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 20, 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 20, 2020 Council Meeting via Facebook Live.
Live feed will start at 6:00 P.M. on the City of Kuna Idaho Facebook page linked below:
https://www.facebook.com/CityofKunaIdaho/

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

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

APPLICANT/PUBLIC ORAL PUBLIC HEARING TESTIMONY PROCESS:

Written – Up to noon the day of the Public Hearing

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

Oral – Via electronic call during the Public Hearing

1. Submit request **no later than noon the day of** the Public Hearing meeting.
2. Email PublicHearingTestimony@KunaID.gov

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

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

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

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

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

If you have questions regarding public testimony, please call the Kuna City Clerk's Office at (208) 387-7726.

1. Call to Order and Roll Call

2. Invocation: *None*

3. Pledge of Allegiance: Mayor Stear

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

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

A. Regular City Council Meeting Minutes Dated October 6, 2020

B. Accounts Payable Dated October 15, 2020 in the amount of $1,057,163.16

C. Resolutions:

1. Resolution No. R55-2020

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO REPEALING AND REPLACING RESOLUTION NO. R90-2018 AND APPOINTING A NEW MEMBER OF THE KUNA ARTS COMMISSION.

2. Resolution No. R56-2020

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING A PERFORMANCE BOND BY CHALLENGER DEVELOPMENT INC., FOR THE MEMORY RANCH SUBDIVISION NO. 4 FOR UNCOMPLETED WORK INCLUDING LANDSCAPING PURSUANT TO THE TERMS OF THIS RESOLUTION.

3. Resolution No. R57-2020

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING A PERFORMANCE BOND BY CHALLENGER DEVELOPMENT INC., FOR THE MEMORY RANCH SUBDIVISION NO. 4 FOR UNCOMPLETED WORK INCLUDING STREET LIGHTING AND FENCING PURSUANT TO THE TERMS OF THIS RESOLUTION.

4. Resolution No. R59-2020

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING A PERFORMANCE BOND BY TOLL ID I, LLC, FOR THE WINDFIELD SPRINGS SUBDIVISION NO. 6 FOR UNCOMPLETED WORK INCLUDING LANDSCAPING PURSUANT TO THE TERMS OF THIS RESOLUTION.

5. Resolution No. R60-2020

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING A PERFORMANCE BOND BY TOLL ID I, LLC, FOR THE WINDFIELD SPRINGS SUBDIVISION NO. 6 FOR UNCOMPLETED WORK INCLUDING FENCING PURSUANT TO THE TERMS OF THIS RESOLUTION.

6. Resolution No. R61-2020

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING A PERFORMANCE BOND BY TOLL ID I, LLC, FOR THE WINDFIELD SPRINGS SUBDIVISION NO. 7 FOR UNCOMPLETED WORK INCLUDING FENCING PURSUANT TO THE TERMS OF THIS RESOLUTION.

7. Resolution No. R62-2020

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING A PERFORMANCE BOND BY TOLL ID I, LLC, FOR THE WINDFIELD SPRINGS SUBDIVISION NO. 7 FOR UNCOMPLETED WORK INCLUDING LANDSCAPING PURSUANT TO THE TERMS OF THIS RESOLUTION.

8. Resolution No. R63-2020

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING THE "PARK DEVELOPMENT AND CONVEYANCE AGREEMENT" WITH GREGORY AND HEIDI JOHNSON FOR THE CONVEYANCE OF CERTAIN REAL PROPERTY IN THE PATAGONIA SUBDIVISION PHASE 6 FOR PURPOSES OF DEVELOPMENT OF A MUNICIPAL PARK (THE "PARK"), WHICH SHALL BE KNOWN AS FITZ ROY PARK; AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

D. Final Approval for Case No. 19-09-S (Subdivision) Corbin's Cove Subdivision Findings of Fact, Conclusions of Law, and Order of Approval

5. External Reports or Requests:

Introduction of the new Kuna Police Chief – Sheriff Bartlett

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 tabled from October 6, 2020* 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.

B. *Public Hearing continued from October 6, 2020 for exhibits and additional testimony* 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).

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 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.

C. Public Hearing and consideration to approve Case Nos. 20-01-AN (Annexation) & 20-03-S (Preliminary Plat) for Ledgestone South Subdivision – Jace Hellman, Planner II ACTION ITEM

Trilogy Development, Inc and Gem State Planning request to annex approximately 97 acres into Kuna City Limits with R-6 (Medium Density Residential) and R-8 (Medium Density Residential) zoning district classifications and to subdivide the 97 acres into 437 total lots (393 buildable lots and 44 common lots). The subject sites are located along North Locust Grove Road and future extensions of Ardell Road and Stroebel Road, within Section 18, Township 2 North, Range 1 East; (APNs: S1418123460, S1418123485, S1418427800 and S1418417200).

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. 20-01-AN (Annexation) & 20-03-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:

Consideration to reauthorize funds for Test Well 12 and approve Resolution No. R64-2020 – Paul Stevens, Public Works Director ACTION ITEM

RESOLUTION AWARDING THE CONTRACT FOR THE TEST WELL 12 PROJECT TO TREASURE VALLEY DRILLING LLC IN THE AMOUNT OF $142,900.00 FOR THE DRILLING AND DEVELOPMENT OF TEST WELL 12; DIRECTING EXPENDITURE OF FUNDS INCLUDING UP TO $142,900.00 FROM THE WATER FUND CONTINGENCY ACCOUNT FOR SAID PROJECT; AND AUTHORIZING THE MAYOR, CITY CLERK AND CITY ENGINEER TO EXECUTE CONTRACT DOCUMENTS WITH SAID CONTRACTOR.

8. Ordinances: None

9. *Executive Session: None*

10. Mayor/Council Announcements:

11. *Adjournment:*

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
MINUTES
Tuesday, October 6, 2020

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   - ✓ Case number or Identification of Public Hearing
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Oral – In Person Testimony during the Public Hearing.
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1. Call to Order and Roll Call

COUNCIL MEMBERS PRESENT:
Mayor Joe Stear – In Person
Council President Greg McPherson – In Person
Council Member Richard Cardoza – In Person
Council Member Warren Christensen – In Person
Council Member John Laraway – In Person

CITY STAFF PRESENT:
Chris Engels, City Clerk – In Person
Jared Empey, City Treasurer – In Person
Marc Bybee, 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
Doug Hanson, Planner I – In Person

2. Invocation: None

3. Pledge of Allegiance: Mayor Stear

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

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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.

Motion To: Approve the Consent Agenda
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

5. External Reports or Requests: None

6. Public Hearings:

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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
(Timestamp 00:01:41)

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 shared a late exhibit with Council; an email from the City Engineer Paul Stevens committing to serving the 19 lots with sewer. Mr. Stevens was there that night and could testify if he wanted to add anything additional. He also pointed out that, even though the e-mail said they could commit to the 21 EDUs for Corbin's Cove, due to the recommendations of the Planning & Zoning Commission to move and enlarge the open space, they were only requesting 19 buildable lots rather than the 21. He stood for questions.

Council Member Cardoza noted quite a few letters received from an individual. He asked if those had been addressed and if there was any concern with this development regarding code enforcement and the prior subdivision that was denied.

Mr. Behunin stated there were some hints and allegations of an approval from another individual for a denial for another individual. Staff had not determined what subdivision, or even a year, although repeated questions were asked of the individual. No information was given. Staff looked for a denial and the alleged development agreement. He reminded Council, Development Agreements were reserved for rezones, annexations, and other specific projects the Council deemed necessary. Staff was unable to find any

development agreement that involved any of the properties alleged to have one. He spoke with Ada County Records and found there was no rezone for the Corbin's Cove property. It joined the City as an R-6 more than 30 years ago. There would have been no reason for a rezone. The email trail was included in the packet to illustrate how many times they asked for information and got nothing.

Mr. Behunin explained, for the code enforcement complaints, staff believed the majority, if not all, of the complaints would be remedied by its development. These three parcels were accessed by a private lane staff could not go down for any kind of code enforcement. They could not enter private property. The variety of code enforcement complaints they received; people in trailers, excessive garbage, excessive trailers parked, would all be remedied when other people lived there because there wouldn't be space for that. Weeds would be gone because it would be developed. Trailers and stuff couldn't be there because there would be CC&Rs and other eyes on it. It would also provide a public road all the way to back so, if there were future code enforcement issues, they could access any part of site they needed to, or at least deep into the site, to take pictures and remedy those.

Mayor Stear asked if City Engineer Paul Stevens had anything he wanted to add.

Council Member Christensen said, in regards to Ten Mile Lift Station, according to what's on record it was already 120% plus on capacity and the last line of Mr. Stevens' email stated, while there were a lot of variables and assumptions, it looked like they could commit. He asked if that was just based on the size of the project being small enough they could still push the overcapacity limit further or did they notice Ten Mile could support more than they had thought.

Mr. Stevens replied they had an on-going study with JUB Engineers *(unintelligible – not on mic)*.

Council Member Christensen was concerned because they set capacity limits for a reason and even if they weren't as far over as they thought, they were still over. The more they pushed this, the more problems there would be later. He wished he had a better understanding of what true capacity was instead of saying they were 120% over capacity but could still support it.

Mr. Stevens agreed 100% *(unintelligible – not on mic)*.

Council Member Cardoza shared he had a nephew selling the property and wasn't sure if he should abstain.

Mayor Stear thought generally the way to look at that was whether or not he could make a decision without prejudice.

Council Member Cardoza explained there had been no communications on it so he did not think he would be prejudiced either way; unless the Council felt he should abstain.

City Attorney Marc Bybee advised the Council it was entirely up to them whether it was a good reason to abstain. If so, they should make a motion for him to abstain and then vote on that motion. Council Member Cardoza would not vote on that motion. Council Member Cardoza thought it would best for him to abstain given the circumstances of the relationship.

Mayor Stear confirmed that would be two abstaining.

Council Member Laraway confirmed he would be recusing himself.

Mayor Stear clarified Council Member Laraway was recusing because he already heard it from the Planning & Zoning side.

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

Motion To: Close evidence presentation and proceed to deliberation
Motion By: Council President McPherson
Motion Seconded: Council Member Christensen
Further Discussion: None
Motion Passed: 2-0-2. Council Members Cardoza and Laraway abstained.

Motion To: Approve 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 note Council Members Cardoza and Laraway abstained from voting and Close the Public Hearing.
Motion By: Council President McPherson
Motion Seconded: Council Member Christensen
Further Discussion: None
Motion Passed: 2-0-2. Council Members Cardoza and Laraway abstained.

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
(Timestamp 00:16:52)

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).
Planner III Troy Behunin presented the staff report and stood for questions.

Mayor Stear clarified he had stated they wanted to divide this into two additional lots but, it was actually one lot being divided into two.

Mr. Behunin said that was correct. They were splitting Lot 1, Block 1 from a single lot into two which required a re-subdivision.

Mayor Stear 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 that did not get a chance to sign in.

There were none.

Support: None

Against: None

Neutral: None

Rebuttal: None

Mayor Stear noted this was part of the original commercial development and, to him, it did not appear to be a problem to split the one to the two.

Council Member Cardoza did not have any problem going from the one into two. They would be pretty good-sized buildings to begin with.

Council Member Laraway stated he had been part of the Planning & Zoning Commission that made the vote on this and would need to recuse himself from this one as well.

Mayor Stear stated Mr. Behunin had given the report and they didn't know that the applicant needed to add anything because there was a letter.

City Clerk Chris Engels noted the applicant wasn't on Zoom either.

Motion To: Close evidence presentation and proceed to deliberation
Motion By: Council President McPherson
Motion Seconded: Council Member Christensen
Further Discussion: None
Motion Passed: 3-0-1. Council Member Laraway abstained.

Motion To: Approve 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 note Council Member Laraway abstained and Close the Public Hearing.
Motion By: Council President McPherson
Motion Seconded: Council Member Christensen
Further Discussion: None
Motion Passed: 3-0-1. Council Member Laraway abstained.

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
(Timestamp 00:23:42)

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.

Troy Behunin, Planner III, notified Council the site was not properly posted. He had an email from the applicant. Staff became aware of the noticing infraction late Thursday afternoon and indeed it was not posted correctly. It was missed by twelve hours. Staff recommended Council select a date certain in the future to hear this public hearing. He had the email from the applicant to pass out to Council that said they missed the posting date. The code required ten days but it was only up for about nine days and twelve hours.

Mayor Stear said there was one person, Mr. Marsala, signed up to testify. He asked him if he would be able to come back to a meeting in the future to testify after the applicant and staff had a chance to present or if he would rather give testimony that night.

Response unintelligible. *(not on mic)*

Mayor Stear stated they indicated they could come back at a future date and they also had a letter in the record.

Mr. Behunin confirmed the letter was in the packet and added the applicant requested to continue this to October 20, 2020.

Mayor Stear said that would be up to Council to table for a date certain.

City Attorney Marc Bybee advised Council to table for a date certain and not to open public comment at this meeting.

Motion To: Table the Public Hearing for Case No. 20-01-S (Preliminary Plat) to October 20, 2020
Motion By: Council President McPherson
Motion Seconded: Council Member Christensen
Further Discussion: None
Motion Passed: 4-0**.**

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
(Timestamp 00:28:12)

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).

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

Council Member Christensen asked in which sections were the conditions for the sewage side the developer would have to attest to that Mr. Hanson had referred to.

Mr. Hanson replied section J of the staff report numbers six, eighteen, and nineteen.

Stephanie Leonard, KM Engineering, 9233 West State Street, Boise, Idaho 83714, passed out a presentation for Council that she had been unable to submit in time for inclusion in the packet. She reviewed the applications and stood for questions.

Mayor Stear 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 that did not get a chance to sign in.

Support: None

Against: None

Neutral:

Bud Gibson, 2800 Meadow View Road, Kuna, Idaho 83634, owned the property to the east. He wanted them to clarify what was going on with Strobel Road, the county, and if they wanted to come in and annex part of their place. He wanted to know how that would go through. He also wanted a fence along there. If this was going to become a

subdivision, he was sure there would be a trash issue with all the contractors. That was his biggest concern. He wasn't really happy with this kind of stuff.

Mayor Stear understood it was tough for longtime residents to see this.

Mr. Gibson had lived here for years. He wanted to know about Strobel Road, if they were going to annex, how they were going to take it through, and if there were any future plans that way. That was his biggest concern. There was a lot of impact.

Mayor Stear said they would see about an answer for him. He asked if there was anyone else that wanted to testify.

Shallece Jacobs, 2689 Meadow View Road, Kuna, Idaho 83634, asked about the impact on Meadow View Road. She wanted to know more about what that looked like as far as improving Meadow View Road. There were no lines on the road and it was very rural. Maybe eight cars went down that a road a day. She wanted to know what the traffic report was on that road and the development plans for all of Meadow View. As traffic came in and out of that subdivision, they would turn right onto Meridian Road and left to go down in front of her house. There were a couple hills on Meadow View. She lived where there was a hill that dipped. She had kids. She wanted to know the plans for the hills for the safety of her kids and others kids on the street. She asked what it would look like as far as Meadow View coming up to Meridian Road; would there be turn lanes and how would that be with another road. That was her biggest concern with this subdivision going in. People that worked south of town would be going down Meadow View to Locust Grove right by her house. More than eight cars a day would be going down her road 5:00 A.M. to 8:00 P.M. at night to get to and from work. She wanted to know how they were going to keep their roads safe in a rural area.

Mayor Stear asked if she looked at the packet and any of the information in it; including the traffic impact study. The traffic impact study was really big and it was why he was having computer issues.

Ms. Jacobs responded off mic.

Mayor Stear asked if there was anyone else who wanted to testify.

There were none.

Mayor Stear invited the applicant to come up to answer the questions that were asked.

Rebuttal:

Ms. Leonard stated, in relation to Strobel Road, it was a collector road by ACHD classification. Half would be on each person's property. The developer would be required to improve the half of Strobel that was on their property to ACHD standards. The other

half would remain undeveloped until the other owner decided to develop or sell the property.

Mr. Gibson asked if there would be a fence or something there.

Ms. Leonard did not believe they were planning a fence along the unfinished section on the other side of the roadway.

Mr. Gibson asked if *(unintelligible – not on mic)*.

Ms. Leonard did not believe ACHD would allow them to do that. They would require the roadway to be developed on their entire property.

Mr. Gibson said there was going to be a fence on his property.

Ms. Leonard said they would not be able to touch that fence because it was on his property.

Mr. Gibson thought, on that line, there should be some type of barrier fence of the developers; chain link or something not plastic because they burn the ditch.

Mayor Stear asked if there was currently a fence between the properties.

Mr. Gibson replied there was an old fence.

Mayor Stear asked if that fence would stay.

Ms. Leonard said yes, it would stay. They wouldn't be getting rid of it. She wasn't sure what ACHD would require or allow as far as a fence but they could discuss it with them.

Mr. Gibson would like that. He was concerned about garbage.

Ms. Leonard knew City ordinance required they maintain the site and take care of the construction trash.

Mayor Stear thought the trash issue was improving. The City had gotten better compliance and was stepping up on it more than they used to.

Mr. Gibson stated he had to pick up quite a bit out of the fields that year and they were a quarter of a mile away.

Mayor Stear clarified he was saying they weren't there yet.

Mr. Gibson said it was a concern.

Ms. Leonard would speak with their client about it and see what they could do.

Mayor Stear was still having issues getting to the traffic impact study. He asked if Ms. Leonard could speak to the Meadow View improvements.

Ms. Leonard believed they were going to be required to do a left turn lane along Meadow View. They would also be required to do two east bound left turn lanes and to modify the signal at Deer Flat and Meridian to allow the south bound right turn movement to operate effectively. Long story short, they had a traffic impact study done by a traffic consultant. The consultant looked at the situation and the amount of traffic the development would be adding to the area. Then they send the report to ACHD, who then reviews it and requires the developer make certain mitigations based on the number of trips they would be generating. Those were the main requirements that were summarized. She apologized for not having some cliff notes to give them a better idea. As far as Meadow View, it said that they should be required to construct a center turn lane at the Meadow View and Swan Falls intersection to ACHD's standards. She was happy to share that study with them.

Ms. Jacobs clarified they were doing stuff to the subdivision but they were not looking past the subdivision to the east and where all of those cars would be turning left from that subdivision and driving by her house.

Council Member Cardoza stated on page 3 of 249, under Staff Analysis, there was a description of the road conditions.

Ms. Leonard added the requirements did include the construct of the entirety of their boundary along Meadow View as half of a 6-foot street plus 12 feet. That gave a little extra space on the south side. They would be widening it and including sidewalks on their side as well. She knew that didn't answer Ms. Jacobs questions as far as the extra traffic that would be generated. She also noted the center turn lane at Meadow View she had mentioned. There was an analysis to predict how much traffic would be going north, south, east, and west from the site. She could find that information to talk to them about how much would be going west and north rather than by her house.

Mayor Stear thanked her for answering those questions. He asked if there was anything else she wanted to go over since he directed her time.

Ms. Leonard summarized this would add a variety of housing types that would be beneficial to many folks who wanted to live in this part of town. It was close to existing commercial and a major transportation corridor which most traffic would likely be using. It also had services they were working through to serve the site. She stood for questions.

Council President McPherson addressed the testimony given. Unfortunately, ACHD typically only required developers to do improvements within or close to their build. Ms. Jacobs was farther down the road and, by then, for lack of saying they don't care, they don't care. Council couldn't make them change their policy on that. He expected there would be some improvements on one of the eight cars that drove down her road. It was a narrower road with no painted lines. It needed to be addressed and it probably needed a

lower speed limit because of the hills. He totally got that. Also, for Mr. Gibson, down Deer Flat at Strobel, what was done at a property there was what he guessed would be done next to Mr. Gibson in time. He couldn't promise that but, they had a rickety old fence line that had been there a million years too and now it was a nice three or four strand barbed wire fence as part of the development. The other thing was, they might move that fence because property pins weren't where they were supposed to be or the fence could've been in the wrong place for 92 years and nobody knew it. That has happened to a few developments so he wanted him to be aware that could be coming.

Mr. Gibson thought, with the Strobel Road extension, if it just went through, it would be a mess trying to get across the canals and stuff south of Meadow View. He was curious if there was any foresight down the road for that.

Council President McPherson said that was an ACHD thing. Until it came before them, Council didn't have a clue.

Council Member Christensen was, with schools being at or near capacity, looking for Exhibit B11. It was supposed to be a Kuna School District exhibit and he couldn't find it. It was imperative to get the School District's comment on impact and capacity levels with a neighborhood this size.

Council Member Cardoza said he got confused with the School District. They didn't seem to be consistent with how many students they expected to be in a household. It didn't make their jobs any easier. He suggested Mayor Stear talk with the Superintendent to get some figures from the school board.

Mayor Stear agreed those had been varying. It used to be 3.1 people per household which was 1.1 kids per household. He thought what they were seeing was quite a few retirees moving out here that didn't have children in house. Anytime they made estimates with the School District they came out low. He thought it would be wise to look at it again because they did not seem to be consistent.

Council Member Christensen said he could have missed that figure in the packet but he did not see a school response and that was what was concerning to him.

Council Member Cardoza said he didn't see any exhibits in item 6D.

Planner I Doug had the exhibits. He did not know how those got missed. He apologized. He offered to read into record the information Council wanted. As far as capacity went, the School District said once the new Kuna high school, Swan Falls High, opened up, it would create additional capacity for the high school on Deer Flat Road. This neighborhood would likely generate 38 school aged children based on their current calculation of .65 students per household which was the current Ada County standard calculation.

Council Member Christensen said that was another question to ask. They were basing it solely off the broad Ada County calculation. Kuna was not Boise or Meridian. It was important the Kuna School District fine point what Kuna was. It was also a 2016 calculation and this was the year 2020. Things were very different. With the project being where it was, he believed it would impact Hubbard Elementary and Freemont Middle School. He asked if Mr. Hanson had the capacity levels for those schools.

Mr. Hanson responded currently Freemont Middle School was at an enrollment of 563 with a capacity of 730. Silver Trail Elementary was at an enrollment of 499 with a capacity of 710. Kuna High School's enrollment was 1,760 with a capacity of 1,500 some of which would be alleviated by the opening of Swan Falls High School anticipated for 2020-2021. Those were current numbers. He had the numbers for 2020-2021 as well. Silver Trail Elementary enrollment would be 514 with a capacity of 710. Freemont Middle School would have an enrollment 575 with a capacity of 730. Kuna High School would have an enrollment of 1,300 with a capacity of 1,500 and Swan Falls High School would have an enrollment of 500 with a capacity of 500.

Council Member Christensen clarified the project would impact Silver Trail Elementary; not Hubbard Elementary.

Council Member Cardoza asked if the figures were the same for Fossil Creek.

Mr. Hanson was not sure. What he had was directly in response for Ashton Estates East Subdivision.

Council Member Cardoza asked if anyone on the Council had any of the exhibits.

Mayor Stear did not have any.

Council Member Christensen saw B3 and B4 exhibits on page 220 of 239. Those were the only exhibits he saw.

Mr. Hanson said they should be in there. They just may not have had stickers on them when they were scanned in.

Council Member Cardoza had been through it twice and he did not see any exhibits in his. He asked if Council Member Laraway found any of exhibits, 1 through 8 or 9, in his.

Mayor Stear's iPad started over again.

Council Member Cardoza said his would crash if he started flipping through it. There were about 730 pages in the packet.

City Clerk Chris Engels offered to pull the packet up on the Chambers flat screen.

Council Member Christensen asked if anyone had seen ITD's and ACHD's statements summarizing their findings. Usually those were in the packets as well.

Council Member Cardoza had not seen those.

Council President McPherson was still trying to get through the Traffic Impact Study.

Ms. Engels asked what exhibits they were looking for.

Council Member Cardoza asked for exhibit B7; the letter from the City Engineer.

Council President McPherson and Mayor Stear went through all the items Council President McPherson could find in the packet.

Mr. Hanson said exhibit B1 started on page 212 of 239.

Ms. Engels pulled the exhibit up on the screen.

Council Member Cardoza requested exhibit B7.
They could not find B7.

Mr. Hanson said he had everything in the file. He wasn't sure if something happened when he condensed everything to send it over. Initially it was a 50MB packet when he had to drag it over.

Council Member Christensen was missing half the exhibits.

Mr. Hanson said it looked like somehow some of the exhibits were lost within the packet. He had all the agency comments on file and in his folder. He thought he had them all in the packet when he checked it but something must have happened when he condensed the file.

Council Member Cardoza asked City Engineer Paul Stevens about the Danskin sewer drainage basin. He didn't understand the figures. He had connection at 3,517 at the lift station. Will Serve committed was at 4,293 which was basically 700 over. Building lots per day was 1,014. He didn't understand why remaining capacity was 415. If capacity was 3,517 and they committed 4,293, he didn't understand how they had outstanding capacity in that lift station. He believed this was at Patagonia.

Mr. Stevens said to ignore the buildable lots part and it should come out okay.

Council Member Cardoza asked if he knew what the capacity was there.

Mr. Stevens said they knew but he didn't believe those were their numbers.

Council Member Cardoza said, if they already had 3,517 connected and had committed themselves to another 4,293, that put them at over 7,000 EDUs.

Mr. Stevens said it was not in addition to the 3,517.

Council Member Christensen clarified it was 700 over, not adding up to 7,000. They were connected at 3,500 and will serve was at 4,200 so, there was only 700 more that was at a committed capacity.

Council Member Cardoza didn't understand. He thought Planning & Zoning said they were at capacity for that lift station.

Mr. Stevens had never seen the picture Council Member Cardoza had been referring to before. They were at or nearly at capacity so, what they were doing was running preliminary numbers to see if they had room for a third pump in that station. It looked like the lines going in and out were large enough to accept additional capacity. They were going to have a disinterested third party do a capacity evaluation with a third pump in because they were right at capacity.

Council Member Cardoza asked if developers should be helping to pay for the pump.

Mr. Stevens stated the developer for this project agreed to do that but he had since then sold it. They had not spoken with the new developer yet.

Council Member Cardoza thought that should be understood before they even voted on this.

Eric Scheck, Hayden Homes, 1406 N Main Street, Meridian, Idaho, stated they acquired the property about a month before this. They worked with the prior property owner and they understood the capacity issues with the lift station. He did briefly speak with Mr. Stevens about it and they were awaiting the results of that study. It was their understanding they would be contributing to the potential upsizing of that lift station to accommodate their project.

Council Member Cardoza asked if he understood why he would like to have a letter as an exhibit before proceeding on voting on the annexation.

Mr. Scheck thought Mr. Stevens did an excellent job with the condition itself. It did talk about the developer needing to contribute and upsize the existing facilities to serve and they were in agreement with that condition.

Mr. Hanson read in to the record conditions 18 and 19 to clarify a lot of the issue that was just discussed. They were as follows:

"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."

Mr. Hanson requested to table this item to a date certain so he could figure out the technical issues with the packet and everything could be on the record.

Mayor Stear said it would be prudent to get the rest of the information in. It would be good to table this until then.

Mr. Scheck requested they make a decision that evening. They were working with Planning & Zoning back in July with the anticipation of being approved that night so they could move forward with construction of the project. Staff had mentioned they had copies of the reports and studies. He knew staff had reviewed them exhaustively. He was at their mercy and was requesting, if a continuance was the only way to go to provide that as required by law he understood, but, if there was any way possible, for a decision to be made that evening.

Council President McPherson preferred to table it for two weeks to get the right info in the packet. He asked if that was the consensus.

Council Member Christensen agreed. He thought there were a lot of great questions being answered in verbal testimony but having it on record to fall back on, research, read, and look at was imperative. He did appreciate the conditions of before a final plat approval but he struggled with approving something that they still couldn't serve with the hopes that they would have an at will contract in place at some point before final plat and annexing this with the preliminary plat before seeing something on paper that said there was a full understanding in regards to the sewage capacity. He struggled proceeding with things on verbal testimony only.

Council Member Laraway asked, if they kept holding everything back, would the application date still give precedence over the next subdivision that came in later on. He didn't understand how the pecking order worked. He understood that, if they had a developer's agreement that said if this came to a point where the City could serve them, it was a done deal and they didn't need to come back through the process or, if they didn't approve it then they had to come back through the process. He didn't know which was the best way to do that.

City Attorney Marc Bybee shared City Attorney Bill Gigray played a part in drafting the conditions that were there. The purpose of the conditions and offering the preliminary plat approval subject to these conditions was it would hold the developers place in line if other developments were to come in during that time frame. Essentially, their spot would

be reserved if the capacity increase happened. The purpose of this was to say they could not submit a final plat until the capacity issue was addressed so they weren't dealing with that part of the process when capacity hadn't been addressed. Capacity must be addressed before the final plat request was made. The last condition was to accommodate for potential continuances on their application, reserving the benefit of the law at the time their application was made and other things by giving them the opportunity to continue if necessary. If capacity wasn't increased in two years, they would have to submit their final plat but, they could continue and extend the time frame and still have their place in line.

Mayor Stear's preference was to see the rest of the packet.

Council President McPherson agreed. Then they could move on after they saw those.

Ms. Engels asked that they specify in the motion if it was open for additional testimony or if it would be limited to just the exhibits.

Council Member Christensen thought more questions would come up with the more detailed information so it would be wise to leave it open.

Council President McPherson agreed.

Motion To: Leave the Public Hearing open and table Case Nos. 19-11-AN & 19-08-S to the October 20, 2020 meeting for exhibits and additional testimony.
Motion By: Council President McPherson
Motion Seconded: Council Member Christensen
Further Discussion: None
Motion Passed: 4-0**.**

7. Business Items: None

8. Ordinances:

Consideration to approve Ordinance No. 2020-29 ACTION ITEM
(Timestamp 01:26:46)

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.

Motion To: Waive three readings of Ordinance No. 2020-29
Motion By: Council President McPherson
Motion Seconded: Council Member Christensen
Further Discussion: None
Motion Passed: 4-0**.**

Motion To: Approve Ordinance No. 2020-29
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**.**

Motion To: Approve Summary Publication of Ordinance No. 2020-29
Motion By: Council President McPherson
Motion Seconded: Council Member Christensen
Further Discussion: None
Motion Passed: 4-0**.**

9. *Executive Session:*

(Timestamp 01:28:52)

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.

Motion To: Convene Executive Session pursuant to Idaho Code Section 74-206 (1)(c) to receive information regarding the acquisition of an interest in real property which is not owned by the City of Kuna.
Motion By: Council President McPherson
Motion Seconded: Council Member Christensen
Further Discussion: None
Voting No: None
Absent: None
Motion Passed: 4-0**.**

Mayor Stear indicated he, Council, Attorney Marc Bybee, and City Clerk Chris Engels would stay for the Executive Session.

Executive Session City Council Regular Meeting of October 6, 2020 – The City Council, upon a unanimous vote, convened into the Executive Session, pursuant to Idaho Code Section 74-206 (1)(c) to receive information regarding the acquisition of an interest in real property not owned by the City. The executive session was convened at 7:29 p.m. In attendance was Mayor Joe Stear, Council President Greg McPherson, Council Member Richard Cardoza, Council Member Warren Christensen, and Council Member John Laraway. Also, in attendance, by request of the Mayor and Council, was City Attorney Marc Bybee and City Clerk Chris Engels. Ms. Engels was appointed as special clerk to take the minutes of this executive session. Information was then provided to the Mayor and the members of the City Council regarding the subject of the executive session. At 7:42 p.m. Council President Greg McPherson moved and Council Member Christensen seconded to come out of executive session and to reconvene into open session which motion passed unanimously.

_____
Chris Engels, Clerk of Executive Sessions

Open session resumed and Mayor Stear reported information was received during the executive session relative to the announced purpose and no action was taken.

10. Mayor/Council Announcements:

11. ***Adjournment:***

_____
Joe L. Stear, Mayor

ATTEST:

_____
Chris Engels, City Clerk

Minutes prepared by Ariana Welker, Deputy City Clerk
Date Approved: CCM 10.20.2020

CITY OF KUNA
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Fax: (208) 922-5989 • www.Kunacity.Id.gov

SIGN-UP SHEET

October 6, 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
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Troy Behunin

From: Paul Stevens
Sent: Tuesday, October 6, 2020 2:27 PM
To: Wendy Howell; Troy Behunin
Cc: Mike Borzick; Jared Empey; Brad Watson
Subject: Corbin's Cove Subdivision/Gary McAlister

Wendy and Troy:

Mike and I re, re, re reviewed the preliminary Ten Mile Lift Station Report. The evaluating Engineer is making a final review.

While there are a lot of variables and assumptions it looks like we can commit to serving 21 EDUs in Corbin's Cove.

Paul A. Stevens, PE
CITY OF KUNA - ENGINEER
PHONE 208-287-1727

751 W 4TH ST
PO BOX 13
KUNA, ID 83634

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

October 6, 2020 – City Council, Public Hearing

Case Name: ***Ensign Subdivision No. 1 Re-Subdivision***;
Case Type: Combination Preliminary & Final Plats
Case No.: **20-01-CPF (Combo Preliminary & Final 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
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SIGN-UP SHEET

October 6, 2020 – City Council, Public Hearing

Case Name: ***Fossil Creek Subdivision***;
Case Type: Preliminary Plat for Fossil Creek Subdivision
Case No.: **20-01-S (prelim 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	Print Name	John Marsala
Print Address	Print Address	2150 Secluded Ct.
City State, Zip	City State, Zip	Kuna ID 83634
☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify
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IN FAVOR	NEUTRAL	IN OPPOSITION
	☐ Testify ☐ Not Testify	

Troy Behunin

From: Jane Suggs <jane@gemstateplanning.com>
Sent: Tuesday, October 6, 2020 10:51 AM
To: Troy Behunin
Cc: Wendy Howell; Shawn Brownlee
Subject: Fossil Creek hearing at City Council - request for deferral to October 20

Categories: KMN Publishing, Important

Hi Troy,
Thank you for the call today concerning the deferral of the City Council hearing for the Fossil Creek Subdivision.
I apologize for the missing the hearing sign posting for the revised hearing date. My mistake on top of the missed notification in the newspaper is unfortunate, but I do understand the need to follow the Kuna Code.
Please ask the City Council to defer our hearing to a date certain. I request the date of **October 20th**, as the Ledgestone South hearing in on that date as well.
If that date is not available, I hope to be rescheduled to the next/earliest available City Council hearing date.
Again, I apologize for the mistake and appreciate the understanding of the City staff and the City Council.
Thank you,
Jane

Jane Suggs
Gem State Planning, LLC
9840 W. Overland Road, Suite 120
Boise, ID 83709
208-602-6941

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

SIGN-UP SHEET

October 6, 2020 – City Council Public Hearing

Case Name: Ashton Estates East
Case No: 19-11-AN (Annexation) & 19-08-S (Preliminary Plat)

Case Type: Kuna East, LLC and KM Engineering 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).

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

IN FAVOR	NEUTRAL	IN OPPOSITION
☐ Testify ☐ Not Testify	☒ Testify ☐ Not Testify	☐ Testify ☐ Not Testify
Print Name	Bud Gibson	Print Name
Print Address	2800 Meadowview Dr.	Print Address
City State, Zip	Kuna Id 83634	City State, Zip
☐ Testify ☐ Not Testify	☒ Testify ☐ Not Testify	☐ Testify ☐ Not Testify
Print Name	SHARLEEE JACOBS	Print Name
Print Address	2689 Meadow View Rd	Print Address
City State, Zip	Kuna ID 83634	City State, Zip
☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify
Print Name	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
Print Address	Print Address	Print Address
City State, Zip	City State, Zip	City State, Zip

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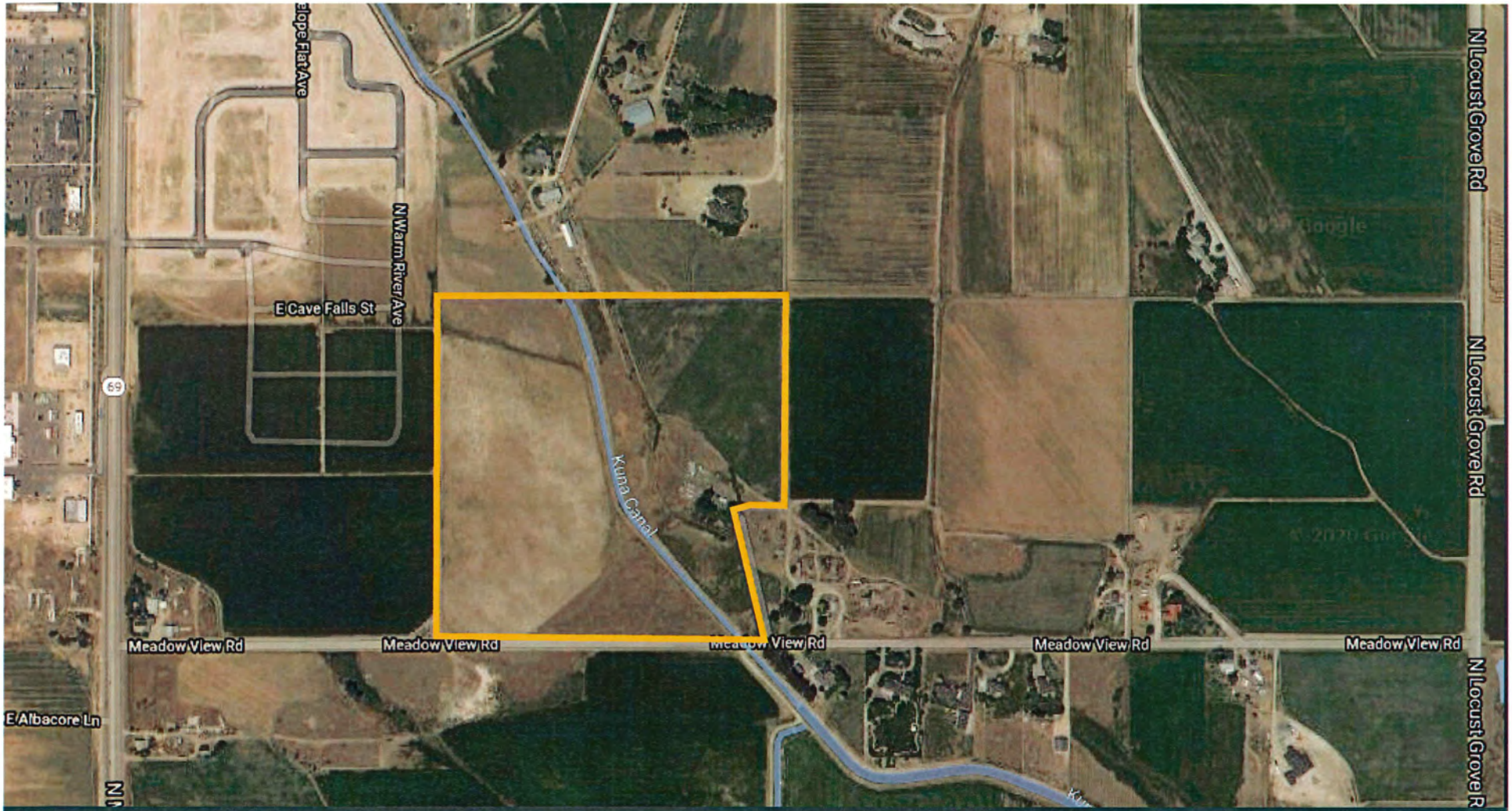
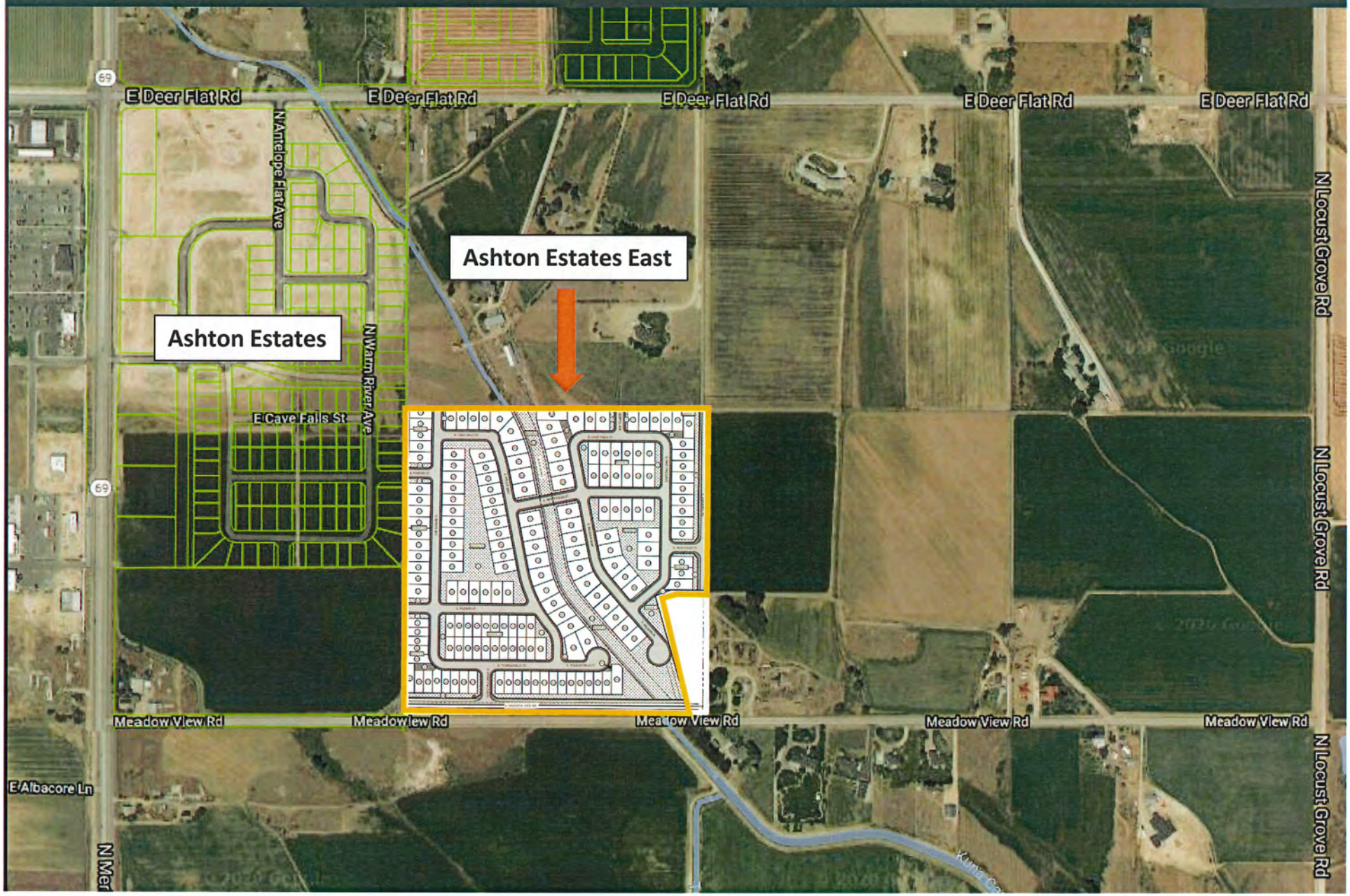
City State, Zip	City State, Zip	City State, Zip



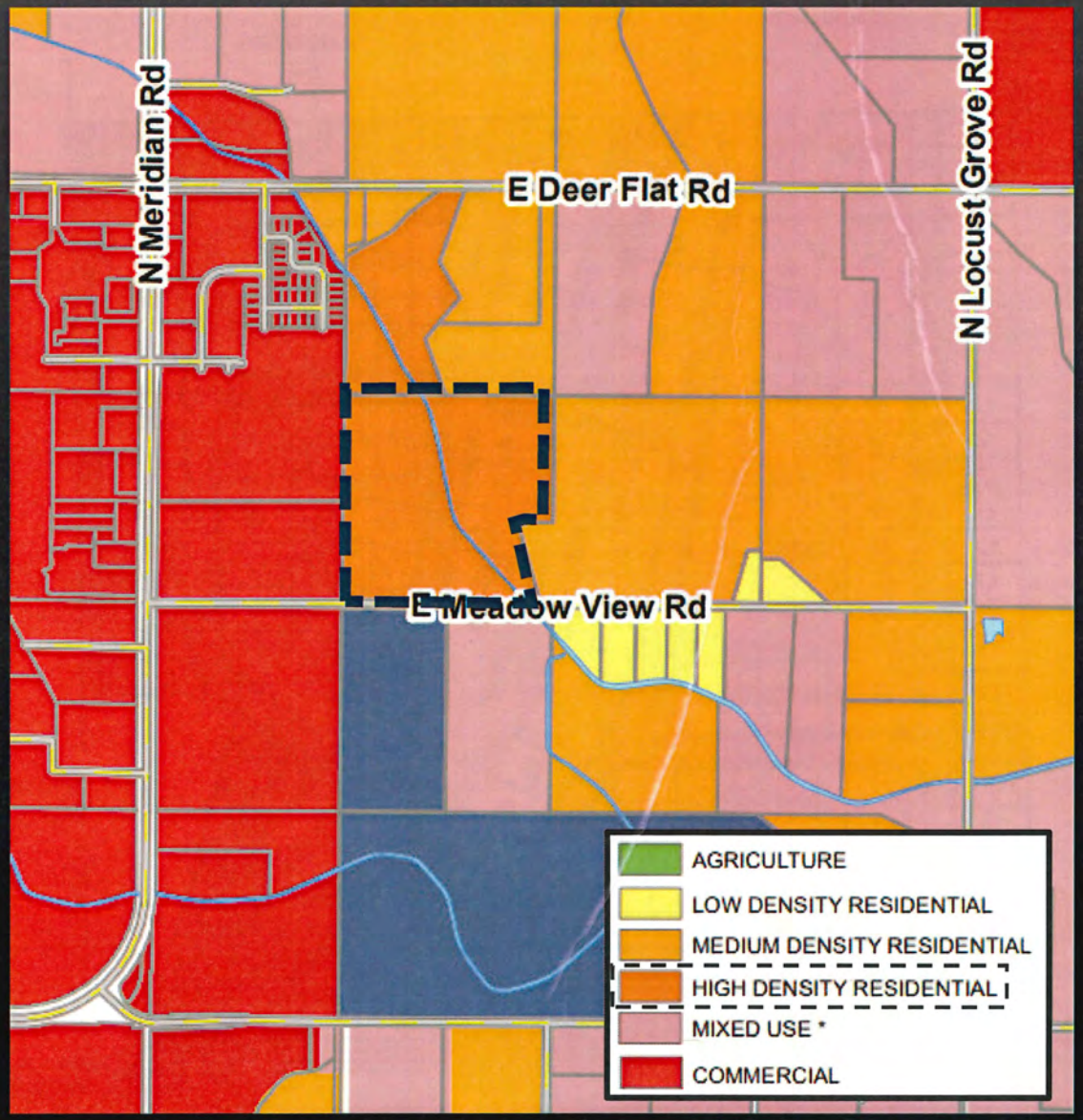
Ashton Estates East
Annexation, Preliminary Plat

City of Kuna
City Council
October 6, 2020

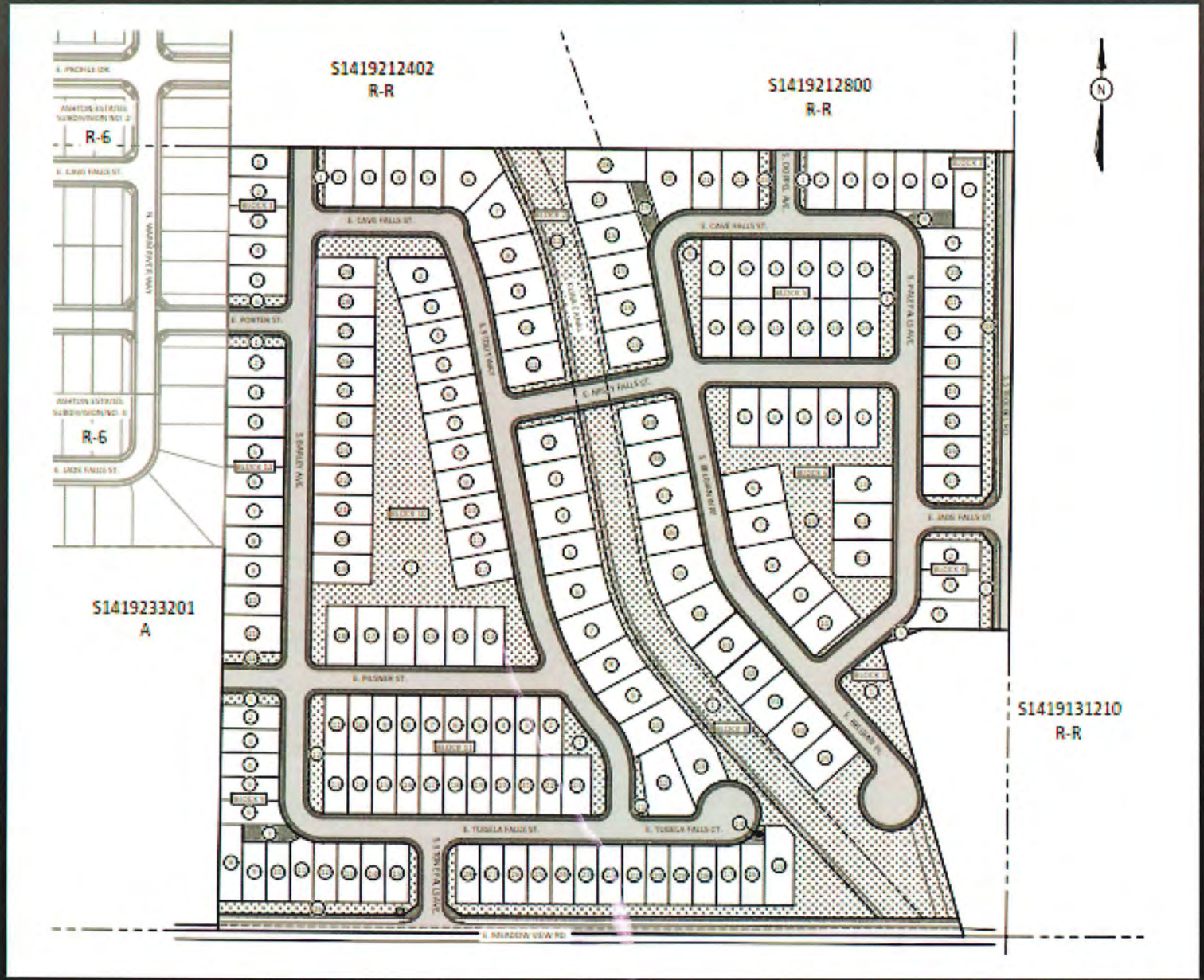
Project Location & Information



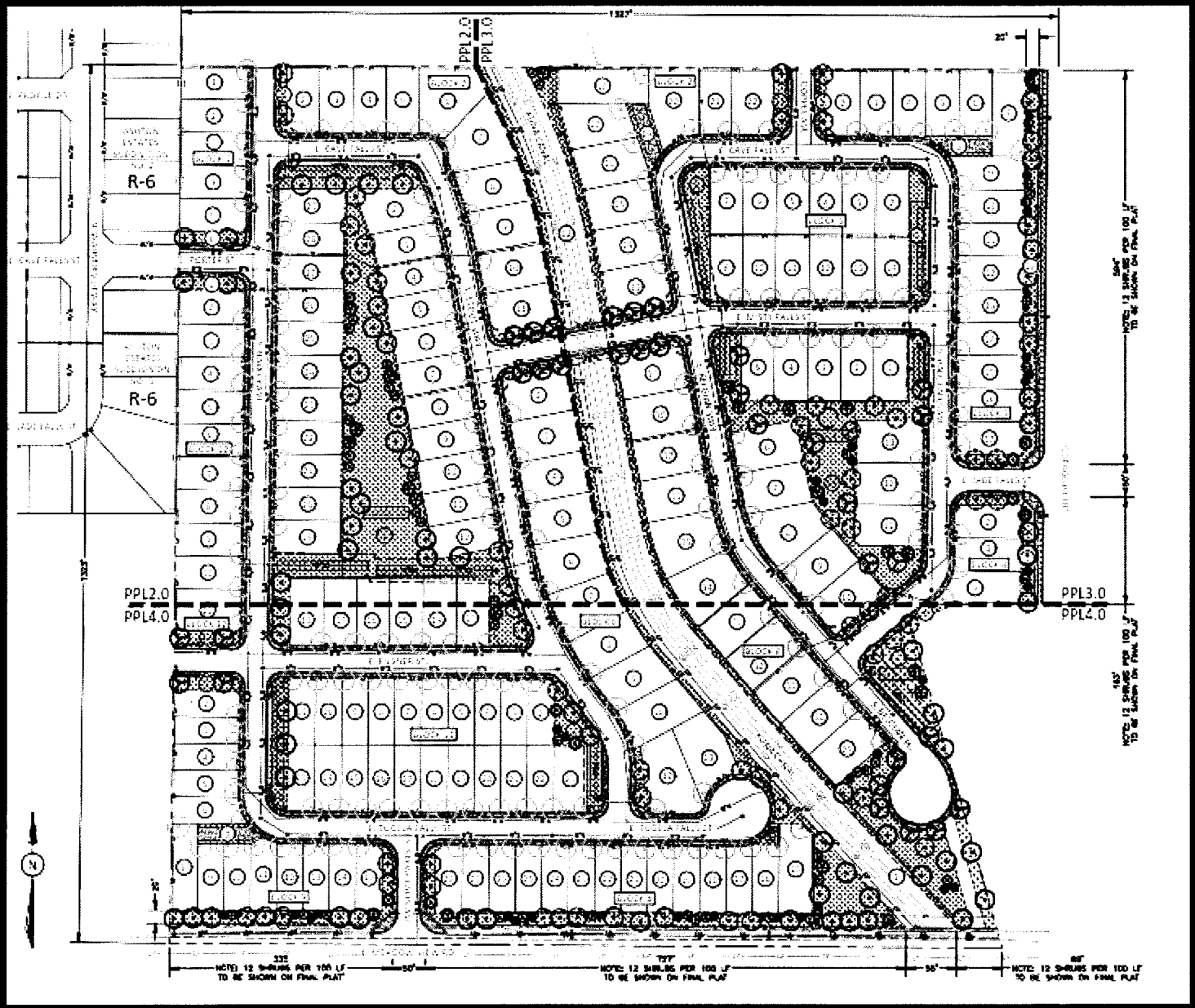
Future Land Use Map



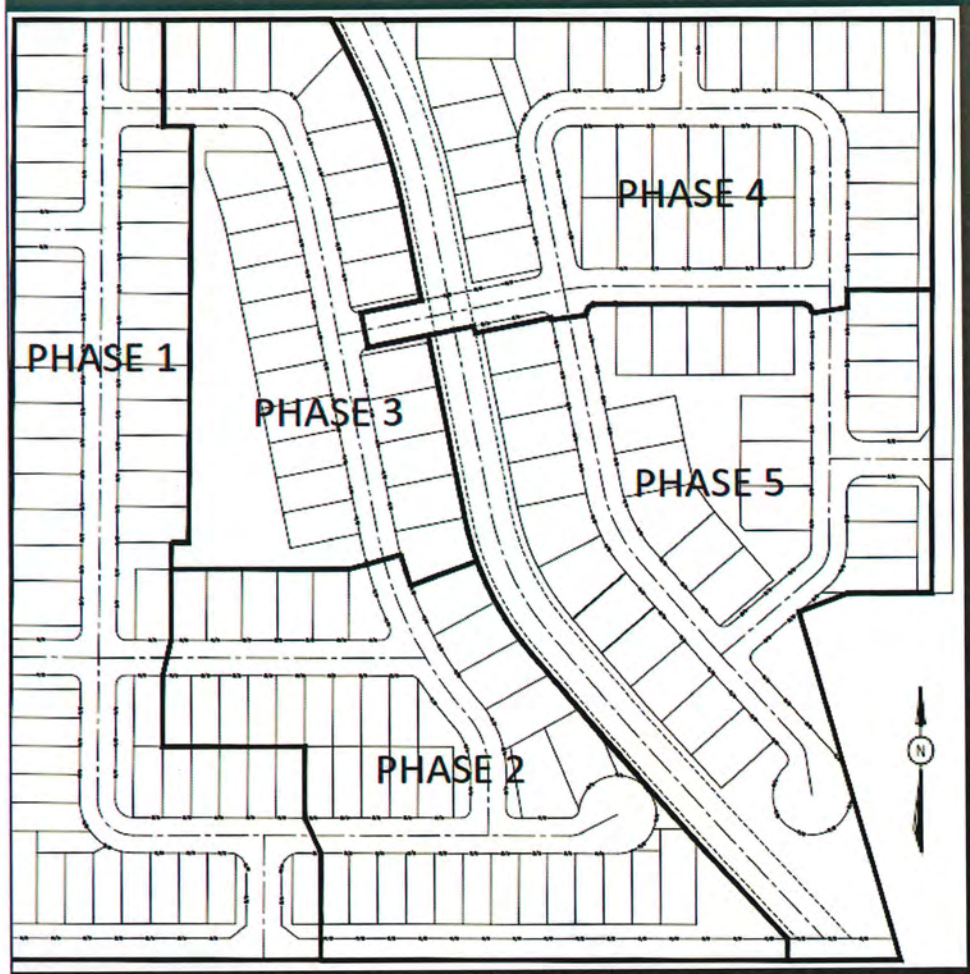
Preliminary Plat



Landscape Plan



Phasing Plan and Lot Sizes



B-R
Thank you

City of Kuna | Payment Approval Report - City Council Approval | Page: 1
Report dates: 10/2/2020-10/15/2020 | Oct 15, 2020 04:26PM

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.	20220145-00	10674	BERNIE FISHER PARK SPRINKLER REPAIR/REPLACEMENT DUE TO DOWNTOWN PHASE 2, CITY MATCH, OCT.'20	10/07/2020	430.54	.00	03-6370 EXP. - DOWNTOWN REVITALIZATION	0	10/20		
Total 20220145-00:						430.54	.00					
Total 2M COMPANY, INC.:						430.54	.00					
A COMPANY, INC.												
1463	A COMPANY, INC.	114-11072948		STANDARD PORTABLE RESTROOM RENTAL, #T273, BI WEEKLY SERVICE, 9/14-10/11/20, FARM	10/12/2020	93.96	.00	21-6090 FARM EXPENDITURES	0	10/20		
Total 114-11072948:						93.96	.00					
1463	A COMPANY, INC.	114-11072951		ADA WHEELCHAIR ACCESSIBLE AND STANDARD PORTABLE RESTROOM RENTALS, #ADA493 & #KK099, WEEKLY SERVICE, 9/14-10/11/20, GREENBELT AT CITY HALL	10/12/2020	308.76	.00	01-6212 RENT-EQUIPMENT	1004	10/20		
Total 114-11072951:						308.76	.00					
1463	A COMPANY, INC.	114-11072952		ADA WHEELCHAIR ACCESSIBLE PORTABLE RESTROOM RENTAL, #ADANO#10, WEEKLY SERVICE, 9/14-10/11/20, THE FARM PARK	10/12/2020	201.90	.00	01-6212 RENT-EQUIPMENT	1004	10/20		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 114-11072952:						201.90	.00					
1463	A COMPANY, INC.	114-11072953		ADA WHEELCHAIR ACCESSIBLE PORTABLE RESTROOM RENTAL, #ADA188, WEEKLY SERVICE, 9/14-10/11/20, ARBOR RIDGE PARK	10/12/2020	201.90	.00	01-6212 RENT-EQUIPMENT	1004	10/20		
Total 114-11072953:						201.90	.00					
1463	A COMPANY, INC.	114-11072955		ADA WHEELCHAIR ACCESSIBLE PORTABLE RESTROOM RENTAL, #ADA392, BI WEEKLY SERVICE, 9/14-10/11/20, SADIE CREEK PARK	10/12/2020	163.02	.00	01-6212 RENT-EQUIPMENT	1004	10/20		
Total 114-11072955:						163.02	.00					
1463	A COMPANY, INC.	114-11072956		ADA WHEELCHAIR ACCESSIBLE PORTABLE RESTROOM RENTAL, #ADA412, WEEKLY SERVICE, 9/14-10/11/20, NICHOLSON PARK	10/12/2020	206.22	.00	01-6212 RENT-EQUIPMENT	1004	10/20		
Total 114-11072956:						206.22	.00					
1463	A COMPANY, INC.	114-11072957		ADA WHEELCHAIR ACCESSIBLE PORTABLE RESTROOM RENTAL, #ADA397, BI WEEKLY SERVICE, 9/14-10/11/20, WINCHESTER PARK	10/12/2020	163.02	.00	01-6212 RENT-EQUIPMENT	1004	10/20		
Total 114-11072957:						163.02	.00					
1463	A COMPANY, INC.	114-11077408		ADA WHEELCHAIR ACCESSIBLE AND STANDARD PORTABLE RESTROOM ADDITIONAL WEEKLY SERVICE, 9/15-10/12/20 - THE GREENBELT AT CITY HALL	10/13/2020	162.00	.00	01-6212 RENT-EQUIPMENT	1004	10/20		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
	Total 114-11077408:					162.00	.00					
1463	A COMPANY, INC.	114-11077409		ADA WHEELCHAIR ACCESSIBLE PORTABLE RESTROOM ADDITIONAL WEEKLY SERVICE, 9/15-10/12/20 - THE FARM PARK	10/13/2020	162.00	.00	01-6212 RENT-EQUIPMENT	1004	10/20		
	Total 114-11077409:					162.00	.00					
	Total A COMPANY, INC.:					1,662.78	.00					
ABC STAMP, SIGNS & AWARDS												
277	ABC STAMP, SIGNS & AWARDS	0545464		NAME PLATES FOR J.B LARAWAY & GREG MCPHERSONS, OCT. '20	09/21/2020	35.71	.00	01-6165 OFFICE SUPPLIES	0	10/20		
	Total 0545464:					35.71	.00					
277	ABC STAMP, SIGNS & AWARDS	0545511		NOTARY STAMP FOR NATHAN STANLEY, OCT. '20-ADMIN	09/22/2020	31.22	.00	01-6165 OFFICE SUPPLIES	0	10/20		
277	ABC STAMP, SIGNS & AWARDS	0545511		NOTARY STAMP FOR NATHAN STANLEY, OCT. '20-WATER	09/22/2020	.65	.00	20-6165 0FFICE SUPPLIES	0	10/20		
277	ABC STAMP, SIGNS & AWARDS	0545511		NOTARY STAMP FOR NATHAN STANLEY, OCT. '20-SEWER	09/22/2020	.65	.00	21-6165 OFFICE SUPPLIES	0	10/20		
277	ABC STAMP, SIGNS & AWARDS	0545511		NOTARY STAMP FOR NATHAN STANLEY, OCT. '20-PI	09/22/2020	.35	.00	25-6165 OFFICE SUPPLIES	0	10/20		
	Total 0545511:					32.87	.00					
	Total ABC STAMP, SIGNS & AWARDS:					68.58	.00					
ACEM												
839	ACEM	60121.00		FY2021 MEMBERSHIP CONTRIBUTION, OCT. '20	10/01/2020	2,053.50	2,053.50	01-6075 DUES & MEMBERSHIPS	0	10/20	10/02/2020	

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 60121.00:						2,053.50	2,053.50					
Total ACEM:						2,053.50	2,053.50					
ADA COUNTY HIGHWAY DISTRICT (IMPACT)												
5	ADA COUNTY HIGHWAY DISTRICT (IMPACT)	09302020ACH		ACHD IMPACT FEE, SEPT.'20	09/30/2020	282,870.00	282,870.00	01-2510 ACHD IMPACT FEE TRANSFER	0	10/20	10/09/2020	
Total 09302020ACHDI:						282,870.00	282,870.00					
Total ADA COUNTY HIGHWAY DISTRICT (IMPACT):						282,870.00	282,870.00					
ADA COUNTY HIGHWAY DISTRICT (RENT)												
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	16131		SHOP RENT FOR OCT 2020 - PARKS	09/16/2020	148.50	148.50	01-6211 RENT-BUILDINGS & LAND	1004	10/20	10/02/2020	
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	16131		SHOP RENT FOR OCT 2020 - WATER	09/16/2020	126.00	126.00	20-6211 RENT-BUILDINGS & LAND	0	10/20	10/02/2020	
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	16131		SHOP RENT FOR OCT 2020 - SEWER	09/16/2020	121.50	121.50	21-6211 RENT - BUILDINGS & LAND	0	10/20	10/02/2020	
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	16131		SHOP RENT FOR OCT 2020 - PI	09/16/2020	54.00	54.00	25-6211 RENT - BUILDINGS & LAND	0	10/20	10/02/2020	
Total 16131:						450.00	450.00					
Total ADA COUNTY HIGHWAY DISTRICT (RENT):						450.00	450.00					
ADA COUNTY PROSECUTING ATTORNE												
176	ADA COUNTY PROSECUTING ATTORNE	10052020CPA		PROSECUTORIAL SERVICES FOR OCTOBER 2020	10/05/2020	4,500.00	.00	01-6203 PROSECUTORIAL SERVICES	0	10/20		
Total 10052020CPA:						4,500.00	.00					
Total ADA COUNTY PROSECUTING ATTORNE:						4,500.00	.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
ADVANCED COMMUNICATIONS, INC.												
1566	ADVANCED COMMUNICATIONS, INC.	000010231001		INTERNET SERVICE AT PARKS OFFICE, 10/1-31/20	10/01/2020	164.75	.00	01-6290 UTILITIES	1004	10/20		
Total 0000102310012020:						164.75	.00					
1566	ADVANCED COMMUNICATIONS, INC.	26985		QUARTERLY MAINTENANCE CHARGES 10/1/2020-12/31/20-ADMIN	09/01/2020	94.08	94.08	01-6255 TELEPH0NE	0	10/20	10/02/2020	
1566	ADVANCED COMMUNICATIONS, INC.	26985		QUARTERLY MAINTENANCE CHARGES 10/1/2020-12/31/20-WATER	09/01/2020	87.36	87.36	20-6255 TELEPH0NE EXPENSE	0	10/20	10/02/2020	
1566	ADVANCED COMMUNICATIONS, INC.	26985		QUARTERLY MAINTENANCE CHARGES 10/1/2020-12/31/20-SEWER	09/01/2020	87.36	87.36	21-6255 TELEPH0NE EXPENSE	0	10/20	10/02/2020	
1566	ADVANCED COMMUNICATIONS, INC.	26985		QUARTERLY MAINTENANCE CHARGES 10/1/2020-12/31/20-PI	09/01/2020	33.60	33.60	25-6255 TELEPH0NE EXPENSE	0	10/20	10/02/2020	
1566	ADVANCED COMMUNICATIONS, INC.	26985		QUARTERLY MAINTENANCE CHARGES 10/1/2020-12/31/20-P&Z	09/01/2020	33.60	33.60	01-6255 TELEPH0NE	1003	10/20	10/02/2020	
Total 26985:						336.00	336.00					
Total ADVANCED COMMUNICATIONS, INC.:						500.75	336.00					
A-GEM SUPPLY												
1709	A-GEM SUPPLY	238445	10684	UPS BATTERIES FOR SEALS, M.NADEAU, OCT.'20	10/07/2020	439.80	.00	21-6150 M & R - SYSTEM	0	10/20		
Total 238445:						439.80	.00					
Total A-GEM SUPPLY:						439.80	.00					
ALLSTREAM BUSINESS US, INC												
1411	ALLSTREAM BUSINESS US, INC	17084930		TELEPHONE AND NETWORK SERVICES FOR OCT 2020, - ADMIN	10/01/2020	345.63	.00	01-6255 TELEPH0NE	0	10/20		

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
1411	ALLSTREAM BUSINESS US, INC	17084930		TELEPHONE AND NETWORK SERVICES FOR OCT 2020, -P&Z	10/01/2020	123.40	.00	01-6255 TELEPH0NE	1003	10/20		
1411	ALLSTREAM BUSINESS US, INC	17084930		TELEPHONE AND NETWORK SERVICES FOR OCT 2020, -WATER	10/01/2020	320.94	.00	20-6255 TELEPH0NE EXPENSE	0	10/20		
1411	ALLSTREAM BUSINESS US, INC	17084930		TELEPHONE AND NETWORK SERVICES FOR OCT 2020, -SEWER	10/01/2020	320.94	.00	21-6255 TELEPH0NE EXPENSE	0	10/20		
1411	ALLSTREAM BUSINESS US, INC	17084930		TELEPHONE AND NETWORK SERVICES FOR OCT 2020,	10/01/2020	123.49	.00	25-6255 TELEPH0NE EXPENSE	0	10/20		
Total 17084930:						1,234.40	.00					
Total ALLSTREAM BUSINESS US, INC:						1,234.40	.00					
ANALYTICAL LABORATORIES												
1	ANALYTICAL LABORATORIES	75634		MONTHLY BACTERIA SAMPLES SEPT. '20- WATER	09/30/2020	1,939.90	.00	20-6152 M & R - LABORATORY COSTS	0	10/20		
Total 75634:						1,939.90	.00					
1	ANALYTICAL LABORATORIES	75635		LAB TESTS, SEPT. '20-SEWER	09/30/2020	1,958.90	.00	21-6152 M & R - LABORATORY COSTS	0	10/20		
Total 75635:						1,958.90	.00					
Total ANALYTICAL LABORATORIES:						3,898.80	.00					
ASSOCIATION OF IDAHO CITIES												
8	ASSOCIATION OF IDAHO CITIES	10026		FY 2021 AIC MEMBERSHIP DUES. OCT. '20	07/01/2020	8,902.80	.00	01-6075 DUES & MEMBERSHIPS	0	10/20		
Total 10026:						8,902.80	.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 ASSOCIATION OF IDAHO CITIES:						8,902.80	.00					
AUTOZONE, INC.												
1606	AUTOZONE, INC.	4126247337	10568	EMISSON SWITCH FOR PARKS TRUCK #13, B. GILLOGY, SEPT'20	09/16/2020	12.99	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	1004	10/20		
Total 4126247337:						12.99	.00					
Total AUTOZONE, INC.:						12.99	.00					
BONNEVILLE BLUEPRINT SUPPLY, INC.												
1378	BONNEVILLE BLUEPRINT SUPPLY, INC.	71197/2	10669	12 ROLLS OF PAPER FOR PRINTER , D. STEPHENS, OCT'20	10/06/2020	164.64	.00	01-6165 OFFICE SUPPLIES	1005	10/20		
Total 71197/2:						164.64	.00					
Total BONNEVILLE BLUEPRINT SUPPLY, INC.:						164.64	.00					
BUYWYZ LLC												
1795	BUYWYZ LLC	159132	10645	1 CASE TOILET PAPER, OCT.'20 - SENIOR CENTER	10/02/2020	69.95	.00	01-6025 JANITORIAL	1001	10/20		
1795	BUYWYZ LLC	159132	10645	5 EA MONTHLY CALENDARS/PLANNERS, UTILITY BILLING DEPT, OCT.'20 - ADMIN	10/02/2020	25.72	.00	01-6165 OFFICE SUPPLIES	0	10/20		
1795	BUYWYZ LLC	159132	10645	5 EA MONTHLY CALENDARS/PLANNERS, UTILITY BILLING DEPT, OCT.'20 - WATER	10/02/2020	33.94	.00	20-6165 0FFICE SUPPLIES	0	10/20		
1795	BUYWYZ LLC	159132	10645	5 EA MONTHLY CALENDARS/PLANNERS, UTILITY BILLING DEPT, OCT.'20 - SEWER	10/02/2020	33.94	.00	21-6165 OFFICE SUPPLIES	0	10/20		
1795	BUYWYZ LLC	159132	10645	5 EA MONTHLY CALENDARS/PLANNERS, UTILITY BILLING DEPT, OCT.'20 - P.I	10/02/2020	9.26	.00	25-6165 OFFICE SUPPLIES	0	10/20		

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 159132:						172.81	.00					
1795	BUYWYZ LLC	159438	10680	2 EA MONITOR RISERS, 3 REAMS LEDGER PAPER, CITY HALL, OCT.'20 - ADMIN	10/08/2020	43.61	.00	01-6165 OFFICE SUPPLIES	0	10/20		
1795	BUYWYZ LLC	159438	10680	2 EA MONITOR RISERS, 3 REAMS LEDGER PAPER, CITY HALL, OCT.'20 - WATER	10/08/2020	29.84	.00	20-6165 0FFICE SUPPLIES	0	10/20		
1795	BUYWYZ LLC	159438	10680	2 EA MONITOR RISERS, 3 REAMS LEDGER PAPER, CITY HALL, OCT.'20 - SEWER	10/08/2020	29.84	.00	21-6165 OFFICE SUPPLIES	0	10/20		
1795	BUYWYZ LLC	159438	10680	2 EA MONITOR RISERS, 3 REAMS LEDGER PAPER, CITY HALL, OCT.'20 - P.I	10/08/2020	11.48	.00	25-6165 OFFICE SUPPLIES	0	10/20		
1795	BUYWYZ LLC	159438	10680	4 EA CALENDAR/MONTHLY PLANNERS, 1 CASE COPY PAPER, OCT.'20 - P & Z	10/08/2020	97.10	.00	01-6165 OFFICE SUPPLIES	1003	10/20		
1795	BUYWYZ LLC	159438	10680	7 EA CALENDARS/MONTHLY PLANNERS, CLERKS OFFICE, OCT.'20 - ADMIN	10/08/2020	87.72	.00	01-6165 OFFICE SUPPLIES	0	10/20		
1795	BUYWYZ LLC	159438	10680	7 EA CALENDARS/MONTHLY PLANNERS, CLERKS OFFICE, OCT.'20 - WATER	10/08/2020	3.90	.00	20-6165 0FFICE SUPPLIES	0	10/20		
1795	BUYWYZ LLC	159438	10680	7 EA CALENDARS/MONTHLY PLANNERS, CLERKS OFFICE, OCT.'20 - SEWER	10/08/2020	3.90	.00	21-6165 OFFICE SUPPLIES	0	10/20		
1795	BUYWYZ LLC	159438	10680	7 EA CALENDARS/MONTHLY PLANNERS, CLERKS OFFICE, OCT.'20 - P.I	10/08/2020	1.95	.00	25-6165 OFFICE SUPPLIES	0	10/20		
1795	BUYWYZ LLC	159438	10680	1 CASE TRASH CAN LINERS AND 1 BOX URINAL SCREENS, TREATMENT PLANT, OCT.'20 - WATER	10/08/2020	23.67	.00	20-6025 JANITORIAL	0	10/20		
1795	BUYWYZ LLC	159438	10680	1 CASE TRASH CAN LINERS AND 1 BOX URINAL SCREENS, TREATMENT PLANT, OCT.'20 - SEWER	10/08/2020	23.67	.00	21-6025 JANITORIAL	0	10/20		

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	159438	10680	1 CASE TRASH CAN LINERS AND 1 BOX URINAL SCREENS, TREATMENT PLANT, OCT.'20 - P.I	10/08/2020	9.02	.00	25-6025 JANITORIAL	0	10/20		
Total 159438:						365.70	.00					
1795	BUYWYZ LLC	159438.1	10680	1 EA DESK CALENDER W/DESK PAD, 1 DOZEN GEL PENS, 2 BOTTLES HAND SANITIZER, OCT.'20 - P & Z	10/09/2020	53.07	.00	01-6165 OFFICE SUPPLIES	1003	10/20		
Total 159438.1:						53.07	.00					
Total BUYWYZ LLC:						591.58	.00					
CAMPBELL TRACTOR & IMPLEMENT COMPANY												
135	CAMPBELL TRACTOR & IMPLEMENT COMPANY	N64772		DRIVE BELT FOR GATOR FOR PARKS, B. GILLOGY, SEPT.'20	09/24/2020	120.46	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	10/20		
Total N64772:						120.46	.00					
135	CAMPBELL TRACTOR & IMPLEMENT COMPANY	N64773	10610	DRIVE BELT FOR GATOR FOR PARKS, B. GILLOGY, SEPT'20	09/24/2020	120.46	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	10/20		
135	CAMPBELL TRACTOR & IMPLEMENT COMPANY	N64773		RETURN DRIVE BELT FOR GATOR FOR PARKS, B.GILLOGY, SEPT. '20	09/24/2020	-120.46	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	10/20		
Total N64773:						.00	.00					
135	CAMPBELL TRACTOR & IMPLEMENT COMPANY	N65633	10656	CV BOOT KIT FOR GATOR, S. HOWELL, OCT'20	10/05/2020	90.50	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	10/20		
Total N65633:						90.50	.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 CAMPBELL TRACTOR & IMPLEMENT COMPANY:						210.96	.00					
CAPITAL PAVING CO												
20	CAPITAL PAVING CO	10153		PATCH AVALON & TEN MILE, COMPLETED 09-23-20	10/01/2020	435.00	.00	20-6150 M & R - SYSTEM	0	10/20		
Total 10153:						435.00	.00					
Total CAPITAL PAVING CO:						435.00	.00					
CASELLE INC												
1239	CASELLE INC	105121		CONTRACT SUPPORT AND MAINTENANCE FOR 11/01-11/30/20 -ADMIN	10/01/2020	625.30	.00	01-6052 CONTRACT SERVICES	0	10/20		
1239	CASELLE INC	105121		CONTRACT SUPPORT AND MAINTENANCE FOR 11/01-11/30/20 -WATER	10/01/2020	447.85	.00	20-6052 CONTRACT SERVICES	0	10/20		
1239	CASELLE INC	105121		CONTRACT SUPPORT AND MAINTENANCE FOR 11/01-11/30/20-SEWER	10/01/2020	447.85	.00	21-6052 C0NTRACT SERVICES	0	10/20		
1239	CASELLE INC	105121		CONTRACT SUPPORT AND MAINTENANCE FOR 11/01-11/30/20-PI	10/01/2020	169.00	.00	25-6052 C0NTRACT SERVICES	0	10/20		
Total 105121:						1,690.00	.00					
Total CASELLE INC:						1,690.00	.00					
CENTURYLINK												
62	CENTURYLINK	208922113658		DEDICATED LANDLINE TO SCADA,09/25-10/24/20-WATER	09/25/2020	21.95	21.95	20-6255 TELEPH0NE EXPENSE	0	10/20	10/09/2020	
62	CENTURYLINK	208922113658		DEDICATED LANDLINE TO SCADA,09/25-10/24/20-SEWER	09/25/2020	21.95	21.95	21-6255 TELEPH0NE EXPENSE	0	10/20	10/09/2020	
62	CENTURYLINK	208922113658		DEDICATED LANDLINE TO SCADA,09/25-10/24/20-PI	09/25/2020	8.37	8.37	25-6255 TELEPH0NE EXPENSE	0	10/20	10/09/2020	

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 2089221136586B0925102420:						52.27	52.27					
62	CENTURYLINK	208922211037		INTERNET SERVICES AT PARKS OFFICE, 09/25-10/24/20	09/25/2020	103.98	103.98	01-6255 TELEPH0NE	1004	10/20	10/09/2020	
Total 2089222110376B092520:						103.98	103.98					
62	CENTURYLINK	208922932280		INTERNET SERVICES AT SHOP, 09/25/-10/24/20	09/25/2020	100.58	100.58	01-6255 TELEPH0NE	1004	10/20	10/09/2020	
Total 2089229322801B0925102420:						100.58	100.58					
Total CENTURYLINK:						256.83	256.83					
COMPASS												
4	COMPASS	221011		1ST QTR MEMBERSHIP DUES, FY 2021, OCT. '20	10/01/2020	2,743.50	.00	01-6075 DUES & MEMBERSHIPS	0	10/20		
Total 221011:						2,743.50	.00					
Total COMPASS:						2,743.50	.00					
CORE & MAIN LP												
63	CORE & MAIN LP	M948775	10655	METER RESETTER, B. BURR, OCT. '20	10/02/2020	616.02	.00	20-6020 CAPITAL IMPR0VEMENTS	1089	10/20		
Total M948775:						616.02	.00					
63	CORE & MAIN LP	N002983	10657	NEPTUNE HYDRANT METER TESTED, COUPLING ASSM, T.FLEMING, OCT.'20	10/02/2020	695.93	.00	20-6150 M & R - SYSTEM	0	10/20		
63	CORE & MAIN LP	N002983	10657	NEPTUNE HYDRANT METER TESTED, COUPLING ASSM, T.FLEMING, OCT.'20	10/02/2020	695.93	.00	21-6150 M & R - SYSTEM	0	10/20		
63	CORE & MAIN LP	N002983	10657	NEPTUNE HYDRANT METER TESTED, COUPLING ASSM, T.FLEMING, OCT.'20	10/02/2020	265.12	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	10/20		

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 N002983:						1,656.98	.00					
63	CORE & MAIN LP	N023960	10655	2 EA FERNCO, B. BURR, OCT. '20	10/02/2020	135.34	.00	20-6020 CAPITAL IMPR0VEMENTS	1089	10/20		
Total N023960:						135.34	.00					
63	CORE & MAIN LP	N095712	10655	METERS AND GASKETS, B. BURR, OCT. '20	10/02/2020	13,445.46	.00	20-6020 CAPITAL IMPR0VEMENTS	1089	10/20		
Total N095712:						13,445.46	.00					
Total CORE & MAIN LP:						15,853.80	.00					
D & B SUPPLY												
75	D & B SUPPLY	40527	10710	PARTS FOR PARKS SPRAY TRAILER, S. HOWELL, OCT. '20	10/12/2020	21.86	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	10/20		
Total 40527:						21.86	.00					
75	D & B SUPPLY	40748	10717	NYLON BRAID ROPE FOR SMALL ENGINE, S. HOWELL, OCT'20	10/14/2020	3.20	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	10/20		
Total 40748:						3.20	.00					
75	D & B SUPPLY	50318	10650	RAIN PANTS, M. NADEAU, OCT. '20	10/01/2020	36.99	.00	21-6285 UNIF0RMS EXPENSE	0	10/20		
Total 50318:						36.99	.00					
75	D & B SUPPLY	51526	10688	2 EA STRAPS AND ROPE FOR NEW TREES, M. MEADE, OCT'20	10/08/2020	280.05	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	10/20		

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 51526:						280.05	.00					
75	D & B SUPPLY	59308	10699	2 WHEEL CASTERS FOR GATE FOR CITY HALL, J. MORFIN, OCT. '20	10/09/2020	13.15	.00	01-6140 MAINT. & REPAIR BUILDING	0	10/20		
Total 59308:						13.15	.00					
Total D & B SUPPLY:						355.25	.00					
DELL MARKETING L.P.												
1466	DELL MARKETING L.P.	10428192787		2 EACH FLAT PANEL TOUCH MONITOR & INTERACTIVE TOUCH MONITOR, COVID 19, - BLD DEPT	10/02/2020	13,308.98	.00	01-6175 SMALL TOOLS	1005	10/20		
Total 10428192787:						13,308.98	.00					
Total DELL MARKETING L.P.:						13,308.98	.00					
DIGLINE												
25	DIGLINE	0064205-N		DIG FEES, SEPT, '20-WATER	09/30/2020	410.48	.00	20-6065 DIG LINE EXPENSE	0	10/20		
25	DIGLINE	0064205-N		DIG FEES, SEPT, '20-SEWER	09/30/2020	410.48	.00	21-6065 DIG LINE EXPENSE	0	10/20		
25	DIGLINE	0064205-N		DIG FEES, SEPT, '20-PI	09/30/2020	156.38	.00	25-6065 DIG LINE EXPENSE	0	10/20		
Total 0064205-N:						977.34	.00					
Total DIGLINE:						977.34	.00					
DMH ENTERPRISES												
1745	DMH ENTERPRISES	09302020DMH		PLUMBING PERMITS, SEPT.'20	09/30/2020	12,341.41	12,341.41	01-6052 CONTRACT SERVICES	1005	10/20	10/09/2020	

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 09302020DMH:						12,341.41	12,341.41					
Total DMH ENTERPRISES:						12,341.41	12,341.41					
ED STAUB & SONS PETROLEUM, INC												
1731	ED STAUB & SONS PETROLEUM, INC	3416349		PROPANE FOR SHORTLINE RD, OCT. '20-ADMIN	10/05/2020	59.15	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	0	10/20		
1731	ED STAUB & SONS PETROLEUM, INC	3416349		PROPANE FOR SHORTLINE RD, OCT. '20-WATER	10/05/2020	43.59	.00	20-6150 M & R - SYSTEM	0	10/20		
1731	ED STAUB & SONS PETROLEUM, INC	3416349		PROPANE FOR SHORTLINE RD, OCT. '20-SEWER	10/05/2020	43.59	.00	21-6150 M & R - SYSTEM	0	10/20		
1731	ED STAUB & SONS PETROLEUM, INC	3416349		PROPANE FOR SHORTLINE RD, OCT. '20-PI	10/05/2020	9.35	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	10/20		
Total 3416349:						155.68	.00					
Total ED STAUB & SONS PETROLEUM, INC:						155.68	.00					
ELECTRICAL CONTROLS & INSTRUMENTATION												
1744	ELECTRICAL CONTROLS & INSTRUMENTATION	09302020ECI		ELECTRICAL PERMITS, SEPT.'20	09/30/2020	17,863.30	17,863.30	01-6052 CONTRACT SERVICES	1005	10/20	10/09/2020	
Total 09302020ECI:						17,863.30	17,863.30					
Total ELECTRICAL CONTROLS & INSTRUMENTATION:						17,863.30	17,863.30					
FATBEAM LLC												
1831	FATBEAM LLC	14386		MONTHLY RECURRING CHARGE FOR CONNECT INTERNET SERVICES 100 MB, OCT. '20-ADMIN	10/01/2020	95.00	.00	01-6052 CONTRACT SERVICES	0	10/20		
1831	FATBEAM LLC	14386		MONTHLY RECURRING CHARGE FOR CONNECT INTERNET SERVICES 100 MB, OCT. '20-WATER	10/01/2020	65.00	.00	20-6052 CONTRACT SERVICES	0	10/20		

