	146	No*
				PM	1	61	No*
4	Deer Flat Road & Locust Grove Road	WB	50	AM	2	70	No*
				PM	8	217	No*

*Total approach volume less than 200 vph or right-turn volume less than 10 vph = Not Warranted



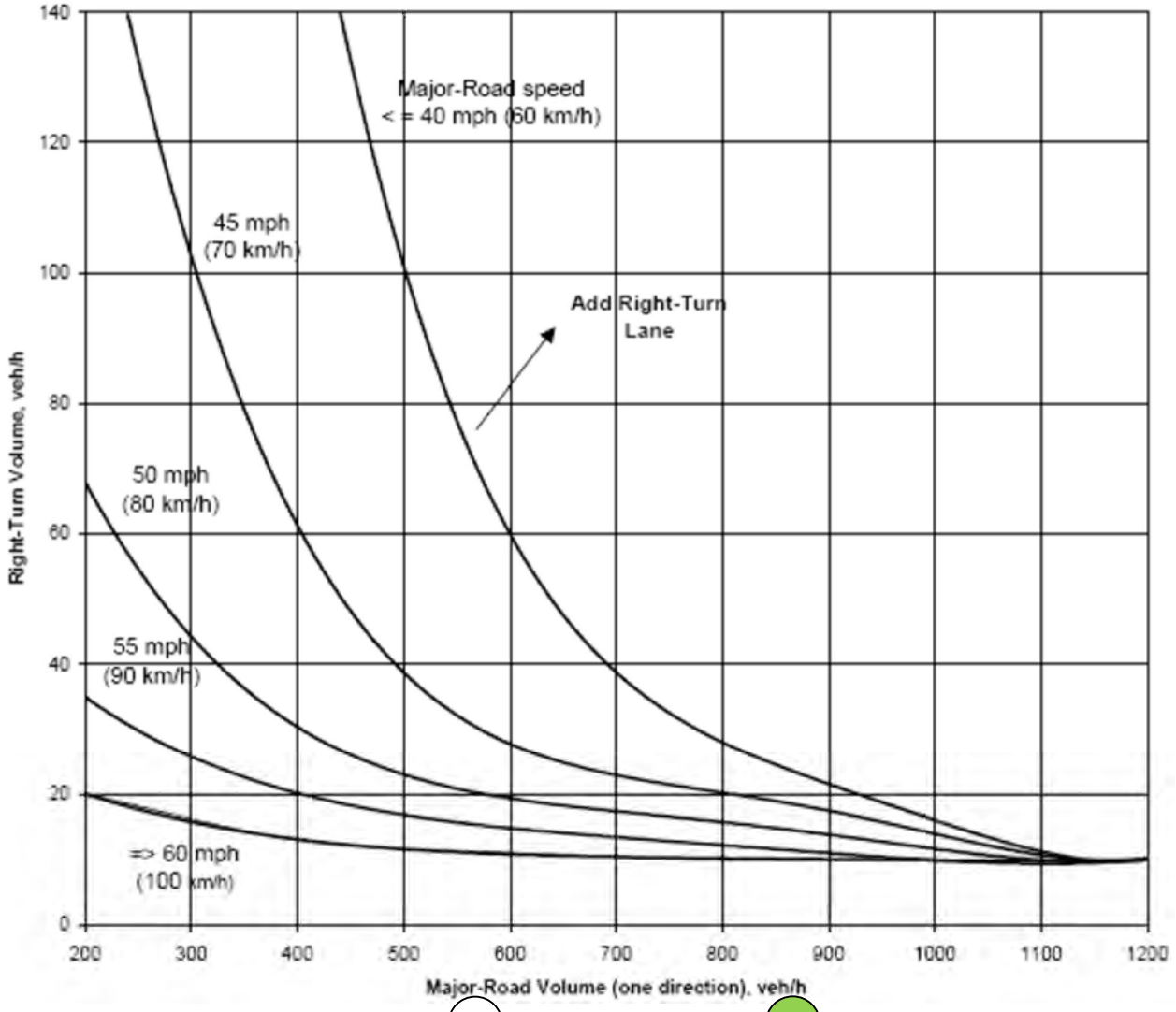
AM Peak (1) PM Peak (1)

Ashton Estates East Subdivision
Kuna, Idaho

ACHD Right-Turn Lane Guidelines for Two-Lane Roadways
2024 Total Traffic

	Intersection	Approach	Speed Limit (mph)	Peak Hour	Right-Turn Volume (vph)	Major Road Volume (vph)	Meet Warrant?
1	Hubbard Road & Locust Grove Road	EB	50	AM	1	127	No*
				PM	4	30	No*
2	Hubbard Road & Locust Grove Road	WB	50	AM	0	16	No*
				PM	3	77	No*
3	Deer Flat Road & Locust Grove Road	EB	50	AM	3	148	No*
				PM	1	62	No*
4	Deer Flat Road & Locust Grove Road	WB	50	AM	2	73	No*
				PM	8	228	No*
5	Stone Falls Avenue & Meadow View Road	WB	50	AM	5	8	No*
				PM	20	28	No*

*Total approach volume less than 200 vph or right-turn volume less than 10 vph = Not Warranted



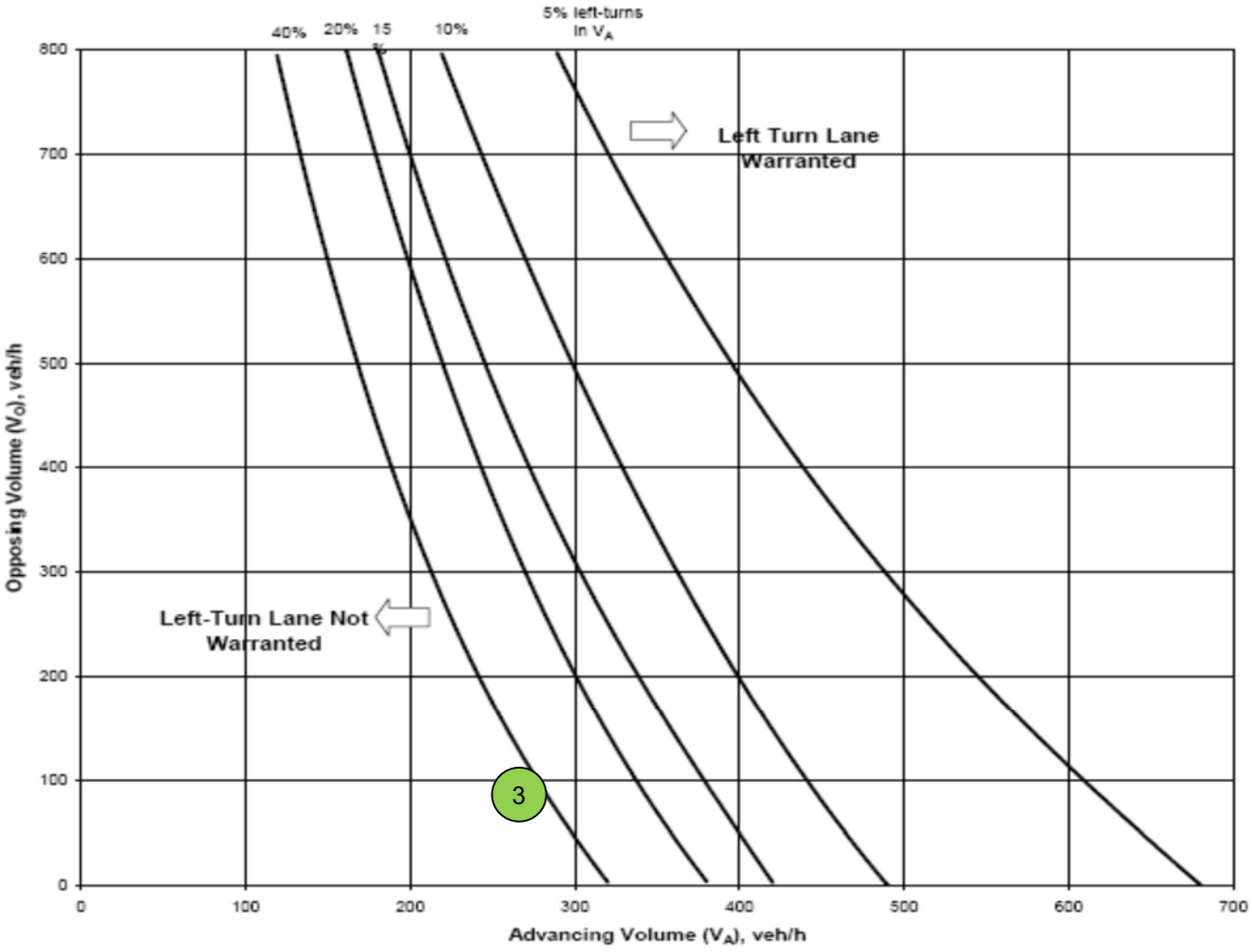
AM Peak (1) PM Peak (1)

Ashton Estates East Subdivision
Kuna, Idaho

ACHD Left-Turn Lane Analysis
2020 Existing Traffic

Intersection	Approach	Speed Limit [mph]	Peak Hour	Advancing Volume [vph]	Opposing Volume [vph]	Left-Turn Volume (%)	Meet Warrant?
(1) Hubbard Road & Locust Grove Road	EB	50	AM	87	10	41.4%	No*
			PM	21	40	33.3%	No*
(2) Hubbard Road & Locust Grove Road	WB	50	AM	11	51	9.1%	No*
			PM	52	14	23.1%	No*
(3) Antelope Flat Road & Deer Flat Road	WB	50	AM	67	192	1.5%	No*
			PM	266	88	3.0%	No
(4) Deer Flat Road & Locust Grove Road	EB	50	AM	130	62	19.2%	No*
			PM	54	192	27.8%	No*
(5) Deer Flat Road & Locust Grove Road	WB	50	AM	62	105	0.0%	No*
			PM	193	39	0.5%	No*

*Advancing and Opposing Volume < 225 vph = Not Warranted



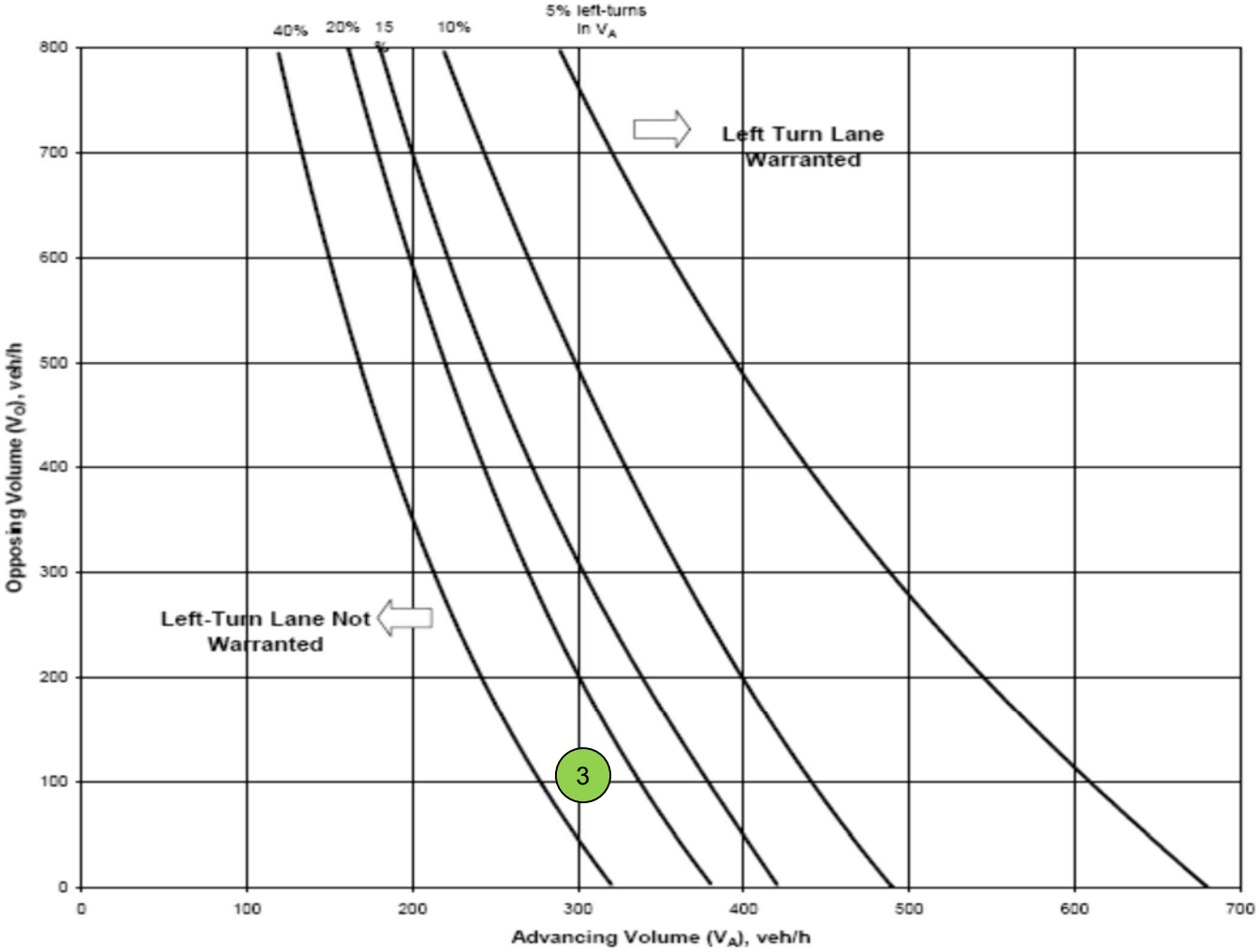
AM Peak (1) PM Peak (1)

Ashton Estates East Subdivision
Kuna, Idaho

ACHD Left-Turn Lane Analysis
2024 Background Traffic

	Intersection	Approach	Speed Limit [mph]	Peak Hour	Advancing Volume [vph]	Opposing Volume [vph]	Left-Turn Volume (%)	Meet Warrant?
1	Hubbard Road & Locust Grove Road	EB	50	AM	127	15	41.7%	No*
				PM	30	59	33.3%	No*
2	Hubbard Road & Locust Grove Road	WB	50	AM	16	74	6.3%	No*
				PM	77	20	23.4%	No*
3	Antelope Flat Road & Deer Flat Road	WB	50	AM	76	217	2.6%	No*
				PM	301	101	4.0%	No
4	Deer Flat Road & Locust Grove Road	EB	50	AM	146	70	19.2%	No*
				PM	61	216	27.9%	No*
5	Deer Flat Road & Locust Grove Road	WB	50	AM	70	118	0.0%	No*
				PM	217	44	0.5%	No*

*Advancing and Opposing Volume < 225 vph = Not Warranted



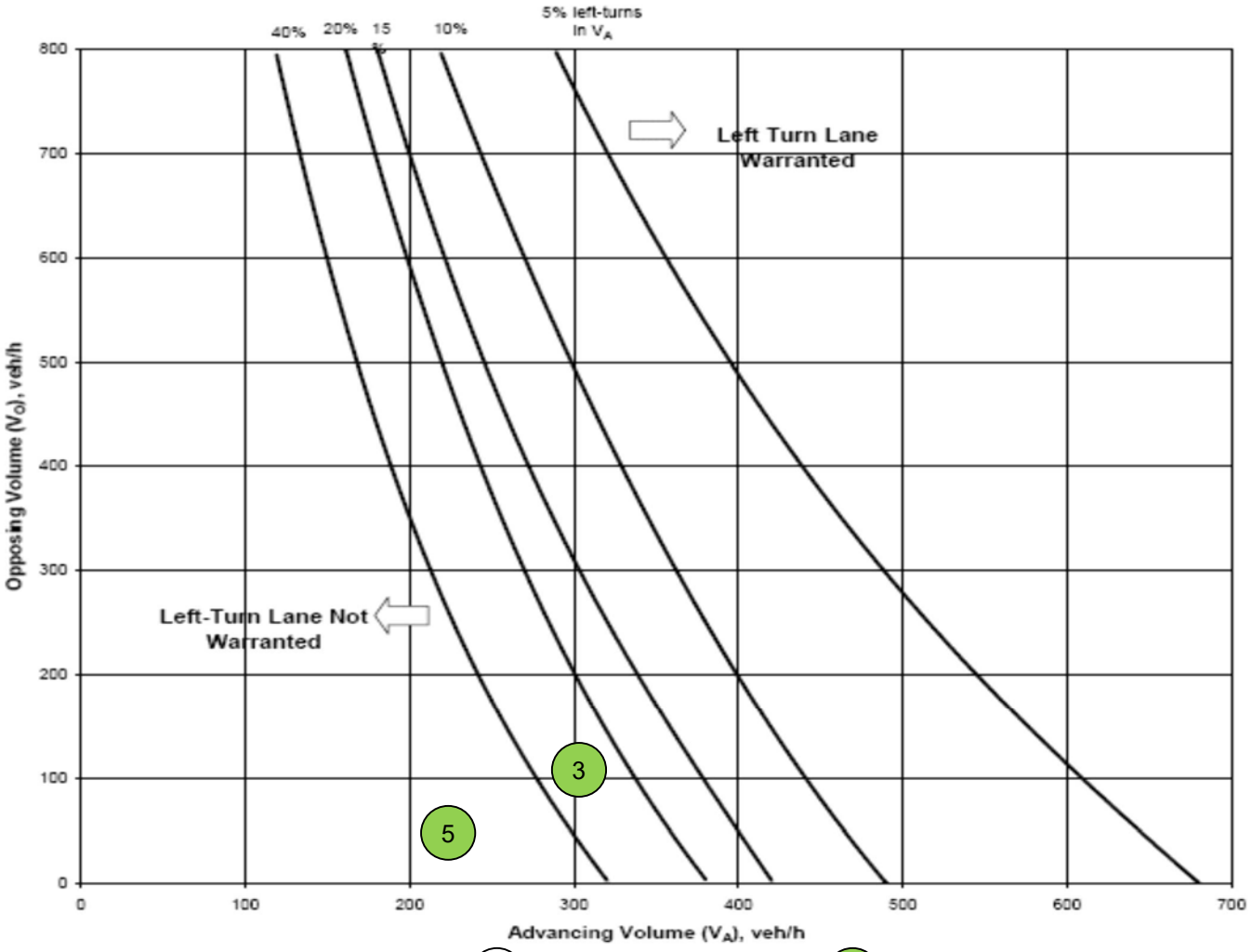
AM Peak (1) PM Peak (1)

Ashton Estates East Subdivision
Kuna, Idaho

ACHD Left-Turn Lane Analysis
2024 Total Traffic

	Intersection	Approach	Speed Limit [mph]	Peak Hour	Advancing Volume [vph]	Opposing Volume [vph]	Left-Turn Volume (%)	Meet Warrant?
1	Hubbard Road & Locust Grove Road	EB	50	AM	127	15	41.7%	No*
				PM	30	59	33.3%	No*
2	Hubbard Road & Locust Grove Road	WB	50	AM	16	74	6.3%	No*
				PM	77	20	23.4%	No*
3	Antelope Flat Road & Deer Flat Road	WB	50	AM	77	218	3.9%	No*
				PM	303	105	4.6%	No
4	Deer Flat Road & Locust Grove Road	EB	50	AM	148	70	19.6%	No*
				PM	62	216	29.0%	No*
5	Deer Flat Road & Locust Grove Road	WB	50	AM	73	119	4.1%	No*
				PM	228	44	5.3%	No
6	Stone Falls Avenue & Meadow View Road	EB	50	AM	13	8	84.6%	No*
				PM	48	28	75.0%	No*

*Advancing and Opposing Volume < 225 vph = Not Warranted



AM Peak (1) PM Peak (1)

Kirsti Grabo

From: Sub Name Mail <subnamemail@adacounty.id.gov>
Sent: Friday, November 8, 2019 3:45 PM
To: Kirsti Grabo
Subject: RE: Ashton Estates Sub Extension

Kirsti;

If this project will be adjacent to, and a continuation of Ashton Estates Subdivision, then it would simplify things if Don continues the Ashton Estates phasing.
From the Assessors mapping, it appears that in the future phase 3 will be Parcel S1419223145 (south of phase 2) so phase 4 and on would extend into Parcel S1419241000.