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
1831	FATBEAM LLC	14386		MONTHLY RECURRING CHARGE FOR CONNECT INTERNET SERVICES 100 MB, OCT. '20-SEWER	10/01/2020	65.00	.00	21-6052 C0NTRACT SERVICES	0	10/20		
1831	FATBEAM LLC	14386		MONTHLY RECURRING CHARGE FOR CONNECT INTERNET SERVICES 100 MB, OCT. '20-PI	10/01/2020	25.00	.00	25-6052 C0NTRACT SERVICES	0	10/20		
Total 14386:						250.00	.00					
Total FATBEAM LLC:						250.00	.00					
FREUND PROPERTIES LLC												
2014	FREUND PROPERTIES LLC	2166		LAPTOP SET UP, COVID, OCT. '20-ADMIN	09/30/2020	896.56	896.56	01-6142 MAINT. & REPAIR - EQUIPMENT	0	10/20	10/09/2020	
2014	FREUND PROPERTIES LLC	2166		LAPTOP SET UP, COVID, OCT. '20-WATER	09/30/2020	1,183.46	1,183.46	20-6142 MAINT. & REPAIRS-EQUIPMENT	0	10/20	10/09/2020	
2014	FREUND PROPERTIES LLC	2166		LAPTOP SET UP, COVID, OCT. '20-SEWER	09/30/2020	1,183.46	1,183.46	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	10/20	10/09/2020	
2014	FREUND PROPERTIES LLC	2166		LAPTOP SET UP, COVID, OCT. '20-PI	09/30/2020	322.77	322.77	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	10/20	10/09/2020	
Total 2166:						3,586.25	3,586.25					
2014	FREUND PROPERTIES LLC	2249		IT SERVICES NOT COVERED UNDER CONTRACT, OCT. '20-ADMIN	10/01/2020	106.88	106.88	01-6142 MAINT. & REPAIR - EQUIPMENT	0	10/20	10/09/2020	
2014	FREUND PROPERTIES LLC	2249		IT SERVICES NOT COVERED UNDER CONTRACT, OCT. '20-WATER	10/01/2020	141.08	141.08	20-6142 MAINT. & REPAIRS-EQUIPMENT	0	10/20	10/09/2020	
2014	FREUND PROPERTIES LLC	2249		IT SERVICES NOT COVERED UNDER CONTRACT, OCT. '20-SEWER	10/01/2020	141.08	141.08	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	10/20	10/09/2020	

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
2014	FREUND PROPERTIES LLC	2249		IT SERVICES NOT COVERED UNDER CONTRACT, OCT. '20-PI	10/01/2020	38.46	38.46	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	10/20	10/09/2020	
2014	FREUND PROPERTIES LLC	2249		MONTHLY IT SERVICES FOR SEPTEMBER 2020-ADMIN	10/01/2020	1,134.30	1,134.30	01-6045 C0NTINGENCY	1210	10/20	10/09/2020	
2014	FREUND PROPERTIES LLC	2249		MONTHLY IT SERVICES FOR SEPTEMBER 2020-WATER	10/01/2020	776.10	776.10	20-6045 C0NTINGENCY	1210	10/20	10/09/2020	
2014	FREUND PROPERTIES LLC	2249		MONTHLY IT SERVICES FOR SEPTEMBER 2020-SEWER	10/01/2020	776.10	776.10	21-6045 C0NTINGENCY	1210	10/20	10/09/2020	
2014	FREUND PROPERTIES LLC	2249		MONTHLY IT SERVICES FOR SEPTEMBER 2020-PI	10/01/2020	298.50	298.50	25-6045 C0NTINGENCY FUND	1210	10/20	10/09/2020	
Total 2249:						3,412.50	3,412.50					
Total FREUND PROPERTIES LLC:						6,998.75	6,998.75					
GLOBAL EQUIPMENT COMPANY INC												
1963	GLOBAL EQUIPMENT COMPANY INC	116673663		1 FOLDING SECURITY GATE FOR COUNCIL MEETINGS, OCT.'20	10/05/2020	912.99	.00	01-6140 MAINT. & REPAIR BUILDING	0	10/20		
Total 116673663:						912.99	.00					
Total GLOBAL EQUIPMENT COMPANY INC:						912.99	.00					
HARBOR FREIGHT TOOLS												
1312	HARBOR FREIGHT TOOLS	928890		2 EA, 8 DRAWER BLACK TOP CHEST, 2 EA BLACK ROLLING CABINET, SEPT. '20	09/21/2020	1,599.96	.00	21-6175 SMALL TOOLS	0	10/20		
Total 928890:						1,599.96	.00					
1312	HARBOR FREIGHT TOOLS	929368		BANDSAW BLADE, HEX DRILL SOCKET SET, 9V BATTERIES, FOAM KNEELING PAD, PORTABLE METAL BANDSAW, SEPT. '20	09/25/2020	132.94	.00	21-6175 SMALL TOOLS	0	10/20		

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 929368:						132.94	.00					
Total HARBOR FREIGHT TOOLS:						1,732.90	.00					
IDAHO MATERIALS & CONSTRUCTION												
418	IDAHO MATERIALS & CONSTRUCTION	5365403	10596	GRAVEL FROM SANDPIT, TRACTOR ART PIECE FY20 BUDGET, B. VILLANUEVA, SEPT'20	09/23/2020	94.62	.00	03-6379 EXPENDITURES - ART SHOWS	0	10/20		
Total 5365403:						94.62	.00					
Total IDAHO MATERIALS & CONSTRUCTION:						94.62	.00					
IDAHO POWER CO												
38	IDAHO POWER CO	09282020IP		ELECTRIC SERIVCE FOR STREET LIGHTS 08/13/-09/11/2020	09/28/2020	1,429.95	1,429.95	01-6290 UTILITIES	1002	10/20	10/09/2020	
Total 09282020IP:						1,429.95	1,429.95					
Total IDAHO POWER CO:						1,429.95	1,429.95					
IDAHO PRESS TRIBUNE, LLC												
1802	IDAHO PRESS TRIBUNE, LLC	3612	10498	AD#31291, LEGAL PUBLICATION NOTICE/ORDINANCE 2020-28, AMENDING THE EXTERIOR BOUNDARIES OF THE KUNA MUNICIPAL IRRIGATION SYSTEM, LEGAL DESCRIPTION FOR WATER RIGHTS ON REDHAWK SQUARE, A. WELKER	09/09/2020	282.67	.00	25-6125 LEGAL PUBLICATI0NS	0	10/20		
Total 3612:						282.67	.00					
1802	IDAHO PRESS TRIBUNE, LLC	3613	10498	AD#31292, LEGAL PUBLICATION/ORDINANCE 2020-27 AMENDING THE EXTERIOR BOUDARIES OF THE KUNA MUNICIPAL IRRIGATION								

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
				SYSTEM, LEGAL DESCRIPTION FOR WATER RIGHTS ON GREYHAWK LAND COMPANY, A. WELKER	09/09/2020	222.28	.00	25-6125 LEGAL PUBLICATI0NS	0	10/20		
Total 3613:						222.28	.00					
1802	IDAHO PRESS TRIBUNE, LLC	3614		AD# 31293, LEGAL PUBLICATION, ORDINANCE 2020-24, AMENDING TITLE 8 & TITLE 3, A. WELKER	09/09/2020	105.16	.00	01-6125 LEGAL PUBLICATI0NS	0	10/20		
Total 3614:						105.16	.00					
1802	IDAHO PRESS TRIBUNE, LLC	3798		AD#34287 LEGAL PUBLICATION NOTICE, 20-07-S MEMORY RANCH SUB NO 6-9 D. HANSON, SEPT. '20	09/23/2020	167.38	.00	01-6125 LEGAL PUBLICATI0NS	1003	10/20		
Total 3798:						167.38	.00					
1802	IDAHO PRESS TRIBUNE, LLC	3799	10572	AD#34307 LEGAL PUBLICATION NOTICE ,20-04-ZCDURRANT REZONE, D. HANSON, SEPT'20	09/23/2020	160.06	.00	01-6125 LEGAL PUBLICATI0NS	1003	10/20		
Total 3799:						160.06	.00					
1802	IDAHO PRESS TRIBUNE, LLC	3970		AD#35277, LEGAL PUBLICATION NOTICE, LEGESTONE SOUTH SUBDIVISION, J.HELLMAN, SEPT. '20	09/30/2020	172.87	.00	01-6125 LEGAL PUBLICATI0NS	1003	10/20		
Total 3970:						172.87	.00					
Total IDAHO PRESS TRIBUNE, LLC:						1,110.42	.00					
IDAHO TOOL & EQUIPMENT, INC.												
1667	IDAHO TOOL & EQUIPMENT, INC.	1490388-0001-	10625	HAMMER, NUT DRIVER SET, PLIERS, SCREWDRIVER. BLADES, T. FLEMING, SEPT'20	09/25/2020	793.43	.00	21-6175 SMALL TOOLS	0	10/20		

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 1490388-0001-01A:						793.43	.00					
1667	IDAHO TOOL & EQUIPMENT, INC.	1490544-0001-	10635	3 SOCKET SETS, PLIERS, RATCHET SET, LUMEN RECHARGEABLE FLASHLIGHTS, J.WEBB, SEPT.'20-WATER	09/29/2020	859.20	.00	20-6175 SMALL TOOLS	0	10/20		
1667	IDAHO TOOL & EQUIPMENT, INC.	1490544-0001-	10635	3 SOCKET SETS, PLIERS, RATCHET SET, LUMEN RECHARGEABLE FLASHLIGHTS, J.WEBB, SEPT.'20-PI	09/29/2020	214.81	.00	21-6175 SMALL TOOLS	0	10/20		
Total 1490544-0001-01:						1,074.01	.00					
Total IDAHO TOOL & EQUIPMENT, INC.:						1,867.44	.00					
INTERMOUNTAIN GAS CO												
37	INTERMOUNTAIN GAS CO	482135196082		NATURAL GAS CONSUMPTION AT SENIOR CENTER, 08/27-09/28/2020	09/29/2020	48.91	48.91	01-6290 UTILITIES	1001	10/20	10/09/2020	
Total 482135196082709282020:						48.91	48.91					
37	INTERMOUNTAIN GAS CO	482195000090		NATURAL GAS CONSUMPTION AT WASTEWATER TREATMENT PLANT, 09/03-10/05/2020-WATER	10/06/2020	10.06	.00	20-6290 UTILITIES EXPENSE	0	10/20		
37	INTERMOUNTAIN GAS CO	482195000090		NATURAL GAS CONSUMPTION AT WASTEWATER TREATMENT PLANT, 09/03-10/05/2020-SEWER	10/06/2020	10.06	.00	21-6290 UTILITIES EXPENSE	0	10/20		
37	INTERMOUNTAIN GAS CO	482195000090		NATURAL GAS CONSUMPTION AT WASTEWATER TREATMENT PLANT, 09/03-10/05/2020-PI	10/06/2020	3.84	.00	25-6290 UTILITIES EXPENSE	0	10/20		
Total 482195000090310052020:						23.96	.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
37	INTERMOUNTAIN GAS CO	482327707082		NATURAL GAS CONSUMPTION AT THE ORCHARD PARKS OFFICE, 08/27-09/28/2020	09/29/2020	5.67	5.67	01-6290 UTILITIES	1004	10/20	10/09/2020	
Total 482327707082709282020:						5.67	5.67					
37	INTERMOUNTAIN GAS CO	482634665082		NATURAL GAS CONSUMPTION AT CITY HALL, 08/27-09/28/20-ADMIN	09/29/2020	5.32	5.32	01-6290 UTILITIES	0	10/20	10/09/2020	
37	INTERMOUNTAIN GAS CO	482634665082		NATURAL GAS CONSUMPTION AT CITY HALL, 08/27-09/28/20--WATER	09/29/2020	3.64	3.64	20-6290 UTILITIES EXPENSE	0	10/20	10/09/2020	
37	INTERMOUNTAIN GAS CO	482634665082		NATURAL GAS CONSUMPTION AT CITY HALL, 08/27-09/28/20-SEWER	09/29/2020	3.64	3.64	21-6290 UTILITIES EXPENSE	0	10/20	10/09/2020	
37	INTERMOUNTAIN GAS CO	482634665082		NATURAL GAS CONSUMPTION AT CITY HALL, 08/27-09/28/20-PI	09/29/2020	1.42	1.42	25-6290 UTILITIES EXPENSE	0	10/20	10/09/2020	
Total 482634665082709282020:						14.02	14.02					
Total INTERMOUNTAIN GAS CO:						92.56	68.60					
J & M SANITATION, INC.												
230	J & M SANITATION, INC.	09252020-100		SANITATION RECEIPT TRANSFER 09/25-10/01/2020	10/02/2020	16,088.58	16,088.58	26-7000 SOLID WASTE SERVICE FEES	0	10/20	10/02/2020	
230	J & M SANITATION, INC.	09252020-100		SANITATION RECEIPT TRANSFER LESS FRANCHISE FEES 09/25-10/01/2020	10/02/2020	-1,589.55	-1,589.55	01-4170 FRANCHISE FEES	0	10/20	10/02/2020	
Total 09252020-10012020:						14,499.03	14,499.03					
230	J & M SANITATION, INC.	09302020J		CONTAINER RENTAL AND ROLL OFF FOR AUGUST 2020 MAINTENANCE YARD-ADMIN	09/30/2020	292.50	.00	01-6212 RENT-EQUIPMENT	0	10/20		
230	J & M SANITATION, INC.	09302020J		CONTAINER RENTAL AND ROLL OFF FOR AUGUST 2020 MAINTENANCE YARD-WATER	09/30/2020	117.00	.00	20-6212 RENT - EQUIPMENT	0	10/20		

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
230	J & M SANITATION, INC.	09302020J		CONTAINER RENTAL AND ROLL OFF FOR AUGUST 2020 MAINTENANCE YARD-SEWER	09/30/2020	117.00	.00	21-6212 RENT-EQUIPMENT	0	10/20		
230	J & M SANITATION, INC.	09302020J		CONTAINER RENTAL AND ROLL OFF FOR AUGUST 2020 MAINTENANCE YARD--PI	09/30/2020	58.50	.00	25-6212 RENT - EQUIPMENT	0	10/20		
Total 09302020J:						585.00	.00					
230	J & M SANITATION, INC.	09302020JM		SLUDGE REMOVAL FOR SEPTEMBER 2020	09/30/2020	5,400.00	.00	21-6153 M & R - SLUDGE DISPOSAL	0	10/20		
Total 09302020JM:						5,400.00	.00					
230	J & M SANITATION, INC.	10022020-100		SANITATION RECEIPT TRANSFER 10/02-10/08/2020	10/09/2020	52,535.69	52,535.69	26-7000 SOLID WASTE SERVICE FEES	0	10/20	10/09/2020	
230	J & M SANITATION, INC.	10022020-100		SANITATION RECEIPT TRANSFER LESS FRANCHISE FEES 10/02-10/08/2020	10/09/2020	-5,190.52	-5,190.52	01-4170 FRANCHISE FEES	0	10/20	10/09/2020	
Total 10022020-10082020:						47,345.17	47,345.17					
Total J & M SANITATION, INC.:						67,829.20	61,844.20					
KNIFE RIVER CORPORATION - MOUNTAIN WEST												
1524	KNIFE RIVER CORPORATION - MOUNTAIN WEST	09302020KR		CT-20143 - MAIN STREET, AVENUE C TO AVENUE A, KUNA, DOWNTOWN REVITALIZATION #6	09/30/2020	421,147.83	421,147.83	03-6370 EXP. - DOWNTOWN REVITALIZATION	0	10/20	10/09/2020	
Total 09302020KR:						421,147.83	421,147.83					
Total KNIFE RIVER CORPORATION - MOUNTAIN WEST:						421,147.83	421,147.83					
KUNA LUMBER												
499	KUNA LUMBER	A117669	10628	PVC AND COUPLERS FOR CRIMSON POINT WATER LINE, R.DAVILA, SEPT.'20	09/28/2020	1.42	.00	21-6150 M & R - SYSTEM	0	10/20		

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 A117669:						1.42	.00					
499	KUNA LUMBER	A117709	10640	BLACK CABLE TIES FOR BANNERS, J. MORFIN, SEPT. '20	09/30/2020	14.20	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	10/20		
Total A117709:						14.20	.00					
499	KUNA LUMBER	A117717	10644	BOLTS FOR CROSSWALK FLAGHOLDERS, J.MORFIN, SEPT.'20	09/30/2020	3.56	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	10/20		
Total A117717:						3.56	.00					
499	KUNA LUMBER	A117905	10687	SPRINKLER PARTS FOR FARM PARK, M. MEADE, OCT'20	10/08/2020	59.31	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	10/20		
Total A117905:						59.31	.00					
499	KUNA LUMBER	A117940	10701	SPRINKLER PARTS FOR FARM PARK, J. DURHAM, OCT. '20	10/09/2020	5.68	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	10/20		
Total A117940:						5.68	.00					
499	KUNA LUMBER	B143008		5 MASTER PADLOCK KEYS, T. FLEMING, AUG. '20	08/26/2020	11.21	.00	21-6140 MAINT & REPAIR BUILDING	0	10/20		
Total B143008:						11.21	.00					
499	KUNA LUMBER	B143337	10508	PLUG AND INSERT FOR TEN MILE LIFT STATION, J. PEREZ, SEPT'20	09/03/2020	12.76	.00	21-6150 M & R - SYSTEM	0	10/20		

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 B143337:						12.76	.00					
499	KUNA LUMBER	B143788	10574	WIRE MESH, SILICONE SEALANT, DRILL SCREW FOR CRIMSON POINT LIFT STATION, R. DAVILA, SEPT'20	09/17/2020	12.74	.00	21-6150 M & R - SYSTEM	0	10/20		
Total B143788:						12.74	.00					
499	KUNA LUMBER	B144163		NOZZELS , PVC PIPE, PVC COUPLING FOR CRIMSON POINT WATERLINE, R. DAVILA, OCT. '20	09/28/2020	8.54	.00	21-6150 M & R - SYSTEM	0	10/20		
Total B144163:						8.54	.00					
499	KUNA LUMBER	B144198	10631	SPRAY PAINT FOR CROSSWALK SIGNS, B.WITHROW, SEPT.'20	09/29/2020	7.18	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	10/20		
Total B144198:						7.18	.00					
499	KUNA LUMBER	B144204	10634	CONDUIT AND PVC PIPE, J.DURHAM, SEPT.'20	09/29/2020	8.94	.00	01-6070 D0NATI0NS EXPENSE	0	10/20		
499	KUNA LUMBER	B144204		CONDUIT AND PVC PIPE, J.DURHAM, SEPT.'20	09/29/2020	27.48	.00	03-6379 EXPENDITURES - ART SHOWS	0	10/20		
Total B144204:						36.42	.00					
499	KUNA LUMBER	B144255	10641	2 ROLLS OF DUCK TAPE, 1 ROLL OF SEALING, 3 ELECTRICAL TAPES, 2 PIPE TAPES, M. NADEAU, SEPT'20	09/30/2020	34.57	.00	21-6165 OFFICE SUPPLIES	0	10/20		
Total B144255:						34.57	.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	B144418	10666	GALLON ZIPLOC BAGS FOR IRRIGATION PUMPSTATION, J. OSBORNE, OCT. '20	10/05/2020	3.59	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	10/20		
Total B144418:						3.59	.00					
499	KUNA LUMBER	B144470		HOLE CORING TOOL, B. BOWEN, OCT. 20	10/06/2020	12.58	.00	01-6175 SMALL TOOLS	1004	10/20		
499	KUNA LUMBER	B144470		1/2" POLY ELBOWS FOR SPRINKLERS, B.BOWEN, OCT. 20	10/06/2020	15.15	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	10/20		
Total B144470:						27.73	.00					
499	KUNA LUMBER	B144533	10682	1 IN HEX NUT FOR HYDRANT, M.SMITH, OCT. '20	10/07/2020	4.93	.00	20-6150 M & R - SYSTEM	0	10/20		
Total B144533:						4.93	.00					
499	KUNA LUMBER	C3958	10653	FENCE JIG-BASKETBALL COURT, BERNIE FISHER, PHASE 2 DOWNTOWN, SEPT.'20	10/01/2020	8.12	.00	03-6370 EXP. - DOWNTOWN REVITALIZATION	0	10/20		
499	KUNA LUMBER	C3958	10653	1 EA CHEST HANDLE FOR BOBBYS DESK, SEPT. '20	10/01/2020	4.94	.00	01-6140 MAINT. & REPAIR BUILDING	1004	10/20		
499	KUNA LUMBER	C3958	10653	12 EA SHELVES FOR CITY HALL, SEPT. '20-ADMIN	10/01/2020	2.21	.00	01-6140 MAINT. & REPAIR BUILDING	0	10/20		
499	KUNA LUMBER	C3958	10653	12 EA SHELVES FOR CITY HALL, SEPT. '20-WATER	10/01/2020	1.51	.00	20-6140 MAINT. & REPAIR BUILDING	0	10/20		
499	KUNA LUMBER	C3958	10653	12 EA SHELVES FOR CITY HALL, SEPT. '20-SEWER	10/01/2020	1.51	.00	21-6140 MAINT & REPAIR BUILDING	0	10/20		
499	KUNA LUMBER	C3958	10653	12 EA SHELVES FOR CITY HALL, SEPT. '20-PI	10/01/2020	.60	.00	25-6165 OFFICE SUPPLIES	0	10/20		
499	KUNA LUMBER	C3958	10653	ANT/BUG SPRAY FOR KITCHEN ANTS, SEPT. '20-WATER	10/01/2020	.97	.00	20-6150 M & R - SYSTEM	0	10/20		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
499	KUNA LUMBER	C3958	10653	ANT/BUG SPRAY FOR KITCHEN ANTS, SEPT. '20-SEWER	10/01/2020	.97	.00	21-6150 M & R - SYSTEM	0	10/20		
499	KUNA LUMBER	C3958	10653	1 EA GROUND ROD, 1 EA 8PK AAA ALKALINE BATTERY, SEPT. '20-STREET LIGHTS	10/01/2020	16.72	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1002	10/20		
499	KUNA LUMBER	C3958	10653	3 EA 2X4-8' STD/BTR, 3 EA 1X6 - 8' #2 PINE, 2 EA 1X2 -8' PINE FIRRING STRIP, WOOD STAIN, SPONGE FOR PAULS DESK, SEPT. '20-P&Z	10/01/2020	28.17	.00	20-6165 0FFICE SUPPLIES	1003	10/20		
499	KUNA LUMBER	C3958	10653	ANT/BUG SPRAY FOR KITCHEN ANTS, SEPT.' 20 -PI	10/01/2020	.39	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	10/20		
499	KUNA LUMBER	C3958	10653	3 EA 2X4-8' STD/BTR, 3 EA 1X6 - 8' #2 PINE, 2 EA 1X2 -8' PINE FIRRING STRIP FOR PAULS DESK, SEPT.'20-WATER	10/01/2020	37.19	.00	20-6165 0FFICE SUPPLIES	0	10/20		
499	KUNA LUMBER	C3958	10653	3 EA 2X4-8' STD/BTR, 3 EA 1X6 - 8' #2 PINE, 2 EA 1X2 -8' PINE FIRRING STRIP FOR PAULS, WOOD STAIN, SPONGE, DESK, SEPT. '20-SEWER	10/01/2020	37.19	.00	21-6165 OFFICE SUPPLIES	0	10/20		
499	KUNA LUMBER	C3958	10653	3 EA 2X4-8' STD/BTR, 3 EA 1X6 - 8' #2 PINE, 2 EA 1X2 -8' PINE FIRRING STRIP, WOOD STAIN, SPONGES, FOR PAULS DESK SEPT. '20-PI	10/01/2020	10.15	.00	25-6165 OFFICE SUPPLIES	0	10/20		
499	KUNA LUMBER	C3958	10653	1 EA 24" POLYCAST LEVEL, SEPT. '20-ADMIN	10/01/2020	3.00	.00	01-6175 SMALL TOOLS	0	10/20		
499	KUNA LUMBER	C3958	10653	1 EA 24" POLYCAST LEVEL,SEPT. '20 WATER	10/01/2020	2.05	.00	20-6175 SMALL TOOLS	0	10/20		
499	KUNA LUMBER	C3958	10653	1 EA 24" POLYCAST LEVEL, SEPT. '20 -SEWER	10/01/2020	2.05	.00	21-6175 SMALL TOOLS	0	10/20		
499	KUNA LUMBER	C3958	10653	1 EA 24" POLYCAST LEVEL, SEPT.20 -PI	10/01/2020	.81	.00	25-6175 SMALL TOOLS	0	10/20		
499	KUNA LUMBER	C3958	10653	1 EA 4 PK AA SOLAR BATTERIES FOR FLEET, SEPT. 20-ADMIN	10/01/2020	2.69	.00	01-6140 MAINT. & REPAIR BUILDING	0	10/20		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
499	KUNA LUMBER	C3958	10653	1 EA 4 PK AA SOLAR BATTERIES FOR FLEET,SEPT. '20-WATER	10/01/2020	1.07	.00	20-6140 MAINT. & REPAIR BUILDING	0	10/20		
499	KUNA LUMBER	C3958	10653	1 EA 4 PK AA SOLAR BATTERIES FOR FLEET, SEPT. '20-SEWER	10/01/2020	1.07	.00	21-6140 MAINT & REPAIR BUILDING	0	10/20		
499	KUNA LUMBER	C3958	10653	1 EA 4 PK AA SOLAR BATTERIES FOR FLEET, SEPT. '20-PI	10/01/2020	.56	.00	25-6140 MAINT & REPAIR BUILDING	0	10/20		
499	KUNA LUMBER	C3958	10653	2 EA MASKING TAPE, 1 EA MASKING PAPER, 2 EA PAINT, BUTLER WELL,SEPT. '20	10/01/2020	331.42	.00	20-6140 MAINT. & REPAIR BUILDING	0	10/20		
499	KUNA LUMBER	C3958	10653	8 EA WASP & HORNET BUG SPRAY FOR FACILITIES, SEPT. '20-ADMIN	10/01/2020	15.83	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	0	10/20		
499	KUNA LUMBER	C3958	10653	8 EA WASP & HORNET BUG SPRAY FOR FACILITIES, SEPT. '20-WATER	10/01/2020	10.83	.00	20-6150 M & R - SYSTEM	0	10/20		
499	KUNA LUMBER	C3958	10653	FACILITY FLAG POLE LIGHT, SEPT '20	10/01/2020	5.39	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	0	10/20		
499	KUNA LUMBER	C3958		8 EA WASP & HORNET BUG SPRAY FOR FACILITIES, SEPT '20-SEWER	10/01/2020	10.83	.00	21-6150 M & R - SYSTEM	0	10/20		
499	KUNA LUMBER	C3958		8 EA WASP & HORNET BUG SPRAY FOR FACILITIES, SEPT. '20-PI	10/01/2020	4.17	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	10/20		
499	KUNA LUMBER	C3958	10653	PAINT MIXER FOR BUTLER WELL, SEPT.'20	10/01/2020	12.59	.00	20-6140 MAINT. & REPAIR BUILDING	0	10/20		
Total C3958:						555.00	.00					
Total KUNA LUMBER:						798.84	.00					
KUNA MACHINE LLC												
1775	KUNA MACHINE LLC	3206		ALL STEEL PARK BENCHES, REPAIR ARM RESTS, SEPT. 20	09/14/2020	2,057.44	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	10/20		

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 3206:						2,057.44	.00					
1775	KUNA MACHINE LLC	3275		ALUMINUM FOR PAINT SHEILD, B. GILLOGY, SEPT. '20	09/28/2020	10.02	.00	20-6140 MAINT. & REPAIR BUILDING	0	10/20		
Total 3275:						10.02	.00					
Total KUNA MACHINE LLC:						2,067.46	.00					
KUNA RURAL FIRE DISTRICT (IMPACT)												
1944	KUNA RURAL FIRE DISTRICT (IMPACT)	09302020KRF		KRFD IMPACT FEES, SEPT.'20	09/30/2020	103,728.30	103,728.30	01-2511 KRFD IMPACT FEE TRANSFER	0	10/20	10/09/2020	
Total 09302020KRFDI:						103,728.30	103,728.30					
Total KUNA RURAL FIRE DISTRICT (IMPACT):						103,728.30	103,728.30					
KUNA RURAL FIRE DISTRICT (PLAN REVIEW)												
1945	KUNA RURAL FIRE DISTRICT (PLAN REVIEW)	09302020KRF		KRFD PLAN REVIEW FEES, SEPT.'20	09/30/2020	1,827.81	1,827.81	01-2512 KRFD PLAN REVIEW FEE TRANSFER	0	10/20	10/09/2020	
Total 09302020KRFDPR:						1,827.81	1,827.81					
Total KUNA RURAL FIRE DISTRICT (PLAN REVIEW):						1,827.81	1,827.81					
KUNA WELDING												
46	KUNA WELDING	6083		52 EA BORE TYPE 27 CUTTING WHEEL, C. OSWALD, OCT. '20	09/02/2020	93.60	93.60	20-6175 SMALL TOOLS	0	10/20	10/02/2020	
46	KUNA WELDING	6083		52 EA BORE TYPE 27 CUTTING WHEEL, C. OSWALD, OCT. '20	09/02/2020	93.60	93.60	25-6175 SMALL TOOLS	0	10/20	10/02/2020	
Total 6083:						187.20	187.20					

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
46	KUNA WELDING	6143	10621	HOSES FOR AERATOR REPAIRS FOR PARKS, B. GILLOGY, SEPT'20	09/24/2020	185.06	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	10/20		
Total 6143:						185.06	.00					
Total KUNA WELDING:						372.26	187.20					
LAYNE OF IDAHO, INC.												
1322	LAYNE OF IDAHO, INC.	18096		PUMP INSPECTION AND WELL 4 REHAB , T.FLEMING, SEPT. '20	09/28/2020	1,725.00	.00	21-6150 M & R - SYSTEM	0	10/20		
Total 18096:						1,725.00	.00					
Total LAYNE OF IDAHO, INC.:						1,725.00	.00					
LES SCHWAB TIRES												
221	LES SCHWAB TIRES	12800447444		INSTALL TUBES FOR CITY HALL TRACTOR ART PIECE, OCT. '20	10/06/2020	167.96	.00	01-6070 D0NATI0NS EXPENSE	0	10/20		
Total 12800447444:						167.96	.00					
Total LES SCHWAB TIRES:						167.96	.00					
LOCAHAN LLC												
1619	LOCAHAN LLC	AR879409		MONTHLY COPY CARE INCLUDING PARTS, LABOR, AND TONER 9/3-10/2/20, PLUS CONTRACT COUNT OVERAGES, 8/3/-9/2/20, MODEL#MPC4504EX, SERIAL#C737M540155, C737M540938,-ADMIN	09/09/2020	163.99	163.99	01-6142 MAINT. & REPAIR - EQUIPMENT	0	10/20	10/09/2020	
1619	LOCAHAN LLC	AR879409		MONTHLY COPY CARE INCLUDING PARTS, LABOR, AND TONER 9/3-10/2/20, PLUS CONTRACT COUNT OVERAGES, 8/3/-9/2/20, MODEL#MPC4504EX, SERIAL#C737M540155, C737M540938,-P&Z	09/09/2020	58.58	58.58	01-6142 MAINT. & REPAIR - EQUIPMENT	1003	10/20	10/09/2020	

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
1619	LOCAHAN LLC	AR879409		MONTHLY COPY CARE INCLUDING PARTS, LABOR, AND TONER 9/3-10/2/20, PLUS CONTRACT COUNT OVERAGES, 8/3/-9/2/20, MODEL#MPC4504EX, SERIAL#C737M540155, C737M540938,-WATER	09/09/2020	152.28	152.28	20-6142 MAINT. & REPAIRS-EQUIPMENT	0	10/20	10/09/2020	
1619	LOCAHAN LLC	AR879409		MONTHLY COPY CARE INCLUDING PARTS, LABOR, AND TONER 9/3-10/2/20, PLUS CONTRACT COUNT OVERAGES, 8/3/-9/2/20, MODEL#MPC4504EX, SERIAL#C737M540155, C737M540938,-SEWER	09/09/2020	152.28	152.28	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	10/20	10/09/2020	
1619	LOCAHAN LLC	AR879409		MONTHLY COPY CARE INCLUDING PARTS, LABOR, AND TONER 9/3-10/2/20, PLUS CONTRACT COUNT OVERAGES, 8/3/-9/2/20, MODEL#MPC4504EX, SERIAL#C737M540155, C737M540938,-PI	09/09/2020	58.58	58.58	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	10/20	10/09/2020	
Total AR879409:						585.71	585.71					
1619	LOCAHAN LLC	AR887181		MONTHLY COPY CARE INCLUDING PARTS, LABOR, AND TONER 10/3-11/02/20 PLUS CONTRACT OVERAGES 09/03-10/02/2020 MODEL #MPC4504EX, SERIAL # S C73M540155 & C737M540938, P&Z	10/06/2020	51.60	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1003	10/20		
1619	LOCAHAN LLC	AR887181		MONTHLY COPY CARE INCLUDING PARTS, LABOR, AND TONER 10/3-11/02/20 PLUS CONTRACT OVERAGES 09/03-10/02/2020 MODEL #MPC4504EX, SERIAL # S C73M540155 & C737M540938, -ADMIN	10/06/2020	147.26	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	0	10/20		
1619	LOCAHAN LLC	AR887181		MONTHLY COPY CARE INCLUDING PARTS, LABOR, AND TONER 10/3-11/02/20 PLUS								

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
				CONTRACT OVERAGES 09/03-10/02/2020 MODEL #MPC4504EX, SERIAL # S C73M540155 & C737M540938, WATER	10/06/2020	137.74	.00	20-6142 MAINT. & REPAIRS-EQUIPMENT	0	10/20		
1619	LOCAHAN LLC	AR887181		MONTHLY COPY CARE INCLUDING PARTS, LABOR, AND TONER 10/3-11/02/20 PLUS CONTRACT OVERAGES 09/03-10/02/2020 MODEL #MPC4504EX, SERIAL # S C73M540155 & C737M540938, SEWER	10/06/2020	137.74	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	10/20		
1619	LOCAHAN LLC	AR887181		MONTHLY COPY CARE INCLUDING PARTS, LABOR, AND TONER 10/3-11/02/20 PLUS CONTRACT OVERAGES 09/03-10/02/2020 MODEL #MPC4504EX, SERIAL # S C73M540155 & C737M540938, PI	10/06/2020	51.59	.00	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	10/20		
Total AR887181:						525.93	.00					
Total LOCAHAN LLC:						1,111.64	585.71					
MATHESON TRI-GAS INC												
1871	MATHESON TRI-GAS INC	22379226		HYDROCHLORIC GAS CYLINDER RENTAL, OCT. '20	09/30/2020	41.06	.00	21-6150 M & R - SYSTEM	0	10/20		
Total 22379226:						41.06	.00					
Total MATHESON TRI-GAS INC:						41.06	.00					
METROQUIP, INC.												
196	METROQUIP, INC.	000862	10633	NOZZLE, GREASE CHOPPER, BAGGER MAX, ALUMINUM MANHOLE, VACUUM PIPE, QUICK CLAMP,FINAL PARTS FOR VAC TRUCK, T. FLEMING, SEPT'20	10/02/2020	10,956.19	.00	21-6166 PP&E PURCHASES - OPERATIONS	1214	10/20		

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 000862:						10,956.19	.00					
196	METROQUIP, INC.	P05848	10491	HYDRANT GATE VALVES FOR METERS, T. FLEMING, SEPT. '20 -WATER	09/01/2020	93.01	.00	20-6150 M & R - SYSTEM	0	10/20		
196	METROQUIP, INC.	P05848	10491	HYDRANT GATE VALVES FOR METERS, T. FLEMING, SEPT. '20 -SEWER	09/01/2020	93.01	.00	21-6150 M & R - SYSTEM	0	10/20		
196	METROQUIP, INC.	P05848	10491	HYDRANT GATE VALVES FOR METERS, T. FLEMING, SEPT. '20 -PI	09/01/2020	35.44	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	10/20		
Total P05848:						221.46	.00					
196	METROQUIP, INC.	W00946	10492	INSTALLATION & PARTS FOR VANGUARD SYSTEM FOR VAC TRUCK, T. FLEMING, SEPT. '20	09/01/2020	3,552.58	.00	21-6166 PP&E PURCHASES - OPERATIONS	1214	10/20		
Total W00946:						3,552.58	.00					
Total METROQUIP, INC.:						14,730.23	.00					
MISCELLANEOUS VENDORS 2												
1849	MISCELLANEOUS VENDORS 2	8450-092420		EMPLOYEE COVID TEST, CLAIM #4346529,	08/03/2020	100.00	100.00	01-6202 PR0FESSI0NAL SERVICES	1004	10/20	10/02/2020	
Total 8450-092420:						100.00	100.00					
Total MISCELLANEOUS VENDORS 2:						100.00	100.00					
NICK'S CUSTOM CURBS & DECORATIVE CONCRET												
1403	NICK'S CUSTOM CURBS & DECORATIVE CONCRET	1033		CONCRETE PAD AT CITY HALL, TRACTOR ART PIECE, SEPT.'20	10/01/2020	3,926.00	.00	01-6070 D0NATI0NS EXPENSE	0	10/20		
Total 1033:						3,926.00	.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
1403	NICK'S CUSTOM CURBS & DECORATIVE CONCRET	1034	10697	CONCRETE PAD FOR WELL #6, D. CROSSLEY, SEPT. '20	09/28/2020	800.00	.00	20-6140 MAINT. & REPAIR BUILDING	0	10/20		
Total 1034:						800.00	.00					
Total NICK'S CUSTOM CURBS & DECORATIVE CONCRET:						4,726.00	.00					
NORBRYHN EQUIPMENT COMPANY												
1680	NORBRYHN EQUIPMENT COMPANY	25690	10578	MOTOR AND BUSHING FOR EXHAUST FAN, M.NADEAU, SEPT.'20	10/02/2020	820.14	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	10/20		
Total 25690:						820.14	.00					
Total NORBRYHN EQUIPMENT COMPANY:						820.14	.00					
NORCO, INC.												
222	NORCO, INC.	30319970	10638	WELDING GAS, J. MORFIN, SEPT'20	09/30/2020	268.04	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	10/20		
Total 30319970:						268.04	.00					
222	NORCO, INC.	33776093990	10667	1 BOTTLE OF WELDING GAS, 11 EA WIRE, AND 7 EA POLIFAN FLAP DISC. FOR BERNIE FISHER PARK FENCING, S.HOWELL, OCT.'20	10/05/2020	170.00	.00	03-6370 EXP. - DOWNTOWN REVITALIZATION	0	10/20		
Total 33776093990:						170.00	.00					
222	NORCO, INC.	33796085593	10679	BOTTLE OF WELDING GAS FOR BERNIE FISHER PARK, B. GILLOGY, OCT'20	10/07/2020	56.80	.00	03-6370 EXP. - DOWNTOWN REVITALIZATION	0	10/20		
Total 33796085593:						56.80	.00					
Total NORCO, INC.:						494.84	.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
PACIFIC STEEL												
584	PACIFIC STEEL	7395780	10620	MATERIALS FOR BERNIE FISHER PARK FENCING, OCT. '20	10/02/2020	1,983.30	.00	03-6370 EXP. - DOWNTOWN REVITALIZATION	0	10/20		
Total 7395780:						1,983.30	.00					
584	PACIFIC STEEL	7395934		100 EA WELDING TABS, FOR BERNIE FISHER PARK FENCING,OCT.'20	10/02/2020	83.38	.00	03-6370 EXP. - DOWNTOWN REVITALIZATION	0	10/20		
Total 7395934:						83.38	.00					
584	PACIFIC STEEL	7395938		35 EA STEEL CAPS FOR BERNIE FISHER PARK FENCING, SEPT.'20	10/02/2020	29.74	.00	03-6370 EXP. - DOWNTOWN REVITALIZATION	0	10/20		
Total 7395938:						29.74	.00					
Total PACIFIC STEEL:						2,096.42	.00					
PARTS, INC.												
470	PARTS, INC.	216019		BATTERY CABLE LUG FOR WATER TRUCK, S.HOWELL, JUL.'20	07/01/2020	3.56	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	10/20		
Total 216019:						3.56	.00					
470	PARTS, INC.	217940	10351	GREASE GUN FOR 10 MILE LIFT STATION, R. DAVILA, JULY'20	07/30/2020	24.99	.00	21-6175 SMALL TOOLS	0	10/20		
Total 217940:						24.99	.00					
470	PARTS, INC.	218301	10379	MANIFOLD GAUGE SET, S. HOWELL, AUG. '20 - ADMIN	08/05/2020	34.65	.00	01-6175 SMALL TOOLS	0	10/20		
470	PARTS, INC.	218301	10379	MANIFOLD GAUGE SET, S.HOWELL, AUG.'20 - WATER	08/05/2020	13.86	.00	20-6175 SMALL TOOLS	0	10/20		

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
470	PARTS, INC.	218301	10379	MANIFOLD GAUGE SET, S. HOWELL, AUG. '20 - SEWER	08/05/2020	13.86	.00	21-6175 SMALL TOOLS	0	10/20		
470	PARTS, INC.	218301	10379	MANIFOLD GAUGE SET, S. HOWELL, AUG. '20 - P.I	08/05/2020	6.92	.00	25-6175 SMALL TOOLS	0	10/20		
Total 218301:						69.29	.00					
470	PARTS, INC.	218309		RETURNED ITEM/CREDIT, INV#218301/GAUGE SET, AUG.'20	08/05/2020	-34.65	.00	01-6175 SMALL TOOLS	0	10/20		
470	PARTS, INC.	218309		RETURNED ITEM/CREDIT, INV#218301/GAUGE SET, AUG.'20 - WATER	08/05/2020	-13.86	.00	20-6175 SMALL TOOLS	0	10/20		
470	PARTS, INC.	218309		RETURNED ITEM/CREDIT, INV#218301/GAUGE SET, AUG.'20 - SEWER	08/05/2020	-13.86	.00	21-6175 SMALL TOOLS	0	10/20		
470	PARTS, INC.	218309		RETURNED ITEM/CREDIT, INV#218301/GAUGE SET, AUG.'20 - P.I	08/05/2020	-6.92	.00	25-6175 SMALL TOOLS	0	10/20		
Total 218309:						-69.29	.00					
470	PARTS, INC.	218344	10381	AC MANIFOLD GAUGE SET, S. HOWELL, AUG. '20 - ADMIN	08/06/2020	59.50	.00	01-6175 SMALL TOOLS	0	10/20		
470	PARTS, INC.	218344	10381	AC MANIFOLD GAUGE SET, S. HOWELL, AUG. '20 - WATER	08/06/2020	23.80	.00	20-6175 SMALL TOOLS	0	10/20		
470	PARTS, INC.	218344	10381	AC MANIFOLD GAUGE SET, S. HOWELL, AUG. '20 - SEWER	08/06/2020	23.80	.00	21-6175 SMALL TOOLS	0	10/20		
470	PARTS, INC.	218344	10381	AC MANIFOLD GAUGE SET, S. HOWELL, AUG. '20 - P.I	08/06/2020	11.90	.00	25-6175 SMALL TOOLS	0	10/20		
470	PARTS, INC.	218344	10381	REFRIGERANT AND SEALING VALVE, S.HOWELL, AUG.'20 - ADMIN	08/06/2020	5.62	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	0	10/20		
470	PARTS, INC.	218344	10381	REFRIGERANT AND SEALING VALVE, S.HOWELL, AUG.'20 - WATER	08/06/2020	2.25	.00	20-6142 MAINT. & REPAIRS-EQUIPMENT	0	10/20		

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
470	PARTS, INC.	218344	10381	REFRIGERANT AND SEALING VALVE, S.HOWELL, AUG.'20 -	08/06/2020	2.25	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	10/20		
470	PARTS, INC.	218344	10381	REFRIGERANT AND SEALING VALVE, S.HOWELL, AUG.'20 - P.I	08/06/2020	1.11	.00	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	10/20		
Total 218344:						130.23	.00					
470	PARTS, INC.	220656	10544	WIPER BLADES FOR TRUCK#23, SEPT.'20	09/11/2020	17.98	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	10/20		
470	PARTS, INC.	220656	10544	TOWELS FOR FLEET SHOP, SEPT.'20 - ADMIN	09/11/2020	32.38	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	0	10/20		
470	PARTS, INC.	220656	10544	TOWELS FOR FLEET SHOP, SEPT.'20 - WATER	09/11/2020	12.95	.00	20-6150 M & R - SYSTEM	0	10/20		
470	PARTS, INC.	220656	10544	TOWELS FOR FLEET SHOP, SEPT.'20 - SEWER	09/11/2020	12.95	.00	21-6150 M & R - SYSTEM	0	10/20		
470	PARTS, INC.	220656	10544	TOWELS FOR FLEET SHOP, SEPT.'20 - P.I	09/11/2020	6.48	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	10/20		
Total 220656:						82.74	.00					
470	PARTS, INC.	220817	10549	FLEET SHOP SUPPLIES, PORTABLE BATTERY PACK FOR FLEET, OIL FILTERS, S. HOWELL.SEPT. '20 - ADMIN	09/15/2020	98.25	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	0	10/20		
470	PARTS, INC.	220817	10549	FLEET SHOP SUPPLIES, PORTABLE BATTERY PACK FOR FLEET, OIL FILTERS, S. HOWELL.SEPT. '20 - WATER	09/15/2020	39.30	.00	20-6142 MAINT. & REPAIRS-EQUIPMENT	0	10/20		
470	PARTS, INC.	220817	10549	FLEET SHOP SUPPLIES, PORTABLE BATTERY PACK FOR FLEET, OIL FILTERS, S. HOWELL.SEPT. '20 - SEWER	09/15/2020	39.30	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	10/20		

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
470	PARTS, INC.	220817	10549	FLEET SHOP SUPPLIES, PORTABLE BATTERY PACK FOR FLEET, OIL FILTERS, S. HOWELL.SEPT. '20 - P.I	09/15/2020	19.65	.00	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	10/20		
Total 220817:						196.50	.00					
470	PARTS, INC.	221019	10570	SPARE GAS CAN FLEET SHOP TRUCK, GREASE, S. HOWELL, SEPT'20 -	09/17/2020	15.24	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	0	10/20		
470	PARTS, INC.	221019	10570	SPARE GAS CAN FLEET SHOP TRUCK, GREASE, S. HOWELL, SEPT'20 - WATER	09/17/2020	6.09	.00	20-6150 M & R - SYSTEM	0	10/20		
470	PARTS, INC.	221019	10570	SPARE GAS CAN FLEET SHOP TRUCK, GREASE, S. HOWELL, SEPT'20 - SEWER	09/17/2020	6.09	.00	21-6150 M & R - SYSTEM	0	10/20		
470	PARTS, INC.	221019	10570	SPARE GAS CAN FLEET SHOP TRUCK, GREASE, S. HOWELL, SEPT'20 - P.I	09/17/2020	3.05	.00	25-6305 VEHICLE MAINTENANCE & REPAIR	0	10/20		
Total 221019:						30.47	.00					
470	PARTS, INC.	222284	10668	12 EA QUARTS OF OIL, FOR MOWERS, M. MEADE, OCT. '20	10/05/2020	46.08	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	10/20		
Total 222284:						46.08	.00					
470	PARTS, INC.	222388	10673	MICROFIBER TOWELS TO CLEAN SPLASH PAD, J. DURHAM, OCT'20	10/06/2020	3.98	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	10/20		
Total 222388:						3.98	.00					
470	PARTS, INC.	222500	10683	2 CONTAINERS CV JOINT GREASE FOR THE GATOR, B.WITHROW, OCT.'20	10/07/2020	12.10	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	10/20		

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
470	PARTS, INC.	222500	10683	1 EA PLUG, FOR METER VAN, OCT.'20	10/07/2020	8.66	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	10/20		
470	PARTS, INC.	222500	10683	1 EA CV BOOT PLIERS, SHOP TOOL, OCT.'20	10/07/2020	8.49	.00	01-6175 SMALL TOOLS	1004	10/20		
Total 222500:						29.25	.00					
470	PARTS, INC.	222621	10696	BATTERY FOR THE PARKS DEPT FERTILIZER SPREADER, ZIP TIES FOR JOHN DEERE, S.HOWELL, OCT. '20	10/09/2020	51.39	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	10/20		
Total 222621:						51.39	.00					
470	PARTS, INC.	222657		REFUND/CREDIT, ITEM PURCHASED ON WARRANTY, INV 222500/PLIERS, OCT.'20	10/09/2020	-8.49	.00	01-6175 SMALL TOOLS	1004	10/20		
Total 222657:						-8.49	.00					
Total PARTS, INC.:						590.70	.00					
PEAK ALARM COMPANY, INC												
1021	PEAK ALARM COMPANY, INC	1057215		ALARM MONITORING FOR WELLS (SNOWHAWK, DANSKIN, BEST BATH, EL CAJON, BUTLER, CEDAR, SEGO PRAIRIE) 10/1-10/31/20-WATER	10/01/2020	215.01	215.01	20-6140 MAINT. & REPAIR BUILDING	0	10/20	10/02/2020	
1021	PEAK ALARM COMPANY, INC	1057215		ALARM MONITORING FOR WELLS (SNOWHAWK, DANSKIN, BEST BATH, EL CAJON, BUTLER, CEDAR, SEGO PRAIRIE) 10/1-10/31/20-PI	10/01/2020	53.75	53.75	25-6140 MAINT & REPAIR BUILDING	0	10/20	10/02/2020	
Total 1057215:						268.76	268.76					

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 PEAK ALARM COMPANY, INC:						268.76	268.76					
QUADIENT FINANCE USA INC												
1770	QUADIENT FINANCE USA INC	09302020QF		POSTAGE METER REFILL, SEPT.'20 - ADMIN	09/30/2020	140.00	.00	01-6190 P0STAGE & BILLING	0	10/20		
1770	QUADIENT FINANCE USA INC	09302020QF		POSTAGE METER REFILL, SEPT.'20 - P & Z	09/30/2020	50.00	.00	01-6190 P0STAGE & BILLING	1003	10/20		
1770	QUADIENT FINANCE USA INC	09302020QF		POSTAGE METER REFILL, SEPT.'20 - WATER	09/30/2020	130.00	.00	20-6190 P0STAGE & BILLING	0	10/20		
1770	QUADIENT FINANCE USA INC	09302020QF		POSTAGE METER REFILL, SEPT.'20 - SEWER	09/30/2020	130.00	.00	21-6190 P0STAGE & BILLING	0	10/20		
1770	QUADIENT FINANCE USA INC	09302020QF		POSTAGE METER REFILL, SEPT.'20 - P.I	09/30/2020	50.00	.00	25-6190 P0STAGE & BILLING	0	10/20		
Total 09302020QF:						500.00	.00					
Total QUADIENT FINANCE USA INC:						500.00	.00					
RANDY DUCKER												
2039	RANDY DUCKER	4	10664	TRIMMED TREES AT WINCHESTER, M.MEADE, OCT. '20	10/03/2020	2,600.00	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	10/20		
Total 4:						2,600.00	.00					
Total RANDY DUCKER:						2,600.00	.00					
REXEL USA, INC.												
1613	REXEL USA, INC.	0T35023	10559	STREET LIGHT REPAIR PARTS, S. HOWELL, SEPT'20	09/21/2020	50.37	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1002	10/20		
Total 0T35023:						50.37	.00					
1613	REXEL USA, INC.	0T90170	10605	STREET LIGHT REPAIR PARTS, S. HOWELL, SEPT'20	09/24/2020	11.49	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1002	10/20		

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 0T90170:						11.49	.00					
1613	REXEL USA, INC.	0U01919	10605	STREET LIGHT REPAIR PARTS, S. HOWELL, SEPT'20	09/25/2020	16.57	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1002	10/20		
Total 0U01919:						16.57	.00					
1613	REXEL USA, INC.	0U25666	10630	LIGHTS FOR THE PLANT PARKING LOT, S.HOWELL, SEPT.'20 - WATER	09/30/2020	13.92	.00	20-6140 MAINT. & REPAIR BUILDING	0	10/20		
1613	REXEL USA, INC.	0U25666	10630	LIGHTS FOR THE PLANT PARKING LOT, S.HOWELL, SEPT.'20 - SEWER	09/30/2020	13.92	.00	21-6140 MAINT & REPAIR BUILDING	0	10/20		
1613	REXEL USA, INC.	0U25666	10630	LIGHTS FOR THE PLANT PARKING LOT, S.HOWELL, SEPT.'20 - P.I	09/30/2020	5.30	.00	25-6140 MAINT & REPAIR BUILDING	0	10/20		
Total 0U25666:						33.14	.00					
1613	REXEL USA, INC.	0U34355		STREET LIGHT REPAIRS, S.HOWELL, OCT.'20	10/01/2020	121.47	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1002	10/20		
Total 0U34355:						121.47	.00					
Total REXEL USA, INC.:						233.04	.00					
RICK POULTON												
2060	RICK POULTON	062202		PREP AND PAINTING TRACTOR FOR CITY HALL ART PIECE, SEPT.'20	09/23/2020	3,160.00	3,160.00	01-6070 D0NATI0NS EXPENSE	0	10/20	10/13/2020	
Total 062202:						3,160.00	3,160.00					
Total RICK POULTON:						3,160.00	3,160.00					

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RICOH USA, INC. (MAINTENANCE)												
1422	RICOH USA, INC. (MAINTENANCE)	5060512588		COPY CHARGES, RICOH MODEL #IMC2000, SERIAL #C86262110, PARKS OFFICE, SEPT.'20	10/01/2020	7.61	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	10/20		
Total 5060512588:						7.61	.00					
Total RICOH USA, INC. (MAINTENANCE):						7.61	.00					
RIMI INC												
1991	RIMI INC	09302020RIMI		COMMERCIAL MECHANICAL PERMIT FEES, SEPT.'20	09/30/2020	665.69	665.69	01-6052 CONTRACT SERVICES	1005	10/20	10/09/2020	
Total 09302020RIMI:						665.69	665.69					
Total RIMI INC:						665.69	665.69					
SALUTE VENTURES INC												
1880	SALUTE VENTURES INC	1360		SHIRTS/UNIFORMS FOR PARKS OFFICE, B.WITHROW, OCT.'20	10/07/2020	415.00	.00	01-6285 UNIF0RMS	1004	10/20		
Total 1360:						415.00	.00					
Total SALUTE VENTURES INC:						415.00	.00					
SEID CRANE SERVICE, INC												
1766	SEID CRANE SERVICE, INC	13687	10652	MOVING ROCK FOR BERNIE FISHER PARK, M. MEADE, OCT. '20	10/01/2020	180.00	.00	03-6370 EXP. - DOWNTOWN REVITALIZATION	0	10/20		
Total 13687:						180.00	.00					
Total SEID CRANE SERVICE, INC:						180.00	.00					
SENTRY SECURITY MONITORING LLC												
1860	SENTRY SECURITY MONITORING LLC	16199		COMMERCIAL FIRE CENTRAL MONITORING PLUS CELLULAR COMMUNICATOR SERVICE								

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
				10/01/20-03/31/2021-ADMIN	09/01/2020	117.42	117.42	01-6140 MAINT. & REPAIR BUILDING	0	10/20	10/02/2020	
1860	SENTRY SECURITY MONITORING LLC	16199		COMMERCIAL FIRE CENTRAL MONITORING PLUS CELLULAR COMMUNICATOR SERVICE 10/01/20-03/31/2021-WATER	09/01/2020	80.34	80.34	20-6140 MAINT. & REPAIR BUILDING	0	10/20	10/02/2020	
1860	SENTRY SECURITY MONITORING LLC	16199		COMMERCIAL FIRE CENTRAL MONITORING PLUS CELLULAR COMMUNICATOR SERVICE 10/01/20-03/31/2021-SEWER	09/01/2020	80.34	80.34	21-6140 MAINT & REPAIR BUILDING	0	10/20	10/02/2020	
1860	SENTRY SECURITY MONITORING LLC	16199		COMMERCIAL FIRE CENTRAL MONITORING PLUS CELLULAR COMMUNICATOR SERVICE 10/01/20-03/31/2021-PI	09/01/2020	30.90	30.90	25-6140 MAINT & REPAIR BUILDING	0	10/20	10/02/2020	
Total 16199:						309.00	309.00					
Total SENTRY SECURITY MONITORING LLC:						309.00	309.00					
SOLBERG MANUFACTURING, INC.												
1697	SOLBERG MANUFACTURING, INC.	747895	10582	10 EA REPLACEMENT FILTERS FOR BLOWERS, M.NADEAU, OCT.'20	10/06/2020	2,140.52	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	10/20		
Total 747895:						2,140.52	.00					
Total SOLBERG MANUFACTURING, INC.:						2,140.52	.00					
SPECTER INSTRUMENTS, INC.												
1626	SPECTER INSTRUMENTS, INC.	251XT240-202		WIN-911/PRO, ANNUAL SUBSCRIPTION RENEWAL, SCADA SOFTWARE MAINTENANCE AND SUPPORT - WATER	09/17/2020	207.90	.00	20-6052 CONTRACT SERVICES	0	10/20		
1626	SPECTER INSTRUMENTS, INC.	251XT240-202		WIN-911/PRO, ANNUAL SUBSCRIPTION RENEWAL, SCADA SOFTWARE MAINTENANCE AND SUPPORT - SEWER	09/17/2020	207.90	.00	21-6052 C0NTRACT SERVICES	0	10/20		

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1626	SPECTER INSTRUMENTS, INC.	251XT240-202		WIN-911/PRO, ANNUAL SUBSCRIPTION RENEWAL, SCADA SOFTWARE MAINTENANCE AND SUPPORT - P.I	09/17/2020	79.20	.00	25-6052 C0NTRACT SERVICES	0	10/20		
Total 251XT240-20201216:						495.00	.00					
Total SPECTER INSTRUMENTS, INC.:						495.00	.00					
SPF WATER ENGINEERING, L.L.C.												
1498	SPF WATER ENGINEERING, L.L.C.	28691		WELLS CONSTRUCTION SUPPORT, 09/1-30/2020	09/30/2020	1,596.00	.00	20-6020 CAPITAL IMPR0VEMENTS	1225	10/20		
Total 28691:						1,596.00	.00					
Total SPF WATER ENGINEERING, L.L.C.:						1,596.00	.00					
TAYLOR CORPORATION												
1435	TAYLOR CORPORATION	203444668	10626	BUSINESS CARD FOR B. WITHROW, OCT. '20	10/01/2020	41.07	.00	01-6165 OFFICE SUPPLIES	1004	10/20		
Total 203444668:						41.07	.00					
Total TAYLOR CORPORATION:						41.07	.00					
THE JORDEL COMPANY												
1523	THE JORDEL COMPANY	00000005205	10448	ROUGH ELECTRICAL PASSES, J. COULTER, AUG. '20	08/21/2020	155.00	.00	01-6165 OFFICE SUPPLIES	1005	10/20		
Total 00000005205:						155.00	.00					
1523	THE JORDEL COMPANY	00000005252	10489	POSTAGE, PACKAGE TO COUNCIL MEMBER B.BUBAN-VONDER HAAR, N.STAUFFER, AUG.'20 - ADMIN	09/02/2020	17.53	.00	01-6190 P0STAGE & BILLING	0	10/20		
1523	THE JORDEL COMPANY	00000005252		POSTAGE, PACKAGE TO COUNCIL MEMBER B.BUBAN-VONDER HAAR, N.STAUFFER, AUG.'20 - WATER	09/02/2020	.78	.00	20-6190 P0STAGE & BILLING	0	10/20		

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
1523	THE JORDEL COMPANY	00000005252		POSTAGE, PACKAGE TO COUNCIL MEMBER B.BUBAN-VONDER HAAR, N.STAUFFER, AUG.'20 - SEWER	09/02/2020	.78	.00	21-6190 P0STAGE & BILLING	0	10/20		
1523	THE JORDEL COMPANY	00000005252		POSTAGE, PACKAGE TO COUNCIL MEMBER B.BUBAN-VONDER HAAR, N.STAUFFER, AUG.'20 - P.I	09/02/2020	.39	.00	25-6190 P0STAGE & BILLING	0	10/20		
Total 00000005252:						19.48	.00					
1523	THE JORDEL COMPANY	00000005258	10497	PLUMBING CORRECTION NOTICES, J. COULTER, SEPT. '20	09/02/2020	150.00	.00	01-6165 OFFICE SUPPLIES	1005	10/20		
Total 00000005258:						150.00	.00					
Total THE JORDEL COMPANY:						324.48	.00					
TREASURE VALLEY COFFEE												
992	TREASURE VALLEY COFFEE	2160:06960074	10649	12 EA 5-GALLON WATER BOTTLES, 2 SLEEVES CUPS, 1 CASE COFFEE, 1 BOX HOT CHOCOLATE PACKETS, TREATMENT PLANT, OCT.'20 - WATER	10/01/2020	61.59	.00	20-6165 0FFICE SUPPLIES	0	10/20		
992	TREASURE VALLEY COFFEE	2160:06960074	10649	12 EA 5-GALLON WATER BOTTLES, 2 SLEEVES CUPS, 1 CASE COFFEE, 1 BOX HOT CHOCOLATE PACKETS, TREATMENT PLANT, OCT.'20	10/01/2020	61.59	.00	21-6165 OFFICE SUPPLIES	0	10/20		
992	TREASURE VALLEY COFFEE	2160:06960074	10649	12 EA 5-GALLON WATER BOTTLES, 2 SLEEVES CUPS, 1 CASE COFFEE, 1 BOX HOT CHOCOLATE PACKETS, TREATMENT PLANT, OCT.'20	10/01/2020	23.47	.00	25-6165 OFFICE SUPPLIES	0	10/20		
Total 2160:06960074:						146.65	.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
992	TREASURE VALLEY COFFEE	2160:06982243	10705	3 EA 5-GALLON WATER BOTTLES AND COOLER RENTAL, MAINTENANCE SHOP, OCT.'20	10/09/2020	28.10	.00	01-6165 OFFICE SUPPLIES	1004	10/20		
Total 2160:06982243:						28.10	.00					
992	TREASURE VALLEY COFFEE	2160:06982285	10705	4 EA 5-GALLON WATER BOTTLES AND COOLER RENTAL, CITY HALL, OCT.'20	10/09/2020	37.80	.00	01-6165 OFFICE SUPPLIES	0	10/20		
Total 2160:06982285:						37.80	.00					
Total TREASURE VALLEY COFFEE:						212.55	.00					
U.S. BANK (VISA)												
1444	U.S. BANK (VISA)	008502559000	10540	SUNCOAST, J. OSBORNE CLASS FOR VALVE AND MAINTENANCE, D. CROSSLEY, SEPT '20 - WATER	09/11/2020	120.00	.00	20-6265 TRAINING & SCH00LING EXPENSE	0	10/20		
1444	U.S. BANK (VISA)	008502559000	10540	SUNCOAST, J. OSBORNE CLASS FOR VALVE AND MAINTENANCE, D. CROSSLEY, SEPT '20 - P.I	09/11/2020	30.00	.00	25-6265 TRAINING & SCH00LING EXPENSE	0	10/20		
Total 00850255900016943482:						150.00	.00					
1444	U.S. BANK (VISA)	019702672062	10590	IDAHO PIZZA COMPANY, SEWER WORKSHOP LUNCH, A. WELKER, SEPT'20	09/23/2020	59.66	.00	01-6155 MEETINGS/COMMITTEES	1032	10/20		
Total 01970267206288100072:						59.66	.00					
1444	U.S. BANK (VISA)	064102381011		DROPBOX, ADDITIONAL LICENSE, N.STAUFFER, AUG.'20 - ADMIN	08/25/2020	26.10	.00	01-6075 DUES & MEMBERSHIPS	0	10/20		
1444	U.S. BANK (VISA)	064102381011		DROPBOX, ADDITIONAL LICENSE, N.STAUFFER, AUG.'20 - WATER	08/25/2020	34.45	.00	20-6075 DUES & MEMBERSHIPS	0	10/20		

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
1444	U.S. BANK (VISA)	064102381011		DROPBOX, ADDITIONAL LICENSE, N.STAUFFER, AUG.'20 - SEWER	08/25/2020	34.45	.00	21-6075 DUES & MEMBERSHIPS	0	10/20		
1444	U.S. BANK (VISA)	064102381011		DROPBOX, ADDITIONAL LICENSE, N.STAUFFER, AUG.'20 - P.I	08/25/2020	9.38	.00	25-6075 DUES & MEMBERSHIPS EXPENSE	0	10/20		
1444	U.S. BANK (VISA)	064102381011		DROPBOX, ADDITIONAL LICENSE, BUILDING DEPT, AUG.'20	08/25/2020	208.77	.00	01-6075 DUES & MEMBERSHIPS	1005	10/20		
1444	U.S. BANK (VISA)	064102381011		DROPBOX, ADDITIONAL LICENSE, P & Z - AUG.'20	08/25/2020	208.77	.00	01-6075 DUES & MEMBERSHIPS	1003	10/20		
Total 06410238101194998189:						521.92	.00					
1444	U.S. BANK (VISA)	104302400101	10462	HOME DEPOT, WELL HOUSE CABINETS, C.OSWALD, AUG.'20 -WATER	08/26/2020	246.38	.00	20-6140 MAINT. & REPAIR BUILDING	0	10/20		
1444	U.S. BANK (VISA)	104302400101	10462	HOME DEPOT, WELL HOUSE CABINETS, C.OSWALD, AUG.'20 - P.I	08/26/2020	61.60	.00	25-6140 MAINT & REPAIR BUILDING	0	10/20		
Total 10430240010186079265:						307.98	.00					
1444	U.S. BANK (VISA)	104302480101	10506	HOME DEPOT, LADDER, J. LORENTZ, SEPT'20	09/03/2020	129.00	.00	01-6175 SMALL TOOLS	1004	10/20		
Total 10430248010191260464:						129.00	.00					
1444	U.S. BANK (VISA)	310602400833	10472	5 BOXES BEE STING RELIEF SWABS, J. LORENTZ, AUG. '20	08/26/2020	26.60	.00	01-6230 SAFETY TRAINING & EQUIPMENT	1004	10/20		
Total 31060240083307347038:						26.60	.00					
1444	U.S. BANK (VISA)	310602560833	10528	AMAZON-5 BOXES LIQUID BANDAGES, J. LORENTZ, SEPT. '20	09/12/2020	58.75	.00	01-6230 SAFETY TRAINING & EQUIPMENT	1004	10/20		

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 31060256083355235011:						58.75	.00					
1444	U.S. BANK (VISA)	310602632005	10583	1000 LED, SPOT LIGHT/DISC PLAY LIGHT, J. MORFIN. SEPT. '20	09/18/2020	109.32	.00	01-6070 D0NATI0NS EXPENSE	0	10/20		
Total 310602632005555000025:						109.32	.00					
1444	U.S. BANK (VISA)	365402400112	10475	LEXJET, INK FOR THE PLANNING DEPARTMENT PRINTER, D. STEPHENS, AUG. '20	08/26/2020	62.75	.00	01-6165 OFFICE SUPPLIES	1005	10/20		
Total 36540240011200372585:						62.75	.00					
1444	U.S. BANK (VISA)	365402410112		LEXJET, REFUND OF TAX CHARGED, D.STEPHENS, OCT.'20	08/27/2020	-3.55	.00	01-6165 OFFICE SUPPLIES	1005	10/20		
Total 36540241011201644267:						-3.55	.00					
1444	U.S. BANK (VISA)	450002614001	10558	WALMART, RANGER PROGRAM GAMES AND SUPPLIES, J.LORENTZ, SEPT.'20	09/16/2020	105.71	.00	01-6265 TRAINING & SCH00LING	1086	10/20		
1444	U.S. BANK (VISA)	450002614001	10558	WALMART, MARKERS, J.LORENTZ, SEPT.'20	09/16/2020	67.67	.00	01-6165 OFFICE SUPPLIES	1004	10/20		
Total 45000261400148238156:						173.38	.00					
1444	U.S. BANK (VISA)	710502636271	10584	IRWA , CLASS FOR J MORFIN, SEPT. '20	09/19/2020	120.00	.00	01-6265 TRAINING & SCH00LING	1004	10/20		
Total 71050263627128242907:						120.00	.00					
1444	U.S. BANK (VISA)	921502468520	10495	R&R PRODUCTS, GRINDER, J.MORFIN, SEPT.'20	09/01/2020	494.55	.00	01-6175 SMALL TOOLS	1004	10/20		

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 92150246852062953860:						494.55	.00					
1444	U.S. BANK (VISA)	921502538524	10527	SAFETY PLAY INC, PLAYGROUND SAFETY INSPECTION TOOLS, J. LORENTZ. SEPT. '20	09/09/2020	294.00	.00	01-6175 SMALL TOOLS	1004	10/20		
Total 92150253852450865387:						294.00	.00					
1444	U.S. BANK (VISA)	921502628528	10573	APA, IDAHO CONFERENCE, W. HOWELL, SEPT'20	09/18/2020	75.00	.00	01-6265 TRAINING & SCH00LING	1003	10/20		
Total 92150262852885062336:						75.00	.00					
1444	U.S. BANK (VISA)	921502628528	10573	APA, IDAHO CONFERENCE, W. HOWELL, SEPT'20	09/18/2020	100.00	.00	01-6265 TRAINING & SCH00LING	1003	10/20		
Total 92150262852885103361:						100.00	.00					
1444	U.S. BANK (VISA)	921502628528	10573	APA, IDAHO CONEFRENCE, W. HOWELL, SEPT'20	09/18/2020	100.00	.00	01-6265 TRAINING & SCH00LING	1003	10/20		
Total 92150262852885143060:						100.00	.00					
1444	U.S. BANK (VISA)	921502628528	10573	APA, IDAHO CONFERENCE, W. HOWELL, SEPT'20	09/18/2020	100.00	.00	01-6265 TRAINING & SCH00LING	1003	10/20		
Total 92150262852885143961:						100.00	.00					
1444	U.S. BANK (VISA)	921602461009		LOWES, DRAWER SLIDES, SEPT.'20 - WATER	09/02/2020	9.65	.00	20-6150 M & R - SYSTEM	0	10/20		
1444	U.S. BANK (VISA)	921602461009		LOWES, DRAWER SLIDES, SEPT.'20 - SEWER	09/02/2020	9.65	.00	21-6150 M & R - SYSTEM	0	10/20		
1444	U.S. BANK (VISA)	921602461009		LOWES, DRAWER SLIDES, SEPT.'20 - P.I	09/02/2020	3.68	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	10/20		

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 92160246100992171774:						22.98	.00					
1444	U.S. BANK (VISA)	921602471000	10502	1 EA KEYBOARD, J. REID, SEPT. '20	09/02/2020	109.99	.00	01-6165 OFFICE SUPPLIES	1003	10/20		
Total 92160247100075412847:						109.99	.00					
1444	U.S. BANK (VISA)	921602511003	10501	AMAZON.COM, CELL PHONE CASE FOR C.FEISTNER, SEPT.'20 - P & Z	09/07/2020	11.24	.00	01-6165 OFFICE SUPPLIES	1003	10/20		
1444	U.S. BANK (VISA)	921602511003	10501	AMAZON.COM, CELL PHONE CASE FOR C.FEISTNER, SEPT.'20 - WATER	09/07/2020	15.74	.00	20-6165 0FFICE SUPPLIES	0	10/20		
1444	U.S. BANK (VISA)	921602511003	10501	AMAZON.COM, CELL PHONE CASE FOR C.FEISTNER, SEPT.'20 - SEWER	09/07/2020	15.74	.00	21-6165 OFFICE SUPPLIES	0	10/20		
1444	U.S. BANK (VISA)	921602511003	10501	AMAZON.COM, CELL PHONE CASE FOR C.FEISTNER, SEPT.'20 - P.I	09/07/2020	2.24	.00	25-6165 OFFICE SUPPLIES	0	10/20		
Total 92160251100310196737:						44.96	.00					
1444	U.S. BANK (VISA)	921602541003	10519	AMAZON.COM, USB HOLDERS, J.HELLMAN, SEPT.'20	09/10/2020	27.98	.00	01-6165 OFFICE SUPPLIES	1003	10/20		
Total 92160254100309658207:						27.98	.00					
1444	U.S. BANK (VISA)	921602631000	10577	AWWA MEMBERSHIP & CLASS, C. FEISTNER, SEPT'20-P & Z	09/19/2020	21.50	.00	01-6265 TRAINING & SCH00LING	1003	10/20		
1444	U.S. BANK (VISA)	921602631000	10577	AWWA MEMBERSHIP & CLASS, C. FEISTNER, SEPT'20-WATER	09/19/2020	30.10	.00	20-6265 TRAINING & SCH00LING EXPENSE	0	10/20		
1444	U.S. BANK (VISA)	921602631000	10577	AWWA MEMBERSHIP & CLASS, C. FEISTNER, SEPT'20 - SEWER	09/19/2020	30.10	.00	21-6265 TRAINING & SCH00LING EXPENSE	0	10/20		

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
1444	U.S. BANK (VISA)	921602631000	10577	AWWA MEMBERSHIP & CLASS, C. FEISTNER, SEPT'20 - P.I	09/19/2020	4.30	.00	25-6265 TRAINING & SCH00LING EXPENSE	0	10/20		
Total 92160263100028320971:						86.00	.00					
1444	U.S. BANK (VISA)	921602631000	10577	AWWA MEMBERSHIP & CLASS, C. FEISTNER, SEPT'20 - P & Z	09/19/2020	18.75	.00	01-6265 TRAINING & SCH00LING	1003	10/20		
1444	U.S. BANK (VISA)	921602631000	10577	AWWA MEMBERSHIP & CLASS, C. FEISTNER, SEPT'20 - WATER	09/19/2020	26.25	.00	20-6265 TRAINING & SCH00LING EXPENSE	0	10/20		
1444	U.S. BANK (VISA)	921602631000	10577	AWWA MEMBERSHIP & CLASS, C. FEISTNER, SEPT'20 - SEWER	09/19/2020	26.25	.00	21-6265 TRAINING & SCH00LING EXPENSE	0	10/20		
1444	U.S. BANK (VISA)	921602631000	10577	AWWA MEMBERSHIP & CLASS, C. FEISTNER, SEPT'20 - P.I	09/19/2020	3.75	.00	25-6265 TRAINING & SCH00LING EXPENSE	0	10/20		
Total 92160263100028320989:						75.00	.00					
1444	U.S. BANK (VISA)	921602661004	10592	HAILSTORM BLASTING, SANDBLASTING ON TRACTOR, B. WITHROW, SEPT. '20	09/22/2020	500.00	.00	01-6070 D0NATI0NS EXPENSE	0	10/20		
Total 92160266100476443868:						500.00	.00					
Total U.S. BANK (VISA):						3,746.27	.00					
UNITED OIL												
316	UNITED OIL	512105	10693	10 EA CHEVRON RANDO PAILS, OCT.'20 - WATER	10/08/2020	57.45	.00	20-6150 M & R - SYSTEM	0	10/20		
316	UNITED OIL	512105	10693	10 EA CHEVRON RANDO PAILS, OCT.'20 - FARM	10/08/2020	57.45	.00	21-6090 FARM EXPENDITURES	0	10/20		
Total 512105:						114.90	.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 UNITED OIL:					114.90	.00					
USA BLUE BOOK												
265	USA BLUE BOOK	368473	10602	4 EA FACE MASK RESPIRATORS AND 4 PAIR EAR MUFFS, T. SHAFFER, SEPT. '20	09/23/2020	196.19	.00	21-6230 SAFETY TRAINING & EQUIPMENT	0	10/20		
	Total 368473:					196.19	.00					
	Total USA BLUE BOOK:					196.19	.00					
UTILITY REFUND #10												
2044	UTILITY REFUND #10	10376.03		PINSONS LLC, 156 W MAIN ST, UTILITY REFUND	09/30/2020	280.17	.00	20-4500 METERED WATER SALES	0	10/20		
2044	UTILITY REFUND #10	10376.03		PINSONS LLC, 156 W MAIN ST, UTILITY REFUND	09/30/2020	264.30	.00	21-4600 SEWER USER FEES	0	10/20		
2044	UTILITY REFUND #10	10376.03		PINSONS LLC, 156 W MAIN ST, UTILITY REFUND	09/30/2020	103.23	.00	26-4975 SOLID WASTE USER FEES	0	10/20		
	Total 10376.03:					647.70	.00					
2044	UTILITY REFUND #10	110551.03		ANTHONY MARTARANO, 692 N SHADY GROVE WAY, UTILITY REFUND	10/07/2020	6.41	.00	20-4500 METERED WATER SALES	0	10/20		
2044	UTILITY REFUND #10	110551.03		ANTHONY MARTARANO, 692 N SHADY GROVE WAY, UTILITY REFUND	10/07/2020	7.55	.00	21-4600 SEWER USER FEES	0	10/20		
2044	UTILITY REFUND #10	110551.03		ANTHONY MARTARANO, 692 N SHADY GROVE WAY, UTILITY REFUND	10/07/2020	6.22	.00	26-4975 SOLID WASTE USER FEES	0	10/20		
	Total 110551.03:					20.18	.00					
2044	UTILITY REFUND #10	110870.01		JON E REICHARD, 678 E FULL MOON ST, UTILITY REFUND	09/30/2020	17.89	.00	20-4500 METERED WATER SALES	0	10/20		

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	110870.01		JON E REICHARD, 678 E FULL MOON ST, UTILITY REFUND	09/30/2020	-6.27	.00	21-4600 SEWER USER FEES	0	10/20		
2044	UTILITY REFUND #10	110870.01		JON E REICHARD, 678 E FULL MOON ST, UTILITY REFUND	09/30/2020	1.45	.00	26-4975 SOLID WASTE USER FEES	0	10/20		
Total 110870.01:						13.07	.00					
2044	UTILITY REFUND #10	120330.02		JOSHUA FARNWORTH, 1784 W TOPANGA DR, UTILITY REFUND	10/07/2020	98.13	.00	20-4500 METERED WATER SALES	0	10/20		
2044	UTILITY REFUND #10	120330.02		JOSHUA FARNWORTH, 1784 W TOPANGA DR, UTILITY REFUND	10/07/2020	5.21	.00	21-4600 SEWER USER FEES	0	10/20		
2044	UTILITY REFUND #10	120330.02		JOSHUA FARNWORTH, 1784 W TOPANGA DR, UTILITY REFUND	10/07/2020	5.25	.00	26-4975 SOLID WASTE USER FEES	0	10/20		
Total 120330.02:						108.59	.00					
2044	UTILITY REFUND #10	120780.01		ELIZABETH J ADKISSON, 650 N STEED PL, UTILITY REFUND	09/24/2020	2.96	.00	20-4500 METERED WATER SALES	0	10/20		
2044	UTILITY REFUND #10	120780.01		ELIZABETH J ADKISSON, 650 N STEED PL, UTILITY REFUND	09/24/2020	2.74	.00	21-4600 SEWER USER FEES	0	10/20		
2044	UTILITY REFUND #10	120780.01		ELIZABETH J ADKISSON, 650 N STEED PL, UTILITY REFUND	09/24/2020	2.07	.00	26-4975 SOLID WASTE USER FEES	0	10/20		
Total 120780.01:						7.77	.00					
2044	UTILITY REFUND #10	174112.02		VINCENT MELEMAI, 942 S STIBNITE PL, UTILITY REFUND	10/07/2020	23.88	.00	20-4500 METERED WATER SALES	0	10/20		
2044	UTILITY REFUND #10	174112.02		VINCENT MELEMAI, 942 S STIBNITE PL, UTILITY REFUND	10/07/2020	28.03	.00	21-4600 SEWER USER FEES	0	10/20		
2044	UTILITY REFUND #10	174112.02		VINCENT MELEMAI, 942 S STIBNITE PL, UTILITY REFUND	10/07/2020	24.52	.00	26-4975 SOLID WASTE USER FEES	0	10/20		

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 174112.02:						76.43	.00					
2044	UTILITY REFUND #10	180750.01		AMY BARTENHAGEN, 1345 W SACRAMENTO ST, UTILITY REFUND	09/24/2020	35.59	.00	20-4500 METERED WATER SALES	0	10/20		
2044	UTILITY REFUND #10	180750.01		AMY BARTENHAGEN, 1345 W SACRAMENTO ST, UTILITY REFUND	09/24/2020	37.18	.00	21-4600 SEWER USER FEES	0	10/20		
2044	UTILITY REFUND #10	180750.01		AMY BARTENHAGEN, 1345 W SACRAMENTO ST, UTILITY REFUND	09/24/2020	20.57	.00	26-4975 SOLID WASTE USER FEES	0	10/20		
Total 180750.01:						93.34	.00					
2044	UTILITY REFUND #10	181260.03		QUENTIN DUNCAN, 1381 N ATHERTON AVE, UTILITY REFUND	10/07/2020	31.45	.00	20-4500 METERED WATER SALES	0	10/20		
2044	UTILITY REFUND #10	181260.03		QUENTIN DUNCAN, 1381 N ATHERTON AVE, UTILITY REFUND	10/07/2020	34.65	.00	21-4600 SEWER USER FEES	0	10/20		
2044	UTILITY REFUND #10	181260.03		QUENTIN DUNCAN, 1381 N ATHERTON AVE, UTILITY REFUND	10/07/2020	25.75	.00	26-4975 SOLID WASTE USER FEES	0	10/20		
Total 181260.03:						91.85	.00					
2044	UTILITY REFUND #10	210130.02		KEITH A HENDRICKS, 2260 N BAYWING HAWK PL, UTILITY REFUND	09/30/2020	48.05	.00	20-4500 METERED WATER SALES	0	10/20		
2044	UTILITY REFUND #10	210130.02		KEITH A HENDRICKS, 2260 N BAYWING HAWK PL, UTILITY REFUND	09/30/2020	21.24	.00	21-4600 SEWER USER FEES	0	10/20		
2044	UTILITY REFUND #10	210130.02		KEITH A HENDRICKS, 2260 N BAYWING HAWK PL, UTILITY REFUND	09/30/2020	21.61	.00	26-4975 SOLID WASTE USER FEES	0	10/20		

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 210130.02:						90.90	.00					
2044	UTILITY REFUND #10	221515.02		RICHARD J RENOUF, 855 S RUMNEY AVE, UTILITY REFUND	10/07/2020	7.99	.00	20-4500 METERED WATER SALES	0	10/20		
2044	UTILITY REFUND #10	221515.02		RICHARD J RENOUF, 855 S RUMNEY AVE, UTILITY REFUND	10/07/2020	8.97	.00	21-4600 SEWER USER FEES	0	10/20		
2044	UTILITY REFUND #10	221515.02		RICHARD J RENOUF, 855 S RUMNEY AVE, UTILITY REFUND	10/07/2020	6.76	.00	26-4975 SOLID WASTE USER FEES	0	10/20		
Total 221515.02:						23.72	.00					
2044	UTILITY REFUND #10	230110.02		CHRISTOPHER AYERS, 1189 W PENELOPE ST, UTILITY REFUND	09/30/2020	22.75	.00	20-4500 METERED WATER SALES	0	10/20		
2044	UTILITY REFUND #10	230110.02		CHRISTOPHER AYERS, 1189 W PENELOPE ST, UTILITY REFUND	09/30/2020	4.04	.00	21-4600 SEWER USER FEES	0	10/20		
2044	UTILITY REFUND #10	230110.02		CHRISTOPHER AYERS, 1189 W PENELOPE ST, UTILITY REFUND	09/30/2020	7.96	.00	26-4975 SOLID WASTE USER FEES	0	10/20		
Total 230110.02:						34.75	.00					
2044	UTILITY REFUND #10	240365.02		MAX BOESIGER, 632 N QUARTZ AVE, UTILITY REFUND	09/30/2020	82.41	.00	20-4500 METERED WATER SALES	0	10/20		
2044	UTILITY REFUND #10	240365.02		MAX BOESIGER, 632 N QUARTZ AVE, UTILITY REFUND	09/30/2020	41.53	.00	21-4600 SEWER USER FEES	0	10/20		
2044	UTILITY REFUND #10	240365.02		MAX BOESIGER, 632 N QUARTZ AVE, UTILITY REFUND	09/30/2020	18.73	.00	26-4975 SOLID WASTE USER FEES	0	10/20		
Total 240365.02:						142.67	.00					
2044	UTILITY REFUND #10	240825.04		JEFFREY THOMAS COLE, 400 N SELVAGEM 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	10/07/2020	28.56	.00	20-4500 METERED WATER SALES	0	10/20		
2044	UTILITY REFUND #10	240825.04		JEFFREY THOMAS COLE, 400 N SELVAGEM AVE, UTILITY REFUND	10/07/2020	34.31	.00	21-4600 SEWER USER FEES	0	10/20		
2044	UTILITY REFUND #10	240825.04		JEFFREY THOMAS COLE, 400 N SELVAGEM AVE, UTILITY REFUND	10/07/2020	25.32	.00	26-4975 SOLID WASTE USER FEES	0	10/20		
Total 240825.04:						88.19	.00					
2044	UTILITY REFUND #10	250830.02		AARON MEAD, 332 W KAMMERS CT, UTILITY REFUND	10/05/2020	22.76	.00	20-4500 METERED WATER SALES	0	10/20		
2044	UTILITY REFUND #10	250830.02		AARON MEAD, 332 W KAMMERS CT, UTILITY REFUND	10/05/2020	28.49	.00	21-4600 SEWER USER FEES	0	10/20		
2044	UTILITY REFUND #10	250830.02		AARON MEAD, 332 W KAMMERS CT, UTILITY REFUND	10/05/2020	25.23	.00	26-4975 SOLID WASTE USER FEES	0	10/20		
Total 250830.02:						76.48	.00					
2044	UTILITY REFUND #10	260320.03		NELI LAMAS, 1805 N VERIDIAN AVE, UTILITY REFUND	10/07/2020	28.17	.00	20-4500 METERED WATER SALES	0	10/20		
2044	UTILITY REFUND #10	260320.03		NELI LAMAS, 1805 N VERIDIAN AVE, UTILITY REFUND	10/07/2020	35.29	.00	21-4600 SEWER USER FEES	0	10/20		
2044	UTILITY REFUND #10	260320.03		NELI LAMAS, 1805 N VERIDIAN AVE, UTILITY REFUND	10/07/2020	26.75	.00	26-4975 SOLID WASTE USER FEES	0	10/20		
Total 260320.03:						90.21	.00					
2044	UTILITY REFUND #10	264150.02		JARROD V CRUMP, 1828 N BLUSH AVE, UTILITY REFUND	10/05/2020	22.84	.00	20-4500 METERED WATER SALES	0	10/20		
2044	UTILITY REFUND #10	264150.02		JARROD V CRUMP, 1828 N BLUSH AVE, UTILITY REFUND	10/05/2020	28.34	.00	21-4600 SEWER USER FEES	0	10/20		

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	264150.02		JARROD V CRUMP, 1828 N BLUSH AVE, UTILITY REFUND	10/05/2020	22.99	.00	26-4975 SOLID WASTE USER FEES	0	10/20		
Total 264150.02:						74.17	.00					
2044	UTILITY REFUND #10	264160.03		DEREK S GILES, 1794 N BLUSH AVE, UTILITY REFUND	10/05/2020	24.84	.00	20-4500 METERED WATER SALES	0	10/20		
2044	UTILITY REFUND #10	264160.03		DEREK S GILES, 1794 N BLUSH AVE, UTILITY REFUND	10/05/2020	37.65	.00	21-4600 SEWER USER FEES	0	10/20		
2044	UTILITY REFUND #10	264160.03		DEREK S GILES, 1794 N BLUSH AVE, UTILITY REFUND	10/05/2020	23.63	.00	26-4975 SOLID WASTE USER FEES	0	10/20		
Total 264160.03:						86.12	.00					
2044	UTILITY REFUND #10	264835.03		STEVEN J BELL, 2035 N FIREBRICK DR, UTILITY REFUND	10/07/2020	105.00	.00	20-4500 METERED WATER SALES	0	10/20		
2044	UTILITY REFUND #10	264835.03		STEVEN J BELL, 2035 N FIREBRICK DR, UTILITY REFUND	10/07/2020	30.77	.00	21-4600 SEWER USER FEES	0	10/20		
2044	UTILITY REFUND #10	264835.03		STEVEN J BELL, 2035 N FIREBRICK DR, UTILITY REFUND	10/07/2020	26.31	.00	26-4975 SOLID WASTE USER FEES	0	10/20		
Total 264835.03:						162.08	.00					
2044	UTILITY REFUND #10	268111.02		KRISTI L MCPHERSON, 2602 W MIDNIGHT DR, UTILITY REFUND	10/07/2020	32.23	.00	20-4500 METERED WATER SALES	0	10/20		
2044	UTILITY REFUND #10	268111.02		KRISTI L MCPHERSON, 2602 W MIDNIGHT DR, UTILITY REFUND	10/07/2020	37.18	.00	21-4600 SEWER USER FEES	0	10/20		
2044	UTILITY REFUND #10	268111.02		KRISTI L MCPHERSON, 2602 W MIDNIGHT DR, UTILITY REFUND	10/07/2020	26.68	.00	26-4975 SOLID WASTE USER FEES	0	10/20		

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 268111.02:						96.09	.00					
2044	UTILITY REFUND #10	277324.02		ALI M KATHEM, 379 W SCREECH OWL DR, UTILITY REFUND	10/02/2020	89.87	.00	20-4500 METERED WATER SALES	0	10/20		
2044	UTILITY REFUND #10	277324.02		ALI M KATHEM, 379 W SCREECH OWL DR, UTILITY REFUND	10/02/2020	15.97	.00	21-4600 SEWER USER FEES	0	10/20		
2044	UTILITY REFUND #10	277324.02		ALI M KATHEM, 379 W SCREECH OWL DR, UTILITY REFUND	10/02/2020	12.93	.00	26-4975 SOLID WASTE USER FEES	0	10/20		
Total 277324.02:						118.77	.00					
2044	UTILITY REFUND #10	278074.02		RYAN SAIKI, 2957 W MARGIL CT, UTILITY REFUND	09/30/2020	7.21	.00	20-4500 METERED WATER SALES	0	10/20		
2044	UTILITY REFUND #10	278074.02		RYAN SAIKI, 2957 W MARGIL CT, UTILITY REFUND	09/30/2020	16.32	.00	21-4600 SEWER USER FEES	0	10/20		
2044	UTILITY REFUND #10	278074.02		RYAN SAIKI, 2957 W MARGIL CT, UTILITY REFUND	09/30/2020	11.35	.00	26-4975 SOLID WASTE USER FEES	0	10/20		
Total 278074.02:						34.88	.00					
2044	UTILITY REFUND #10	280605.02		RON R SIMPSON, 1085 W TANZANITE DR, UTILITY REFUND	10/07/2020	26.92	.00	20-4500 METERED WATER SALES	0	10/20		
2044	UTILITY REFUND #10	280605.02		RON R SIMPSON, 1085 W TANZANITE DR, UTILITY REFUND	10/07/2020	33.43	.00	21-4600 SEWER USER FEES	0	10/20		
2044	UTILITY REFUND #10	280605.02		RON R SIMPSON, 1085 W TANZANITE DR, UTILITY REFUND	10/07/2020	25.13	.00	26-4975 SOLID WASTE USER FEES	0	10/20		
Total 280605.02:						85.48	.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	28070002		BRADLEY RICHARDSON, 1240 W HEARTLAND DR, UTILITY REFUND	10/07/2020	23.48	.00	20-4500 METERED WATER SALES	0	10/20		
2044	UTILITY REFUND #10	28070002		BRADLEY RICHARDSON, 1240 W HEARTLAND DR, UTILITY REFUND	10/07/2020	33.03	.00	21-4600 SEWER USER FEES	0	10/20		
2044	UTILITY REFUND #10	28070002		BRADLEY RICHARDSON, 1240 W HEARTLAND DR, UTILITY REFUND	10/07/2020	27.11	.00	26-4975 SOLID WASTE USER FEES	0	10/20		
Total 28070002:						83.62	.00					
2044	UTILITY REFUND #10	281002.00		HARDING HOMES, 1513 W GAINSBORO ST, UTILITY REFUND	09/24/2020	38.66	.00	20-4500 METERED WATER SALES	0	10/20		
2044	UTILITY REFUND #10	281002.00		HARDING HOMES, 1513 W GAINSBORO ST, UTILITY REFUND	09/24/2020	29.73	.00	21-4600 SEWER USER FEES	0	10/20		
Total 281002.00:						68.39	.00					
2044	UTILITY REFUND #10	291029.02		ROGER TROUT, 6909 S DONAWAY AVE, UTILITY REFUND	10/09/2020	82.63	.00	20-4500 METERED WATER SALES	0	10/20		
2044	UTILITY REFUND #10	291029.02		ROGER TROUT, 6909 S DONAWAY AVE, UTILITY REFUND	10/09/2020	6.60	.00	21-4600 SEWER USER FEES	0	10/20		
2044	UTILITY REFUND #10	291029.02		ROGER TROUT, 6909 S DONAWAY AVE, UTILITY REFUND	10/09/2020	4.89	.00	26-4975 SOLID WASTE USER FEES	0	10/20		
Total 291029.02:						94.12	.00					
2044	UTILITY REFUND #10	300485.03		BRIAN LOMBARDI, 2634 N DESTINY AVE, UTILITY REFUND	10/02/2020	56.97	.00	20-4500 METERED WATER SALES	0	10/20		
2044	UTILITY REFUND #10	300485.03		BRIAN LOMBARDI, 2634 N DESTINY AVE, UTILITY REFUND	10/02/2020	-7.46	.00	21-4600 SEWER USER FEES	0	10/20		

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	300485.03		BRIAN LOMBARDI, 2634 N DESTINY AVE, UTILITY REFUND	10/02/2020	34.10	.00	26-4975 SOLID WASTE USER FEES	0	10/20		
Total 300485.03:						83.61	.00					
2044	UTILITY REFUND #10	302218.01		KATHRYN D RUTAN, 9288 S PALENA PL, UTILITY REFUND	10/05/2020	26.34	.00	20-4500 METERED WATER SALES	0	10/20		
2044	UTILITY REFUND #10	302218.01		KATHRYN D RUTAN, 9288 S PALENA PL, UTILITY REFUND	10/05/2020	30.74	.00	21-4600 SEWER USER FEES	0	10/20		
2044	UTILITY REFUND #10	302218.01		KATHRYN D RUTAN, 9288 S PALENA PL, UTILITY REFUND	10/05/2020	24.23	.00	26-4975 SOLID WASTE USER FEES	0	10/20		
Total 302218.01:						81.31	.00					
2044	UTILITY REFUND #10	302317.00		KW HOMES, 8970 S LA PAMPA WAY, UTILITY REFUND	09/30/2020	155.34	.00	20-4500 METERED WATER SALES	0	10/20		
2044	UTILITY REFUND #10	302317.00		KW HOMES, 8970 S LA PAMPA WAY, UTILITY REFUND	09/30/2020	68.12	.00	21-4600 SEWER USER FEES	0	10/20		
Total 302317.00:						223.46	.00					
2044	UTILITY REFUND #10	310340.02		COURTNEY KIRKPATRICK, 9341 S RUSSEL AVE, UTILITY REFUND	09/24/2020	35.73	.00	20-4500 METERED WATER SALES	0	10/20		
2044	UTILITY REFUND #10	310340.02		COURTNEY KIRKPATRICK, 9341 S RUSSEL AVE, UTILITY REFUND	09/24/2020	32.14	.00	21-4600 SEWER USER FEES	0	10/20		
2044	UTILITY REFUND #10	310340.02		COURTNEY KIRKPATRICK, 9341 S RUSSEL AVE, UTILITY REFUND	09/24/2020	29.11	.00	26-4975 SOLID WASTE USER FEES	0	10/20		
Total 310340.02:						96.98	.00					
2044	UTILITY REFUND #10	323013.00		TED MASON SIGNATURE HOMES, 2123 E WHITETAIL ST,								

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 REFUND	09/24/2020	8.69	.00	20-4500 METERED WATER SALES	0	10/20		
2044	UTILITY REFUND #10	323013.00		TED MASON SIGNATURE HOMES, 2123 E WHITETAIL ST, UTILITY REFUND	09/24/2020	2.83	.00	21-4600 SEWER USER FEES	0	10/20		
Total 323013.00:						11.52	.00					
2044	UTILITY REFUND #10	323025.00		TED MASON SIGNATURE HOMES, 1829 N RYDE AVE, UTILITY REFUND	09/24/2020	33.09	.00	20-4500 METERED WATER SALES	0	10/20		
2044	UTILITY REFUND #10	323025.00		TED MASON SIGNATURE HOMES, 1829 N RYDE AVE, UTILITY REFUND	09/24/2020	27.43	.00	21-4600 SEWER USER FEES	0	10/20		
Total 323025.00:						60.52	.00					
2044	UTILITY REFUND #10	70540.02		JOHN LANGDON, 680 W MENDI PL, UTILITY REFUND	10/05/2020	23.80	.00	20-4500 METERED WATER SALES	0	10/20		
2044	UTILITY REFUND #10	70540.02		JOHN LANGDON, 680 W MENDI PL, UTILITY REFUND	10/05/2020	38.42	.00	21-4600 SEWER USER FEES	0	10/20		
2044	UTILITY REFUND #10	70540.02		JOHN LANGDON, 680 W MENDI PL, UTILITY REFUND	10/05/2020	29.65	.00	26-4975 SOLID WASTE USER FEES	0	10/20		
Total 70540.02:						91.87	.00					
2044	UTILITY REFUND #10	91810.01		WILLIAM JACKSON, 1133 W GUNNER ST, UTILITY REFUND	10/07/2020	3.23	.00	20-4500 METERED WATER SALES	0	10/20		
2044	UTILITY REFUND #10	91810.01		WILLIAM JACKSON, 1133 W GUNNER ST, UTILITY REFUND	10/07/2020	4.96	.00	21-4600 SEWER USER FEES	0	10/20		
2044	UTILITY REFUND #10	91810.01		WILLIAM JACKSON, 1133 W GUNNER ST, UTILITY REFUND	10/07/2020	4.83	.00	26-4975 SOLID WASTE USER FEES	0	10/20		

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 91810.01:						13.02	.00					
2044	UTILITY REFUND #10	91970.02		PENNIE OYEN, 1071 W FOOLS GOLD ST, UTILITY REFUND	10/07/2020	-.87	.00	20-4500 METERED WATER SALES	0	10/20		
2044	UTILITY REFUND #10	91970.02		PENNIE OYEN, 1071 W FOOLS GOLD ST, UTILITY REFUND	10/07/2020	4.81	.00	21-4600 SEWER USER FEES	0	10/20		
2044	UTILITY REFUND #10	91970.02		PENNIE OYEN, 1071 W FOOLS GOLD ST, UTILITY REFUND	10/07/2020	3.88	.00	26-4975 SOLID WASTE USER FEES	0	10/20		
Total 91970.02:						7.82	.00					
2044	UTILITY REFUND #10	92120.02		BRANDON CASTILLO, 1380 N DREDGE AVE, UTILITY REFUND	09/30/2020	8.90	.00	20-4500 METERED WATER SALES	0	10/20		
2044	UTILITY REFUND #10	92120.02		BRANDON CASTILLO, 1380 N DREDGE AVE, UTILITY REFUND	09/30/2020	19.66	.00	21-4600 SEWER USER FEES	0	10/20		
2044	UTILITY REFUND #10	92120.02		BRANDON CASTILLO, 1380 N DREDGE AVE, UTILITY REFUND	09/30/2020	13.23	.00	26-4975 SOLID WASTE USER FEES	0	10/20		
Total 92120.02:						41.79	.00					
Total UTILITY REFUND #10:						3,221.47	.00					
UTILITY REFUND #9												
2004	UTILITY REFUND #9	241005.00		MERLIN POINTE LLC, 1172 E SERAPHINA ST, UTILITY REFUND	09/30/2020	37.88	.00	20-4500 METERED WATER SALES	0	10/20		
2004	UTILITY REFUND #9	241005.00		MERLIN POINTE LLC, 1172 E SERAPHINA ST, UTILITY REFUND	09/30/2020	12.00	.00	21-4600 SEWER USER FEES	0	10/20		
Total 241005.00:						49.88	.00					
2004	UTILITY REFUND #9	241021.00		HATHAWAY HOMES, 350 N BAY HAVEN AVE, UTILITY REFUND	09/30/2020	37.16	.00	20-4500 METERED WATER SALES	0	10/20		

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	241021.00		HATHAWAY HOMES, 350 N BAY HAVEN AVE, UTILITY REFUND	09/30/2020	26.97	.00	21-4600 SEWER USER FEES	0	10/20		
Total 241021.00:						64.13	.00					
2004	UTILITY REFUND #9	241022.00		HATHAWAY HOMES, 364 N BAY HAVEN AVE, UTILITY REFUND	09/24/2020	26.68	.00	21-4600 SEWER USER FEES	0	10/20		
2004	UTILITY REFUND #9	241022.00		HATHAWAY HOMES, 364 N BAY HAVEN AVE, UTILITY REFUND	09/24/2020	35.46	.00	20-4500 METERED WATER SALES	0	10/20		
Total 241022.00:						62.14	.00					
2004	UTILITY REFUND #9	241057.00		HATHAWAY HOMES, 1050 E FOLGADO ST, UTILITY REFUND	09/24/2020	134.65	.00	20-4500 METERED WATER SALES	0	10/20		
2004	UTILITY REFUND #9	241057.00		HATHAWAY HOMES, 1050 E FOLGADO ST, UTILITY REFUND	09/24/2020	122.98	.00	21-4600 SEWER USER FEES	0	10/20		
Total 241057.00:						257.63	.00					
2004	UTILITY REFUND #9	268143.01		CBH, 2799 W MIDNIGHT DR, UTILITY REFUND	09/24/2020	70.65	.00	20-4500 METERED WATER SALES	0	10/20		
2004	UTILITY REFUND #9	268143.01		CBH, 2799 W MIDNIGHT DR, UTILITY REFUND	09/24/2020	56.38	.00	21-4600 SEWER USER FEES	0	10/20		
Total 268143.01:						127.03	.00					
2004	UTILITY REFUND #9	281006.00		O2 CONSTRUCTION LLC, 1488 W CERULEAN ST, UTILITY REFUND	09/24/2020	1.21	.00	20-4500 METERED WATER SALES	0	10/20		
Total 281006.00:						1.21	.00					
2004	UTILITY REFUND #9	281009.00		O2 CONSTRUCTION LLC, 1440 W CERULEAN ST, UTILITY REFUND	09/24/2020	1.84	.00	20-4500 METERED WATER SALES	0	10/20		

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	281009.00		O2 CONSTRUCTION LLC, 1440 W CERULEAN ST, UTILITY REFUND	09/24/2020	4.35	.00	21-4600 SEWER USER FEES	0	10/20		
Total 281009.00:						6.19	.00					
2004	UTILITY REFUND #9	281013.00		TODD CAMPBELL CUSTOM HOMES, 1376 W CERULEAN ST, UTILITY REFUND	09/25/2020	92.81	.00	20-4500 METERED WATER SALES	0	10/20		
2004	UTILITY REFUND #9	281013.00		TODD CAMPBELL CUSTOM HOMES, 1376 W CERULEAN ST, UTILITY REFUND	09/25/2020	23.19	.00	21-4600 SEWER USER FEES	0	10/20		
Total 281013.00:						116.00	.00					
2004	UTILITY REFUND #9	281028.00		TODD CAMPBELL CUSTOM HOMES, 1341 W CERULEAN ST, UTILITY REFUND	09/25/2020	93.99	.00	20-4500 METERED WATER SALES	0	10/20		
2004	UTILITY REFUND #9	281028.00		TODD CAMPBELL CUSTOM HOMES, 1341 W CERULEAN ST, UTILITY REFUND	09/25/2020	22.15	.00	21-4600 SEWER USER FEES	0	10/20		
Total 281028.00:						116.14	.00					
2004	UTILITY REFUND #9	293021.00		CBH, 6596 S NORDEAN AVE, UTILITY REFUND	09/24/2020	52.85	.00	20-4500 METERED WATER SALES	0	10/20		
2004	UTILITY REFUND #9	293021.00		CBH, 6596 S NORDEAN AVE, UTILITY REFUND	09/24/2020	11.08	.00	21-4600 SEWER USER FEES	0	10/20		
Total 293021.00:						63.93	.00					
2004	UTILITY REFUND #9	293061.00		CBH, 3518 W CHARLENE ST, UTILITY REFUND	09/25/2020	88.07	.00	20-4500 METERED WATER SALES	0	10/20		
2004	UTILITY REFUND #9	293061.00		CBH, 3518 W CHARLENE ST, UTILITY REFUND	09/25/2020	30.53	.00	21-4600 SEWER USER FEES	0	10/20		

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 293061.00:						118.60	.00					
2004	UTILITY REFUND #9	302304.00		BALT LLC, 553 E PASCUA DR, UTILITY REFUND	09/24/2020	41.69	.00	20-4500 METERED WATER SALES	0	10/20		
2004	UTILITY REFUND #9	302304.00		BALT LLC, 553 E PASCUA DR, UTILITY REFUND	09/24/2020	22.05	.00	21-4600 SEWER USER FEES	0	10/20		
Total 302304.00:						63.74	.00					
2004	UTILITY REFUND #9	302305.00		RIVERWOOD HOMES, 551 E PASCUA DR, UTILITY REFUND	09/30/2020	53.03	.00	20-4500 METERED WATER SALES	0	10/20		
2004	UTILITY REFUND #9	302305.00		RIVERWOOD HOMES, 551 E PASCUA DR, UTILITY REFUND	09/30/2020	10.17	.00	21-4600 SEWER USER FEES	0	10/20		
Total 302305.00:						63.20	.00					
2004	UTILITY REFUND #9	302327.00		RIVERWOOD HOMES, 9023 S LA PAMPA WAY, UTILITY REFUND	09/30/2020	10.68	.00	20-4500 METERED WATER SALES	0	10/20		
2004	UTILITY REFUND #9	302327.00		RIVERWOOD HOMES, 9023 S LA PAMPA WAY, UTILITY REFUND	09/30/2020	-6.91	.00	21-4600 SEWER USER FEES	0	10/20		
Total 302327.00:						3.77	.00					
2004	UTILITY REFUND #9	302350.00		RIVERWOOD HOMES, 8987 S FORMOSA WAY, UTILITY REFUND	09/24/2020	38.64	.00	20-4500 METERED WATER SALES	0	10/20		
2004	UTILITY REFUND #9	302350.00		RIVERWOOD HOMES, 8987 S FORMOSA WAY, UTILITY REFUND	09/24/2020	25.16	.00	21-4600 SEWER USER FEES	0	10/20		
Total 302350.00:						63.80	.00					
2004	UTILITY REFUND #9	302353.00		RIVERWOOD HOMES, 553 E RIO CHICO DR, UTILITY REFUND	09/24/2020	28.99	.00	20-4500 METERED WATER SALES	0	10/20		

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	302353.00		RIVERWOOD HOMES, 553 E RIO CHICO DR, UTILITY REFUND	09/24/2020	21.39	.00	21-4600 SEWER USER FEES	0	10/20		
Total 302353.00:						50.38	.00					
2004	UTILITY REFUND #9	302412.00		STYLISH HOMES, 950 E PASCUA DR, UTILITY REFUND	09/24/2020	38.05	.00	20-4500 METERED WATER SALES	0	10/20		
2004	UTILITY REFUND #9	302412.00		STYLISH HOMES, 950 E PASCUA DR, UTILITY REFUND	09/24/2020	16.69	.00	21-4600 SEWER USER FEES	0	10/20		
Total 302412.00:						54.74	.00					
2004	UTILITY REFUND #9	303351.00		HUBBLE HOMES, 2480 N RIDGECREEK AVE, UTILITY REFUND	09/30/2020	15.43	.00	20-4500 METERED WATER SALES	0	10/20		
2004	UTILITY REFUND #9	303351.00		HUBBLE HOMES, 2480 N RIDGECREEK AVE, UTILITY REFUND	09/30/2020	5.29	.00	21-4600 SEWER USER FEES	0	10/20		
Total 303351.00:						20.72	.00					
2004	UTILITY REFUND #9	303353.00		HUBBLE HOMES, 2506 N RIDGECREEK AVE, UTILITY REFUND	09/24/2020	38.22	.00	20-4500 METERED WATER SALES	0	10/20		
2004	UTILITY REFUND #9	303353.00		HUBBLE HOMES, 2506 N RIDGECREEK AVE, UTILITY REFUND	09/24/2020	18.78	.00	21-4600 SEWER USER FEES	0	10/20		
Total 303353.00:						57.00	.00					
2004	UTILITY REFUND #9	303355.00		HUBBLE HOMES, 2532 N RIDGECREEK AVE, UTILITY REFUND	09/25/2020	51.29	.00	20-4500 METERED WATER SALES	0	10/20		
2004	UTILITY REFUND #9	303355.00		HUBBLE HOMES, 2532 N RIDGECREEK AVE, UTILITY REFUND	09/25/2020	24.47	.00	21-4600 SEWER USER FEES	0	10/20		

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 303355.00:						75.76	.00					
2004	UTILITY REFUND #9	303356.00		HUBBLE HOMES, 2546 N RIDGECREEK AVE, UTILITY REFUND	09/24/2020	39.77	.00	20-4500 METERED WATER SALES	0	10/20		
2004	UTILITY REFUND #9	303356.00		HUBBLE HOMES, 2546 N RIDGECREEK AVE, UTILITY REFUND	09/24/2020	18.86	.00	21-4600 SEWER USER FEES	0	10/20		
Total 303356.00:						58.63	.00					
2004	UTILITY REFUND #9	303357.00		HUBBLE HOMES, 2562 N RIDGECREEK AVE, UTILITY REFUND	09/24/2020	71.20	.00	20-4500 METERED WATER SALES	0	10/20		
2004	UTILITY REFUND #9	303357.00		HUBBLE HOMES, 2562 N RIDGECREEK AVE, UTILITY REFUND	09/24/2020	41.92	.00	21-4600 SEWER USER FEES	0	10/20		
Total 303357.00:						113.12	.00					
2004	UTILITY REFUND #9	303360.00		HUBBLE HOMES, 2602 N RIDGECREEK AVE, UTILITY REFUND	09/24/2020	45.10	.00	20-4500 METERED WATER SALES	0	10/20		
2004	UTILITY REFUND #9	303360.00		HUBBLE HOMES, 2602 N RIDGECREEK AVE, UTILITY REFUND	09/24/2020	18.70	.00	21-4600 SEWER USER FEES	0	10/20		
Total 303360.00:						63.80	.00					
2004	UTILITY REFUND #9	303375.00		HUBBLE HOMES, 708 E TAPER ST, UTILITY REFUND	09/30/2020	22.19	.00	20-4500 METERED WATER SALES	0	10/20		
2004	UTILITY REFUND #9	303375.00		HUBBLE HOMES, 708 E TAPER ST, UTILITY REFUND	09/30/2020	25.87	.00	21-4600 SEWER USER FEES	0	10/20		
Total 303375.00:						48.06	.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	303381.00		HUBBLE HOMES, 719 E FIRESTONE ST, UTILITY REFUND	09/30/2020	57.47	.00	20-4500 METERED WATER SALES	0	10/20		
2004	UTILITY REFUND #9	303381.00		HUBBLE HOMES, 719 E FIRESTONE ST, UTILITY REFUND	09/30/2020	5.87	.00	21-4600 SEWER USER FEES	0	10/20		
Total 303381.00:						63.34	.00					
2004	UTILITY REFUND #9	303385.00		HUBBLE HOMES, 725 E CELTIC DR, UTILITY REFUND	09/25/2020	14.66	.00	20-4500 METERED WATER SALES	0	10/20		
2004	UTILITY REFUND #9	303385.00		HUBBLE HOMES, 725 E CELTIC DR, UTILITY REFUND	09/25/2020	-3.93	.00	21-4600 SEWER USER FEES	0	10/20		
Total 303385.00:						10.73	.00					
2004	UTILITY REFUND #9	320066.00		HAYDEN HOMES, 1897 E CAVE FALLS ST, UTILITY REFUND	09/25/2020	45.71	.00	20-4500 METERED WATER SALES	0	10/20		
2004	UTILITY REFUND #9	320066.00		HAYDEN HOMES, 1897 E CAVE FALLS ST, UTILITY REFUND	09/25/2020	17.70	.00	21-4600 SEWER USER FEES	0	10/20		
Total 320066.00:						63.41	.00					
2004	UTILITY REFUND #9	323023.00		TRESIDIO HOMES, 1777 N RYDE AVE, UTILITY REFUND	09/25/2020	135.64	.00	20-4500 METERED WATER SALES	0	10/20		
2004	UTILITY REFUND #9	323023.00		TRESIDIO HOMES, 1777 N RYDE AVE, UTILITY REFUND	09/25/2020	67.74	.00	21-4600 SEWER USER FEES	0	10/20		
Total 323023.00:						203.38	.00					
2004	UTILITY REFUND #9	330159.00		TOLL BROS INC, 899 E WHITETAIL ST, UTILITY REFUND	09/24/2020	105.33	.00	20-4500 METERED WATER SALES	0	10/20		
2004	UTILITY REFUND #9	330159.00		TOLL BROS INC, 899 E WHITETAIL ST, UTILITY REFUND	09/24/2020	37.81	.00	21-4600 SEWER USER FEES	0	10/20		

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 330159.00:						143.14	.00					
2004	UTILITY REFUND #9	330203.00A		TOLL BROS INC, 1977 WINDMILL WAY, UTILITY REFUND	10/09/2020	181.05	.00	20-4500 METERED WATER SALES	0	10/20		
2004	UTILITY REFUND #9	330203.00A		TOLL BROS INC, 1977 WINDMILL WAY, UTILITY REFUND	10/09/2020	55.41	.00	21-4600 SEWER USER FEES	0	10/20		
Total 330203.00A:						236.46	.00					
2004	UTILITY REFUND #9	330302.00		TOLL BROS INC, 1301 E TIMBER DR, UTILITY DRIVE	09/24/2020	107.47	.00	20-4500 METERED WATER SALES	0	10/20		
2004	UTILITY REFUND #9	330302.00		TOLL BROS INC, 1301 E TIMBER DR, UTILITY DRIVE	09/24/2020	37.11	.00	21-4600 SEWER USER FEES	0	10/20		
Total 330302.00:						144.58	.00					
2004	UTILITY REFUND #9	330304.00		TOLL BROS INC, 1329 E TIMBER TRAIL DR, UTILITY REFUND	09/24/2020	128.93	.00	20-4500 METERED WATER SALES	0	10/20		
2004	UTILITY REFUND #9	330304.00		TOLL BROS INC, 1329 E TIMBER TRAIL DR, UTILITY REFUND	09/24/2020	50.10	.00	21-4600 SEWER USER FEES	0	10/20		
Total 330304.00:						179.03	.00					
2004	UTILITY REFUND #9	330306.00		TOLL BROS INC, 1948 N THORNDALE AVE, UTILITY REFUND	09/24/2020	127.93	.00	20-4500 METERED WATER SALES	0	10/20		
2004	UTILITY REFUND #9	330306.00		TOLL BROS INC, 1948 N THORNDALE AVE, UTILITY REFUND	09/24/2020	50.86	.00	21-4600 SEWER USER FEES	0	10/20		
Total 330306.00:						178.79	.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
2004	UTILITY REFUND #9	330309.00		TOLL BROS INC, 2014 N THORNDALE AVE, UTILITY REFUND	09/30/2020	143.92	.00	20-4500 METERED WATER SALES	0	10/20		
2004	UTILITY REFUND #9	330309.00		TOLL BROS INC, 2014 N THORNDALE AVE, UTILITY REFUND	09/30/2020	37.72	.00	21-4600 SEWER USER FEES	0	10/20		
Total 330309.00:						181.64	.00					
2004	UTILITY REFUND #9	330312.00		TOLL BROS INC, 2080 N THORNDALE AVE, UTILITY REFUND	10/09/2020	57.98	.00	20-4500 METERED WATER SALES	0	10/20		
2004	UTILITY REFUND #9	330312.00		TOLL BROS INC, 2080 N THORNDALE AVE, UTILITY REFUND	10/09/2020	59.79	.00	21-4600 SEWER USER FEES	0	10/20		
Total 330312.00:						117.77	.00					
2004	UTILITY REFUND #9	330336.00		TOLL BROS INC, 1271 E WHIG DR, UTILITY REFUND	09/24/2020	82.96	.00	20-4500 METERED WATER SALES	0	10/20		
2004	UTILITY REFUND #9	330336.00		TOLL BROS INC, 1271 E WHIG DR, UTILITY REFUND	09/24/2020	61.55	.00	21-4600 SEWER USER FEES	0	10/20		
Total 330336.00:						144.51	.00					
2004	UTILITY REFUND #9	330343.00		TOLL BROS INC, 2059 N THORNDALE AVE, UTILITY REFUND	09/24/2020	82.96	.00	20-4500 METERED WATER SALES	0	10/20		
2004	UTILITY REFUND #9	330343.00		TOLL BROS INC, 2059 N THORNDALE AVE, UTILITY REFUND	09/24/2020	55.11	.00	21-4600 SEWER USER FEES	0	10/20		
Total 330343.00:						138.07	.00					
2004	UTILITY REFUND #9	330345.00		TOLL BROS INC, 2029 N THORNDALE AVE, UTILITY REFUND	09/24/2020	103.03	.00	20-4500 METERED WATER SALES	0	10/20		

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	330345.00		TOLL BROS INC, 2029 N THORNDALE AVE, UTILITY REFUND	09/24/2020	114.70	.00	21-4600 SEWER USER FEES	0	10/20		
Total 330345.00:						217.73	.00					
2004	UTILITY REFUND #9	330347.00A		TOLL BROS INC, 1971 N THORNDALE AVE, UTILITY REFUND	10/09/2020	63.56	.00	20-4500 METERED WATER SALES	0	10/20		
Total 330347.00A:						63.56	.00					
2004	UTILITY REFUND #9	340022.01		CBH, 6836 S CATFISH CREEK AVE, UTILITY REFUND	09/24/2020	65.42	.00	20-4500 METERED WATER SALES	0	10/20		
2004	UTILITY REFUND #9	340022.01		CBH, 6836 S CATFISH CREEK AVE, UTILITY REFUND	09/24/2020	3.58	.00	21-4600 SEWER USER FEES	0	10/20		
Total 340022.01:						69.00	.00					
2004	UTILITY REFUND #9	341015.00		CBH, 3373 W EARLY LIGHT DR, UTILITY REFUND	09/24/2020	52.78	.00	20-4500 METERED WATER SALES	0	10/20		
2004	UTILITY REFUND #9	341015.00		CBH, 3373 W EARLY LIGHT DR, UTILITY REFUND	09/24/2020	11.15	.00	21-4600 SEWER USER FEES	0	10/20		
Total 341015.00:						63.93	.00					
2004	UTILITY REFUND #9	341026.00		CBH, 5940 S DONAWAY AVE, UTILITY REFUND	09/24/2020	53.65	.00	20-4500 METERED WATER SALES	0	10/20		
2004	UTILITY REFUND #9	341026.00		CBH, 5940 S DONAWAY AVE, UTILITY REFUND	09/24/2020	10.15	.00	21-4600 SEWER USER FEES	0	10/20		
Total 341026.00:						63.80	.00					
2004	UTILITY REFUND #9	341027.00		CBH, 5924 S DONAWAY AVE, UTILITY REFUND	09/25/2020	57.90	.00	20-4500 METERED WATER SALES	0	10/20		

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 341027.00:						57.90	.00					
2004	UTILITY REFUND #9	341028.00		CBH, 5906 S DONAWAY AVE, UTILITY REFUND	09/30/2020	39.41	.00	20-4500 METERED WATER SALES	0	10/20		
2004	UTILITY REFUND #9	341028.00		CBH, 5906 S DONAWAY AVE, UTILITY REFUND	09/30/2020	23.79	.00	21-4600 SEWER USER FEES	0	10/20		
Total 341028.00:						63.20	.00					
2004	UTILITY REFUND #9	341030.00		CBH, 5846 S DONAWAY AVE, UTILITY REFUND	09/25/2020	66.24	.00	20-4500 METERED WATER SALES	0	10/20		
2004	UTILITY REFUND #9	341030.00		CBH, 5846 S DONAWAY AVE, UTILITY REFUND	09/25/2020	2.50	.00	21-4600 SEWER USER FEES	0	10/20		
Total 341030.00:						68.74	.00					
2004	UTILITY REFUND #9	341031.00		CBH, 5828 S DONAWAY AVE, UTILITY REFUND	09/24/2020	62.34	.00	20-4500 METERED WATER SALES	0	10/20		
2004	UTILITY REFUND #9	341031.00		CBH, 5828 S DONAWAY AVE, UTILITY REFUND	09/24/2020	8.34	.00	21-4600 SEWER USER FEES	0	10/20		
Total 341031.00:						70.68	.00					
2004	UTILITY REFUND #9	341034.00		CBH, 3290 W ZAREA DR, UTILITY REFUND	09/24/2020	54.75	.00	20-4500 METERED WATER SALES	0	10/20		
2004	UTILITY REFUND #9	341034.00		CBH, 3290 W ZAREA DR, UTILITY REFUND	09/24/2020	11.13	.00	21-4600 SEWER USER FEES	0	10/20		
Total 341034.00:						65.88	.00					
2004	UTILITY REFUND #9	341039.00		CBH, 3382 W ZAREA DR, UTILITY REFUND	09/24/2020	54.31	.00	20-4500 METERED WATER SALES	0	10/20		
2004	UTILITY REFUND #9	341039.00		CBH, 3382 W ZAREA DR, UTILITY REFUND	09/24/2020	9.49	.00	21-4600 SEWER USER FEES	0	10/20		

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 341039.00:						63.80	.00					
Total UTILITY REFUND #9:						4,392.67	.00					
VALLI INFORMATION SYSTEMS, INC												
857	VALLI INFORMATION SYSTEMS, INC	61347		LOCKBOX TRANSACTIONS FOR SEPTEMBER 2020 - ADMIN	09/30/2020	40.49	.00	01-6505 BANK FEES	0	10/20		
857	VALLI INFORMATION SYSTEMS, INC	61347		LOCKBOX TRANSACTIONS FOR SEPTEMBER 2020 - WATER	09/30/2020	63.62	.00	20-6505 BANK FEES	0	10/20		
857	VALLI INFORMATION SYSTEMS, INC	61347		LOCKBOX TRANSACTIONS FOR SEPTEMBER 2020 - SEWER	09/30/2020	63.62	.00	21-6505 BANK FEES	0	10/20		
857	VALLI INFORMATION SYSTEMS, INC	61347		LOCKBOX TRANSACTIONS FOR SEPTEMBER 2020 - P.I	09/30/2020	25.07	.00	25-6505 BANK FEES	0	10/20		
Total 61347:						192.80	.00					
857	VALLI INFORMATION SYSTEMS, INC	61495		POSTAGE, INSERTS, IMAGES & PRINTING BILLS FOR SEPT.'2020 - ADMIN	09/30/2020	1,082.31	.00	01-6190 P0STAGE & BILLING	0	10/20		
857	VALLI INFORMATION SYSTEMS, INC	61495		POSTAGE, INSERTS, IMAGES & PRINTING BILLS FOR SEPT.'2020 - WATER	09/30/2020	1,700.77	.00	20-6190 P0STAGE & BILLING	0	10/20		
857	VALLI INFORMATION SYSTEMS, INC	61495		POSTAGE, INSERTS, IMAGES & PRINTING BILLS FOR SEPT.'2020 - SEWER	09/30/2020	1,700.77	.00	21-6190 P0STAGE & BILLING	0	10/20		
857	VALLI INFORMATION SYSTEMS, INC	61495		POSTAGE, INSERTS, IMAGES & PRINTING BILLS FOR SEPT.'2020 - P.I	09/30/2020	670.01	.00	25-6190 P0STAGE & BILLING	0	10/20		
Total 61495:						5,153.86	.00					
Total VALLI INFORMATION SYSTEMS, INC:						5,346.66	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
VERIZON WIRELESS												
1575	VERIZON WIRELESS	9863824279		DEDICATED LINES TO LIFT STATIONS, WELLS AND MODEMS, AND ONLINE MEETINGS, 8/29-9/28/20 - ADMIN	09/28/2020	16.97	.00	01-6255 TELEPH0NE	0	10/20		
1575	VERIZON WIRELESS	9863824279		DEDICATED LINES TO LIFT STATIONS, WELLS AND MODEMS, AND ONLINE MEETINGS, 8/29-9/28/20 - WATER	09/28/2020	160.50	.00	20-6255 TELEPH0NE EXPENSE	0	10/20		
1575	VERIZON WIRELESS	9863824279		DEDICATED LINES TO LIFT STATIONS, WELLS AND MODEMS, AND ONLINE MEETINGS , 8/29-9/28/20 - SEWER	09/28/2020	228.37	.00	21-6255 TELEPH0NE EXPENSE	0	10/20		
1575	VERIZON WIRELESS	9863824279		DEDICATED LINES TO LIFT STATIONS, WELLS AND MODEMS AND ONLINE MEETINGS, 08/29-09/28/20 PI	09/28/2020	52.25	.00	25-6255 TELEPH0NE EXPENSE	0	10/20		
Total 9863824279:						458.09	.00					
1575	VERIZON WIRELESS	9863964755		TABLET SERVICE, 9/2-10/1/20 - ADMIN	10/01/2020	24.92	.00	01-6255 TELEPH0NE	0	10/20		
1575	VERIZON WIRELESS	9863964755		TABLET SERVICE, 9/2-10/1/20 - P & Z	10/01/2020	83.05	.00	01-6255 TELEPH0NE	1003	10/20		
1575	VERIZON WIRELESS	9863964755		TABLET SERVICE, 9/2-10/1/20 - PARKS	10/01/2020	25.75	.00	01-6255 TELEPH0NE	1004	10/20		
1575	VERIZON WIRELESS	9863964755		TABLET SERVICE, 9/2-10/1/20 - BUILDING INSPECTION	10/01/2020	34.88	.00	01-6255 TELEPH0NE	1005	10/20		
1575	VERIZON WIRELESS	9863964755		TABLET SERVICE, 9/2-10/1/20 - WATER	10/01/2020	74.91	.00	20-6255 TELEPH0NE EXPENSE	0	10/20		
1575	VERIZON WIRELESS	9863964755		TABLET SERVICE, 9/2-10/1/20 - SEWER	10/01/2020	84.88	.00	21-6255 TELEPH0NE EXPENSE	0	10/20		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1575	VERIZON WIRELESS	9863964755		TABLET SERVICE, 9/2-10/1/20 - P.I	10/01/2020	20.42	.00	25-6255 TELEPH0NE EXPENSE	0	10/20		
Total 9863964755:						348.81	.00					
1575	VERIZON WIRELESS	9863964757		CELL PHONE SERVICE, 9/2-10/1/20 - ADMIN	10/01/2020	10.97	.00	01-6255 TELEPH0NE	0	10/20		
1575	VERIZON WIRELESS	9863964757		CELL PHONE SERVICE, 9/2-10/1/20 - P & Z	10/01/2020	12.19	.00	01-6255 TELEPH0NE	1003	10/20		
1575	VERIZON WIRELESS	9863964757		CELL PHONE SERVICE, 9/2-10/1/20 - PARKS	10/01/2020	112.15	.00	01-6255 TELEPH0NE	1004	10/20		
1575	VERIZON WIRELESS	9863964757		CELL PHONE SERVICE, 9/2-10/1/20 - WATER	10/01/2020	115.31	.00	20-6255 TELEPH0NE EXPENSE	0	10/20		
1575	VERIZON WIRELESS	9863964757		CELL PHONE SERVICE, 9/2-10/1/20 - SEWER	10/01/2020	110.44	.00	21-6255 TELEPH0NE EXPENSE	0	10/20		
1575	VERIZON WIRELESS	9863964757		CELL PHONE SERVICE, 9/2-10/1/20 - P.I	10/01/2020	29.01	.00	25-6255 TELEPH0NE EXPENSE	0	10/20		
1575	VERIZON WIRELESS	9863964757		CELL PHONE SERVICE, 9/2-10/1/20 - ECONOMIC DEVELOPMENT	10/01/2020	24.38	.00	01-6255 TELEPH0NE	4000	10/20		
Total 9863964757:						414.45	.00					
1575	VERIZON WIRELESS	9863964758		CELL PHONE SERVICE, 9/2-10/1/20 - ADMIN	10/01/2020	56.14	.00	01-6255 TELEPH0NE	0	10/20		
1575	VERIZON WIRELESS	9863964758		CELL PHONE SERVICE, 9/2-10/1/20 - P & Z	10/01/2020	21.99	.00	01-6255 TELEPH0NE	1003	10/20		
1575	VERIZON WIRELESS	9863964758		CELL PHONE SERVICE, 9/2-10/1/20 - PARKS	10/01/2020	161.81	.00	01-6255 TELEPH0NE	1004	10/20		
1575	VERIZON WIRELESS	9863964758		CELL PHONE SERVICE, 9/2-10/1/20 - BUILDING INSPECTION	10/01/2020	49.03	.00	01-6255 TELEPH0NE	1005	10/20		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1575	VERIZON WIRELESS	9863964758		CELL PHONE SERVICE, 9/2-10/1/20 - WATER	10/01/2020	131.46	.00	20-6255 TELEPH0NE EXPENSE	0	10/20		
1575	VERIZON WIRELESS	9863964758		CELL PHONE SERVICE, 9/2-10/1/20 - SEWER	10/01/2020	180.49	.00	21-6255 TELEPH0NE EXPENSE	0	10/20		
1575	VERIZON WIRELESS	9863964758		CELL PHONE SERVICE, 9/2-10/1/20 - P.I	10/01/2020	36.50	.00	25-6255 TELEPH0NE EXPENSE	0	10/20		
Total 9863964758:						637.42	.00					
Total VERIZON WIRELESS:						1,858.77	.00					
VICTORY GREENS												
364	VICTORY GREENS	546795	10707	TOP SOIL FOR NEW TREES, B.WITHROW, OCT.'20	10/09/2020	263.40	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	10/20		
Total 546795:						263.40	.00					
364	VICTORY GREENS	589442	10651	15 YD LOAD OF BLACK AND TAN ROCK FOR BERNIE FISHER, D. ABBOTT, OCT'20	10/01/2020	623.35	.00	03-6370 EXP. - DOWNTOWN REVITALIZATION	0	10/20		
Total 589442:						623.35	.00					
Total VICTORY GREENS:						886.75	.00					
WESTERN RECORDS DESTRUCTION, INC.												
1633	WESTERN RECORDS DESTRUCTION, INC.	0504810		RECORDS DESTRUCTION 09/-30/20-ADMIN	10/01/2020	11.78	.00	01-6052 CONTRACT SERVICES	0	10/20		
1633	WESTERN RECORDS DESTRUCTION, INC.	0504810		RECORDS DESTRUCTION 09/-30/20-WATER	10/01/2020	8.06	.00	20-6052 CONTRACT SERVICES	0	10/20		
1633	WESTERN RECORDS DESTRUCTION, INC.	0504810		RECORDS DESTRUCTION 09/-30/20-SEWER	10/01/2020	8.06	.00	21-6052 C0NTRACT SERVICES	0	10/20		

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
1633	WESTERN RECORDS DESTRUCTION, INC.	0504810		RECORDS DESTRUCTION 09/-30/20-PI	10/01/2020	3.10	.00	25-6052 C0NTRACT SERVICES	0	10/20		
Total 0504810:						31.00	.00					
Total WESTERN RECORDS DESTRUCTION, INC.:						31.00	.00					
WESTERN STATES CHEM												
274	WESTERN STATES CHEM	201638		DEO BLOCKS FOR COLLECTION SYSTEM, SEPT.'20	09/08/2020	675.14	.00	21-6150 M & R - SYSTEM	0	10/20		
Total 201638:						675.14	.00					
Total WESTERN STATES CHEM:						675.14	.00					
WESTERN TROPHY & ENGRAVING, IN												
124	WESTERN TROPHY & ENGRAVING, IN	23898	10450	1 PLAQUE FOR COUNCIL BRIANNA BUBAN-VONDER HARR, N. STAUFFER, AUG. '20	08/31/2020	32.63	.00	01-6160 MISCELLANE0US EXPENSES	0	10/20		
Total 23898:						32.63	.00					
Total WESTERN TROPHY & ENGRAVING, IN:						32.63	.00					
WEX BANK												
1234	WEX BANK	67791419		FUEL, SEPT.'20 - ADMIN	09/30/2020	50.57	.00	01-6300 FUEL	0	10/20		
1234	WEX BANK	67791419		FUEL, SEPT.'20 - P & Z	09/30/2020	15.28	.00	01-6300 FUEL	1003	10/20		
1234	WEX BANK	67791419		FUEL, SEPT.'20 - PARKS	09/30/2020	724.07	.00	01-6300 FUEL	1004	10/20		
1234	WEX BANK	67791419		FUEL, SEPT.'20 - BUILDING INSPECTION	09/30/2020	335.83	.00	01-6300 FUEL	1005	10/20		
1234	WEX BANK	67791419		FUEL, SEPT.'20 - WATER	09/30/2020	332.68	.00	20-6300 FUEL	0	10/20		

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
1234	WEX BANK	67791419		FUEL, SEPT.'20 - SEWER	09/30/2020	18.96	.00	21-6300 FUEL	0	10/20		
1234	WEX BANK	67791419		FUEL, SEPT.'20 - P.I	09/30/2020	87.91	.00	25-6300 FUEL	0	10/20		
1234	WEX BANK	67791419		FUEL, SEPT.'20 - ECONOMIC DEVELOPMENT	09/30/2020	26.40	.00	01-6300 FUEL	4000	10/20		
1234	WEX BANK	67791419		NON-FUEL PURCHASE, CARWASH, SEPT.'20 - PARKS	09/30/2020	8.00	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	1004	10/20		
Total 67791419:						1,599.70	.00					
Total WEX BANK:						1,599.70	.00					
WHITE, PETERSON, GIGRAY, & NICHOLS P.A.												
1958	WHITE, PETERSON, GIGRAY, & NICHOLS P.A.	09302020WPG		LEGAL FEES AND EXPENSES, SEPT.'20 - ADMIN	09/30/2020	2,283.00	.00	01-6202 PR0FESSI0NAL SERVICES	0	10/20		
1958	WHITE, PETERSON, GIGRAY, & NICHOLS P.A.	09302020WPG		LEGAL FEES AND EXPENSES, SEPT.'20 - P & Z	09/30/2020	3,963.00	.00	01-6202 PR0FESSI0NAL SERVICES	1003	10/20		
1958	WHITE, PETERSON, GIGRAY, & NICHOLS P.A.	09302020WPG		LEGAL FEES AND EXPENSES, SEPT.'20 - WATER	09/30/2020	153.00	.00	20-6202 PROFESSIONAL SERVICES	0	10/20		
1958	WHITE, PETERSON, GIGRAY, & NICHOLS P.A.	09302020WPG		LEGAL FEES AND EXPENSES, SEPT.'20 - P.I	09/30/2020	108.00	.00	25-6202 PROFESSIONAL SERVICES	0	10/20		
1958	WHITE, PETERSON, GIGRAY, & NICHOLS P.A.	09302020WPG		LEGAL FEES AND EXPENSES, SEPT.'20	09/30/2020	2,494.27	.00	40-6020 CAPITAL IMPROVEMENTS	1207	10/20		
Total 09302020WPGN:						9,001.27	.00					
Total WHITE, PETERSON, GIGRAY, & NICHOLS P.A.:						9,001.27	.00					
ZAMZOWS												
66	ZAMZOWS	394093556	10692	THRIVE, B. VILLANUEVA, OCT'20	10/08/2020	72.49	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	10/20		

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 394093556:						72.49	.00					
Total ZAMZOWS:						72.49	.00					
Grand Totals:						1,057,163.16	918,492.84					

Dated: _____

Mayor: _____

City Council: _____

_____

_____

_____

_____

_____

City Treasurer: _____

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

RESOLUTION NO. R55-2020
CITY OF KUNA, IDAHO

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO REPEALING AND REPLACING RESOLUTION NO. R90-2018 AND APPOINTING A NEW MEMBER OF THE KUNA ARTS COMMISSION.

WHEREAS, on November 15, 2016, the City Council for Kuna, Idaho established, by resolution, the Kuna Arts Commission; and

WHEREAS, the Commission had members resign in 2020.

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Kuna, Idaho that the following person is appointed to the Kuna Arts Commission:

1. Tom Matus

The Commission now consists of the following persons:

1. Tom Matus
2. DebAnn Rippy
3. Catherine Seamons
4. Teri Woods

PASSED BY THE COUNCIL of Kuna, Idaho this 20th day of October, 2020.

APPROVED BY THE MAYOR of Kuna, Idaho this 20th day of October, 2020.

_____
Joe L. Stear, Mayor

ATTEST:

_____
Chris Engels, City Clerk

RESOLUTION NO. R56-2020
CITY OF KUNA, IDAHO

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING A PERFORMANCE BOND BY CHALLENGER DEVELOPMENT INC., FOR THE MEMORY RANCH SUBDIVISION NO. 4 FOR UNCOMPLETED WORK INCLUDING LANDSCAPING PURSUANT TO THE TERMS OF THIS RESOLUTION.

WHEREAS, Memory Ranch Subdivision No. 4 exists as part of an approved preliminary plat; and

WHEREAS, construction plans for Memory Ranch Subdivision No. 4 were approved by the Kuna City Engineer on January 16, 2020; and

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

WHEREAS, the landscaping has not been completed for Memory Ranch Subdivision No. 4 according to the approved construction plans and developer seeks to bond for the unfinished work; and

WHEREAS, the landscaping completion has been estimated at one hundred ninety-nine thousand nine hundred dollars and zero cents ($199,900.00) adding 25% for a total of two hundred forty-nine thousand eight hundred seventy-five dollars and zero cents ($249,875.00); and

WHEREAS, developer desires to record the final plat for Memory Ranch Subdivision No. 4 prior to completion of construction; and

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

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Kuna, Idaho, that the Kuna City Engineer is hereby authorized to accept an irrevocable standby Letter of Credit in lieu of construction for **Memory Ranch Subdivision No. 4** under the following terms and conditions:

1. All bids amounts submitted for unfinished construction are valid for the life of the Letter of Credit;
2. The Letter of Credit is irrevocable, is drawn upon an FDIC or FSLIC insured institution, is an institution with an office where presentment can be made within 50 miles of Kuna City Hall, the Letter of Credit is claimable up to 30 days prior to expiry and expiry is not more than one year from the date of issuance;
3. The face amount of the Letter of Credit is at least two hundred forty-nine thousand eight hundred seventy-five dollars and zero cents ($249,875.00);

4. No more than fifty percent of available permits can be claimed during the life of the Letter of Credit and if improvements are not completed within 120 days of issuance of the Letter of Credit, no further building permits can be issued.

PASSED BY THE COUNCIL of Kuna, Idaho this 20th day of October, 2020.

APPROVED BY THE MAYOR of Kuna, Idaho this 20th day of October, 2020.

_____
Joe L. Stear, Mayor

ATTEST:

_____
Chris Engels, City Clerk

CITY OF KUNA IMPROVEMENT AGREEMENT (CASH BOND)

THIS AGREEMENT is made by and between CHALLENGER DEVELOPMENT INC., (hereinafter "Developer"); whose address is 1977 E Overland Rd., Meridian, ID 83642, and CITY OF KUNA, a municipal corporation of the State of Idaho, (hereinafter "City"); whose address is Post Office Box 13, Kuna, Idaho 83634.

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

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

NOW, THEREFORE, THE PARTIES HEREBY AGREE AS FOLLOWS:

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

    a. Approved Landscape Plan for Memory Ranch No. 4 and the associated Bid for landscape by Eloy & Sons Landscape Construction Inc.

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

2. Cash Deposit. Developer has executed and delivered to City cash, cashier's check, Letter of Credit or wired funds (City to provide financial institution information upon execution of agreement) to the City's trust account in the aggregate amount of two hundred forty-nine thousand eight hundred seventy-five dollars and zero cents ($249,875.00), for deposit with City in its accounts (the "Cash Deposit"), which includes:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

IN WITNESS WHEREOF, the parties have caused this Agreement to be duly executed this 9th day of October, 2020.

CHALLENGER DEVELOPMENT, INC

By Corey D Barton
Company President

City of Kuna, Idaho

(seal)

By Joe Stear
Mayor

Attest:

Chris Engels, *City Clerk*

STATE OF IDAHO)
: SS
County of Ada))

On this 9th day of October, 2020, before me Adair Koltes, personally appeared COREY D BARTON known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he/she executed the same as Company President and on behalf of the CHALLENGER DEVELOPMENT, INC.

SEAL

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

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

Estimate

Bill to: Cory Lockwood
Date: April 6, 2020
Project Name: Memory Ranch 4
Address: Lake Hazel Rd. Nampa, Idaho
Estimate #: 1170

Estimate Includes :

- Design, supply and install automatic sprinkler system
- Fine grading as needed
- Supply and install trees as per plan
- Supply and install shrubs as per plan
- Supply and install commercial grade weed barrier and perma bark
- Supply and install sod

Total: $199,900

RESOLUTION NO. R57-2020
CITY OF KUNA, IDAHO

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING A PERFORMANCE BOND BY CHALLENGER DEVELOPMENT INC., FOR THE MEMORY RANCH SUBDIVISION NO. 4 FOR UNCOMPLETED WORK INCLUDING STREET LIGHTING AND FENCING PURSUANT TO THE TERMS OF THIS RESOLUTION.

WHEREAS, Memory Ranch Subdivision No. 4 exists as part of an approved preliminary plat; and

WHEREAS, construction plans for Memory Ranch Subdivision No. 4 were approved by the Kuna City Engineer on January 16, 2020; and

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

WHEREAS, the street lighting and fencing have not been completed for Memory Ranch Subdivision No. 4 according to the approved construction plans and developer seeks to bond for the unfinished work; and

WHEREAS, the street lighting completion has been estimated at fifty-six thousand ninety-eight dollars and zero cents ($56,098.00) adding 25% for a total of seventy thousand one hundred twenty-two dollars and fifty cents ($70,122.50); and

WHERAS, the fencing completion has been estimated at fifty thousand eight hundred seventy-six dollars and eighty-seven cents ($50,876.87) adding 25% for a total of sixty-three thousand five hundred ninety-six dollars and nine cents ($63,596.09); and

WHEREAS, developer desires to record the final plat for Memory Ranch Subdivision No. 4 prior to completion of construction; and

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

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Kuna, Idaho, that the Kuna City Engineer is hereby authorized to accept an irrevocable standby Letter of Credit in lieu of construction for **Memory Ranch Subdivision No. 4** under the following terms and conditions:

1. All bids amounts submitted for unfinished construction are valid for the life of the Letter of Credit;
2. The Letter of Credit is irrevocable, is drawn upon an FDIC or FSLIC insured institution, is an institution with an office where presentment can be made within 50 miles of Kuna City Hall, the Letter of Credit is claimable up to 30 days prior to expiry and expiry is not more than one year from the date of issuance;

3. The face amount of the Letter of Credit is at least one hundred thirty-three thousand seven hundred eighteen dollars and fifty-nine cents ($133,718.59);
4. No more than fifty percent of available permits can be claimed during the life of the Letter of Credit and if improvements are not completed within 120 days of issuance of the Letter of Credit, no further building permits can be issued;

PASSED BY THE COUNCIL of Kuna, Idaho this 20th day of October, 2020.

APPROVED BY THE MAYOR of Kuna, Idaho this 20th day of October, 2020.

_____
Joe L. Stear, Mayor

ATTEST:

_____
Chris Engels, City Clerk

CITY OF KUNA IMPROVEMENT AGREEMENT (CASH BOND)

THIS AGREEMENT is made by and between CHALLENGER DEVELOPMENT INC., (hereinafter "Developer"); whose address is 1977 E Overland Rd., Meridian, ID 83642, and CITY OF KUNA, a municipal corporation of the State of Idaho, (hereinafter "City"); whose address is Post Office Box 13, Kuna, Idaho 83634.

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

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

NOW, THEREFORE, THE PARTIES HEREBY AGREE AS FOLLOWS:

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

    a. Approved Fence Plan for Memory Ranch No. 4 and the associated Bid for fencing by Meridian Fence, and;

    b. Approved Street Light Plan for Memory Ranch No. 4 and the associated Bid for street lighting by B&B Electric.

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

2. Cash Deposit. Developer has executed and delivered to City cash, cashier's check, Letter of Credit or wired funds (City to provide financial institution information upon execution of agreement) to the City's trust account in the aggregate amount of one hundred thirty-three thousand seven hundred eighteen dollars and fifty-nine cents ($133,718.59), for deposit with City in its accounts (the "Cash Deposit"), which includes:

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

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

        i. Three (3) to ten (10) percent for inflation; ten (10) to fifteen (15) percent for the City's bidding disadvantage; and twelve (12) percent to twenty (20)

percent for city project management as determined by the City Engineer or Public Works Director.

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

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

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

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

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

Developer agrees that if City withdraws from Cash Deposit and performs or causes to be performed the installation or warranty work required of Developer hereunder, then any and all costs incurred by City in so doing which are not collected by City by withdrawing from Cash Deposit shall be paid by Developer, including administrative, engineering, legal, labor and materials and other procurement fees and costs.

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

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

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

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

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

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

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

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

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

17. Default. In the event either party hereto defaults in any of the covenants or agreements contained herein, the defaulting party shall pay all costs and expenses, including a

reasonable attorney's fee, incurred by the other party in enforcing its rights hereunder whether incurred through litigation or otherwise.

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

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

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

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

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

IN WITNESS WHEREOF, the parties have caused this Agreement to be duly executed this 9th day of October, 2020.

CHALLENGER DEVELOPMENT INC.

By Corey D Barton
Company President

City of Kuna, Idaho

(seal)

By Joe Stear
Mayor

Attest:

Chris Engels, *City Clerk*

STATE OF IDAHO)
: SS
County of Ada))

On this 9th day of October, 2020, before me Adair Koltes, personally appeared COREY D BARTON known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he/she executed the same as Company President and on behalf of the CHALLENGER DEVELOPMENT INC.

S
E
A
L

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

B B ELECTRIC
7287 W. Airway Ct.
Boise, ID 83709
(208) 323-8408

STATE OF IDAHO
LICENSE
C2209

ESTIMATE

Date	Estimate #
1/22/2020	3270X

MEMORY RANCH #4
kUNA ID

TRILOGY DEVELOPMENT
2364 S. TITANIUM PL.
MERIDIAN. ID 83642

Qty	Description
5	30' LED 90 WATT CLASS ANCHOR BASE POLE KUNA STYLE
9	25' LED 50 WATT CLASS ANCHOR BASE POLE KUNA STYLE
1	METERING DIRECT BURY ON LAKE HAZEL RD
120	2" EMPTY CONDUIT IPCO
1	MATERIAL , LABOR,PERMIT
	NOTE; THIS IS PRELIMINARY ESTIMATE APPROVED AND SIGNED PRINT NOT AVAILABLE AT TIME OF ESTIMATE
	NOTE ; SLEEVES BY OTHERS REQUIRED UNDER ROADS SEE PRINT EMAILED 1/22/2020

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

Signature

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

Total $56,098.00

MERIDIAN FENCE 888-6131

PO Box 479
Star, ID 83669

ID Lic #-RCE 40928
OR Lic#-218732

Estimate

Date	Estimate #
1/20/2020	15891

Name / Address
Trilogy Development

P.O. No.	Terms	Rep
Memory Ranch #4	Due the 10th	TFC

Description	Qty	Rate	Total
4' tall tan privacy			
5 x 5 x 72 Tan Blank Post	167	14.40	2,404.80
80# Cement Ready Mix	167	4.04461	675.45
5" Flat Cap Tan	167	0.8694	145.19
4' tall T&G Style Vinyl Fence Section Tan	163	49.40859	8,053.60
Professional Installation of vinyl fencing	973	6.00	5,838.00
-----$17.58 Per Foot Installed			
6' Tall Tan Privacy			
5 x 5 x 96 Line Post Tan	268	17.96761	4,815.32
5 x 5 x 96 Corner Post Tan	2	17.97	35.94
5 x 5 x 96 End Post Tan	3	17.96667	53.90
80# Cement Ready Mix	273	4.72502	1,289.93
5" Flat Cap Tan	273	0.86941	237.35
6' Wide 6' Tall 6" T&G Style Vinyl Fence Section Tan	271	63.3852	17,177.39
Professional Installation of vinyl fencing	1,624	6.25	10,150.00
------$20.75 Per Foot Installed			

Estimate is valid for 30 days. Required deposits must be received at least two weeks prior to starting job. Final payment for project is due according to agreed upon terms and any unpaid balance over 30 days from the due date will be subject to a 1.5% finance charge per month. A $20 fee is also assessed on all returned checks. Please reference all applicable Estimate #'s on check to ensure proper application of deposit. Credit card payments are subject to a 3% processing fee. Deposits on cancelled orders may take up to 10 business days to be refunded.
DUE TO MARKET VOLITILITY, CHAIN LINK PRICES ARE VALID FOR 7 DAYS FROM DATE OF ESTIMATE!

Total $50,876.87

RESOLUTION NO. R59-2020
CITY OF KUNA, IDAHO

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING A PERFORMANCE BOND BY TOLL ID I, LLC, FOR THE WINDFIELD SPRINGS SUBDIVISION NO. 6 FOR UNCOMPLETED WORK INCLUDING LANDSCAPING PURSUANT TO THE TERMS OF THIS RESOLUTION.

WHEREAS, Winfield Springs Subdivision No. 6 exists as part of an approved preliminary plat; and

WHEREAS, construction plans for Winfield Springs Subdivision No. 6 were approved by the Kuna City Engineer on January 22, 2020; and

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

WHEREAS, the landscaping has not been completed for Winfield Springs Subdivision No. 6 according to the approved construction plans and developer seeks to bond for the unfinished work; and

WHEREAS, the landscaping completion has been estimated at thirty-eight thousand three hundred twenty dollars and twenty-seven cents ($38,320.27) adding 25% for a total of forty-seven thousand nine hundred dollars and thirty-four cents ($47,900.34); and

WHEREAS, developer desires to record the final plat for Winfield Springs Subdivision No. 6 prior to completion of construction; and

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

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Kuna, Idaho, that the Kuna City Engineer is hereby authorized to accept an irrevocable standby Letter of Credit in lieu of construction for **Winfield Springs Subdivision No. 6** under the following terms and conditions:

1. All bids amounts submitted for unfinished construction are valid for the life of the Letter of Credit;
2. The Letter of Credit is irrevocable, is drawn upon an FDIC or FSLIC insured institution, is an institution with an office where presentment can be made within 50 miles of Kuna City Hall, the Letter of Credit is claimable up to 30 days prior to expiry and expiry is not more than one year from the date of issuance;
3. The face amount of the Letter of Credit is at least forty-seven thousand nine hundred dollars and thirty-four cents ($47,900.34);
4. No more than fifty percent of available permits can be claimed during the life of the Letter of Credit and if improvements are not completed within 120 days of issuance of the Letter of Credit, no further building permits can be issued;

PASSED BY THE COUNCIL of Kuna, Idaho this 20th day of October, 2020.

APPROVED BY THE MAYOR of Kuna, Idaho this 20th day of October, 2020.

_____
Joe L. Stear, Mayor

ATTEST:

_____
Chris Engels, City Clerk

CITY OF KUNA IMPROVEMENT AGREEMENT (CASH BOND)

THIS AGREEMENT is made by and between Toll ID I, LLC, (hereinafter "Developer"); whose address is 3103 W. Sheryl Dr., Suite 100, Meridian, ID 83642, and CITY OF KUNA, a municipal corporation of the State of Idaho, (hereinafter "City"); whose address is Post Office Box 13, Kuna, Idaho 83634.

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

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

NOW, THEREFORE, THE PARTIES HEREBY AGREE AS FOLLOWS:

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

    a. Approved Landscape Plan for Winfield Springs No. 6 and the associated Bid for landscape by Green City Landscape Inc.

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

2. Cash Deposit. Developer has executed and delivered to City cash, cashier's check, Letter of Credit or wired funds (City to provide financial institution information upon execution of agreement) to the City's trust account in the aggregate amount of forty-seven thousand nine hundred dollars and thirty-four cents ($47,900.34), for deposit with City in its accounts (the "Cash Deposit"), which includes:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

TOLL ID I, LLC

By Susan Stanley
Division President

City of Kuna, Idaho

(seal)

By Joe Stear
Mayor

Attest:

Chris Engels, *City Clerk*

STATE OF IDAHO)
: SS
County of Ada))

On this 6 day of October, 2020, before me Susan Stanley, personally appeared SUSAN STANLEY known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he/she executed the same as Division President and on behalf of the TOLL ID I, LLC.

SEAL

Notary Public for Ada County
My commission expires on 12.12.24

Green City Landscape Inc.
P.O. Box 15111
Boise, ID 83715-5111
gcl77@live.com

Estimate

GREEN CITY LANDSCAPE

ADDRESS
Coleman Homes (Toll Brothers Inc.) 3103 W. Sherryl Dr., Suite 100 Meridian, ID 83642

ESTIMATE #	DATE	
1393	01/03/2020	

JOB NAME
Winfield #6

ACTIVITY	QTY	AMOUNT
6’ Skyrocket Juniper Installed *	39	4,680.00
2" Autumn Purple Ash Tree Installed *	7	1,841.00
2"Skyline Locust Tree Installed *	2	526.00
2" Redspire Pear Tree Installed *	1	263.00
2" Tulip Tree Installed *	3	789.00
Tree Stakes Installed *	13	94.25
Arizona Sun Blanket Flower 1-Gal. Installed *	38	646.00
Crimson Pygmy Barberry 3-Gal. Installed *	6	192.00
Purple Cone Flower 1-Gal. Installed *	29	493.00
Red Flower Carpet Rose 3-Gal. Plants Installed *	13	468.00
Stella D’Oro Daylily 1-Gal. Installed *	22	374.00
4’ - 5’ Fine Line Buckthorn Installed *	33	1,980.00
Grow-Low Sumac 5-Gal. Installed *	4	128.00
Gold Splash Euonymus 3-Gal. Installed *	5	190.00
Ivory Halo Dogwood 5-Gal. Installed *	10	340.00
Karl Foerster 1-Gal. Installed *	63	1,071.00
Little Devil Ninebark 5-Gal. Installed *	26	832.00
Slowmound Mugo Pine 5-Gal. Installed *	4	180.00
Summerwine Ninebark 5-Gal. Plants Installed *	2	64.00
Sprinkler System	1	11,671.87
Sod installed *	8,000	3,040.00
Crushed Rock (3" Depth) -Install Rock only plus weed Fabric	4,750	2,612.50
Grade	12,750	510.00

ACTIVITY	QTY	AMOUNT
Per-emergent (for Planter beds) 4750 Sq. Ft. IF NEEDED	4,750	142.50
1 Year Landscape Maintenance Package	1	4,028.15
2" Sleeves Building Lots 5.5’	50	900.00
3" Sleeves Installed Landscape for under Sidewalks 5.5’	12	264.00
1 Year Warranty (Parts & Labor) INCLUDED		0.00
Options: 1) Soil Tests ($75.00 per Test) 2) Rough Grade by other. It needs to be + or - 1-1/2"		
GOOD FOR 30 DAYS	TOTAL	**$38,320.27**

Accepted By

Accepted Date

Coleman Homes
A Toll Brothers Company

INVITATION TO BID

Coleman Homes invites you to bid on the project known as

WINFIELD SPRINGS NO. 6 LANDSCAPING

The bids shall be based on the BID SET landscape plans generated by Jensen-Belts Associates.

Any additional reports, documents etc. supplied to you for preparation of your bid are as follows:

1. Winfield Springs Subdivision No. 6 Final Plat Landscape Plan Dated 10/09/19
2. Winfield Springs Subdivision No. 6 Civil Improvement – 1st Submittal Dated 10/09/19
3. Kuna Hill Geotechnical Report Dated 12/23/15
4. Geotechnical Report Addendum #1 Dated 02/16/16
5. Geotechnical Report Addendum #1REVISED Dated 11/30/17
6. Geotechnical Report Addendum #2 Dated 08/07/17
7. Geotechnical Report Addendum #3 Dated 10/18/17
8. Geotechnical Report Addendum #4 Dated 10/31/17
9. Environmental Assessment, Phase 1 Dated 8/2/17
10. Environmental Assessment, Phase 1 Update Dated 04/06/17

Bidder is expected to be familiar with the specifications of the governing agencies having jurisdiction within the boundaries of the project, and shall include all cost associated with meeting the specifications of the governing authority for the scope of work you are bidding on.

Bidders should include any anticipated exclusions and inclusions along with the completed bid forms. These will be considered in determining the successful bidder.

Bidders are to perform their own quantity takeoffs and not rely on the engineer's estimate.

To be considered for award, all bids must include the following:

11. COMPANY BID PROPOSAL
    a. INCLUDING EXCLUSIONS AND INCLUSIONS
12. SCHEDULE OF VALUES
    a. ALL LINE ITEMS MUST INCLUDE A UNIT RATE AND QUANTITY OR A COMMENT "INCLUDED" OR "N/A:

Company Bid Proposal total MUST match the project Schedule of Values

Each line item on the Schedule of Values is to be filled in with the appropriate quantity, unit price, extended and then totaled.

As the Bidder, should you desire not to bid an item, then enter N/A in the appropriate space. If additional items are warranted in the completion of the project and not itemized in the bid document, identify those items in the section marked "Other Items".

Unit prices are used ONLY in the evaluation of the bids and help with consideration of the total bid amount. The sum of the line item tasks will become the lump sum value of the contract if you are the successful bidder.

Bids shall be submitted to Coleman Homes attention Lyle Dennison-Swisse at ldennison-swisse@tollbrother.com on or before end of day, **Friday, November 15th, 2019.**

Bidders are requested to identify the estimated number of working days needed to complete the work scope of each of the identified tasks. **Provide the number of working days in the Schedule of Values.**

Landscaping 30 **Total Working Days**

Bidders normal working days will be MONDAY through FRIDAY

Normal hours of operation will be 8 AM to 5 PM

Work is anticipated to begin July 13th, 2020 with completion August 28th, 2020.

Actual contract schedule will be negotiated with the successful bidder and identified in the Contract Documents.

Bid prices shall remain in effect for a period of 30 days.

NOTE

By submitting a bid for this project, Bidder agrees to the contract language and requirements as defined in the contract documents. **No deviation to the Contract Documents will be allowed.**

Bidders must be able to provide the MINIMUM insurance requirements as identified in the contract documents and must list Toll Bros., Inc., its parents, subsidiaries and affiliated entities, their successors and assigns as additional insured. ANY BIDDER NOT MEETING THE INSURANCE REQUIREMENTS SHOULD NOT PROVIDE A BID.

Toll Brothers, Inc. reserves the right to accept or reject any or all bids or any items therein, to waive irregularities or informalities, and to contract in the best interests of Toll Brothers, Inc.

RESOLUTION NO. R60-2020
CITY OF KUNA, IDAHO

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING A PERFORMANCE BOND BY TOLL ID I, LLC, FOR THE WINDFIELD SPRINGS SUBDIVISION NO. 6 FOR UNCOMPLETED WORK INCLUDING FENCING PURSUANT TO THE TERMS OF THIS RESOLUTION.

WHEREAS, Winfield Springs Subdivision No. 6 exists as part of an approved preliminary plat; and

WHEREAS, construction plans for Winfield Springs Subdivision No. 6 were approved by the Kuna City Engineer on January 22, 2020; and

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

WHEREAS, the fencing has not been completed for Winfield Springs Subdivision No. 6 according to the approved construction plans and developer seeks to bond for the unfinished work; and

WHEREAS, the fencing completion has been estimated at forty-nine thousand eight hundred forty-four dollars and five cents ($49,844.05) adding 25% for a total of sixty-two thousand three hundred five dollars and six cents ($62,305.06); and

WHEREAS, developer desires to record the final plat for Winfield Springs Subdivision No. 6 prior to completion of construction; and

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

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Kuna, Idaho, that the Kuna City Engineer is hereby authorized to accept an irrevocable standby Letter of Credit in lieu of construction for **Winfield Springs Subdivision No. 6** under the following terms and conditions:

1. All bids amounts submitted for unfinished construction are valid for the life of the Letter of Credit;
2. The Letter of Credit is irrevocable, is drawn upon an FDIC or FSLIC insured institution, is an institution with an office where presentment can be made within 50 miles of Kuna City Hall, the Letter of Credit is claimable up to 30 days prior to expiry and expiry is not more than one year from the date of issuance;
3. The face amount of the Letter of Credit is at least sixty-two thousand three hundred five dollars and six cents ($62,305.06);
4. No more than fifty percent of available permits can be claimed during the life of the Letter of Credit and if improvements are not completed within 120 days of issuance of the Letter of Credit, no further building permits can be issued;

PASSED BY THE COUNCIL of Kuna, Idaho this 20th day of October, 2020.

APPROVED BY THE MAYOR of Kuna, Idaho this 20th day of October, 2020.

_____
Joe L. Stear, Mayor

ATTEST:

_____
Chris Engels, City Clerk

CITY OF KUNA IMPROVEMENT AGREEMENT (CASH BOND)

THIS AGREEMENT is made by and between Toll ID I, LLC, (hereinafter "Developer"); whose address is 3103 W. Sheryl Dr., Suite 100, Meridian, ID 83642, and CITY OF KUNA, a municipal corporation of the State of Idaho, (hereinafter "City"); whose address is Post Office Box 13, Kuna, Idaho 83634.

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

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

NOW, THEREFORE, THE PARTIES HEREBY AGREE AS FOLLOWS:

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

    a. Approved Fencing Plan for Winfield Springs No. 6 and the associated Bid for fence by Butte Fence, Inc.

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

2. Cash Deposit. Developer has executed and delivered to City cash, cashier's check, Letter of Credit or wired funds (City to provide financial institution information upon execution of agreement) to the City's trust account in the aggregate amount of sixty-two thousand three hundred five dollars and six cents ($62,305.06), for deposit with City in its accounts (the "Cash Deposit"), which includes:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

TOLL ID I, LLC

By Susan Stanley
Division President

City of Kuna, Idaho

(seal)

By Joe Stear
Mayor

Attest:

Chris Engels, *City Clerk*

STATE OF IDAHO)
: SS
County of Ada))

On this 6 day of October, 2020, before me Susan Stanley, personally appeared SUSAN STANLEY known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he/she executed the same as Division President and on behalf of the TOLL ID I, LLC.

S
E
A
L

Greta Skorupski
Notary Public for Ada County
My commission expires on 12.12.24

Butte Fence, Inc.

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

Sales Order

Order Number: 0087425
Order Date: 1/31/2020

Salesperson: 0001 Jared Bell
Customer Number: 10-COLEMAN

Sold To:
Coleman Communities, Inc.
3103 W Sheryl Drive, Ste. 100
Meridian, ID 83642

Ship To:
Coleman Communities, Inc.
3103 W Sheryl Drive, Ste. 100
Meridian, ID 83642

Phone: (208) 424-0020

Customer P.O.	Ship VIA	Expire Date	Terms
Winfield #6		1/31/2020	COLEMAN

Item Code	Description	Unit	Ordered	Shipped	Price	Amount
PFVF6TGS	6' SAND T&G VINYL FENCE PER FOOT	EACH	2,299.00	0.00	20.95	48,164.05
LBAG	PREMIX CONCRETE BAG 80LB	EA	388.00	0.00	COMPONENT	
VFC5S-SQ	5 SAND FLAT POST CAP	EA	388.00	0.00	COMPONENT	
VFK6S6-TG	6' SAND T/G PRIV 6'OC 7/8 X 6	EACH	388.00	0.00	COMPONENT	
VFK6S8-TG	6' SAND T/G 8'OC 7/8 X 6 T/G	EACH	8.00	0.00	COMPONENT	
VFP5.8S	5 X 5 X 8 SAND POST	EACH	388.00	0.00	COMPONENT	
PFVF4TGS	4' SAND T&G VINYL FENCE PER FOOT	EACH	96.00	0.00	17.50	1,680.00
LBAG	PREMIX CONCRETE BAG 80LB	EA	24.00	0.00	COMPONENT	
VFC5S-SQ	5 SAND FLAT POST CAP	EA	24.00	0.00	COMPONENT	
VFK4S6-TG	4' SAND T/G 6'OC 7/8 X 6 T/G	EACH	16.00	0.00	COMPONENT	
VFK4S8-TG	4' SAND T/G 8'OC 7/8 X 6 T/G	EACH	2.00	0.00	COMPONENT	
VFP5.6S	5 X 5 X 6 SAND POST	EA	24.00	0.00	COMPONENT	

This bid is based upon approximate footage. the final cost may vary according to the actual product used and labor required to complete job. Permits, sprinkler lines and other unmarked lines are the customers responsibility to have marked before we dig. Hard soil & digging conditions may increase the price of labor. This estimate is valid for 30 days. A 2% convenience fee will be added to all credit and debit card sales.

Customer Signature _____ **Date** _____

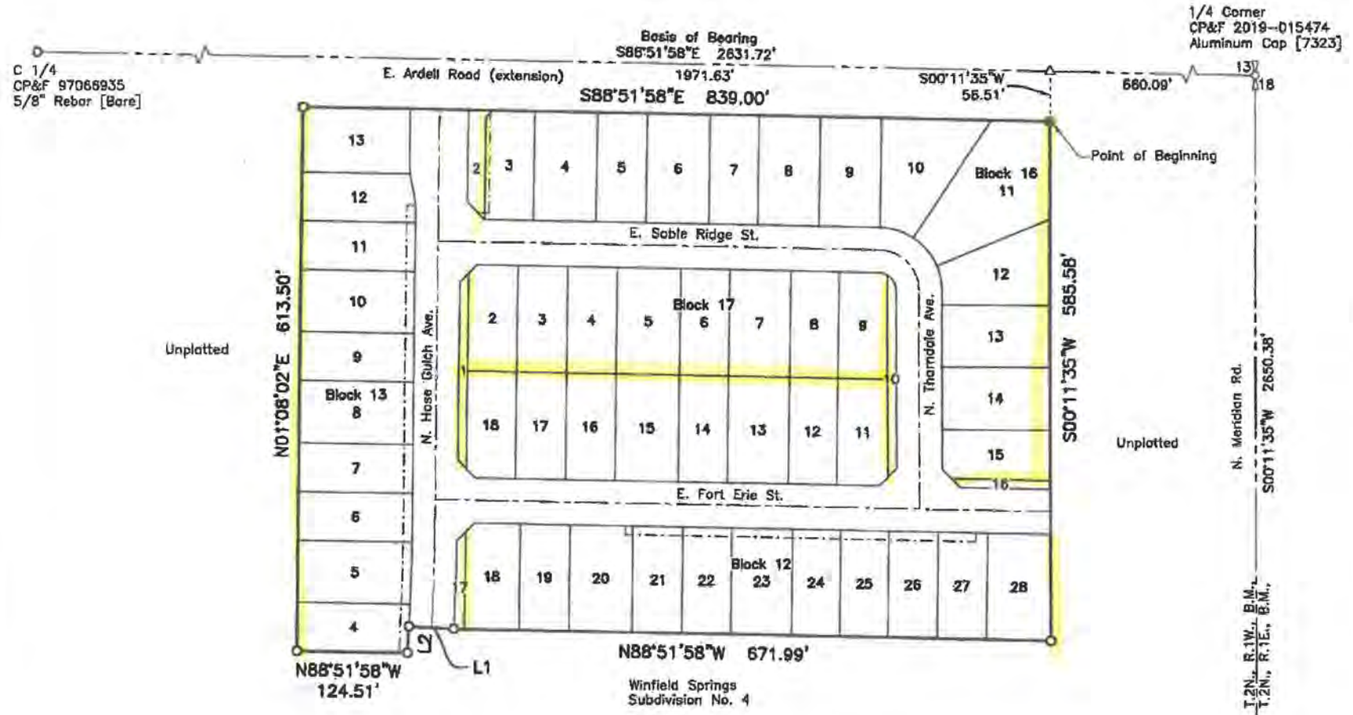
Net Order:	49,844.05
Less Discount:	0.00
Freight:	0.00
Sales Tax:	0.00
Order Total:	49,844.05

PLAT SHOWING

Winfield Springs Subdivision No. 6

Situated in the Southeast Quarter of
Section 13, Township 2 North, Range 1 West, Boise Meridian,
Kuna, Ada County, Idaho.
2020

PLAT BOOK_____ PAGE_____



Line Table – This Sheet Only		
Line #	Direction	Length
L1	N88°39'36"W	51.00'
L2	S03°20'24"W	29.99'

- Subdivision Boundary Line
- Lot Line
- Right-of-way Line
- Section Line
- Center Line
- Adjacent Property Line
- Match Line
- Tie Line
- Set Back Line
- Utility Easement Line
- Utility & Kuna Irrigation Easement Line
- ACHD Sidewalk Easement Line
- Offsite ACHD Drainage Easement Line
- ACHD Drainage Easement Line
- ACHD Drainage Easement Area
- Section Corner
- Quarter-Section Corner
- Found Brass Cap
- Found Aluminum Cap
- Found 1/2" Rebar
- Found 5/8" Rebar
- Found 1-3/16" Bernt'sen BP Cap
- Found Right-of-Way Marker
- Found Misc 1
- Found Misc 2
- Found Misc 3
- Found 1/2" Rebar, Reset w/5/8" Rebar & Plastic Cap Marked "J-U-B 16642"
- Found 5/8" Rebar, Added Plastic Cap Marked "J-U-B 16642"
- Set 1/2"x24" Rebar, with Plastic Cap Marked "J-U-B 16642"
- Set 5/8"x24" Rebar, with Plastic Cap Marked "J-U-B 16642"
- Set 1-3/16" Bernt'sen BP Cap with Magnet Marked "J-U-B 16642"
- Set 1/2"x24" Rebar, with Plastic Cap Marked "EASEMENT JUB 16642"
- Found 1/2" Rebar, Destroyed by Construction, Reset 1/2"x24" Rebar with Plastic Cap Marked "J-U-B 16642"
- Point Not Set or Found
- C# – Curve Number (Typical)
- L# – Course Number (Typical)
- # – Lot Number (Typical)
- [####] – PLS Number Found on Monument

0 100 200
Scale in Feet

PROFESSIONAL LAND SURVEYOR
REGISTERED
16642
STATE OF IDAHO
ROBERT L. HAZARTHOST
10/9/2019

THIS IS A DRAFT VERSION OF THE PLAT AND IT IS PRELIMINARY IN NATURE. IT HAS NOT YET RECEIVED AGENCY APPROVAL NOR HAVE MONUMENTS BEEN INSTALLED.
NOT FOR RECORDATION

J-U-B ENGINEERS, INC.
250 South Beechwood Avenue, Suite 201, Boise, ID 83709-0944
p 208 376 7330 w www.jub.com

JUB Project No. -----

See Sheet 5 for Notes and Easement Notes.