Kuna may want to identify it some other way for their internal use, but if they will acknowledge that whatever you submit is "to be platted as future phases of Ashton Estates" then it is cleaner in the recorded plats. You already have the name reserved, so we have no problems extending it onto adjacent ground.

Please contact me if I can be of assistance in getting Kuna to accept the current name.

Glen Smallwood
Surveying Technician
Ada County Development Services
200 W. Front St., Boise, ID 83702
(208) 287-7926 *office*
(208) 287-7909 *fax*

From: Kirsti Grabo <KGrabo@kmengllp.com>
Sent: Thursday, November 7, 2019 2:03 PM
To: Sub Name Mail <subnamemail@adacounty.id.gov>
Cc: Donna Wilson <DWilson@kmengllp.com>
Subject: [EXTERNAL] Sub Name Request

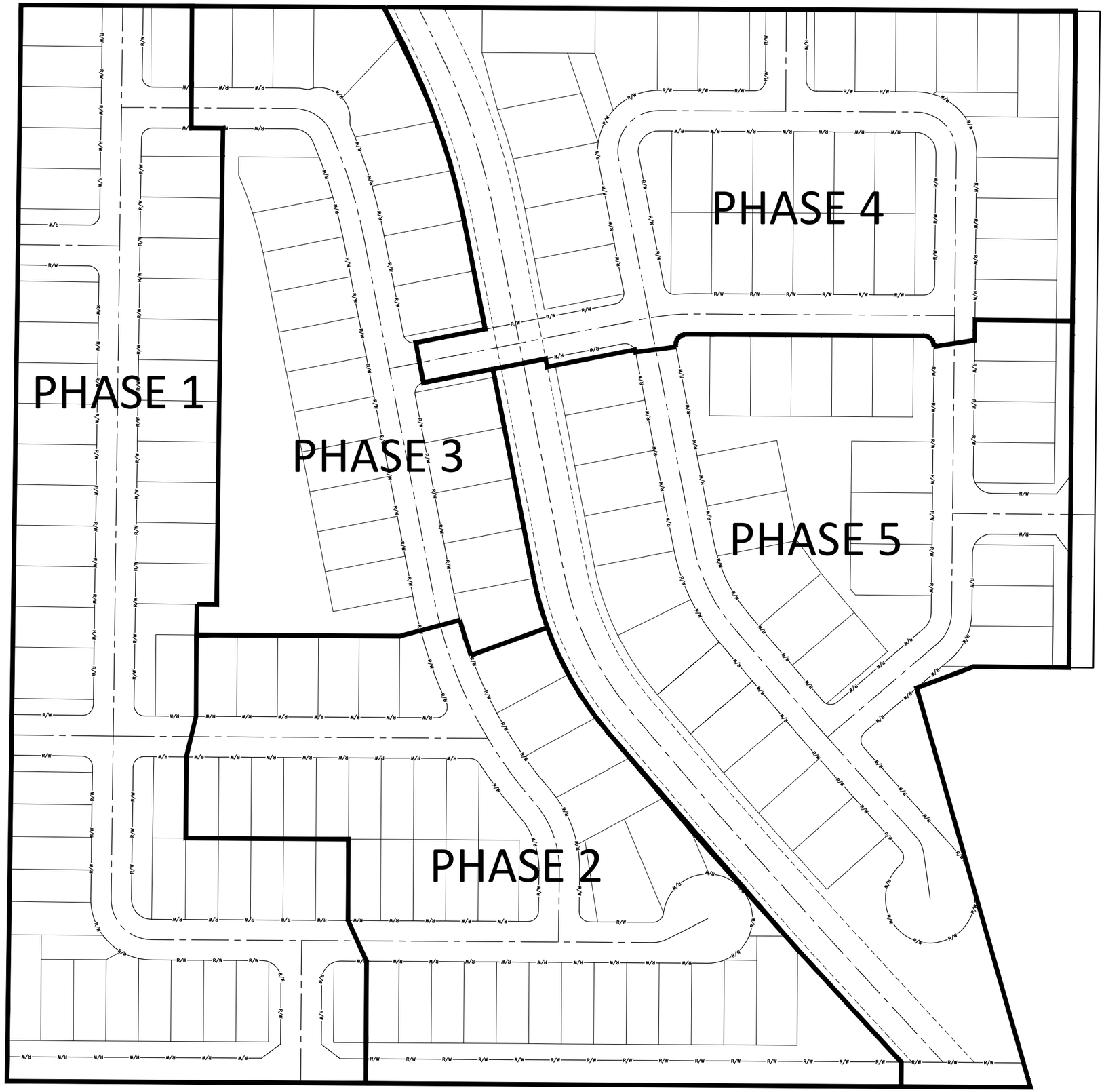
CAUTION: This email originated from outside Ada County email servers. Do not click on links or open attachments unless you recognize the sender and know the content is safe. Verify the sender by mouse-hovering over their display name in order to see the sender's full email address and confirm it is not suspicious. If you are unsure an email is safe, please report the email by using the 'Phish Alert' button in Outlook.

Hi Gents –

We are currently working on an extension of the Ashton Estates project in Kuna. The parcel number is S1419241000 and the property is +/- 38.5 acres. On behalf of the developer, Don Newell (who is also the developer of Ashton Estates), we would like to reserve the name Ashton Estates East Subdivision for this project.

Please let me know if this is acceptable.

Thanks,



0 60 120 180
Plan Scale: 1" = 60'

NOTES:

A. THIS CONCEPTUAL PHASING PLAN IS FOR PRELIMINARY PLANNING PURPOSES, LOT LAYOUT IS SUBJECT TO CHANGE UPON FINAL PLAT.

PRELIMINARY NOT FOR CONSTRUCTION

ASHTON ESTATES EAST SUBDIVISION
CONCEPTUAL PHASING PLAN
KUNA, IDAHO

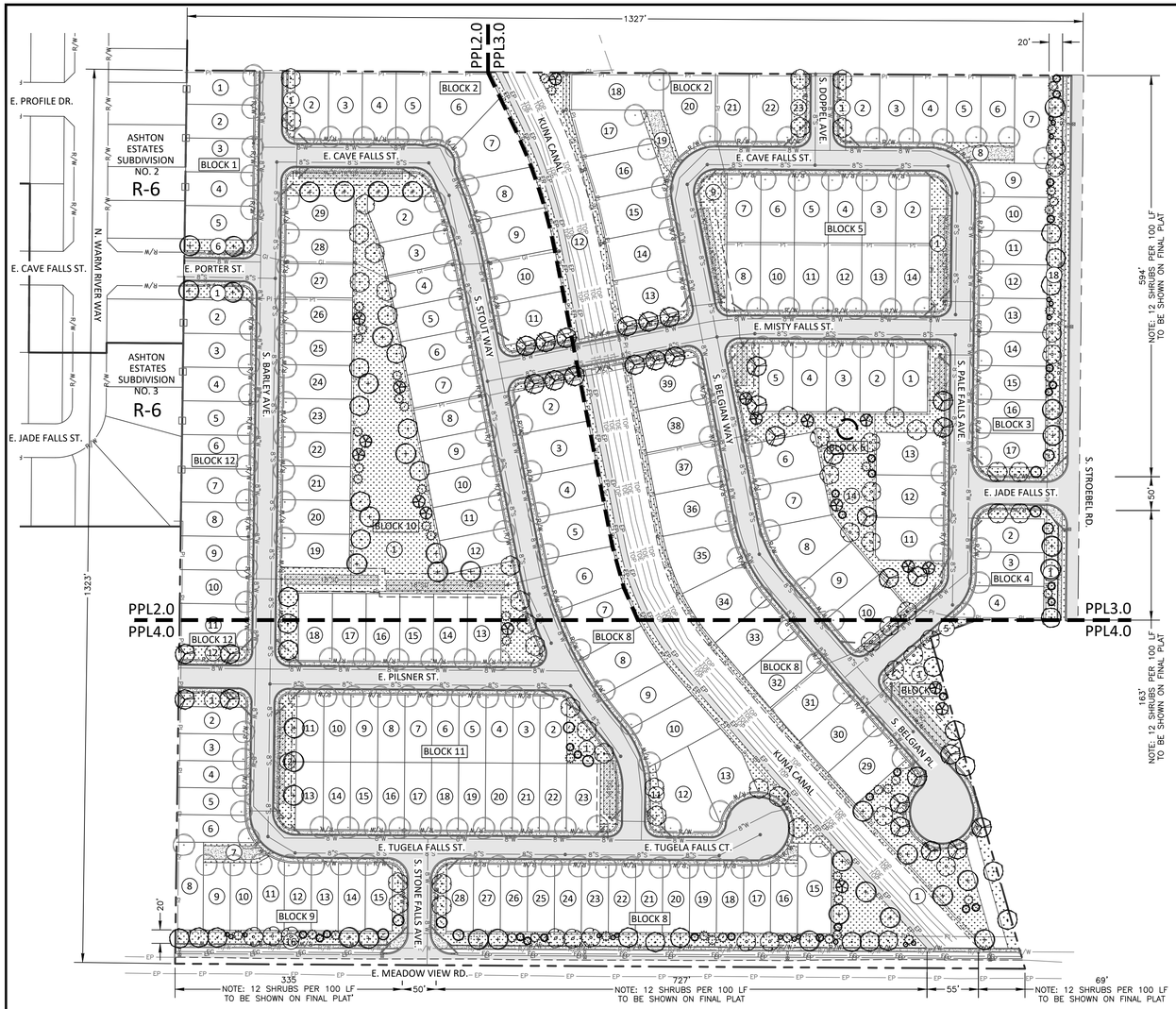
REVISIONS

NO.	ITEM	DATE

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

DATE: 11/11/19
PROJECT: 19-081
SHEET NO. 1 OF 1

P:\19-081\CAD\EXHIBITS\19-081 PHASING PLAN.DWG, SCOTT MARSHALL, 11/12/2019, DWG TO PDF.PC3, ---



SITE PLAN

0 100 200 300

Plan/Profile Scale: 1" = 100'

DEVELOPER/OWNER
KUNA EAST, LLC.
P.O. BOX 1939
EAGLE, IDAHO 83616
CONTACT: DON NEWELL

LANDSCAPE ARCHITECT
KM ENGINEERING
9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE: (208) 639-6939
CONTACT: ALYSSA YENSEN, P.L.A.
EMAIL: ayensen@kmengllp.com

PLANT SCHEDULE

OTHER TREES	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE HXW	CLASS
	175	INDIVIDUAL LOT TREES SCHEMATIC LOCATION PER KUNA CITY CODE 6-4-2V INSTALL ONE TREE PER LOT. INDIVIDUAL LOT TREES SHALL BE INSTALLED BY THE INDIVIDUAL HOME BUILDER IN CONJUNCTION WITH THE INDIVIDUAL LOT DEVELOPMENT. THESE TREES ARE NOT THE RESPONSIBILITY OF THE DEVELOPER.	2" CAL.		CLASS II

DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE HXW	CLASS
	35	ACER X FREEMANII 'JEFFSRED' TM AUTUMN BLAZE MAPLE	2" CAL. B&B	45'X30'	CLASS II
	26	CARPINUS BETULUS EUROPEAN HORNBEAM	2" CAL. B&B	30'X30'	CLASS I
	38	FRAXINUS AMERICANA 'AUTUMN PURPLE' AUTUMN PURPLE ASH	2" CAL. B&B	45'X30'	CLASS II
	32	FRAXINUS PENNSYLVANICA 'PATMORE' PATMORE ASH	2" CAL. B&B	30'X30'	CLASS II
	29	GLEDITSIA TRIACANTHOS 'SKYLINE' SKYLINE HONEY LOCUST	2" CAL. B&B	35'X30'	CLASS II
	10	PYRUS CALLERYANA 'CAPITAL' CAPITAL CALLERY PEAR	2" CAL. B&B	35'X15'	CLASS II

EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE HXW	CLASS
	18	PICEA OMORIKA 'BRUNS' BRUNS SPRUCE	6'-8' B&B	30'X10'	
	18	PICEA PUNGENS COLORADO SPRUCE	6'-8' B&B	30'X20'	
	45	PICEA PUNGENS 'HOOPSII' HOOPSI BLUE SPRUCE	6'-8' B&B	35'X15'	
	30	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' VANDERWOLF'S PYRAMID PINE	10'-12' B&B	25'X15'	

GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT
	273,112 SF	TURF SOD BLUEGRASS KENTUCKY BLUEGRASS	SEED

OPEN SPACE TREE CALCULATIONS
1 TREE PER 1000SF OF QUALIFIED OPEN SPACE

BLOCK #	LOT #	LOT AREA (SF)	QUALIFIED OPEN SPACE	REQUIRED	PROVIDED
1	6	1891	0	0.00	2.00
2	1	1,000	0	0.00	2.00
2	12	34,510	12,130 EXCLUDES KUNA CANAL EASEMENT	12.00	9.00
2	23	1,964	0	0.00	2.00
3	1	964	0	0.00	2.00
3	18	12,873	1,407 EXCLUDES STROBEL RD. FRONTAGE	1.00	3.00
4	1	4,258	1,435 EXCLUDES STROBEL RD. FRONTAGE	1.00	3.00
4	5	525	0	0.00	0.00
5	1	4,761	0	0.00	0.00
5	9	5,096	0	0.00	0.00
6	14	33,962	33,962	34.00	34.00
7	1	9,875	9,875	10.00	10.00
8	1	125,375	53,890 EXCLUDES KUNA CANAL EASEMENT AND MEADOW VIEW RD. FRONTAGE	52.00	43.00
8	11	1,438	0	0.00	2.00
9	1	1,964	0	0.00	2.00
9	16	7,900	1,390 EXCLUDES MEADOW VIEW RD. FRONTAGE	1.00	3.00
10	1	73,421	73,421	74	53
11	1	5,649	0	0	8
11	12	4,864	0	0	2
12	1	1,964	0	0	3
12	9	1,941	0	0	3
TOTAL OPEN SPACE TREES				185.00	186.00

LOT CALCULATIONS
1 TREE PER RESIDENTIAL LOT

TOTAL RESIDENTIAL LOTS	REQUIRED	PROVIDED
175	175.00	175.00
TOTAL LOT TREES	175.00	175.00

STREET TREE CALCULATIONS
1 DECIDUOUS AND 2 EVERGREEN PER 100LF

STREET NAME	CALCULATION	REQUIRED	PROVIDED
MEADOW VIEW RD.	(1131 LF/100) * 2	23.00	23.00
	(1131 LF/100) * 3	34.00	34.00
STROBEL RD.	(757 LF/100) * 2	15.00	15.00
	(757 LF/100) * 3	23.00	23.00
TOTAL STREET TREES		95.00	95.00
TOTAL SITE TREES		455.00	456.00

GENERAL LANDSCAPE NOTES

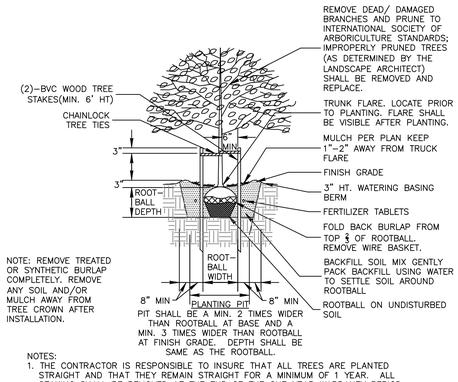
1. CONTRACTOR SHALL LOCATE AND IDENTIFY EXISTING UNDERGROUND AND OVERHEAD UTILITIES WITHIN CONTRACT WORK AREAS PRIOR TO CONSTRUCTION. CONTACT DIG LINE, INC. @ 1.800.342.1585. PROVIDE ADEQUATE MEANS OF PROTECTION OF UTILITIES AND SERVICES DESIGNATED TO REMAIN. REPAIR UTILITIES DAMAGED DURING SITE WORK OPERATIONS AT CONTRACTOR'S EXPENSE.
2. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN.
3. ALL PLANTED BEDS TO RECEIVE A MIN. 3" DEPTH ORGANIC PERMABARK, USE OF MULCH OR ROCK AS THE ONLY GROUND COVER IN REQUIRED PLANTING ARES IS PROHIBITED. IF ROCK MULCH IS USED, INSTALL A PERMEABLE FABRIC WEED BARRIER UNDER ROCK MULCH. IMPERMEABLE PLASTIC WEED BARRIERS ARE PROHIBITED.
4. FENCING WITHIN SUBDIVISION, ALONG SIDE AND REAR LOT LINES SHALL BE INSTALLED BY BUILDER/HOMEOWNER IN CONJUNCTION WITH INDIVIDUAL LOT DEVELOPMENT AND SHALL COMPLY WITH THE STANDARDS ESTABLISHED IN THE SUBDIVISION'S CC&RS.