RESOLUTION NO. R61-2020
CITY OF KUNA, IDAHO

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING A PERFORMANCE BOND BY TOLL ID I, LLC, FOR THE WINDFIELD SPRINGS SUBDIVISION NO. 7 FOR UNCOMPLETED WORK INCLUDING FENCING PURSUANT TO THE TERMS OF THIS RESOLUTION.

WHEREAS, Winfield Springs Subdivision No. 7 exists as part of an approved preliminary plat; and

WHEREAS, construction plans for Winfield Springs Subdivision No. 7 were approved by the Kuna City Engineer on June 16, 2020; and

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

WHEREAS, the fencing has not been completed for Winfield Springs Subdivision No. 7 according to the approved construction plans and developer seeks to bond for the unfinished work; and

WHEREAS, the fencing completion has been estimated at twenty-seven thousand six hundred thirty-six dollars and five cents ($27,636.05) adding 25% for a total of thirty-four thousand five hundred forty-five dollars and six cents ($34,545.06); and

WHEREAS, developer desires to record the final plat for Winfield Springs Subdivision No. 7 prior to completion of construction; and

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

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Kuna, Idaho, that the Kuna City Engineer is hereby authorized to accept an irrevocable standby Letter of Credit in lieu of construction for **Winfield Springs Subdivision No. 7** under the following terms and conditions:

1. All bids amounts submitted for unfinished construction are valid for the life of the Letter of Credit;
2. The Letter of Credit is irrevocable, is drawn upon an FDIC or FSLIC insured institution, is an institution with an office where presentment can be made within 50 miles of Kuna City Hall, the Letter of Credit is claimable up to 30 days prior to expiry and expiry is not more than one year from the date of issuance;
3. The face amount of the Letter of Credit is at least thirty-four thousand five hundred forty-five dollars and six cents ($34,545.06);
4. No more than fifty percent of available permits can be claimed during the life of the Letter of Credit and if improvements are not completed within 120 days of issuance of the Letter of Credit, no further building permits can be issued;

PASSED BY THE COUNCIL of Kuna, Idaho this 20th day of October, 2020.

APPROVED BY THE MAYOR of Kuna, Idaho this 20th day of October, 2020.

_____
Joe L. Stear, Mayor

ATTEST:

_____
Chris Engels, City Clerk

CITY OF KUNA IMPROVEMENT AGREEMENT (CASH BOND)

THIS AGREEMENT is made by and between Toll ID I, LLC, (hereinafter "Developer"); whose address is 3103 W. Sheryl Dr., Suite 100, Meridian, ID 83642, and CITY OF KUNA, a municipal corporation of the State of Idaho, (hereinafter "City"); whose address is Post Office Box 13, Kuna, Idaho 83634.

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

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

NOW, THEREFORE, THE PARTIES HEREBY AGREE AS FOLLOWS:

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

    a. Approved Fencing Plan for Winfield Springs No. 7 and the associated Bid for fence by Butte Fence, Inc.

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

2. Cash Deposit. Developer has executed and delivered to City cash, cashier's check, Letter of Credit or wired funds (City to provide financial institution information upon execution of agreement) to the City's trust account in the aggregate amount of thirty-four thousand five hundred forty-five dollars and six cents ($34,545.06), for deposit with City in its accounts (the "Cash Deposit"), which includes:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

TOLL ID I, LLC

By Susan Stanley
Division President

City of Kuna, Idaho

(seal)

By Joe Stear
Mayor

Attest:

Chris Engels, *City Clerk*

STATE OF IDAHO)
: SS
County of Ada))

On this 6 day of October, 2020, before me Susan Stanley, personally appeared SUSAN STANLEY known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he/she executed the same as Division President and on behalf of the TOLL ID I, LLC.

S
E
A
L

Notary Public for Ada County
My commission expires on 12.13.24

Butte Fence, Inc.

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

Sales Order

Order Number: 0087428
Order Date: 1/31/2020

Salesperson: 0001 Jared Bell
Customer Number: 10-COLEMAN

Sold To:
Coleman Communities, Inc.
3103 W Sheryl Drive, Ste. 100
Meridian, ID 83642

Ship To:
Coleman Communities, Inc.
3103 W Sheryl Drive, Ste. 100
Meridian, ID 83642

Phone: (208) 424-0020

Customer P.O.	Ship VIA	Expire Date	Terms
Winfield #7		1/31/2020	COLEMAN

Item Code	Description	Unit	Ordered	Shipped	Price	Amount
PFVF6TGS	6' SAND T&G VINYL FENCE PER FOOT	EACH	1,259.00	0.00	20.95	26,376.05
LBAG	PREMIX CONCRETE BAG 80LB	EA	211.00	0.00	COMPONENT	
VFC5S-SQ	5 SAND FLAT POST CAP	EA	211.00	0.00	COMPONENT	
VFK6S6-TG	6' SAND T/G PRIV 6'OC 7/8 X 6	EACH	214.00	0.00	COMPONENT	
VFK6S8-TG	6' SAND T/G 8'OC 7/8 X 6 T/G	EACH	1.00	0.00	COMPONENT	
VFP5.8S	5 X 5 X 8 SAND POST	EACH	211.00	0.00	COMPONENT	
PFVF4TGS	4' SAND T&G VINYL FENCE PER FOOT	EACH	72.00	0.00	17.50	1,260.00
LBAG	PREMIX CONCRETE BAG 80LB	EA	18.00	0.00	COMPONENT	
VFC5S-SQ	5 SAND FLAT POST CAP	EA	18.00	0.00	COMPONENT	
VFK4S6-TG	4' SAND T/G 6'OC 7/8 X 6 T/G	EACH	12.00	0.00	COMPONENT	
VFK4S8-TG	4' SAND T/G 8'OC 7/8 X 6 T/G	EACH	1.00	0.00	COMPONENT	
VFP5.6S	5 X 5 X 6 SAND POST	EA	18.00	0.00	COMPONENT	

This bid is based upon approximate footage. the final cost may vary according to the actual product used and labor required to complete job. Permits, sprinkler lines and other unmarked lines are the customers responsibility to have marked before we dig. Hard soil & digging conditions may increase the price of labor. This estimate is valid for 30 days. A 2% convenience fee will be added to all credit and debit card sales.

Customer Signature _____ **Date** _____

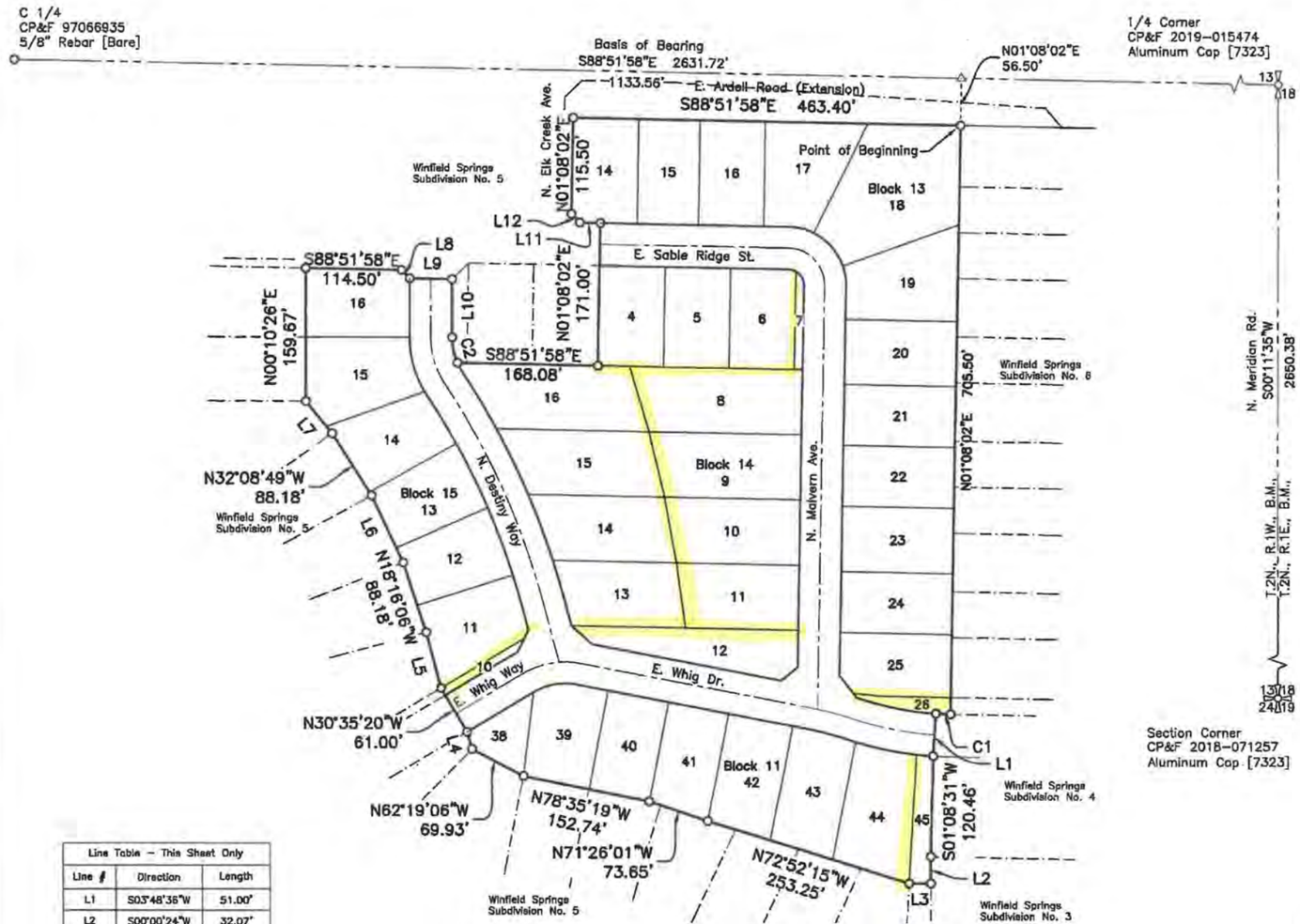
Net Order:	27,636.05
Less Discount:	0.00
Freight:	0.00
Sales Tax:	0.00
Order Total:	27,636.05

PLAT SHOWING

Winfield Springs Subdivision No. 7

Situated in the Southeast quarter of
Section 13, Township 2 North, Range 1 West, Boise Meridian,
City of Kuna, Ada County, Idaho.
2020

PLAT BOOK_____ PAGE_____



Legend

- Subdivision Boundary Line
- Lot Line
- Right-of-way Line
- Section Line
- Center Line
- Adjacent Property Line
- Match Line
- Tie Line
- Utility Easement Line
- ACHD Sidewalk Easement Line
- ACHD Temporary Off-Site Drainage Easement Line
- ACHD Drainage Easement Line
- Kuna Irrigation & Utility Easement Line
- Section Corner, as noted
- Quarter-Section Corner, as noted
- Found 5/8" Rebar
- Set 1/2"x24" Rebar, with Plastic Cap Marked "J-U-B 16642"
- Set 5/8"x24" Rebar, with Plastic Cap Marked "J-U-B 16642"
- Set 1-3/18" Bernt'sen BP Cap with Magnet Marked "J-U-B 16642"
- Set 1/2"x24" Rebar, with Plastic Cap Marked "EASEMENT JUB 16642"
- Point Not Set or Found
- C# – Curve Number (Typical)
- L# – Course Number (Typical)
- # – Lot Number (Typical)
- [####] – PLS Number Found on Monument

Section Corner
CP&F 2018-071257
Aluminum Cap [7323]

N

0 100 200
Scale in Feet

Line Table – This Sheet Only		
Line #	Direction	Length
L1	S03°48'36"W	51.00'
L2	S00°00'24"W	32.07'
L3	N89°58'52"W	26.30'
L4	N16°13'03"W	21.42'
L5	N14°47'56"W	69.08'
L6	N25°12'28"W	88.18'
L7	N39°00'29"W	49.58'
L8	S44°20'46"E	14.26'
L9	S88°51'58"E	51.01'
L10	S00°10'28"W	69.70'
L11	N88°51'58"W	24.40'
L12	N43°51'58"W	14.14'

Curve Table – This Sheet Only					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	17.45'	373.67'	2°40'34"	N87°31'41"W	17.45'
C2	31.35'	74.50'	24°06'26"	S11°52'47"E	31.12'

PROFESSIONAL LAND SURVEYOR
REGISTERED
16642
STATE OF IDAHO
ROBERT L. KAZARINOFF

11/6/2019

THIS IS A DRAFT VERSION OF THE PLAT AND IT IS PRELIMINARY IN NATURE. IT HAS NOT YET RECEIVED AGENCY APPROVAL NOR HAVE MONUMENTS BEEN INSTALLED.
NOT FOR RECORDATION

J-U-B ENGINEERS, INC.
250 South Beechwood Avenue, Suite 201, Boise, ID 83709-0944
p 208 376 7330 w www.jub.com
JUB Project No. 10-19-088

RESOLUTION NO. R62-2020
CITY OF KUNA, IDAHO

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING A PERFORMANCE BOND BY TOLL ID I, LLC, FOR THE WINDFIELD SPRINGS SUBDIVISION NO. 7 FOR UNCOMPLETED WORK INCLUDING LANDSCAPING PURSUANT TO THE TERMS OF THIS RESOLUTION.

WHEREAS, Winfield Springs Subdivision No. 7 exists as part of an approved preliminary plat; and

WHEREAS, construction plans for Winfield Springs Subdivision No. 7 were approved by the Kuna City Engineer on 16 June 2020; and

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

WHEREAS, the landscaping has not been completed for Winfield Springs Subdivision No. 7 according to the approved construction plans and developer seeks to bond for the unfinished work; and

WHEREAS, the landscaping completion has been estimated at fifty thousand five hundred ninety-five dollars and twenty-one cents ($50,595.21) adding 25% for a total of sixty-three thousand two hundred forty-four dollars and one cent ($63,244.01); and

WHEREAS, developer desires to record the final plat for Winfield Springs Subdivision No. 7 prior to completion of construction; and

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

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Kuna, Idaho, that the Kuna City Engineer is hereby authorized to accept an irrevocable standby Letter of Credit in lieu of construction for **Winfield Springs Subdivision No. 7** under the following terms and conditions:

1. All bids amounts submitted for unfinished construction are valid for the life of the Letter of Credit;
2. The Letter of Credit is irrevocable, is drawn upon an FDIC or FSLIC insured institution, is an institution with an office where presentment can be made within 50 miles of Kuna City Hall, the Letter of Credit is claimable up to 30 days prior to expiry and expiry is not more than one year from the date of issuance;
3. The face amount of the Letter of Credit is at least sixty-three thousand two hundred forty-four dollars and one cent ($63,244.01);
4. No more than fifty percent of available permits can be claimed during the life of the Letter of Credit and if improvements are not completed within 120 days of issuance of the Letter of Credit, no further building permits can be issued;

PASSED BY THE COUNCIL of Kuna, Idaho this 20th day of October, 2020.

APPROVED BY THE MAYOR of Kuna, Idaho this 20th day of October, 2020.

_____
Joe L. Stear, Mayor

ATTEST:

_____
Chris Engels, City Clerk

CITY OF KUNA IMPROVEMENT AGREEMENT (CASH BOND)

THIS AGREEMENT is made by and between Toll ID I, LLC, (hereinafter "Developer"); whose address is 3103 W. Sheryl Dr., Suite 100, Meridian, ID 83642, and CITY OF KUNA, a municipal corporation of the State of Idaho, (hereinafter "City"); whose address is Post Office Box 13, Kuna, Idaho 83634.

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

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

NOW, THEREFORE, THE PARTIES HEREBY AGREE AS FOLLOWS:

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

    a. Approved Landscape Plan for Winfield Springs No. 7 and the associated Bid for landscape by Green City Landscape Inc.

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

2. Cash Deposit. Developer has executed and delivered to City cash, cashier's check, Letter of Credit or wired funds (City to provide financial institution information upon execution of agreement) to the City's trust account in the aggregate amount of sixty-three thousand two hundred forty-four dollars and one cent ($63,244.01), for deposit with City in its accounts (the "Cash Deposit"), which includes:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

TOLL ID I, LLC

By Susan Stanley
Division President

City of Kuna, Idaho

(seal)

By Joe Stear
Mayor

Attest:

Chris Engels, *City Clerk*

STATE OF IDAHO)
: SS
County of Ada))

On this 6 day of October, 2020, before me Susan Stanley, personally appeared SUSAN STANLEY known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he/she executed the same as Division President and on behalf of the TOLL ID I, LLC.

S
E
A
L

Notary Public for Ada County
My commission expires on 12.12.24

Green City Landscape Inc.
P.O. Box 15111
Boise, ID 83715-5111
gcl77@live.com

Estimate

GREEN CITY LANDSCAPE

ADDRESS
Coleman Homes (Toll Brothers Inc.) 3103 W. Sherryl Dr., Suite 100 Meridian, ID 83642

ESTIMATE #	DATE	
1394	01/03/2020	

JOB NAME
Winfield #7

ACTIVITY	QTY	AMOUNT
6’ Blue Spruce Tree Installed *	3	870.00
6’ Skyrocket Juniper Installed *	22	2,640.00
Vanderwolf Pine 6’-8’ Tree Installed *	3	870.00
2" London Plane Tree Installed *	3	789.00
2" Red Oak Tree Installed *	1	263.00
2" Autumn Purple Ash Tree Installed *	3	789.00
2" Tulip Tree Installed *	6	1,578.00
2" Amur Maple Tree Installed *	2	660.00
2" Royal Raindrop Crabapple Tree Installed *	1	263.00
2" Spring Snow Crab. Tree Installed *	2	540.00
Tree Stakes Installed *	24	174.00
Arizona Sun Blanket Flower 1-Gal. Installed *	25	425.00
Black Lace Elderberry 5-Gal. Installed *	2	90.00
Crimson Pygmy Barberry 3-Gal. Installed *	5	160.00
Purple Cone Flower 1-Gal. Installed *	32	544.00
Red Flower Carpet Rose 3-Gal. Plants Installed *	11	396.00
4’ - 5’ Fine Line Buckthorn Installed *	31	1,860.00
Super Red Flowering Quince 5-Gal. Installed *	4	168.00
Meadowlark Forsythia 5-Gal. Installed *	4	144.00
Grow-Low Sumac 5-Gal. Installed *	14	448.00
Ivory Halo Dogwood 5-Gal. Installed *	14	476.00
Karl Foerster 1-Gal. Installed *	29	493.00
Little Devil Ninebark 5-Gal. Installed *	22	704.00

ACTIVITY	QTY	AMOUNT
Maiden Grass 1-Gal. Installed *	2	34.00
Sprinkler System	1	14,594.35
Sod installed *	18,950	7,201.00
Crushed Rock (3" Depth) -Install Rock only plus weed Fabric	5,550	3,052.50
Grade	24,500	980.00
2" Sleeves Building Lots 5.5’	35	630.00
3" Sleeves Installed Landscape under Sidewalks 5.5’	10	220.00
Per-emergent (for Planter beds) 43600 Sq. Ft. IF NEEDED	5,550	166.50
1 Year Landscape Maintenance Package	1	8,372.86
1 Year Warranty (Parts & Labor) INCLUDED		0.00
Options: 1) Soil Tests ($75.00 per Test) 2) Rough Grade by other. It needs to be + or - 1-1/2"		
GOOD FOR 30 DAYS	TOTAL	**$50,595.21**

Accepted By

Accepted Date

Coleman Homes
A Toll Brothers Company

INVITATION TO BID

Coleman Homes invites you to bid on the project known as

WINFIELD SPRINGS NO. 7 LANDSCAPING

The bids shall be based on the BID SET landscape plans generated by Jensen-Belts Associates.

Any additional reports, documents etc. supplied to you for preparation of your bid are as follows:

1. Winfield Springs Subdivision No. 7 Final Plat Landscape Plan Dated 10/08/19
2. Winfield Springs Subdivision No. 7 Civil Improvement – 1st Submittal Dated 10/25/19
3. Kuna Hill Geotechnical Report Dated 12/23/15
4. Geotechnical Report Addendum #1 Dated 02/16/16
5. Geotechnical Report Addendum #1REVISED Dated 11/30/17
6. Geotechnical Report Addendum #2 Dated 08/07/17
7. Geotechnical Report Addendum #3 Dated 10/18/17
8. Geotechnical Report Addendum #4 Dated 10/31/17
9. Environmental Assessment, Phase 1 Dated 8/2/17
10. Environmental Assessment, Phase 1 Update Dated 04/06/17

Bidder is expected to be familiar with the specifications of the governing agencies having jurisdiction within the boundaries of the project, and shall include all cost associated with meeting the specifications of the governing authority for the scope of work you are bidding on.

Bidders should include any anticipated exclusions and inclusions along with the completed bid forms. These will be considered in determining the successful bidder.

Bidders are to perform their own quantity takeoffs and not rely on the engineer's estimate.

To be considered for award, all bids must include the following:

11. COMPANY BID PROPOSAL
    a. INCLUDING EXCLUSIONS AND INCLUSIONS
12. SCHEDULE OF VALUES
    a. ALL LINE ITEMS MUST INCLUDE A UNIT RATE AND QUANTITY OR A COMMENT "INCLUDED" OR "N/A:

Company Bid Proposal total MUST match the project Schedule of Values

Each line item on the Schedule of Values is to be filled in with the appropriate quantity, unit price, extended and then totaled.

As the Bidder, should you desire not to bid an item, then enter N/A in the appropriate space. If additional items are warranted in the completion of the project and not itemized in the bid document, identify those items in the section marked "Other Items".

Unit prices are used ONLY in the evaluation of the bids and help with consideration of the total bid amount. The sum of the line item tasks will become the lump sum value of the contract if you are the successful bidder.

Bids shall be submitted to Coleman Homes attention Lyle Dennison-Swisse at ldennison-swisse@tollbrothers.com on or before end of day, **Friday, November 15th, 2019.**

Bidders are requested to identify the estimated number of working days needed to complete the work scope of each of the identified tasks. **Provide the number of working days in the Schedule of Values.**

Landscaping 30 **Total Working Days**

Bidders normal working days will be MONDAY through FRIDAY

Normal hours of operation will be 8 AM to 5 PM

Work is anticipated to begin **July 27th, 2020 with completion September 11th, 2020.**

Actual contract schedule will be negotiated with the successful bidder and identified in the Contract Documents.

Bid prices shall remain in effect for a period of 30 days.

NOTE

By submitting a bid for this project, Bidder agrees to the contract language and requirements as defined in the contract documents. **No deviation to the Contract Documents will be allowed.**

Bidders must be able to provide the MINIMUM insurance requirements as identified in the contract documents and must list Toll Bros., Inc., its parents, subsidiaries and affiliated entities, their successors and assigns as additional insured. ANY BIDDER NOT MEETING THE INSURANCE REQUIREMENTS SHOULD NOT PROVIDE A BID.

Toll Brothers, Inc. reserves the right to accept or reject any or all bids or any items therein, to waive irregularities or informalities, and to contract in the best interests of Toll Brothers, Inc.

RESOLUTION NO. R63-2020
CITY OF KUNA, IDAHO

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING THE "*PARK DEVELOPMENT AND CONVEYANCE AGREEMENT*" WITH GREGORY AND HEIDI JOHNSON FOR THE CONVEYANCE OF CERTAIN REAL PROPERTY IN THE PATAGONIA SUBDIVISION PHASE 6 FOR PURPOSES OF DEVELOPMENT OF A MUNICIPAL PARK (THE "PARK"), WHICH SHALL BE KNOWN AS FITZ ROY PARK; 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 "*Park Development and Conveyance Agreement*" Gregory and Heidi Johnson for the conveyance of certain real property in the Patagonia Subdivision Phase 6 for purposes of development of a municipal park, which shall be known as Fitz Roy Park, 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 20th day of October, 2020.

APPROVED BY THE MAYOR of Kuna, Idaho this 20th day of October, 2020.

_____
Joe L. Stear, Mayor

ATTEST:

_____
Chris Engels, City Clerk

PARK DEVELOPMENT AND CONVEYANCE AGREEMENT

This Park Development and Conveyance Agreement (the "**Agreement**") is entered into this _____ day of _____ 2020, by and between City of Kuna, a municipal corporation of the State of Idaho (the "**City**") and Gregory and Heidi Johnson, husband and wife (the "**Landowner**").

RECITALS

A. Landowner owns certain real property in the Patagonia Subdivision Phase 6, consisting of _____ (___) acres more particularly described in a legal description attached hereto and made a part hereof as **Exhibit A** (the "**Park Property**");

B. Landowner desires to gift, grant and transfer the Property, and City desires to receive as a gift, have granted and have transferred the Park Property for purposes of development of a municipal park (the "**Park**"), which shall be known as Fitz Roy Park;

C. The Park was not a requirement or condition of any entitlements or approvals granted to Landowner or any of Landowner's affiliated entities by the City. The donation of the Park Property is made voluntarily by Landowner. No consideration is being provided by the City in exchange for the Park Property other than the commitment to develop the Park Property with the "Phase 2 Improvements" (defined below) and as further set forth herein; and

D. Landowner has agreed to provide the construction, installation and inspection of the improvements necessary to construct "Phase 1 Improvements" (defined below) of the Park, while the City has agreed to construct "Phase 2 Improvements" (defined below) of the Park.

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing, and in consideration of the covenants and conditions set forth herein, City and Landowner do hereby agree as follows:

1. DEFINITIONS

As used in this Agreement, the following words have the meanings herein stated:

1.1 "City" shall mean the City of Kuna acting through its Parks and Recreation Department.

1.2 "Closing" shall mean and refer to the consummation of the gift, grant and conveyance of the Property to the City upon the completion of Phase 1 Improvements of the Park Plan in accordance with this Agreement and any other consistent instructions. The date of Closing shall be referred to herein as the "Closing Date."

1.3 "Design Engineer" shall mean Breckon Land Design Incorporated (landscape architects and civil engineers) and will not be changed without the prior written consent of Landowner.

1.4 "Park Plan" shall mean the completed and fully detailed drawings and specifications for Phase 1 Improvements and Phase 2 Improvements prepared by and paid for

by Landowner, setting forth in detail the design of the Park and the requirements for construction of the Work, which plans are attached hereto as **Exhibit B** and made a part hereof.

1.5 "Phase 1 Improvements" shall mean construction of all of the improvements on the Park Property in accordance with the portion of the Park Plan labeled as "Phase 1".

1.6 "Phase 2 Improvements" shall mean installation of all remaining improvements shown on the Park Plan labeled as "Phase 2".

1.7 "Project" shall mean both the design and construction of certain park improvements to the Park and the Park Property.

1.8 "Project Representative" shall mean the person authorized by City to act on its behalf as to matters indicated under this Agreement.

1.9 "Work" shall mean all labor, equipment, materials, management services and other services necessary or appropriate to construct the Project.

2. CONSTRUCTION OBLIGATIONS OF LANDOWNER

2.1 Plans and Specifications. The Phase 1 Improvements shall be installed and constructed as labeled Phase 1 Improvements on the Park Plans.

2.2 Work. Landowner shall provide all construction supervision, inspection, labor, materials, tools, equipment, and all other Work necessary for the execution and completion of the Phase 1 Improvements.

2.3 Defects. Landowner warrants to City for one (1) year from the date of possession of the Project by City that all materials and equipment furnished in connection with the Phase 1 Improvements will be new; that all Work will be of good quality, free from improper workmanship and defect, and, further, that the materials and equipment used in construction will be constructed and installed in accordance with the Phase 1 Improvements as labeled on the Park Plans and accepted by the Design Engineer. With respect to latent defects not reasonably discoverable within such one year period of time, such defects shall be corrected by Landowner upon written request given within one year from the actual date of discovery of such defect, except that Landowner shall not be required to correct latent defects first discovered later than one (1) year from completion and acceptance by the Design Engineer of the Phase 1 Improvements. The foregoing warranties are in addition to and not a limitation of warranties as may be available from manufacturers of equipment, suppliers of materials or other third-parties.

2.4 Manufacturer Warranties. Landowner will collect and submit to City all manufacturers' warranties and all other documents, if any, relating to the Phase 1 Improvements.

3. TRANSFER OF THE PROPERTY

3.1 Transfer of Title. Landowner agrees at Closing to gift, grant and convey to the City, and City agrees to accept the Landowner's gift, grant and conveyance of the Property [subject to the provisions of section 6.3 of this Agreement] with the Phase 1 Improvements within five (5) business days of the Phase 1 Completion Date (as defined in Section 6.2, below) (the "**Gift Date**").

3.2 Deed. Landowner shall convey the Property to City by a deed of gift substantially similar to the Park Dedication Deed attached hereto as **Exhibit C** and made a part hereof. The Park Dedication Deed will be executed by Landowner and placed into escrow, to be released to City only upon the Phase 2 Completion Date.

3.3 Title Commitment/Title Policy. Except as set forth below, Landowner makes no express or implied warranties pertaining to the condition of title to the Property.

3.3.1 Prior to commencement of the Phase 1 Improvements, City will obtain at its own cost a policy of title insurance ("**Title Policy**") which may be updated at the Closing Date, insuring City against loss or damage by reason of defect in Landowner's having good and marketable title to the Property, subject only to printed exclusions and general exceptions appearing in the policy form and permitted exceptions.

3.3.2 Landowner shall provide written notice to the City thirty (30) days in advance of the Closing Date.

3.3.3 City shall order a preliminary title report within three (3) business days of this Agreement. Within ten (10) business days of receipt of the preliminary title report, City will notify and provide Landowner with written notice of any defect to Landowner's good and marketable title to the Property. Landowner shall then provide notice to City of its intent to cure the title defect or its dispute of the title defect claim or that it will not cure the defect. If Landowner chooses not to cure the defect, this Agreement shall terminate and be of no further force or effect and Landowner shall have no obligation to proceed with the Phase 1 Improvements.

3.3.4 Upon receipt of City's response to the preliminary title report and acceptance of the matters identified therein (the "**Permitted Exceptions**"), Landowner shall proceed with the Phase 1 Improvements. After commencement of the Phase 1 Improvements, City's right to terminate pursuant to any title-related matter shall terminate with regard to Permitted Exceptions.

3.3.5 If prior to the Closing Date, any new title matters are identified, City may provide written notice of any objection and the parties shall cooperate to remove any such matters. All liens of any financial obligations of Landowner shall be removed as of the Closing Date.

3.4 Closing Matters. The transfer of the Property at Closing as contemplated by this Agreement shall take place through escrow closing at Empire Title & Escrow, with costs shared equally by Landowner and City.

3.5 Value. The value of the Park Property with the Phase 1 Improvements shall be determined by an AIA appraisal. In the event such appraisal occurs after the donation of the Park Property by Landowner, City shall accommodate such appraisal at no cost to the City, as and when required.

3.6 Prorations. All items typically prorated, including, without limitation, taxes, and assessments, shall be prorated as of the Gift Date. All prorations shall be final.

3.7 Tax Status. It is understood that Landowner intends for the transfer of the Property to City to represent a gift and to qualify as a tax-exempt contribution to City. In recognition of the gift from Landowner, City will provide information and assistance as necessary for completion of the applicable Department of Treasury Forms and other reasonable documentation as may be

required to document such gift, including, without limitation, Form 8283 and a written, signed acknowledgment by City, stating the amount of the contribution and that City provided no goods or services to Landowner in consideration for the donation.

4. CONSTRUCTION OBLIGATIONS OF CITY

4.1 Plans and Specifications. The Phase 2 Improvements shall be installed and constructed as shown on Phase 2 Improvements Park Plans.

4.2 Work. City shall provide all construction supervision, inspection, labor, materials, tools, equipment and all other Work necessary for the execution and completion of the Phase 2 Improvements.

4.3 Project Representative. The Project Representative shall be acquainted with the Project and shall act on behalf of City with respect to the Project, subject to the limitations upon such authority contained in this Agreement. The Project Representative during the design phase and the construction phase is Bobby Withrow. If City desires a Project Representative other than Bobby Withrow, then City shall designate the new Project Representative in writing as provided in Section 11, below.

4.4 Fees, Assessments, and Charges. City shall secure and pay for all necessary approvals, easements, assessments, and charges required for use, or occupancy of the Phase 2 Improvements facilities, including any plan check fee required by the Kuna City Building Department. City will ensure that all of City's contractors or subcontractors will be paid prior to the Closing Date and that no liens will be permitted to be filed against the Project as a result of any action by City and City will ensure that such liens are timely removed from the Project.

5. LANDOWNER SUBCONTRACTORS

5.1 No City Contract with Landowner Subcontractors. No contract or agreement, express or implied, shall be deemed to exist between City and any subcontractor, supplier, consultant or other person acting on behalf of Landowner. Landowner shall be responsible for the control and direction of all subcontractors, supplies, and other persons participating in the construction of the Phase 1 Improvements and shall be responsible to Landowner for their acts and omissions, and their failure to perform the Work in strict accordance with the Park Plans. Landowner shall be responsible for the payment of all subcontractors, supplies and other third parties participating in the construction of the Phase 1 Improvements and shall indemnify, defend, and hold City harmless from any claim, liability, cause of action, or suit relating to or arising out of the acts of such persons or failure by such persons to make payments due or allegedly due.

6. COMPLETION OF THE PROJECT

6.1 Construction Completion. Landowner shall substantially complete all Work on the Phase 1 Improvements by May 31, 2021. City shall substantially complete all Work on the Phase 2 Improvements by May 31, 2022.

6.2 Completion of the Project. Completion of the Project shall mean the date determined by the Project Representative and Landowner when construction is sufficiently complete in accordance with the Phase 1 Improvements or Phase 2 Improvements, as applicable, in accordance with the Park Plans. At the time of closing of the gift, grant and conveyance of the Property by the Landowner and the City's acceptance following the completion of the Phase 1

Improvements and prior to City taking possession of the Project, City shall direct the Project Representative to execute a written certificate of completion (the "**Phase 1 Certificate of Completion**"). The date of the Phase 1 Certificate of Completion shall be the "**Phase 1 Completion Date**." All warranties, including, without limitation, the one (1) year warranty provided in Section 2, shall commence on the Phase 1 Completion Date. At such time as the City believes it has completed the Phase 2 Improvements, City shall confer with Landowner to confirm such completion and, upon such confirmation, Landowner shall execute a written certificate of completion (the "**Phase 2 Certificate of Completion**"), which shall then be recorded by the City. The date of the Phase 2 Certificate of Completion shall be the "**Phase 2 Completion Date**." The Phase 1 or Phase 2 Completion Date may be referred to herein as a "**Completion Date**."

6.3 Extension of Phase 2 Completion Date. City may request one (1), six-month extension of the Phase 2 Completion Date in writing, such written request to be made prior to the expiration of such date. Landowner's approval of such extension shall not be unreasonably withheld, conditioned, or delayed.

7. *Intentionally omitted.*

8. CHANGES IN THE PROJECT

8.1 Changes. The parties, without invalidating this Agreement, may mutually agree to order changes within the general scope of the Project consisting of additions, deletions or other revisions. The applicable Completion Date shall be adjusted accordingly. Changes in the Project may be authorized only by written Change Order approved by Landowner and City. A change order ("**Change Order**") is a written order authorizing a change in the Project or the applicable Completion Date and executed by City and Landowner.

9. INDEMNITY

9.1 Indemnities. Landowner shall indemnify, defend and hold harmless City, its agents, employees, representative, consultants and successors from and against all claims, damages, costs, liabilities, judgments, legal fees, expenses, actions, and suits for personal injury, death, and property damage, arising prior to the Phase 1 Completion Date associated with the Phase 1 Improvements, the Work, or the acts or omissions of Landowner, subcontractors, suppliers, agents, consultants, representatives and materialmen, including without limitation the employees of each, caused by any negligent or wrongful act or omission of any of such persons or by any failure to comply fully with any term or condition of the Park Plans, to the extent the acts, omission, or negligence of City did not cause such claims, damages, costs, liabilities, judgments, legal fees, or expenses. No warranty is created or implied by this indemnity other than as set forth in Section 6 hereof. City shall indemnify, defend and hold harmless Landlord, its agents, employees, representative, consultants and successors from and against all claims, damages, costs, liabilities, judgments, legal fees, expenses, actions, and suits for personal injury, death, and property damage, arising after the Phase 1 Completion Date in connection with the Project, the Work, or the acts or omissions of City, subcontractors, suppliers, agents, consultants, representatives and materialmen, including without limitation the employees of each, caused by any negligent or wrongful act or omission of any of such persons or by any failure to comply fully with any term or condition of the Park Plans, to the extent the acts, omission, or negligence of Landowner did not cause such claims, damages, costs, liabilities, judgments, legal fees, or expenses.

10. TERMINATION OF AGREEMENT AND CITY'S RIGHT TO PERFORM DEVELOPER'S OBLIGATIONS

10.1 Termination for Cause.

10.1.1 If Landowner fails to perform any of its obligations under this Agreement, City may upon seven (7) calendar days' written notice to Landowner take such action as is necessary to perform such obligation either with or without terminating this Agreement.

10.1.2 If City fails to perform any of its obligations under this Agreement, the Park Property may be subject to re-conveyance to a non-profit corporation as Landowner may direct. Landowner may exercise such right and direct re-conveyance of the Park Property upon seven (7) calendar days' written notice to City to take such action necessary to perform such obligation, which may include, but shall not be limited to, completion of the Phase 2 Improvements.

10.1.3 If the City elects to terminate this Agreement pursuant to Section 3.4.3.

10.2 Waiver. A waiver by either party of any default of any one or more of the covenants or conditions hereof shall apply solely to the breach and breaches waived and shall not bar any other rights or remedies of either party or apply to any subsequent breach of any such or other covenants and conditions.

11. NOTICES

Any and all notices, demands, requests or other communications required under this Agreement, shall be in writing and shall be deemed properly served or delivered, if delivered by hand to the party to whose attention it is directed, or when sent, three (3) days after deposit in the U.S. mail, postage prepaid, certified mail, return receipt request, or one (1) day after deposit with a nationally recognized air carrier providing next day delivery, or if sent via facsimile transmission, when received as determined by the facsimile transmission report related thereto, addressed as follows:

To City:	Kuna City Clerk 751 W. 4th Street Kuna, Idaho 83634
With a copy to:	Bobby Withrow Director, Parks and Recreation Department 270 Orchard Ave. Kuna, Idaho 83634
To Landowner:	Gregory and Heidi Johnson 2463 E. Gala St., Suite 120 Meridian, Idaho 83642
With a copy to:	Hethe Clark CLARK WARDLE LLP PO Box 639 Boise, Idaho 83701

Either party shall give notice to the other party of any change of their address for the purpose of this section by giving written notice of such change to the other in the manner herein provided.

12. *Intentionally Omitted.*

13. UNFORESEEN CONDITIONS

13.1 Subsurface Conditions. Should unknown physical conditions below the surface of the ground or should concealed or unknown conditions in an existing structure of an unusual nature, differing materially from those ordinarily encountered and generally recognized as inherent in work of the character provided for in this Agreement, the applicable Completion Date shall be equitably adjusted by Change Order upon claim by either party made within a reasonable time after the first observance of the conditions.

14. *Intentionally omitted.*

15. MISCELLANEOUS

15.1 Successors and Assigns. This Agreement shall be binding upon and shall inure to the benefit of the parties hereto, and their respective heirs, personal representatives, successors and assigns.

15.2 Date Hereof. As used herein, the term "the date hereof" shall mean the date first set forth above.

15.3 Governing Law. This Agreement shall be governed by the laws of the State of Idaho.

15.4 Entire Agreement. This Agreement represents the entire agreement between City and Landlord and supersedes all prior negotiations, representations or agreements. This Agreement may be amended only by written instrument signed by both City and Landlord.

15.5 Severability. Should any portion of this Agreement be found to be unenforceable by a court of competent jurisdiction in such determination shall not void the entire Agreement, but will be limited only to those unenforceable provisions.

15.6 Attorney Fees. If either party shall default in the full and timely performance of this Agreement and said default is cured with the assistance of an attorney for the other party and before the commencement of a suit thereon, as a part of curing said default, the reasonable attorney fees incurred by the other party shall be reimbursed to the other party upon demand. In the event any Party shall file suit or action at law or equity to interpret or enforce this Agreement, the provisions of Idaho Code Section 12-117, or any subsequent amendment or recodification of the same, shall apply to the determination of the prevailing Party and the award of reasonable attorney's fees, witness fees and other reasonable expenses.

15.7 Captions. The captions at the beginning of the several paragraphs and sections, respectively, are for convenience in locating the context, but are not part of the text.

IN WITNESS WHEREOF, the parties have hereunto caused this Agreement to be executed on the day and year last below written.

CITY OF KUNA	**LANDOWNER**
By:_____	_____
Joe Stear, Mayor	GREGORY B. JOHNSON
Dated: _____	Dated: _____
ATTEST:	
By:_____	_____
_____, Ex-Officio City Clerk	HEIDI JOHNSON
Dated: _____	Dated: _____

Schedule of Exhibits:

Exhibit A – Legal Description of the Park
Exhibit B – Deed of Gift
Exhibit C – Park Plans

EXHIBIT A
LEGAL DESCRIPTION

Legal Description
Park Site (Lot 37 Block 11)
Patagonia Subdivision No. 6

A parcel located in the NE ¼ of the SW ¼ of Section 7, Township 2 North, Range 1 East, Boise Meridian, City of Kuna, Ada County, Idaho, and more particularly described as follows:

Commencing at an Aluminum Cap monument marking the northwest corner of the SW ¼ of said Section 7, from which an Aluminum Cap monument marking the northeast corner of the SW ¼ of said Section 7 bears S 89°19'20" E a distance of 2561.82 feet;

Thence S 89°19'20" E along the northerly boundary of said SW ¼ a distance of 1227.13 feet to a Brass cap monument marking the northwest corner of the NE ¼ of said SW ¼; also being the Initial Point of Rice Ridge Subdivision, as shown in Book 68 of Plats on Pages 6919 thru 6920, records of Ada County, Idaho;

Thence along the easterly boundary of said Rice Ridge Subdivision S 0°21'14" W a distance of 51.00 feet to the **POINT OF BEGINNING;**

Thence leaving said easterly boundary S 89°19'20" E a distance of 689.58 feet to a 1/2 inch diameter rebar on the westerly boundary of the proposed Patagonia Subdivision No. 4;

Thence along the westerly boundary of said proposed Patagonia Subdivision No. 4 the following courses and distances:

Thence S 0°28'13" W a distance of 301.32 feet to a 5/8 inch diameter rebar;

Thence S 38°27'29" W a distance of 423.96 feet to a 5/8 inch diameter rebar;

Thence N 55°26'08" W along said westerly boundary, and along the northerly boundary of Patagonia Subdivision No. 3, as shown in Book 115 of Plats on Pages 17107 thru 17111, records of Ada County, Idaho, a distance of 157.98 feet to a 5/8 inch diameter rebar;

Thence continuing along said northerly boundary N 89°38'46" W a distance of 296.69 feet to a 5/8 inch diameter rebar marking the northwesterly corner of said Patagonia Subdivision No. 3, said point being on the easterly boundary of said Rice Ridge Subdivision and the westerly boundary of said NE ¼ of the SW ¼;

Thence along said boundary N 0°21'14" E a distance of 550.00 feet to the **POINT OF BEGINNING.**

This parcel contains 8.335 acres.

Clinton W. Hansen, PLS
Land Solutions, PC
July 12, 2019

LandSolutions
Land Surveying and Consulting

Park Site
Patagonia No. 6
Job No. 19-60
Page 1 of 1

PATAGONIA SUBDIVISION NO. 6

PARK SITE - LOT 37, BLOCK 11

LOCATED IN THE NE 1/4 OF THE SW 1/4 OF SECTION 7, T. 2 N., R.1 E., B. M.
CITY OF KUNA, ADA COUNTY, IDAHO

EXHIBIT B
DEED OF GIFT

After Recording
Return to:

Hethe Clark
Clark Wardle LLP
PO Box 639
Boise, Idaho 83701

FOR RECORDING INFORMATION

PARK DEDICATION DEED

THIS INDENTURE made and entered into as of the Effective Date (defined below), by and between Gregory and Heidi Johnson, husband and wife (the "**Grantor**"), and The City of Kuna, a municipal corporation (hereinafter referred to as the "**Grantee**"), whose current address is 751 W. 4th Street, Kuna, Idaho 83634.

WITNESSETH:

Grantor does hereby give, devise, and convey to Grantee, for the purposes herein provided, all that real property described on **Exhibit A** attached hereto and made a part hereof, together with all appurtenances and improvements located thereon or therein and subject to all easements thereon or relating thereto (the "**Park Property**"), for the use and benefit of the public as a public park and recreational area forever, subject to the following conditions, restrictions, and covenants that Grantee hereby agrees to truly and faithfully keep, maintain, observe, and perform:

1. **Name of Park.** Grantee shall name and style the public park located on the Park Property and it shall forever be known and designated as the "**Fitz Roy Park**" and by no other name.

2. **Use of Park.** The Park Property shall forthwith be set apart, dedicated, treated, and maintained by the governing authorities of Grantee as a public park and recreation place for the benefit and use of the general public, subject to the following restrictions:

   a. The Park Property will be accessible by the general public upon completion of the Phase 1 Improvements (as defined in that certain Park Development and Conveyance Agreement dated _____), except during temporary closures related to the construction or maintenance of required improvements to the Park Property.

   b. No later than May 31, 2022, Grantee shall complete construction of the Phase 2 Improvements on the Park Property, in compliance with the design approved by Grantor. This construction deadline may be extended for one (1), six-month period by Grantor, upon receipt of a written extension request from Grantee. Grantor's response to such extension request from Grantee shall be in writing and shall not be unreasonably delayed, conditioned, or denied.

   c. Grantee shall not permit the use of the Park Property or its facilities for commercial use, profit, or gain of any individual, or commercial advertising.

   d. No vehicles other than those required for construction, development, maintenance, and upkeep of the Park Property by Grantee or its agents will be permitted on the Park Property.

3. **Additional Rules Permitted.** Grantee shall exercise its police powers to keep and maintain said property as a public park, for the purposes of pleasure and recreation, free of public nuisances. Grantee shall have power and authority to adopt additional reasonable rules and regulations for the use of the Park Property by the public consistent with the above-stated purposes and restrictions.

4. **Restriction on Transfer.** The Park Property is to be used for the purposes set forth herein, and it is one of the express conditions of this conveyance that such property shall not be sold, transferred, exchanged, or encumbered by Grantee, but shall be kept and used perpetually only for such purposes.

5. **Adequate Maintenance.** Subject to annual appropriation by the Kuna City Council, Grantee shall keep and maintain the Park Property in a good and reasonable condition.

6. **No Use as Public Access.** The Park Property shall not be used or maintained for roadway access to adjoining privately-held property, nor shall the Park Property or any portion thereof be permitted to be used as a thoroughfare or highway.

7. **Acknowledgment**. In executing below, Grantee acknowledges: (a) no goods or services were or will be provided by Grantee to Grantor in exchange for the contribution of the Park Property by Grantor; and (b) Grantee presently plans to use the Park Property in accordance with the restrictions set forth herein.

Grantee shall fully, truly, and faithfully observe, keep, and comply with each and all of the aforesaid covenants, conditions, and restrictions.

If any portion of the Park Property dedicated by this instrument shall not be used and maintained for any of the stated purposes, or if any portion of such Park Property shall cease to be used and maintained for any of such purposes, or if any portion of such property shall be used for any other purpose inconsistent with such purposes, then all the right, title, and interest in and to the described Park Property and to the improvements on such Park Property shall be conveyed to a non-profit corporation as identified by Grantor, Grantor's heirs, or assigns.

[*end of text – signatures on following page*]

IN WITNESS WHEREOF, this Park Dedication Deed has been duly executed the day and year last below written (the "**Effective Date**").

GRANTOR:

[specimen – not for execution]
GREGORY B. JOHNSON
Dated: _____

[specimen – not for execution]
HEIDI JOHNSON
Dated: _____

GRANTEE:

CITY OF KUNA,
an Idaho municipal corporation

[specimen – not for execution]
Joe Stear, Mayor

ATTEST:

[specimen – not for execution]
_____, Ex-Officio City Clerk

STATE OF IDAHO)
) ss.
County of Ada)

On this _____ day of_____, 2020, before me, the undersigned, a Notary Public in and for said State, personally appeared GREGORY B. AND HEIDI JOHNSON, husband and wife, and acknowledged to me that such individuals 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 _____
Residing at _____
My commission expires: _____

STATE OF IDAHO)
) ss.
County of Ada)

On this _____ day of _____, 2020, before me, the undersigned, a Notary Public in and for said State, personally appeared JOE STEAR and _____, known or identified to me to be the Mayor and Ex-Officio City Clerk of **Kuna, Idaho**, the municipal corporation that executed the instrument or the persons who executed the instrument on behalf of said municipal corporation, and acknowledged to me that such municipal 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 TO PARK DEDICATION DEED
Legal Description of the Park Property

Legal Description
Park Site (Lot 37 Block 11)
Patagonia Subdivision No. 6

A parcel located in the NE ¼ of the SW ¼ of Section 7, Township 2 North, Range 1 East, Boise Meridian, City of Kuna, Ada County, Idaho, and more particularly described as follows:

Commencing at an Aluminum Cap monument marking the northwest corner of the SW ¼ of said Section 7, from which an Aluminum Cap monument marking the northeast corner of the SW ¼ of said Section 7 bears S 89°19'20" E a distance of 2561.82 feet;

Thence S 89°19'20" E along the northerly boundary of said SW ¼ a distance of 1227.13 feet to a Brass cap monument marking the northwest corner of the NE ¼ of said SW ¼; also being the Initial Point of Rice Ridge Subdivision, as shown in Book 68 of Plats on Pages 6919 thru 6920, records of Ada County, Idaho;

Thence along the easterly boundary of said Rice Ridge Subdivision S 0°21'14" W a distance of 51.00 feet to the **POINT OF BEGINNING;**

Thence leaving said easterly boundary S 89°19'20" E a distance of 689.58 feet to a 1/2 inch diameter rebar on the westerly boundary of the proposed Patagonia Subdivision No. 4;

Thence along the westerly boundary of said proposed Patagonia Subdivision No. 4 the following courses and distances:

Thence S 0°28'13" W a distance of 301.32 feet to a 5/8 inch diameter rebar;

Thence S 38°27'29" W a distance of 423.96 feet to a 5/8 inch diameter rebar;

Thence N 55°26'08" W along said westerly boundary, and along the northerly boundary of Patagonia Subdivision No. 3, as shown in Book 115 of Plats on Pages 17107 thru 17111, records of Ada County, Idaho, a distance of 157.98 feet to a 5/8 inch diameter rebar;

Thence continuing along said northerly boundary N 89°38'46" W a distance of 296.69 feet to a 5/8 inch diameter rebar marking the northwesterly corner of said Patagonia Subdivision No. 3, said point being on the easterly boundary of said Rice Ridge Subdivision and the westerly boundary of said NE ¼ of the SW ¼;

Thence along said boundary N 0°21'14" E a distance of 550.00 feet to the **POINT OF BEGINNING.**

This parcel contains 8.335 acres.

Clinton W. Hansen, PLS
Land Solutions, PC
July 12, 2019

LandSolutions
Land Surveying and Consulting

PATAGONIA SUBDIVISION NO. 6

PARK SITE - LOT 37, BLOCK 11

LOCATED IN THE NE 1/4 OF THE SW 1/4 OF SECTION 7, T. 2 N., R.1 E., B. M.
CITY OF KUNA, ADA COUNTY, IDAHO

PROFESSIONAL LAND SURVEYOR
REGISTERED
11118
7/12/19
STATE OF IDAHO
CLINTON W. HANSEN

LandSolutions
Land Surveying and Consulting
231 E. 5TH ST., STE. A
MERIDIAN, ID 83642
(208) 288-2090 (208) 288-2557 fax
www.landsolutions.biz

EXHIBIT C
PARK PLANS

EXHIBIT C
PARK PLANS (CONT'D – SHOWING PHASE 1 AND PHASE 2 IMPROVEMENTS)

BEFORE THE CITY COUNCIL

OF THE
CITY OF KUNA

IN THE MATTER OF THE APPLICATIONS OF **PAUL WINWARD** For Subdivision development for the *Corbin's Cove Subdivision*.	)	**Case No. 19-09-S (Subdivision)** **FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER OF APPROVAL OF PRELIMINARY PLAT APPLICATION.**

THESE MATTERS came before the City Council for public hearing on August 18, 2020 and the hearing was continued multiple times. It was eventually continued to October 20, 2020 for receipt and consideration by the City Council of these Findings of Fact, Conclusions of Law and Order of Decision for the above referenced Applications. The City Council does now hereby make and set forth the Record of Proceedings, and these Findings of Fact, Conclusions of Law, and Order of Decision.

I
RECORD OF PROCEEDINGS

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

1.1 Exhibits:

	DESCRIPTION OF EVIDENCE	*Withdrawn*	*Refused*	*Admitted*
1	PnZ Minutes from 06/09/20			X
2	PnZ Findings Of Fact & Conclusions of Law 06/23/20			X
3	CC Staff Report			X
4	Letter of Intent 11/15/19			X
5	Commission and Council Review Packet 11/19/19			X

6	Vicinity Map			X
7	Kuna Public Works Site Maps			X
8	City Engineer Letter 01/24/20			X
9	ACHD Report 01/30/20			X
10	Boise Project Board of Control Letter 01/24/20			X
11	Central District Health Dept. Letter 01/31/20			X
12	DEQ Letter 02/06/20			X
13	ITD Email 01/22/20			X
14	Kuna School District Letter 03/09/20			X
15	Preliminary Plat Site Plan 02/04/20			X
16	Landscape Plan 02/04/20			X
17	Photos of the Site			X
18	Boundary Legal Description & Sketch 11/15/19			X
19	Subdivision Name Reservation Email 10/23/19			X
20	Neighborhood Meeting Certification & Noticing Map 11/14/19			X
21	Affidavits of Legal Interest Boyd, Doughty's, Winward			X
22	Donnie Boyd Email 05/12/20			X
23	William & Sandra Doughty Email 05/26/20			X
24	Kelly & Felan Hodge Letter 05/02/20			X
25	Dave Szplett Letter 05/18/20			X
26	Dave Szplett Email Thread (multiple) 11/18/19 thru 08/11/20			X
27	Michael & Patricia Liechty Letter 05/21/20			X

1.2 Hearings

1.2.1 Planning and Zoning Commission heard this on May 26, 2020 and due to a noticing error continued the hearing until June 9, 2020. The Council heard this on August 18, 2020 and continued it until September 1, 2020 for additional information. At the September 1, 2020 meeting the Council continued it to the September 15, 2020 meeting due to applicant request. At the September 15, 2020 meeting, the Council continued it to the October 6, 2020 meeting. The FCO's have been requested to go to the Council October 20, 2020.

1.3 Witness Testimony

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

1.3.1.1 City Staff:
Troy Behunin, Planner III

1.3.1.2 Appearing for the Applicant:
Gary McAllister, 2115 E. Bowstring St. Meridian, Idaho, 83642

1.3.1.3 Neighboring Property Owners appearing in opposition:
Dave Szplett, 970 Ashwood Court, Kuna, Idaho, 83634; Testified.

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

1.3.2.1 City Staff:
Troy Behunin, Planner III

1.3.4 The Council's August 18, 2020 hearing was continued to September 1, 2020.

1.3.5 Without testimony, the Council's September 1, 2020 hearing was continued to September 15, 2020.

1.3.5 Those who testified at the Council's September 15, 2020 hearing are as follows, to-wit:

1.3.5.1 City Staff:
Troy Behunin, Planner III

1.3.5.2 City Staff:
Paul Stevens, City Engineer

1.3.5.3 Appearing for the Applicant:
Gary McAllister, 2115 E. Bowstring St. Meridian, Idaho, 83642

1.3.6 The Council's September 15, 2020 hearing was continued to October 6, 2020.

1.3.7 Those who testified at the Council's October 6, 2020 hearing are as follows, to-wit:

1.3.7.1 City Staff:
Troy Behunin, Planner III

1.3.7.2 City Staff:
Paul Stevens, City Engineer

1.3.7.3 Appearing for the Applicant:
Gary McAllister, 2115 E. Bowstring St. Meridian, Idaho, 83642

1.3.8 No other witnesses appeared at the hearing on October 6, 2020, and the hearing was then closed for the receipt of evidence and testimony.

II
DECISION

WHEREUPON THE CITY COUNCIL being duly informed upon the premises and having reviewed the record, evidence, and testimony received and being fully advised in the premises, DO HEREBY MAKE THE FOLLOWING FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER, to-wit:

III
FINDINGS OF FACT

3.1 Findings Regarding Notice

3.1.1 Notice Required: Notice has been given in accordance with the City Code and Idaho Statutes.

3.1.2 Notice Provided

3.1.2.1 Notice was published for the August 18, 2020 hearing on the preliminary plat for Corbin's Cove Subdivision in the *Kuna Melba Newspaper*, the official City of Kuna newspaper, which has general circulation within the boundaries of the City and in Ada County and Canyon County.

Newspaper	***Date Published***
Kuna Melba Newspaper	July 19, 2020

3.1.2.2 Notice for the August 18, 2020 hearing containing the legal description of the property proposed to be developed was mailed on the 10 August, 2020 to all known and affected property owners within four hundred (400) feet of the boundaries of the area described in the application.

3.1.2.3 Notice for the August 18, 2020 hearing was posted in conspicuous places within City Hall on the Foyer Bulletin Boards, City Website, and Post Office.

3.2 Findings Regarding Annexation

3.2.1 The land for proposed annexation is comprised of multiple parcels totaling approximately 761.50 acres. The parcels include the following:

Property Owner	Parcel Size – Approx.	Current Zone	Parcel Number
Don & Tract Boyd	2.1 acres	R-6-Med. Den. Res.	R5070251166

William & Sandra Doughty	1.73 acres	R-6-Med. Den. Res.	R5070251161
James L. Whitmore	2.05 acres	R-6-Med. Den. Res.	R5070251061

3.2.2 None of the landowners of the parcels at issue opposed subdividing the land.

3.2.3 The parcels are located near the southwest corner of Kuna Rd. and south School Ave..

3.2.4 All parcels are in Kuna City Limits and have a zoning designation of R-6 (Medium Density Residential).

3.2.5 The existing land uses and zoning designations for lands surrounding the subject parcels is as follows:

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

3.2.6 The parcels are in Kuna City boundaries, and all three parcels have historically been used for single family residences.

3.2.7 There are currently two (3) residences and approximately five (5) outbuildings spread throughout the parcels. Otherwise, the land is residential in nature, and includes a canal on the west side for irrigation purposes.

3.2.8 There is topographical variation in the area that runs southeast southwest through most of the parcels. The majority of the land in the parcels is relatively flat.

3.2.9 The parcels are in Kuna City boundaries and are a short distance from the core of the City. The development of the parcels should be considered in-fill and will contribute to orderly development.

3.3 Findings Regarding Planned Unit Development and Subdivision Applications

3.3.1 The proposal is for a subdivision development that would include up to 19 dwelling units, comprised of single family units.

3.3.2 The applicant has not requested a zoning change in their application and will utilize the existing R-6 (Medium Density Residential).

3.3.3 Applicant requested to divide the 6. acres into 19 new single family lots.

3.3.4 Improvements and changes to existing roadways will need to be made as part of the proposed project. The applicant testified to their willingness to make these improvements.

3.3 Testimony of the City Planner

3.3.1 Conclusions: The City Planner, in a memo to the council dated August 18, 2020, September 1, 2020, September 15, 2020 and October 6, 2020, confirmed that a review of the site and records on file at the City of Kuna has been completed with the following conclusions:

3.3.1.1 This project involves three (3) parcels, listed in the packet that are in Kuna City. The Case No. for this app is: 19-09-S (Subdivision), and is known as the *Corbin's Cove Subdivision*.

3.3.1.2 The application is a request for approval of the following application: Preliminary Plat. Applicant requests to subdivide approximately 6 ac. in Kuna City limits, proposing *up to* 19 dwelling units.

3.3.1.3 Applicant requests Preliminary Plat approval in order to subdivide approximately 6.0 acres into 19 Single family lots.

3.3.1.4 Kuna's Comprehensive Plan (Comp Plan), encourages a variety of housing types for all income levels. The City attempts to balance all housing types within the City. This project brings a variety of uses to this area utilizing the Subdivision process. Applicant proposes using the existing zone for medium density residential uses, (single family), a private park, (*10,586 of open space with the preliminary plat, or 4%)*. This proposal meets the criteria for an in-fill subdivision.

3.3.1.5 Applicants PP appears to follow KCC. Staff would highlight that C/G/Sidewalk are required for all roadways unless specifically excluded by ACHD in accordance with their FYWP. Borrow ditches are not allowed on any Kuna classified roadways. In the event borrow ditches are required on classified roads *and* if ACHD does not specifically allow vertical curb, the applicant shall be conditioned to obtain a license agreement from ACHD to provide grass and watering source in the borrow ditches as allowed.

3.3.2 Staff Recommendations: As a result of the review, the City Planner III, Troy Behunin, recommended approval of the applications with the following conditions:

3.3.2.1 The applicant and/or owner would be required to obtain written approval on letterhead (or may be written/stamped on the approved plans of the construction plans) from the agencies noted below. All submittals must include the lighting, landscaping, drainage, and development plans. All site improvements would be prohibited prior to approval from the following agencies:

3.3.2.1.1 The City Engineer shall approve the sewer hook-ups.

3.3.2.1.2 The City Engineer shall approve drainage and grading plans.

3.3.2.1.3 Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties".

3.3.2.1.4 No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.

3.3.2.1.5 The Kuna Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District is required.

3.3.2.1.6 The *Boise Project and Board of Control* shall approval any modifications to the existing irrigation system.

3.3.2.1.7 Approval from Ada County Highway District shall be obtained and Impact Fees must be paid prior to issuance of any building permit.

3.3.2.1.8 Idaho Transportation Department. No public street construction may be commenced without the approval and permit from Ada County Highway District and Idaho Transportation Department.

3.3.2.1.9 All public rights-of-way shall be dedicated and constructed to standards of the City and Ada County Highway District.

3.3.2.2 Installation of utility service facilities shall comply with requirements of the public utility or irrigation district providing services. All utilities shall be installed underground, see KCC 6-4-2-W.

3.3.2.3 Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site.

3.3.2.4 Street lighting shall use LED lights, with spacing and wattages meeting KCC 5-4-6; applicant shall coordinate a street light plan for P & Z approval in concert with the prepared construction drawings for the project.

3.3.2.5 Parking within the site shall comply with KCC 5-9-3.

3.3.2.6 Fencing within and around the site shall comply with Kuna City standards – KCC 5-5-5- A-J and KCC 6-4-2-E.

3.3.2.7 All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within three days or as the planting season permits as required to meet KCC 5-17-7 standards. Maintenance and planting within public rights-of-way shall be approved from the public entities owning the property.

3.3.2.8 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.

3.3.2.9 The land owner/applicant/developer and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the Commission and/or Council, or seek amending them through public hearing processes.

3.3.2.10 The applicant's proposed preliminary plat shall be considered a binding site plan, *or as modified and approved* through the public hearing process.

3.3.2.11 Applicant shall remedy any outstanding code enforcement issues prior to recordation of a final plat.

3.3.2.12 Staff recommends that all streets be improved and dedicated as public roads.

3.3.2.13 Applicant shall work with KRFD to accommodate EMS access and all other requirements of the KRFD

3.3.2.14 Applicant shall follow staff, city engineer and other agency recommended requirements as applicable.

3.3.2.15 Compliance with all local, state and federal laws is required.

3.3.2.16 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.

3.3.2.17 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.

3.4 Other Testimony

3.4.1 08/18/2020 Public Hearing – Gary McAllister testified the project was pretty varied in-home sizes and felt it would fit in nicely in the area. He presented a couple side notes. Gary said he spoke with irrigation district to find out if they wanted fences up. The irrigation district did not want fences in right away whatsoever. They (applicant) also talked to the neighbor on the north coming in about connecting to the pressurized irrigation system. They would probably work that out and stood for questions.

3.4.2 08/18/2020 Public Hearing – Gary McAllister testified they (owners) were okay with the cul-de-sac but preferred the "snoopy". ACHD wanted the cul-de-sac since it was going to be a public road.

3.4.3 09/1/2020 Public Hearing – No additional public testimony was given or received.

3.4.4 09/15/2020 Public Hearing – No additional public testimony was given or received.

3.4.5 10/6/2020 Public Hearing – No additional public testimony was given or received.

IV
CONCLUSIONS OF LAW
RE: POWERS AND DUTIES OF THE CITY COUNCIL

4.1 City of Kuna is a duly formed Municipal Corporation organized and existing by virtue of the laws of the State of Idaho and is organized, existing and functioning pursuant to Chapter 1, Title 50, Idaho Code.

4.2 The power of the City of Kuna lies in the city council to hear this matter as provided in Idaho Code §§ 50-13 & 67-65, and Kuna City Code § title 6-1-2.

4.3 The Kuna City Council has the exclusive general supervisory authority over all plat approvals and certification under their jurisdiction as provided in Idaho Code § 50-1308.

4.4 The Kuna City Council cannot exercise extraterritorial jurisdiction and give final approval on land use applications for lands outside of the Kuna City boundaries unless said lands are first annexed into the city boundaries. *See Casteneda v. Brighton Corp.,* 130 Idaho 923 (1997); *see also* Article XII, § 2, of the Idaho Constitution.

V
CONCLUSIONS OF LAW
RE: APPLICATION FOR PRELIMINARY PLAT

5.1 The City of Kuna has authority to approve preliminary plats within its boundaries pursuant to Idaho Code §§ 50-13 & 67-65, and Kuna City Code § title 6-1-2.

VI
ORDER OF APPROVAL OF APPLICATION FOR PRELIMINARY PLAT

The Kuna City Council, having review the above entitled record, having listened to the arguments and presentations at the hearing, and being fully informed in the premises and further based upon the Findings of Fact and Conclusions of Law hereinabove set forth, DO HEREBY ORDER AND THIS DOES ORDER:

6.1 That the Preliminary Plat application (Case No. 19-09-S) is hereby *approved*.

BY ACTION OF THE CITY COUNCIL of the City of Kuna at its regular meeting held on the 20th day of October 2020.

_____
Joe Stear, Mayor

751 W 4th Street | Kuna, ID | 83634
(208) 922-5274 | www.kunacity.id.gov

EXHIBIT CHECKLIST

Case Name: Fossil Creek
Case No.(s): 20-01-S (Preliminary Plat)

	EXHIBITS
1	Request from Applicant to Continue
2	Staff Memo
3	Applicant Vicinity Map
4	Letter Of Intent
5	Commission and Council Review Packet
6	UPDATED Pre Plat Per P &Z Commission
7	Illustrative Site Plan
8	Original Preliminary Plat
9	Phasing Plan
10	Legal Description
11	Site Photos
12	City Engineers Memo
13	ACHD Staff Report
14	Boise Project Board of Control Letter
15	Central District Health Dept. Letter
16	COMPASS Letter
17	Dept. of Environmental Quality Letter
18	Idaho Dept. of Water Resources Letter
19	Idaho Transportation Dept. Letter
20	Kuna Rural Fire Dist. Email
21	Executive Summary – Traffic Impact Study
22	TIS Addendum REPLY
23	Declaration of Covenants Conditions and Restrictions
24	Neighborhood Meeting Certificate
25	Curtis Krohn Letter 9.8.20
26	John & Clare Marsala Letter 7.8.20
27	John & Clare Marsala Letter 9.15.20
28	Clare Marsala Email 9.15.20
29	Paula Serna Email 9.8.20
30	Jim & Dee Wuehler Letter 7.13.20
31	P & Z Commission Findings of Fact & Conclusions of Law
32	P & Z Commission Meeting Minutes 7.14.20

To view full Traffic Impact Study, click HERE.

Troy Behunin

From: Jane Suggs <jane@gemstateplanning.com>
Sent: Tuesday, October 6, 2020 10:51 AM
To: Troy Behunin
Cc: Wendy Howell; Shawn Brownlee
Subject: Fossil Creek hearing at City Council - request for deferral to October 20

Categories: KMN Publishing, Important

Hi Troy,
Thank you for the call today concerning the deferral of the City Council hearing for the Fossil Creek Subdivision.
I apologize for the missing the hearing sign posting for the revised hearing date. My mistake on top of the missed notification in the newspaper is unfortunate, but I do understand the need to follow the Kuna Code.
Please ask the City Council to defer our hearing to a date certain. I request the date of **October 20th**, as the Ledgestone South hearing in on that date as well.
If that date is not available, I hope to be rescheduled to the next/earliest available City Council hearing date.
Again, I apologize for the mistake and appreciate the understanding of the City staff and the City Council.
Thank you,
Jane

Jane Suggs
Gem State Planning, LLC
9840 W. Overland Road, Suite 120
Boise, ID 83709
208-602-6941

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 Number: 20-01-S (*Subdivision*), *Fossil Creek Subdivision*

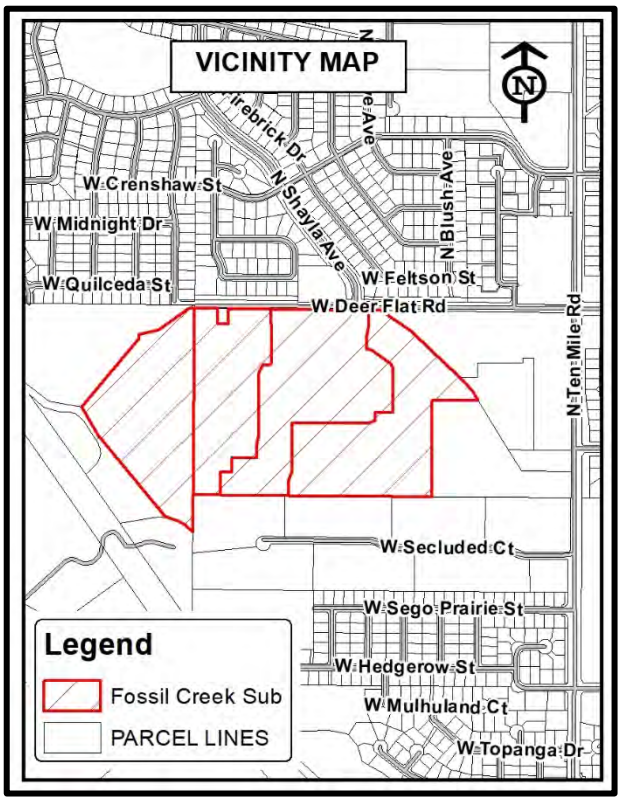
Location: Near the Southwest Corner (SWC) of Deer Flat & Ten Mile Road Kuna, Idaho 83634

Planner: Troy Behunin, Planner III

Hearing Date: October 6, 2020
Tabled Until: October 20, 2020

Representative: *Gem State Planning, LLC*
Jane Suggs
9840 W. Overland Rd. Ste 120
Boise, ID 83709
208.602.6941
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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K. Proposed Council's Order of Decision
L. Proposed Findings of Fact

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.*

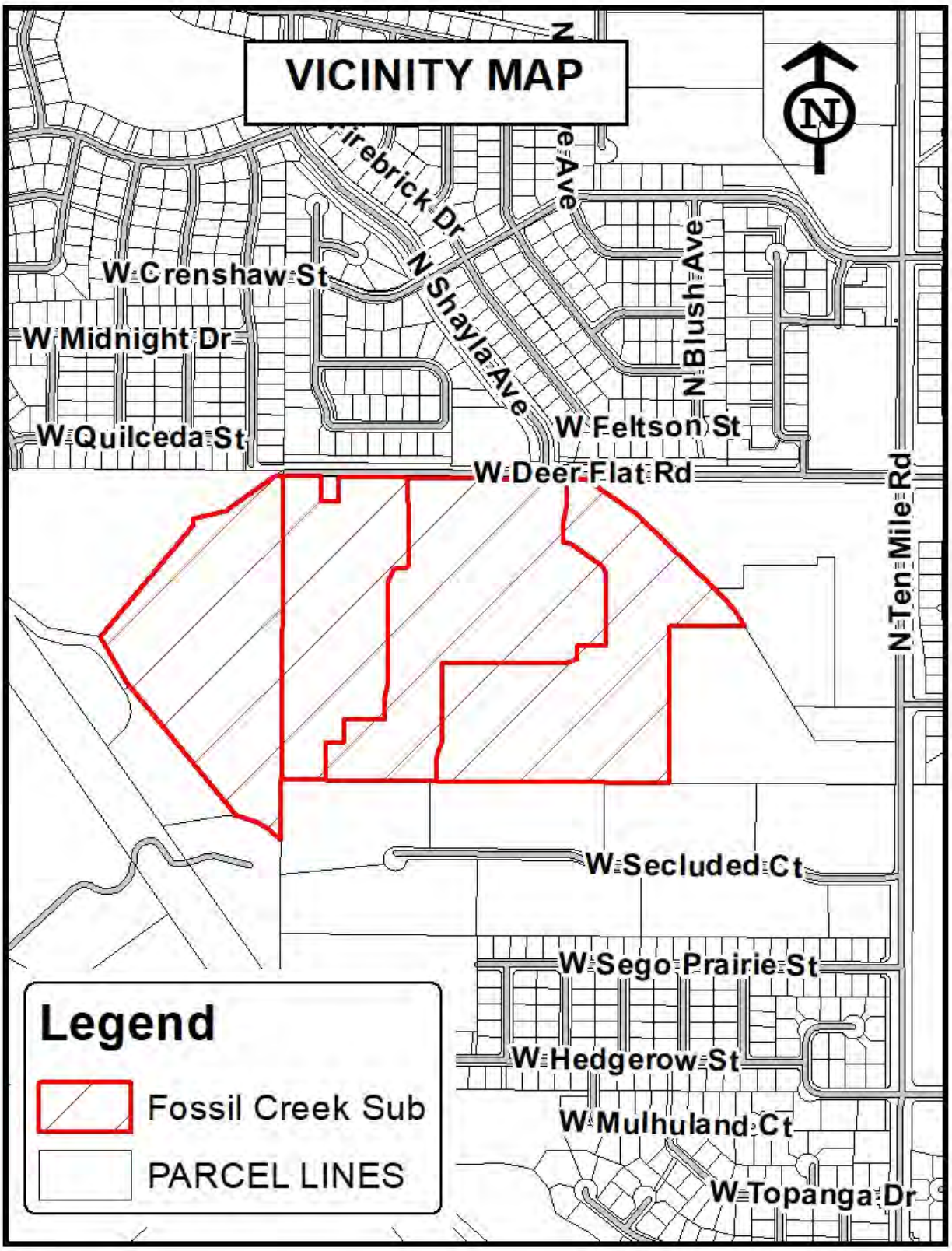
4. *The Kuna City Council has the authority to* ***approve/conditionally approve/deny*** *Case No. 20-01-S.*

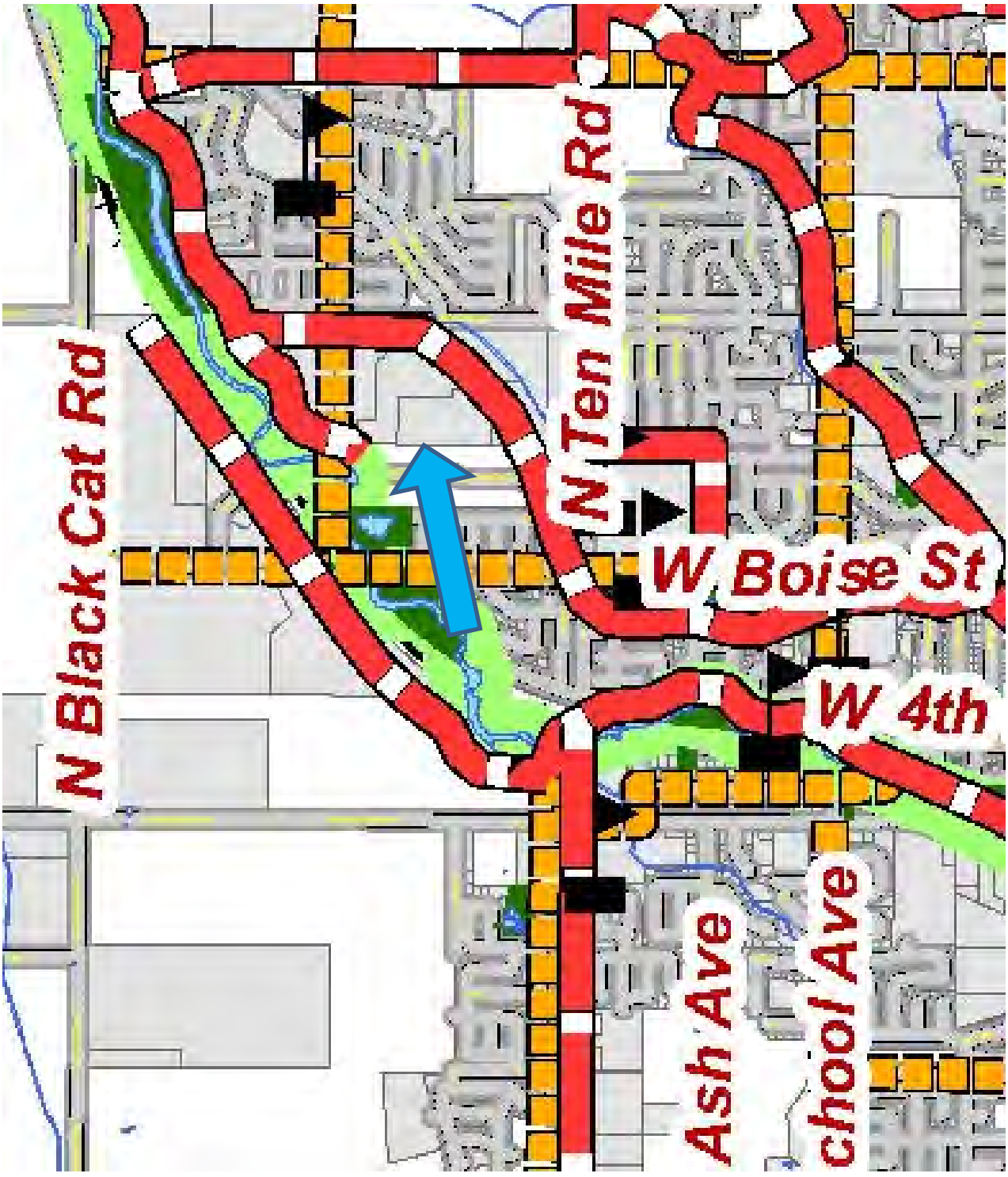
   Comment: *On October 6, 2020, the Council* ***will/has vote(d)*** *to* ***approve/conditionally approval/deny*** *Case No. 20-01-S..*

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.*

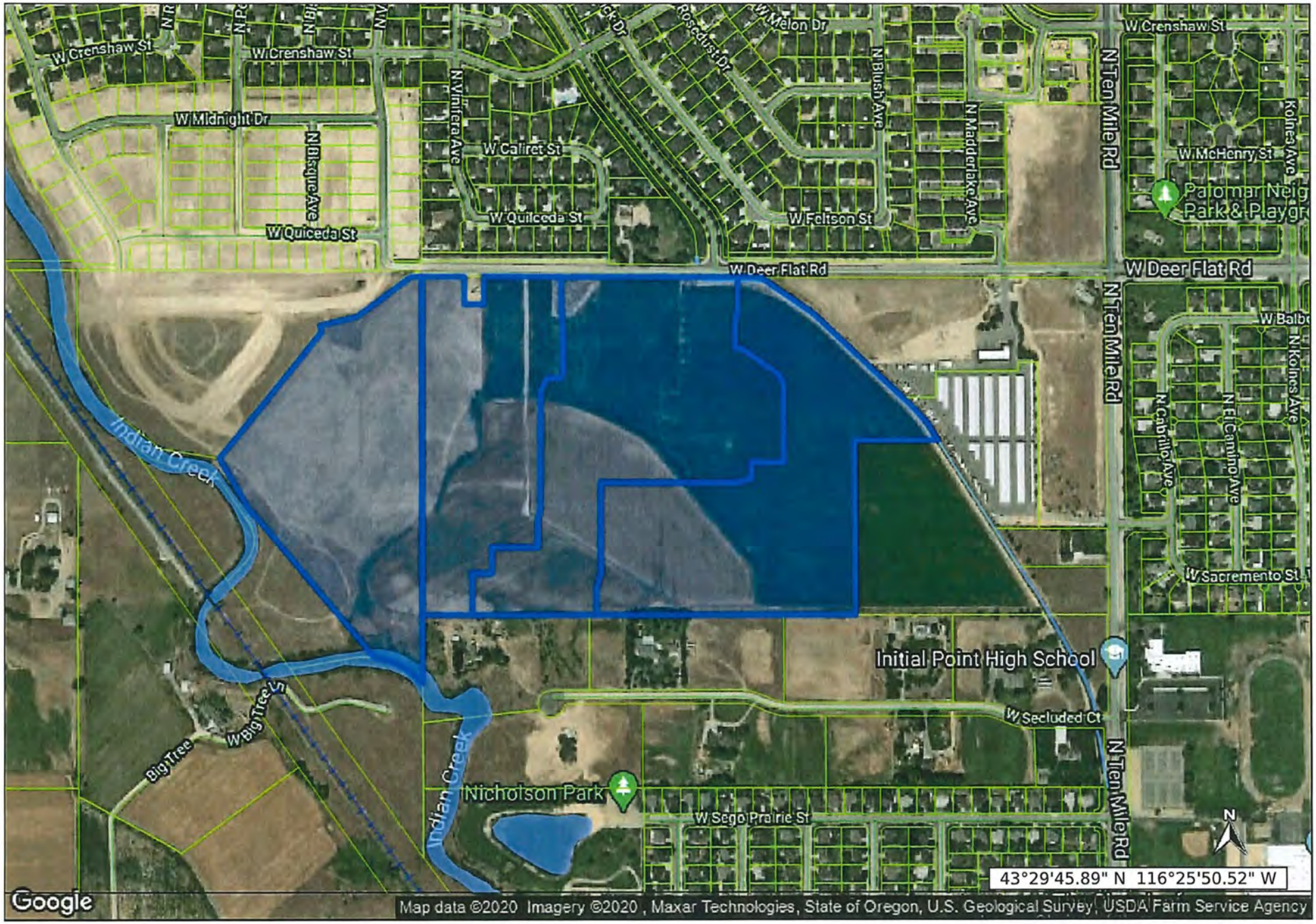
DATED: this ____ day of _____, 2020.


VICINITY MAP
N
N Blush Ave
W Crenshaw St
W Midnight Dr
N Shayla Ave
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

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:

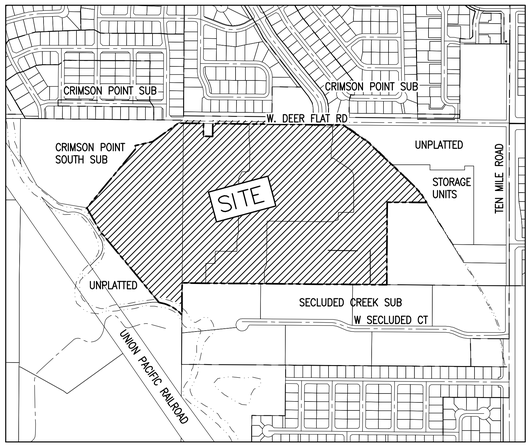
a. Handicapped spaces: Dimensions:
b. Total Parking spaces: Dimensions:
c. Width of driveway aisle:

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.
2. A 10' UTILITY EASEMENT IS LOCATED ADJACENT TO THE EXTERIOR BOUNDARY.
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

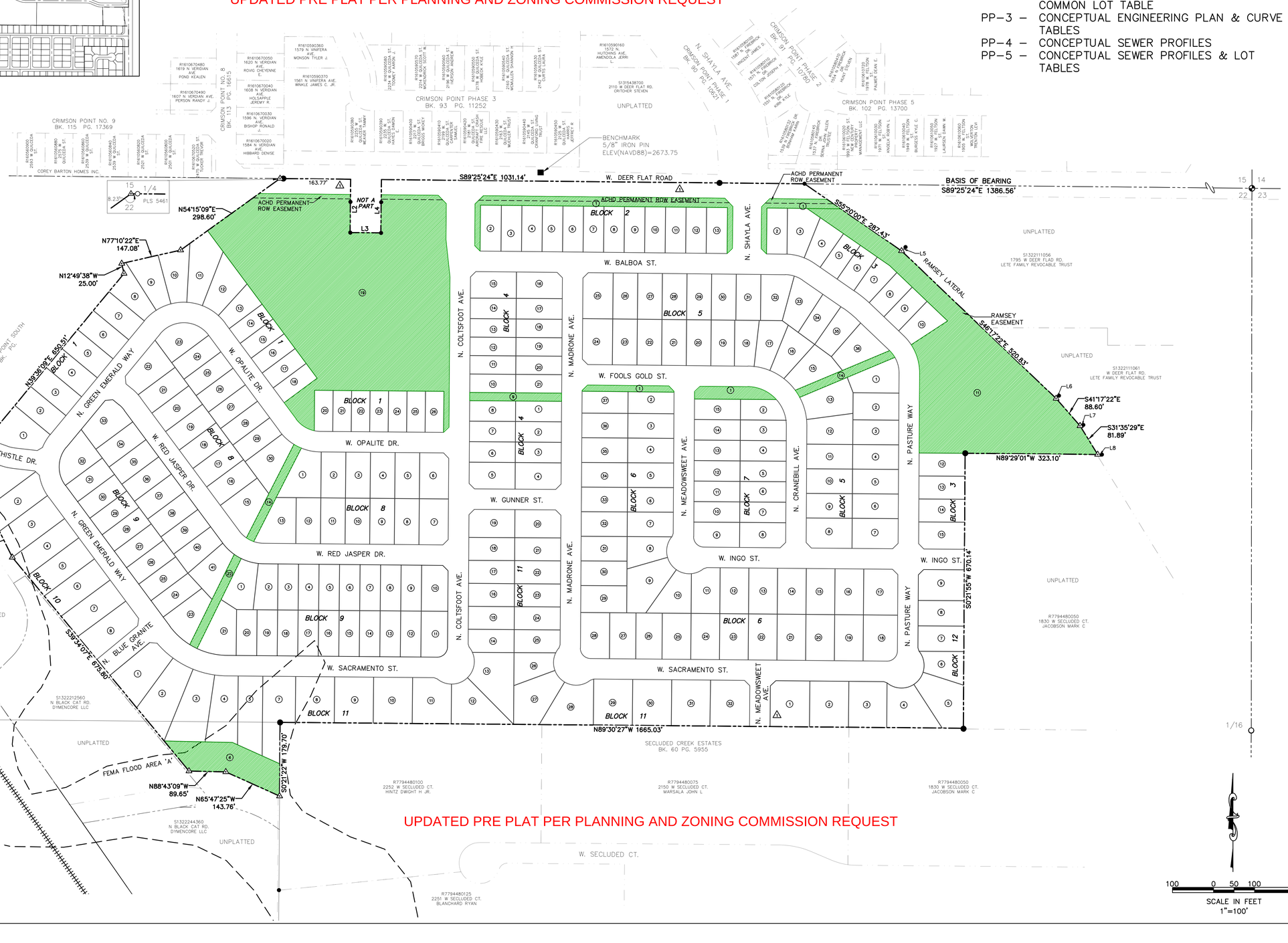
UPDATED PRE PLAT PER PLANNING AND ZONING COMMISSION REQUEST

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

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

100 0 50 100 200
SCALE IN FEET
1"=100'

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 NO. 8272 STATE OF IDAHO DAVID A BAILEY

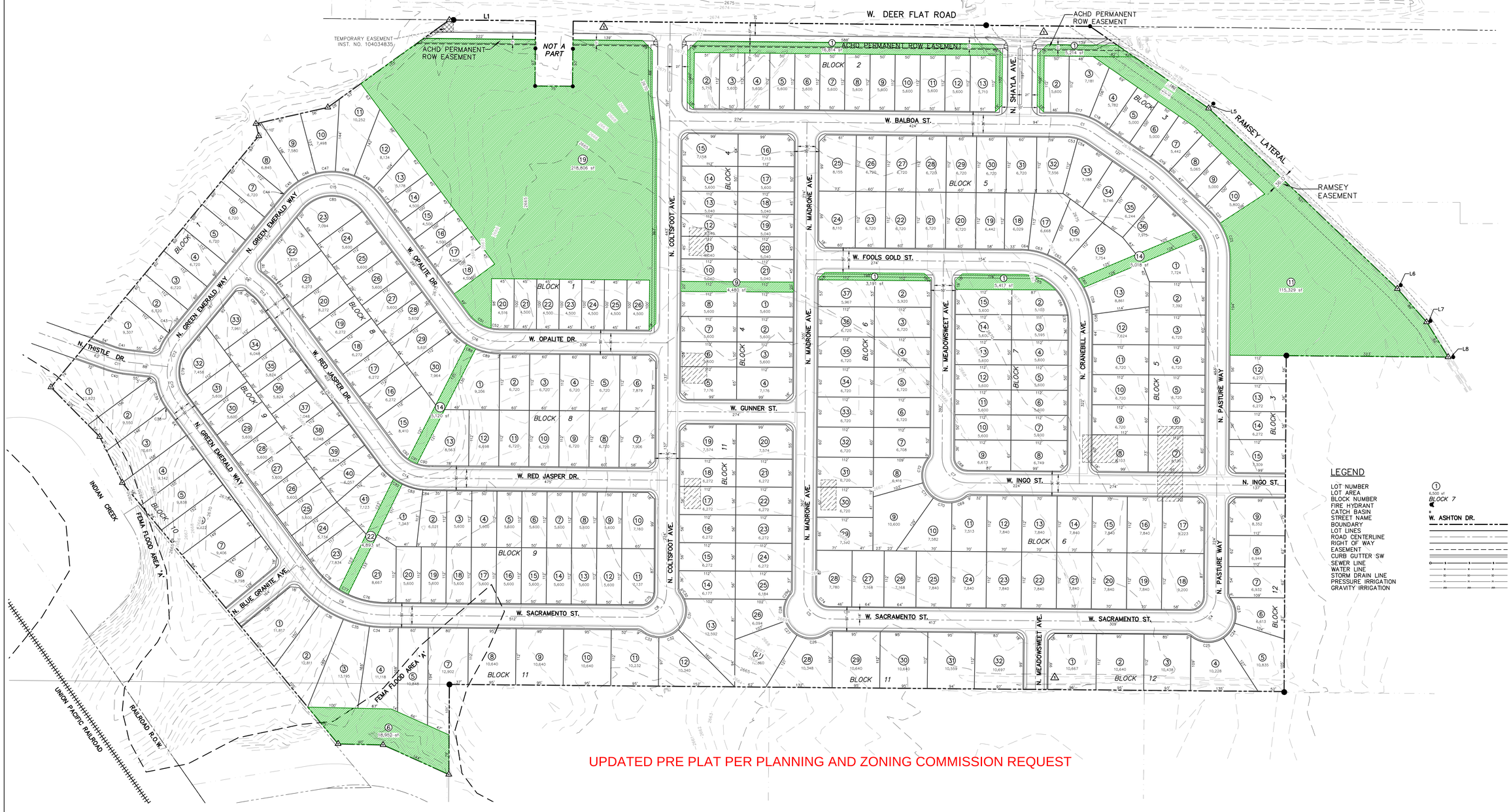
CHECKED BY: DAVID A. BAILEY P.E.
DRAWN BY: DAB/BEB

REVISED
NO. DATE DESCRIPTION
1 07-21-2020 CITY OF KUNA – ROADWAY REVISIONS

PRELIMINARY PLAT
FOSSIL CREEK SUBDIVISION
TRILOGY DEVELOPMENT, INC.

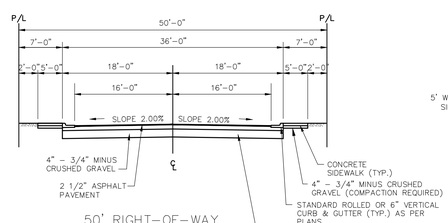
DATE: 02-11-2020
PROJECT: C2019-020
SHEET PP-1

UPDATED PRE PLAT PER PLANNING AND ZONING COMMISSION REQUEST

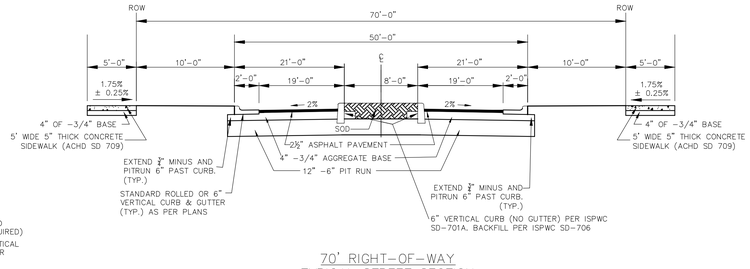


LEGEND

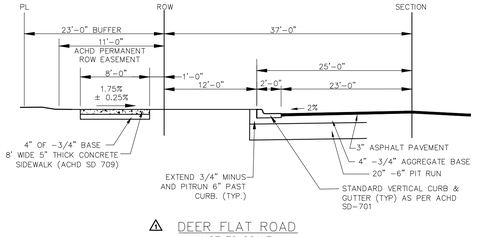
- LOT NUMBER
- LOT AREA
- BLOCK NUMBER
- FIRE HYDRANT
- CATCH BASIN
- STREET NAME
- BOUNDARY
- LOT LINES
- ROAD CENTERLINE
- RIGHT OF WAY
- EASEMENT
- CURB GUTTER SW
- SEWER LINE
- WATER LINE
- STORM DRAIN LINE
- PRESSURE IRRIGATION
- GRAVITY IRRIGATION



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 8272 STATE OF IDAHO DAVID A BAILEY
NO SCALE
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 II)		
	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	LIRIODENDRON TULIPIFERA	2" CAL B&B
	ORNAMENTAL TREES (CLASS I)		
	CANADA RED CHOKECHERRY	PRUNUS VIRGINIANA 'CANADA RED'	6-8' HT, MULTI-STEM
	CRUSADER HAWTHORN	CRATAEGUS CRUS-GALLI 'CRUZAM'	2" CAL B&B
	GHANTICLEER 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
	BLACK EYED SUSAN	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'	3 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).

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 ADHD 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 WINDOWS.
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 ADHD ROW, AS TREES MATURE, THE OWNER SHALL BE RESPONSIBLE FOR PRUNING TREE CANOPIES TO MEET ADHD REQUIREMENTS FOR MAINTAINING CLEAR VISIBILITY WITHIN 40' STREET AND DEPARTURE VISION TRIANGLE. TREES SHALL BE PLANTED NO CLOSER THAN 50' 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.

DEVELOPMENT DATA

TOTAL AREA	66.75 ACRES
RESIDENTIAL LOTS	212
OPEN SPACE/COMMON/PARK LOTS	11
TOTAL LOTS	265
COMMON AREA	9.57 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.	35'	1530' / 100' =	24 TREES	24.5 TREES (10 SHADE TREES + 14 ORNAMENTAL TREES)
			36 EVERGREENS 144 SHRUBS	36 EVERGREENS 150 SHRUBS
NUMBER OF TREES PROVIDED ON BUFFERS:				70
NUMBER OF TREES PROVIDED ON COMMON LOTS:				265
TOTAL NUMBER OF TREES:				335

FOSSIL CREEK SUBDIVISION

KUNA, IDAHO

PRELIMINARY PLAT LANDSCAPE PLAN

OWNER
COREY D. BARTON
1977 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

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

DEVELOPMENT FEATURES

ACREAGE
TOTAL PARCEL = 68.75 ACRES
TOTAL LOTS = 283
TOTAL DWELLING UNITS = 272
BUILDABLE LOTS = OF RESIDENTIAL = 272
COMMON LOTS = 11
DENSITY (GROSS) = 4.07
COMMON AREA = 8.67 ACRES = 14.3%
USEABLE OPEN SPACE: 8.2 = ACRES 12.2%

ZONING
EXISTING = R-6
PROPOSED = R-8

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

OWNERS
COREY D. BARTON
1677 E. OVERLAND RD.
MERIDIAN, ID. 83642

DEVELOPER
TRILOGY DEVELOPMENT, INC.
1859 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 SHOWALTER
TRILOGY DEVELOPMENT, INC.
1859 W CABLE CAR ST
BOISE, ID 83709

NOTES:
1. ALL LOT LINES COMMON TO A PUBLIC RIGHT OF WAY HAVE A 10' UTILITY EASEMENT.
2. A 10' UTILITY EASEMENT IS LOCATED ADJACENT TO THE EXTERIOR BOUNDARY.
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 16001C0325J 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

VICINITY MAP
1"=500'

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°35'27"E
L2	120.00	S0°24'33"W
L3	75.00	S89°35'27"E
L4	120.00	N0°24'33"E
L5	12.38	S41°15'08"E
L6	8.28	S41°17'22"E
L7	8.11	S31°35'26"E
L8	10.17	S89°35'27"E

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
115 E. STATE ST. STE 210
EAGLE, ID 83616

PROFESSIONAL ENGINEER
9272
STATE OF IDAHO
DAVID A. BAILEY

CHECKED BY: DAVID A. BAILEY P.E.
DRAWN BY:

PRELIMINARY PLAT
FOSSIL CREEK SUBDIVISION
TRILOGY DEVELOPMENT, INC.

DATE: 01-17-20
SHEET PP-1

SCALE IN FEET
1"=100'

received
2.25.2020

Parcel Table			
Lot	Area	Perimeter	
BLOCK 1 Lot 10 OPEN	233281	2573	PARK OPEN
BLOCK 2 Lot 1 OPEN	24354	1738	BUFFER
BLOCK 3 Lot 1 OPEN	7013	636	BUFFER
BLOCK 3 Lot 11 OPEN	115329	2203	PARK OPEN
BLOCK 4 Lot 9 OPEN	4480	488	PATHWAY
BLOCK 5 Lot 14 OPEN	5018	542	PATHWAY
BLOCK 6 Lot 1 OPEN	3101	463	PATHWAY
BLOCK 7 Lot 1 OPEN	5417	430	PATHWAY
BLOCK 8 Lot 14 OPEN	5120	552	PATHWAY
BLOCK 9 Lot 33 OPEN	4893	530	PATHWAY
BLOCK 11 Lot 8 OPEN	18652	700	INDIAN CREEK

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD

CHECKED BY: DAVID A. BAILEY P.E.
DRAWN BY:

REVISED
NO. DATE DESCRIPTION

PRELIMINARY PLAT
FOSSIL CREEK SUBDIVISION
TRILOGY DEVELOPMENT, INC.

DATE: 05-11-2020
PROJECT:
CONTRACT:

SHEET
PP-2

Curve Table					
Curve #	Radius	Length	Chord	Bearing	Delta
C1	100.00	36.35	36.15	S72°23'42"E	20°49'24"
C2	300.00	47.35	47.30	S50°48'41"E	9°02'36"
C3	100.00	81.43	79.20	S22°57'42"E	46°39'17"
C4	50.00	78.63	70.75	S43°33'14"W	90°07'36"
C5	50.00	78.42	70.63	N44°24'14"W	89°52'12"
C6	120.00	188.09	169.39	N44°21'44"E	89°47'18"
C7	80.00	76.43	73.63	S44°24'14"E	89°52'12"
C8	50.00	78.63	70.75	N43°25'44"E	90°07'36"
C9	200.00	184.85	178.34	S63°01'46"E	52°57'12"
C10	100.00	76.23	73.47	S15°00'21"E	43°39'06"
C11	100.00	23.63	23.78	N79°54'38"W	13°32'56"
C12	100.00	57.66	56.88	S63°57'33"W	33°02'17"
C13	106.00	24.17	24.11	N43°28'28"W	13°04'47"
C14	106.00	82.43	80.17	N63°10'46"W	53°29'12"
C15	100.00	181.25	157.44	N88°58'28"W	103°50'47"
C16	100.00	92.43	89.17	N53°01'46"W	52°57'12"
C17	125.00	42.63	42.42	S77°56'26"E	19°33'02"
C18	125.00	27.99	27.93	S81°14'26"E	12°49'38"
C19	225.00	44.28	44.20	S81°23'44"E	7°48'27"

Curve Table					
Curve #	Radius	Length	Chord	Bearing	Delta
C20	225.00	7.01	7.01	S64°54'27"E	1°47'11"
C21	125.00	38.43	38.33	S56°44'38"E	13°09'28"
C22	125.00	73.27	72.22	S91°28'38"E	33°34'46"
C23	53.00	54.39	52.03	S13°37'31"E	58°47'28"
C24	53.00	37.81	37.07	S37°16'58"W	36°37'15"
C25	53.00	83.80	83.31	N36°36'58"W	72°47'30"
C26	65.00	56.80	53.85	S88°01'56"W	69°31'24"
C27	53.00	37.38	36.67	N39°36'52"W	36°34'23"
C28	53.00	44.19	43.01	N02°48'15"E	48°10'46"
C29	53.00	13.39	13.36	N32°56'42"E	12°56'51"
C30	53.00	14.02	13.98	S31°32'48"E	14°36'23"
C31	53.00	44.88	43.63	S12°32'36"W	48°31'46"
C32	53.00	43.38	42.15	S61°57'36"W	46°52'46"
C33	53.00	37.83	36.91	N83°53'58"W	36°39'46"
C34	225.00	30.02	30.00	N52°41'07"W	7°38'40"
C35	225.00	34.48	34.34	N74°55'30"W	12°52'24"
C36	225.00	85.49	84.93	N82°51'28"W	14°13'28"
C37	225.00	53.27	53.13	N68°56'41"W	13°33'58"
C38	125.00	5.73	5.73	N33°41'02"W	2°38'04"

Curve Table					
Curve #	Radius	Length	Chord	Bearing	Delta
C39	125.00	53.41	53.01	N22°46'38"W	24°29'01"
C40	125.00	38.54	38.48	N76°54'38"W	17°39'36"
C41	75.00	17.12	17.09	S79°54'30"E	13°04'36"
C42	125.00	32.84	32.71	N36°41'30"E	15°03'24"
C43	125.00	1.40	1.40	N36°16'43"E	0°38'28"
C44	125.00	0.18	0.18	N36°36'40"E	0°05'03"
C45	125.00	26.77	26.61	N43°24'12"E	11°48'10"
C46	125.00	36.85	36.79	N64°32'36"E	17°01'13"
C47	125.00	36.85	36.79	N81°41'11"E	17°01'13"
C48	125.00	36.85	36.79	S77°54'36"E	17°01'13"
C49	125.00	46.63	45.77	S89°28'58"E	21°06'01"
C50	125.00	24.72	24.68	S62°13'02"E	11°19'35"
C51	75.00	53.84	52.69	S51°07'54"E	41°08'09"
C52	75.00	13.46	13.43	S82°23'46"E	10°16'33"
C53	75.00	22.31	22.23	N85°51'53"W	17°02'49"
C54	75.00	22.31	22.23	N68°51'51"W	17°02'49"
C55	275.00	43.41	43.36	N50°46'41"W	9°02'26"
C56	75.00	20.63	20.76	N38°20'02"W	15°54'41"
C57	75.00	40.24	39.76	N15°07'13"E	30°44'29"

Curve Table					
Curve #	Radius	Length	Chord	Bearing	Delta
C58	145.00	15.82	15.81	S02°46'58"E	6°15'20"
C59	145.00	57.08	56.72	S17°12'24"E	22°33'38"
C60	145.00	30.31	30.26	S32°29'36"E	8°01'26"
C61	145.00	36.47	36.35	S41°30'36"E	13°46'30"
C62	145.00	36.47	36.35	S55°17'06"E	13°46'30"
C63	145.00	36.47	36.35	S68°43'36"E	13°46'30"
C64	145.00	14.99	14.99	S80°26'41"E	5°55'14"
C65	85.00	78.42	76.21	N63°44'36"W	47°17'48"
C66	85.00	84.23	80.41	N25°07'13"W	33°44'13"
C67	85.00	14.33	14.31	N03°06'13"W	9°39'44"
C68	25.00	26.21	25.02	S44°24'14"E	89°47'22"
C69	85.00	32.22	31.76	S67°31'13"W	21°43'10"
C70	85.00	36.88	36.05	N75°01'12"W	40°22'41"
C71	85.00	37.36	36.87	N36°18'32"W	25°34'33"
C72	85.00	53.36	51.31	N11°30'23"E	32°13'26"
C73	25.00	26.33	25.19	N45°25'44"E	90°07'36"
C74	25.00	26.21	25.02	S44°24'14"E	89°47'22"
C75	25.00	24.33	23.39	N45°25'44"E	90°07'36"
C76	175.00	75.67	75.08	S17°07'13"E	24°46'29"

Curve Table					
Curve #	Radius	Length	Chord	Bearing	Delta
C77	175.00	20.02	20.02	S81°21'18"E	6°33'28"
C78	175.00	86.05	85.86	S47°21'46"E	21°37'27"
C79	75.00	90.66	85.01	S01°21'32"W	78°09'13"
C80	75.00	18.12	18.08	N42°28'28"W	13°50'47"
C81	125.00	39.44	39.28	N43°32'28"W	18°04'48"
C82	125.00	20.09	20.06	N66°13'36"W	9°12'25"
C83	125.00	43.32	43.10	N72°42'55"W	19°51'33"
C84	125.00	12.83	12.88	N88°36'01"W	5°52'52"
C85	75.00	135.83	116.08	N58°28'28"W	103°48'47"
C86	125.00	8.29	8.29	N36°40'47"W	4°33'26"
C87	125.00	39.47	39.32	N46°27'28"W	17°37'56"
C88	125.00	20.02	20.00	N63°01'46"W	9°10'26"
C89	125.00	41.76	41.41	N76°32'46"W	19°08'22"
C90	75.00	24.83	24.72	S85°02'33"E	18°58'31"
C91	75.00	20.04	20.00	S63°51'46"E	15°18'28"
C92	75.00	24.83	24.72	S43°53'33"E	18°58'31"
C93	125.00	10.08	10.05	S38°01'21"E	4°36'33"
C94	125.00	20.13	20.12	S47°46'44"E	9°14'14"

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

1 LOT
BLOCK 7
W. ASHTON DR.

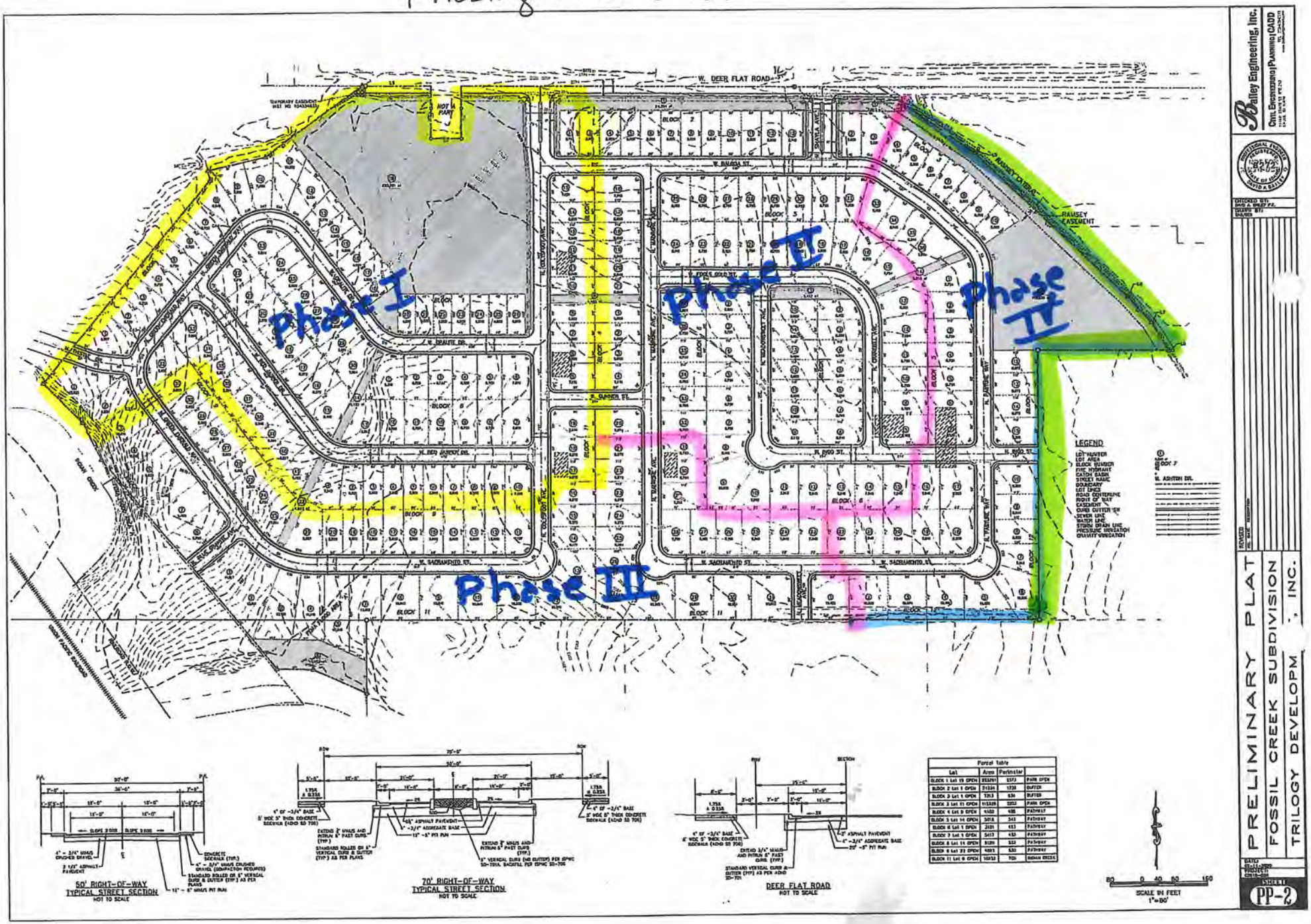
Bailey Engineering, Inc.
Civil Engineering | Planning | CADD

CONCEPTUAL ENGINEERING
FOSSIL CREEK SUBDIVISION
TRILOGY DEVELOPMENT, INC.

DATE:
PROJECT:

SHEET
PP-3

Phasing Plan-draft



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;

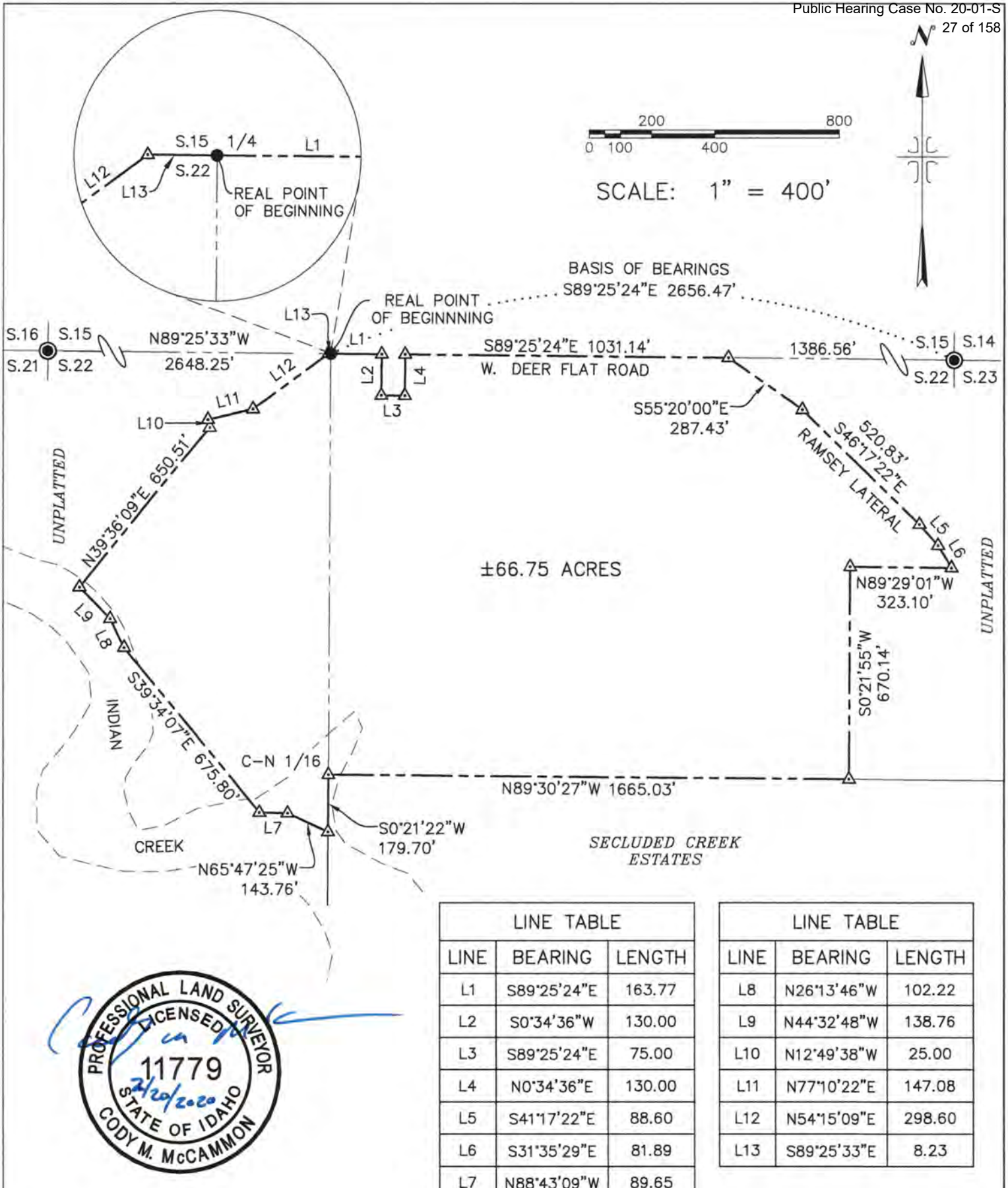
thence North 77°10'22" East, 147.08 feet;

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

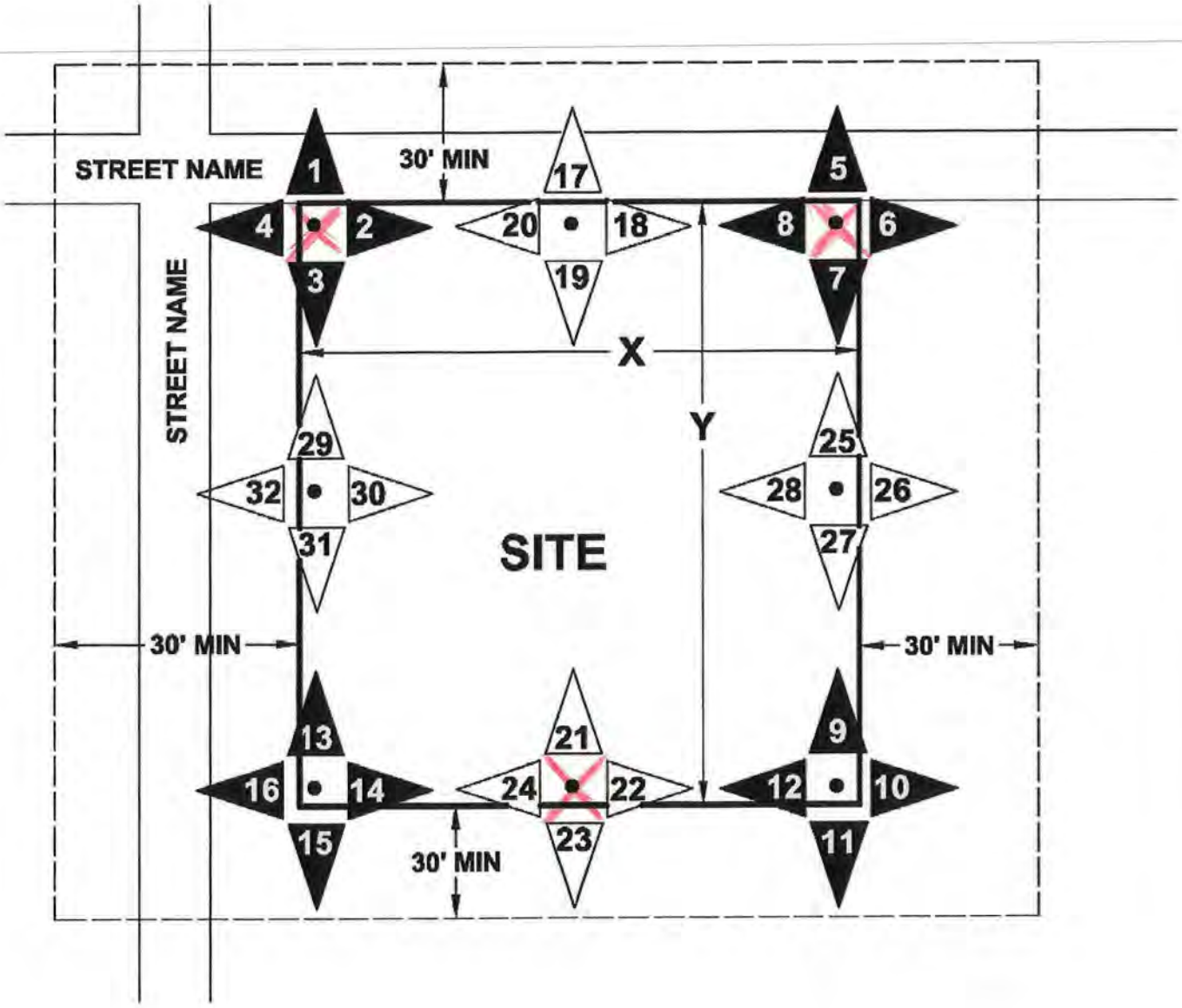
P:\Fossil Creek Sub 19-186\dwg\19186 Bndy.dwg 2/20/2020 9:13:28 AM

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: 660.75 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

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#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.

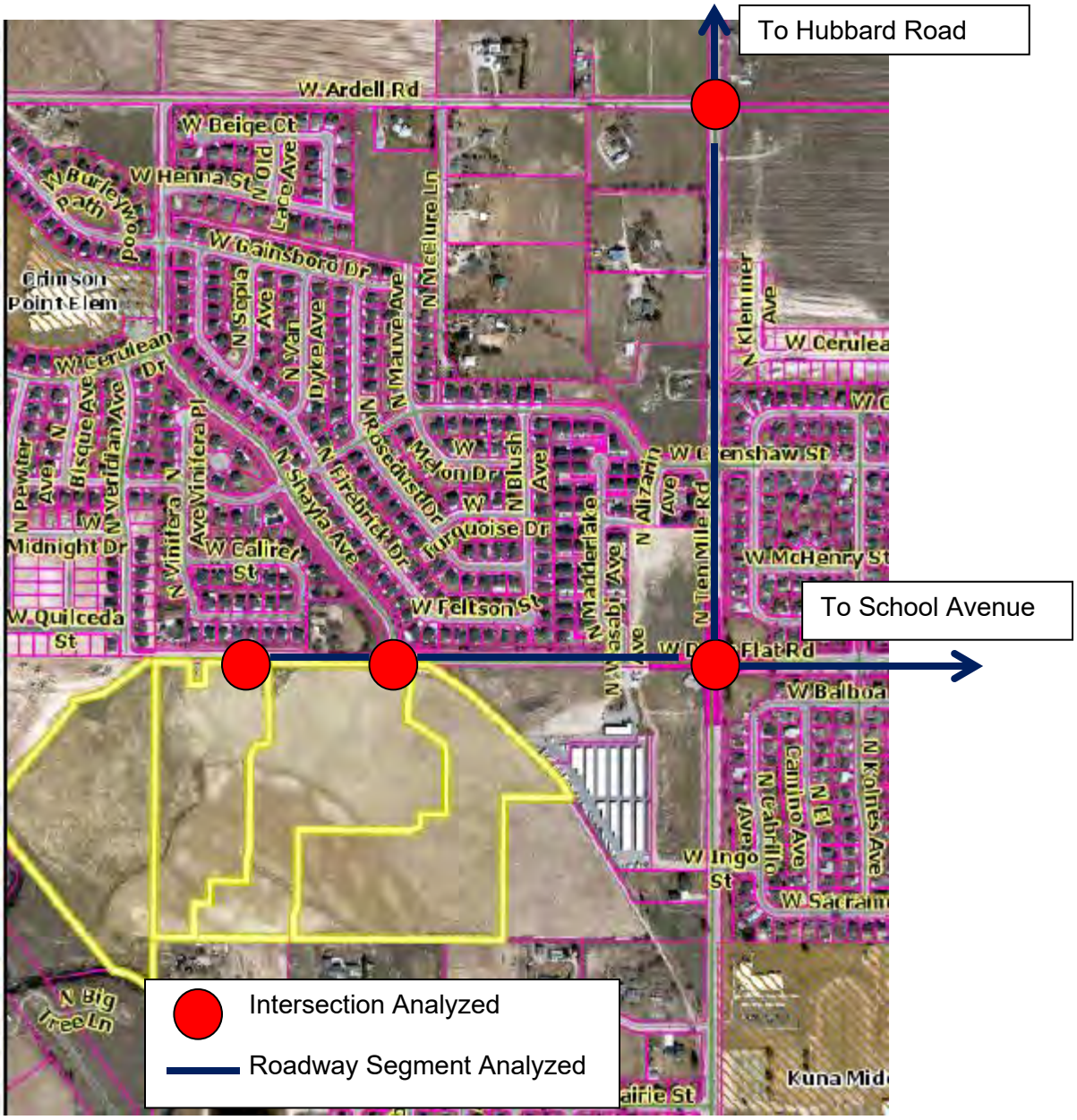
7. **Impact Fees:** There will be an impact fee that is assessed and due prior to issuance of any building permits. The assessed impact fee will be based on the impact fee ordinance that is in effect at that time. The impact fee assessment will not be released until the civil plans are approved by ACHD.

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.

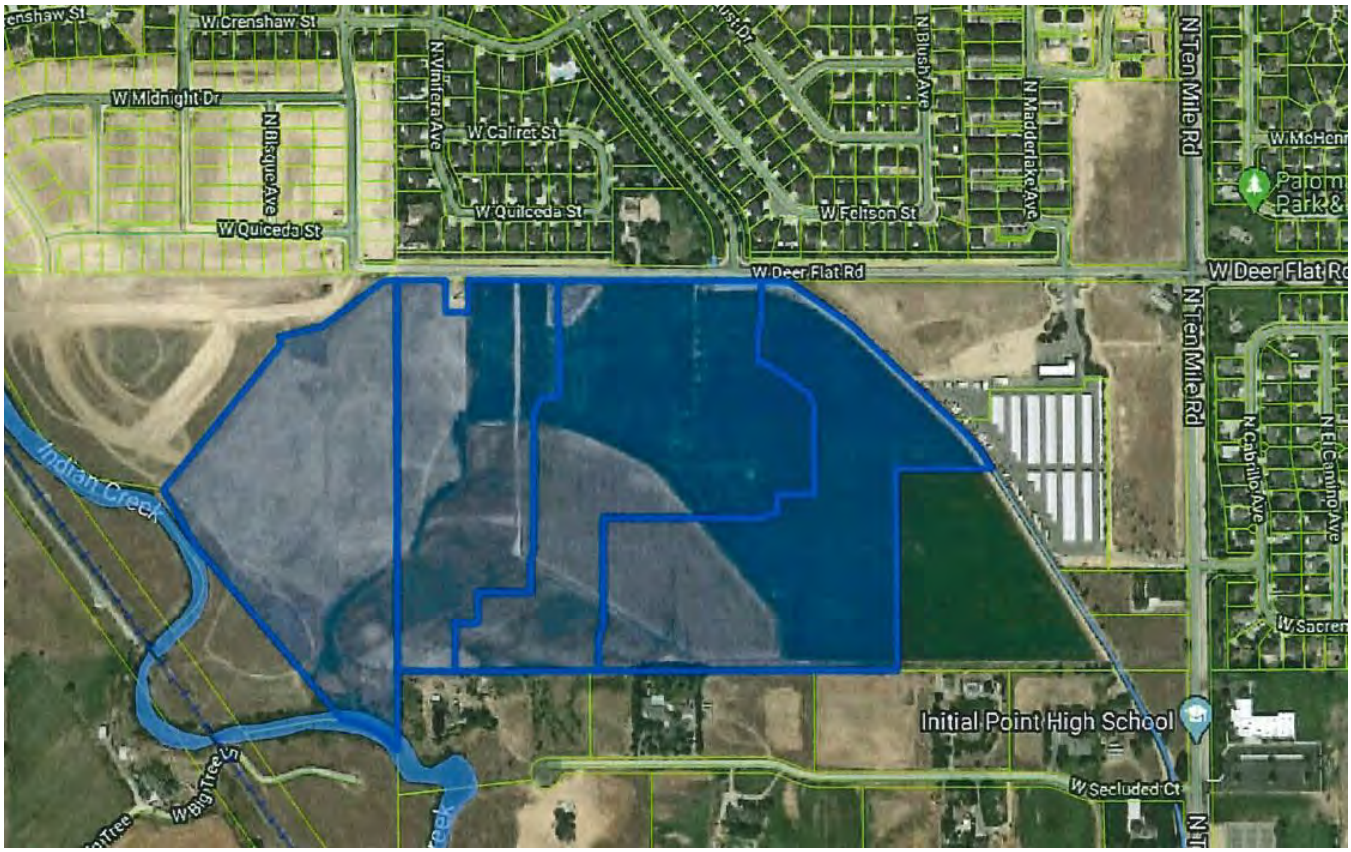
F. Conclusions of Law

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

W. BALDOR ST.
W. FOOLS GOLD ST.
W. RUNNER ST.
W. INGO ST.
W. SACRAMENTO ST.
N. CONCERTO AVE.
N. MADRONE AVE.
N. CRESTEL AVE.
N. PATTINI WAY
N. GRANITE DR.
N. RED JASPER DR.
N. GREEN EMERALD WAY
N. WHISTLE DR.
N. ASHTON DR.
W. OPALITE DR.
BLOCK 1
BLOCK 2
BLOCK 3
BLOCK 4
BLOCK 5
BLOCK 6
BLOCK 7
BLOCK 8
BLOCK 9
BLOCK 10
BLOCK 11
BLOCK 12
L-TTE
ELE T

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 one of the following:

☐Send a **"No Review"** letter to the applicant stating that there are no site specific conditions of approval at this time.

☒Write a **Staff Level** report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.

☐Write a **Commission Level** report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.

Items to be completed by Applicant:

☐For **ALL** development applications, including those receiving a **"No Review"** letter:

- The applicant should submit one set of engineered plans directly to ACHD for review by the **Development Review Section** for plan review and assessment of impact fees. (Note: if there are no site improvements required by ACHD, then architectural plans may be submitted for purposes of impact fee assessment.)
- The applicant is required to get a permit from Construction Services (ACHD) for ANY work in the right-of-way, including, but not limited to, driveway approaches, street improvements and utility cuts.

☐Pay Impact Fees prior to issuance of building permit. Impact fees cannot be paid prior to plan review approval.

DID YOU REMEMBER:
Construction (Non-Subdivisions)
☐ **Driveway or Property Approach(s)**

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

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

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

Construction (Subdivisions)
☐ **Sediment & Erosion Submittal**

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

☐ **Idaho Power Company**

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

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

Request for Appeal of Staff Decision

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

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

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

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

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

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

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.

EXHIBIT B-3

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

EXHIBIT B-3

Public Hearing Case No. 20-01-S

CENTRAL DISTRICT HEALTH DEPARTMENT

Environmental Health Division

Return to: 60 of 158

- ☐ 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: Rob Bach

Date: 4/7/2020

EXHIBIT B-3

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

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 AUTHORIZATION / 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:* _____

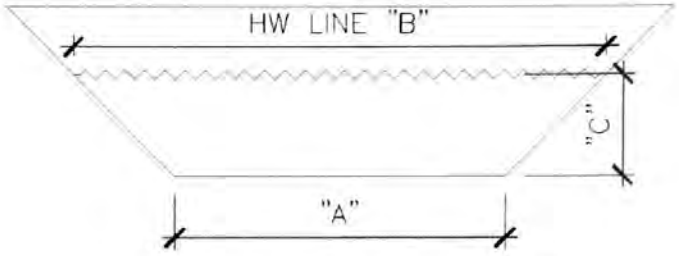
This application must be signed by the person who desires to undertake the proposed activity AND signed by a duly authorized agent (see Block 1, 2, 30). Further, 18 USC Section 1001 provides that: "*Whoever, in any manner within the jurisdiction of any department of the United States knowingly and willfully 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.

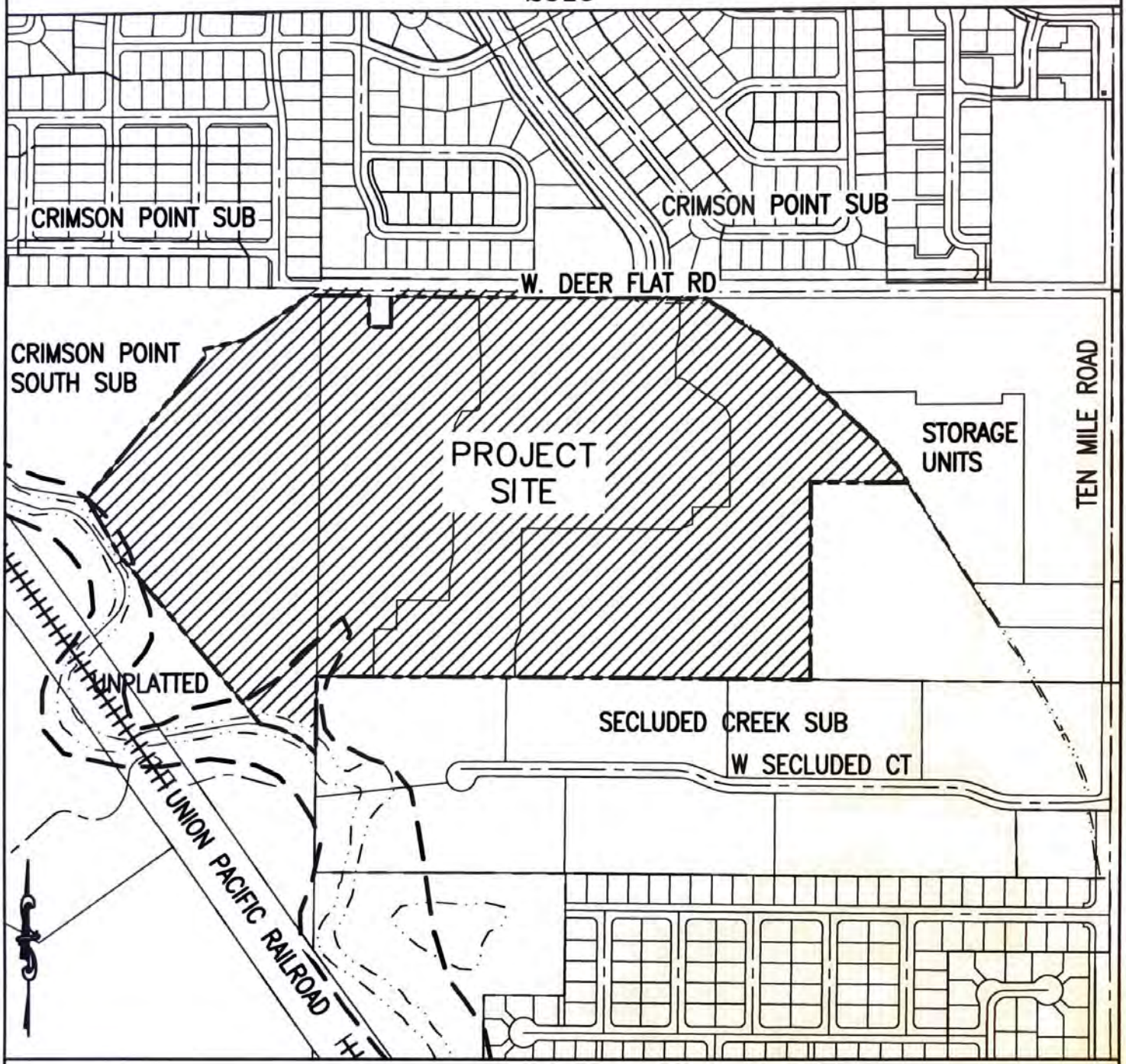
On the north of the subdivision, 260 LF of Ramsey Lateral will be tiled with development.

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**

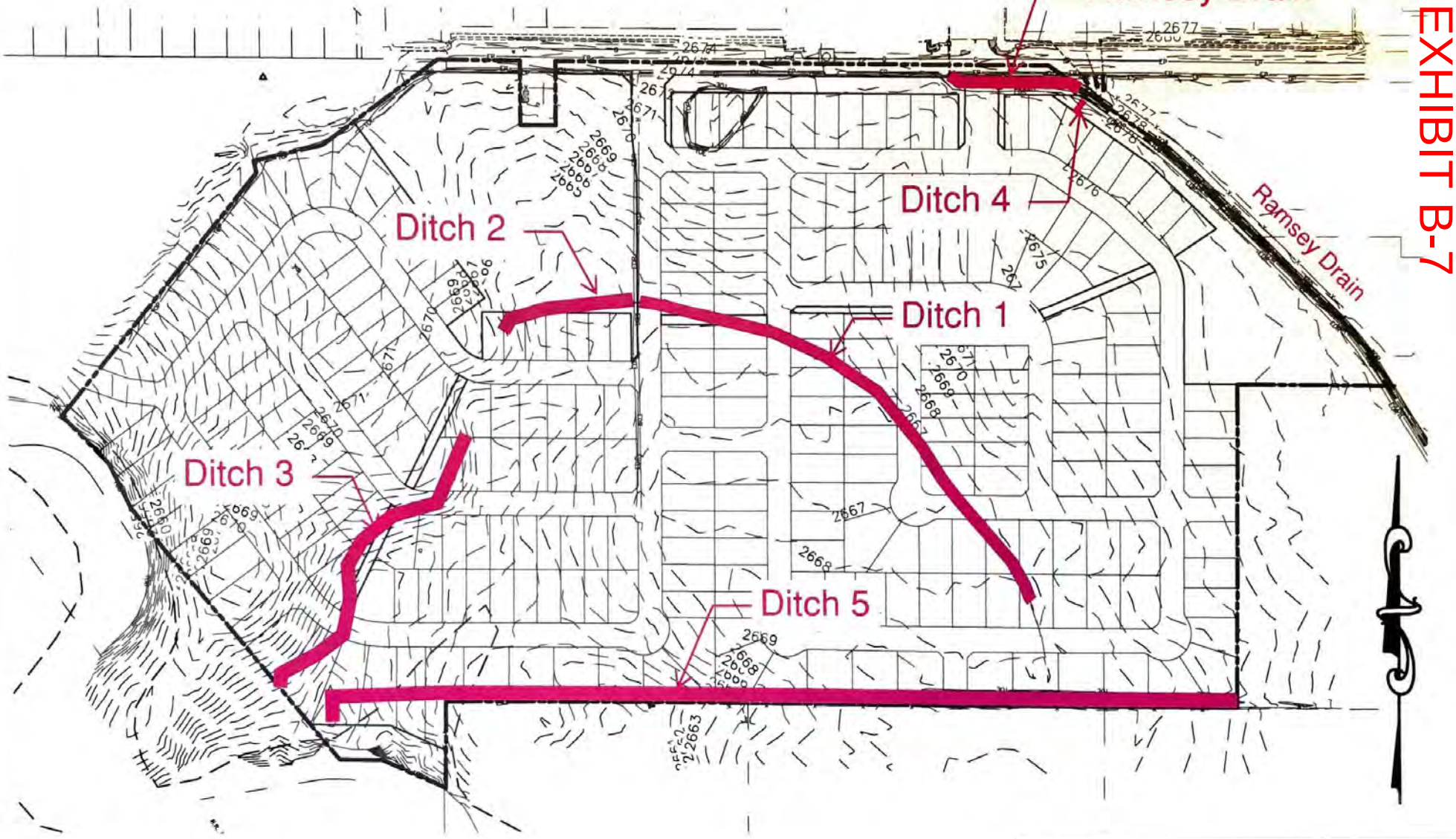


VICINITY MAP

1"=500'

FOSSIL CREEK SUBDIVISION
SITE VIEW

EXHIBIT B-7



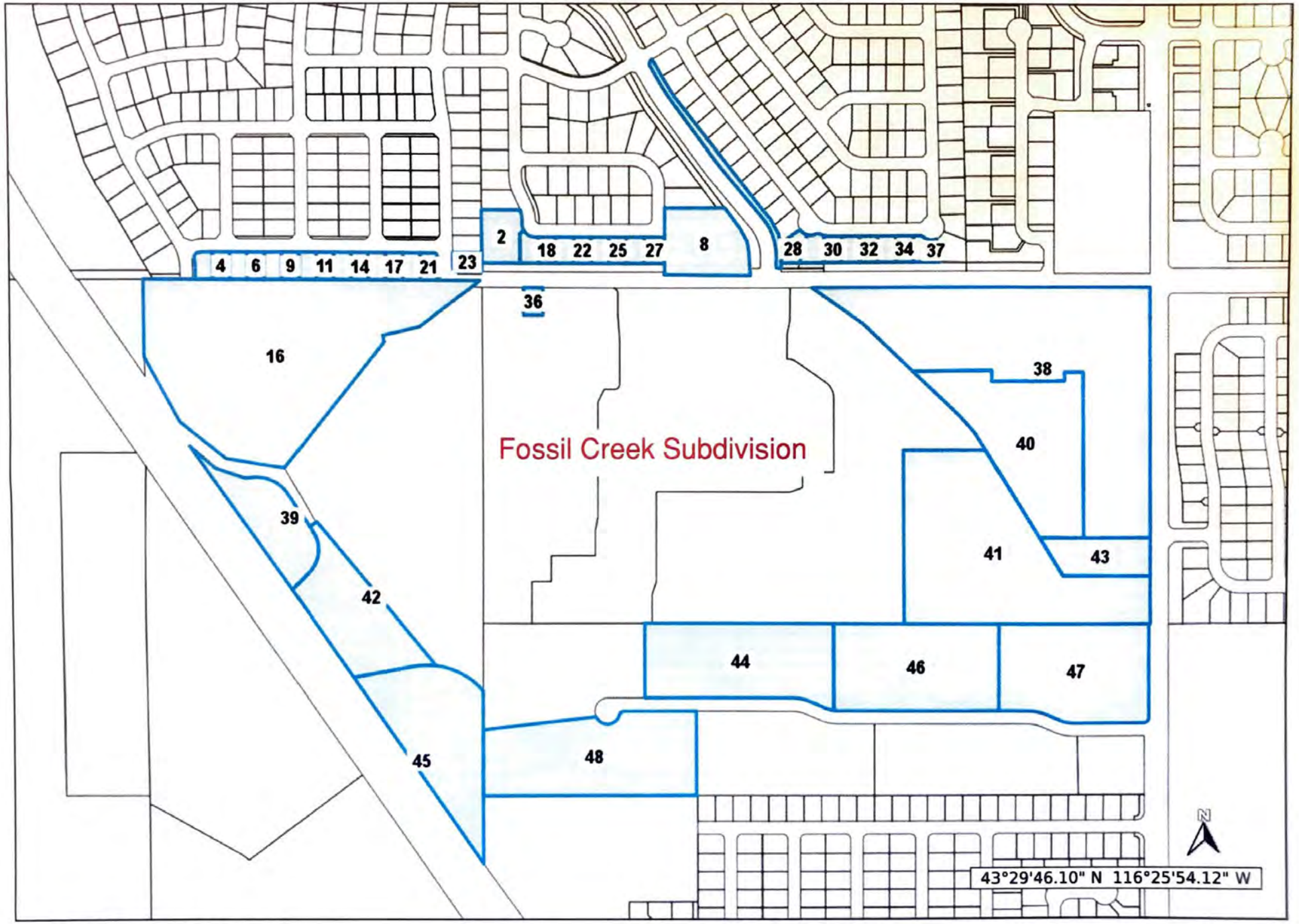
300 0 150 300 600

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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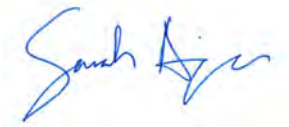
Your Economic Opportunity

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

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Traffic Impact Study
Fossil Creek Subdivision
November 2019

Prepared For:

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

Prepared By:

WHPacific, an NV5 Company
2141 W. Airport Way
Ste. 104
Boise, ID 83705

TRILOGY DEVELOPMENT

WHPacific
AN NV5 COMPANY

EXECUTIVE SUMMARY

This study was prepared in accordance with the ADA County Highway District's (ACHD's) requirements for a Traffic Impact Study listed in Section 7106 of the current *ACHD Policy Manual.* It evaluates the traffic impacts associated with the Fossil Creek Subdivision in Kuna, ID. The study area, scope and specific analysis parameters and requirements are the result of an Area of Influence Review performed by the Community Planning Association of Southwest Idaho (COMPASS) and discussion with ACHD. The study's principal findings and recommendations are summarized below.

Proposed Development

1. Fossil Creek Subdivision is a proposed development consisting of 272 single-family dwelling units on a 66.75-acre parcel located south of Deer Flat Road, between Ten Mile Rd and Indian Creek in Ada County.

2. The proposed development is to be constructed over a six-year period, or to be completed by the year 2025. Due to the short duration of buildout, an interim evaluation was not required by ACHD.

3. The proposed development is estimated to generate 2,568 daily trips, 201 AM peak hour trips, and 269 PM peak hour trips.

4. The primary roadway network serving this proposed development includes the following roadway segments and intersections:

    - Intersections
        - Deer Flat Road and Shayla Ave
        - Ten Mile Road and Deer Flat Road
        - Ten Mile Road and Ardell Road
    - Segments
        - Deer Flat Road, Shayla Ave to Ten Mile Road
        - Deer Flat Road, Ten Mile Road to School Ave
        - Ten Mile Road, Deer Flat Road to Ardell Road
        - Ten Mile Road, Ardell Road to Hubbard Road

    Primary Access to the site will be provided via Shayla Ave and a new access point approximately 600 feet to the west of Shayla Ave.

Proposed Mitigation for Existing Traffic

5. For the existing traffic conditions analyzed with the existing roadway lane configuration, all study area roadways meet ACHD's minimum operational threshold. No roadway improvements are needed to mitigate existing traffic.

6. For existing traffic conditions analyzed with the existing intersection control and lane configuration, all study area intersections meet ACHD's minimum v/c operational thresholds. No intersection improvements are needed to mitigate the existing traffic.

Proposed Mitigation for 2025 Background Traffic

7. For the 2025 Background traffic conditions analyzed with the existing roadway lane configuration, three of the four study area roadways meet ACHD's minimum operational thresholds. The roadway segment of Ten Mile Road, between Ardell Road and Hubbard Road exceeds the capacity for LOS E. ACHD's CIP has programmed a roadway widening to 3 lanes (2031-2035). Under this scenario, the roadway will perform above LOS D.

8. For the Background 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 estimated background traffic.

Proposed Mitigation for 2025 Site Plus Background Traffic

9. For the 2025 Site Plus Background traffic conditions analyzed with the existing roadway lane configuration, three of the four study area roadways meet ACHD's minimum operational thresholds. The roadway segment of Ten Mile Road, between Ardell Road and Hubbard Road exceeds the capacity for LOS E. ACHD's CIP has programmed a roadway widening to 3 lanes (2031-2035). Under this scenario, the roadway will perform above LOS D.

10. For the 2025 Site Plus Background traffic conditions analyzed with the existing intersection control and lane configuration, three of the four intersections analyzed meet ACHD's minimum operational thresholds. The intersection of Ten Mile Road and Deer Flat Road performs poorly in the AM and PM peak hours under the AWSC. It is expected to meet at least one traffic signal warrant under the 2025 background traffic conditions. Though Installation of a traffic signal may be an option, ACHD's CIP has programmed a single-lane roundabout at this location. Under this scenario, traffic operations are improved to a LOS A.

Traffic Impact Study
Fossil Creek Subdivision

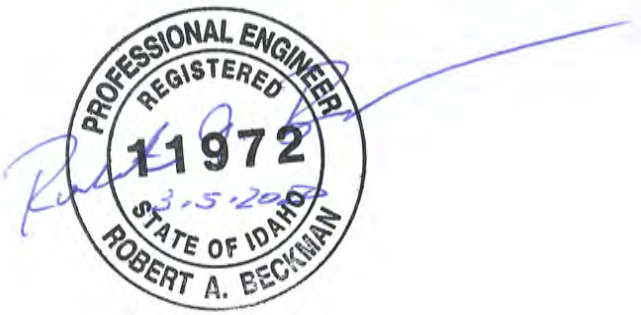
Addendum #1
March 2020

Prepared For:

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

Prepared By:

WHPacific, an NV5 Company
690 S Industry Way
Ste. 10
Meridian, ID 83642



TRILOGY DEVELOPMENT

WHPacific
AN NV5 COMPANY

1.0 ADDENDUM 1

This Addendum #1 addresses comments received by ACHD dated March 3, 2020 on the Fossil Creek Subdivision Traffic Impact Study. Original comments and subsequent responses are provided as follows:

1.1 COMMENT #1

ACHD staff does not agree with the background growth rate used to complete the study. The applicant's engineer did not discuss the growth rate with ACHD prior to completing the study. The study states that the COMPASS model shows growth rates between 2% and 4.8% in the area but a rate of 5% was selected to be conservative. Staff believes this understates the impact of the proposed development.

Per comment 1.B. the COMPASS model rate of 2.75% is to be applied to the growth of Ten Mile Road, Ardell Road to Hubbard Road.

Table 1 below summarizes the LOS for the roadway segment of Ten Mile Road, Ardell Rd to Hubbard Rd with the growth rate of 2.75%. Under this scenario the AM Peak Volumes performs at LOS E for the estimated 2025 background volumes and below LOS E for the 2025 site plus background volumes. The roadway performs at above LOS D when evaluating the roadway with a two-way-left-turn-lane.

Table 1. Roadway Segment LOS – Ten Mile Rd, Ardell Rd to Hubbard Rd

Period of Volumes	Functional Class	No. of Thru Lanes	Left-Turn Treatment	Threshold Volume		AM Peak Hour Major Direction		PM Peak Hour Major Direction	
				LOS D	LOS E	Vol (vph)	LOS	Vol (vph)	LOS
Existing	Minor Arterial	1	No LT Lane	540	575	474	< D	299	< D
2025 Background	Minor Arterial	1	No LT Lane	540	575	558	< E	352	< D
2025 Site Plus Background	Minor Arterial	1	No LT Lane	540	575	596	> E	395	< D
2025 Site Plus Background	Minor Arterial	1	TWLTL	675	720	596	<D	395	<D

ACHD staff recommends that the intersection of Ten Mile Road and Deer Flat Road be reevaluated for the 2025 background and 2025 total conditions using the growth rate of 3.6% for Deer Flat Road and 4.1% for Ten Mile Road. This analysis should be submitted to staff for review.

Figure 1 shows the 2025 background and 2025 site plus background traffic volumes with the adjusted growth rates at the Ten Mile Road and Deer Flat Road intersection.

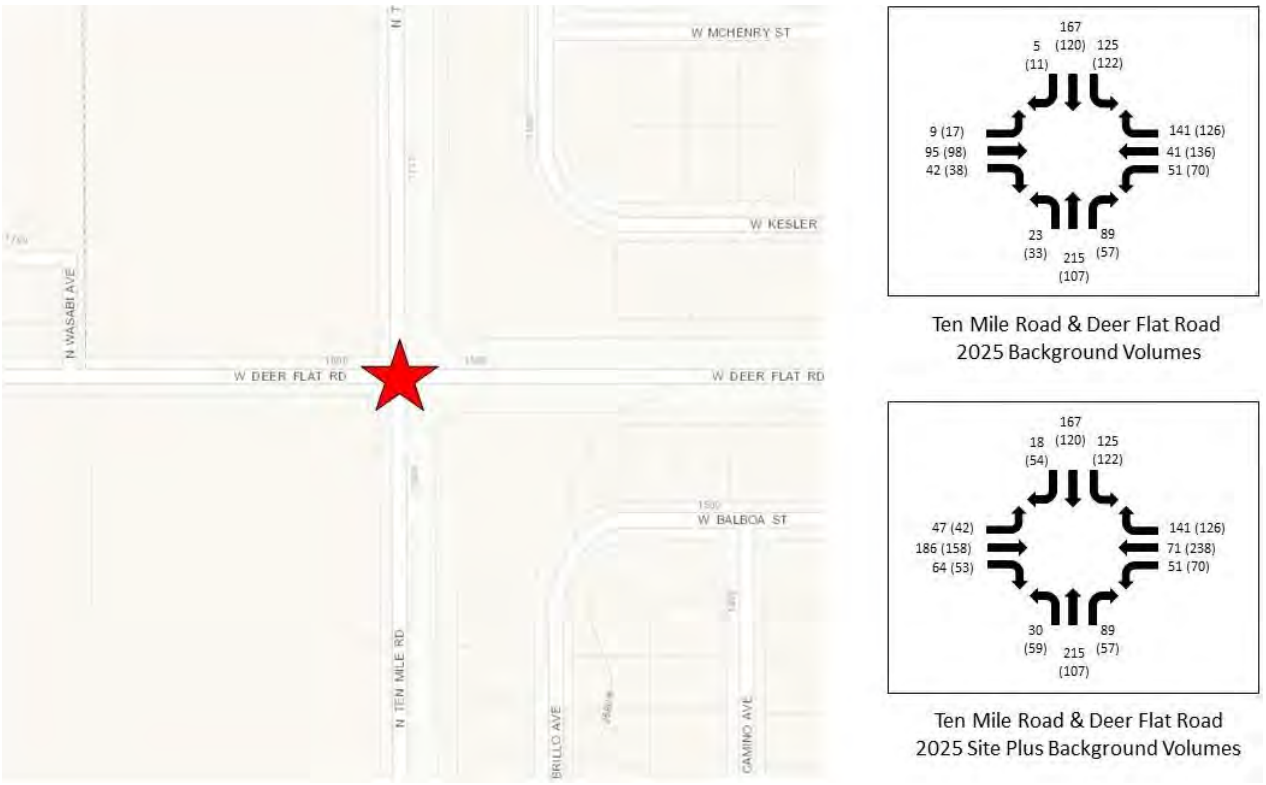


Figure 1. Ten Mile Road and Deer Flat Road 2025 Background and Total Volumes

The intersection was evaluated with the existing traffic control, lane configurations, and the above stated volumes. Table 2 summarizes the outcome. The 2025 background and the 2025 site plus background volumes operate at an acceptable LOS and v/c ratio.

Table 2. Intersection Traffic LOS – Ten Mile Rd and Deer Flat Rd

Time Period	Traffic Control Lane Group	AM LOS/Delay/v/c	PM LOS/Delay/v/c
Existing	AWSC	B/13.9	B/10.5
	Eastbound	B/11.9/0.28	A/9.8/0.20
	Westbound	B/12.1/.034	B/10.9/0.34
	Northbound	C/15.2/0.54	A/10.0/0.24
	Southbound	C/15.1/0.52	A/10.9/0.32
2025 Background	AWSC	B/14.3	B/12.8
	Eastbound	B/12.0/0.28	B/11.4/0.28
	Westbound	B/12.3/0.35	B/13.8/0.47
	Northbound	C/15.7/0.56	B/11.9/0.35
	Southbound	C/15.5/0.53	B/13.7/0.45
2025 Site Plus Background	AWSC	C/22.3	C/22.2
	Eastbound	C/23.2/0.66	C/18.9/0.55
	Westbound	C/16.8/0.48	D/30.0/0.78
	Northbound	C/24.9/0.70	C/17.2/0.52
	Southbound	C/24.0/0.68	C/21.8/0.64

1.2 COMMENT #2

Staff typically recommend that the fitted curve be used to calculate trips generated for this land use. This study used the average rate. Using the fitted curve results in 2,611 daily trips (2,568 from average), 198 AM peak hour trips (201 from average), and 265 PM peak hour trips (269 from average). The results are very similar in this case and we do not recommend that the study be revised to reflect the fitted curve number.

Acknowledged.

1.3 COMMENT #3

The TIS does not indicate whether the proposed access points do or do not meet ACHD access spacing policy. This should be addressed as part of the traffic impact study.

The ACHD Policy Manual Section 7205.4.6 Driveway Spacing in Minor Arterials includes Table 1a: Access Spacing on Minor Arterials (away from a signalized intersection/successive spacing). This tables specifies a Minor Arterial with a posted speed limit of 35 MPH (Deer Flat Road, west of Ten Mile Road) requires a minimum spacing of 660' for Local Streets. The first access point at N Shayla Ave is 1,530 feet from the intersection and the new west access point is 700 feet from N Shayla Ave. These distances meet ACHD's minimum requirements.

1.4 COMMENT #4

The study indicates that an improvement at the Deer Flat Rd & Ten Mile Rd intersection are necessary for the 2025 total conditions. As noted, a single lane roundabout is ultimately planned for this intersection, but construction of a roundabout at this intersection is not currently scheduled in ACHD's IFYWP.

There are significant right of way limitations on the west side of the intersection at this time. The study only evaluates a roundabout as a potential improvement at this location. The intersection should also be analyzed as an interim traffic signal. This analysis should be provided to staff for review.

As noted in the response to comment #1, the 2025 total conditions no longer exceed the minimum LOS requirements. An improvement will no longer be required under this scenario.

1.5 COMMENT #5

The traffic impact study did not identify the number of lots that can be constructed before the improvements are needed at the Deer Flat Rd & Ten Mile Rd intersection. This information should be provided to staff for review.

As noted in the response to comment #1, the 2025 total conditions no longer exceed the minimum LOS requirements. An improvement will no longer be required under this scenario.

2.0 ATTACHMENTS:

ACHD review letter, Fossil Creek Traffic Impact Study, March 3, 2020

Subsequent HCS output reports

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

March 3, 2020

Robert Beckman
WH Pacific
2141 W. Airport Way, #104
Boise, ID 83705

Subject: Fossil Creek Traffic Impact Study

The Ada County Highway District staff has completed an initial review of the submitted traffic impact study (TIS) for the proposed Fossil Creek Subdivision. Comments/recommendations provided by District Traffic Services and Planning Review staff are listed below:

1. Staff does not agree with the background growth rate used to complete the study. The applicant's engineer did not discuss the growth rate with ACHD prior to completing the study. The study states that the COMPASS model shows growth rates between 2% and 4.8% in the area, but a rate of 5% was selected to be conservative. Staff believes this understates the impact of the proposed development.

    a. The model shows the following rates between 2019 and 2025 for the specific segments and intersection approaches included in this study.
        i. Deer Flat Road, Shayla Avenue to Ten Mile Road: 2.5%
        ii. Deer Flat Road, Ten Mile Road to School Avenue: 4.7%
        iii. Ten Mile Road, Deer Flat Road to Ardell Road: 3.3%
        iv. Ten Mile Road, Ardell Road to Hubbard Road: 2.75%
        v. Ten Mile Road, south of Deer Flat Road: 4.2%
        vi. Ardell Road, west of Ten Mile Road: 3.1%

    b. If the model rate of 2.75% were used for Ten Mile Road, Ardell Road to Hubbard Road, the AM Peak Hour volume would be 549 (LOS E) for 2025 background traffic. The study shows that the segment volume would be 635 (> LOS E). Staff does not agree with the study's conclusion that this segment is anticipated to exceed ACHD planning level thresholds for 2025 background conditions. However, we do agree that the segment can be anticipated to exceed ACHD planning level thresholds for 2025 total conditions

    Staff recommends that the intersection of Ten Mile Road and Deer Flat Road be reevaluated for 2025 background and 2025 total conditions using a growth rate of 3.6% for Deer Flat Road and 4.1% for Ten Mile Road. This analysis should be submitted to staff for review.

    No other intersections are identified as deficient. The analysis completed was more conservative than the reduced growth rates, and reevaluation will not change the outcome of the TIS. In the future all growth rates should be discussed with ACHD prior to beginning the study.

2. Staff typically recommend that the fitted curve be used to calculate trips generated for this land use. This study used the average rate. Using the fitted curve results in 2,611 daily trips (2,568 from average), 198 AM peak hour trips (201 from average), and 265 PM peak hour trips (269 from average). The results are very similar in this case and we do not recommend that the study be revised to reflect the fitted curve numbers.

3. The TIS does not indicate whether the proposed access points do or do not meet ACHD access spacing policy. This should be addressed as part of the traffic impact study.

4. The study indicates that improvement at the Lake Hazel Road/Ten Mile Road intersection are necessary for 2025 total conditions. As noted, a single lane roundabout is ultimately planned for this intersection, but construction of a roundabout at this intersection is not currently scheduled in ACHD's IFYWP.

   There are significant right of way limitations on the west side of the intersection at this time. The study only evaluates a roundabout as a potential improvement at this location. The intersection should also be analyzed as an interim traffic signal. This analysis should be provide to staff for review.

5. The traffic impact study did not identify the number of lots that can be constructed before improvements are needed at the Lake Hazel Road/ Ten Mile Road intersection. This information should be provided to staff for review.

Please let me know if you have any questions.

Sincerely,

Mindy Wallace

Mindy Wallace, AICP
Planning Review Supervisor
Development Services

CC: Gem State Planning - Jane Suggs
Trilogy Development - Shawn Brownlee

HCS7 All-Way Stop Control Report

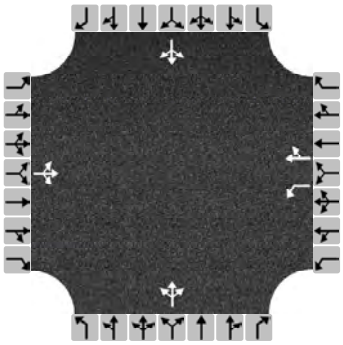
General Information

Analyst	K. Baker
Agency/Co.	WHPacific
Date Performed	03/05/2020
Analysis Year	2025
Analysis Time Period (hrs)	0.25
Time Analyzed	Background 2025 AM Peak
Project Description	Fossil Creek Subdivision

Site Information

Intersection	Ten Mile Rd and Deer Flat
Jurisdiction	ACHD
East/West Street	W Deer Flat Rd
North/South Street	N Ten Mile Rd
Peak Hour Factor	0.92

Lanes



Vehicle Volume and Adjustments

Approach	Eastbound			Westbound			Northbound			Southbound		
Movement	L	T	R	L	T	R	L	T	R	L	T	R
Volume	9	95	42	51	41	141	23	215	89	125	167	5
% Thrus in Shared Lane												
Lane	L1	L2	L3	L1	L2	L3	L1	L2	L3	L1	L2	L3
Configuration	LTR			L	TR		LTR			LTR		
Flow Rate, v (veh/h)	159			55	198		355			323		
Percent Heavy Vehicles	2			2	2		2			2		

Departure Headway and Service Time

Initial Departure Headway, hd (s)	3.20			3.20	3.20		3.20			3.20		
Initial Degree of Utilization, x	0.141			0.049	0.176		0.316			0.287		
Final Departure Headway, hd (s)	6.44			7.35	6.28		5.69			5.95		
Final Degree of Utilization, x	0.284			0.113	0.345		0.562			0.534		
Move-Up Time, m (s)	2.0			2.3	2.3		2.0			2.0		
Service Time, ts (s)	4.44			5.05	3.98		3.69			3.95		

Capacity, Delay and Level of Service

Flow Rate, v (veh/h)	159			55	198		355			323		
Capacity	559			490	573		633			605		
95% Queue Length, Q_{95} (veh)	1.2			0.4	1.5		3.5			3.1		
Control Delay (s/veh)	12.0			11.0	12.3		15.7			15.5		
Level of Service, LOS	B			B	B		C			C		
Approach Delay (s/veh)	12.0			12.0			15.7			15.5		
Approach LOS	B			B			C			C		
Intersection Delay, s/veh | LOS	14.3						B					

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HCS7 All-Way Stop Control Report

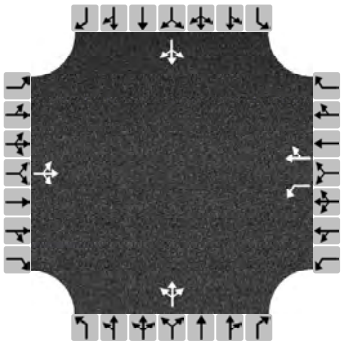
General Information

Analyst	K. Baker
Agency/Co.	WHPacific
Date Performed	03/04/2020
Analysis Year	2025
Analysis Time Period (hrs)	0.25
Time Analyzed	Background 2025 PM Peak
Project Description	Fossil Creek Subdivision

Site Information

Intersection	Ten Mile Rd and Deer Flat
Jurisdiction	ACHD
East/West Street	W Deer Flat Rd
North/South Street	N Ten Mile Rd
Peak Hour Factor	0.92

Lanes



Vehicle Volume and Adjustments

Approach	Eastbound			Westbound			Northbound			Southbound		
Movement	L	T	R	L	T	R	L	T	R	L	T	R
Volume	17	98	38	70	136	126	33	107	57	122	120	11
% Thrus in Shared Lane												
Lane	L1	L2	L3	L1	L2	L3	L1	L2	L3	L1	L2	L3
Configuration	LTR			L	TR		LTR			LTR		
Flow Rate, v (veh/h)	166			76	285		214			275		
Percent Heavy Vehicles	2			2	2		2			2		

Departure Headway and Service Time

Initial Departure Headway, hd (s)	3.20			3.20	3.20		3.20			3.20		
Initial Degree of Utilization, x	0.148			0.068	0.253		0.190			0.244		
Final Departure Headway, hd (s)	6.06			6.80	5.95		5.85			5.92		
Final Degree of Utilization, x	0.280			0.144	0.471		0.348			0.452		
Move-Up Time, m (s)	2.0			2.3	2.3		2.0			2.0		
Service Time, ts (s)	4.06			4.50	3.65		3.85			3.92		

Capacity, Delay and Level of Service

Flow Rate, v (veh/h)	166			76	285		214			275		
Capacity	594			530	605		616			608		
95% Queue Length, Q_{95} (veh)	1.1			0.5	2.5		1.6			2.3		
Control Delay (s/veh)	11.4			10.6	13.8		11.9			13.7		
Level of Service, LOS	B			B	B		B			B		
Approach Delay (s/veh)	11.4			13.1			11.9			13.7		
Approach LOS	B			B			B			B		
Intersection Delay, s/veh | LOS	12.8						B					

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HCS7 All-Way Stop Control Report

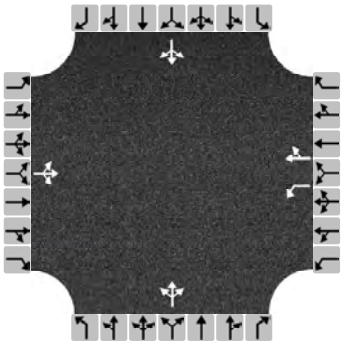
General Information

Analyst	K. Baker
Agency/Co.	WHPacific
Date Performed	03/04/2020
Analysis Year	2025
Analysis Time Period (hrs)	0.25
Time Analyzed	Total 2025 AM Peak
Project Description	Fossil Creek Subdivision

Site Information

Intersection	Ten Mile Rd and Deer Flat
Jurisdiction	ACHD
East/West Street	W Deer Flat Rd
North/South Street	N Ten Mile Rd
Peak Hour Factor	0.92

Lanes



Vehicle Volume and Adjustments

Approach	Eastbound			Westbound			Northbound			Southbound		
Movement	L	T	R	L	T	R	L	T	R	L	T	R
Volume	47	186	64	51	71	141	30	215	89	125	167	18
% Thrus in Shared Lane												
Lane	L1	L2	L3	L1	L2	L3	L1	L2	L3	L1	L2	L3
Configuration	LTR			L	TR		LTR			LTR		
Flow Rate, v (veh/h)	323			55	230		363			337		
Percent Heavy Vehicles	2			2	2		2			2		

Departure Headway and Service Time

Initial Departure Headway, hd (s)	3.20			3.20	3.20		3.20			3.20		
Initial Degree of Utilization, x	0.287			0.049	0.205		0.323			0.300		
Final Departure Headway, hd (s)	7.32			8.47	7.48		6.98			7.22		
Final Degree of Utilization, x	0.656			0.130	0.479		0.704			0.676		
Move-Up Time, m (s)	2.0			2.3	2.3		2.0			2.0		
Service Time, ts (s)	5.32			6.17	5.18		4.98			5.22		

Capacity, Delay and Level of Service

Flow Rate, v (veh/h)	323			55	230		363			337		
Capacity	492			425	482		516			499		
95% Queue Length, Q_{95} (veh)	4.7			0.4	2.5		5.5			5.0		
Control Delay (s/veh)	23.2			12.4	16.8		24.9			24.0		
Level of Service, LOS	C			B	C		C			C		
Approach Delay (s/veh)	23.2			16.0			24.9			24.0		
Approach LOS	C			C			C			C		
Intersection Delay, s/veh | LOS	22.3						C					

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HCS7 All-Way Stop Control Report

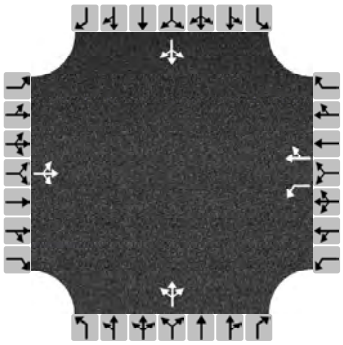
General Information

Analyst	K. Baker
Agency/Co.	WHPacific
Date Performed	03/04/2020
Analysis Year	2025
Analysis Time Period (hrs)	0.25
Time Analyzed	Total 2025 PM Peak
Project Description	Fossil Creek Subdivision

Site Information

Intersection	Ten Mile Rd and Deer Flat
Jurisdiction	ACHD
East/West Street	W Deer Flat Rd
North/South Street	N Ten Mile Rd
Peak Hour Factor	0.92

Lanes



Vehicle Volume and Adjustments

Approach	Eastbound			Westbound			Northbound			Southbound		
Movement	L	T	R	L	T	R	L	T	R	L	T	R
Volume	42	158	53	70	238	126	59	107	57	122	120	54
% Thrus in Shared Lane												
Lane	L1	L2	L3	L1	L2	L3	L1	L2	L3	L1	L2	L3
Configuration	LTR			L	TR		LTR			LTR		
Flow Rate, v (veh/h)	275			76	396		242			322		
Percent Heavy Vehicles	2			2	2		2			2		

Departure Headway and Service Time

Initial Departure Headway, hd (s)	3.20			3.20	3.20		3.20			3.20		
Initial Degree of Utilization, x	0.244			0.068	0.352		0.215			0.286		
Final Departure Headway, hd (s)	7.25			7.82	7.05		7.32			7.12		
Final Degree of Utilization, x	0.554			0.165	0.775		0.493			0.637		
Move-Up Time, m (s)	2.0			2.3	2.3		2.0			2.0		
Service Time, ts (s)	5.25			5.52	4.75		5.32			5.12		

Capacity, Delay and Level of Service

Flow Rate, v (veh/h)	275			76	396		242			322		
Capacity	497			461	510		492			505		
95% Queue Length, Q_{95} (veh)	3.3			0.6	7.0		2.7			4.4		
Control Delay (s/veh)	18.9			12.1	30.0		17.2			21.8		
Level of Service, LOS	C			B	D		C			C		
Approach Delay (s/veh)	18.9			27.1			17.2			21.8		
Approach LOS	C			D			C			C		
Intersection Delay, s/veh | LOS	22.2						C					

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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

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

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.hbcrushins@yahoo.com
5.	Jim Wuethler	2163 W. Quilceda St,	Kuna 83634
6.	DEE WUETHLER	" " " " "	"
7.	Paul Dymen		paul@dymencore.com
8.	Luke Dymen		
9.	Audrey Blanchard	2251 W. Secluded Ct.	rynomite@gmail.com
10.	Denise Hibbard.	5814 N Veridian Ave	~~denischibbard~~
11.	Dan Hintz	2252 W Secluded	~~danhintzjr@yahoo.com~~ denischibbard44@gmail.com 208 890 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

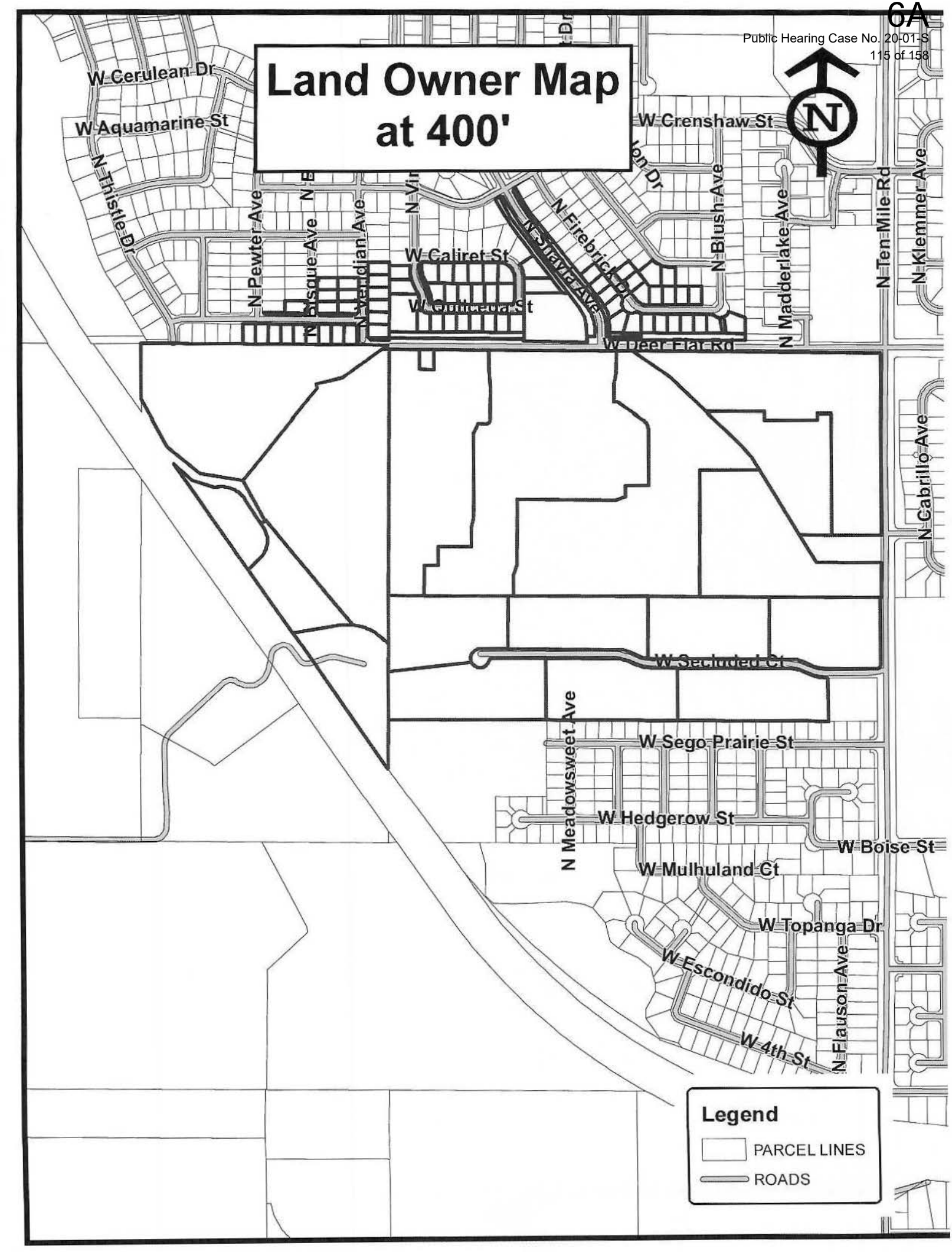
CONTACT PERSON (Mail recipient and person to call with questions):

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'
W Cerulean Dr
W Aquamarine St
W Crenshaw St
N Fistle Dr
N Pewter Ave
N Bisque Ave
N Meridian Ave
N Vi
W Caliret St
W Goldenrod St
N Firebrick Dr
N Silvia Ave
N Blush Ave
N Madderlake Ave
N Ten Mile Rd
N Klemmer 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.