ACHD LANDCAPE NOTES

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

GENERAL IRRIGATION NOTES

1. IRRIGATION OF COMMON AREAS SHALL BE VIA THE SUBDIVISION'S PRESSURIZED IRRIGATION SYSTEM. IRRIGATION OF INDIVIDUAL LOTS AND LANDSCAPING ALONG THE FRONTAGE OF PRIVATE LOTS SHALL BE PRESSURIZED IRRIGATION WATER, AND THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS.
2. COVERAGE; THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE ONE HUNDRED PERCENT (100%) COVERAGE WITH HEAD TO HEAD SPACING OR TRIANGULAR SPACING AS APPROPRIATE.
3. MATCHED PRECIPITATION RATES: SPRINKLER HEADS SHALL HAVE MATCHED PRECIPITATION RATES WITHIN EACH CONTROL VALVE.
4. IRRIGATION DISTRICTS: SPRINKLER HEADS IRRIGATING LAWN OR OTHER HIGH WATER DEMAND AREAS SHALL BE CIRCUITED SO THAT THEY ARE ON THE SEPARATE ZONE OR DISTRICT FROM THOSE IRRIGATING TREES, SHRUBS, OR OTHER REDUCED WATER DEMAND AREAS.
5. OVERSPRAY: SPRINKLER HEADS SHALL BE ADJUSTED TO REDUCE OVERSPRAY ONTO IMPERVIOUS SURFACES SUCH AS STREETS, SIDEWALKS, DRIVEWAYS, AND PARKING AREAS.

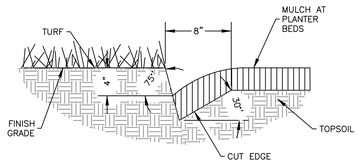


NOTES:
1. THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR A MINIMUM OF 1 YEAR. ALL STAKING SHALL BE REMOVED AT THE END OF THE ONE YEAR WARRANTY PERIOD.

1 DECIDUOUS TREE PLANTING AND STAKING DETAIL
NTS

2 6-FOOT HEIGHT VINYL FENCE
NTS

3 5-FOOT CLEAR VISION FENCE
NTS



4 SHOVEL CUT
NTS

PRELIMINARY NOT FOR CONSTRUCTION

ASHTON ESTATES EAST SUBDIVISION
PRELIMINARY PLAT LANDSCAPE COVER SHEET
KUNA, IDAHO

REVISIONS

NO.	ITEM	DATE

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

STATE OF IDAHO
ALYSSA YENSEN
LA-16577
11/19/19
LICENSED LANDSCAPE ARCHITECT

DATE: 11/11/19
PROJECT: 19-081
SHEET NO.
PPL1.0

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PLANT SCHEDULE

OTHER TREES	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE HXW	CLASS
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	18	PICEA PUNGENS COLORADO SPRUCE	6'-8' B&B	30'X20'	
	45	PICEA PUNGENS 'HOOPSII' HOOPSI BLUE SPRUCE	6'-8' B&B	35'X15'	
	30	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' VANDERWOLF'S PYRAMID PINE	10'-12' B&B	25'X15'	

GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT
	273,112 SF	TURF SOD BLUEGRASS KENTUCKY BLUEGRASS	SEED

KEY NOTES (TYPICAL) ⟨#⟩

1. LANDSCAPE CONTRACTOR SHALL:
   - INSTALL 3' DIAMETER SHOVEL CUT TREE RING, WITH BARE EARTH SURFACE AT ALL TREES WITHIN TURF AREAS. SEE SHEET PPL1.0-4.
   - REMOVE ALL TWINE/ROPES AND BURLAP FROM ROOTBALLS
   - REMOVE ALL WIRE BASKETS FROM THE TOP ⅓ OF ROOTBALLS.
2. 40' CLEAR VISION TRIANGLE. NO TREES SHALL BE PLANTED WITHIN A CLEAR VISION TRIANGLE. THE MAXIMUM HEIGHT OF ANY VEGETATIVE GROUND COVER AT MATURITY WITHIN THE CLEAR VISION TRIANGLE SHALL BE 3' FROM THE ADJACENT STREET GRADE.
3. EXISTING FENCE INSTALLED AS PART OF ASHTON ESTATES SUB. TO REMAIN.
4. SCHEMATIC LOCATION OF TREES. TREES SHALL BE INSTALLED BY THE INDIVIDUAL HOME BUIDLER IN CONJUNCTION WITH INDIVIDUAL LOT DEVELOPMENT. THESE TREES ARE NOT THE RESPONSIBILITY OF THE DEVELOPER.
5. SCHEMATIC LOCATION OF TOT LOT – FINAL LOCATION AND DETAILS TO BE DETERMINED IN CONJUNCTION WITH FINAL PLAT AND ASSOCIATED GRADING AND DRAINAGE.
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8. 5' WROUGHT IRON CLEAR VISION FENCE. SEE SHEET PPL1.0-3.
9. 9' WIDE ASPHALT PATH. SEE CIVIL PLANS.
10. CONCRETE PAD FOR FUTURE BUS STOP PER CITY OF KUNA.
11. COMPACTED GRAVEL SHOULDER FROM EDGE OF PAVEMENT PER CIVIL PLANS.
12. EXISTING LANDSCAPING AND IRRIGATION TO REMAIN. RETAIN AND PROTECT. CONTRACTOR SHALL FIELD VERIFY LIMITS OF DISTURBANCE AND PATCH BACK ALONG PHASE BOUNDARY AS NECESSARY. TRANSITION BETWEEN NEW AND EXISTING LANDSCAPE SHALL BE NON RECOGNIZABLE AND COHESIVE WHEN FINISHED. CONTRACTOR IS RESPONSIBLE TO REPAIR ALL EXISTING LANDSCAPE PLANTING AREAS AND IRRIGATION COMPONENTS DAMAGED AS A RESULT OF NEW CONSTRUCTION. THE CONTRACTOR SHALL ENSURE THAT THE EXISTING IRRIGATION SYSTEM REMAINS OPERABLE DURING CONSTRUCTION AND THAT FOLLOWING CONSTRUCTION, THE EXISTING IRRIGATION SYSTEM OPERATES AS GOOD, OR BETTER THAN EXISTED PRIOR TO THIS PROJECT. CONTRACTOR SHALL REPLACE, AT NO ADDITIONAL COST TO THE OWNER, PLANT MATERIALS DAMAGED DURING EXECUTION OF THIS PROJECT OR DAMAGED DUE TO THE CONTRACTORS FAILURE TO MAINTAIN OPERATION OF THE EXISTING SYSTEM DURING THE COURSE OF CONSTRUCTION.
13. FUTURE EMERGENCY ACCESS ROAD PER OWNER.

LANDSCAPE PLAN

0 40 80 120
Plan/Profile Scale: 1" = 40'

PRELIMINARY NOT FOR CONSTRUCTION

ASHTON ESTATES EAST SUBDIVISION
PRELIMINARY PLAT LANDSCAPE PLAN
KUNA, IDAHO

REVISIONS

NO.	ITEM	DATE

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

STATE OF IDAHO
MELISSA Y. ENSIGN
LA-16577
11/19/19
LICENSED LANDSCAPE ARCHITECT

DATE: 11/11/19
PROJECT: 19-081
SHEET NO. PPL2.0

P:\19-081\CAD\LANDSCAPE\ENTITLEMENTS\19-081 PRELIMINARY PLAT LANDSCAPE PLAN_NEW DWG, ALYSSA YENSEN, 11/19/2019, DWG TO PDF.PC3, 24X36 (.PDF)

LANDSCAPE PLAN

0 40 80 120

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PLANT SCHEDULE

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1. LANDSCAPE CONTRACTOR SHALL:
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PRELIMINARY NOT FOR CONSTRUCTION

ASHTON ESTATES EAST SUBDIVISION
PRELIMINARY PLAT LANDSCAPE PLAN
KUNA, IDAHO

REVISIONS

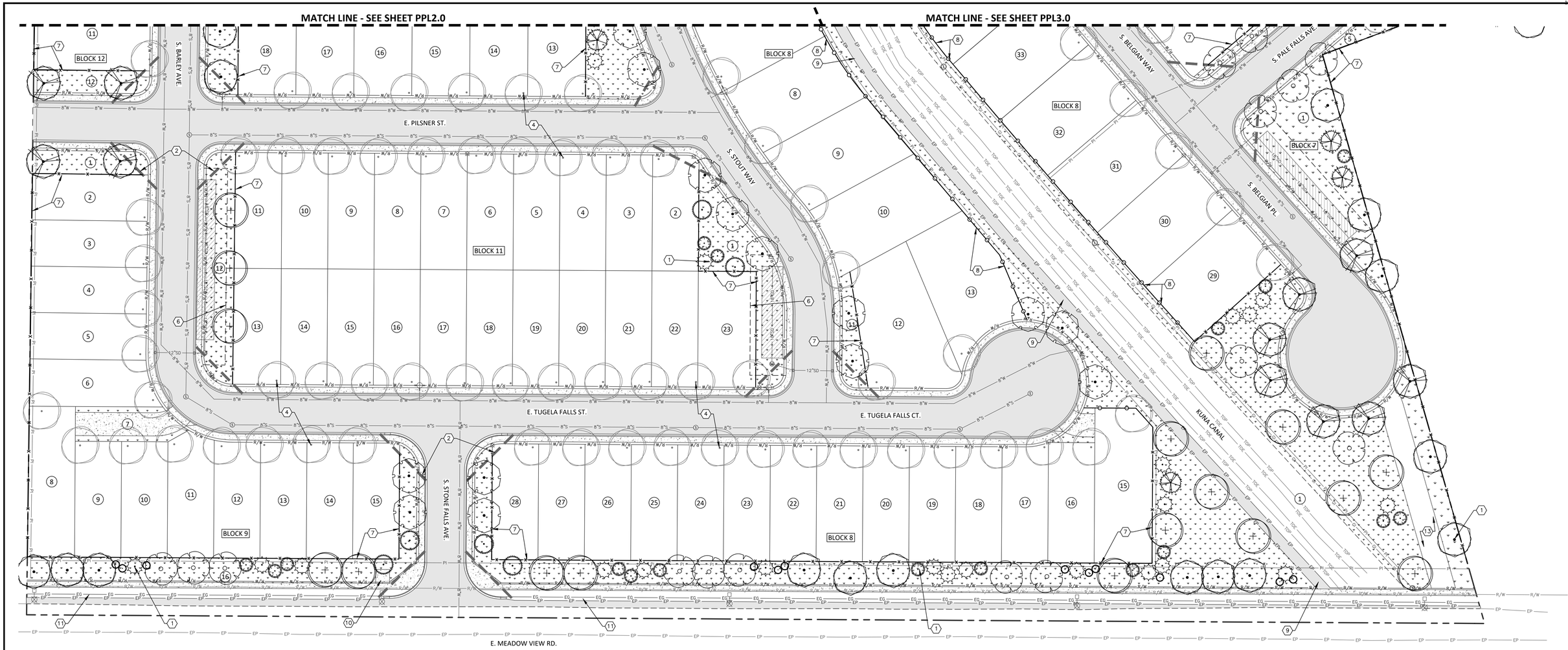
NO.	ITEM	DATE

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

STATE OF IDAHO
MELISSA YENSEN
LA-16599
11/19/19
LICENSED LANDSCAPE ARCHITECT

DATE: 11/11/19
PROJECT: 19-081
SHEET NO. PPL3.0

P:\19-081\CAD\LANDSCAPE\ENTITLEMENTS\19-081 PRELIMINARY PLAT LANDSCAPE PLAN_NEW DWG, ALYSSA YENSEN, 11/19/2019, DWG TO PDF.PC3, 24X36 L.PDF)



LANDSCAPE PLAN

0 40 80 120

Plan/Profile Scale: 1" = 40'

PLANT SCHEDULE

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12. EXISTING LANDSCAPING AND IRRIGATION TO REMAIN. RETAIN AND PROTECT. CONTRACTOR SHALL FIELD VERIFY LIMITS OF DISTURBANCE AND PATCH BACK ALONG PHASE BOUNDARY AS NECESSARY. TRANSITION BETWEEN NEW AND EXISTING LANDSCAPE SHALL BE NON RECOGNIZABLE AND COHESIVE WHEN FINISHED. CONTRACTOR IS RESPONSIBLE TO REPAIR ALL EXISTING LANDSCAPE PLANTING AREAS AND IRRIGATION COMPONENTS DAMAGED AS A RESULT OF NEW CONSTRUCTION. THE CONTRACTOR SHALL ENSURE THAT THE EXISTING IRRIGATION SYSTEM REMAINS OPERABLE DURING CONSTRUCTION AND THAT FOLLOWING CONSTRUCTION, THE EXISTING IRRIGATION SYSTEM OPERATES AS GOOD, OR BETTER THAN EXISTED PRIOR TO THIS PROJECT. CONTRACTOR SHALL REPLACE, AT NO ADDITIONAL COST TO THE OWNER, PLANT MATERIALS DAMAGED DURING EXECUTION OF THIS PROJECT OR DAMAGED DUE TO THE CONTRACTORS FAILURE TO MAINTAIN OPERATION OF THE EXISTING SYSTEM DURING THE COURSE OF CONSTRUCTION.
13. FUTURE EMERGENCY ACCESS ROAD PER OWNER.

PRELIMINARY NOT FOR CONSTRUCTION

ASHTON ESTATES EAST SUBDIVISION

PRELIMINARY PLAT LANDSCAPE PLAN

KUNA, IDAHO

REVISIONS

NO.	ITEM	DATE

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

STATE OF IDAHO
ALYSSA YENSEN
LICENSED LANDSCAPE ARCHITECT
LA-16577
11/19/19

DATE: 11/11/19
PROJECT: 19-081

SHEET NO.
PPL4.0

P:\19-081\CAD\LANDSCAPE\ENTITLEMENTS\19-081 PRELIMINARY PLAT LANDSCAPE PLAN_NEW.DWG, ALYSSA YENSEN, 11/19/2019, DWG TO PDF.PC3, 24X36 L.PDF]

Neighborhood Meeting Certification

CITY OF KUNA PLANNING & ZONING * 763 W. Avalon, Kuna, Idaho, 83634 * www.kunacity.id.gov * (208) 922-5274 * Fax: (208) 922-5989

GENERAL INFORMATION:

You must conduct a neighborhood meeting prior to application for variance, conditional use, zoning ordinance map amendment, expansion or extension of a nonconforming use, and/or a subdivision. Please see Section 8-7A-3 of the Kuna City Code or ask one of our planners for more information on neighborhood meetings.

The meeting must be held either on a weekend between 10 a.m. and 7 p.m., or a weekday between 6 p.m. and 8 p.m. Meetings cannot be conducted on holidays, holiday weekends, or the day before or after a holiday or holiday weekend. The meeting must be held at one of the following locations:

- The Subject Property;
- The nearest available public meeting place (Examples include fire stations, libraries and community centers);
- An office space within a 1-mile radius of the subject property.

The meeting cannot take place more than 2 months prior to acceptance of the application and the application will not be accepted before the neighborhood meeting is conducted. You are required to send written notification of your meeting, allowing a reasonable amount of time before your meeting for property owners to plan to attend. Contacting and/or meeting individually with residents will not fulfill Neighborhood Meeting requirements.

You may request a list of the people you need to invite to the neighborhood meeting from our department. This list includes property owners within 300 feet of the subject property. Once you have held your neighborhood meeting, please complete this certification form and include it with your application.

Please Note: The neighborhood meeting must be conducted in one location for attendance by all neighboring residents. Contacting and/or meeting individually with residents does not comply with the neighborhood meeting requirements.

Please include a copy of the sign-in sheet for your neighborhood meeting, so we have written record of who attended your meeting and the letter of intent sent to each recipient. In addition, provide any concerns that may have been addressed by individuals that attended the meeting.

Description of proposed project: Single family residential subdivision

Date and time of neighborhood meeting: September 11, 2019 at 6:45 pm

Location of neighborhood meeting: Kuna Library

SITE INFORMATION:

Location: Quarter: ____ Section: 19 Township: 2N Range: 1E Total Acres: 38.47

Subdivision Name: Ashton Estates East Subdivision Lot: ____ Block: ____

Site Address: 2320 E. Meadow View Road Tax Parcel Number(s): S1419241000

Kuna, ID

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

CURRENT PROPERTY OWNER:

Name: Kuna East, LLC

Address: PO Box 1939 City: Eagle State: ID Zip: 83616

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

Name: Kirsti Grabo, Operations Manager Business (if applicable): KM Engineering,LLP

Address: 9233 W. State Street City: Boise State: ID Zip: 83714

PROPOSED USE:

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

	Application Type	*Brief Description*
x	Annexation	single family residential subdivision
x	Re-zone	
x	Subdivision (Sketch Plat and/or Prelim. Plat)	
	Special Use	
	Variance	
	Expansion of Extension of a Nonconforming Use	
	Zoning Ordinance Map Amendment	

APPLICANT/Agent

Name: KM Engineering, LLP- Kirsti Grabo

Address: 9233 W. State Street

City: Boise State: ID Zip: 83714

Telephone: 208.639.6939 Fax:

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

Signature: (Applicant) Date 10-4-19

Ashton Estates East Subdivision
Neighborhood Meeting Sign-In Sheet
September 11, 2019- 6:45 p.m.
Location: Kuna Library
457 North Locust Avenue, Kuna Idaho

Print Name	Address	Signature
Kirsti Cuabo	9233 W. State Boise	
DAN & SHIRLEY GROTH	2404 E. DEER FLAT	
Deb Schenk	2405 E Deer Flat	
Matt Brown	2150 W. Pacific Ridge St	
RYAN CANTRELL	858 W STOFFORD	
Bud Gibson	2432 Meadowlark Rd	

DATE: August 27, 2019

TO: Neighbors

FROM: SDN, LLC

RE: Ashton Estates East Subdivision
2320 East Meadow View Road – Kuna, ID

Dear Neighbor:

We are currently working on annexation, zoning and preliminary plat applications to the City of Kuna for the property located at 2320 East Meadow View Road, which is depicted on the enclosed vicinity map. This letter is notice of an opportunity to review and discuss the project as required by City Code; however, this is not a public hearing and public officials will not be present.

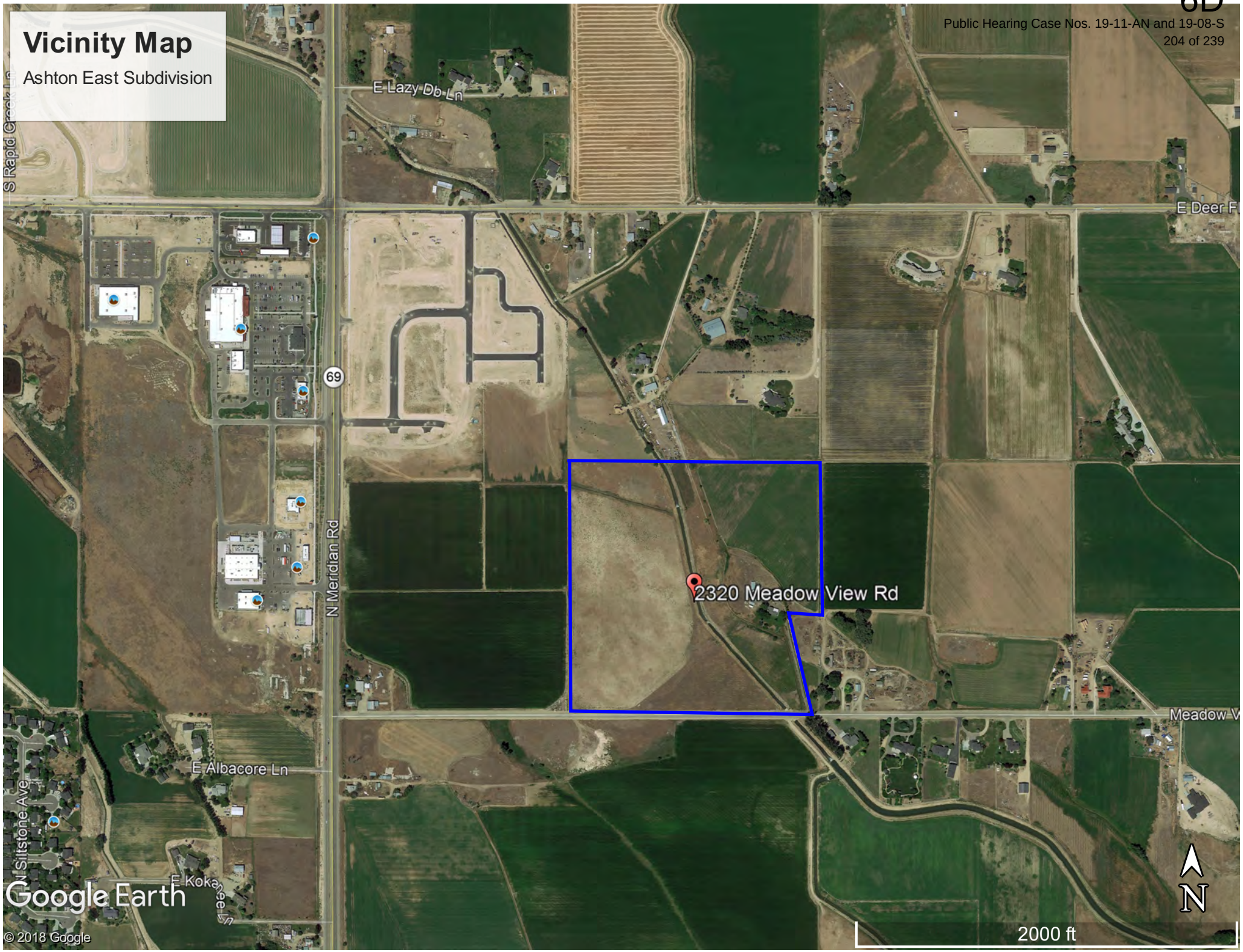
At this time, the anticipated development plan is to subdivide the +/- 38-acre property into single-family residential lots.

The neighborhood meeting will be held on Wednesday, September 11, 2019, at 6:45 p.m., at the Kuna Library, which is located at 457 North Locust Avenue in Kuna. The meeting will be held in the library's meeting room.

We look forward to seeing you there.

Vicinity Map

Ashton East Subdivision



CITY OF KUNA
PO BOX 13
KUNA, ID 83634

DEHEUS KAYLYN
2320 E MEADOW VIEW RD
KUNA, ID 83634

GIBSON FLORENCE E
2432 E MEADOW VIEW RD
KUNA, ID 83634

KOHN FAMILY TRUST
UTA 12/26/2018
2211 E DEER FLAT RD
KUNA, ID 83634

KOHN HARRY C
2211 E DEER FLAT RD
KUNA, ID 83634

MARKER BRIAN R
2429 E MEADOW VIEW RD
KUNA, ID 83634

POWERS DAVID
PO BOX 324
DILLINGHAM, AK 99576

ROSE SIX LLC
3880 E VANTAGE POINT LN
MERIDIAN, ID 83642

SDN LLC
P O BOX 1939
EAGLE, ID 83616

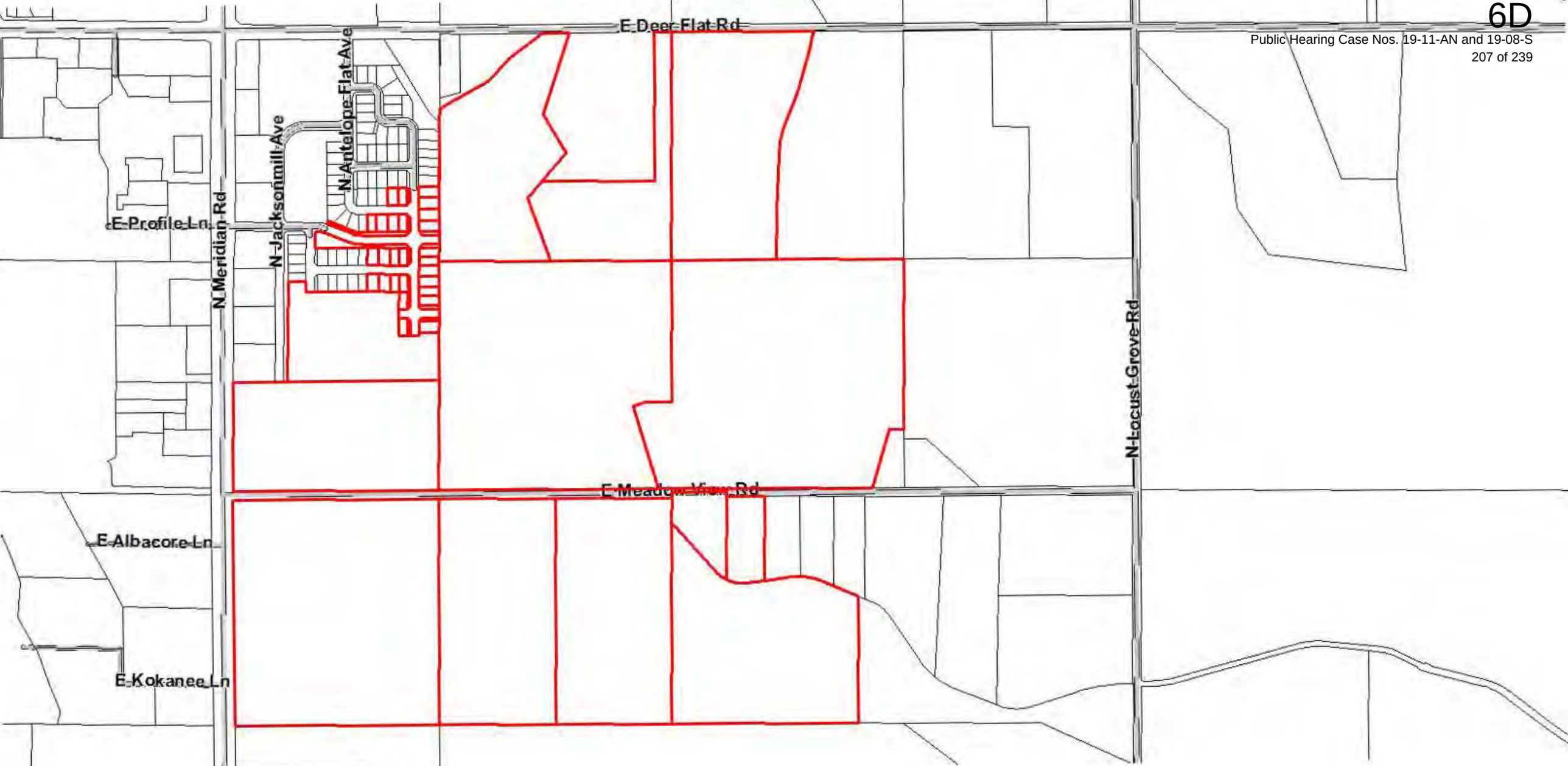
TANG SANH D
2725 E DEER FLAT RD
KUNA, ID 83634

WANNER-BUCKNER PARTNERSHIP
1056 W SHEARWATER LN
EAGLE, ID 83616

WARD CHARLES L
2575 E MEADOW VIEW RD
KUNA, ID 83634

WIENS RODNEY & KAREN FAMILY
TRUST
2329 E DEER FLAT RD
KUNA, ID 83634

PRIMOWNER	ADDCONCAT	STATCONCAT
CITY OF KUNA	PO BOX 13	KUNA, ID 83634
DEHEUS KAYLYN	2320 E MEADOW VIEW RD	KUNA, ID 83634
GIBSON FLORENCE E	2432 E MEADOW VIEW RD	KUNA, ID 83634
KOHN FAMILY TRUST UTA 12/26/2018	2211 E DEER FLAT RD	KUNA, ID 83634
KOHN HARRY C	2211 E DEER FLAT RD	KUNA, ID 83634
MARKER BRIAN R	2429 E MEADOW VIEW RD	KUNA, ID 83634
POWERS DAVID	PO BOX 324	DILLINGHAM, AK 99576
ROSE SIX LLC	3880 E VANTAGE POINT LN	MERIDIAN, ID 83642
SDN LLC	P O BOX 1939	EAGLE, ID 83616
TANG SANH D	2725 E DEER FLAT RD	KUNA, ID 83634
WANNER-BUCKNER PARTNERSHIP	1056 W SHEARWATER LN	EAGLE, ID 83616
WARD CHARLES L	2575 E MEADOW VIEW RD	KUNA, ID 83634
WIENS RODNEY & KAREN FAMILY TRUST	2329 E DEER FLAT RD	KUNA, ID 83634


E Deer Flat Rd
N Antelope Flat Ave
N Jacksonmill Ave
N Meridian Rd
E Profile Ln
N Locust Grove Rd
E Albacore Ln
E Kokanee Ln

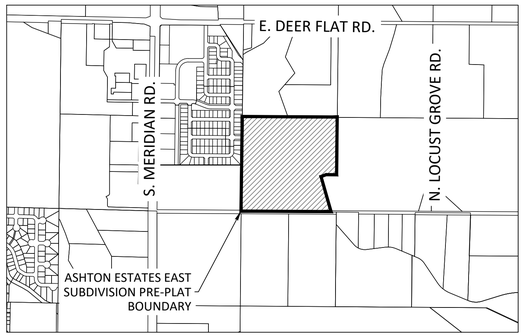
PRELIMINARY PLAT FOR
ASHTON ESTATES EAST SUBDIVISION

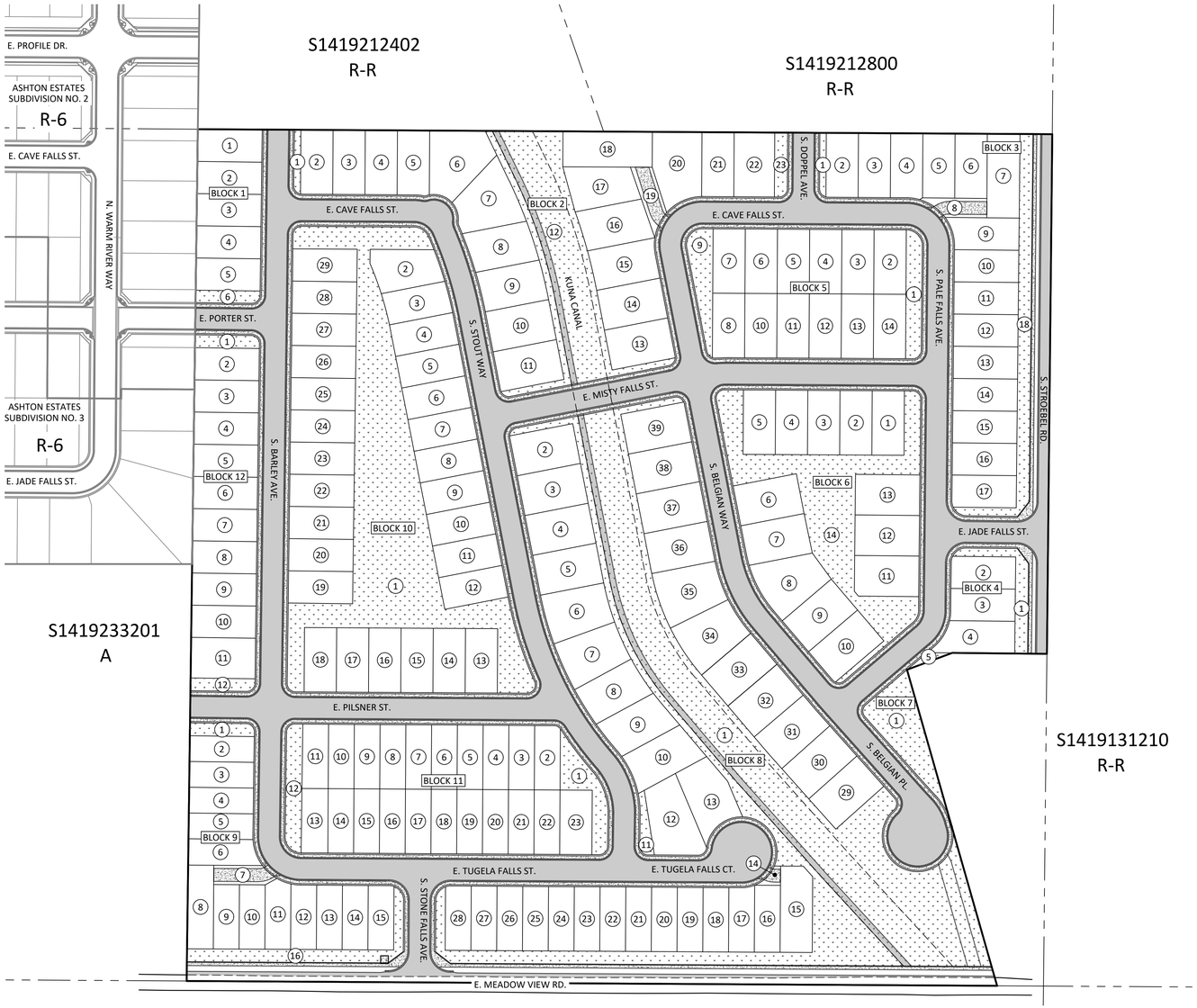
A PARCEL OF LAND SITUATED IN A PORTION OF THE SE 1/4 OF THE NW 1/4 OF SECTION 19, TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO

N

0 100 200 300
Plan Scale: 1" = 100'

VICINITY MAP : 1"=1,000'





LEGEND

- BOUNDARY LINE
- OFFSITE PROPERTY LINE
- LOT LINE
- SECTION LINE
- R-8 — ADJACENT PROPERTY ZONE
- BLOCK 10 — BLOCK NUMBER
- 10 — LOT NUMBER