6A
Public Hearing Case No. 20-01-S
121 of 158

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

- We are concerned about the offensive noise associated with such a large-scale and long-term construction project—large vehicles, backup beepers, hammering, etc., that will be going off all day long for years to come, and we would like a guarantee that reasonable hours of operation will be respected.

- In order to maintain our privacy, we are hopeful that the developers will limit building two-story homes along the fence line and avoid placing them directly behind any residences on Secluded Court. We have many barren acres where two-story homes could be placed with less impact to existing residents of Secluded Court.

- We have dozens of mature cottonwood trees near out property line, and we would like to be assured that they will not be removed.

- We are concerned about possible damage or interference with our irrigation water box Ramsey 577 during construction. Our neighbors on Deer Flat Road have shared with us how Corey Barton construction damaged their system during the construction of Crimson Point. We would like an assurance that our ability to get water as usual will continue without interruption. In the unlikely event that construction does adversely affect our irrigation system, we expect that it will be repaired immediately and Corey Barton will assume the full financial expense of such repair.

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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 @gmail
2. [illegible] Marsala Same " " " "
3. Claudia Jacobson 1830 W. Secluded Ct Kuna claudiajj@cableone.net
4. Mark Jacobson (Same as above) markcjacobson@cableone.net
5. [illegible] 2251 W. Secluded Ct. rynomite@gmail.com
6. [illegible] Same as above eclipse2311@gmail.com
7. [illegible] 2252 W Secluded Ct. byleahshands@gmail
8. Dan Hintz Same " " " danhintzjr@yahoo.com
9. Alicia Jordan 2145 W Secluded Ct aliciasjordan@gmail.com
10. [illegible] " " " harveycjordan@gmail.com
11. [illegible] 1845 W. Secluded Ct. Kuna, Martinmc1@msn.com

received
7-13-20

Hand Delivered Letter

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.

We are concerned about the offensive noise associated with such a large-scale and long-term construction project—large vehicles, backup beepers, hammering, etc., that will be going off all day long for years to come, and we would like a guarantee that reasonable hours of operation will be respected.

In order to maintain our privacy, we are hopeful that the developers will limit building two-story homes along the fence line and avoid placing them directly behind any residences on Secluded Court. We have many barren acres where two-story homes could be placed with less impact to existing residents of Secluded Court.

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9. Alicia Jordan 2145 W Secluded Ct aliciasjordan@gmail.com
10. Harvey C Jordan " " " harveycjordan@gmail.com
11. Martin 1845 W. Secluded Ct. Kuna, Martinmc1@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!

Jon 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*

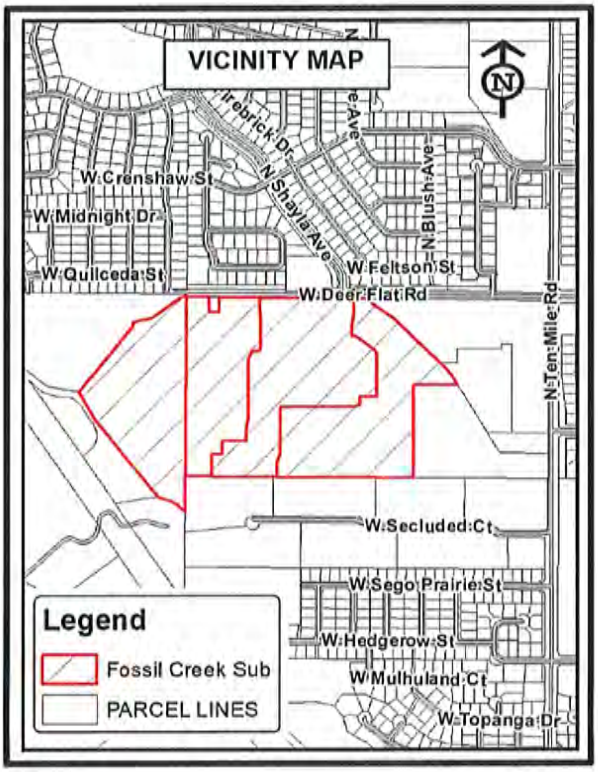
Location: Near the Southwest Corner (SWC) of Deer Flat & Ten Mile Road Kuna, Idaho 83634

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.

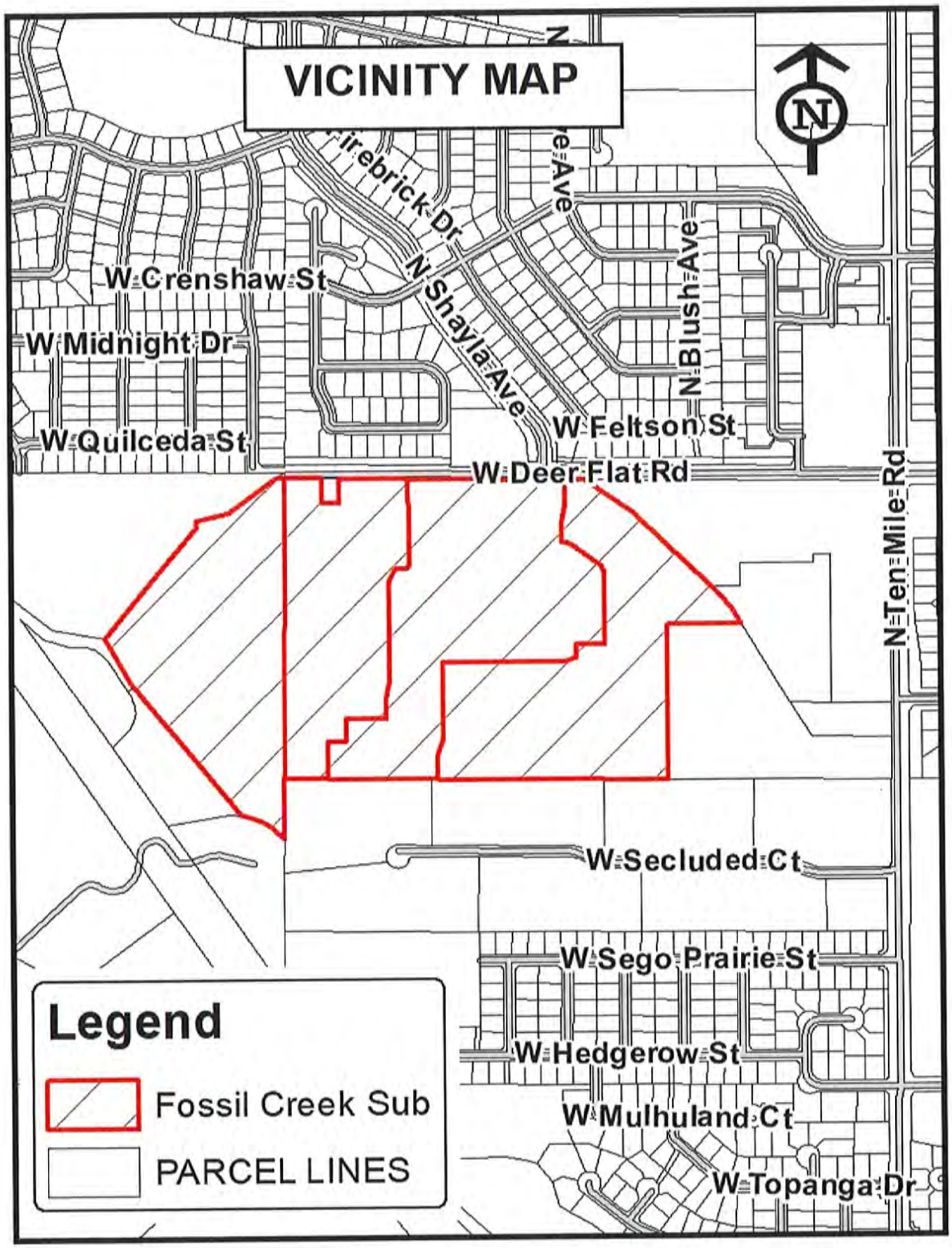
   Comment: *Neighborhood Notices were mailed out to residents within 400-FT of the proposed project site on July 2, 2020, and a legal notice was published in the Kuna Melba Newspaper on June 15, 2020. The applicant placed a sign on the property on July 2, 2020. The Design Review application was noticed on the agenda for the July 28, 2020 meeting.*

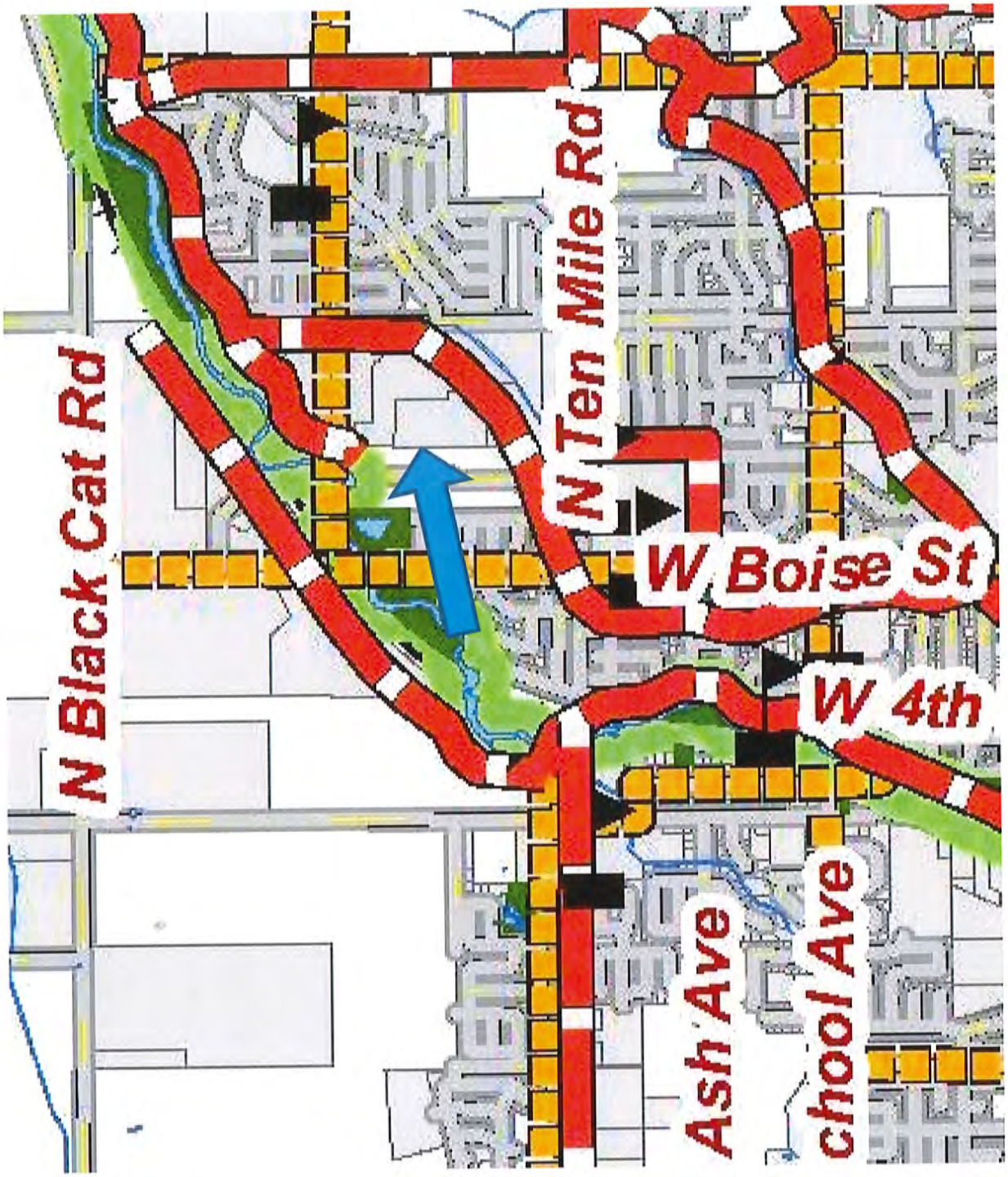
DATED: this 28th day of July, 2020.

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

Troy Behunin, Planner III


VICINITY MAP
N
Firebrick Dr
N Blush Ave
W Crenshaw St
N Shayla Ave
W Midnight Dr
W Feltson St
W Quilceda 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

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(208) 922-5274 | www.kunacity.id.gov

EXHIBIT CHECKLIST

Case Name: Ashton Estates East
Case No.(s): 19-08-S & 19-11-AN

	EXHIBITS
1	Staff Memo City Council
2	P&Z Commission Findings of Fact Signed
3	P&Z Meeting Minutes 7/28/2020
4	Commission and Council Review Application
5	Annexation Checklist
6	Preliminary Plat Checklist
7	Vicinity Map
8	Common Area Maintenance Agreement
9	Legal Description Annexation
10	Legal Description Boundary
11	Affidavit of Legal Interest
12	Warranty Deed
13	Letter of Intent
14	Commitment to Property Posting
15	TIS Executive Summary
16	Subdivision Name Reservation
17	Phase Plan
18	Landscape Plan
19	Neighborhood Meeting Certification
20	Preliminary Plat
21	Agency Transmittal Notifications
22	Central District Health Comments
23	Boise Project Board of Control Comments
24	Department of Environmental Quality Comments
25	Nampa Meridian Irrigation District Comments
26	Idaho Transportation Department Comments
27	Ada County Highway District Comments
28	City Engineer Comments
29	Parks and Recreation Comments
30	COMPASS Comments
31	Ada County Development Services Comments
32	Kuna School District Comments
33	P&Z Mailer
34	P&Z Kuna Melba News Legal Notice
35	Public Comment 7/15/2020
36	P&Z Proof of Posting
37	City Council Proof of Posting
38	City Council Mailer
39	City Council Kuna Melba News Legal Notice

To view full Traffic Impact Study, click HERE.

City of Kuna
City Council
Staff Memo

P.O. Box 13
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To: City Council

Case Numbers: 19-11-AN (Annexation) &
19-08-S (Preliminary Plat)
Ashton Estates East Subdivision

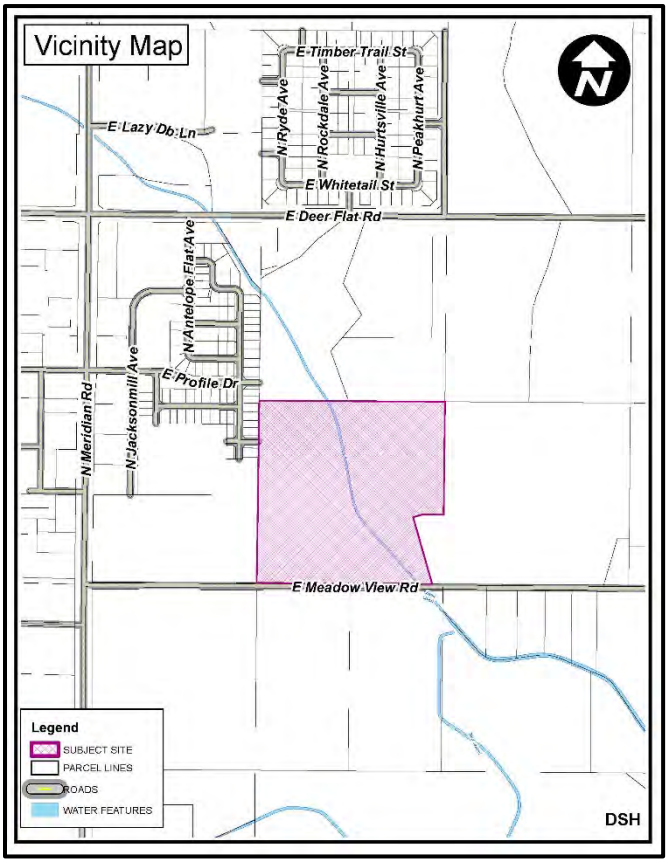
Site Location: 2320 E. Meadow View Road,
Kuna, ID 83634

Planner: Doug Hanson, Planner I

Hearing Date: October 6, 2020
Tabled: October 20, 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 "J" 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 20th day of October, 2020

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

City Council
Proposed Findings of Fact and Conclusions of Law

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.*

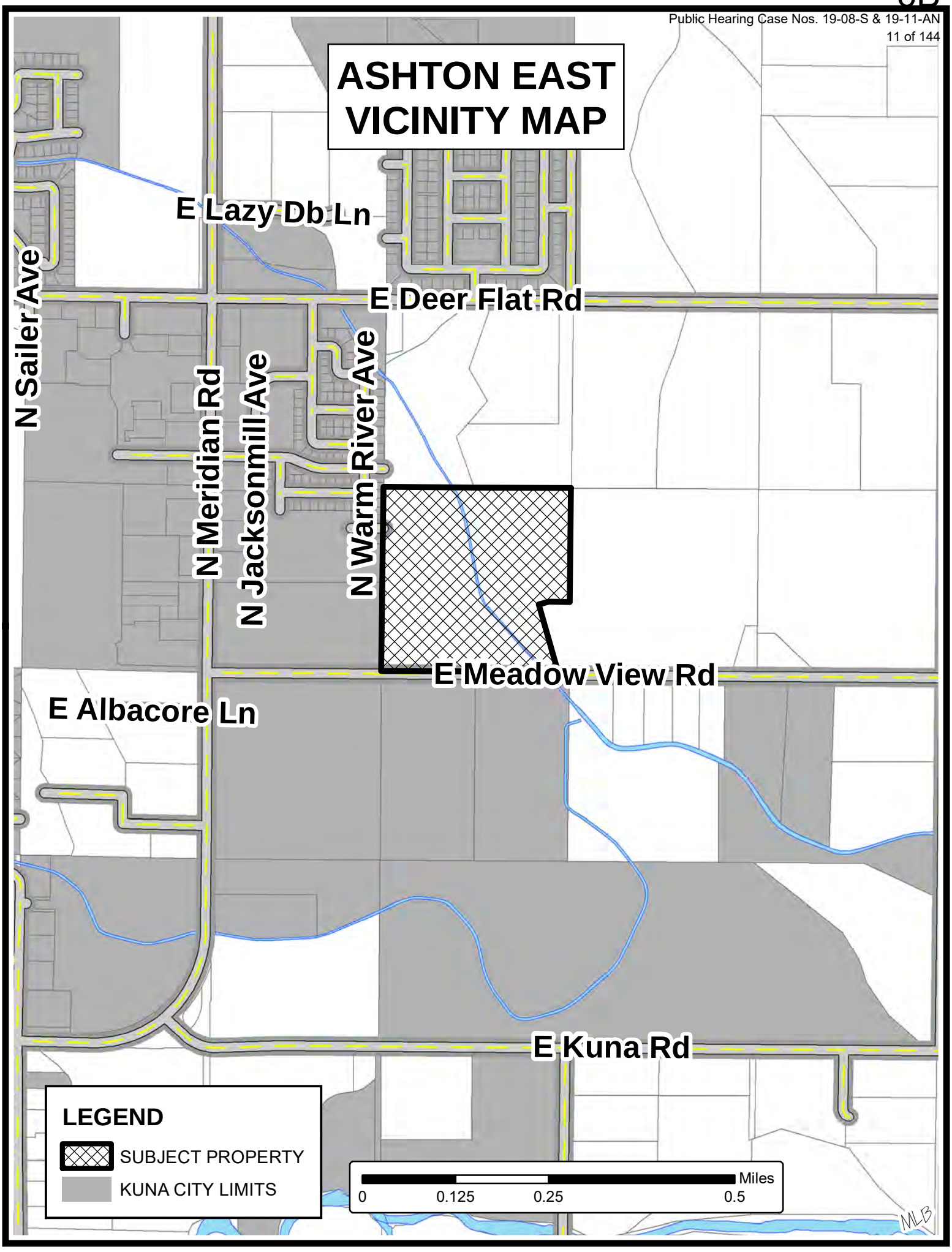
10. The proposed project lands *are* contiguous or adjacent to property within Kuna City Limits.

    Staff Finding: *The parcel is contiguous with City limits to the south and east.*

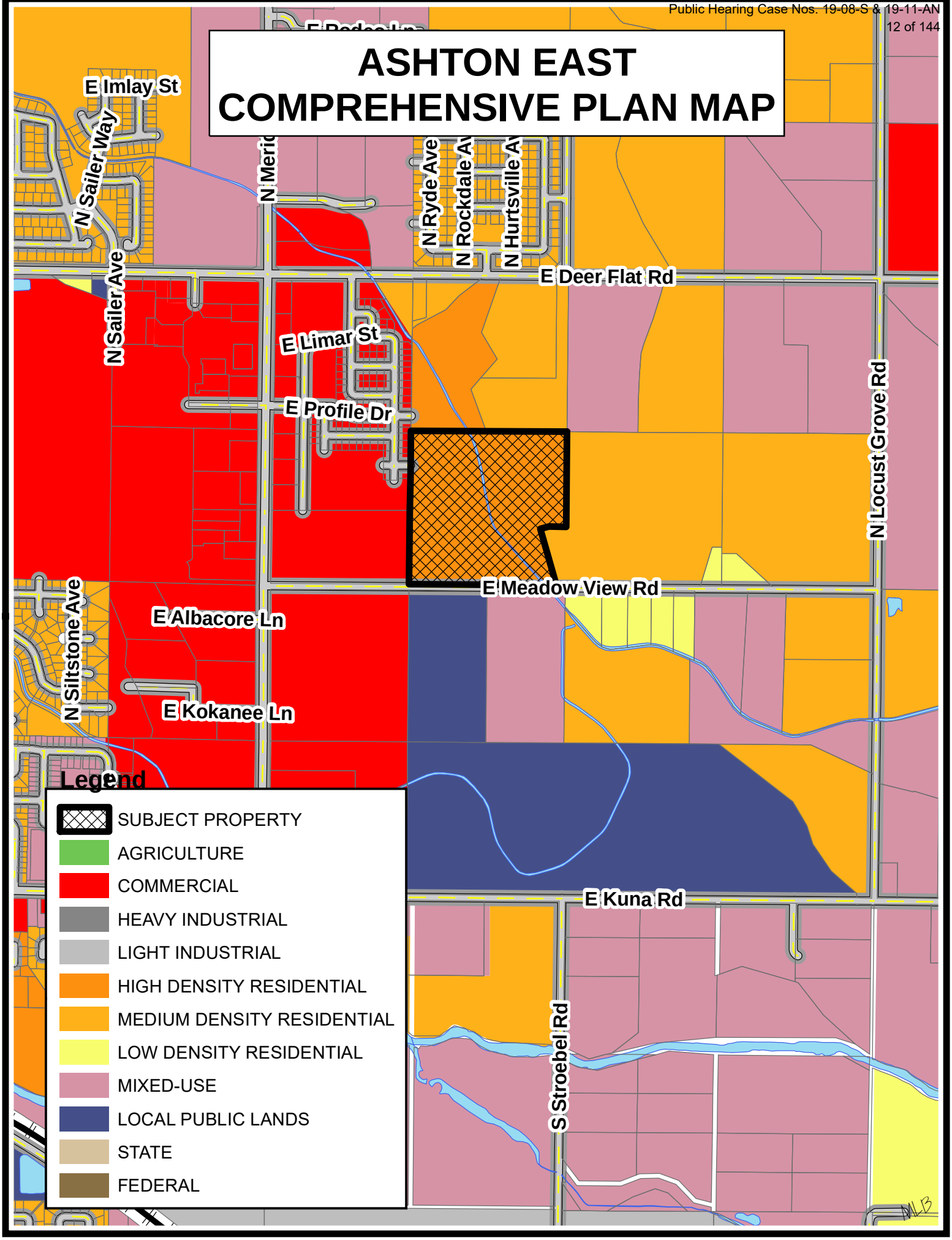
11. *The applicant and/or owner of the property have the right to request a written regulatory taking analysis.*

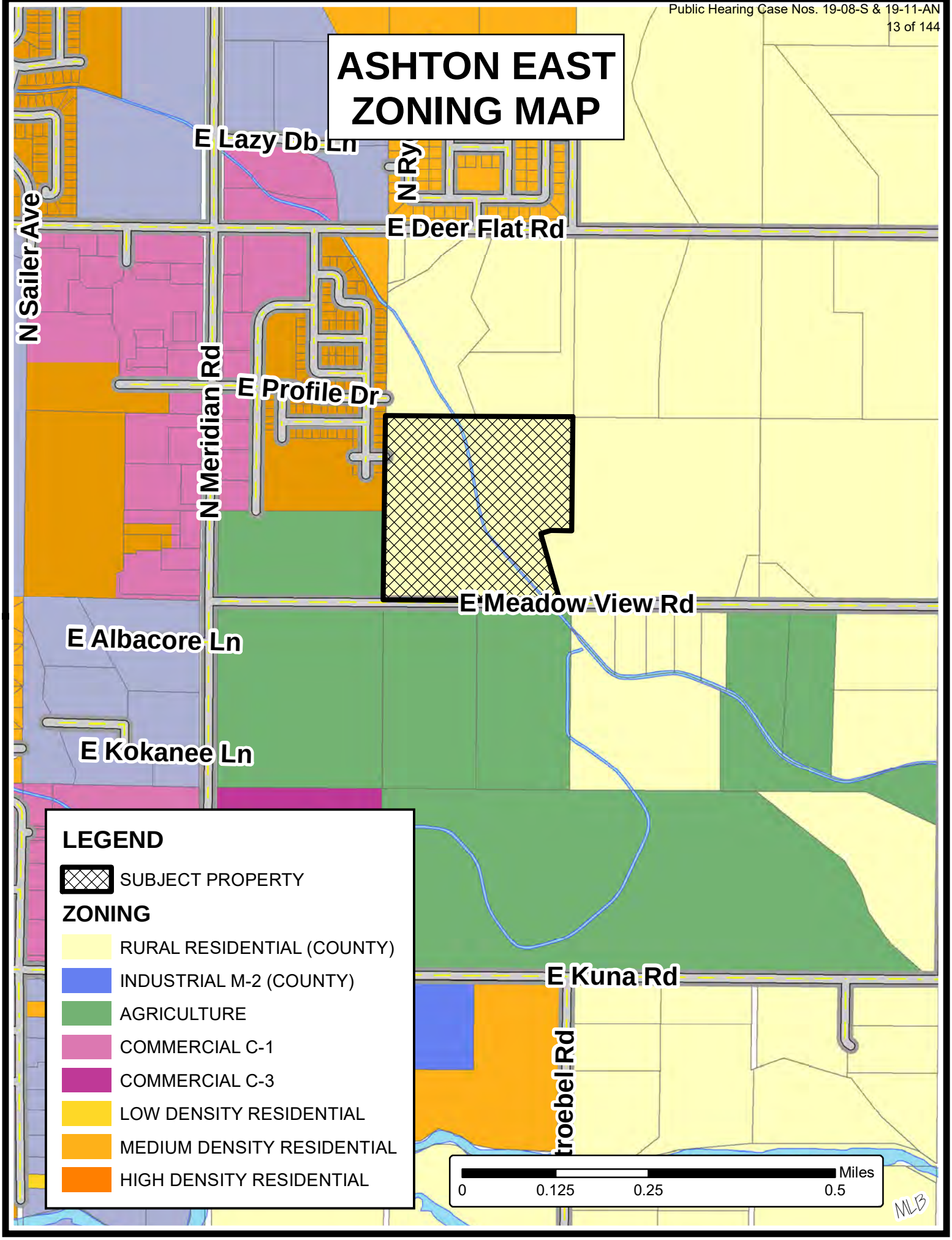
    Staff Finding: *Pursuant to Idaho Code 67-8003, the owner of private property that is subject of such action may submit a written request for a regulatory taking analysis with the City Clerk. Not more that twenty-eight (28) days after the final decision concerning the matter at issue, the City shall prepare a written taking analysis concerning the action if requested.*

DATED this 20th 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
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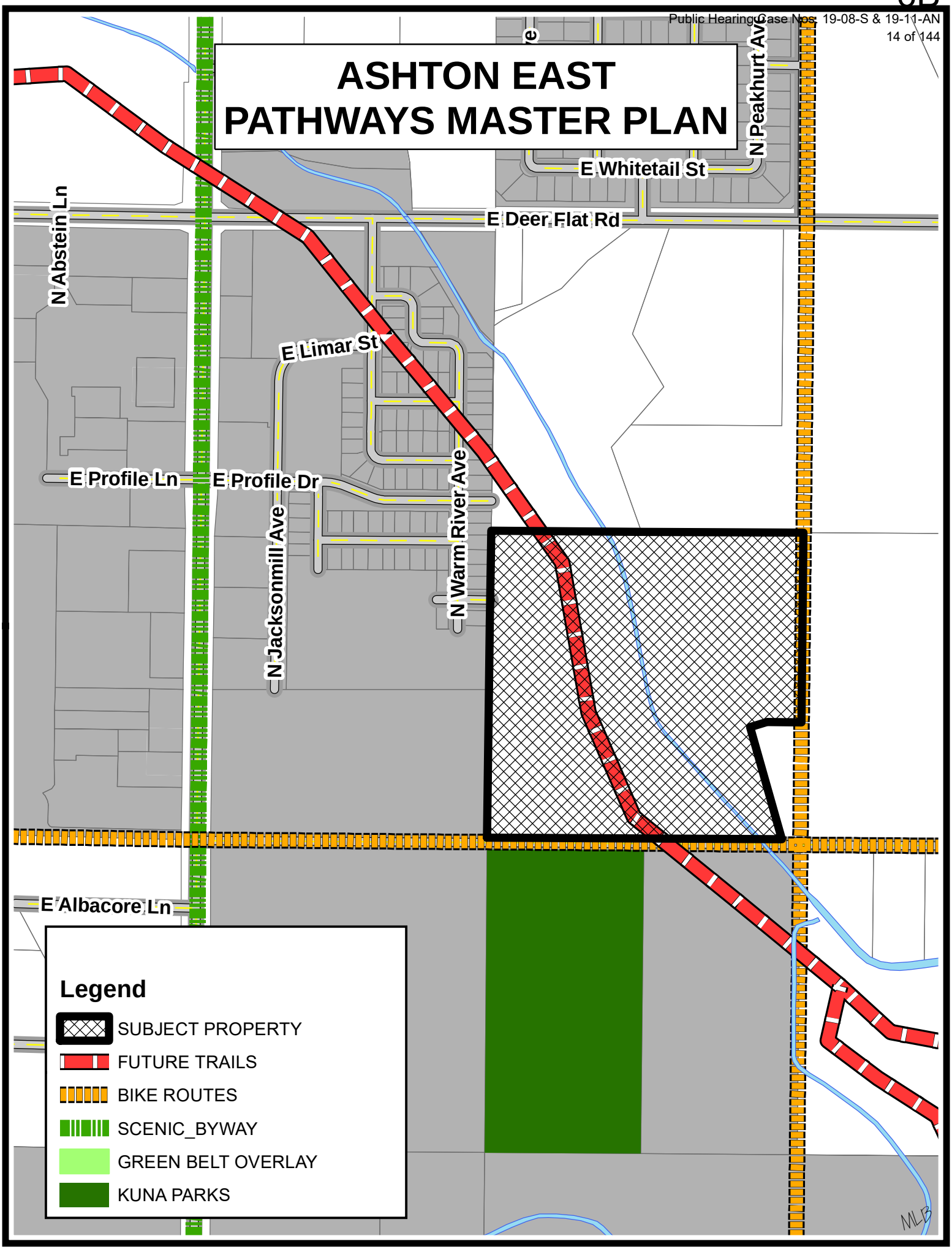
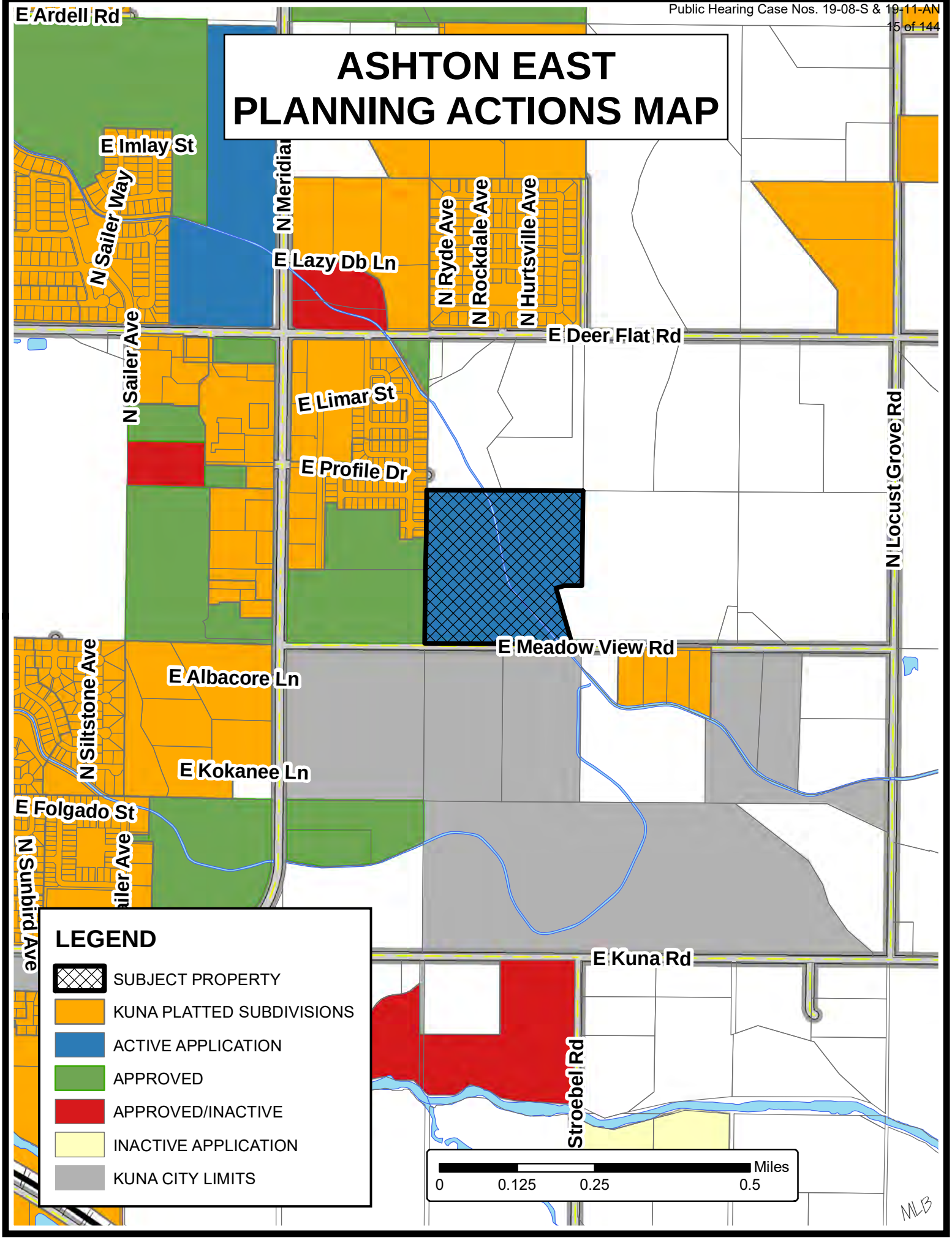
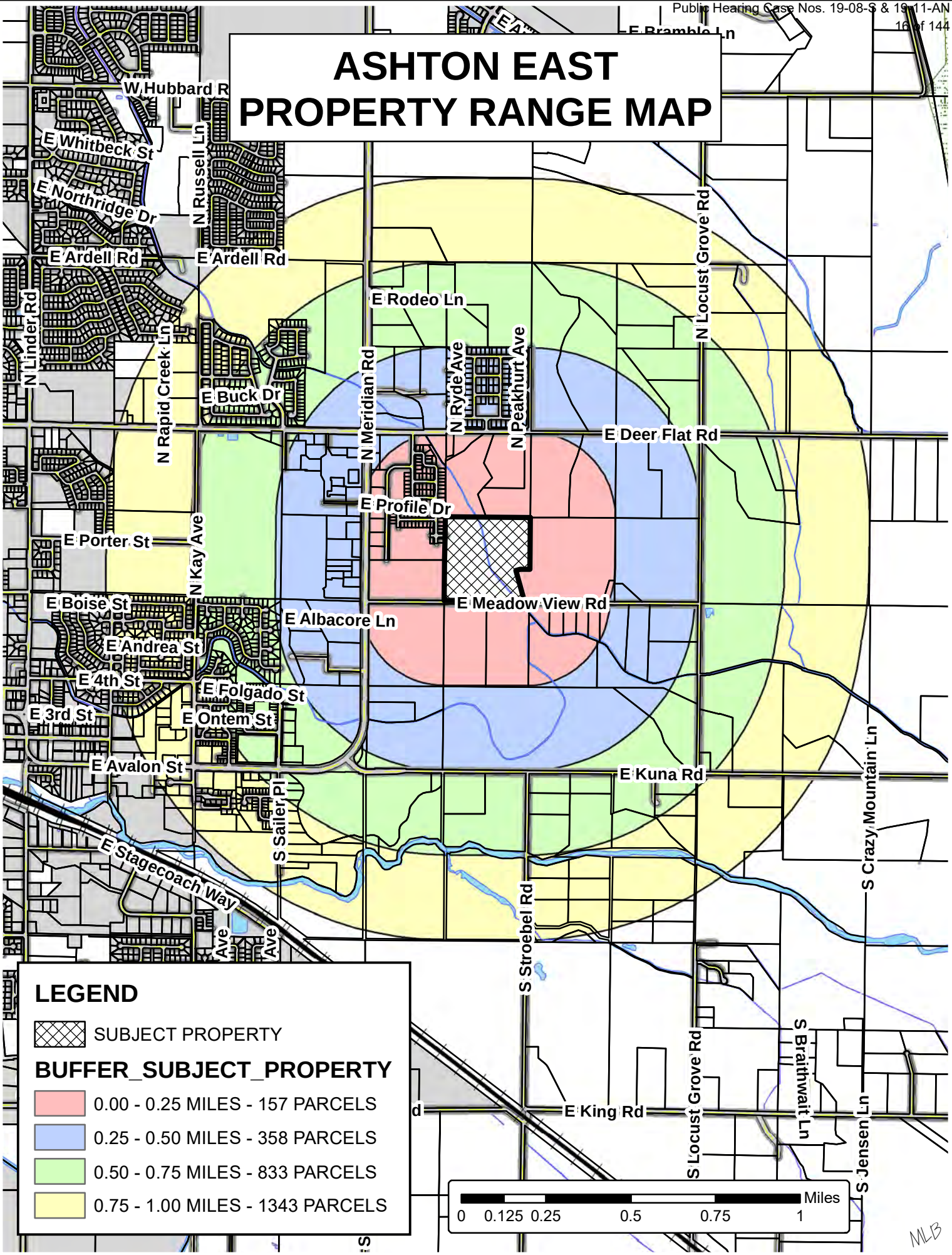
0.25
0.5
MLB

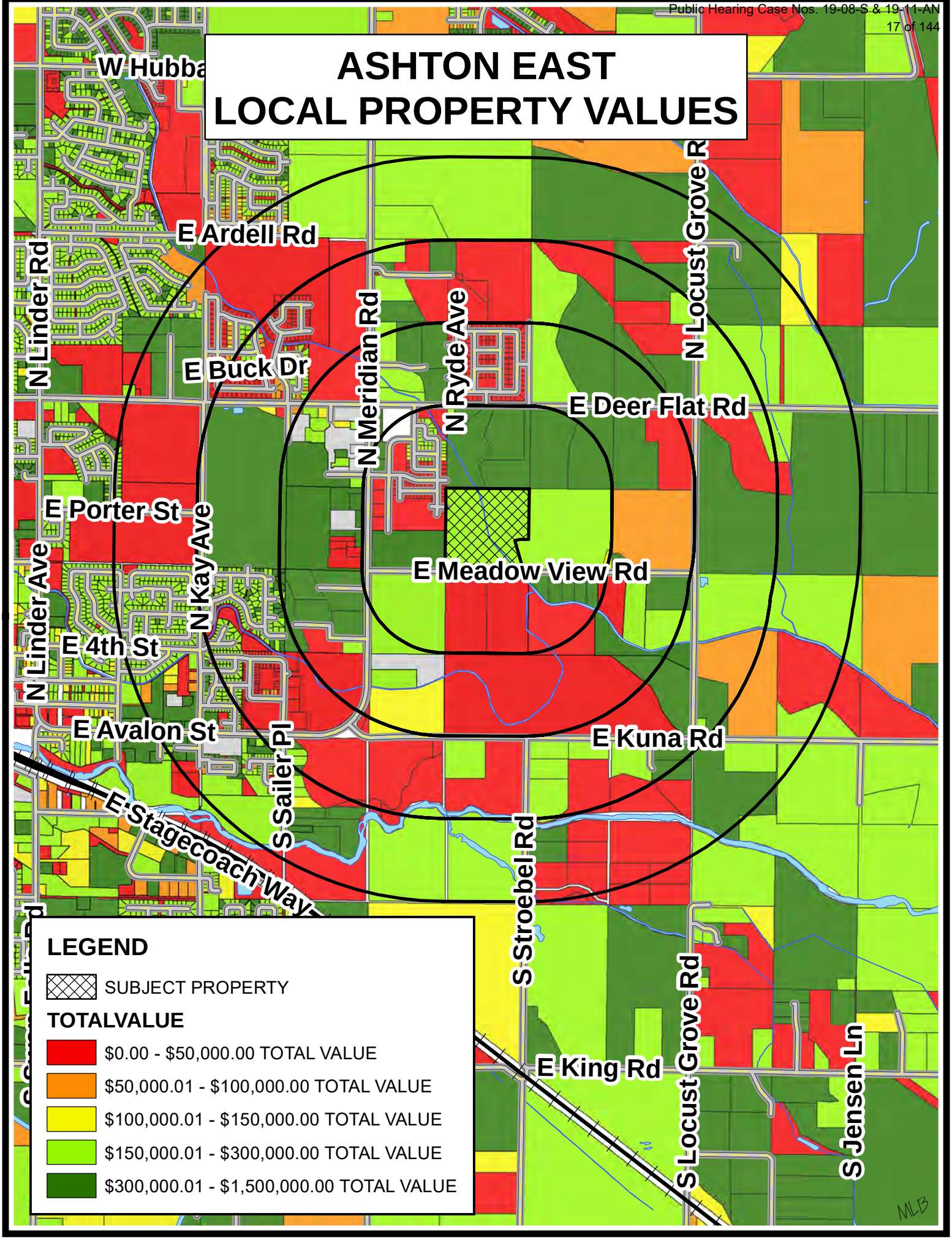

ASHTON EAST
PATHWAYS MASTER PLAN
N Peakhurt Ave
E Whitetail St
E Deer Flat Rd
N Abstein Ln
E Limar St
E Profile Ln
E Profile Dr
N Jacksonmill Ave
N Warm River Ave
E Albacore Ln
Legend
SUBJECT PROPERTY
FUTURE TRAILS
BIKE ROUTES
SCENIC_BYWAY
GREEN BELT OVERLAY
KUNA PARKS


ASHTON EAST
PLANNING ACTIONS MAP
E Ardell Rd
E Imlay St
N Sailer Way
N Meridian
E Lazy Db Ln
N Ryde Ave
N Rockdale Ave
N Hurtsville Ave
E Deer Flat Rd
N Sailer Ave
E Limar St
E Profile Dr
N Locust Grove Rd
E Meadow View Rd
E Albacore Ln
N Siltstone Ave
E Kokanee Ln
E Folgado St
N Sunbird Ave
E Kuna Rd
Stroebel Rd
LEGEND
SUBJECT PROPERTY
KUNA PLATTED SUBDIVISIONS
ACTIVE APPLICATION
APPROVED
APPROVED/INACTIVE
INACTIVE APPLICATION
KUNA CITY LIMITS
0
0.125
0.25
0.5
Miles
MLB

ASHTON EAST PROPERTY RANGE MAP



ASHTON EAST
LOCAL PROPERTY VALUES

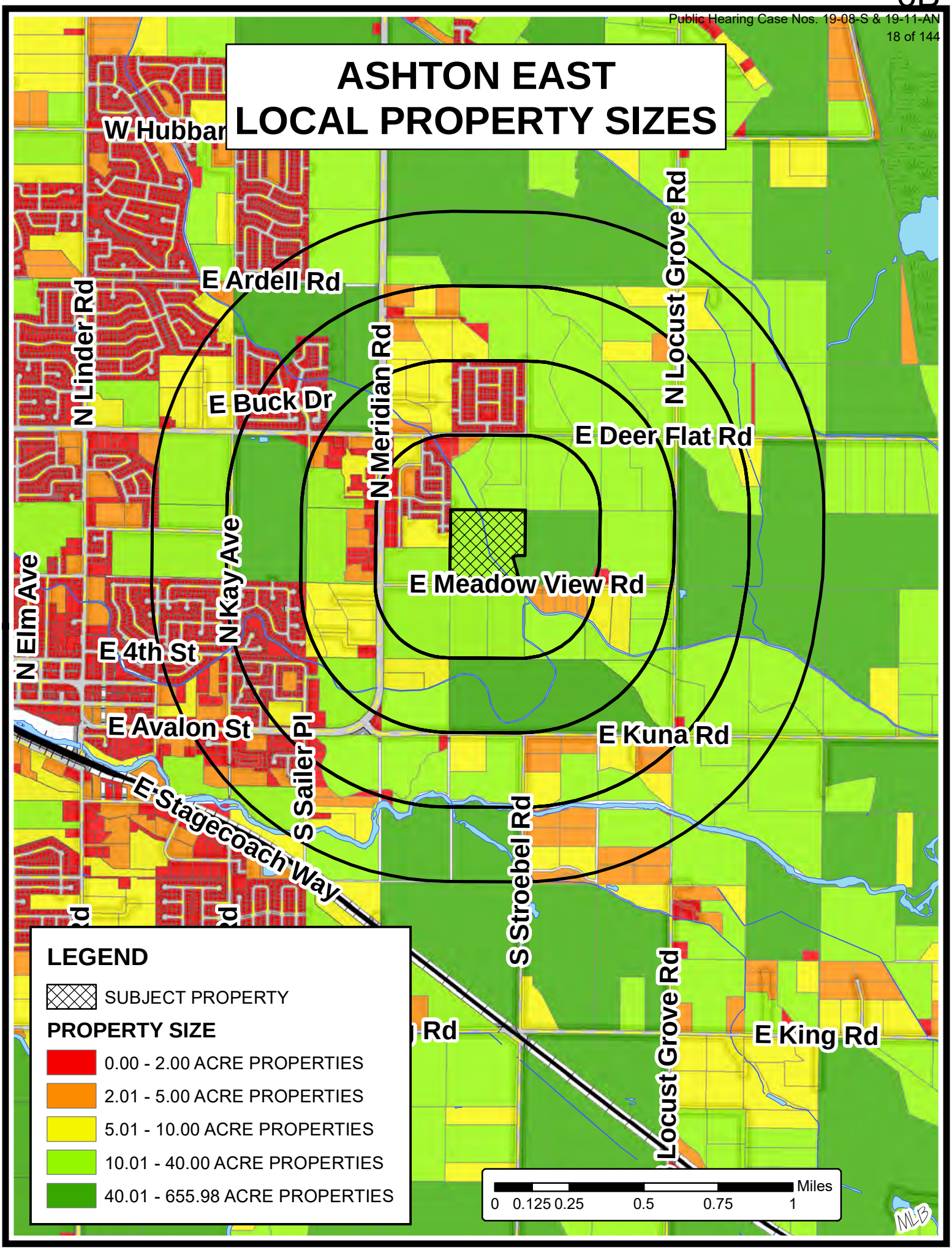


LEGEND

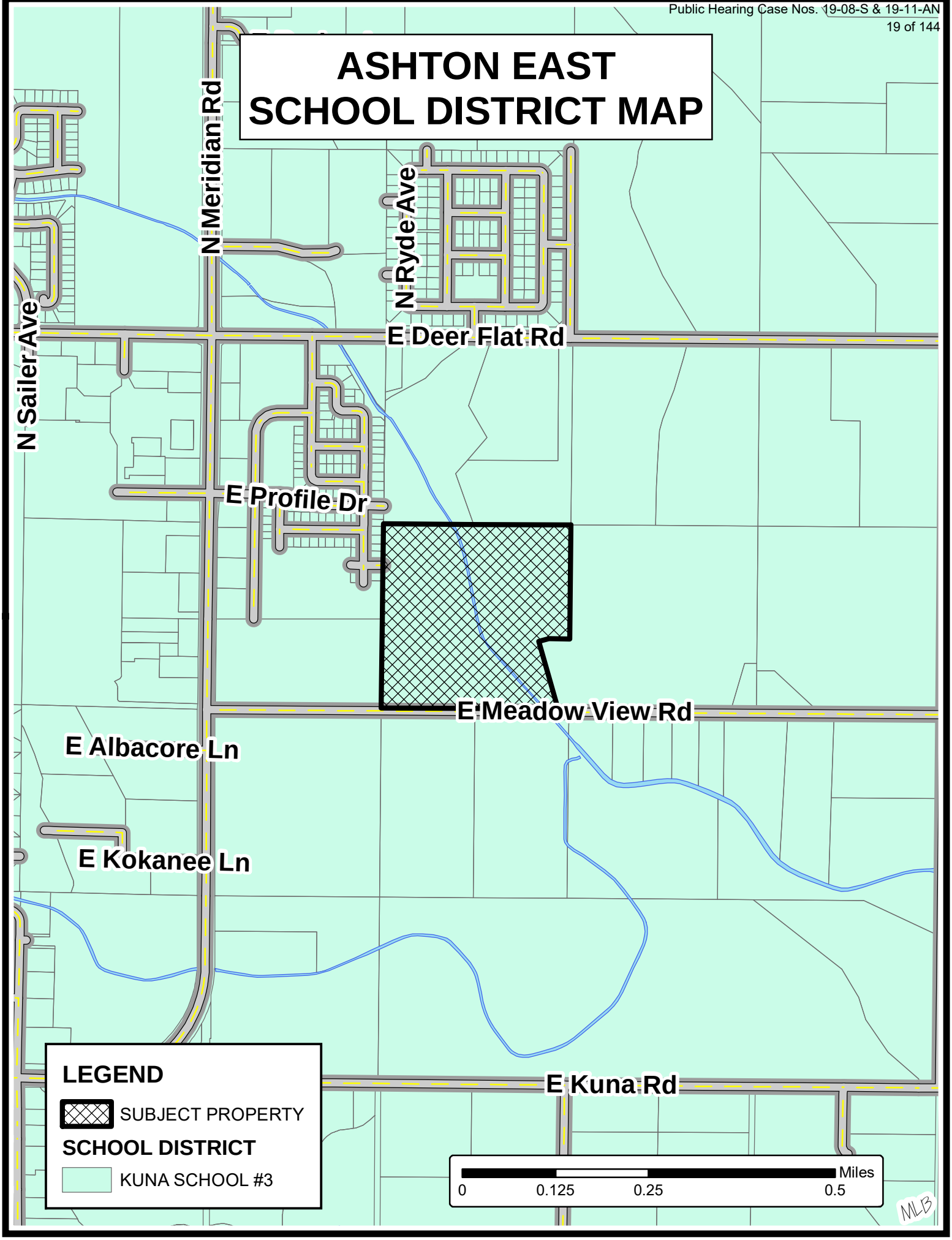
SUBJECT PROPERTY

TOTALVALUE

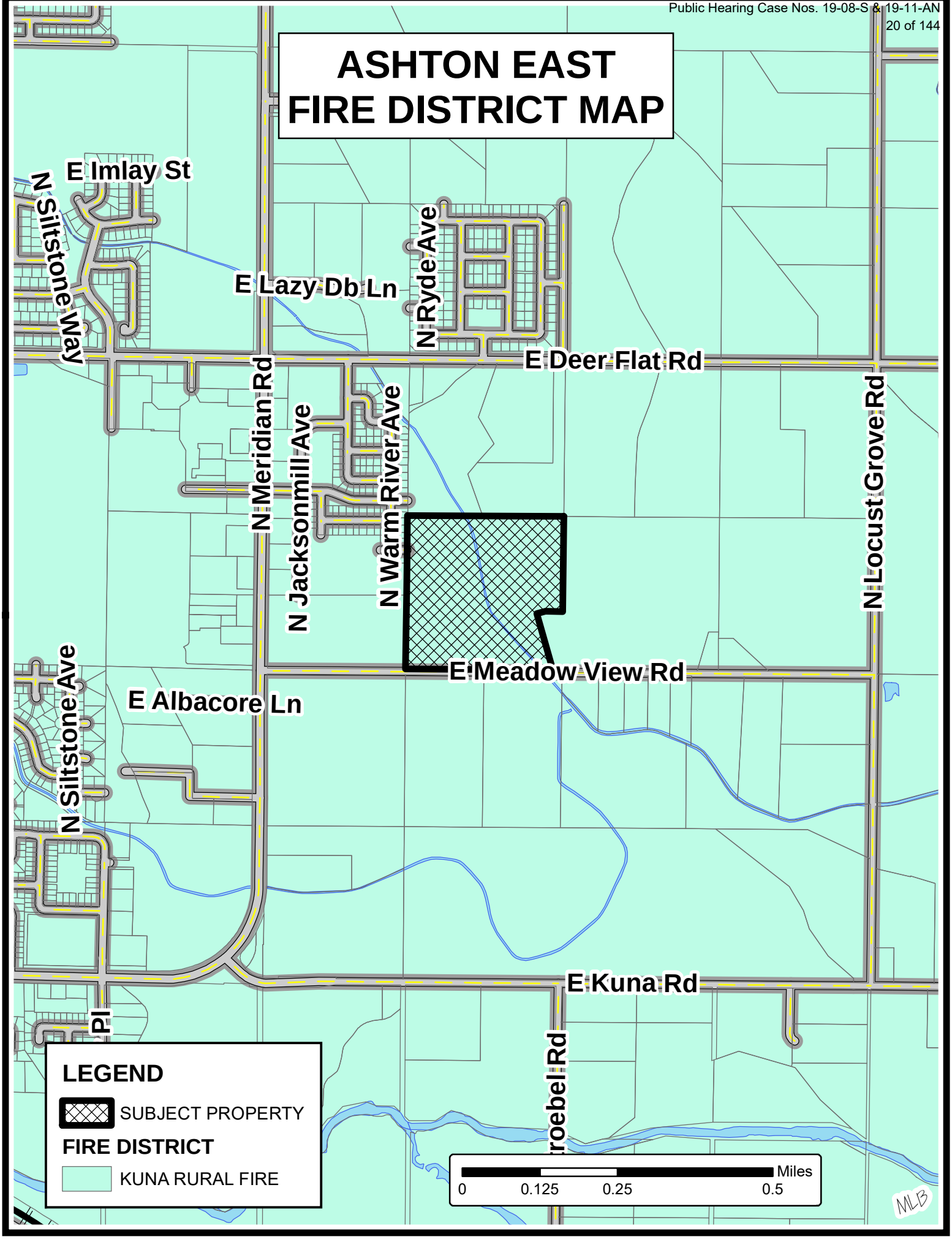
- $0.00 - $50,000.00 TOTAL VALUE
- $50,000.01 - $100,000.00 TOTAL VALUE
- $100,000.01 - $150,000.00 TOTAL VALUE
- $150,000.01 - $300,000.00 TOTAL VALUE
- $300,000.01 - $1,500,000.00 TOTAL VALUE

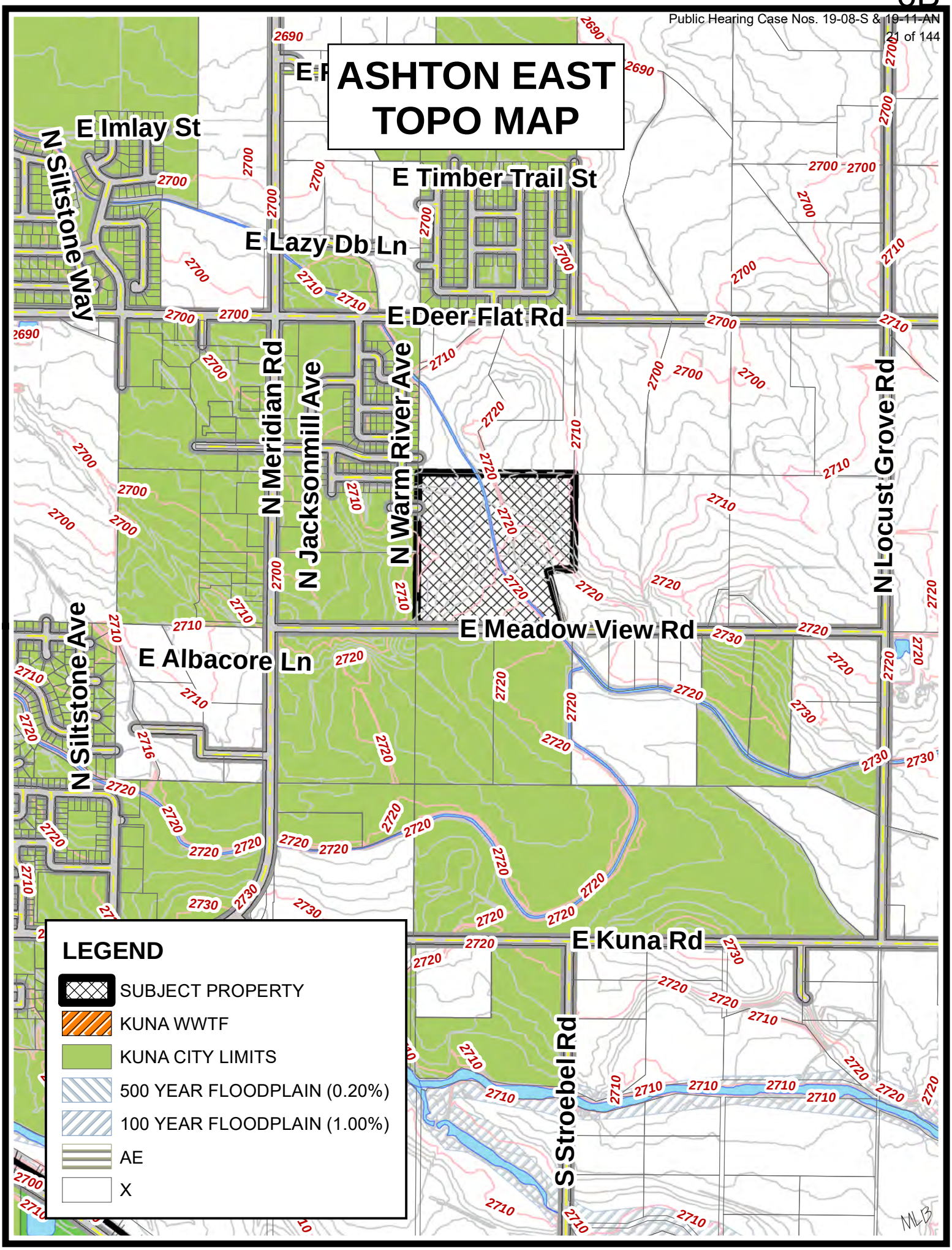

ASHTON EAST
LOCAL PROPERTY SIZES
W Hubbar
E Ardell Rd
N Linder Rd
E Buck Dr
N Meridian Rd
N Locust Grove Rd
E Deer Flat Rd
N Kay Ave
E Meadow View Rd
N Elm Ave
E 4th St
E Avalon St
E Kuna Rd
E Stagecoach Way
S Sailer Pl
S Stroebel Rd
Locust Grove Rd
E King Rd
LEGEND
SUBJECT PROPERTY
PROPERTY SIZE
0.00 - 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

ASHTON EAST SCHOOL DISTRICT MAP

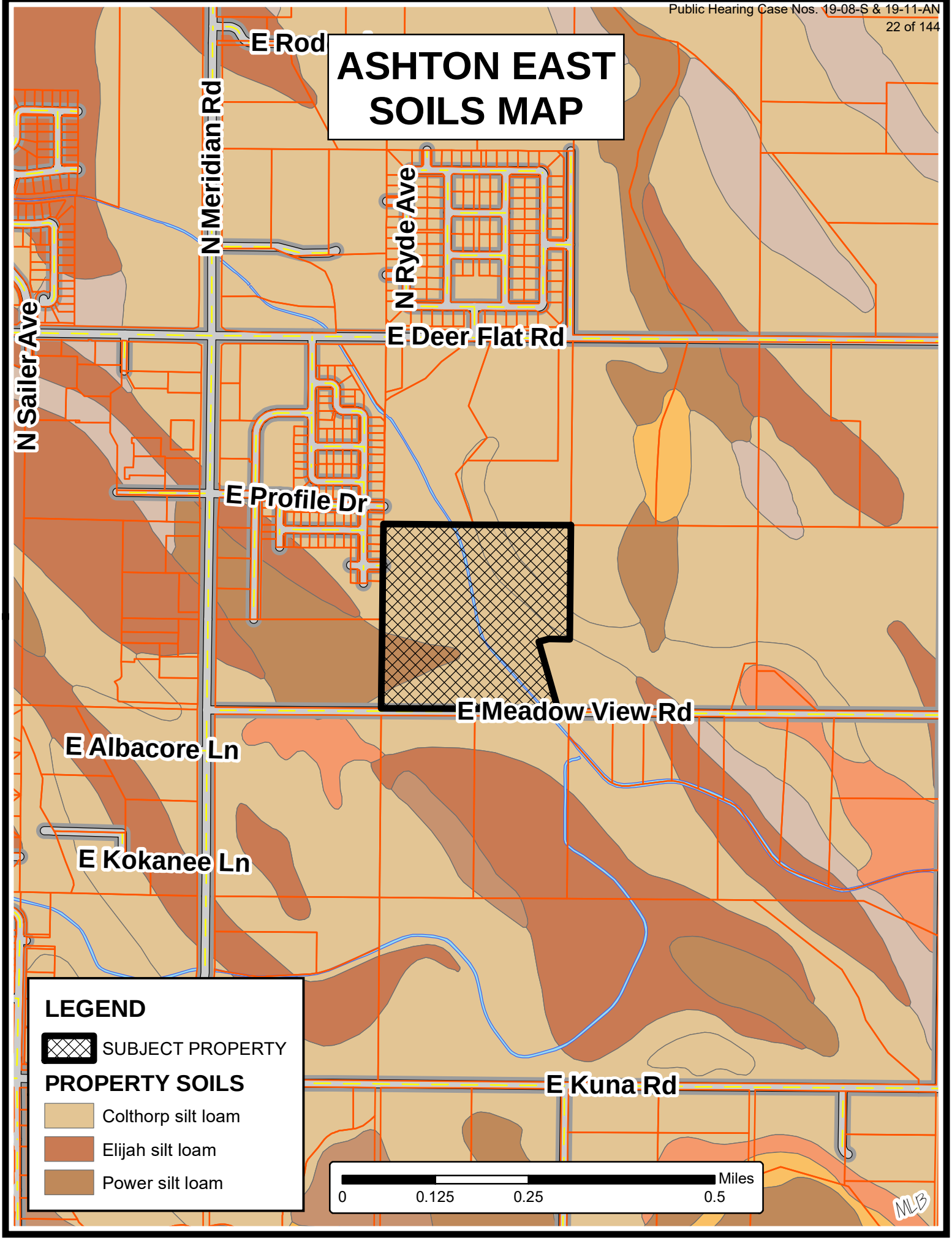


ASHTON EAST FIRE DISTRICT MAP

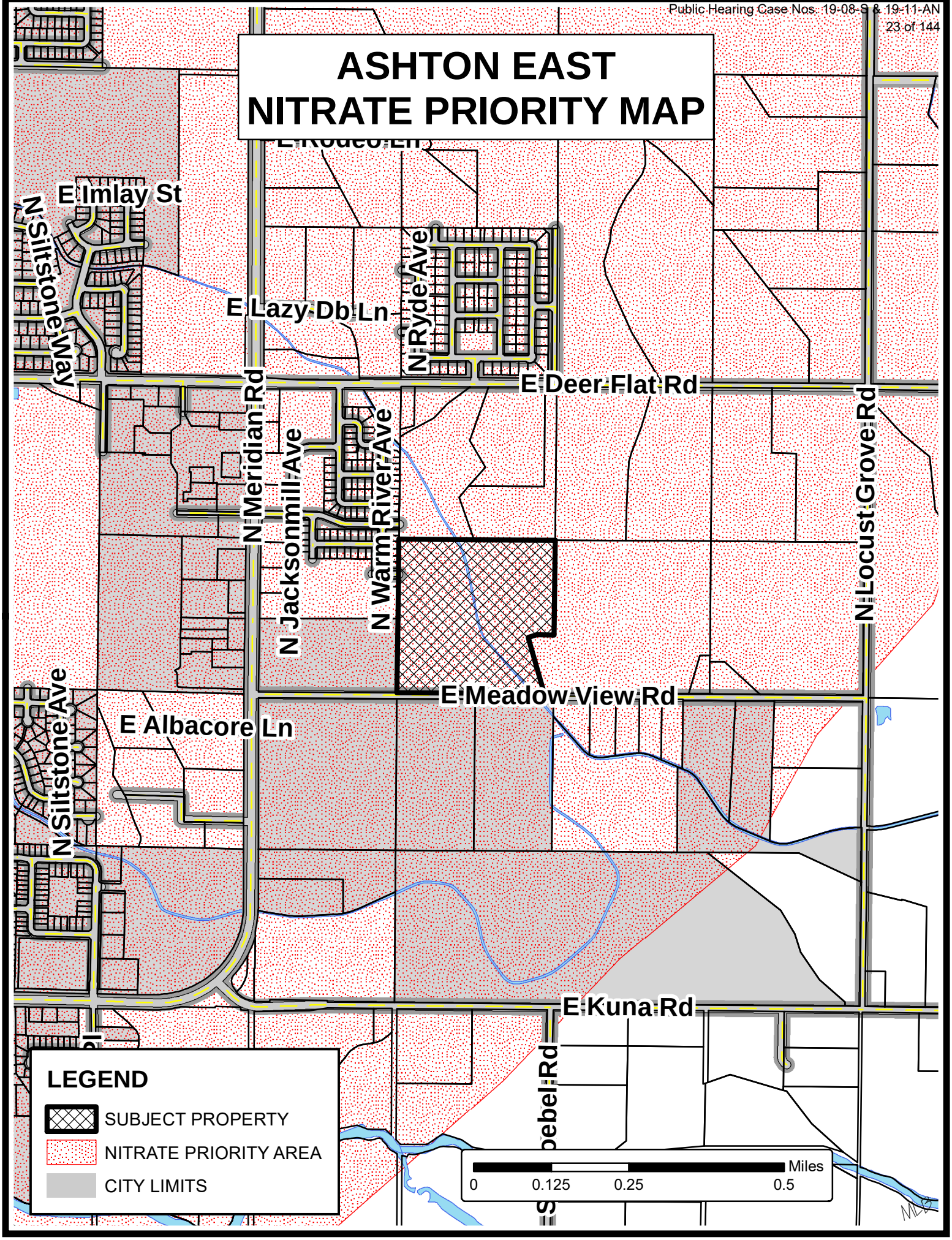



ASHTON EAST
TOPO MAP
E Imlay St
N Siltstone Way
E Timber Trail St
E Lazy Db Ln
E Deer Flat Rd
N Meridian Rd
N Jacksonmill Ave
N Warm River Ave
N Locust Grove Rd
E Meadow View Rd
E Albacore Ln
N Siltstone Ave
E Kuna Rd
S Stroebel Rd
LEGEND
SUBJECT PROPERTY
KUNA WWTF
KUNA CITY LIMITS
500 YEAR FLOODPLAIN (0.20%)
100 YEAR FLOODPLAIN (1.00%)
AE
X

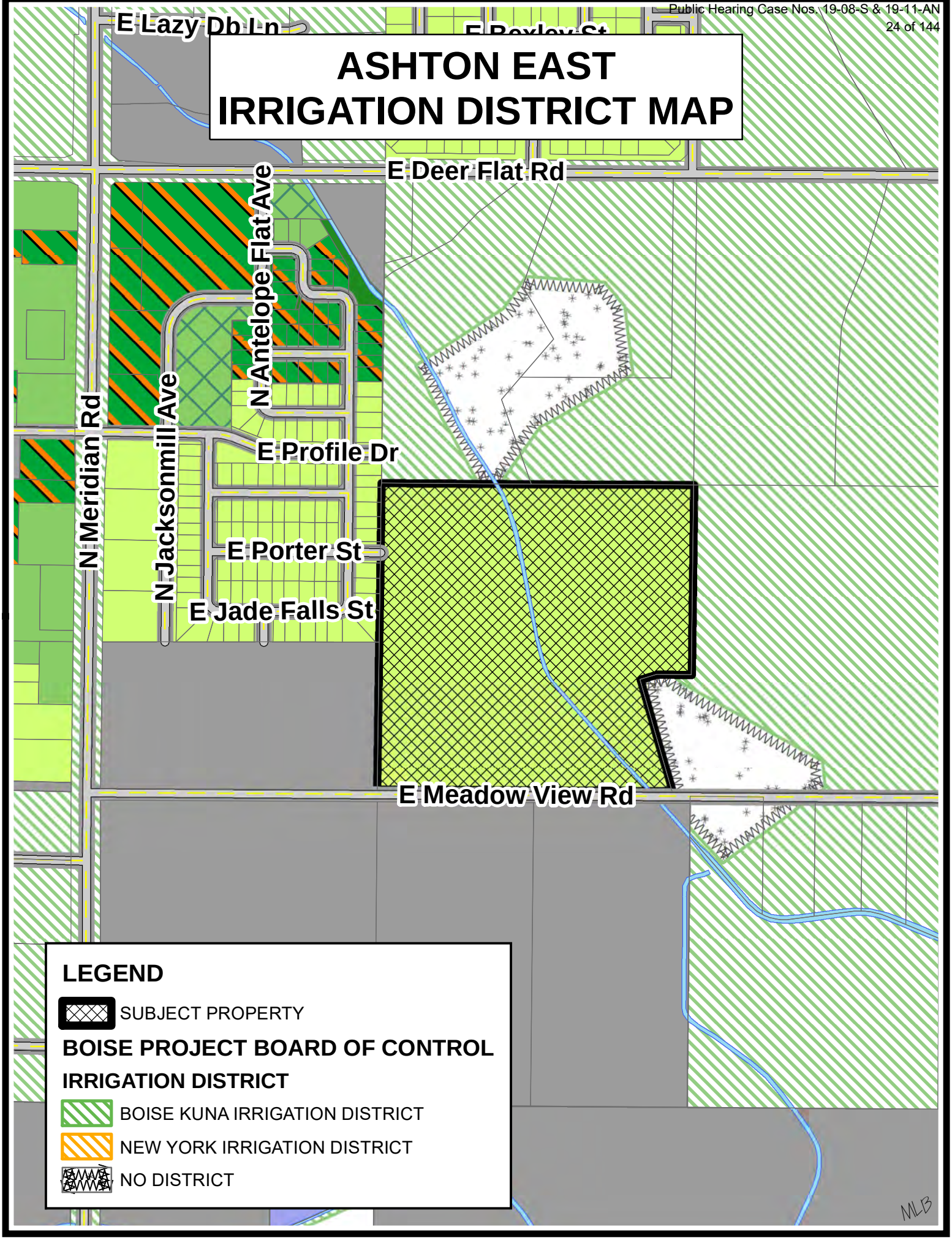
ASHTON EAST SOILS MAP



ASHTON EAST NITRATE PRIORITY MAP



ASHTON EAST IRRIGATION DISTRICT MAP



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

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

To: Planning and Zoning Commission

Case Numbers: 19-11-AN (Annexation), 19-08-S (Preliminary Plat) & 19-29-DR (Design Review) **Ashton Estates East Subdivision**

Site Location: 2320 E. Meadow View Road, Kuna, ID 83634

Planner: Doug Hanson, Planner I

Hearing Date: July 28, 2020
Findings: **August 11, 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

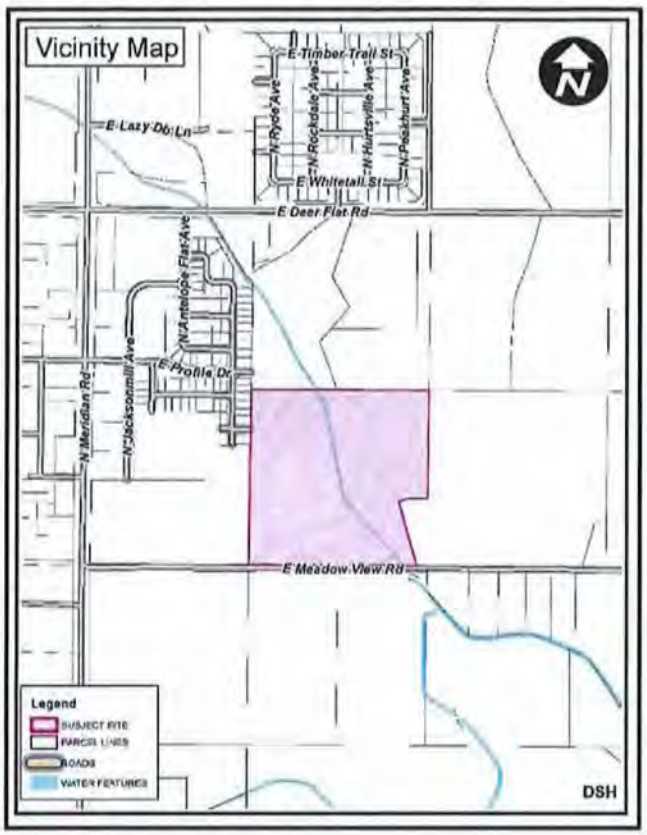


Table of Contents:

A. Process and Noticing
B. Applicants Request
C. Site History
D. General Project Facts
E. Staff Analysis
F. Applicable Standards
G. Comprehensive Plan Analysis
H. Kuna City Code Analysis
I. Commission's Recommendation

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	July 8, 2020
iv.	Kuna Melba Newspaper	July 8, 2020

v. Site Posted July 9, 2020

B. Applicant's Request:

Kuna East, LLC and KM Engineering 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).

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 – City of Kuna (KRFD)
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

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 with vertical curb, gutter, 8-ft wide detached sidewalk, plus 12 feet of additional pavement widening, 3 foot wide shoulder and borrow ditch abutting the site. 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 with vertical curb, gutter, 8 foot wide detached sidewalk, plus 12 feet of additional pavement widening, 3 foot wide shoulder and borrow ditch abutting the site. 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.

Ashton Estates East sewage is anticipated to flow to the Danskin Lift Station. At this time, lift station capacity is over-committed. Staff would note that if the Commission recommends approval of this project, that the applicant be required 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 this report.

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.

A design review application for common area landscaping and open space was included as a part of the overall application. The applicant has proposed approximately 15.7% useable open space, staff finds the proposed open space to be in substantial conformance with Kuna City Code 5-17-12. Staff finds the proposed landscaping and buffers to be in compliance with Kuna City Code. Staff notes that if this project is approved, at the time of civil plan development, landscaping cannot be placed within ten (10) feet of any and all meter pits, pressurized irrigation valves, and ACHD underground facilities.

The applicant has not proposed a subdivision sign, which will require a separate sign permit application. The proposed sign(s) shall be submitted in conformance with Kuna City Code 5-10.

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 Planning and Zoning Commission recommends approval of case nos. 19-11-AN (Annexation) and 19-08-S (Preliminary Plat) and approves case no. 19-29-DR (Design Review), 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 Planning and Zoning Commission.

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. Comprehensive Plan Analysis:

Kuna Planning and Zoning Commission accepts the Comprehensive Plan components, and shall determine if the proposed annexation and preliminary plat requests for the site *are* 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. 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 38.47-acre (approximate) site does appear to be suitable for the proposed development.*

3. The preliminary plat request *is not likely* to cause substantial environmental damage or avoidable injury to wildlife or their habitat.

   Comment: *The land to be developed is not used as wildlife habitat. Roads, driveways, family units and open spaces are planned for construction according the City and ACHD requirements and best practices and will therefore not cause environmental damage or loss of habitat.*

4. These applications *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 and utility services are suitable and adequate for this project. However, per Kuna City Engineer comments (exhibit B-7) and correspondence from Public Works, a commensurate impact of City services will result with this development. Danskin Lift Station capacity is over-committed and may be unable to support this project at this time.*

I. Commission's Recommendation:

Based on the facts outlined in staff's report and public testimony as presented, the Planning and Zoning Commission of Kuna, Idaho, hereby recommends *approval* of Case Nos. *19-11-AN (Annexation) and 19-08-S* (Preliminary Plat), a subdivision request from Accurate Surveyors 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 (175 buildable lots and 25 common lots); AND *approves* Case No. 19-29-DR (Design Review), subject to the following conditions of approval:

1. The applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
    a. The City Engineer shall approve the sewer hook-ups.
    b. The City Engineer shall approve all civil plans. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
    c. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties".
    d. The Kuna Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities 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. The Developer/owner/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.
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 public the hearing processes.
15. Developer/owner/applicant shall follow staff, City engineers and other agency requirements as applicable.
16. Developer/owner/applicant shall comply with all local, state and federal laws.

17. Developer/owner/applicant shall install perimeter fencing around the entire subdivision, including future stub streets.

DATED this 11th day of August, 2020

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
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Based upon the record contained in Case Nos. 19-11-AN, 19-08-S and 19-29-DR including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, including the exhibits, and the testimony during the public hearing, the Kuna Commission hereby *approves* Case No. 19-29-DR and *recommends approval* of 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 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).

1. *Based on the evidence contained in Case Nos. 19-11-AN, 19-08-S and 19-29-DR, this proposal does generally comply with the City Code.*

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

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

   Finding: *Neighborhood Notices were mailed out to residents within 400-FT of the proposed project site on July 8, 2020 and a legal notice was published in the Kuna Melba Newspaper on July 8, 2020. The applicant posted sign on the property on July 9, 2020.*

3. *Based on the evidence contained in Case Nos. 19-11-AN, 19-08-S and 19-29-DR, this proposal does generally comply with the Comprehensive Plan.*

   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 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.

   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.

   Finding: *Correspondence from ACHD and Kuna Public Works confirms that the streets and utility services and suitable and adequate to accommodate the proposed project. It should be noted that installation of this project will place a commensurate impact on City services.*

6. The proposed development *is* continuous with Master Utility Plans (Sewer/Water/Pressurized Irrigation).

   Finding: *Correspondence from Kuna Public Works recommends the applicant be required to conform to the Master Sewer Plan, Master Water Plan and Master Pressurized Irrigation Plan, therefore satisfying this requirement.*

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

   Finding: *Throughout the development of the project and beyond, connection fees, impact fees (Fire, 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.

   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.

   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.

    Finding: *The parcel is contiguous with City limits to the south and east.*

DATED this 11th day of August, 2020.