SURVEY CONTROL NOTES

1. ALL SURVEY DATA IS BASED ON THE NAD83 STATE PLANE COORDINATE SYSTEM (IDAHO WEST 1103) AND VERTICAL (NAVD88) DATUM.

INDEX OF DRAWINGS

SHEET NO.	SHEET TITLE
PP1.0	COVER SHEET
PP1.1	EXISTING CONDITIONS
PP2.0	LAYOUT
PP3.0	CONCEPTUAL ENGINEERING PLAN

PRELIMINARY PLAT DATA

SITE DATA	
TOTAL AREA OF SITE	38.62 ACRES
BUILDABLE LOT AREA	20.92 ACRES
COMMON LOT AREA	7.72 ACRES
SHARED DRIVEWAY LOT AREA	0.20 ACRES
ROW AREA	9.79 ACRES
OVERALL LOT DATA	
TOTAL LOTS	200
SINGLE FAMILY RESIDENTIAL LOTS	175
COMMON LOTS	21
SHARE DRIVEWAY LOTS	4
MINIMUM PROPERTY SIZE	3,984 SQ. FT.
AVERAGE PROPERTY SIZE	5,206 SQ. FT.
COMMON OPEN SPACE	
ACREAGE OF COMMON OPEN SPACE	7.73 ACRES
QUALIFIED OPEN SPACE	6.07 ACRES
PERCENTAGE OF QUALIFIED OPEN SPACE	15.71%
DENSITY	
GROSS DENSITY	4.53 UNITS/ACRE
NET DENSITY	6.07 UNITS/ACRE
ZONING	
CURRENT ZONING	RR (ADA COUNTY)
COMPREHENSIVE PLAN DESIGNATION	HIGH DENSITY RESIDENTIAL
PROPOSED ZONING	R-8 (CITY OF KUNA)
MINIMUM PROPERTY SIZE	3,300 SF
MINIMUM ROADWAY FRONTAGE	45'
MAXIMUM LOT COVERAGE	40%
MAXIMUM BUILDING HEIGHT	35'
SETBACKS	
FRONT YARD SETBACK ON A LOCAL ROAD	20'
FRONT YARD SETBACK ON AN ARTERIAL OR COLLECTOR STREET	30'
REAR YARD SETBACK	15'
INTERIOR SIDE YARD SETBACK	5'
STREET SIDE YARD SETBACK	20'
UTILITIES	
WATER:	CITY OF KUNA
SEWER:	CITY OF KUNA
POWER:	IDAHO POWER
NATURAL GAS:	INTERMOUNTAIN GAS CO.
TELEPHONE:	CENTURYLINK
PRESSURE IRRIGATION:	CITY OF KUNA

DEVELOPER/OWNER
KUNA EAST, LLC.
P.O. BOX 1939
EAGLE, IDAHO 83616
CONTACT: DON NEWELL

ENGINEER/SURVEYOR
KM ENGINEERING
9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE: (208) 639-6939
CONTACT: KEVIN MCCARTHY, P.E.
EMAIL: kevin@kmengllp.com

PRELIMINARY NOT FOR CONSTRUCTION

ASHTON ESTATES EAST SUBDIVISION
COVER SHEET
KUNA, IDAHO

REVISIONS

NO.	ITEM	DATE

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

PROFESSIONAL ENGINEER — REGISTERED — 10821 — 11-11-1980 — STATE OF IDAHO — KEVIN P. MCCARTHY

DATE: 11/11/19
PROJECT: 19-081
SHEET NO. PP1.0

P:\19-081\GIS\PLAT\PRELIM\MAY\19-081 PP COVER.DWG, SCOTT MARSHALL, 11/11/2019, AUTOCAD PDF (GENERAL DOCUMENTATION).PC3, 24X36 LANDSCAPE, 1 [PDF]

FENCE
EXISTING GRAVITY IRRIGATION BOX
12" GI PIPE
FENCE
EXISTING GRAVITY IRRIGATION MANHOLE
EXISTING WATER BLOW OFF FOR FUTURE CONNECTION
E. PORTER ST.
EXISTING SANITARY SEWER MANHOLE INV: 2696.84
EXISTING GRAVITY IRRIGATION MANHOLE
EXISTING GRAVITY IRRIGATION MANHOLE
2707
EXISTING GRAVITY IRRIGATION PIPE INV: 2711.78
EXISTING GRAVITY IRRIGATION PIPE INV: 2712.43
CONCRETE IRRIGATION DITCH
KUNA CANAL
56' KUNA CANAL EASEMENT
EXISTING BUILDING
FENCE
EXISTING BUILDING
WELL HOUSE
GRAVEL ROAD
GRAVITY IRRIGATION PIPE
EXISTING BUILDING
SEPTIC SEWER
FENCE
FENCE
EXISTING ROW TO BE MOVED
OVERHEAD POWER LINE
GRAVITY IRRIGATION PIPE
CATTLE GAURD
KUNA CANAL HEADWALL
E. MEADOW VIEW RD.
S. STROEBEL RD.
2708
2709
2710
2711
2712
2713
2714
2715
2716
2717
2718

0 30 60 120 180
Plan Scale

LEGEND

EXISTING FEATURES

- SANITARY SEWER LINE
- WATER LINE
- GAS LINE
- OVERHEAD POWER LINE
- GRAVITY IRRIGATION LINE
- SEWER MANHOLE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- POWER POLE
- POWER BOX
- EDGE OF PAVEMENT
- EDGE OF DIRT

PRELIMINARY NOT FOR CONSTRUCTION

ASHTON ESTATES EAST SUBDIVISION
EXISTING CONDITIONS
KUNA, IDAHO

REVISIONS

NO.	ITEM	DATE

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

PROFESSIONAL ENGINEER
REGISTERED
10821
11-11-19
STATE OF IDAHO
KEVIN P. McCARTHY

DATE: 11/11/19
PROJECT: 19-081
SHEET NO. PP1.1

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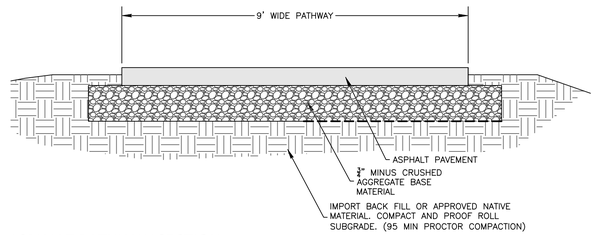
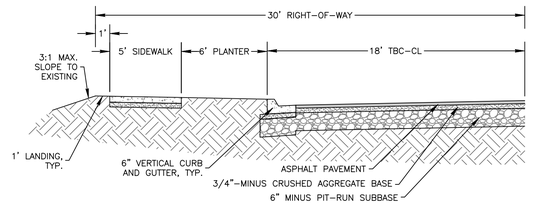
0 60 120 180
Plan/Profile Scale: 1" = 60'

NOTES

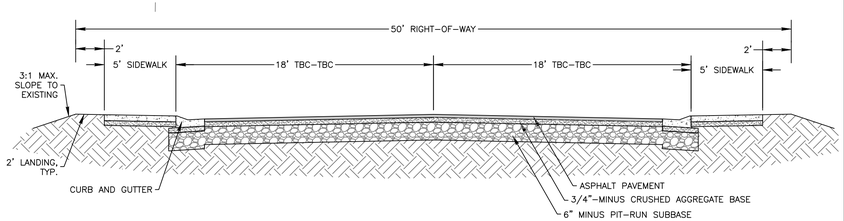
1. THE FOLLOW LOTS ARE DESIGNATED AS COMMON LOTS, AND ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION: BLOCK 1, LOT 6; BLOCK 2, LOTS 1, 12, 19 & 23; BLOCK 3, LOTS 1, 8, & 18; BLOCK 4, LOTS 1, & 5; BLOCK 5, LOTS 1 & 9; BLOCK 6, LOT 14; BLOCK 7, LOT 1; BLOCK 8, LOTS 1, 11, & 14 BLOCK 9, LOTS 1, 7, & 16; BLOCK 10, LOT 1; BLOCK 11 LOTS 1, & 12; BLOCK 12, LOTS 1 & 12.
2. A 10-FOOT JOINT UTILITY EASEMENT WILL BE PROVIDED ALONG ALL REAR LOT LINES.
3. A 10-FOOT JOINT UTILITY EASEMENT WILL BE PROVIDED ALONG ALL FRONT LOT LINES.
4. A 5-FOOT JOINT UTILITY EASEMENT WILL BE PROVIDED ALONG ALL SIDE LOT LINES.
5. INTERNAL LOT LINES ARE CONCEPTUAL ONLY AND MAY CHANGE DURING FINAL PLATTING BASED ON PHASING OF THE CONSTRUCTION.
6. LANDSCAPING AND BUILDINGS SHALL BE PER FUTURE APPROVED PLANS.
7. CROSS-ACCESS EASEMENTS AND STORM DRAINAGE EASEMENTS MAY BE PROVIDED ACROSS LOT LINES AS DETERMINED DURING FINAL DESIGN.



ASPHALT PATHWAY SECTION
NTS



TYPICAL COLLECTOR STREET SECTION (E. MEADOW VIEW RD./S. STROEBEL RD.)
SCALE: NTS



TYPICAL LOCAL STREET SECTION
SCALE: NTS

PRELIMINARY NOT FOR CONSTRUCTION

ASHTON ESTATES EAST SUBDIVISION
LAYOUT
KUNA, IDAHO

REVISIONS

NO.	ITEM	DATE

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

PROFESSIONAL ENGINEER
REGISTERED
10821
11-11-19
STATE OF IDAHO
KEVIN P. McCARTHY

DATE: 11/11/19
PROJECT: 19-081
SHEET NO. PP2.0

P:\19-081\CAD\PLAT\PRELIM\MAP\19-081 LAYOUT DWG, SCOTT MARSHALL, 11/11/2019, AUTOCAD PDF (GENERAL DOCUMENTATION) (PC3, 24X36).CPDF)

0 30 60 120 180

Plan Scale

LEGEND

- BOUNDARY LINE
- OFFSITE BOUNDARY LINE
- PROPOSED LOT LINE
- FOUND 1/2 INCH REBAR
- FOUND 5/8 INCH REBAR
- SPIKE

PROPOSED IMPROVEMENTS

- SEWER LINE
- WATER LINE
- GRAVITY IRRIGATION LINE
- PRESSURE IRRIGATION LINE
- STORM DRAIN LNE
- SEWER MANHOLE
- GRAVITY IRRIGATION MANHOLE
- STORM DRAIN MANHOLE
- FIRE HYDRANT
- STREET LIGHT

EXISTING FEATURES

- SANITARY SEWER LINE
- WATER LINE
- GAS LINE
- OVERHEAD POWER LINE
- GRAVITY IRRIGATION LINE
- SEWER MANHOLE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- POWER POLE
- POWER BOX
- EDGE OF PAVEMENT
- EDGE OF GRAVEL

PRELIMINARY ENGINEERING NOTES

1. DOMESTIC WATER SERVICE WILL BE PROVIDED BY CITY OF KUNA. WATER MAINS WILL BE LOOPED THROUGHOUT THE SUBDIVISION CONNECTING TO THE EXISTING WATER MAIN IN E. PORTER ST.
2. SANITARY SEWER SERVICE WILL BE PROVIDED BY THE CITY OF KUNA. THE PROPERTY WILL BE SERVED BY THE CONNECTION AT E. PORTER ST.
3. WATER AND SEWER LINE SIZES AND LOCATIONS ARE PRELIMINARY AND WILL BE REFINED DURING FINAL DESIGN.
4. ALL DOMESTIC WATER MAINS AND SANITARY SEWER WILL BE INSTALLED IN ACCORDANCE WITH THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY AND CITY OF KUNA REQUIREMENTS.
5. ALL STREETS SHALL BE DEDICATED TO ACHD AND THE PUBLIC. ROADWAYS WILL BE CONSTRUCTED TO AT LEAST MINIMUM ACHD STANDARDS. SEE THE PRELIMINARY ROADWAY CROSS-SECTIONS, SHEET PP3.1.
6. STORM DRAINAGE FROM PUBLIC ROADWAYS SHALL BE COLLECTED IN CURB AND GUTTER AND ROUTED TO THE STORM FACILITY DESIGNED TO ACHD STANDARDS. THE STORM RETENTION FACILITY TYPES, SIZES, AND LOCATIONS WILL BE DETERMINED DURING FINAL DESIGN.
7. PRESSURE AND GRAVITY IRRIGATION IMPROVEMENTS SHALL BE DETERMINED DURING FINAL DESIGN.
8. CONSTRUCTION OF THE FOLLOWING IMPROVEMENTS WILL BE IN COMPLIANCE WITH THE STANDARD KUNA CONSTRUCTION NOTES: WATER; DRAINAGE; SEWER; GRAVITY IRRIGATION; AND PRESSURE IRRIGATION.
9. CITY OF KUNA SANITARY SEWER AND WATER EASEMENT LOCATIONS TO BE DETERMINED DURING FINAL DESIGN.

PRELIMINARY NOT FOR CONSTRUCTION

ASHTON ESTATES EAST SUBDIVISION

CONCEPTUAL ENGINEERING PLAN
KUNA, IDAHO

REVISIONS

NO.	ITEM	DATE

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

PROFESSIONAL ENGINEER
REGISTERED
10821
11-11-19
STATE OF IDAHO
KEVIN P. MCCARTHY

DATE: 11/11/19
PROJECT: 19-081
SHEET NO. PP3.0

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CENTRAL DISTRICT HEALTH DEPARTMENT

CENTRAL DISTRICT HEALTH DEPARTMENT
Environmental Health Division

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

Rezone # _____

Conditional Use # _____

Preliminary / Final / Short Plat 19-08-S

Ashton Estates East

☐ 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 CDHD.

☐ 14. _____

Reviewed By: Rob Bolin

Date: 12/19/19

B1

CLINTON C. PLINE
CHAIRMAN OF THE BOARD

RON PLATT
VICE CHAIRMAN OF THE BOARD

ROBERT D. CARTER
PROJECT MANAGER

THOMAS RITTHALER
ASSISTANT PROJECT MANAGER

APRYL GARDNER
SECRETARY-TREASURER

MARY SUE CHASE
ASSISTANT SECRETARY-TREASURER

BOISE PROJECT BOARD OF CONTROL

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2465 OVERLAND ROAD
BOISE, IDAHO 83705-3155

OPERATING AGENCY FOR 167,000 ACRES FOR THE FOLLOWING IRRIGATION DISTRICTS

NAMPA-MERIDIAN DISTRICT
BOISE-KUNA DISTRICT
WILDER DISTRICT
NEW YORK DISTRICT
BIG BEND DISTRICT

TEL: (208) 344-1141
FAX: (208) 344-1437

09 December 2019

RECEIVED
DEC 11 2019
CITY OF KUNA

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

RE: Ashton Estates East Sub **19-081**
2320 East Meadow View Road
Boise Kuna Irrigation District BK-192 A
Kuna Canal 91+10
Sec. 19, T2N, R1E, BM.

Troy Behunin:

The United States' Kuna Canal lies within the boundary of the above-mentioned location. The easement for this lateral is held in the name of the United States through the Bureau of Reclamation under the authority of the Act of August 30, 1890. (26 Stat. 391; 43 U.S.C. 945)

The Boise Project Board of Control is contracted to operate and maintain this lateral. We assert the federal easement 28 feet northeasterly and 25 feet southwesterly of the lateral's centerline. Whereas this area is for the operation and maintenance of our facility, no activity should hinder our ability to do so.

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

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

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

The construction of any roadway crossings must be conducted only during the non-irrigation season when the lateral is dewatered. In any case no work shall take place

B2

within the easement before the proper crossing agreements have been secured through the Bureau of Reclamation and the Boise Project Board of Control.

Utilities planning to cross any project facility must do so in accordance with the master policies now held between the Bureau of Reclamation and most of the utilities. In any case, no work shall take place within the easement before proper crossing agreements have been secured through both the Bureau of Reclamation and the Boise Project Board of Control.

Fencing (as may be required) must be constructed just off the canal easement, to ensure public safety and prevent encroachments.

Parking lots, curbing, light poles, signs, etc. and the placing of asphalt and/or cement over Project facility easements must be approved by Boise Project Board of Control prior to construction.

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

Boise Project Board of Control must approve any requests and/or relocation of delivery points prior to construction.

Storm Drainage and/or Street Runoff must be retained on site.

NO DISCHARGE into any live irrigation system is permitted.

Local irrigation/drainage ditches that cross this property, in order to serve neighboring properties, must remain unobstructed and protected by an appropriate easement.

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

Whereas this property lies within the New York Irrigation District it is important that representatives of this development contact the NYID office as soon as possible to discuss the pressure system prior to any costly design work. If applicable, the irrigation system will have to be built to specific specifications as set by the District / Project.

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

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

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

Sincerely,

Thomas Ritthaler
Assistant Project Manager, BPBC

tbr/tr

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

STATE OF IDAHO
DEPARTMENT OF
ENVIRONMENTAL QUALITY

1445 North Orchard • Boise, ID 83706 • (208) 373-0550

Brad Little, Governor
John H. Tippets, Director

December 12, 2019

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

RE: Ashton Estates East Subdivision, 19-08-S/19-11-AN

Thank you for the opportunity to respond to your request for comment. While DEQ does not review projects on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at: deq.idaho.gov/assistance-resources/environmental-guide-for-local-govts.

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

1. **Air Quality**
   - Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).

     All property owners, developers, and their contractor(s) must ensure that reasonable controls to prevent fugitive dust from becoming airborne are utilized during all phases of construction activities per IDAPA 58.01.01.651.

     DEQ recommends the city/county require the development and submittal of a dust prevention and control plan prior to final plat approval. Dust prevention and control plans incorporate appropriate best management practices to control fugitive dust that may be generated at sites.

     Information on fugitive dust control plans can be found at:
     http://www.deq.idaho.gov/media/61833-dust_control_plan.pdf

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

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

2. **Wastewater and Recycled Water**
   - DEQ recommends verifying that there is adequate sewer to serve this project prior to approval.