Dana Hennis, Vice Chair ~~Lee Young, Chairman~~
Kuna Planning and Zoning Commission

ATTEST:

Doug Hanson, Planner I
Kuna Planning and Zoning Department

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

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
Planning & Zoning
Department
PO. Box 13
Kuna, ID 83634
208.922.5274
www.kunacity.id.gov

Preliminary Plat Checklist

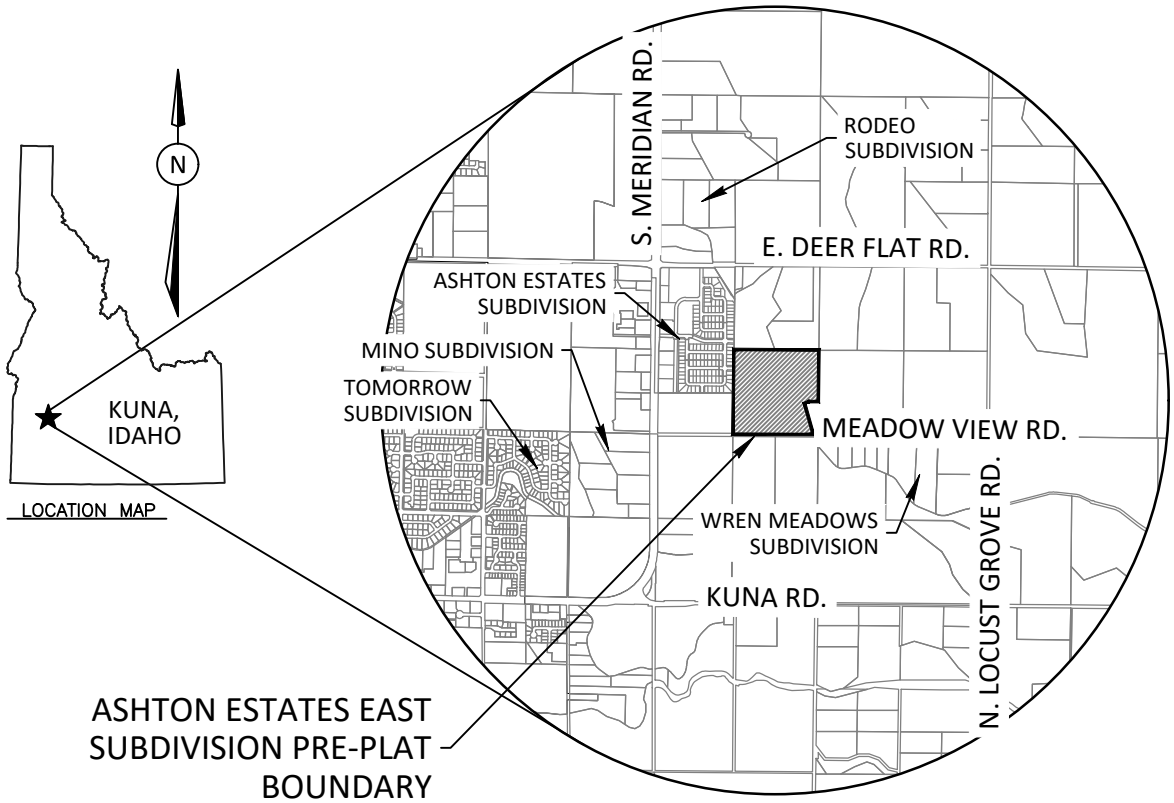
Preliminary Plats require public hearings with both the Planning & Zoning Commission and City Council. Public hearing signs will be required to be posted by the applicant for both meetings. Sign posting regulations are available online.

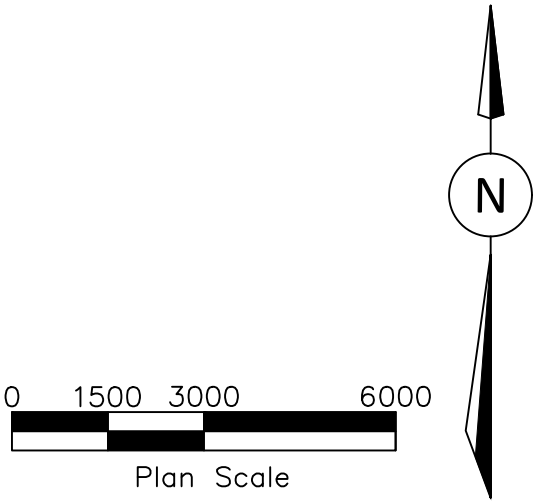
Project Name: Ashton Estates East Subdivision **Applicant:** Kuna East, LLC

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

Applicant (√)	Description	Staff (√)
☒	**Electronic copy of all required submittal items.**	☐
☒	**Completed and signed Commission & Council Review Application.**	☐
☒	**Vicinity map showing relationship of the proposed plat to the surrounding area with a 2-mile radius.**	☐
☒	**Homeowner's maintenance agreement for the care of landscaped common areas.**	☐
☒	**Legal description of the preliminary plat 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.**	☐
☒	**Proof of ownership—A copy of your deed and Affidavit of Legal Interest (for all interested parties involved).**	☐
☒	**Letter of intent indicating reasons and details for preliminary plat.**	☐
☒	**Commitment of Property Posting form signed by the applicant/agent.**	☐
in progress ☐	**If preliminary plat includes 100 lots or more, please submit a traffic impact study.**	☐
☒	**A letter from Ada County Engineer with the Subdivision Name reservation. A name change needs to be submitted and approved by the Planning & Zoning Director and Ada County Engineer.**	☐
☒	**Phasing Plan**	☐
☒	**Landscape plan for subdivision entrances, buffers, common areas, etc.**	☐
☒	**Neighborhood meeting certification (certification & neighborhood meeting list forms shall accompany this application).**	☐
☒	**8 1/2 x 11 proposed preliminary plat.**	☐
☒	**Preliminary plat drawing on 24x36 quality paper drawn to scale of 1 to 100' or more. The following information shall be contained on the preliminary plat:** ◊ **Topography at two-foot (2') intervals** ◊ **Land uses (location, layout, types & dimensions): residential, commercial & industrial land uses.** ◊ **Street right-of-way: dimensions of right-of-way dedication for all roadways, street sections, improvements, etc.** ◊ **Easements/common space: utility easements, parks, community spaces** ◊ **Lots: layout and dimensions of lots** ◊ **Preliminary improvement drawing: show water, sewer, drainage, electricity, irrigation, telephone, natural gas, proposed street lighting, proposed street names, proposed subdivision name, fire hydrant placement, storm water disposal, underground utilities, and sidewalks.**	☐

*NOTE: 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.*





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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]

DECLARATION
OF
PROTECTIVE RESTRICTIONS
FOR
ASHTON ESTATES EAST SUBDIVISION

DRAFT

responsible. Such entry shall be made with as little inconvenience to the Owner as practicable, and any damage caused thereby shall be repaired by and at the expense of the Association.

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

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

4.3.7.2 Public sewers, storm drains, water drains and pipes, water supply systems, sprinkling systems, heating and gas lines or pipes, and any similar public or quasi-public improvements or facilities; and

4.3.7.3 Mailboxes and sidewalk abutments around such mailboxes or any service facility, berm, fencing and landscaping abutting Common Area, public and private streets or land conveyed for any public or quasi-public purpose including, without limitation, pedestrian and bicycle pathways.

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

4.3.9 Other. Such other and further powers as the Association Board deems reasonable and appropriate, it being the intent of Declarant that the Association have broad power and authority consistent with the Project Documents and applicable law.

4.4. Duties.

In addition to duties necessary and proper to carry out the powers delegated to the Association by the Project Documents, without limiting the generality thereof, the Association or its agents, if any, shall have the authority and the obligation to conduct all business affairs of the Association and to perform, without limitation, each of the following duties:

4.4.1 Operation and Maintenance of Common Area. Operate, maintain, and otherwise manage or provide for the operation, maintenance and management of the Common Area, including the repair and replacement of property damaged or destroyed by casualty loss, including any signs placed at the entrances to, or otherwise in the vicinity of the Real Property. The Association shall, at Declarant's discretion, operate and maintain all properties owned by Declarant

DRAFT

which are designated by Declarant for temporary or permanent use by Members of the Association.

4.4.2 Operation and Maintenance of Irrigation System. Operate and maintain or otherwise provide for the operation and maintenance of the Pressurized Irrigation System described in Article 12, including all facilities connected to the irrigation pump station.

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

4.4.4 Maintenance of Berms and Retaining Walls. Maintain any berms, retaining walls, and water amenities within and abutting any Common Area.

4.4.5 Improvements in the Public Right-of-Way. Maintain, improve, operate, repair and replace the facilities and improvements described in Section 4.3.5.

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

4.4.7 Water and Other Utilities. Acquire, provide and/or pay for water, sewer, garbage disposal, refuse and rubbish collection, electrical, telephone and gas and other necessary services for the Common Area, and to own and/or manage for the benefit of the Subdivision all water rights and rights to receive water held by the Association, whether such rights are evidenced by license, permit, claim, decree, stock ownership or otherwise.

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

4.4.9 Enforcement of Restrictions and Rules. Perform such other acts, whether or not expressly authorized by this Declaration, as may be reasonably advisable or necessary to enforce any of the provisions of the Project Documents and any and all laws, ordinances, rules and regulations of Ada County also including, without limitation, the recordation of any claim of lien with the Ada County Recorder's Office, as more fully provided herein.

DRAFT

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

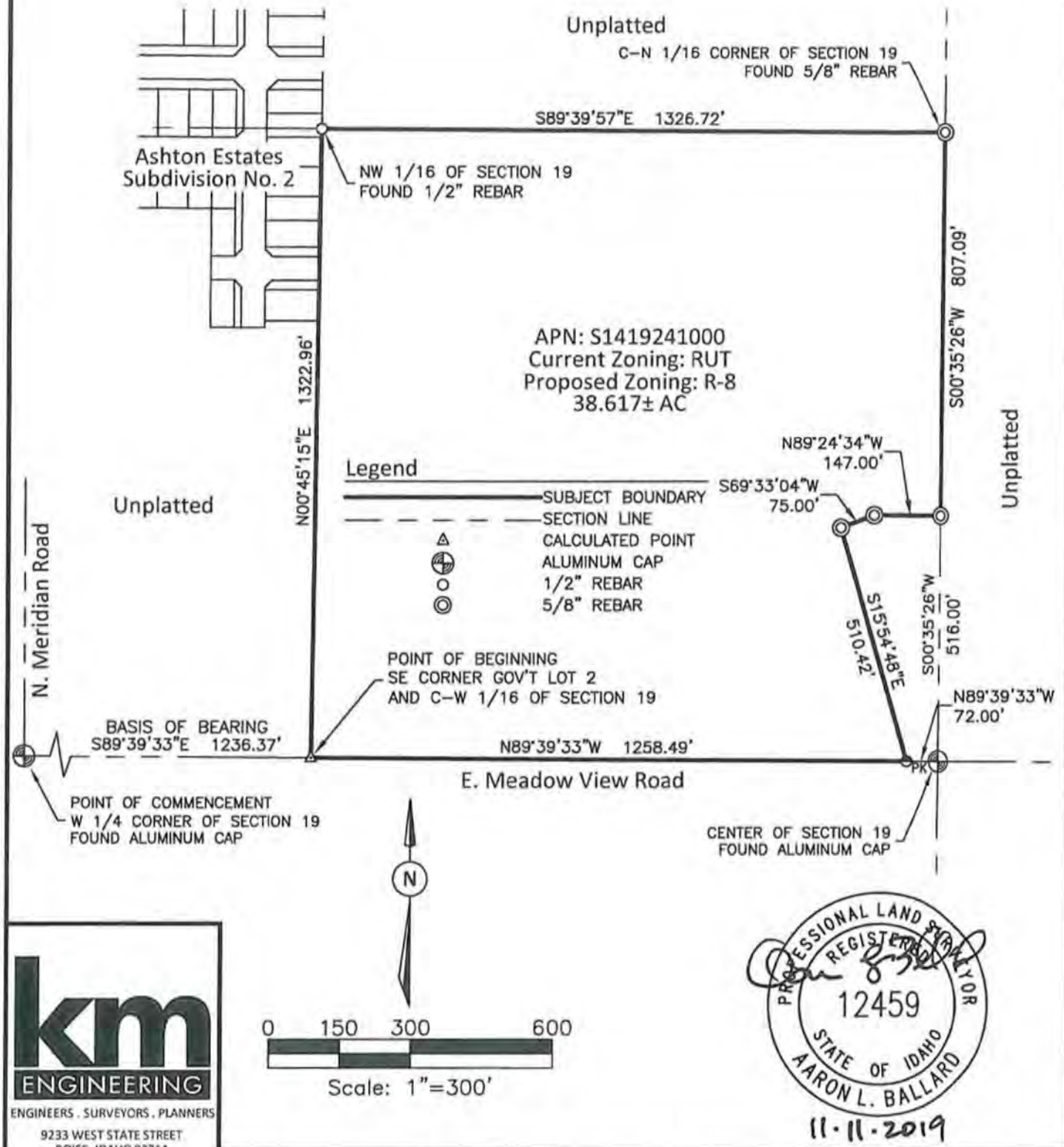
A parcel of land situated in a portion of the Southeast 1/4 of the Northwest 1/4 of Section 19, Township 2 North, Range 1 East, Boise Meridian, City of Kuna, Ada County, Idaho, and being more particularly described as follows:

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.



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PHONE (208) 639-6939
FAX (208) 639-6930

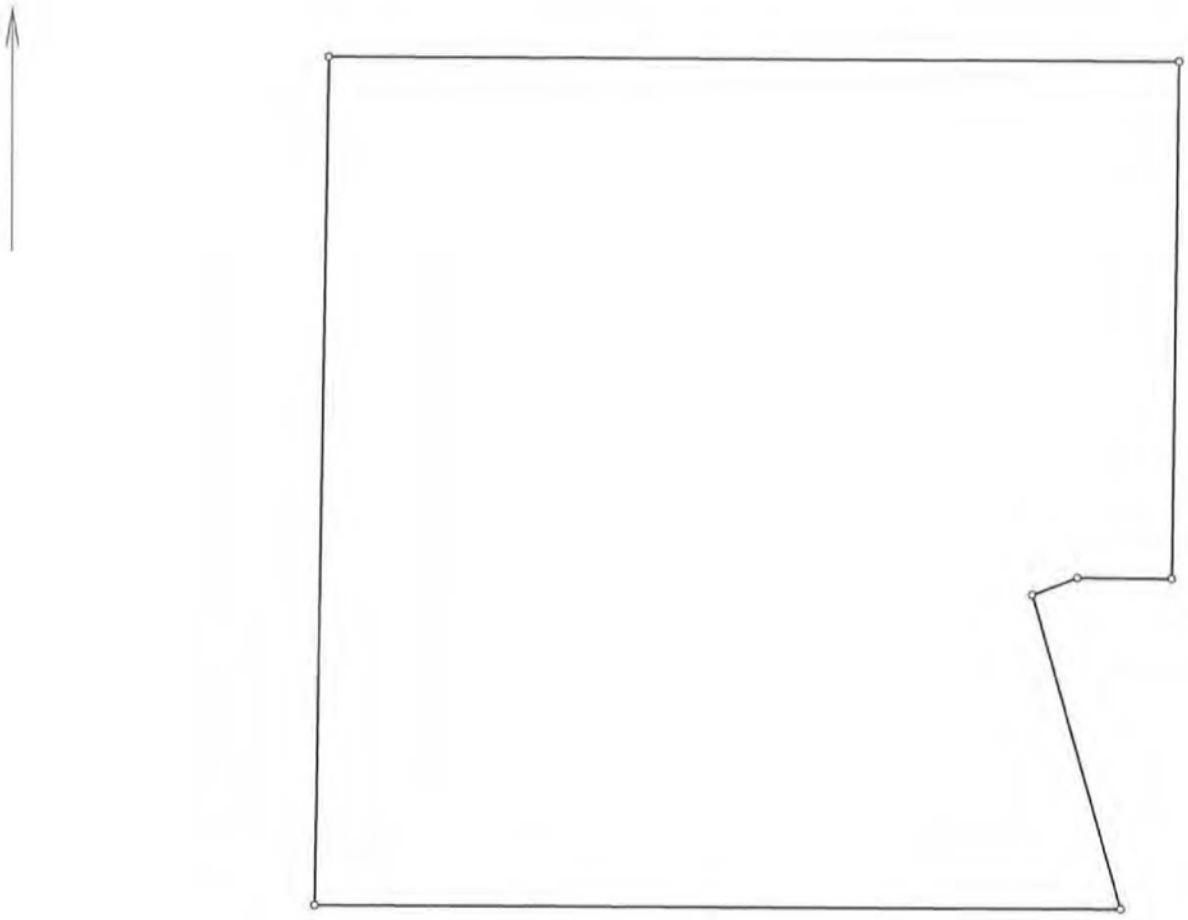
PROFESSIONAL LAND SURVEYOR
REGISTERED
12459
STATE OF IDAHO
AARON L. BALLARD
11-11-2019

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.**

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Thence leaving said easterly line, N89°24'34"W a distance of 147.00 feet to a 5/8-inch rebar;
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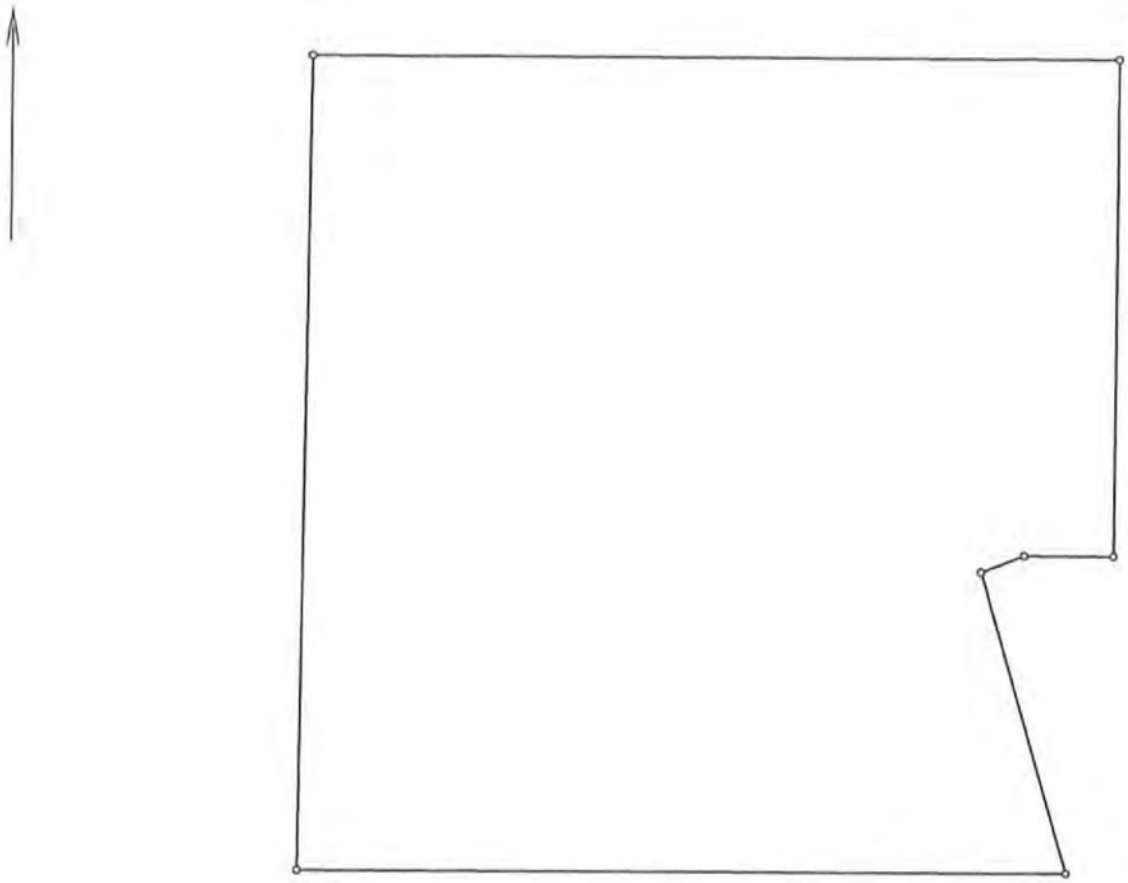
Said parcel contains 38.617 acres, more or less.

11.11.2019



Title: Ashton Estates East Subdivision		Date: 11-11-2019
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Tract 1: 38.617 Acres: 1682142 Sq Feet: Closure = n86.1739w 0.01 Feet: Precision =1/804150: Perimeter = 5448 Feet

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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.

KIRSTI GRABO NOTARY PUBLIC Comm No. 42305 STATE OF IDAHO

Notary Public for Idaho

Residing at: Star, ID

My commission expires: 2.20.24

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

City of Kuna
COMMITMENT TO PROPERTY POSTING

Per City Code 5-1A-8, the applicant for all applications requiring a public hearing shall post the subject property not less than ten (10) days prior to the hearing. The applicant shall post a copy of the public hearing notice or the application (s) on the property under consideration.

The applicant shall submit proof of property posting in the form of a notarized statement and a photograph of the posting to the City no later than seven (7) days prior to the public hearing attesting to where and when the sign (s) were posted. Unless such Certificate is received by the required date, the hearing will be continued.

The sign (s) shall be removed no later than three (3) days after the end of the public hearing for which the sign (s) had been posted.

I am aware of the above requirements and will comply with the posting requirements as stated in Kuna City Code 5-1A-8

Applicant/agent signature

10-7-19
Date

EXECUTIVE SUMMARY

CR Engineering, Inc. has been retained to prepare a traffic impact study (TIS) for the proposed Ashton Estates East Subdivision located north of Meadow View Road between Meridian Road (SH 69) and Locust Grove Road in Kuna, Idaho, as shown in **Figure 1.1**. The scope of this TIS was determined through coordination with the Ada County Highway District (ACHD) and Idaho Transportation Department, (ITD) with inputs from the Community Planning Association of Southwest Idaho (COMPASS).

The TIS evaluates the potential traffic impacts resulting from background traffic growth and the proposed development, and identifies improvements to mitigate the impacts if needed. Traffic impacts were evaluated based on the proposed land uses and access as shown in the preliminary site plan under weekday AM and PM peak hours traffic conditions. **Table 1** summarizes the improvements needed to mitigate the traffic impacts for the following analysis years traffic conditions:

- 2020 Existing traffic
- 2024 Build-out year background traffic
- 2024 Build-out year total traffic

Table 1 – Proposed Intersection Improvements Summary

Intersection		2020 Existing	2024 Build-Out Year	
			Background	Total
1	Hubbard Road and Locust Grove Road	None	None	None
2	Meridian Road and Deer Flat Road	**Dual EB Left-Turn Lanes**[1]	**SBR Overlap Phase**[1]	None beyond prior improvements[1]
3	Antelope Flat Road and Deer Flat Road	None	None	None
4	Deer Flat Road and Locust Grove Road	None	None	None
5	D&B Access and Meridian Road	None	None	None
6	Profile Drive and Meridian Road	None	None	None
7	Meadow View Road and Meridian Road	None	None	None
8	Stone Falls Avenue and Meadow View Road	na	na	Unsignalized T-intersection

[1] One or more lane group volume/capacity (v/c) ratios exceed 0.90 but less than 1.00

1.0 Proposed Development

1.1 Ashton Estates East Subdivision is estimated to contain 175 single-family dwelling units. The expected build-out year is 2024 but may change depending on market conditions.

1.2 Based on the procedures outlined in the *Trip Generation Handbook, 3rd Edition* and the *Trip Generation Manual, 10th Edition,* both published by the Institute of Transportation Engineers (ITE), the proposed development is estimated to generate approximately 1,740 trips per weekday with 129 trips during the AM peak hour and 174 trips during the PM peak hour.

- Based on the proposed land use, the development is not expected to retrain trips within the site
- Based on the proposed land use, the development is not expected to attract pass-by trips
- All trips generated by the development were assumed to be made by personal or commercial vehicles

1.3 The estimated site traffic distribution patterns are:

- 10% with origins/destinations west of the site
- 10% with origins/destinations east of the site
- 70% with origins/destinations north of the site
- 10% with origins/destinations south of the site

1.4 Ashton Estates East Subdivision is proposing one access on Meadow View Road and stub connectivity to Porter Street within the existing Ashton Estates Subdivision for site access:

- Proposed approach onto Meadow View Road (Stone Falls Avenue)
  - Proposed as a full access located 1,610 feet east of Meridian Road
  - Meets ACHD access spacing on a local roadway and collector street
  - Is not expected to require turn lanes based on ACHD's turn-lane guidelines
  - Expected to meet ACHD's minimum operational thresholds with 2024 total traffic

2.0 Improvements Needed to Mitigate 2020 Existing Traffic

2.1 With 2020 existing traffic, all study area intersections meet minimum operational thresholds analyzed with the existing intersection control, signal timing, and lane configurations, with the exception of one intersection. The intersection, operational deficiencies, and mitigation improvements are:

- Deer Flat Road and Meridian Road intersection
  - The intersection meets minimum operational thresholds, with the exception of one lane group. The eastbound left-turn lane group operates with a volume to capacity (v/c) ratio of above 1.00 during the AM and PM peak hours based on the existing signal timing plan, exceeding ACHD's and ITD's minimum operational thresholds.
  - Construct one additional eastbound left-turn lane
    - Dual eastbound left-turn lanes are needed to accommodate the existing eastbound left-turn volume, which exceeds 470 vehicles per hour (vph) in the AM and exceeds 260 vph in the PM peak hour
    - The eastbound left-turn lane group is expected to operate with a v/c ratio of 0.93 in the AM peak hour with dual eastbound left-turn lanes, exceeding ITD's 0.90 threshold. However, the eastbound approach is under ACHD jurisdiction and meets their 1.00 threshold.
    - The intersection and all other lane groups are expected to meet minimum operational thresholds

2.2 With 2020 existing traffic, none of the study area intersection requires turn lanes based on ACHD's or ITD's turn-lane guidelines.

2.3 With 2020 existing traffic, all study area roadway segments meet ACHD's level of service planning thresholds with the existing lane configuration. Besides the intersection improvements, no roadway capacity improvements are needed to mitigate 2020 existing traffic operations.

3.0 Improvements Needed to Mitigate 2024 Background Traffic

3.1. With 2024 background traffic, all study area intersections are expected to meet minimum operational thresholds analyzed with the existing intersection control and lane configurations, or with the preceding improvements needed under 2020 existing traffic, with the exception of one intersection. The intersection, operational deficiencies, and mitigation improvements are:

- Deer Flat Road and Meridian Road intersection
  - The intersection meets minimum operational thresholds, with the exception of one lane group. The southbound right-turn lane group is expected to operate with a v/c ratio of 0.95 during the PM peak hour, which exceeds ITD's 0.90 threshold.
  - Modify the signal to allow the southbound right-turn movement to operate with an overlap phase
    - The southbound right-turn volume exceeds 350 vph in the AM peak hour and exceeds 550 vph in the PM peak hour
    - Overlap phase for an exclusive right-turn lane is generally recommended at 300 vehicles per hour

3.2. With 2024 background traffic, none of the study area intersection is expected to require turn lanes based on ACHD's and ITD's turn-lane guidelines.

3.3. With 2024 background traffic, all study area roadway segments are expected to meet ACHD's level of service planning thresholds with the existing lane configuration. Besides the signal modifications, no roadway capacity improvements are needed to mitigate 2024 background traffic operations.

4.0 Improvements Needed to Mitigate 2024 Build-Out Year Total Traffic

4.1 With 2024 total traffic, all study area intersections are expected to meet minimum operational thresholds analyzed with the existing intersection control and lane configurations or with the preceding mitigation improvements. As a result, no additional improvements beyond the improvements needed to mitigate 2020 existing traffic and 2024 background traffic are proposed to mitigate 2024 total traffic.

4.2 The estimated site traffic as a percentage of the 2024 total traffic at the study area intersections are:

- Hubbard Road and Locust Grove Road intersection – AM peak = 4.2%, PM peak = 4.5%
- Deer Flat Road and Meridian Road intersection – AM Peak = 3.9%, PM peak = 4.3%
  - None of the site traffic is expected in the eastbound left-turn lane or southbound right-turn lane
- Antelope Flat Avenue and Deer Flat Road intersection – AM Peak = 2.1%, PM peak = 2.1%
- Deer Flat Road and Locust Grove Road intersection – AM Peak = 8.5%, PM peak = 7.4%
- D&B Access and Meridian Road intersection – AM peak = 7.4%, PM peak = 7.1%
- Profile Drive and Meridian Road intersection – AM Peak = 3.8%, PM peak = 6.4%
- Meadow View Road and Meridian Road intersection – AM Peak = 4.0%, PM peak = 3.8%

4.3 With 2024 total traffic, none of the study area intersection is expected to require turn lanes based on ACHD's and ITD's turn-lane guidelines.

4.4 With 2024 total traffic, all study area roadway segments are expected to meet ACHD's level of service planning thresholds with the existing lane configuration. No roadway capacity improvements are needed to mitigate 2024 total traffic operations.

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

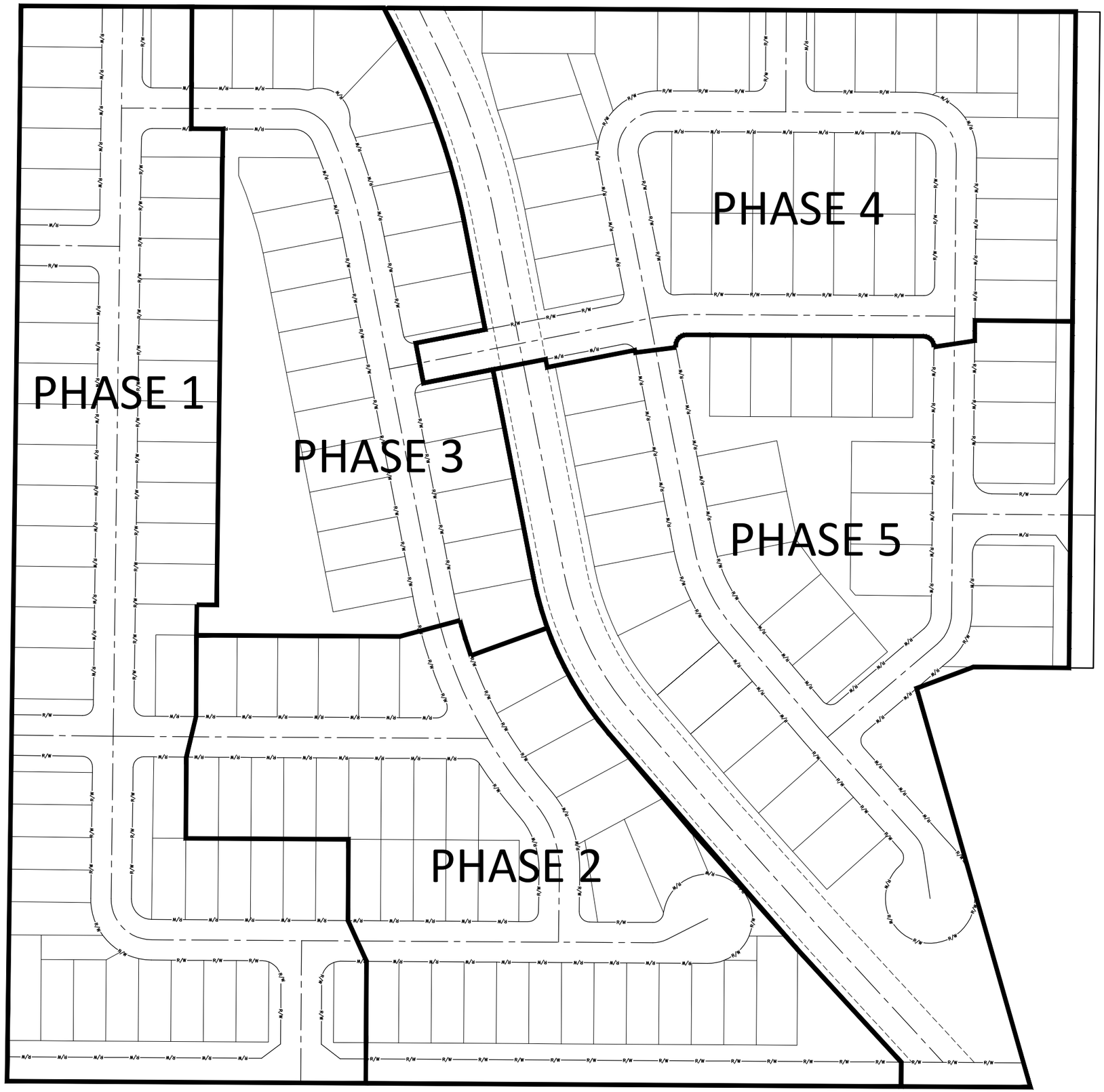
CAUTION: This email originated from outside Ada County email servers. Do not click on links or open attachments unless you recognize the sender and know the content is safe. Verify the sender by mouse-hovering over their display name in order to see the sender's full email address and confirm it is not 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

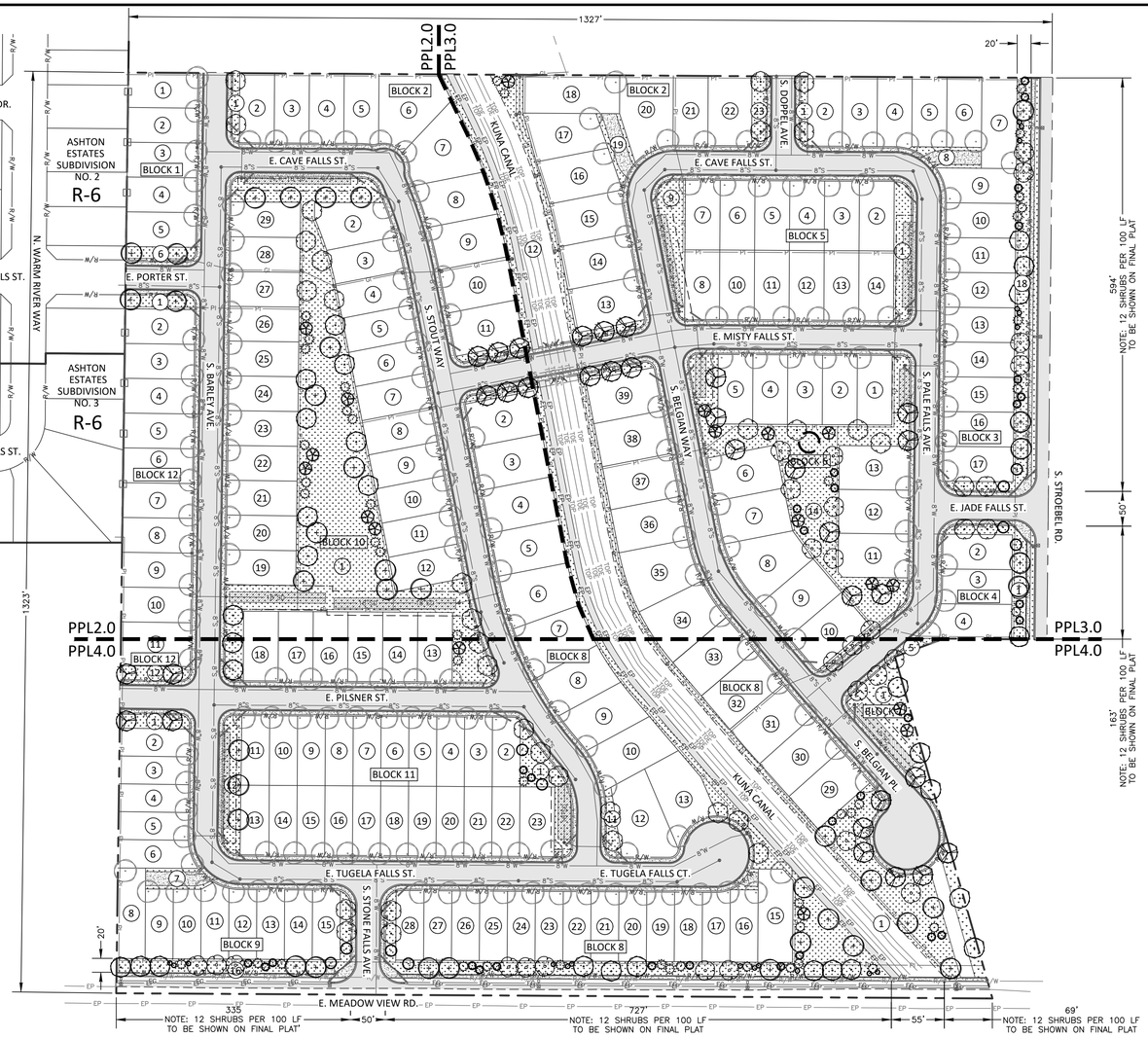
REVISIONS

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

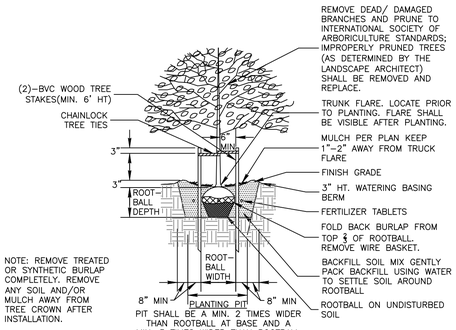
1. CONTRACTOR SHALL LOCATE AND IDENTIFY EXISTING UNDERGROUND AND OVERHEAD UTILITIES WITHIN CONTRACT WORK AREAS PRIOR TO CONSTRUCTION. CONTACT DIG LINE, INC. @ 1.800.342.1585. PROVIDE ADEQUATE MEANS OF PROTECTION OF UTILITIES AND SERVICES DESIGNATED TO REMAIN. REPAIR UTILITIES DAMAGED DURING SITE WORK 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.

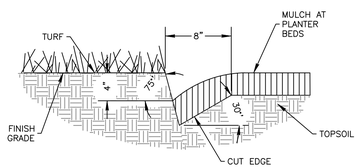


NOTES:
1. THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR A MINIMUM OF 1 YEAR. ALL STAKING SHALL BE REMOVED AT THE END OF THE ONE YEAR WARRANTY PERIOD.

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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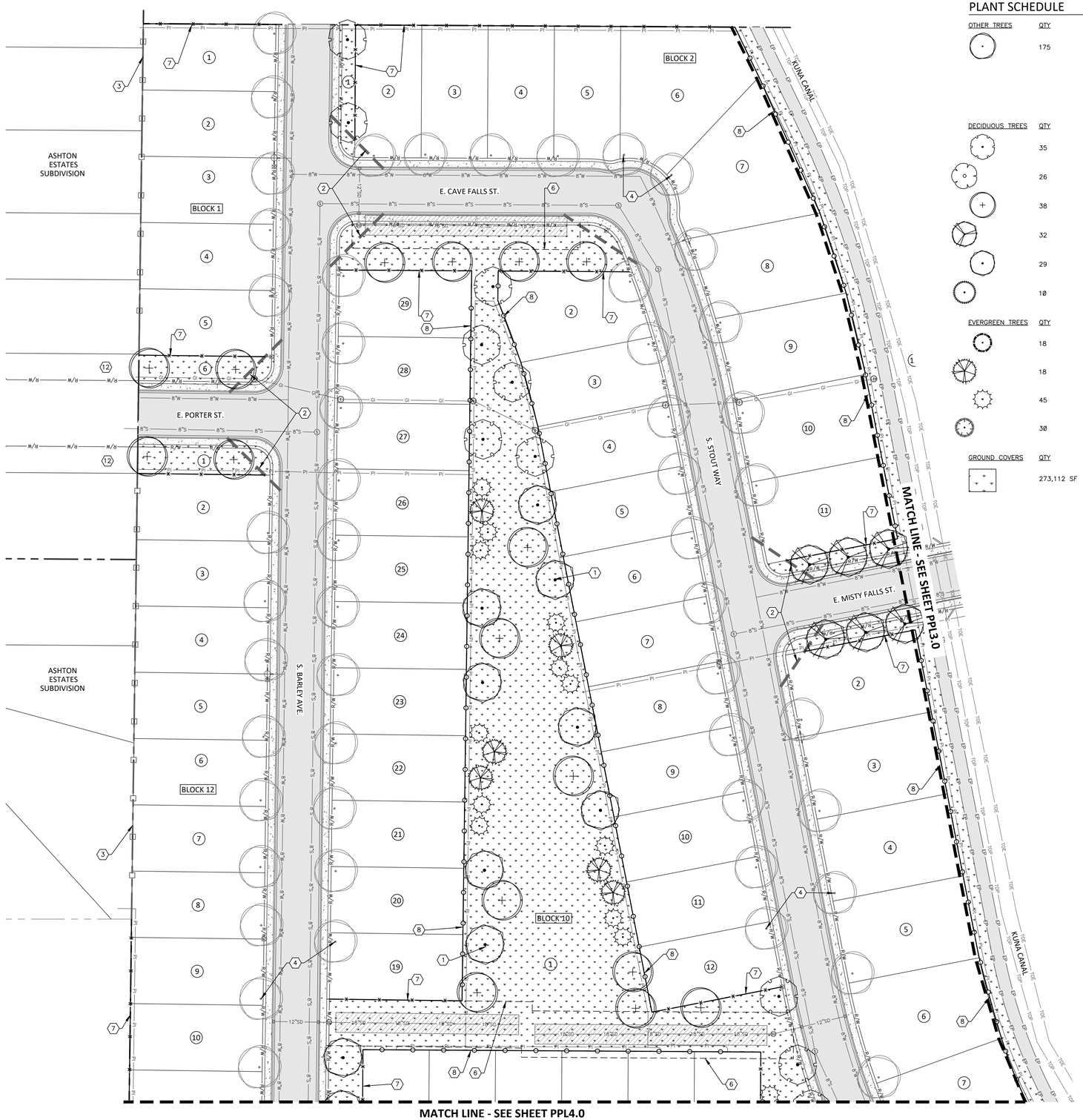

PLANT SCHEDULE

OTHER TREES	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE HXW	CLASS
	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

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.
6. ACHD CLEAR ZONE. TREES SHALL NOT BE PLANTED WITHIN THE 10' CLEAR ZONE OF ALL ACHD STORM DRAIN PIPES, STRUCTURES, OR FACILITIES.
7. 6' SOLID VINYL FENCE. SEE SHEET PPL1.0-2.
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)

PLANT SCHEDULE

OTHER TREES	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE HXW	CLASS
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DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE HXW	CLASS
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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.
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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 BUILDLER 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.
6. ACHD CLEAR ZONE. TREES SHALL NOT BE PLANTED WITHIN THE 10' CLEAR ZONE OF ALL ACHD STORM DRAIN PIPES, STRUCTURES, OR FACILITIES.
7. 6' SOLID VINYL FENCE. SEE SHEET PPL1.0-2.
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

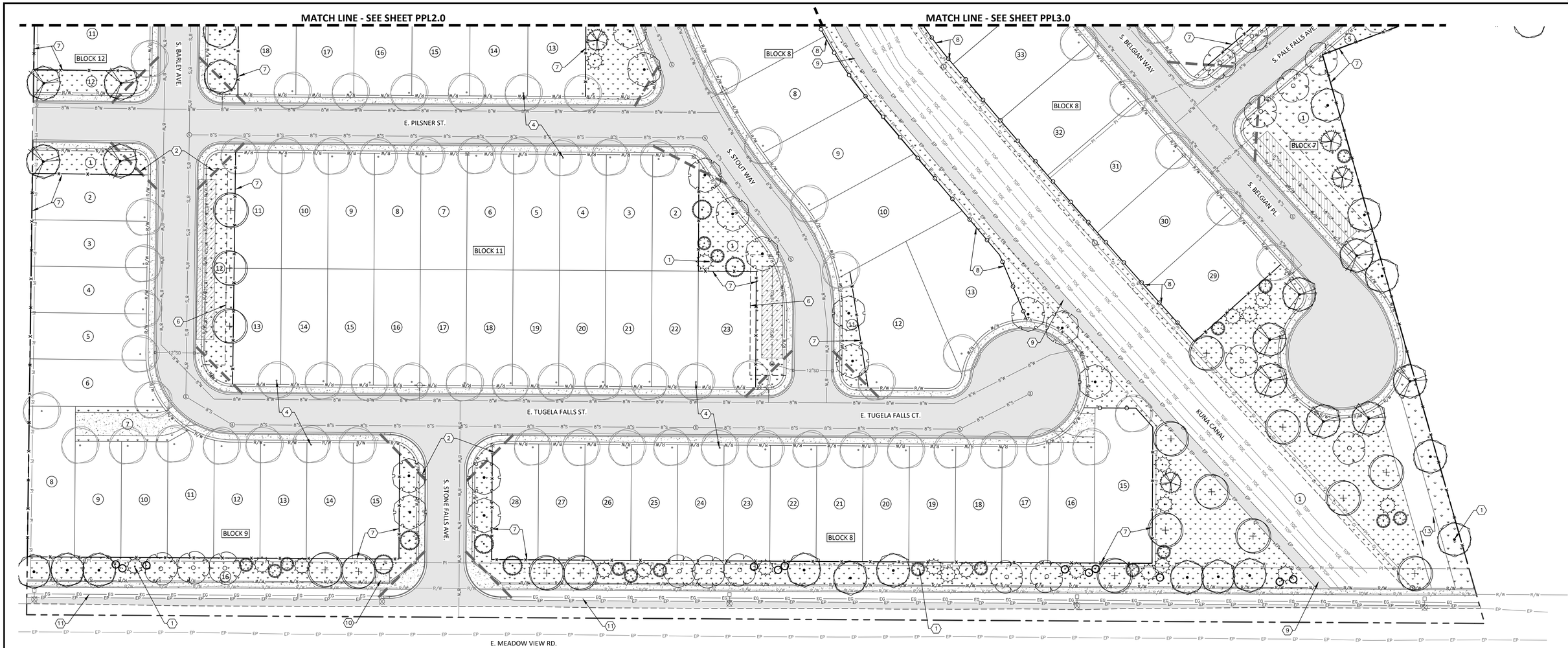
NO.	ITEM	DATE

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

STATE OF IDAHO
ALYSSA 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

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
	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

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 BUILDER IN CONJUNCTION WITH INDIVIDUAL LOT DEVELOPMENT. THESE TREES ARE NOT THE RESPONSIBILITY OF THE DEVELOPER.
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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
MELISSA 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 LPDF)

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	9333 W. State Boise	
DAN & SHIRLEY GROTHAUS	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.

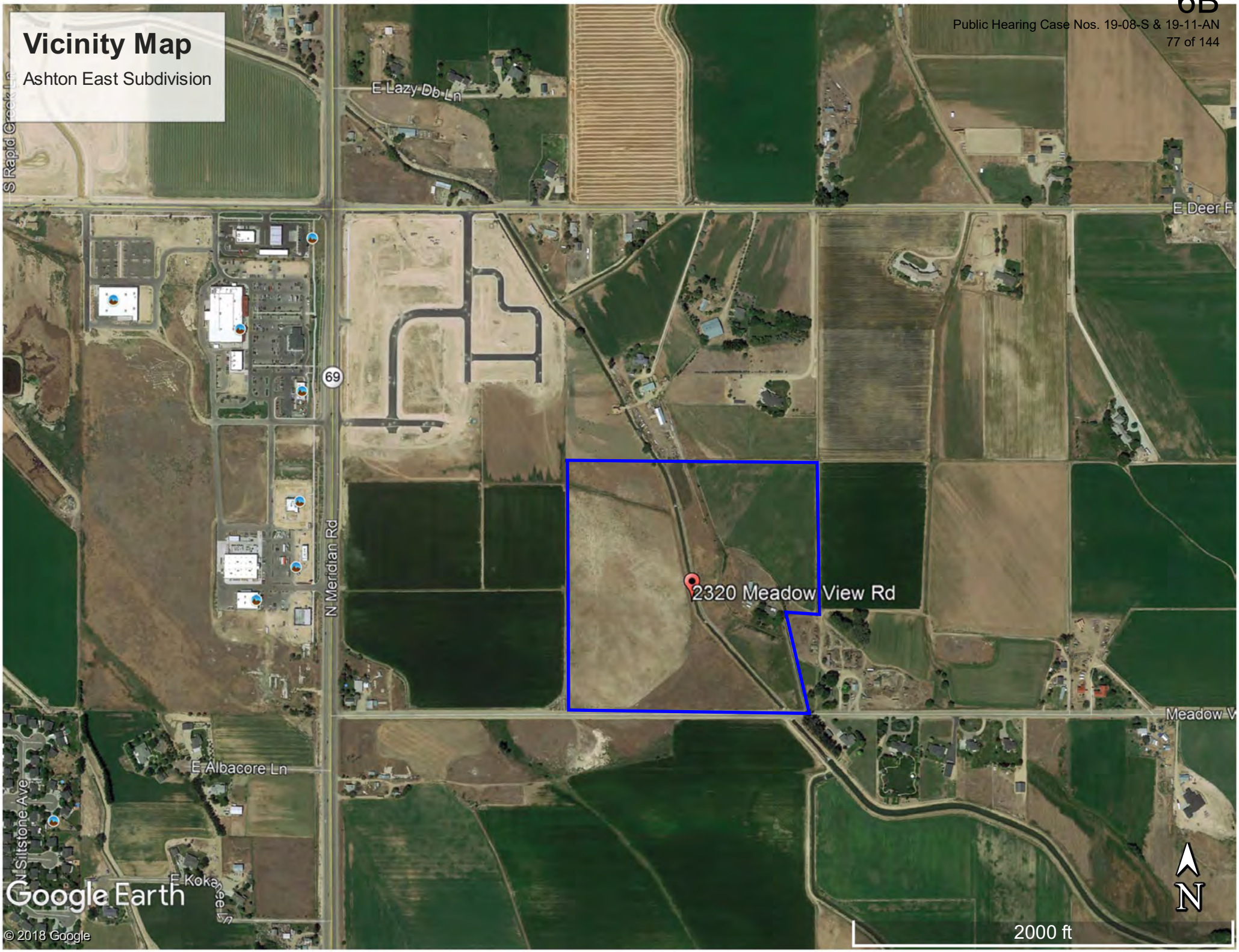
At this time, the anticipated development plan is to subdivide the +/- 38-acre property into single-family residential lots.

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

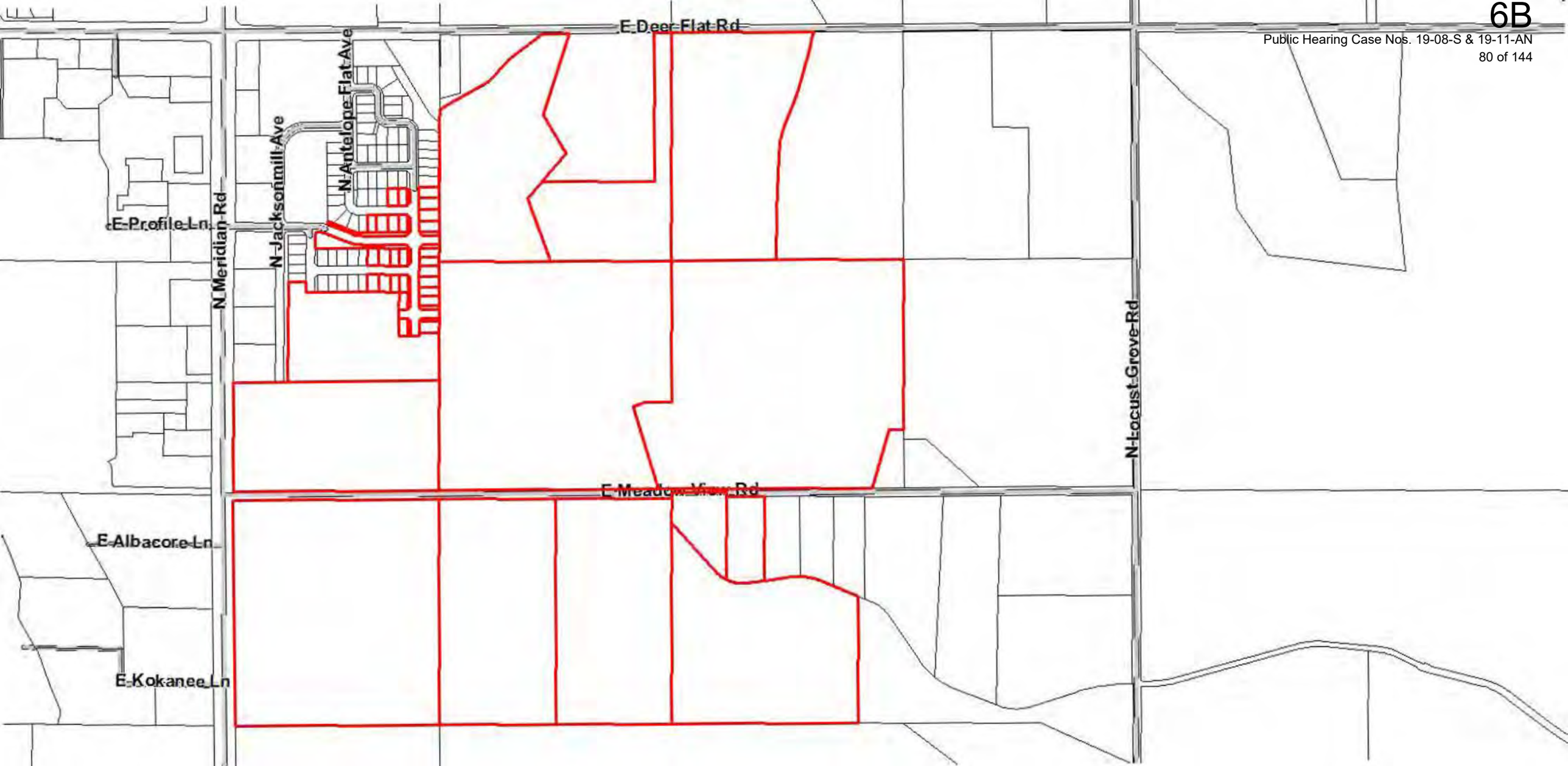
TANG SANH D
2725 E DEER FLAT RD
KUNA, ID 83634

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 Meadow View Rd
E Albacore Ln
E Kokanee Ln

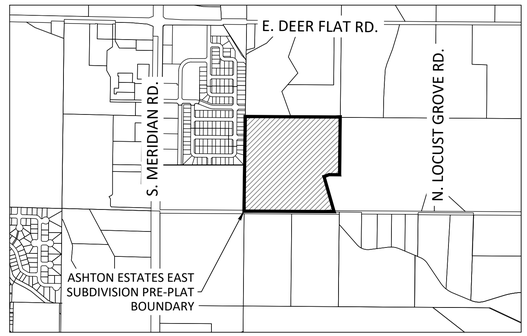
PRELIMINARY PLAT FOR
ASHTON ESTATES EAST SUBDIVISION

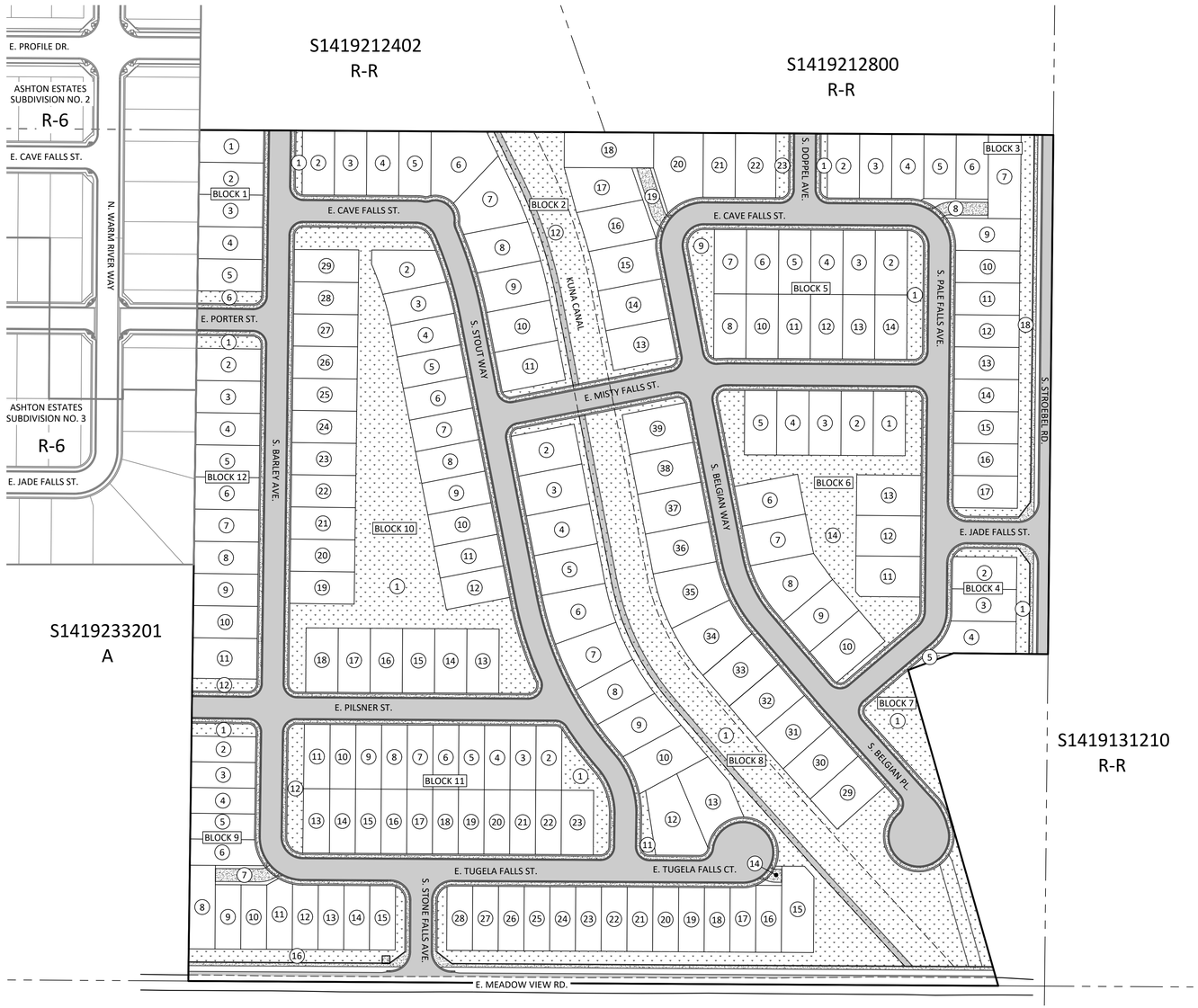
A PARCEL OF LAND SITUATED IN A PORTION OF THE SE 1/4 OF THE NW 1/4 OF SECTION 19, TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO

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\CAD\PLAT\PRELIM\MAY\19-081 PP COVER SHEET.DWG, SCOTT MARSHALL, 11/11/2019, AUTOCAD PDF (GENERAL DOCUMENTATION).PC3, 24X36 LIPDF]

FENCE
EXISTING GRAVITY IRRIGATION BOX
12" GI PIPE
FENCE
CONCRETE IRRIGATION DITCH
EXISTING GRAVITY IRRIGATION PIPE INV: 2711.78
EXISTING GRAVITY IRRIGATION PIPE INV: 2712.43
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
KUNA CANAL
56' KUNA CANAL EASEMENT
EXISTING GRAVITY IRRIGATION MANHOLE
2707
2708
2709
2710
2711
2712
2713
2714
2715
2716
2717
2718
EXISTING BUILDING
FENCE
EXISTING BUILDING
WELL HOUSE
GRAVEL ROAD
GRAVITY IRRIGATION PIPE
EXISTING BUILDING
SEPTIC SEWER
FENCE
FENCE
S. STROEBEL RD.
GRAVITY IRRIGATION PIPE
CATTLE GAURD
KUNA CANAL HEADWALL
EXISTING ROW TO BE MOVED
OVERHEAD POWER LINE
E. MEADOW VIEW RD.

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

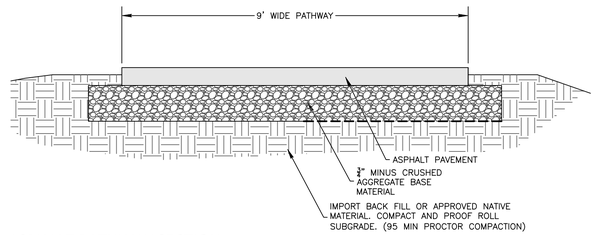
PROFESSIONAL ENGINEER
REGISTERED
10821
11-11-19
STATE OF IDAHO
KEVIN P. McCARTHY

DATE: 11/11/19
PROJECT: 19-081
SHEET NO. PP1.1

P:\19-081\CAD\PLAT\PRELIM\MAY\19-081 PP EXISTING.DWG, SCOTT MARSHALL, 11/11/2019, AUTOCAD PDF (GENERAL DOCUMENTATION) (PC), 24X36 (.PDF)

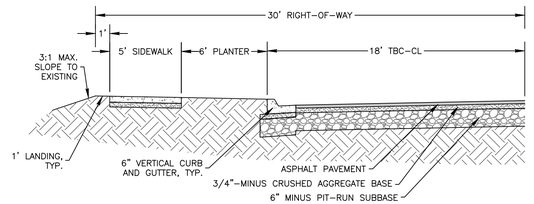
NOTES

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.



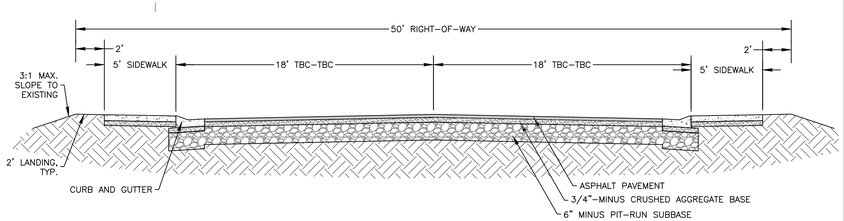
ASPHALT PATHWAY SECTION

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\MAY\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

P:\19-081\CAD\PLAT\PRELIM\MAY\19-081 PP ENGINEERING.DWG, SCOTT MARSHALL, 11/13/2019, AUTOCAD PDF (GENERAL DOCUMENTATION) (PC), 24X36 L (PDF)

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

City of Kuna
Planning & Zoning Department

Agency Transmittal

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, **February 25, 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

- Page 2

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*.

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

City of Kuna
Planning & Zoning Department

Agency Transmittal

March 9, 2020

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, **May 12, 2020** 6:00 pm Kuna City Hall is located at 751 W. 4th Street, Kuna, ID 83634
Staff Contact	Doug Hanson, Planner I dhanson@kunaid.gov Phone**:** 208.922.5274 Fax**:** 208.922.5989

- Page 2

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*.

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 Bolz

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. 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, 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

cc: CM#2019AEK234

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

Your Safety • Your Mobility
Your Economic Opportunity

IDAHO TRANSPORTATION DEPARTMENT
P.O. Box 8028 • Boise, ID 83707-2028
(208) 334-8300 • itd.idaho.gov

March 13, 2020

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

VIA EMAIL

RE: Ashton Estates East Subdivision – ITD Traffic Impact Study Acceptance Letter

Dear Mr. Behunin,

The Idaho Transportation Department (ITD) completed the review of the Ashton Estates East Subdivision Traffic Impact Study (TIS) dated February 19, 2020. The development is located east of SH-69 on Meadow View Road. The proposed subdivision does not directly abut the State Highway system. The proposed subdivision adds to the congested SH-69 corridor thus causing impacts to safety and mobility of the intersection of SH-69 / Deer Flat Road.

ITD requests the City of Kuna require Ashton Estates East Subdivision to mitigate impacts to the State Highway system. The following improvements are required prior to occupancy:

Intersection of SH-69 and Deer Flat Road

The TIS identified that in 2024 the intersection of Deer Flat Road ad SH-69 is anticipated to exceed ITD's minimum operational thresholds. Congestion increases from trips generated by this development. The TIS recommended an additional eastbound left turn lane on Deer Flat Road be constructed to meet minimum operational thresholds.

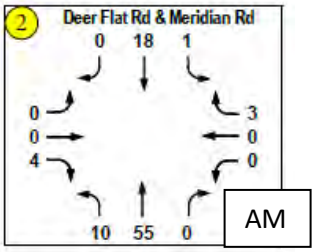
ITD is in the process of developing a SH-69 corridor plan to determine ultimate future width and intersection improvements along SH-69. The report is anticipated to be finalized in Spring 2020. ITD is uncertain if the existing signal will be the preferred intersection treatment identified in the SH-69 corridor plan, however an additional eastbound left turn lane on Deer Flat Road is a reasonable solution on which to base proportionate share contribution.

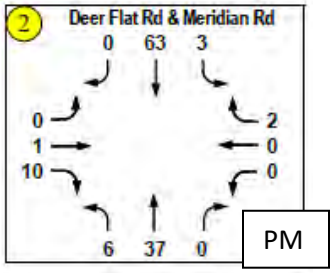
- ITD estimates the cost of the additional eastbound left turn lane design, installation, and construction to be $943,332. See attached estimate.
- ITD requests the developer pay a proportionate share of $37,261 (3.95%) to the future intersection treatment based off of total 2024 Deer Flat Rd intersection trips compared to total site trips.

Your Safety • Your Mobility
Your Economic Opportunity

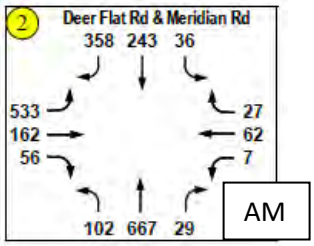
IDAHO TRANSPORTATION DEPARTMENT
P.O. Box 8028 • Boise, ID 83707-2028
(208) 334-8300 • itd.idaho.gov

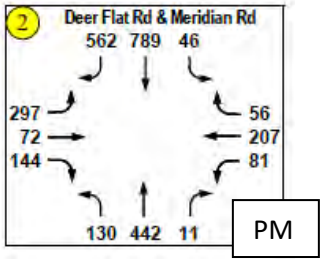
Site Trips





2024 Buildout Total





AM Site = 91	*AM Total = 2,282*	*AM % = 4.0*
PM Site = 122	*PM Total = 2,837*	*PM % = 3.9*
Proportionate Share for SH-69 / Deer Flat Road Intersection Improvement		***Avg % = 3.95***

ITD is in discussions with the City of Kuna regarding creation of an interagency agreement to hold the developer's proportionate share contribution for use in a future project(s) on SH-69 within Kuna's area of impact. We appreciate the opportunity to work with the City of Kuna in identifying priority projects on the SH-69 corridor once the SH-69 Corridor Plan is complete.

This letter acknowledges ITD's acceptance of the Ashton Estates East Subdivision TIS. Maintaining safety and mobility for Idaho's motorists is of the utmost importance to ITD. ITD encourages the City of Kuna to require the Ashton Estates East Subdivision to contribute a proportionate share of $37,261 towards future improvements on SH-69 to mitigate for their impacts to the State Highway system. If you have any questions please do not hesitate to contact me at erika.bowen@itd.idaho.gov or 208-265-4312 extension #7.

Sincerely,

Erika R. Bowen, P.E.
ITD – District 3
Traffic Technical Engineer

Your Safety • Your Mobility
Your Economic Opportunity

IDAHO TRANSPORTATION DEPARTMENT
P.O. Box 8028 • Boise, ID 83707-2028
(208) 334-8300 • itd.idaho.gov

cc.
Mindy Wallace – ACHD
Chhang Ream – CR Engineering, Inc

Intersection Widening - Conceptual Cost Estimate

Estimated By: E. Bowen Date: 3-13-2020
Checked By: Date:

Location: Deer Flat Road and SH-69
Scope: Additional eastbound left turn lane. Pavement widening on eastern leg to reposition lanes. Relocate two signal poles. One-half acre right-of-way acquisition.

	Item Description	Quantity	Unit Price	Cost	Source
SECTION 1					
201-010A	CLEARING & GRUBBING	0.86 ACRE	$ 6,833.00	$ 5,879.37	KN 18872
203-015A	REM OF BITUMINOUS SURF	1021.48 SY	$ 9.67	$ 9,877.73	KN 18872
203-130A	REMOVAL OF PAV MARKINGS	6895.00 FT	$ 1.00	$ 6,895.00	KN 18852
205-005A	EXCAVATION	3404.94 CY	$ 15.25	$ 51,925.31	KN 18872
301-005A	GRANULAR SUBBASE	2296.08 TON	$ 15.90	$ 36,507.69	KN 18872
303-022A	3/4" AGGR TY B FOR BASE	1978.72 TON	$ 18.30	$ 36,210.62	KN 18872
401-020A	CSS-1 DIL EMUL ASPH FOR TACK COAT	403.91 GAL	$ 3.48	$ 1,405.61	KN 18872
405-435A	SUPERPAVE HMA PAV INCL ASPH&ADD CL SP-3	1082.99 TON	$ 70.00	$ 75,809.07	KN 18872
614-015A	SIDEWALK	0.00 SY	$ 80.00	$ -	KN 20294
614-025A	CURB RAMP	0.00 SY	$ 193.50	$ -	KN 19965
615-492A	CURB & GUTTER TYPE 2	0.00 FT	$ 50.00	$ -	KN 20294
621-005A	SEED BED PREPARATION	0.54 ACRE	$ 1,529.67	$ 831.93	KN 18872
621-010A	SEEDING	0.54 ACRE	$ 1,663.33	$ 904.62	KN 18872
615-651A	TRAFFIC SEPARATOR TYPE 1	350.00 FT	$ 20.00	$ 7000.00	KN 19965 KN 20798
630-020A	TRANSVERSE, WORD, SYMBOL, ARROW PAV MKG – WATERBORNE	356.00 SF	$ 3.40	$ 1,210.40	KN 13962
630-025A	LONGITUDINAL PAVEMENT MARKING	9013.60 FT	$ 1.05	$ 9,464.28	KN 18872
656-005A	TRAF SIGNAL INSTALLATION	0.50 LS	$ 229,000.00	$ 114,500.00	KN 18872
675-005A	SURVEY	1.00 LS	$ 20,000.00	$ 20,000.00	KN 18872
	Traffic Control	1.00 LS	$ 73,000.00	$ 73,000.00	KN 18872
	Miscellaneous Minor Items	5%		$ 22,571.08	
	Mobilization	10%		$ 45,142.16	
	SECTION 1 Sub-Total			$ 519,134.90	
SECTION 2					
	CN Change Order / Quantity Variance	5%		$ 25,956.74	
	CN Non-Bid Items	3.5%		$ 18,169.72	
	SECTION 2 Sub-Total			$ 44,126.46	
SUMMARY					
	Sub-Total: SECTION 1 & SECTION 2			$ 563,261.30	
	Contingency - Scoping Level	30%		$ 168,978.40	
	TOTAL CONSTRUCTION COST			$ 732,239.70	

Summary of Project Costs			Amount
Construction			$ 732,239.70
Design Services	10%		$ 73,223.97
Construction Services	12%		$ 87,868.77
Right-of-Way	0.50	ACRES	$ 50,000.00
Total Cost			$ 943,332.50

Project/File: **Ashton Estates East/ KPP19-0011/ 19-11-AN/ 19-08-S**
This is an annexation with rezone to R-8 and preliminary plat application consisting of 200 lots on 38.6-acres.

Lead Agency: City of Kuna

Site address: 2320 E Meadow View Road

Staff Approval: April 17, 2020

Applicant: Kuna East, LLC
Don Newell
PO Box 1939
Eagle ID 83616

Representative: KM Engineering, LLP
Kirsti Garbo
9233 W State Street
Boise, ID 83714

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

A. Findings of Fact

1. **Description of Application:** The applicant is requesting approval of an annexation with rezone from RR (Residential Rural) to R-8 (Medium density Residential) and a preliminary plat application consisting of 175 single-family lots, 21 common lots and 4 shared driveway lots on 38.6-acres. The City of Kuna's future land use map designates this area as High Density Residential.

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

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

3. **Site History:** ACHD has not previously reviewed this site for a development application.

4. **Adjacent Development:** The following developments are pending or underway in the vicinity of the site:

   - Lugarno Terra, a 114 single-family lot development located north of the site was approved by ACHD in September 2018.

- Ashton Estates, a mixed-use development of commercial, multi-family, and single-family lots located east, and northeast of the site was approved by ACHD in June 2017.

5. **Transit:** Transit services are not available to serve this site.

6. **New Center Lane Miles:** The proposed development includes 1.9 centerline miles of new public road.

7. **Impact Fees:** There will be an impact fee that is assessed and due prior to issuance of any building permits. The assessed impact fee will be based on the impact fee ordinance that is in effect at that time. The impact fee assessment will not be released until the civil plans are approved by ACHD.

8. **Capital Improvements Plan (CIP)/ Integrated Five Year Work Plan (IFYWP):**

   There are no roadways, bridges or intersections in the general vicinity of the project that are in the Integrated Five Year Work Plan (IFYWP) or the District's Capital Improvement Plan (CIP).

B. Traffic Findings for Consideration

1. **Trip Generation:** This development is estimated to generate 1,731 additional vehicle trips per day (9 existing); 173 additional vehicle trips per hour in the PM peak hour (1 existing), based on the traffic impact study.

2. **Traffic Impact Study**
   CR Engineering prepared a traffic impact study for the proposed Ashton Estates East. Below is an executive summary of the findings **as presented by CR Engineering**. The following 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.

   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.

   Staff Comments/Recommendations: Traffic Services and Planning Review staff have reviewed and generally agree with the findings and recommendations of the submitted traffic impact study.

   All study area intersections and roadways are anticipated to operate at an acceptable planning level of service threshold under existing, 2024 background and 2024 total traffic conditions with the exception of the Deer Flat/ Meridian Road intersection as indicated below. Right-turn lanes are not warranted at any of the site access points.

   The Deer Flat/Meridian Road intersection is anticipated to operate at an unacceptable level of service planning threshold under 2020 existing conditions and 2024 background traffic conditions. The traffic impact study recommended the following as mitigation:

   - Dual eastbound left-turn lanes.
   - Modify the signal at the Deer Flat/ Meridian Road intersection to allow the southbound right-turn movement to operate with an overlap phase.

   The traffic impact study notes that the site generated traffic does not contribute to the eastbound left turning movement and that the site generated traffic is estimated to be 4.5% of the total traffic

entering the Deer Flat/Meridian Road intersection during the PM peak hour. Therefore, consistent with ACHD's Level of Service Planning Threshold policy, no improvements are required.

In review of the traffic impact study, ACHD's Traffic Services staff noted that the Warm River Avenue would qualify for traffic calming due to the additional trips generated from this development. Funding for a single speed hump on Warm River Avenue is recommended. The applicant should be required to provide a road trust deposit in the amount of $5,000.00 to pay for the future installation of a speed hump on Warm River Avenue.

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
**State Highway 69/ Meridian Road	0-feet	Principal Arterial	1,295	N/A
Deer Flat Road	0-feet	Minor Arterial	220	Better than "E"
Locust Grove Road	0-feet	Minor Arterial	109	Better than "E"
Antelope Flat Avenue	0-feet	Collector	31	Better than "D"
Profile Drive	0-feet	Collector	89	Better than "D"
Meadow View Road	1,258-feet	Local (Future Collector)	10	N/A

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

* Acceptable level of service for a two-lane collector is "D" (425 VPH).

** ACHD does not set level of service thresholds for State Highways.

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 SH-69/ Meridian Road south of Columbia Road was 22,582 on 03/15/2018.
- The average daily traffic count for Deer Flat Road east of Meridian Road was 2,241 on 01/30/2020.
- The average daily traffic count for Locust Grove Road north of Deer Flat Road was 908 on 01/30/2020
- The average daily traffic count for Antelope Flat Avenue south of Deer Flat Road was 449 on 02/04/2020
- The average daily traffic count for Profile Drive east of Meridian Road was 1,368 on 02/04/2020.
- The average daily traffic count for Meadow View Road east of Meridian Road was 200 on 02/04/2020.

C. Findings for Consideration

1. State Highway SH-69 / Meridian Road

SH-69/ Meridian Road is under the jurisdiction of the Idaho Transportation Department (ITD). The applicant, the City of Kuna, and ITD should work together to determine if additional right-of-way or improvements are necessary on SH-69/ Meridian Road.

Staff Comments/Recommendations: If allowed by the Idaho Transportation Department (ITD), the applicant should be required to construct an additional eastbound left-turn lane on SH-69/ Meridian Road at the Deer Flat/ Meridian Road intersection.

2. Meadow View Road

a. Existing Conditions: Meadow View Road is improved with 2-travel lanes, 24-feet of pavement, and no curb, gutter or sidewalk abutting the site. There is 50-feet of right-of-way for Meadow View Road (23-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.

Half Street Policy: District Policy 7206.2.2 required improvements shall consist of pavement widening to one-half the required width, including vertical curb, gutter and concrete sidewalk (minimum 7-feet attached, or 5-foot detached), plus 12-feet of additional pavement widening beyond the centerline established for the street to provide an adequate roadway surface, with the pavement crowned at the ultimate centerline. A 3-foot wide gravel shoulder and a borrow ditch sized to accommodate the roadway storm runoff shall be constructed on the unimproved side.

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.

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

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, collector street requirements, and specific roadway features required through development. This segment of Meadow View Road is designated in the MSM as a Residential Collector with 2-lanes and on-street bike lanes, a 36-foot street section within 54-feet of right-of-way.

c. **Applicant Proposal:** The applicant is proposing to construct Meadow View Road as ½ of 36-foot street section with vertical curb, gutter, 6-foot wide parkway strip, and 5-foot wide detached sidewalk within 30-feet of right-of-way.

d. **Staff Comments/Recommendations:** The applicant's proposal meets District policy and should be approved as proposed. In addition, because Meadow View is identified as a collector street on the MSM, and as Stone Falls Avenue is proposed as an entrance street onto Meadow View Road; in order to provide for turning movements into the site, staff recommends that the applicant should be required to construct a center turn lane at the Meadow View/ Stone Falls Avenue intersection.

If street trees are desired, then an 8-foot wide planter strip should be provided. The applicant should be required to provide a permanent right-of-way easement for detached sidewalks located outside of the dedicated right-of-way.

3. Stroebel Road (New North-South Collector)

a. **Existing Conditions:** There are no streets within the site.

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.

Half Street Policy: District Policy 7206.2.2 required improvements shall consist of pavement widening to one-half the required width, including vertical curb, gutter and concrete sidewalk (minimum 7-feet attached, or 5-foot detached), plus 12-feet of additional pavement widening beyond the centerline established for the street to provide an adequate roadway surface, with the pavement crowned at the ultimate centerline. A 3-foot wide gravel shoulder and a borrow ditch sized to accommodate the roadway storm runoff shall be constructed on the unimproved side.

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.

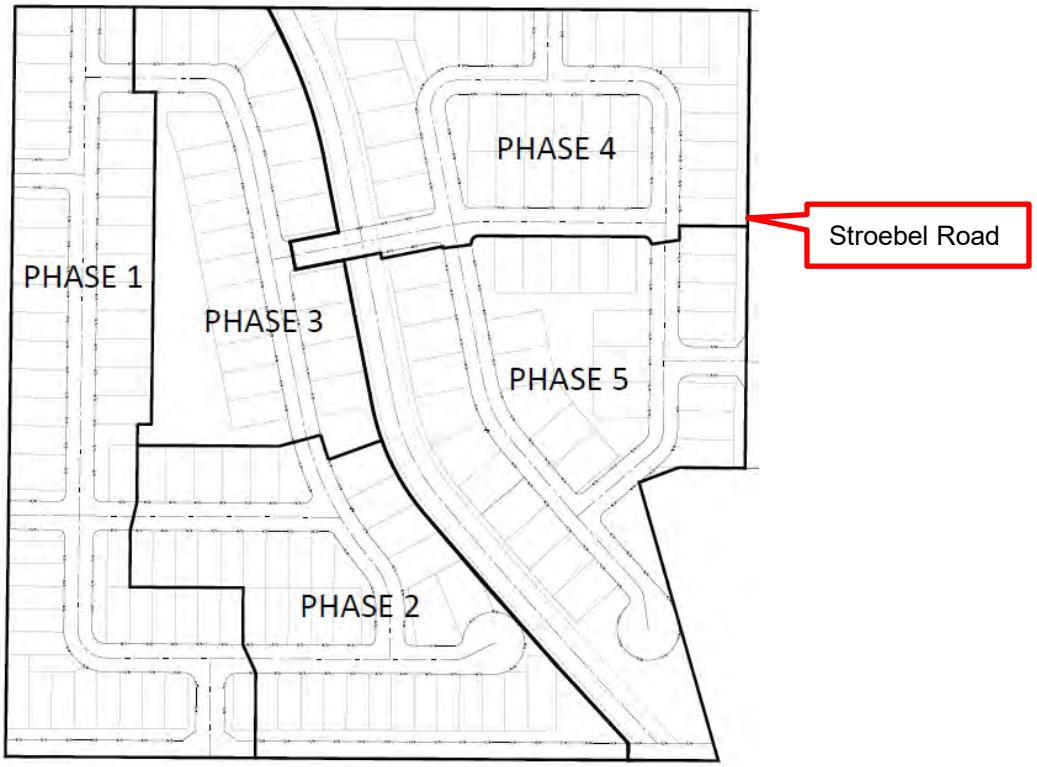
ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, collector street requirements, and specific roadway features required through development. A new collector roadway was identified on the MSM with the street typology of Residential Collector. The new collector roadway should align with Stroebel Road on the south side of Kuna Road and continue through the property stubbing to the north. The Residential Collector typology as depicted in the Livable Street Design Guide recommends a 2-lane roadway with bike lanes, and on street parking, a 36-foot street section within 50-feet of right-of-way.

c. **Applicant Proposal:** The applicant is proposing to construct Stroebel Road as ½ of 36-foot street section with vertical curb, gutter, 6-foot wide parkway strip, and 5-foot wide detached sidewalk within 30-feet of right-of-way.

d. **Staff Comments/Recommendations:** There is a new mid-mile collector designated on the MSM along the east property line of this site that will extend between Deer Flat Road and Kuna Road. The applicant's proposal does not meet District Half-Street policy because the applicant's proposal does not include 12-feet of additional pavement widening with 3-foot wide gravel shoulder and borrow ditch on the unimproved side as required.

The new collector street, Stroebel Road is not proposed to connect to an existing public street to the north or south, therefore, staff is recommending that the applicant should be required to dedicate 40-feet of right-of-way and construct 5-foot wide detached concrete sidewalk for Stroebel Road located a minimum 26-feet from centerline of future roadway.

Prior to signing the final plats for Phase 4 and 5 abutting Stroebel Road, the applicant should coordinate with ACHD to determine what roadway improvements are required for Stroebel Road abutting the site. Based on the development patterns in the area, ACHD staff will determine if frontage improvements are required or if a road trust should be provided.



If it is determined that Stroebel Road should be improved, the applicant should be required to dedicate 40-feet of right-of-way for Stroebel Road abutting the site. Construct Stroebel Road as ½ of a 36-foot street section with vertical curb, gutter, 7-foot wide attached (5-foot wide detached) concrete sidewalk, plus 12-feet of additional pavement widening (30-feet of pavement), 3-foot wide gravel shoulder and borrow ditch on the unimproved side abutting the site. If street trees are desired, then an 8-foot wide planter strip should be provided. The applicant should be required to provide a permanent right-of-way easement for detached sidewalks located outside of the dedicated right-of-way.

The applicant will not be compensated for any improvements or right-of-way dedication along Stroebel Road abutting the site, as this is a collector street segment.

4. Internal Local Streets

a. Existing Conditions: Porter Street is stubbed at the site's west property line.

b. Policy:

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

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

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

For the City of Kuna and City of Star: Unless otherwise approved by Kuna or Star, the standard street section shall be 36-feet (back-of-curb to back-of-curb) for developments with

any buildable lot that is less than 1 acre in size. This street section shall include curb, gutter, and minimum 5-foot wide concrete sidewalks on both sides and shall typically be constructed within 50-feet of right-of-way.

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

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

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

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

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

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

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

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

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

The applicant is proposing to construct a cul-de-sac at the terminus of Belgian Place and Tugela Falls Court.

d. Staff Comments/Recommendations: The applicant's proposal meets District policy and should be approved, as proposed.

The applicant should be required to construct the two cul-de-sacs with a minimum 45-foot turning radius.

5. Roadway Offsets

a. Existing Conditions: There are no streets within the site.

b. Policy:

Collector Offset Policy: District policy 7206.4.2 states that the preferred spacing for new collectors intersecting existing collectors is ¼ mile to allow for adequate signal spacing and alignment.

Local Offset Policy: District policy 7206.4.5, requires local roadways to align or offset a minimum of 330-feet from a collector roadway (measured centerline to centerline).

District policy 7207.4.2, requires local roadways to align or provide a minimum offset of 125-feet from any other street (measured centerline to centerline).

c. Applicant's Proposal: The applicant is proposing to construct a new mid-mile collector street, Stroebel Road, along the east property line, located approximately 2,560-feet east of SH-69/Meridian Road (measured centerline to centerline).

The applicant is proposing to construct a new local road, Jade Falls Street, to intersect the proposed Stroebel Road, located approximately 700-feet north of Meadow View Road (measured centerline to centerline).

The applicant is proposing to construct a new local road, Stone Falls Avenue, to intersect Meadow View Road, located approximately 1,600-feet east of SH-69/Meridian Road (measured centerline to centerline).

The applicant is proposing to construct the internal local streets with minimum 125-foot offsets.

d. Staff Comments/Recommendations: The applicant's proposal meets District policy and should be approved, as proposed.

6. Stub Streets

a. Existing Conditions: Portal Street is stubbed at the site's west property line.

b. Policy:

Stub Street Policy: District policy 7206.2.4 (collector)/ 7207.2.4 (local) 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 7206.2.5.4 (collector)/ 7207.2.5.4 (local), 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." or "THIS IS A DESIGNATED COLLECTOR ROADWAY. THIS STREET WILL BE EXTENDED AND WIDENDED 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.