B3

Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.

- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.

  All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.

- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect ground water.

- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

  For questions, contact Valerie Greear, Engineering Manager, at (208) 373-0550.

3. <u>Drinking Water</u>

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.

- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.

  All projects for construction or modification of public drinking water systems require preconstruction approval.

- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at: deq.idaho.gov/water-quality/drinking-water.aspx). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.

- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.

- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for

protection of ground water resources.

- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

  For questions, contact Valerie Greear, Engineering Manager, at (208) 373-0550.

4. Surface Water

- A DEQ short-term activity exemption (STAE) from this office is required if the project will involve de-watering of ground water during excavation and discharge back into surface water, including a description of the water treatment from this process to prevent excessive sediment and turbidity from entering surface water.

- Please contact DEQ to determine whether this project will require a National Pollution Discharge Elimination System (NPDES) Permit. If this project disturbs more than one acre, a stormwater permit from EPA may be required.

- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.

- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at:
  http://www.idwr.idaho.gov/WaterManagement/StreamsDams/Streams/AlterationPermit/AlterationPermit.htm

- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

  For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0550.

5. Hazardous Waste And Ground Water Contamination

- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservations and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.

- No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards, Rules and Regulations for Hazardous Waste, and Rules

and Regulations for the Prevention of Air Pollution.

- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852).

  Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.

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

  For questions, contact Albert Crawshaw, Waste & Remediation Manager, at (208) 373-0550.

6. **Additional Notes**
   - If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website deq.idaho.gov/waste-mgmt-remediation/storage-tanks.aspx for assistance.

   - If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.

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

Sincerely,

Aaron Scheff

Aaron Scheff
Regional Administrator
Boise Regional Office

ec: CM#2019AEK234

ORGANIZED 1904

Nampa & Meridian Irrigation District

1503 FIRST STREET SOUTH
FAX #208-463-0092

NAMPA, IDAHO 83651-4395
nmid.org

OFFICE: Nampa 208-466-7861
SHOP: Nampa 208-466-0663

RECEIVED
DEC 16 2019
CITY OF KUNA

December 10, 2019

Jace Hellman, Planner II
City of Kuna
751 W. 4th Street
Kuna, ID 83634

RE: 19-08-S/ Ashton Estates East Subdivision; 2320 E. Meadow View Road

Dear Jace:

Nampa & Meridian Irrigation District (NMID) has no comment on the above referenced application as it lies outside of our district boundaries. Please contact Thomas Ritthaler, Boise Project- Board of Control, at 208-344-1141 or 2465 Overland Road Room 202 Boise, ID 83705-3173.

All private laterals and waste ways must be protected. All municipal surface drainage must be retained on-site. If any surface drainage leaves the site NMID must review drainage plans. Developers must comply with Idaho Code 31-3805.

Sincerely,

David T. Duvall
Asst. Water Superintendent
Nampa & Meridian Irrigation District
DTD/ gnf

Cc:
Office/ file
T. Ritthaler, Board of Control

APPROXIMATE IRRIGABLE ACRES
RIVER FLOW RIGHTS - 23,000
BOISE PROJECT RIGHTS - 40,000

B4

Doug Hanson

From: Jace Hellman
Sent: Friday, March 06, 2020 11:02 AM
To: Doug Hanson
Subject: FW: Comments for Ashton Estates East Due

Parks and Rec Comment

Jace Hellman
Planner II
751 W 4th St
Kuna, ID 83634
jhellman@kunaid.gov

KUNA
Planning & Zoning

From: Bobby Withrow <bwithrow@kunaid.gov>
Sent: Tuesday, January 14, 2020 2:30 PM
To: Jace Hellman <jhellman@kunaID.gov>
Subject: RE: Comments for Ashton Estates East Due

Jace,
It looks good on my end has for as open space goes.

Bobby Withrow
City of Kuna
Parks Director

The information contained in this message is intended only for the recipient, and may otherwise be privileged and confidential and protected from disclosure. If the reader of this message is not the intended recipient, or an employee or agent responsible for delivering this message to the intended recipient, please be aware that any dissemination or copying of this communication is strictly prohibited. If you have received this communication in error, please immediately notify us by replying to the message and deleting it from your computer. The City of Kuna reserves the right, subject to applicable local law, to monitor and review the content of any electronic message or information sent to or from City of Kuna employee e-mail addresses without informing the sender or recipient of the message.

-----Original Appointment-----
From: Jace Hellman
Sent: Thursday, December 05, 2019 12:34 PM
To: Paul Stevens; Bobby Withrow; Bob Bachman
Subject: Comments for Ashton Estates East Due
When: Thursday, January 16, 2020 12:00 PM-5:00 PM (UTC-07:00) Mountain Time (US & Canada).
Where:
Importance: High

December 5, 2019

Notice is hereby given by the City of Kuna that the following action(s) are under consideration:

File Number & Case Name:	19-08-S (Preliminary Plat) & 19-11-AN (Annexation) – Ashton Estates East Subdivision.
Project Description	Kuna East, LLC requests to annex one 38.6-acre parcel into Kuna City Limits with an R-8 (Medium Density Residential) zoning district classification and to subdivide the 38.6 acres into 200 total lots (175 buildable lots, 21 common lots and four shared driveways). The subject site is located at 2320 East Meadow View Road, Kuna, ID 83634, within Section 19, Township 2 North, Range 1 East; (APN: S1419241000).
Site Location	2320 East Meadow View Road, Kuna, ID 83634
Applicant	**Kuna East, LLC** PO Box 1939 Eagle, ID 83616
Representative	**KM Engineering, LLP** 9233 West State Street Boise, ID 83714 208-639-6939 kgrabo@kmengllp.com
Public Hearing Date	Tuesday, **January 28, 2020** 6:00 pm Kuna City Hall is located at 751 W. 4th Street, Kuna, ID 83634
Staff Contact	Jace Hellman, Planner II jhellman@kunaid.gov Phone: 208.922.5274 Fax: 208.922.5989

Enclosed is information to assist you with your consideration and response. All comments as to how this action may affect the service(s) your agency provides, is greatly appreciated. Please contact staff with any questions. **If your agency needs different or additional information to review and provide comments please notify our office and they will be sent to you.** If your agency needs additional time for review, please let our office know as soon as possible. *No response within 15 business days will indicate you have no objection or comments for this project.*

<< File: Case Nos. 19-08-S and 19-11-AN Packet.pdf >>

Communities in Motion 2040 2.0 Development Review

The Community Planning Association of Southwest Idaho (COMPASS) is the metropolitan planning organization (MPO) for Ada and Canyon Counties. COMPASS has developed this review as a tool for local governments to evaluate whether land developments are consistent with the goals of *Communities in Motion 2040 2.0* (CIM 2040), the regional long-range transportation plan for Ada and Canyon Counties. This checklist is not intended to be prescriptive, but rather a guidance document based on CIM 2040 2.0 goals.

Development Name: Ashton Estates East **Agency: Kuna**

CIM Vision Category: Future Neighborhoods

New households: 175 **New jobs: 0** **Exceeds CIM forecast: No**

CIM Corridor: **None** Pedestrian level of stress: **N/A** Bicycle level of stress: **N/A**	Level of Stress considers facility type, number of vehicle lanes, and speed. Roads with **G or PG** ratings better support bicyclists and pedestrians of all ages and comfort levels.
Housing within 1 mile: **440** Jobs within 1 mile: **570** Jobs/Housing Ratio: **1.3**	A good jobs/housing balance – a ratio between **1 and 1.5** – reduces traffic congestion. Higher numbers indicate the need for more housing and lower numbers indicate an employment need.
Nearest police station: **2.5 miles** Nearest fire station: **2.4 miles**	Developments within **1.5 miles** of police and fire stations ensure that emergency services are more efficient and reduce the cost of these important public services.
Farmland consumed: **Yes** Farmland within 1 mile: **1,484 acres**	Farmland contributes to the local economy, creates additional jobs, and provides food security to the region. Development in farm areas decreases the productivity and sustainability of farmland.
Nearest bus stop: **>4 miles** Nearest public school: **0.9 miles** Nearest public park: **1.4 miles** Nearest grocery store: **0.4 miles**	Residents who live or work less than **½ mile** from critical services have more transportation choices. Walking and biking reduces congestion by taking cars off the road, while supporting a healthy and active lifestyle.

Recommendations

The proposal is on the fringe or urban development. This neighborhood is within a walkable distance to grocery and other retail across Highway 69, however, traversing a 5-lane highway can be dangerous. Consider approaches to encourage safe crossing of this highway to promote multi-modal travel. The proposal includes a pedestrian path along the Kuna Canal to encourage multi-modal connectivity.

The site is not currently served by public transportation. ValleyConnect 2.0 proposes bus service along Kay Street between downtown Kuna and northwest Boise with 20-minute frequencies in the peak hours. The closest bus stop would be less than 1 mile in distance when that route is operational. Safe connections to these future bus stops should be considered now to enable mobility options in the future.

More information about COMPASS and *Communities in Motion 2040 2.0*:
Web: www.compassidaho.org
Email info@compassidaho.org
More information about the development review process:
http://www.compassidaho.org/dashboard/devreview.htm

COMPASS
COMMUNITY PLANNING ASSOCIATION
of Southwest Idaho

Megan M. Leatherman, MCRP
Director

Ada County Courthouse
200 West Front Street
Boise ID 83702
208.287.7900
Fax 208.287.7909
www.adacounty.id.gov

Department Divisions
Building
Community Planning
Engineering & Surveying
Permitting
Strategic Planning

Ada County Commissioners
Diana Lachiondo, First District
Rick Visser, Second District
Kendra Kenyon, Third District

ADA COUNTY
Development Services Department

December 13, 2019

Via Email: jhellman@kunaid.gov

Jace Hellman, Planner II
City of Kuna Planning & Zoning
751 W 4th Street
Kuna, ID 83634

RE: Annexation & Preliminary Plat / Ashton Estates East Subdivision / 2320 E Meadow View Rd / 19-11-AN & 19-08-S

Jace,

The City of Kuna has requested feedback regarding an annexation and preliminary plat for the Ashton Estates East Subdivision, consisting of 175 buildable lots on 38.6 acres located at 2320 E. Meadow View Road. The County thanks you for this opportunity and is in support of jurisdictions within the Treasure Valley working together to create a better quality of life for all residents.

Ada County supports the application due to the proximity of the site to existing public services and infrastructure, which were recently installed on the adjacent property to the west as part of the Ashton Estates No. 2 Subdivision. As the property is within close proximity to Downtown Kuna, future residents will have nearby access to existing parks, schools, commercial services and employment opportunities. The additional residents will also help to support Kuna's Downtown businesses.

The City of Kuna Comprehensive Plan currently adopted by Ada County designates the site as agriculture (irrigated), and lists farmland, cropland, vineyards, pastures and orchards as primary uses within this designation. Kuna has since adopted an updated comprehensive plan designating the site as high density residential. Ada County looks forward to working with city staff in the renegotiation and adoption of the updated comprehensive plan.

Thank you for this opportunity to provide feedback.

Sincerely,

Brent Moore

Brent Moore, AICP
Community & Regional Planner
Ada County Development Services

cc: Megan Leatherman, Director, Ada County Development Services
Mitra Mehta-Cooper, Strategic Planning Manager, Ada County Development Services

Suggestions For Testifying at the Public Hearing:

Social distancing due to Covid-19...
Under the authority of the Governor's partial Open Meeting Law Suspension Proclamation dated March 13, 2020, and due to required social distancing protocol, the Council Chambers Audience Occupancy Capacity is 15. The first 15 persons who appear, in addition to the Governing Body and Staff, will be allowed in Council Chambers. Virtual participation/ testimony via zoom is available (please see attached instructions for more details). All other persons may access the meeting via live streaming on the City of Kuna's Facebook page.

Be informed . . .
Review the proposal, staff report, applicable provisions of the ordinance, comprehensive plan and Idaho State Code (Title 67, Chapter 65).

All items pertaining to the application can be found the Friday prior to the hearing at **http://kunacity.id.gov/240/Agendas-and-Meeting-Minutes**.

Be on time . . .
Although the item you are interested in may not be first on the agenda, you never know when it will be heard. The governing body has authority to adjust the schedule according to its discretion. Thus, anticipate attending from the beginning.

Speak to the point . . .
The governing body appreciates pertinent, well organized, factual and concise comments. Redundant testimony is prohibited. The developer or their representative is given 10 minutes to present their project. Others wishing to testify are given three (3) minutes. The developer (or their representative) is given additional time for rebuttal to address issues raised during public testimony. Long stories, abstract complaints, or generalities may not be the best use of time. Neighborhood groups are encouraged to organize testimony and have one (1) person speak on behalf of the group. The group representative will receive 10 minutes to make comments.

If you don't wish to speak, write . . .
Written testimony submitted one (1) week prior to the hearing will be included in the packet that is distributed to the governing body prior to the hearing. Please submit all written testimony via mail, email or the City's website(**http://kunacity.id.gov/FormCenter/City-Clerk-13/Public-Testimony-Form-121**)

Late submissions will be presented to the governing body at time of hearing. As a reminder, it is unreasonable to submit extensive written comments or information at the hearing and expect them to be reviewed prior to a decision.

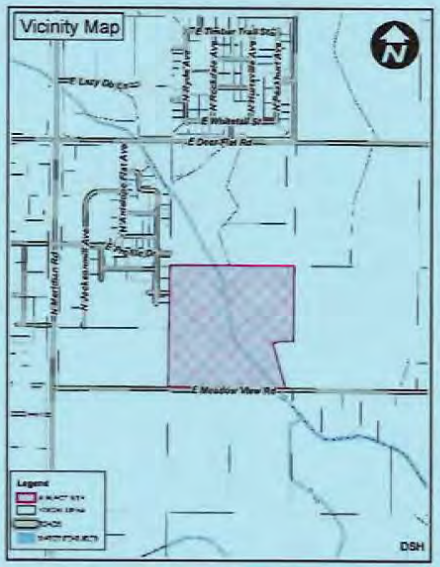
LEGAL NOTICE

City of Kuna
Planning and Zoning
PO Box 13
Kuna, ID 83634

CITY OF KUNA
PLANNING & ZONING DEPARTMENT
PO Box 13 • 751 W. 4th St • Kuna, Idaho • 83634
Phone (208) 922-5274 • Fax: (208) 922-5989
www.kunacity.id.gov

Dear Property Owner:

NOTICE IS HEREBY GIVEN that the City of Kuna **Planning and Zoning Commission** is scheduled to hold a public hearing on **July 28, 2020,** beginning **at 6:00 pm** on the following case:



A request from KM Engineering, to annex one parcel consisting of approximately 38.47 acres into Kuna City Limits with an R-8 (Medium Density Residential) zone and to subdivide the 38.47 acres into 200 total lots (one hundred seventy-five (175) buildable lots, twenty-five (25) common lots). The subject site is located at 2320 E. Meadow View Road, Kuna, ID 83634, within Section 26, Township 2 North, Range 1 East; (APN: S1419241000).

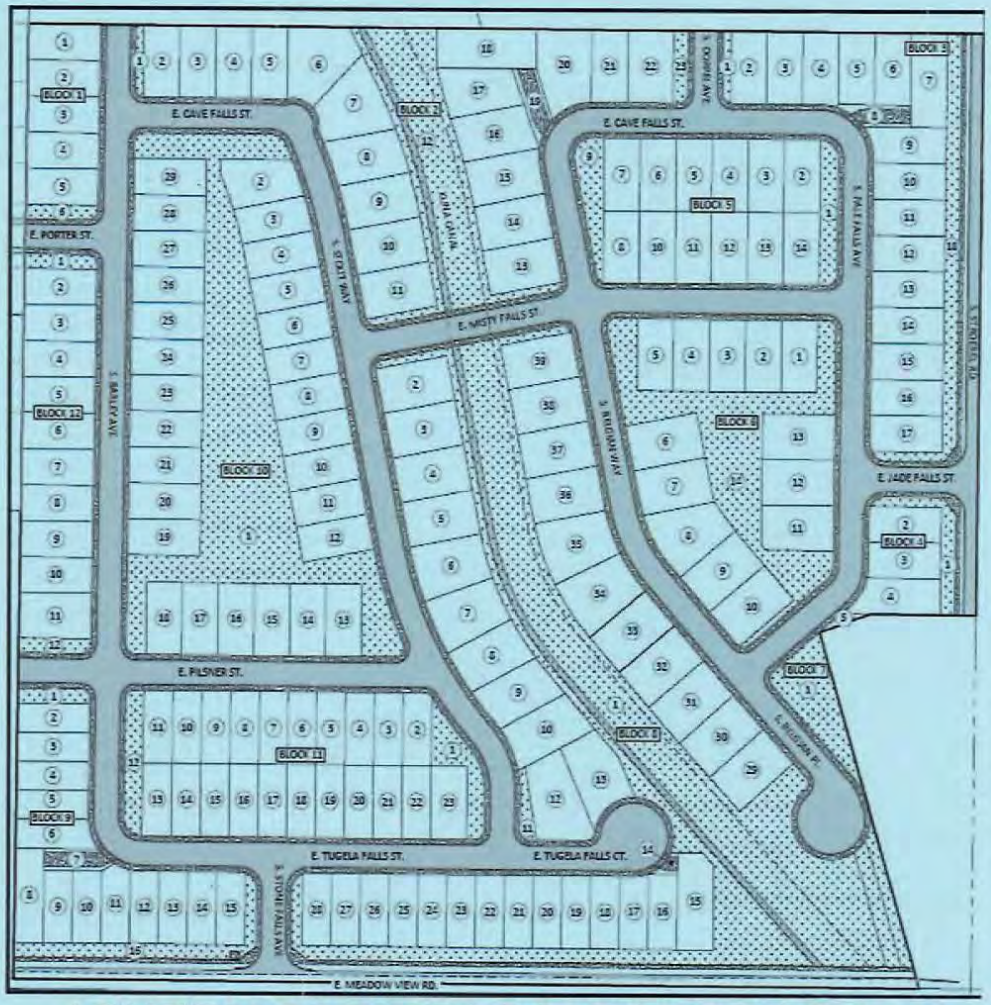
The hearing will be held **at 6:00 PM in the Council Chambers at City Hall located at 751 W. 4th Street, Kuna, Idaho.**

Under the authority of the Governor's partial Open Meeting Law Suspension Proclamation dated March 13, 2020, and due to required social distancing protocol, **the Council Chambers Audience Occupancy Capacity is 15**. The first 15 persons who appear, in addition to the Planning and Zoning Commission and staff, will be allowed in Council Chambers. Virtual participation/testimony via Zoom and the submittal of written testimony are available as alternative forms of public testimony (please see attached instructions for more details). Written testimony received by the close of business on ***July 22, 2020*** will be included in the packet that is distributed to the governing body prior to the hearing. Please submit written testimony via mail, email or the City's website (http://kunacity.id.gov/FormCenter/City-Clerk-13/Public-Testimony-Form-121). Late submissions will be presented to the governing body at time of the hearing.

All other persons may access the meeting via live streaming on the City of Kuna's Facebook page.

Mail written comments to PO Box 13, Kuna, ID 83634 or hand deliver them to City Hall.

If you have questions or need special assistance, please contact the Planning and Zoning Division at (208) 922-5274, or email whowell@kunaid.gov.



ASHTON ESTATES EAST SUBDIVISION

MAILED 7/8/2020

751 West 4th Street
P.O. Box 13
Kuna, ID 83634
Phone: 208-922-5274
Fax: 208-922-5989
www.kunacity.id.gov

CITY OF KUNA

PLANNING & ZONING DEPARTMENT

CERTIFICATE OF MAILING

Date: 7/8/2020

To: ☒ 400' Property Owners ☐ Other _____

Planner: Doug Hanson, Planner I

Case Name: 19-08-S & 19-11-AN – Ashton Estates East Subdivision

---

I HEREBY CERTIFY that on this 8th day of July, 2020, I caused a true and correct copy of the foregoing instrument to be deposited in the United States mail, with prepaid postage.

Signature

Attest

IDAHO PRESS-TRIBUNE
EMMETT MERIDIAN KUNA BOISE WKLY
C/O ISJ PAYMENT PROCESSING CENTER
PO BOX 1570
POCATELLO ID 83204
(208)467-9251
Fax (208)475-2321

ORDER CONFIRMATION

Salesperson: LEGALS — Printed at 07/01/20 11:42 by sje14

Acct #: 345222 — Ad #: 2024025 — Status: New CHOLD

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

Start: 07/08/2020 — Stop: 07/08/2020
Times Ord: 1 — Times Run: ***
LEG 2.00 X 55.00 — Words: 383
Total LEG 110.00
Class: 0006 GOVERNMENT NOTICES
Rate: L2 — Cost: 102.43
Affidavits: 1

Contact: CHRIS ENGLES
Phone: (208)387-7727
Fax#:
Email: awelker@kunaid.gov; gsmith@k
Agency:

Ad Descrpt: 19-11-AN & 19-08-S
Given by: DOUG HANSON
P.O. #: 10239
Created: sje14 07/01/20 11:37
Last Changed: sje14 07/01/20 11:42

PUB	ZONE	EDT	TP	RUN DATES
KMN	A		96 S	07/08

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

DOUG HANSON — 1

Name (print or type) — Name (signature)

(CONTINUED ON NEXT PAGE)

IDAHO PRESS-TRIBUNE
EMMETT MERIDIAN KUNA BOISE WKLY
C/O ISJ PAYMENT PROCESSING CENTER
PO BOX 1570
POCATELLO ID 83204
(208)467-9251
Fax (208)475-2321

ORDER CONFIRMATION (CONTINUED)

Salesperson: LEGALS Printed at 07/01/20 11:42 by sje14

Acct #: 345222 Ad #: 2024025 Status: New CHOLD CHOI

LEGAL NOTICE

File #'s 19-11-AN & 19-08-S,
Ashton Estates East Subdivision

NOTICE IS HEREBY GIVEN, that the Kuna Planning and Zoning Commission will hold a public hearing, **Tuesday, July 28, 2020 at 6:00 pm**, or as soon as can be heard at Kuna City Hall, 751 W. 4th St, Kuna, ID; in connection with an **Annexation (AN) and Preliminary Plat (S)** request for Ashton Estates East Subdivision. KM Engineering requests to annex one parcel consisting of approximately 38.47 acres into Kuna City Limits with an R-8 (Medium Density Residential) zone and to subdivide the 38.47 acres into 200 total lots (one hundred seventy-five (175) buildable lots, twenty-five (25) common lots). The subject site is located at 2320 E. Meadow View Road, Kuna, ID 83634, within Section 26, Township 2 North, Range 1 East; (APN: S1419241000).

Under the authority of the Governor's partial Open Meeting Law Suspension Proclamation dated March 13, 2020, and due to required social distancing protocol, **the Council Chambers Audience Occupancy Capacity is 15.** The first 15 persons who appear, in addition to the Planning and Zoning Commission and staff, will be allowed in Council Chambers. Virtual participation/testimony via Zoom and the submittal of written testimony are available as alternative forms of public testimony (please see attached instructions for more details). Written testimony received by the close of business on July 22, 2020 will be included in the packet that is distributed to the governing body prior to the hearing. Please submit written testimony via mail, email or the City's website (http:// kunacity.id.gov/FormCenter/City-Clerk-13/Public-Testimony-Form-121). Late submissions will be presented to the governing body at time of the hearing. Mail written comments to PO Box 13, Kuna, ID 83634 or hand deliver them to City Hall. All other persons may access the meeting via live streaming on the City of Kuna's Facebook page.

Please do not contact anyone who would be involved in this decision making process, which would include the Planning & Zoning Commissioners, City Council Members, or the Mayor; as such private conversations would be considered ex parte (one sided) and could jeopardize the public hearing process.

If you have any questions or require special accommodations, please contact the Kuna Planning & Zoning Department prior to the meeting at (208) 922-5274.

Kuna Planning & Zoning Department

July 8, 2020 2024025

345222 2024025

1 KUNA, CITY OF

P.O. BOX 13
KUNA ID 83634

LEGAL NOTICE

File #'s 19-11-AN & 19-08-S,
Ashton Estates East Subdivision

NOTICE IS HEREBY GIVEN, that the Kuna Planning and Zoning Commission will hold a public hearing, **Tuesday, July 28, 2020 at 6:00 pm**, or as soon as can be heard at Kuna City Hall, 751 W. 4th St, Kuna, ID; in connection with an **Annexation (AN) and Preliminary Plat (S)** request for Ashton Estates East Subdivision. KM Engineering requests to annex one parcel consisting of approximately 38.47 acres into Kuna City Limits with an R-8 (Medium Density Residential) zone and to subdivide the 38.47 acres into 200 total lots (one hundred seventy-five (175) buildable lots, twenty-five (25) common lots). The subject site is located at 2320 E. Meadow View Road, Kuna, ID 83634, within Section 26, Township 2 North, Range 1 East; (APN: S1419241000).

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If you have any questions or require special accommodations, please contact the Kuna Planning & Zoning Department prior to the meeting at (208) 922-5274.

Kuna Planning & Zoning Department

July 8, 2020 2024025

AFFIDAVIT OF PUBLICATION

STATE OF IDAHO)
)SS.
County of Ada)

Sharon Jessen
of Nampa, Canyon County, Idaho, being first duly sworn, deposes and says:

1. That I am a citizen of the United States, and at all times hereinafter mentioned was over the age of eighteen years, and not a party to the above entitled action.
2. That I am the Principle Clerk of the Kuna Melba News, a weekly newspaper published in the City of Kuna, in the County of Ada, State of Idaho; that the said newspaper is in general circulation in the said County of Ada, and in the vicinity of Kuna and Melba, and has been uninterruptedly published in said County during a period of seventy-eight consecutive weeks prior to the first publication of this notice, a copy of which is hereto attached.
3. That the notice, of which the annexed is a printed copy, was published in said newspaper 1 time(s) in the regular and entire issue of said paper, and was printed in the newspaper proper, and not in a supplement.

That said notice was published the following:
07/08/2020

Sharon Jessen

STATE OF IDAHO)
County of Canyon)
On this 9th day of July in the year of 2020 before me a Notary Public, personally appeared. Sharon Jessen, known or identified to me to be the person whose name is subscribed to the within instrument, and being by me first duly sworn, declared that the statements therein are true, and acknowledge to me that he/she executed the same.

Colleen R. Nielsen

Notary Public for Idaho
Residing at Canyon County
My Commission expires 06/28/2023

COLLEEN R. NIELSEN NOTARY PUBLIC Comm No. 70215 STATE OF IDAHO

received
7.15.20

Rodney & Karen Wiens
2329 E Deer Flat Rd
Kuna, ID 83634-1325
661-345-6333
rwiens@yahoo.com

Re: **Ashton Estates East Subdivision** located at 2320 E Meadow View Rd

TO: City of Kuna **Planning and Zoning Commission,** public hearing 7/28/2020

We have several concerns regarding **OUR IRRIGATION WATER**, which comes off of the Kuna Canal approx. 200 ft South of E Meadow View Rd; and, then runs North by North-West (via gravity flow) completely crossing the proposed Subdivision Property. This irrigation water supplies three customers: Rod & Karen Wiens, Deborah Schenk, and Harry Kohn (all living to the North of the proposed Subdivision Property).

In looking at the proposed Subdivision Map, we see no indication that the developer has taken our irrigation water into account! This is serious! Our "**Rights To**" and "**Access To**" our irrigation water must be **MAINTAINED** and **UNRESTRICTED** during the construction of, and upon completion of the project! **What is the developer (KM Engineering, LLP) proposing, that will address this issue?** We want to see that plan in writing.

And finally, there are three road "spurs' (for future roads) on the North side of the development. If the Subdivision Developer would construct a temporary fence at the North ends of those road spurs; it would definitely help to **prevent** future residents, their children, and their pets, from **trespassing** onto our fields to the North. This would be greatly appreciated.

It is our hope that the Subdivision Developer will be respectful and considerate of the property owners which boarder the subdivision; and thus we can hopefully avoid any costly litigations!

Respectfully,

Rodney Wiens
Karen Wiens

Rodney and Karen Wiens
July 15, 2020

City of Kuna
PROOF OF PROPERTY POSTING

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

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

This notice shall confirm that the Public Hearing Notice for Ashton Estates East Subdivision (**NAME OF SUBDIVISION OR ADDRESS**) was posted as required per Kuna City Ordinance 5-1A-8. Sign posted Wednesday July 8th, 2020 (**DAY OF THE WEEK, MONTH, DATE AND YEAR**). *This form is required to be returned three (3) calendar days subsequent to posting and signs are to be removed from the site three (3) calendar days after the hearing.*

DATED *this* 9th *day of* July, *20*20.

Signature,

Owner/Developer/Representative

STATE OF IDAHO)
): ss
County of Ada)

On this 9th *day of* July, *20*20, *before me the undersigned, a Notary Public in and for said State, personally appeared before me (Owner, Developer).* Representative, Taylor Gyer.

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

Notary Public
Residing at Star, ID
Commission Expires 2-20-24

KIRSTI GRABO
NOTARY
PUBLIC
Comm. No. 42305
STATE OF IDAHO

City of Kuna
PROOF OF PROPERTY POSTING

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

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

This notice shall confirm that the Public Hearing Notice for Ashton Estates East Subdivision (**NAME OF SUBDIVISION OR ADDRESS**) was posted as required per Kuna City Ordinance 5-1A-8. Sign posted August 27, 2020 (**DAY OF THE WEEK, MONTH, DATE AND YEAR**). *This form is required to be returned three (3) calendar days subsequent to posting and signs are to be removed from the site three (3) calendar days after the hearing.*

DATED *this* 31st *day of* August, *20*20.

Signature,

~~Owner/Developer~~
Owner Representative

STATE OF IDAHO)
): ss
County of Ada)

On this 31 *day of* August, *20*20, *before me the undersigned, a Notary Public in and for said State, personally appeared before me* (~~Owner, Developer~~).
Owner Representative

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

Notary Public
Residing at Boise

Commission Expires 05.06.2022

DONNA WILSON
COMMISSION #67674
NOTARY PUBLIC
STATE OF IDAHO

CITY OF KUNA
PUBLIC HEARING NOTICE

CITY OF KUNA
PUBLIC HEARING NOTICE

751 West 4th Street
P.O. Box 13
Kuna, ID 83634
Phone: 208-922-5274
Fax: 208-922-5989
www.kunacity.id.gov

CITY OF KUNA

PLANNING & ZONING DEPARTMENT

CERTIFICATE OF MAILING

Date: 9/16/2020

To: ☑ 400' Property Owners ☐ Other _____

Planner: Doug Hanson, Planner I

Case Name: 19-08-S & 19-11-AN – Ashton Estates East Subdivision

---

I HEREBY CERTIFY that on this 16th day of September, 2020, I caused a true and correct copy of the foregoing instrument to be deposited in the United States mail, with prepaid postage.

_____
Signature

_____
Attest

FIRST-CLASS MAIL
NEOPOST
09/16/2020
US POSTAGE $000.00⁰
ZIP 83634
041M11460992

CITY OF KUNA
PO BOX 13
KUNA, ID 83634-0013

LEGAL NOTICE

City of Kuna
Planning and Zoning
PO Box 13
Kuna, ID 83634

Suggestions For Testifying at the Public Hearing:

Social distancing due to Covid-19…

Under the authority of the Governor's partial Open Meeting Law Suspension Proclamation dated March 13, 2020, and due to required social distancing protocol, the Council Chambers Audience Occupancy Capacity is 15. The first 15 persons who appear, in addition to the Governing Body and Staff, will be allowed in Council Chambers. Virtual participation/ testimony via zoom is available (please see attached instructions for more details). All other persons may access the meeting via live streaming on the City of Kuna's Facebook page.

Be informed . . .

Review the proposal, staff report, applicable provisions of the ordinance, comprehensive plan and Idaho State Code (Title 67, Chapter 65).

All items pertaining to the application can be found the Friday prior to the hearing at **http://kunacity.id.gov/240/Agendas-and-Meeting-Minutes**.

Be on time . . .

Although the item you are interested in may not be first on the agenda, you never know when it will be heard. The governing body has authority to adjust the schedule according to its discretion. Thus, anticipate attending from the beginning.

Speak to the point . . .

The governing body appreciates pertinent, well organized, factual and concise comments. Redundant testimony is prohibited. The developer or their representative is given 10 minutes to present their project. Others wishing to testify are given three (3) minutes. The developer (or their representative) is given additional time for rebuttal to address issues raised during public testimony. Long stories, abstract complaints, or generalities may not be the best use of time. Neighborhood groups are encouraged to organize testimony and have one (1) person speak on behalf of the group. The group representative will receive 10 minutes to make comments.

If you don't wish to speak, write . . .

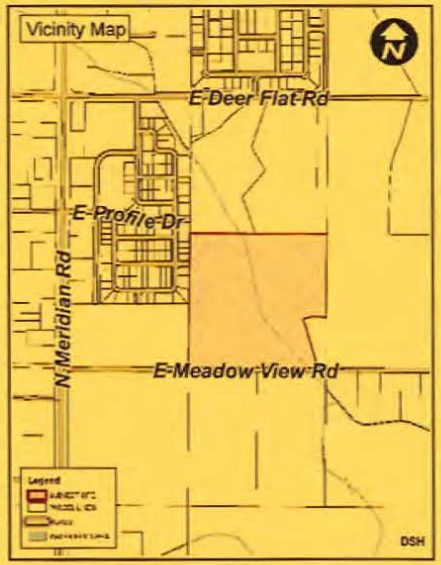
Written testimony submitted one (1) week prior to the hearing will be included in the packet that is distributed to the governing body prior to the hearing. Please submit all written testimony via mail, email or the City's website(**http://kunacity.id.gov/FormCenter/City-Clerk-13/Public-Testimony-Form-121**)

Late submissions will be presented to the governing body at time of hearing. As a reminder, it is unreasonable to submit extensive written comments or information at the hearing and expect them to be reviewed prior to a decision.

CITY OF KUNA
PLANNING & ZONING DEPARTMENT
PO Box 13 • 751 W. 4th St • Kuna, Idaho • 83634
Phone (208) 922-5274 • Fax: (208) 922-5989
www.kunacity.id.gov

Dear Property Owner:

NOTICE IS HEREBY GIVEN that the Kuna **City Council** is scheduled to hold a public hearing on **October 6, 2020,** beginning **at 6:00 pm** on the following case:



A request from KM Engineering, to annex one parcel consisting of approximately 38.47 acres into Kuna City Limits with an R-8 (Medium Density Residential) zone and to subdivide the 38.47 acres into 200 total lots (one hundred seventy-five (175) buildable lots, twenty-five (25) common lots). The subject site is located at 2320 E. Meadow View Road, Kuna, ID 83634, within Section 26, Township 2 North, Range 1 East; (APN: S1419241000).

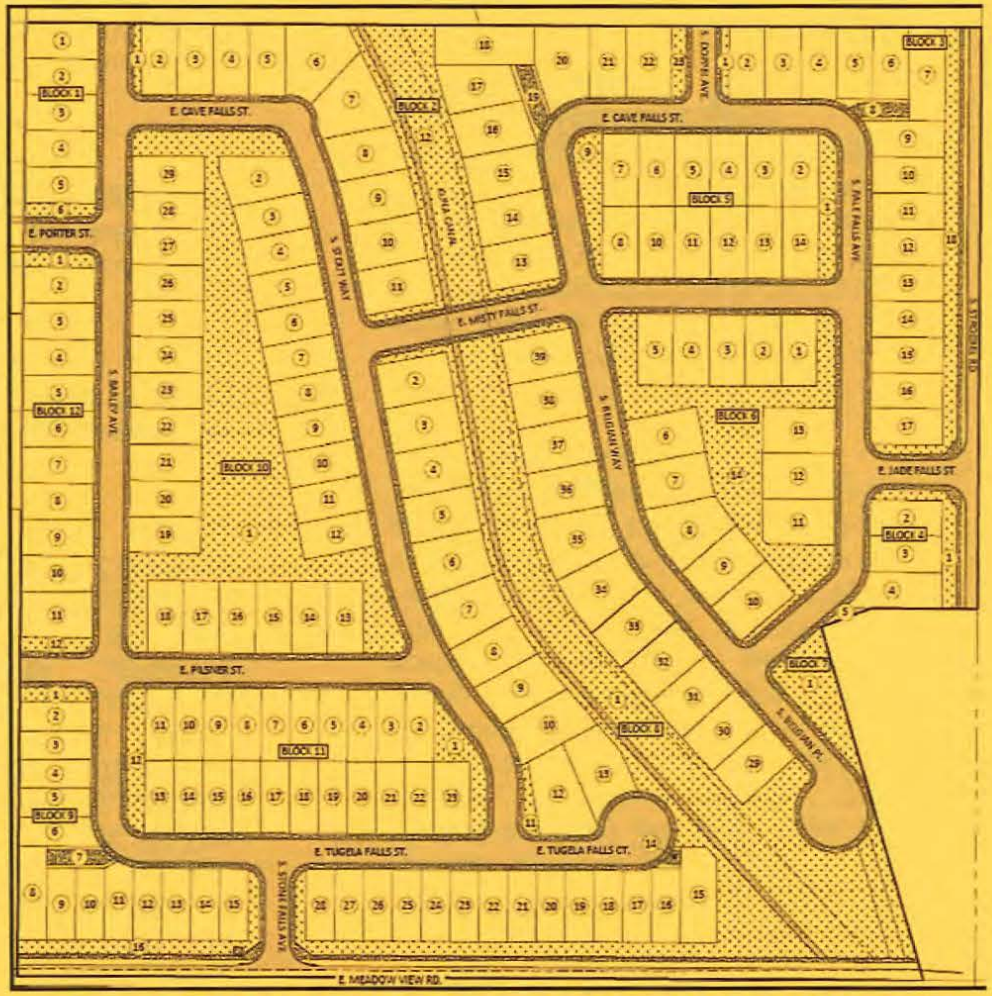
The hearing will be held **at 6:00 PM in the Council Chambers at City Hall located at 751 W. 4th Street, Kuna, Idaho.**

Under the authority of the Governor's partial Open Meeting Law Suspension Proclamation dated March 13, 2020, and due to required social distancing protocol, **the Council Chambers Audience Occupancy Capacity is 15**. The first 15 persons who appear, in addition to the Planning and Zoning Commission and staff, will be allowed in Council Chambers. Virtual participation/testimony via Zoom and the submittal of written testimony are available as alternative forms of public testimony (please see attached instructions for more details). Written testimony received by the close of business on ***September 30, 2020*** will be included in the packet that is distributed to the governing body prior to the hearing. Please submit written testimony via mail, email or the City's website (**http://kunacity.id.gov/FormCenter/City-Clerk-13/Public-Testimony-Form-121**). Late submissions will be presented to the governing body at time of the hearing.

All other persons may access the meeting via live streaming on the City of Kuna's Facebook page.

Mail written comments to PO Box 13, Kuna, ID 83634 or hand deliver them to City Hall.

If you have questions or need special assistance, please contact the Planning and Zoning Division at (208) 922-5274, or email **dhanson@kunaid.gov**.



ASHTON ESTATES EAST SUBDIVISION

MAILED 9/16/2020

ADVERTISING RECEIPT

PO Box 9399
1618 N Midland Blvd, 83651,
Nampa,ID 83652
Ph. (208) 465-8129 **Fax:** (907) 452-5054

BILLING DATE:	ACCOUNT NO:
09/14/20	21880

TROY BEHUNIN
1 KUNA, CITY OF
P.O. BOX 13
KUNA, ID 83634

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
32910	19-11-AN & 19-08-S	09/16/20	09/16/20	1	$167.38

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount

Discount: **$0.00**
Surcharge: **$0.00**
Credits: **$0.00**

Gross:**$167.38**
Paid Amount:**$0.00**

Amount Due:**$167.38**

We Appreciate Your Business!

32910

LEGAL NOTICE

File #'s 19-11-AN & 19-08-S, Ashton Estates East Subdivision

NOTICE IS HEREBY GIVEN, that the Kuna City Council will hold a public hearing, **Tuesday, October 6, 2020 at 6:00 pm**, or as soon as can be heard at Kuna City Hall, 751 W. 4th St, Kuna, ID; in connection with an Annexation (AN) and Preliminary Plat (S) request for Ashton Estates East Subdivision. KM Engineering requests to annex one parcel consisting of approximately 38.47 acres into Kuna City Limits with an R-8 (Medium Density Residential) zone and to subdivide the 38.47 acres into 200 total lots (one hundred seventy-five (175) buildable lots, twenty-five (25) common lots). The subject site is located at 2320 E. Meadow View Road, Kuna, ID 83634, within Section 26, Township 2 North, Range 1 East; (APN: S1419241000).

Please do not contact the Planning & Zoning Commission or City Council including the Mayor as this may jeopardize the public hearing process since it is considered ex parte. If you have any questions or require special accommodations, please contact Kuna Planning & Zoning Department prior to the meeting at (208) 922-5274.

The public is invited to provide written or oral testimony. Due to current health precautions associated with the Coronavirus, the City of Kuna is providing alternative ways for the community to submit comments at public hearings.

APPLICANT AND PUBLIC WRITTEN AND ORAL HEARING TESTIMONY PROCESS:

Written - In Advance to be included in the Agenda Packet that is distributed to the Commission.

1. Submit any option prior to 5:00 pm the Thursday before Public Hearing meeting. Late submissions will not be included in the packet but will be provided at the meeting.
2. Submit testimony via our website on the Public Testimony Form. This form will email directly to the City for inclusion in the Agenda Packet.
3. Submit testimony via email to PublicHearingTestimony@KunaID.gov
4. Submit via mail to: City of Kuna, Planning & Zoning Department, PO Box 13, Kuna ID 83634

Written – Up to noon the day of the Public Hearing

1. Submit any option prior to noon the day of the Public Hearing meeting. Late submissions will not be included.
2. Submit testimony via our website on the Public Testimony Form
3. Submit testimony via email to PublicHearingTestimony@KunaID.gov
4. Submit via mail to: City of Kuna, Planning & Zoning Department, PO Box 13, Kuna ID 83634

Oral – Via electronic call during the Public Hearing

1. Submit request no later than noon the day of the Public Hearing meeting.
2. Email PublicHearingTestimony@KunaID.gov
   - √ Your name
   - √ Address
   - √ Phone Number you will be calling from to give testimony
   - √ Email Address
   - √ Date of Public Hearing
   - √ Case number or Identification of Public Hearing
3. Watch your email for a reply email with the information to join the meeting electronically.
   (Check your spam/junk folder as a precaution)
4. Follow the dial in information.
5. Call into the virtual lobby a minimum of 5 minutes prior to the meeting.

Oral – In Person Testimony during the Public Hearing. Due to social distancing protocol, the Council Chambers Audience Occupancy Capacity is 15. Social Distancing and masks will be required. The first 15 persons who appear will be allowed in Council Chambers. All other persons may access the meeting via Live Streaming on the City of Kuna Facebook page, https://www.facebook.com/CityofKunaIdaho/. All persons wishing to testify must, state their name and residential address. A three (3) minute time limit will be placed on all testimonies.

Kuna Planning & Zoning Department

September 16, 2020 32910

(Space above reserved for recording)

ORDINANCE NO. 2020-29
CITY OF KUNA, IDAHO

ORDINANCE AMENDING THE EXTERIOR BOUNDARIES OF THE KUNA MUNICIPAL IRRIGATION SYSTEM [N STAR FARM 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 N STAR FARM 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 N STAR FARM 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 6th day of October, 2020.

CITY OF KUNA

_____
Joe L. Stear, Mayor

ATTEST:

_____
Chris Engels, City Clerk

EXHIBIT A

LEGAL DESCRIPTION FOR WATER RIGHTS ON N STAR FARM LLC CAZADOR ESTATES 2

A parcel of land situated in a portion of the Northwest 1/4 of the Southwest 1/4 of Section 14, Township 2 North, Range 1 West, B.M., City of Kuna, Ada County, Idaho and being more particularly described as follows:

Commencing at a found aluminum cap marking the Southwest corner of said Section 14, which bears S00°14'54"W a distance of 2,661.44 feet from a found brass cap marking the West 1/4 corner of said Section 14, thence following the westerly line of the Southwest 1/4 of said Section 14, N00°14'54"E a distance of 1,906.93 feet;
Thence leaving said westerly line, S89°45'06"E a distance of 48.00 feet to a found 5/8-inch rebar marking the Northwest corner of Cazador Subdivision No. 1 (Book 116 of Plats at Pages 17,569 through 17,571, records of Ada County, Idaho) on the easterly right-of-way line of North Ten Mile Road and being the **POINT OF BEGINNING.**

Thence following said westerly right-of-way line, N00°14'54"E a distance of 682.99 feet to a set 5/8-inch rebar on the southerly right-of-way line of West Ardell Road;
Thence leaving said westerly right-of-way line and following said southerly right-of-way line, 24.16 feet along the arc of a circular curve to the right, said curve having a radius of 90.50 feet, a delta angle of 15°17'34", a chord bearing of N55°10'34"E and a chord distance of 24.08 feet to a set 5/8-inch rebar;
Thence following said southerly right-of-way line, 80.08 feet along the arc of a compound curve to the right, said curve having a radius of 266.00 feet, a delta angle of 17°15'00", a chord bearing of N71°27'12"E and a chord distance of 79.78 feet to a set 5/8-inch rebar;
Thence following said southerly right-of-way line, 25.82 feet along the arc of a compound curve to the right, said curve having a radius of 391.00 feet, a delta angle of 3°47'01", a chord bearing of N81°57'44"E and a chord distance of 25.82 feet to a set 5/8-inch rebar;
Thence following said southerly right-of-way line, S89°39'48"E a distance of 473.17 feet to a set 5/8-inch rebar;
Thence leaving said southerly right-of-way line, S00°15'30"W a distance of 174.58 feet to a set 5/8-inch rebar;
Thence N89°45'06"W a distance of 6.08 feet to a set 5/8-inch rebar;
Thence S00°14'54"W a distance of 102.00 feet to a set 5/8-inch rebar;
Thence N89°45'06"W a distance of 344.00 feet to a set 5/8-inch rebar;
Thence S00°14'54"W a distance of 508.00 feet to a found 5/8-inch rebar on the subdivision boundary of said Cazador Subdivision No. 1 (Northeast Corner of Lot 2, Block 1);
Thence leaving said subdivision boundary, S89°45'06"E a distance of 414.45 feet to a set 5/8-inch rebar;
Thence 48.82 feet along the arc of a circular curve to the right, said curve having a radius of 275.00 feet, a delta angle of 10°10'15", a chord bearing of N16°54'34"W and a chord distance of 48.75 feet to a set 5/8-inch rebar;
Thence N78°10'34"E a distance of 159.87 feet to a set 5/8-inch rebar on the boundary of the United States Teed Lateral easement;
Thence following said easement the following four (4) courses:

1. 85.29 feet along the arc of a circular curve to the left, said curve having a radius of 113.00 feet, a delta angle of 43°14'44", a chord bearing of S37°21'46"E and a chord distance of 83.28 feet to a set 5/8-inch rebar;
2. 155.50 feet along the arc of a circular curve to the left, said curve having a radius of 1,178.00 feet, a delta angle of 07°33'47", a chord bearing of S65°56'20"E and a chord distance of 155.38 feet to a set 5/8-inch rebar;
3. 116.84 feet along the arc of a circular curve to the left, said curve having a radius of 428.00 feet, a delta angle of 15°38'27", a chord bearing of S75°31'45"E and a chord distance of 116.47 feet to a set 5/8-inch rebar;
4. S85°11'05"E a distance of 4.39 feet to a set 5/8-inch rebar;

Thence leaving said easement, S00°00'45"W a distance of 106.68 feet to a set 5/8-inch rebar on the northerly right-of-way line of West Winsett Street;
Thence following said northerly right-of-way line, N89°45'56"W a distance of 20.03 feet to a found 5/8-inch rebar on the subdivision boundary of said Cazador Subdivision No. 1;
Thence following said subdivision boundary the following eight (8) courses:

1. S00°14'04"W a distance of 50.00 feet to a found 5/8-inch rebar;
2. S53°17'28"E a distance of 24.45 feet to a found 5/8-inch rebar;
3. S00°14'54"W a distance of 5.13 feet to a found 5/8-inch rebar;
4. N89°45'06"W a distance of 866.74 feet to a found 5/8-inch rebar;
5. N00°14'54"E a distance of 254.00 feet to a found 5/8-inch rebar;
6. N89°45'06"W a distance of 54.00 feet;
7. N00°14'54"E a distance of 59.05 feet to a found 5/8-inch rebar;
8. N89°45'06"W a distance of 189.84 feet to the **POINT OF BEGINNING.**

Said parcel contains 11.359 acres, more or less.

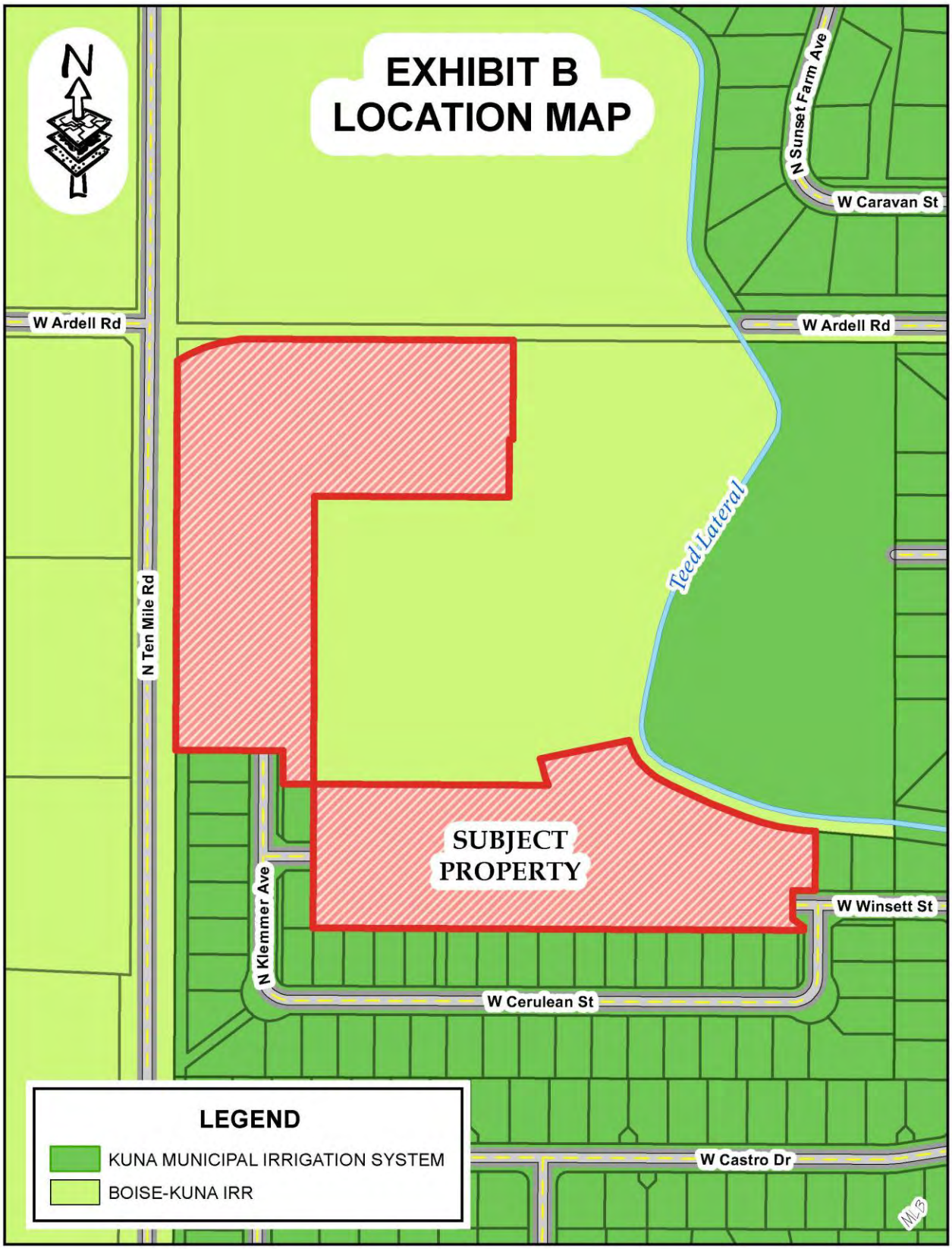


EXHIBIT B
LOCATION MAP
N
N Sunset Farm Ave
W Caravan St
W Ardell Rd
W Ardell Rd
Teed Lateral
N Ten Mile Rd
SUBJECT
PROPERTY
N Klemmer Ave
W Winsett St
W Cerulean St
W Castro Dr
LEGEND
KUNA MUNICIPAL IRRIGATION SYSTEM
BOISE-KUNA IRR