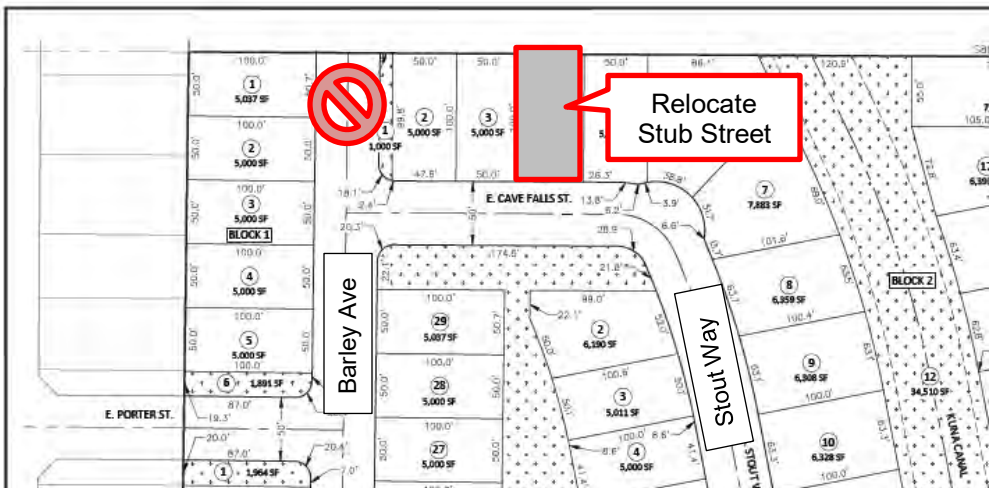
- The District may require appropriate covenants guaranteeing that the stub street will remain free of obstructions.

Temporary Dead End Streets Policy: District policy 7206.2.4 (collector)/ 7207.2.4 (local) requires that the design and construction for cul-de-sac streets shall apply to temporary dead end streets. The temporary cul-de-sac shall be paved and shall be the dimensional requirements of a standard cul-de-sac. The developer shall grant a temporary turnaround easement to the District for those portions of the cul-de-sac which extend beyond the dedicated street right-of-way. In the instance where a temporary easement extends onto a buildable lot, the entire lot shall be encumbered by the easement and identified on the plat as a non-buildable lot until the street is extended.

c. **Applicant Proposal:** The applicant is proposing to construct seven stub streets as follows:

- A collector stub street, Stroebel Road, to the north along the east property line, approximately 610-feet in length.
- A collector stub street, Stroebel Road, to the south along the east property line, approximately 180-feet in length.
- A local stub street, Doppel Avenue, to the north, located between Block 2, Lot 22 and Block 3, Lot 2, 102-feet in length.
- A local stub street, Jade Street, to the east, located between Block 3, Lot 17 and Block 4, Lot 2, 122-feet in length.
- A local stub street, Belgian Place, to the east, located 169-feet south of Place Falls Avenue at the terminus of the cul-de-sac.
- A local stub street, Pilsner Street, to the west, located between Block 12, Lot 11, 125-feet in length.
- A local stub street, Barley Avenue, to the north, located 124-feet north of Cave Falls Street.

d. **Staff Comments/Recommendations:** The applicant's proposal meets District policy and should be approved, as proposed with the exception of Barley Avenue. Barley Avenue is over 850-feet in length between Tugela Falls Street and Cave Falls Street. Staff recommends 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.



The applicant should be required to provide signage at the terminus of the local stub streets stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE."

The applicant should be required to construct paved temporary turnarounds with minimum 45-foot turning radius at the terminus of the two collector stub streets, Stroebel Road to north and south. For those portions of the cul-de-sac which extend beyond the dedicated street right-of-way. The applicant should provide a temporary easement for the turnaround and 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.

The applicant should be required to provide signage at the terminus of the two collector stub streets stating that, "THIS IS A DESIGNATED COLLECTOR ROADWAY. THIS STREET WILL BE EXTENDED AND WIDENDED IN THE FUTURE."

7. Traffic Calming

Speed Control and Traffic Calming Policy (Local)**:** 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 a maintenance and/or license agreement.

a. **Staff Comments/Recommendations:** Barley Avenue is a long, straight street that is greater than 1,000-feet in length between Tugela Falls Street and Cave Falls Street. This roadway will need to be redesigned to reduce the length of the roadway and/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 roadway for review and approval prior to ACHD's signature on the first final plat.

8. Bridge for Kuna Canal Crossing

The District will require that the applicant submit the bridge plans for the crossing of the Kuna Canal (Misty Falls Street) 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.

9. 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.

10. 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.

11. Other Access

Meadow View Road and Stroebel Road are classified as collector roadways. Other than the access specifically approved with this application, direct lot access is prohibited to these roadways and should be noted on the final plat.

D. Site Specific Conditions of Approval

1. Provide a road trust deposit in the amount of $5,000.00 to pay for the future installation of a speed hump on Warm River Avenue.

2. Construct Meadow View Road as ½ of 36-foot street section plus 12 additional feet of pavement to total 30-feet of pavement, with vertical curb, gutter, 6-foot wide parkway strip, and 5-foot wide detached sidewalk.

3. Construct a center turn lane on Meadow View Road at the Meadow View/Stone Falls Avenue intersection.

4. Dedicate 40-feet of right-of-way and construct 5-foot wide detached concrete sidewalk for Stroebel Road located a minimum 26-feet from centerline of future roadway.

5. Prior to signing the final plats for Phase 4 and 5 abutting Stroebel Road, coordinate with ACHD to determine what roadway improvements are required for Stroebel Road abutting the site. ACHD staff will determine if frontage improvements are required or if a road trust should be provided.

6. IF it is determined that Stroebel Road should be improved, construct Stroebel Road as ½ of a 36-foot street section plus 12-feet of additional pavement to total 30-feet of pavement, with vertical curb, gutter, 7-foot wide attached (5-foot wide detached) concrete sidewalk, 3-foot wide gravel shoulder and borrow ditch on the unimproved side abutting the site.

7. If street trees are desired, then an 8-foot wide planter strip should be provided. Provide a permanent right-of-way easement for detached sidewalks located outside of the dedicated right-of-way.

8. Continue Porter Street into the site and construct the internal local streets as 36-foot street sections with curb, gutter, and 5-foot wide attached concrete sidewalk within 50-feet of right-of-way.

9. Construct the two cul-de-sacs at the terminus of Belgian Place and Tugela Falls Court with a minimum 45-foot turning radius.

10. Construct a new mid-mile collector street, Stroebel Road, along the east property line, located approximately 2,560-feet east of SH-69/Meridian Road.

11. Construct a new local road, Jade Falls Street, to intersect the proposed Stroebel Road, located approximately 700-feet north of Meadow View Road.

12. Construct a new local road, Stone Falls Avenue, to intersect Meadow View Road, located approximately 1,600-feet east of SH-69/Meridian Road.

13. Construct the internal local streets with minimum 125-foot offsets.

14. Construct seven stub streets as follows:

- A collector stub street, Stroebel Road, to the north along the east property line, approximately 610-feet in length.
- A collector stub street, Stroebel Road, to the south along the east property line, approximately 180-feet in length.

- A local stub street, Doppel Avenue, to the north, located between Block 2, Lot 22 and Block 3, Lot 2, 102-feet in length.
- A local stub street, Jade Street, to the east, located between Block 3, Lot 17 and Block 4, Lot 2, 122-feet in length.
- A local stub street, Belgian Place, to the east, located 169-feet south of Place Falls Avenue at the terminus of the cul-de-sac.
- A local stub street, Pilsner Street, to the west, located between Block 12, Lot 11, 125-feet in length.
- Redesign the local stub street, Barley Avenue, to the east between Barley Avenue and Stout Way.

15. Provide signage at the terminus of the local stub streets stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE."

16. Construct paved temporary turnarounds with minimum 45-foot turning radius at the terminus of the two collector stub streets, Stroebel Road to north and south. For those portions of the cul-de-sac which extend beyond the dedicated street right-of-way, provide a temporary easement for the turnaround. 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.

17. Provide signage at the terminus of the two collector stub streets stating that, "THIS IS A DESIGNATED COLLECTOR ROADWAY. THIS STREET WILL BE EXTENDED AND WIDENDED IN THE FUTURE."

18. Redesign Barley Avenue to reduce the length of the roadway and/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 roadway for review and approval prior to ACHD's signature on the first final plat.

19. Provide a road trust deposit in the amount of $4,500 for future traffic calming on Warm River Avenue.

20. Submit the bridge plans for the crossing of the Kuna Canal (Misty Falls Street) for review and approval prior to the pre-construction meeting and final plat approval.

21. Other than the access specifically approved with this application, direct lot access is prohibited to Meadow View Road and Stroebel Road and should be noted on the final plat.

22. 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.

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

24. Comply with all Standard Conditions of Approval.

E. Standard Conditions of Approval

1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).

2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.

3. In accordance with District policy, 7203.3, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA) requirements. The applicant's engineer should provide documentation of ADA compliance to District Development Review staff for review.
4. Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 387-6280 (with file number) for details.
5. A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.
6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.
7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.
8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 387-6258 (with file numbers) for details.
9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.
10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.
11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.
12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.

F. Conclusions of Law

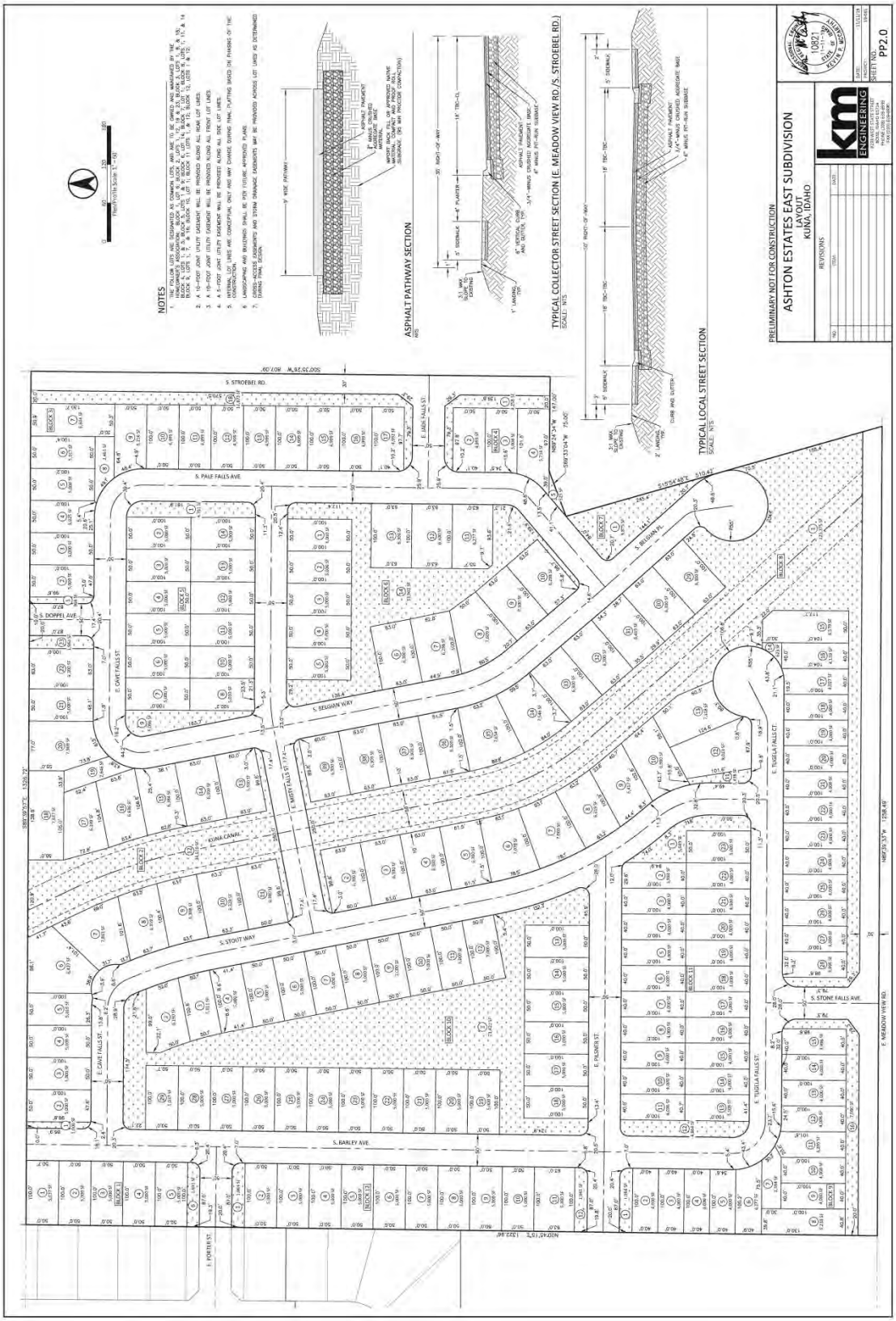
1. The proposed site plan is approved, if all of the Site Specific and Standard Conditions of Approval are satisfied.
2. ACHD requirements are intended to assure that the proposed use/development will not place an undue burden on the existing vehicular transportation system within the vicinity impacted by the proposed development.

G. Attachments

1. Vicinity Map
2. Site Plan
3. Utility Coordinating Council
4. Development Process Checklist
5. Appeal Guidelines

VICINITY MAP

SITE PLAN


NOTES
ASPHALT PATHWAY SECTION
TYPICAL COLLECTOR STREET SECTION (E. MEADOW VIEW RD./S. STROEBEL RD.)
TYPICAL LOCAL STREET SECTION
PRELIMINARY NOT FOR CONSTRUCTION
ASHTON ESTATES EAST SUBDIVISION
LAYOUT
KUNA, IDAHO
km ENGINEERING
PP2.0
S. STROEBEL RD.
S. PALE FALLS AVE.
S. BELGIAN WAY
S. STOUT WAY
S. BARLEY AVE.
S. STONE FALLS AVE.
E. MEADOW VIEW RD.
E. DOPPEL AVE.
E. OAT FALLS ST.
E. TUGELA FALLS CT.
E. PLOWES ST.
E. PORTER ST.
E. MARTY FALLS ST.
E. OAVE FALLS ST.
E. IDAHO FALLS ST.
KUNA CANYON

Ada County Utility Coordinating Council

Developer/Local Improvement District
Right of Way Improvements Guideline Request

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

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

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

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

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

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

Development Process Checklist

Items Completed to Date:

Submit a development application to a City or to Ada County

The City or the County will transmit the development application to ACHD

The ACHD **Planning Review Section** will receive the development application to review

The **Planning Review Section** will do one of the following:

Send a **"No Review"** letter to the applicant stating that there are no site specific conditions of approval at this time.

Write a **Staff Level** report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.

Write a **Commission Level** report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.

Items to be completed by Applicant:

For **ALL** development applications, including those receiving a **"No Review"** letter:

- The applicant should submit one set of engineered plans directly to ACHD for review by the **Development Review Section** for plan review and assessment of impact fees. (Note: if there are no site improvements required by ACHD, then architectural plans may be submitted for purposes of impact fee assessment.)
- The applicant is required to get a permit from Construction Services (ACHD) for ANY work in the right-of-way, including, but not limited to, driveway approaches, street improvements and utility cuts.

Pay Impact Fees prior to issuance of building permit. Impact fees cannot be paid prior to plan review approval.

DID YOU REMEMBER:
Construction (Non-Subdivisions)
Driveway or Property Approach(s)

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

Working in the ACHD Right-of-Way

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

Construction (Subdivisions)
Sediment & Erosion Submittal

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

Idaho Power Company

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

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

Request for Appeal of Staff Decision

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

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

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

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

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

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

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

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

MEMORANDUM

Date: **23 January 2020**

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

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

RE: **Ashton East 19-11-AN (Annexation) 19-08-S (Preliminary Plat)**

The Ashton East 19-11-AN & 19-08-S dated 11 November 2019 has been reviewed. The application provides a narrative explaining the developers vision for the subdivision, vicinity map, legal description with exhibit, affidavit of legal interest, warranty deed, neighborhood meeting packet, and assorted pictures. These comments apply to the annexation request and proposed zoning as they affect public works infrastructure. Landscaping, population density, parking requirements, emergency access, pedestrian and vehicular traffic in the proposed R 8 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 Ashton East 19-11-AN & 19-08-S site is approximately 38.6 acres and is currently zoned RUT (ADA County Zone, Rural Urban Transition) as listed on the legal description Exhibit B and RR (ADA County Zone, Rural Residential) as listed on the application.
   b. Rezone requests:
      a. 38.6 acres R-8 (City of Kuna (COK) Medium Density Residential).
      b. An average Dwelling Units per Acre (DUA) for the overall project is shown as 6.07 with 175 single family lots.
   c. Equivalent Dwelling Units (EDU) are reckoned at approximately 3.18 people per household. The resultant projected population for this subdivision is approximately 557.
   d. The Ashton East 19-11-AN & 19-08-S is within the Danskin 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-8 or up to eight dwelling units per acre exceeds the projected zoning density.
   e. Sewage produced from Ashton East subdivision will be conveyed to the Danskin Lift Station. With the addition of 175 EDU from Ashton East Subdivision to the Danskin Lift Station the estimated maximum remaining capacity of Danskin Lift Station is approximately 474 EDU.

f. Additional capacity is needed in Danskin Lift Station. The developer may be requested to participate in an engineered evaluation of Danskin Lift Station and proposed improvements to expand the lift station & force main capacity.
g. Ashton East 19-11-AN & 19-08-S shall obtain pressurized irrigation by connecting to the City of Kuna's pressurized irrigation system and extending pressurized irritation throughout the subdivision.
h. Potable water will be provided to Ashton East 19-11-AN & 19-08-S by connection to the City of Kuna's potable water system.
i. A commensurate impact to traffic volumes and densities will follow.
j. Access to Ashton East 19-11-AN & 19-08-S is from N. Meridian Road.
k. Areas for outside activities shall be incorporated into the project. Connection to the City of Kuna pathways presents a long-term goal that should be considered.
l. A plan approval letter from local irrigation districts will be necessary if this project affects any local irrigation districts.
m. All positional information shall be from the state plane coordinate system, latest version.
n. Elevations shall be actual NAVD 88 datum elevations. A localized elevation system is not acceptable.
o. State the vertical datum used for elevations on the construction drawings.
p. Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties.
q. 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.
r. 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. Ashton East 19-11-AN & 19-08-S will impact travel on Meridian Road, Deer Flat Road, and E. Meadow View 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 Danskin 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 Ashton East 19-11-AN & 19-08-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 Ashton East 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 Ashton East 19-11-AN & 19-08-S with the application.

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

Kuna School District

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

***Wendy Johnson**, Superintendent*

***Kim Bekkedahl**, Asst. Superintendent of Student Learning Services*

***David Reinhart**, Asst. Superintendent of School Support Services*

***Adam Bell**, Finance Manager & Data Analyst*

***Allison Westfall,** Communications Director*

***Cathy Beals**, Administrator of Curriculum and Assessment*

***Eileen O'Shea**, Administrator of Student and Community Services*

***Jim Obert**, Administrator of IT and Major Projects*

***Ludee Vermaas**, Special Education Director*

January 20, 2020

Subject: Ashton Estates East Subdivision

Dear Honorable Members of the Planning and Zoning Commission,

Kuna School District has experienced approximately 2% growth over the last few years. Based on the 2016 Kuna School District Growth Report and Demographic Forecast, we predict that these homes, when completed, will house 38 school aged children based on our calculation of .65 students per household, which is the Ada County standard calculation. Approval of the Urza Estates Subdivision will affect enrollments at the following schools:

	Enrollment	Capacity
Silver Trail Elementary	499	710
Fremont Middle School	563	730
Kuna High School	1760	1500

Anticipated 2020-21	Enrollment	Capacity
Silver Trail Elementary	514	710
Fremont Middle School	575	730
Kuna High School	1300	1500
Swan Falls High School (open Fall 2020)	500	500

As you notice from the above numbers, Silver Trail Elementary School and Fremont 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.

Our master plan indicates that we will need a new elementary school east of Meridian Road in the near future. We are currently looking for land for a new elementary school that may put all of Ashton Estates K-5 school age children within the 1.5 mile safe walk zone of this school. In order to make sure children are well seen while walking to school, we request the lights along New Meadows Road to illuminate the sidewalk and street and be placed 200' apart. This increased illumination will also benefit students in grades 6-12 while they wait for a bus on New Meadows Road.

Kuna School District

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

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

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.

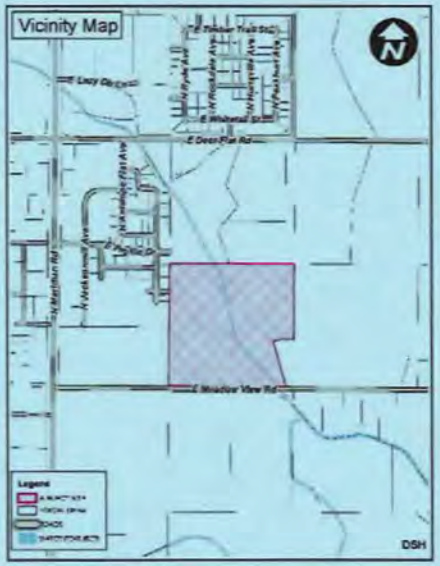
LEGAL NOTICE

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).

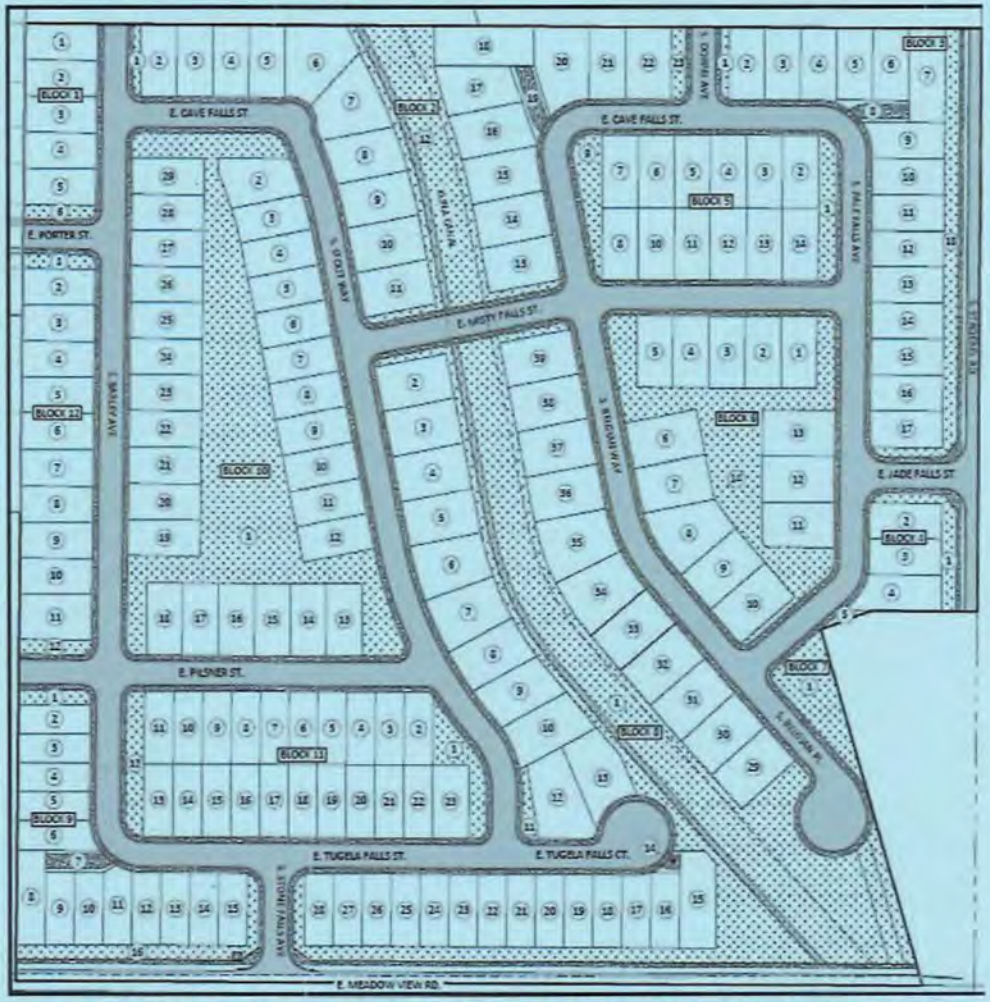
The hearing will be held **at 6:00 PM in the Council Chambers at City Hall located at 751 W. 4th Street, Kuna, Idaho.**

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

KUNA Planning & Zoning

With the City Hall limited seating capacity to the public due to COVID-19, the *Planning and Zoning Commission* will be holding a virtual public hearing on *19-11-AN and 19-08-S; Ashton Estates East*. The instructions and options available for public testimony are listed below.

APPLICANT PUBLIC WRITTEN AND ORAL HEARING TESTIMONY PROCESS:

Written - In Advance to be included in the Agenda Packet that is distributed to the Decision-Making body.

1. Submit any below stated option prior to 5:00 pm the Thursday before Public Hearing meeting. *Late submissions will not be included in the packet but will be provided at the meeting.*
2. Submit testimony via our website on the Public Testimony Form. This form will email directly to the City for inclusion in the Agenda Packet.
3. Submit testimony via email to PublicHearingTestimony@KunaID.gov
4. Submit via mail to:
   City of Kuna
   Attention: Planning and Zoning Department
   PO Box 13
   Kuna ID 83634

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: Planning and Zoning Department
   PO Box 13
   Kuna ID 83634

Oral – Via electronic call is allowed based on Governor Little's Open Meeting Law suspension proclamation of March 13, 2020, until testimony in person is allowed.

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.

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 (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

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 L 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, 2020.

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
PUBLIC HEARING NOTICE
Kuna Planning and Zoning Commission
THE CITY OF KUNA will hold a public hearing on July 28, 2020 at 6:00pm the Kuna City Hall - 751 W. 4th St. Kuna, Id 83634
PURPOSE: Annexation, Preliminary Plat, and Design Review – Ashton Estates East Subdivision – Zoning R-8, Subdivision Preliminary Plat 38.62 acres, 175 lots single family residential, 25 common lots.
LOCATION: 2320 E Meadow View Rd., Kuna, ID 83634. Parcel number S1419241000.
APPLICATION BY: SDN, LLC
CONTACT: Doug Hanson dhanson@kunaid.gov, 208-922-5274

CITY OF KUNA
PUBLIC HEARING NOTICE

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).

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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.

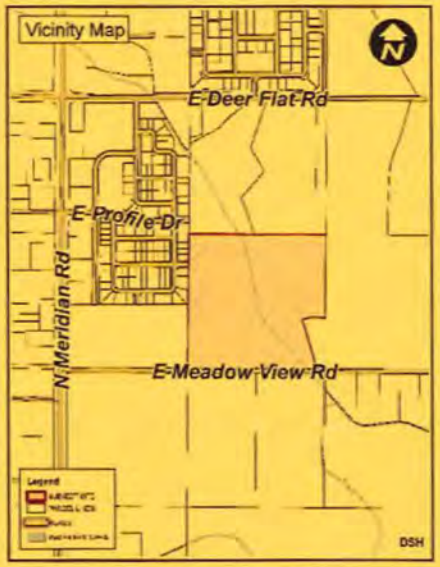
If you don't wish to speak, write . . .
Written testimony submitted one (1) week prior to the hearing will be included in the packet that is distributed to the governing body prior to the hearing. Please submit all written testimony via mail, email or the City's website(**http://kunacity.id.gov/FormCenter/City-Clerk-13/Public-Testimony-Form-121**)

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).

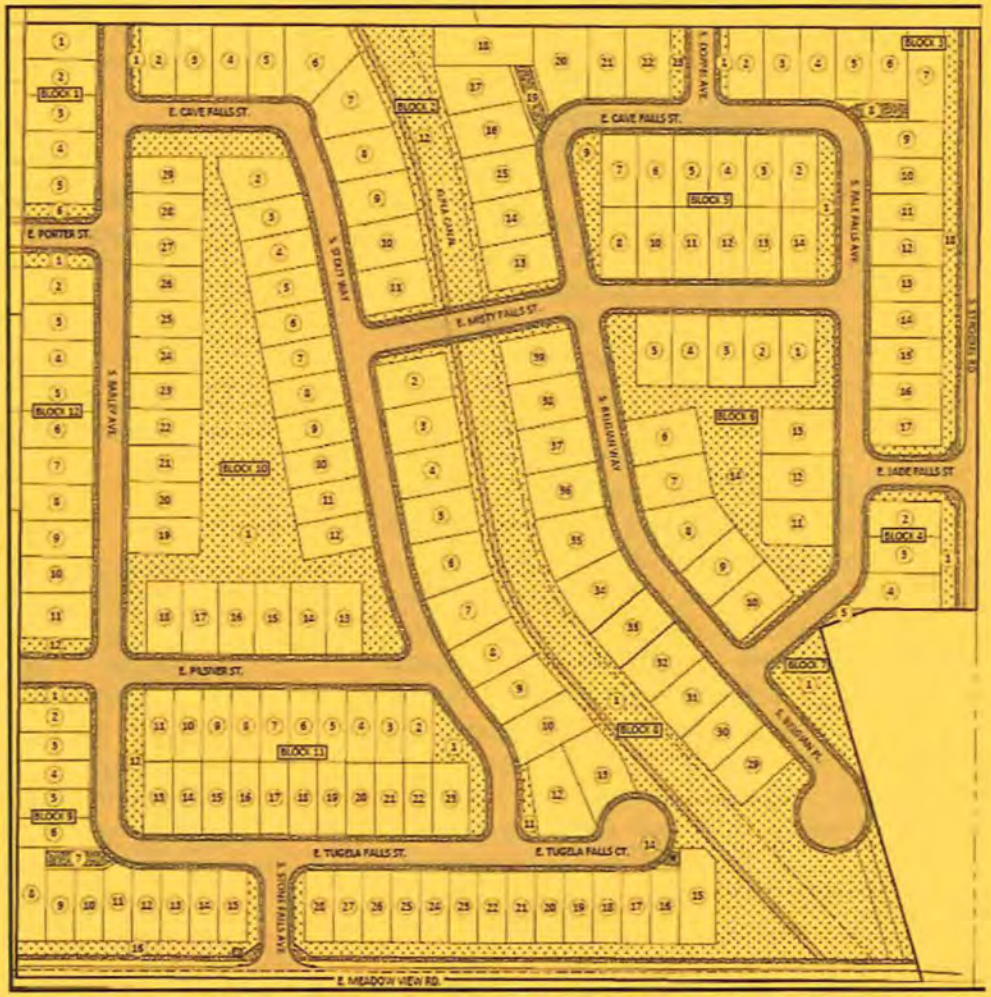
The hearing will be held **at 6:00 PM in the Council Chambers at City Hall located at 751 W. 4th Street, Kuna, Idaho.**

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

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

751 W 4th Street | Kuna, ID | 83634
(208) 922-5274 | www.kunacity.id.gov

EXHIBIT CHECKLIST

Case Name: Ledgestone South Subdivision
Case No.(s): 20-03-S (Preliminary Plat) and 20-01-AN (Annexation)

	EXHIBITS
1	Staff Memo
2	Planning and Zoning Commission Meeting Minutes
3	Commission Council Review Application
4	Preliminary Plat Checklist
5	Annexation Checklist
6	Letter of Intent
7	Vicinity Map
8	Affidavit of Legal Interest
9	Warranty Deeds
10	Subdivision Name Reservation
11	Subdivision Legal Description
12	R-6 Zoning Legal Description
13	R-8 Zoning Legal Description
14	Preliminary Plat Set
15	Traffic Impact Study Executive Summary
16	Commitment to Property Posting
17	Neighborhood Meeting Certification
18	Landscape Plan
19	Agency Notification
20	Idaho Transportation Department Comment
21	Boise Project Board of Control Comment
22	Compass Comment
23	Central District Health Comment
24	Ada County Development Services Comment
25	Department of Environmental Quality Comment
26	Kuna School District Comment
27	Kuna City Engineer Comment
28	Ada County Highway District Comment
29	450 ft Property Owner Mailer
30	Kuna Melba News Legal Publication
31	Proof of Posting
32	Public Comment – Daniel & Shirley Grothaus

To view full Traffic Impact Study, click HERE.

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: 20-03-S (Preliminary Plat) & 20-01-AN (Annexation)– **Ledgestone South Subdivision.**

Site Location: 2425 N. Locust Grove Road, and Surrounding Parcels, Kuna, ID 83634

Planner: Jace Hellman, Planner II

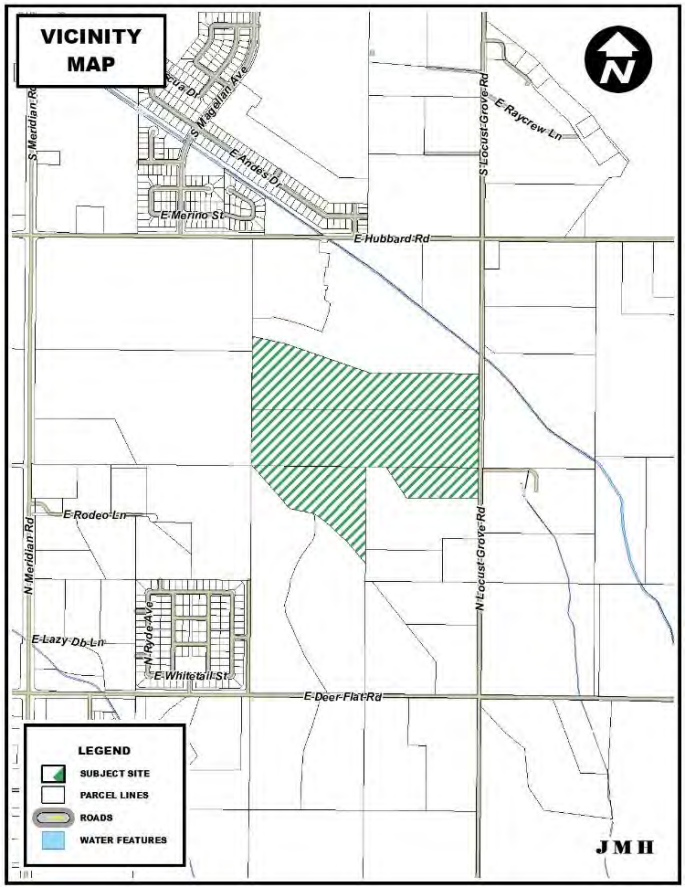
Hearing Date: October 20, 2020

Owners: TJ Johnson
2425 N. Locust Grove Road
Kuna, ID 83634

Heartland Townhomes Property Management LLC
9839 W Cable Car St., Suite 101
Boise, ID 83709

Applicant: Trilogy Development, Inc
9839 W. Cable Car St., Suite 101
Boise, ID 83709
208.895.8858

Representative: Gem State Planning – Jane Suggs
9840 W. Overland Road, Suite 120
Boise, ID 83709
208.895.8858
jane@gemstateplanning.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. Proposed Comprehensive Plan Analysis
H. Commission's Recommendation
I. Council's Order of Decision

A. Process and Noticing:

1. Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states 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 November 14, 2019 (3 people attended)

		& February 19, 2020 (1 person attended)
ii.	Agency Comment Request	May 20, 2020
iii.	400' Property Owners Notice	September 30, 2020
iv.	Kuna Melba Newspaper	September 30, 2020
v.	Site Posted	October 6, 2020

B. Applicant's Request:

Trilogy Development, Inc and Gem State Planning request to annex approximately 97 acres into Kuna City Limits with R-6 (Medium Density Residential) and R-8 (Medium Density Residential) zoning district classifications and to subdivide the 97 acres into 437 total lots (393 buildable lots and 44 common lots). The subject sites are located along North Locust Grove Road and future extensions of Ardell Road and Stroebel Road, within Section 18, Township 2 North, Range 1 East; (APNs: S1418123460, S1418123485, S1418427800 and S1418417200).

C. Site History:

All included parcels are zoned Rural Residential (RR) within unincorporated Ada County. Historically these parcels have 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 approximately 97-acre site as Medium Density Residential.

2. **Recreation and Pathways Map:** The Recreation and Pathways Master Plan Map does not indicate a future pathway/trail through the subject site; however, bike routes are proposed along future extensions of Stroebel Road and Ardell Road.

3. **Surrounding Land Uses:**

North	R-8	Medium Density Residential – Kuna City
South	RR	Rural Residential – Ada County
East	RR	Rural Residential – Ada County
West	C-1 R-4	Neighborhood Commercial – Kuna City Medium Density Residential – Kuna City

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

Property Owner	Parcel Size:	Current Zone:	APN:
Heartland Townhomes Property Management	32.54	RR (Rural Residential)	S1418123460
TJ Johnson	40.40	RR (Rural Residential)	S1418123485
TJ Johnson	16.80	RR (Rural Residential)	S1418427800
TJ Johnson	7.88	RR (Rural Residential)	S1418417200

5. **Services:**

Sanitary Sewer– City of Kuna
Potable Water – City of Kuna
Pressurized Irrigation – City of Kuna (KMIS)
Fire Protection – City of Kuna (KRFD)
Police Protection – Kuna Police (Ada County Sheriff's office)
Sanitation Services – J & M Sanitation

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

The proposed project sites contain one single-family home, which will remain on the property, and five (5) outbuildings. vegetation on-site is consistent with that of crop fields. The sites have an estimated average

slope of 1% to 2%. According to the USDA Soil Survey for Ada County, bedrock depth is estimated to be greater than 60 inches across a majority of proposed development area, however there are some areas where bedrock depth is between 20" and 40" along the southern boundaries of the development area.

7. **Transportation / Connectivity:**
The applicant proposes connections to classified roadways in three locations, North Locust Grove, and two new sections of mid mile collectors, South Stroebel Road and East Ardell Road. Additionally, the project proposes to connect into two existing stub streets located within Ledgestone Subdivision (approved March 5, 2019) and provide three new stub streets into adjacent properties. A pathway along the northern boundary of the project, as well as various internal pathways are being proposed.

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

9. **Agency Responses:** The following responding agency comments are included as exhibits with this case file:
    - Boise Project Board of Control ..... Exhibit B-2
    - Department of Environmental Quality ..... Exhibit B-3
    - Ada County Development Services ..... Exhibit B-4
    - Central District Health Department ..... Exhibit B-5
    - Community Planning Association of Southwest Idaho (COMPASS)..... Exhibit B-6
    - Kuna School District ..... Exhibit B-7
    - Kuna City Engineer ..... Exhibit B-8
    - Ada County Highway District ..... Exhibit B-9

E. Staff Analysis:

On February 14, 2020 Planning and Zoning staff held a pre-application meeting with the applicant, Public Works, the Parks Department, The Kuna School District, Kuna Rural Fire District and Kuna Police Department to discuss the project. The applicant held two neighborhood meetings with residents with 450 ft of the proposed project area on November 14, 2019 and February 19, 2020. There was a total of four resident who attended the meetings. Neighborhood meeting minutes as well as mailed materials have been provided as a part of this application.

The applicant is proposing to annex the approximately 97-acres into Kuna City Limits. Of those 97-acres, the applicant has proposed to zone approximately 84% of the development site R-6 (Medium Density Residential) as defined via legal description. The proposed areas of R-6 will accommodate 291 standard single-family home lots. The remaining development area, as defined by legal description, is proposed to be zoned R-8 (Medium Density Residential). Similar to the original Ledgestone preliminary plat, Ledgestone South proposes to incorporate 102 alley-load lots. These single-family homes will face the street; however, driveway and garage access will be available from the rear of the house via a 20 ft wide public alley way. With 393 lots over approximately 97 acres, the overall gross density of the project is 4.07 dwelling units per acre (DUA). The net density is 5.65 (DUA).

14.68 acres, or 15.2% of the project is proposed to be open space. This includes all buffers, parks, and pathways. 11.8 acres, or 11.6% of the project, are considered useable open space, as defined by KCC 5-1-6-2. Included in the useable open space is a five ft wide pathway that spans over ½ mile long along the northern boundary of the proposed project area and an approximately 3.9-acre park, which contains a pool, playground and picnic shelter. KCC 5-17 requires developments with a range of 351 to 400 homes/dwelling units to devote 10.50% of the development area to useable open space. Staff views the open space to be in substantial compliance with Kuna City Code.

With this proposed project, the applicant is constructing a new section of stroebel road along the east property line, which will serve as one of the main entrances into the subdivision. Stroebel Road is listed a north-south minor

collector according to Kuna's Street Circulation Map. The applicant also proposes to construct an entirely new section of Ardell Road which will span from Stroebel Road to Locust Grove Road. Ardell Road is classified as an east-west major collector. Along Ardell Road the applicant has proposed a five-foot attached sidewalk. The sidewalk width requirement for Collector Roads is an eight-foot detached sidewalk with vertical curb and gutter. Staff would note that the applicant will be required to install sidewalks in accordance with KCC 5-17-13 and 6-4-2. Additionally, the project proposes to connect into two existing stub streets located within Ledgestone Subdivision (approved March 5, 2019) and provide three new stub streets into adjacent properties. Within the development, the applicant proposes several alley ways to access the proposed alley-loaded home product. The applicant will be required to install "NO PARKING" signs within all alleys. Additionally, the applicant will be required to obtain written approval from the Kuna Rural Fire District regarding proposed alley widths. The applicant will be required to install a sign at the terminus of Ardell Road and Stroebel Road, as well as each proposed stub street stating that these roads will continue in the future. Staff will defer the applicant to comments provided by Ada County Highway District for preferred language. Several internal roadways within the proposed project exceed Ada County Highway Districts maximum roadway length of 750-feet with out traffic calming measures. The applicant will be required to submit a revised preliminary plat showing re-designed roadways to the City of Kuna and Ada County Highway District for review and approval prior to signature on the first final plat.

The installation of streetlights are required public improvements are a required public improvement listed under Kuna City Code 6-4-2. The applicant has included proposed locations of streetlights on the preliminary plat. Staff will require the applicant to work with staff in order to comply with KCC and install street lights a maximum spacing of 250 ft. The final location of street lights will be approved at the time of construction document review. Staff would note that these streetlights must be designed and installed according to "Dark Sky" standards.

The proposed Ledgestone South Subdivision application represents approximately 393 sewer connections. Wastewater from the proposed development is anticipated to flow to Patagonia Lift Station, and the subsequently lifted at Danskin Lift Station. Patagonia and Danskin Lift Stations are operating above capacity (including existing EDUs and current "will serve" EDUs). At this time, neither lift station has the capacity to support this project. Staff recommends that if the Council votes to approve this project, that the applicant be required 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 this report.

Additionally, as a part of this application there is an existing single-family home located on parcel no. S1418123485 that is being included with the annexation proposal, however, this house and approximately 1.04 acres that surround it will not be included in the preliminary plat, and will be listed as an out parcel on the plat. Ada County Highway District recommends the frontage along this site be improved consistent with the proposed improvements along Locust Grove Road and Ardell Road so there is not a gap in improvements. Staff agrees with this recommendation and will require the applicant to install curb, gutter and sidewalk in accordance with Kuna City Code 5-17 and 6-4.

The developer, owner and/or applicant is hereby notified that this project is subject to design review inspection fees. Required inspections (post construction), are to verify landscaping compliance prior to signature on the final plat.

Kuna's Comprehensive Plan (Comp Plan) encourages a variety of housing types for all income levels, open space and pathways numerous times throughout the document. Pertinent sections of the Comp Plan that address the above listed items are included below in Section G of this staff report. Staff has reviewed the proposed preliminary plat for technical compliance with KCC, and finds the pre-plat and landscape plan are in compliance Kuna City, Title 5 and Title 6 of the Kuna City Code; Idaho Statute § 67-6511; and the Kuna Comprehensive Plan. The applicant will be required to work with Kuna's staff, Ada County Highway District (ACHD), the Kuna Rural Fire District (KRFD) and any other applicable agencies to ensure conformance to each agency's requirements.

On August 11, 2020, the Planning and Zoning Commission voted 3-0 to approve case no. 20-07-DR (Design Review) and 3-0 to recommend approval of case nos. 20-03-S (Preliminary Plat) and 20-01-AN (Annexation) to the City

Council. Staff would recommend that if the City Council approves of case nos. 20-01-AN (Annexation) and 20-03-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:

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 2: Kuna will be a healthy, safe community.

- Goal 2.A: Maintain and expand an interconnected greenbelt, pathways and trail system.
  - Objective 2.A.2: Maintain and expand the pathway and trail network with a focus on building connectivity to key activity and population centers that serve all areas of Kuna.
    - Policy 2.A.2.d: Work with private developers and landowners to direct expansion of the trails and pathways system throughout Kuna, including:
      - Ensure appropriate polices and ordinances are in place to incentivize and require construction of new pathways and trails infrastructure as development and redevelopment occurs.
      - Require all new neighborhood and subdivision developments to incorporate pathway connectivity within the neighborhood and tie into existing or anticipated pathways and trails.
      - Clearly identify locations where trails and pathways infrastructure should be publicly accessible, and who will be responsible to provide regular maintenance for these areas.
- Goal 2.B: Maintain and expand parks and public gathering spaces.
  - Objective 2.B.1 Maintain and expand the parks system
    - Policy 2.B.1.b: Continue to require neighborhood park development through the subdivision development process.

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.
  - Objective 3.D.2: Create strong neighborhoods through preservation, new development, connectivity and programming.
    - Policy 3D.2.d: Work to ensure that all neighborhoods in Kuna benefit from good connectivity through sidewalk, pathway and trail, on-street and transit infrastructure.
- Goal 3.G: Respect and protect private property rights.
  - Objective 3.G.1: Ensure land use policies, restrictions, and fees do not violate private property rights.
    - Policy 3.G.1.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.B: Increase sidewalk coverage and connectivity and invest in pedestrian facilities to increase walkability.
  - Objective 4.B.2: Maintain and expand sidewalks and pedestrian facilities within the community.
    - Policy 4.B.2b: Install detached sidewalks and/or protected pedestrian routes/facilities along high trafficked roads as development occurs.
    - Policy 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.
    - Policy 4.B.2.g: Coordinate with developers to connect and/or enhance pedestrian facilities, including on and off-system pathways, footbridges (across canals, etc.), road bridges, sidewalks, pedestrian crossings and wayfinding signage.
- Goal 4.C: Increase pathway, trail and on-street bicycle facilities to create an expanded and connected bicycle network.
  - Objective 4.C.1: Maintain and enhance existing pathways, trails and on-street bicycle facilities.
    - Policy 4.C.1.a: Expand the bicycle network as identified in the Kuna Pathways Master Plan and ACHD Roadways to Bikeways Plans through land use developments and capital improvement projects.
    - Policy 4.C.1.e: Coordinate with developers to connect to and/or enhance bicycle facility connections, including pathways, non-motorized canal crossings, road bridges and wayfinding signage.
  - Objective 4.C.2: Ensure expansion of pathways, trails and on-street bicycle routes.
    - Policy 4.C.2.b: 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.
  - 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. Commission's Recommendation:

Based on the facts outlined in staff's report and public testimony as presented, the Planning and Zoning Commission of Kuna, Idaho, hereby recommends *approval* of Case Nos*. 20-01-AN (Annexation) and 20-03-S* (Preliminary Plat), a request from Trilogy Development, Inc and Gem State Planning to annex approximately 97 acres into Kuna City Limits with R-6 (Medium Density Residential) and R-8 (Medium Density Residential) zoning district classifications and to subdivide the 97 acres into 437 total lots (393 buildable lots and 44 common lots); AND *approves* Case No. 20-07-DR (Design Review), subject to the conditions of approval listed in section "I" of this report.

I. Council's Order of Decision:

Note: These motions are for the approval, conditional approval or denial of the annexation and 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 Nos*. 20-01-AN (Annexation) and 20-03-S* (Preliminary Plat), a request from Trilogy Development, Inc and Gem State Planning to annex approximately 97 acres into Kuna City Limits with R-6 (Medium Density Residential) and R-8 (Medium Density Residential) zoning district classifications and to subdivide the 97 acres into 437 total lots (393 buildable lots and 44 common lots), subject to the following conditions of approval:

1. The applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
    a. The City Engineer shall approve the sewer hook-ups.
    b. The City Engineer shall approve all civil plans. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
    c. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties".
    d. The Kuna Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District are required.
    e. The Kuna Municipal Irrigation 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 must be paid prior to *issuance* of any building permit(s).
    g. All public rights-of-way shall be dedicated and constructed to standards of the City and Ada County Highway District. No public street construction may commence without the approval and permit from Ada County Highway District.
2. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see **KCC 6-4-2-W**.
3. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
4. When required, submit a petition to the City (as necessary, confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and request to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation system of the City (KMID).
5. Connection to City Services (Sewer, Water, Pressurized Irrigation) is required. The applicant shall conform all corresponding Master Plans.
6. The Developer/owner/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. To ensure there is not a gap in improvements along Locust Grove Road and Ardell Road, the applicant shall install curb, gutter and sidewalk along 1.04-acre site in accordance with Kuna City Code Title 5 Chapter 17 and Title 6 Chapter 4.
9. Applicant shall install "NO PARKING" signs within all alley-ways.
10. Applicant shall obtain written approval from the Kuna Rural Fire District regarding proposed alley widths.
11. Regarding the excessive street section lengths, the applicant shall submit a revised preliminary plat showing re-designed roadways to the City of Kuna and Ada County Highway District for review and approval prior to signature on the first final plat.
12. All local roads intersecting Ardell Road shall either align or offset a minimum of 330-feet.
13. Applicant/Developer shall install a sign at the terminus of Ardell Road and Stroebel Road, as well as every proposed stub street stating these roads will continue in the future. Applicant/Developer shall obtain proper language from Ada County Highway District.
14. Applicant shall work with staff in order to provide final locations of street lights as required by Kuna City Code.
15. Street lights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Sky practices.

16. Fencing within and around the site shall comply with Kuna City Code (Unless specifically approved otherwise and permitted).
17. 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.
18. Landscaping shall not 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.
19. The applicant shall install sod wherever the landscape plan (dated March 23, 2020) identifies "Lawn" and provide staff an updated landscaping plan accommodating the requested change.
20. Subdivision amenities such as the proposed pool and pool house are subject to Design Review approval.
21. All signage within/for the project shall comply with Kuna City Code, and shall be approved through the applicable sign approval process listed in KCC 5-10.
22. If any revisions are made, the applicant shall provide the Planning and Zoning Staff with a revised copy of the preliminary plat.
23. Any revisions of the plat are subject to administrative determination to rule if the revision is substantial.
24. 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.
25. Developer/owner/applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
26. Developer/owner/applicant shall comply with all local, state and federal laws.

DATED this 20th day of October, 2020.

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

Proposed Findings of Fact and Conclusions of Law

Based upon the record contained in Case Nos. 20-01-AN, 20-03-S and 20-07-DR including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, including the exhibits, and the testimony during the public hearing, the Kuna City Council hereby (approves/conditionally approves/denies) the Findings of Fact and Conclusions of Law, and conditions of approval for Case Nos. 20-01-AN and 20-03-S, a request from Trilogy Development, Inc and Gem State Planning to annex approximately 97 acres into Kuna City Limits with R-6 (Medium Density Residential) and R-8 (Medium Density Residential) zoning district classifications and to subdivide the 97 acres into 437 total lots (393 buildable lots and 44 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. 20-01-AN and 20-03-S, this proposal does generally comply with the City Code.*

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

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

   Staff Finding: *The applicant held neighborhood meetings on November 14, 2019 and February 19, 2020. A total of four residents attended the meetings. Neighborhood Notices for the Planning and Zoning Commission were mailed out to residents within 450-FT of the proposed project site on July 8, 2020 and a legal notice was published in the Kuna Melba Newspaper on July 8, 2020. The applicant posted sign on the property on July 17, 2020. Neighborhood Notices for the City Council were mailed out to residents within 450-FT of the proposed project site on September 30, 2020 and a legal notice was published in the Kuna Melba Newspaper on September 30, 2020. The applicant posted sign on the property on October 6, 2020.*

3. *Based on the evidence contained in Case Nos. 20-01-AN and 20-03-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, as well as the installation of pathways and open space. The proposed zoning districts are R-6 and R-8 (Medium Density Residential). The Comp Plan Map designates the properties as Medium 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: *The proposed Ledgestone South Subdivision application represent approximately 393 sewer connections on 97 acres. Wastewater from the proposed development is anticipated to flow to Patagonia Lift Station, and the subsequently lifted at Danskin Lift Station. Patagonia Lift Station is operating at 106% capacity (including existing EDUs and current "will serve" EDUs and Danskin Lift Station is operating at 134% capacity (Including existing EDUs and current "will serve" EDUs. As result, there is no capacity in either lift*

station to service this proposed subdivision. The City and will be unable to issue a "Will Serve" Letter to receive and process the wastewater from any residential structure constructed within Ledgestone South Subdivision. The City of Kuna is actively working to obtain additional capacity in the Patagonia and Danskin Lift Stations, but it is unknown at this time how long that will take. Therefore, the objective that public services are available to accommodate the proposed subdivision [see Kuna City Code Title 6 at section 6-2-3 (F)] cannot currently be met. Correspondence from ACHD confirms that with recommended and required improvements the streets will be suitable and adequate for this project.

6. The proposed development *is* continuous with Master Utility Plans (Sewer/Water/Pressurized Irrigation).

   Staff Finding: *Correspondence from Kuna Public Works recommends the applicant be required to conform to the Master Sewer Plan, Master Water Plan and Master Pressurized Irrigation Plan, therefore satisfying this requirement.*

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

   Staff Finding: *Throughout the development of the project and beyond, connection fees, impact fees (Fire, 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 Heartland Townhomes Property Management, LLC and TJ and Elaine Johnson allowing Gem State Planning and Trilogy Development to act on their behalf of this project, therefore consenting to the annexation of the proposed project site.*

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

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

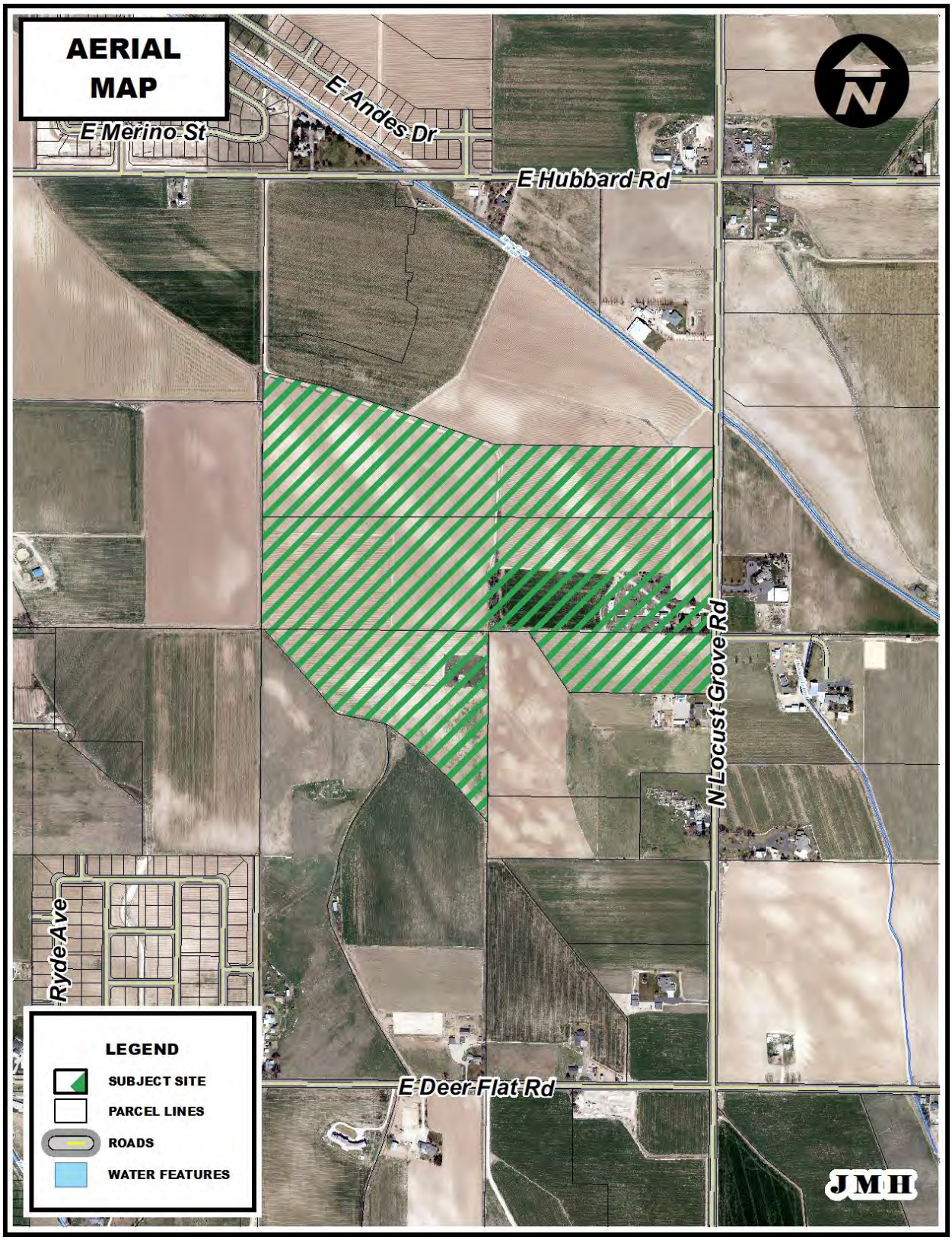
11. The site landscaping *does* minimize the impact on adjacent properties through the use of screening.

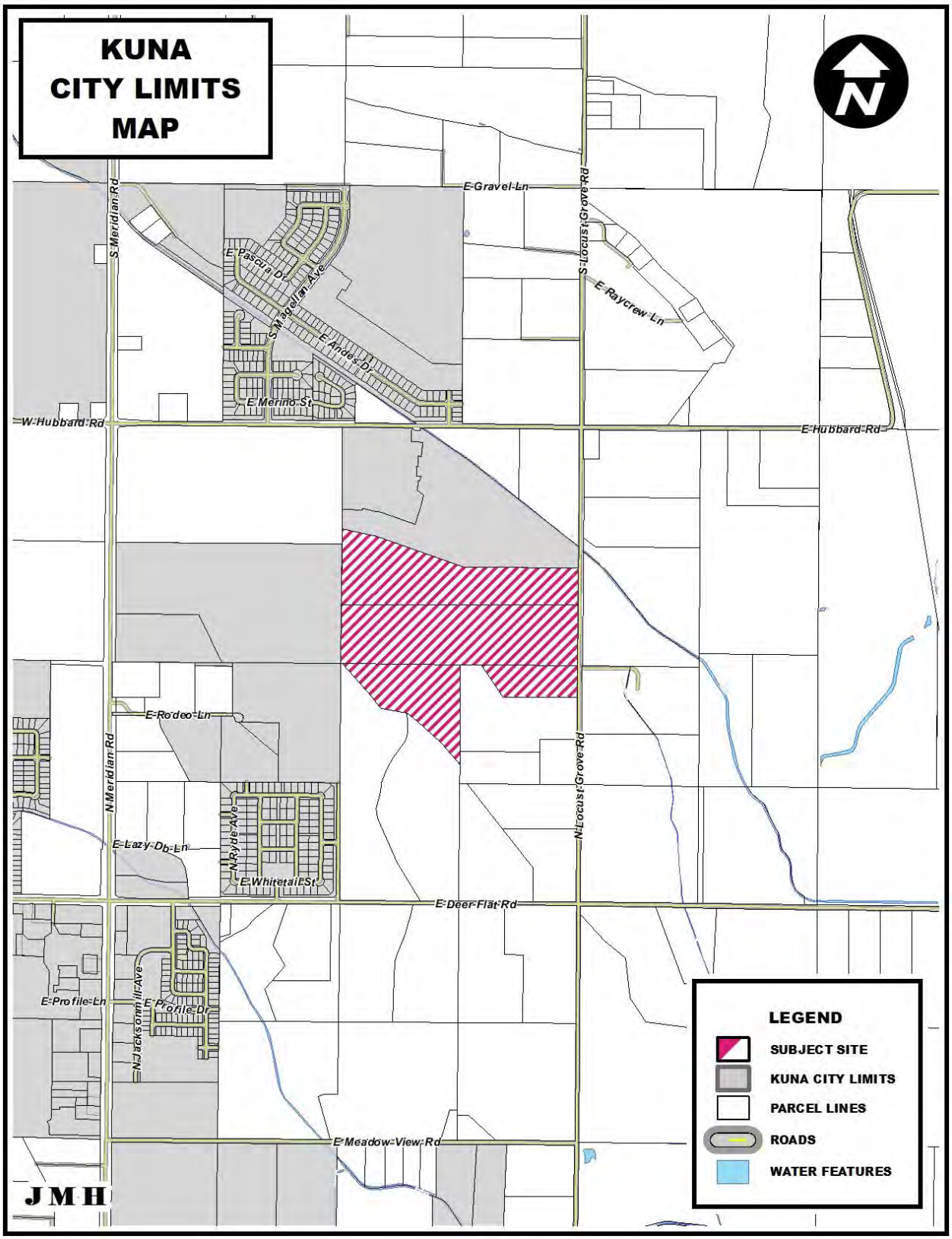
    Staff Finding: *Per the submitted landscape Plan, the applicant is proposing a 25-foot landscape buffer along all classified roadways. A six-foot vinyl fence is proposed around the entire project.*

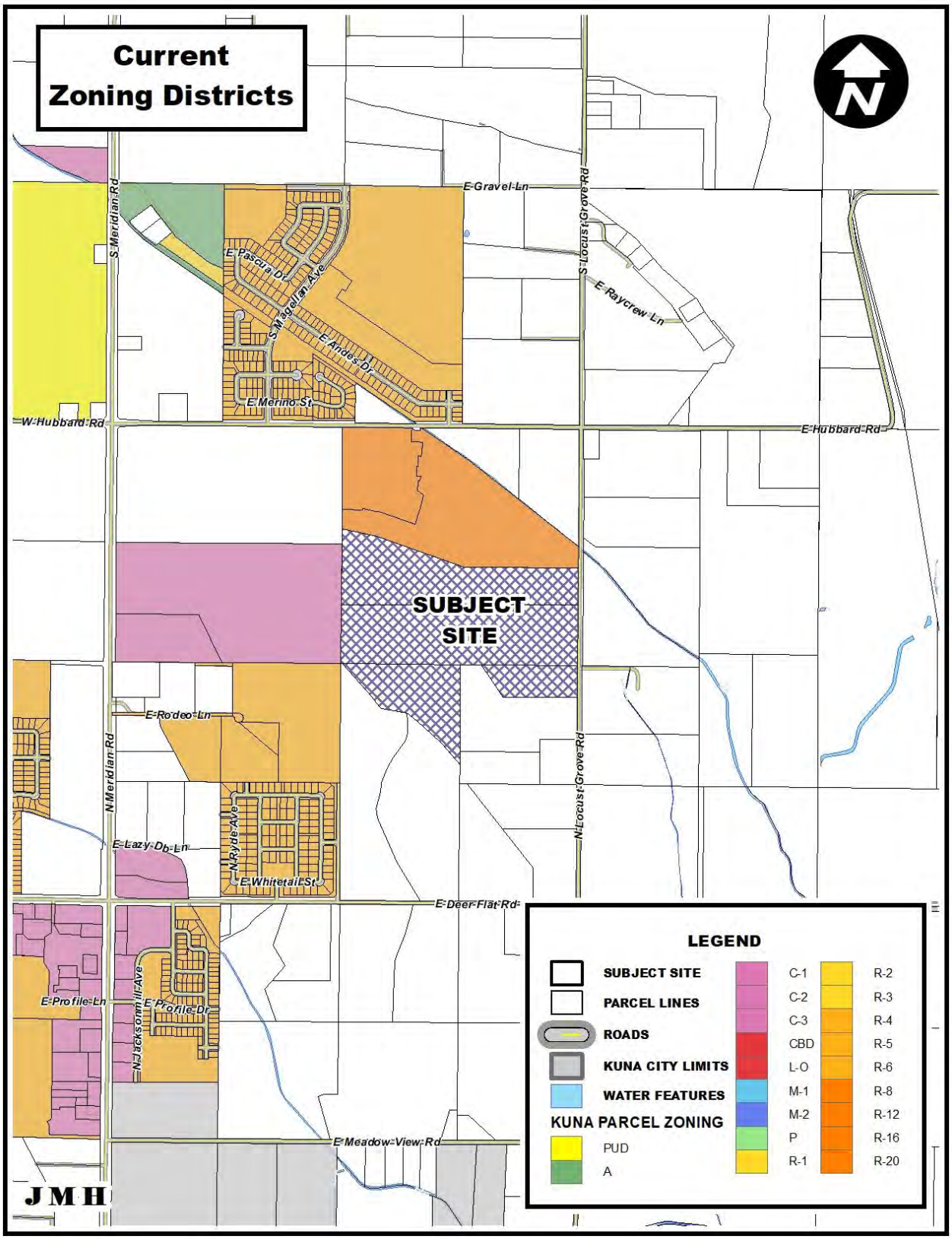
12. The applicant and/or owner of the property have the right to request a written regulatory taking analysis.

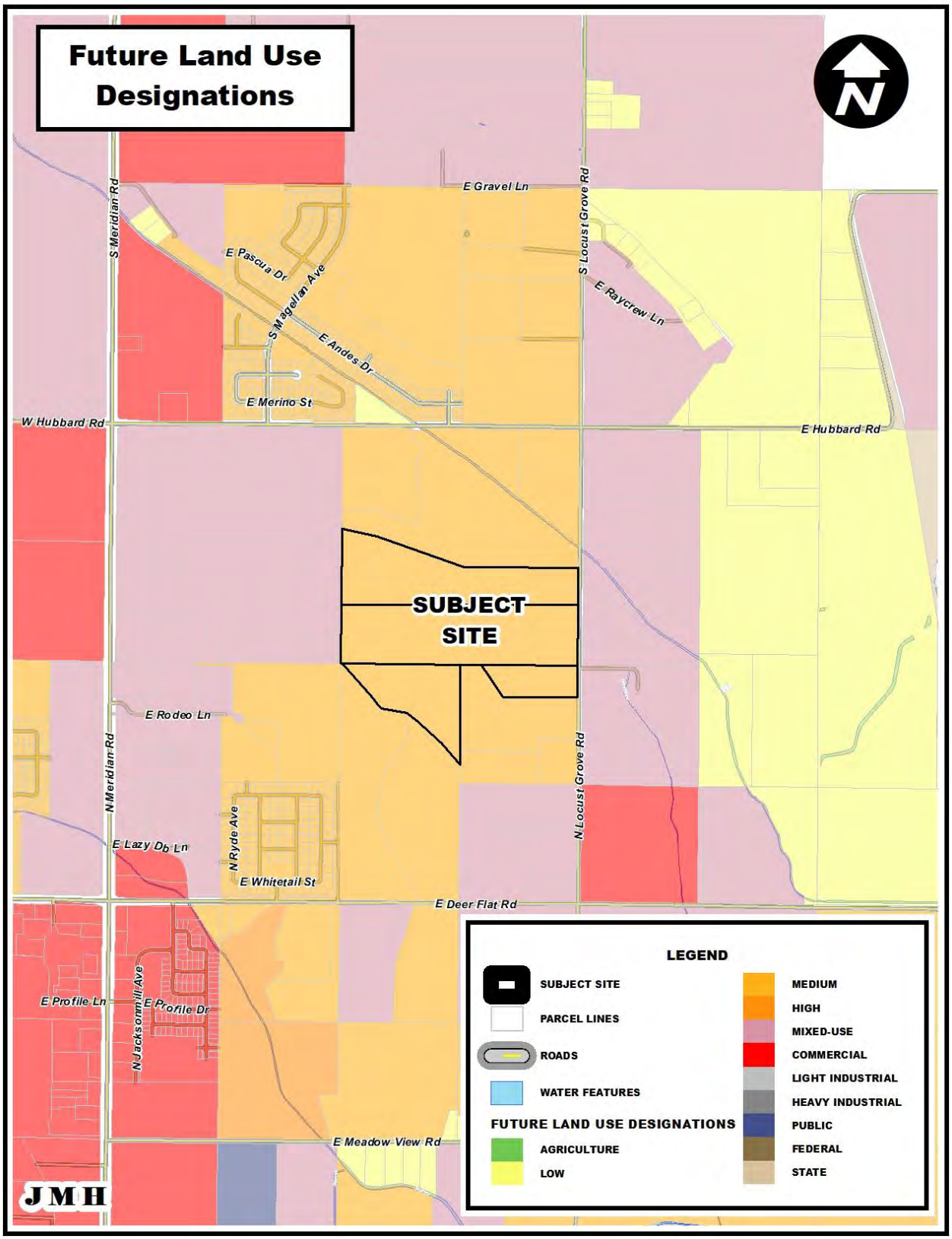
    Staff Finding: *Pursuant to Idaho Code 67-8003, the owner of private property that is subject of such action may submit a written request for a regulatory taking analysis with the City Clerk. Not more that twenty-eight (28) days after the final decision concerning the matter at issue, the City shall prepare a written taking analysis concerning the action if requested.*

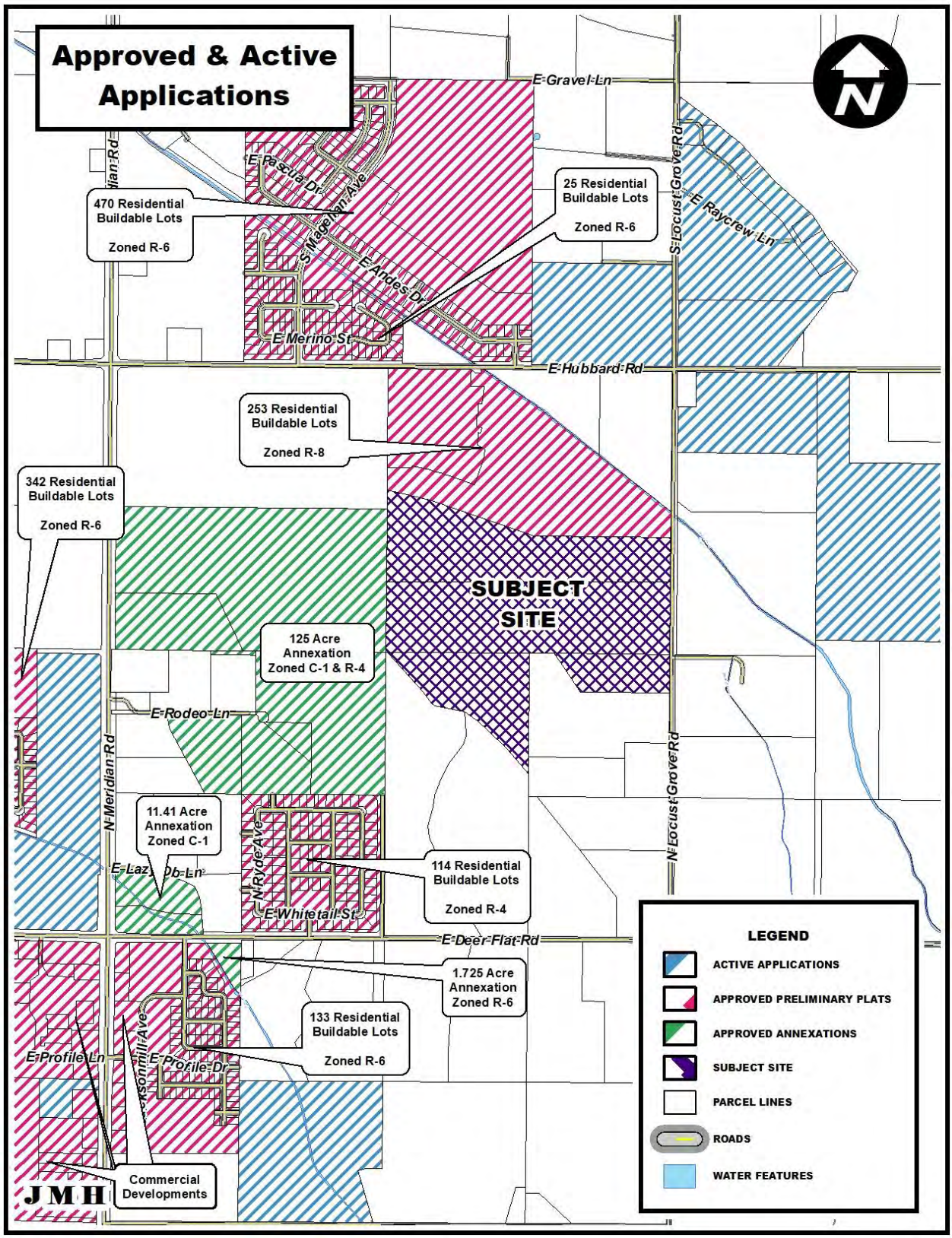
DATED this 20th day of October, 2020.

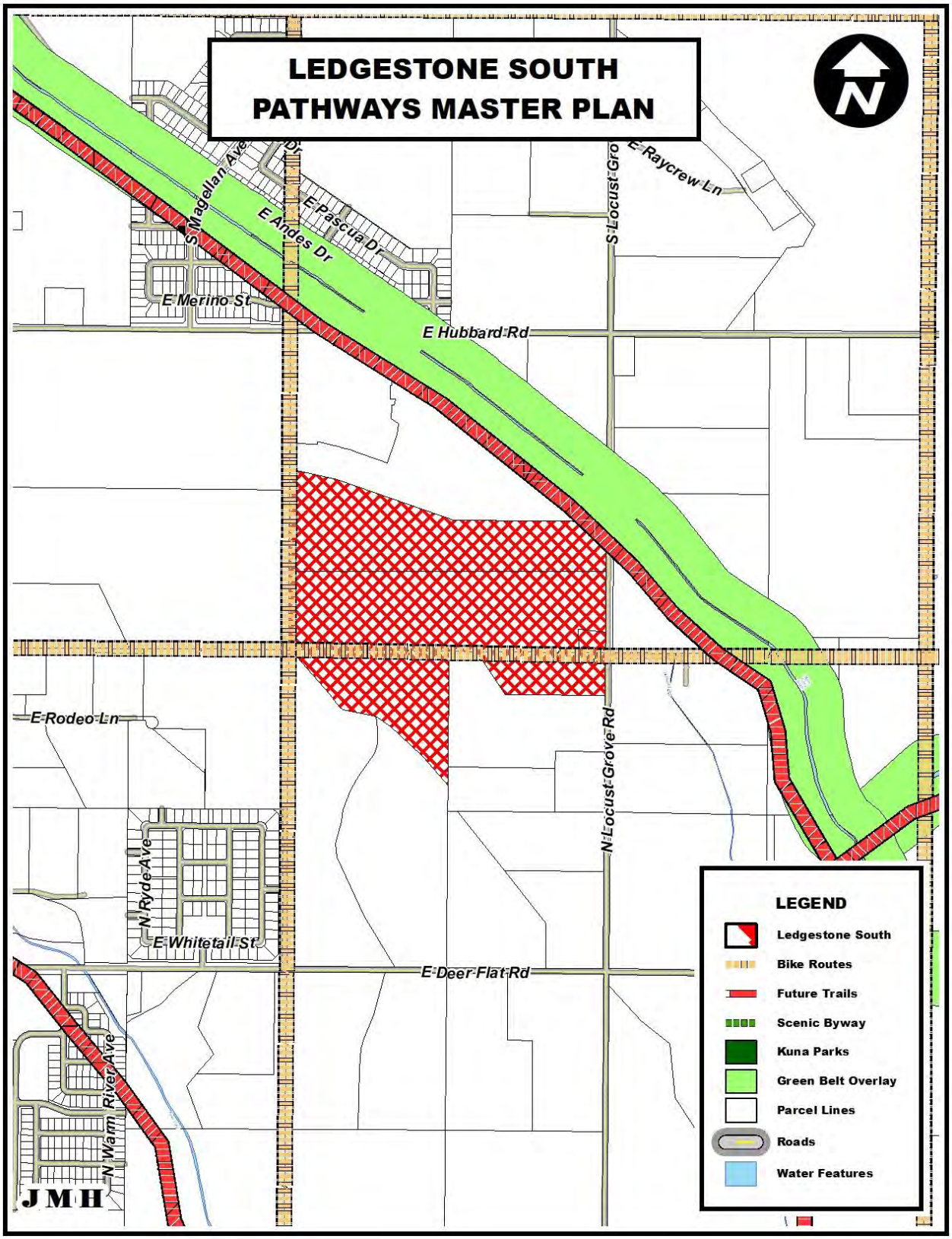

AERIAL MAP
E Merino St
E Andes Dr
E Hubbard Rd
N Locust Grove Rd
Ryde Ave
E Deer Flat Rd
LEGEND
SUBJECT SITE
PARCEL LINES
ROADS
WATER FEATURES
JMH

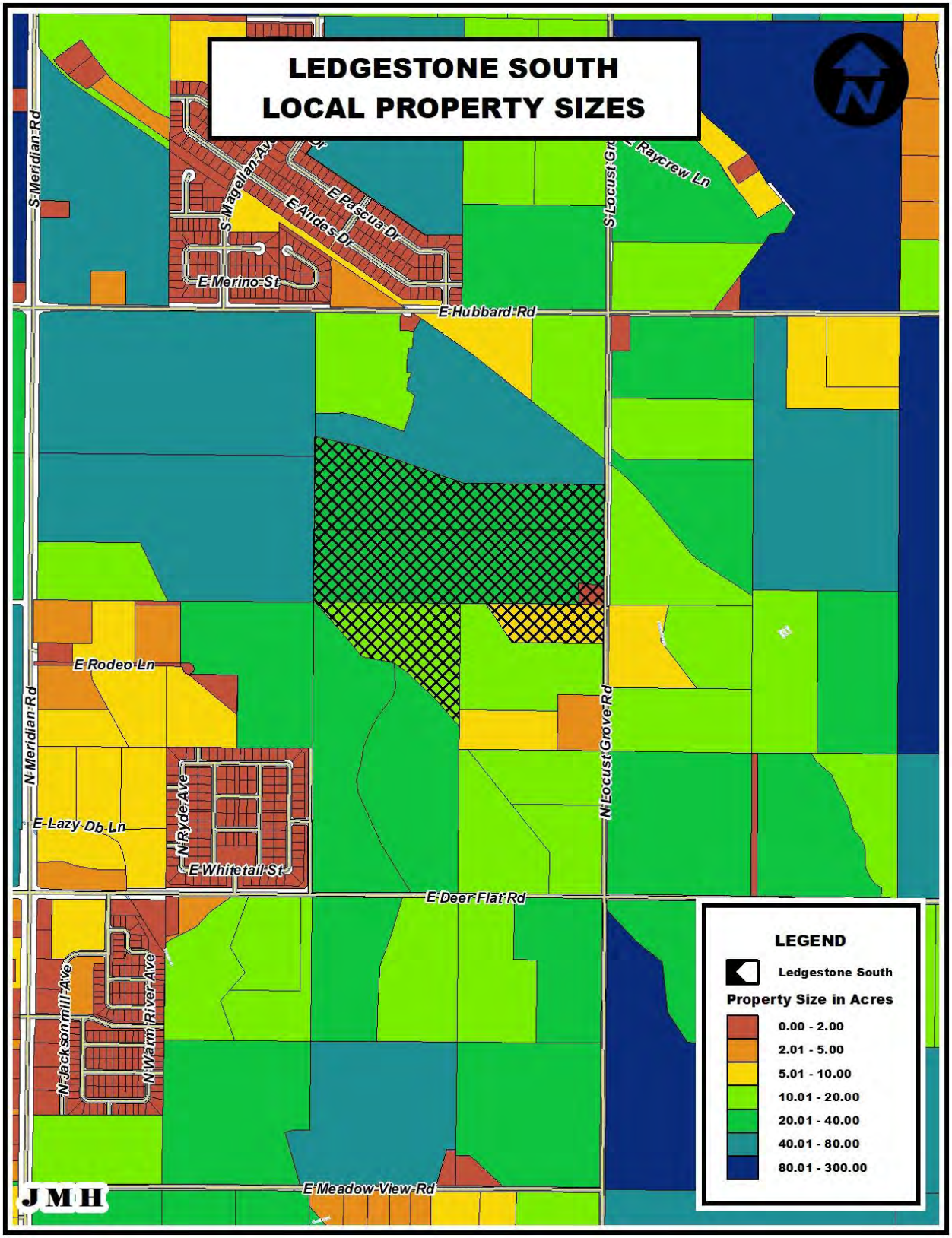

KUNA
CITY LIMITS
MAP
E Gravel Ln
S Meridian Rd
S Locust Grove Rd
E Pascua Dr
S Magellan Ave
E Andes Dr
E Raycrew Ln
E Merino St
W Hubbard Rd
E Hubbard Rd
E Rodeo Ln
N Meridian Rd
N Locust Grove Rd
N Ryde Ave
E Lazy Db Ln
E Whitetail St
E Deer Flat Rd
N Jacksonville Ave
E Profile Ln
E Profile Dr
E Meadow View Rd
JMH
LEGEND
SUBJECT SITE
KUNA CITY LIMITS
PARCEL LINES
ROADS
WATER FEATURES

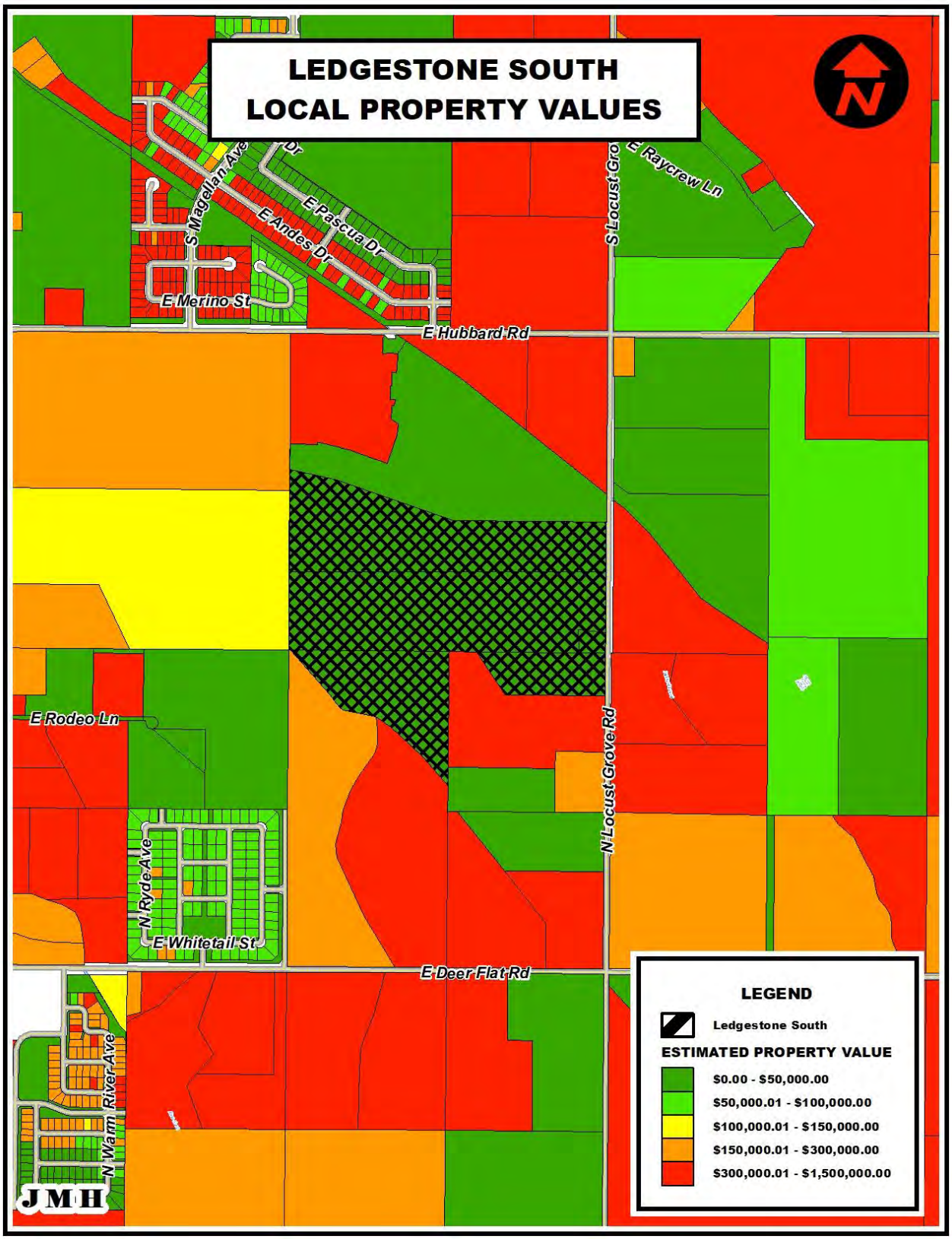

Current
Zoning Districts
N
S Meridian Rd
E Gravel Ln
S Locust Grove Rd
E Pascua Dr
S Magellan Ave
E Andes Dr
E Raycrew Ln
E Merino St
W Hubbard Rd
E Hubbard Rd
SUBJECT
SITE
E Rodeo Ln
N Meridian Rd
N Locust Grove Rd
E Lazy Db Ln
N Ryde Ave
E Whitetail St
E Deer Flat Rd
E Profile Ln
N Jacksonville Ave
E Profile Dr
E Meadow View Rd
JMH
LEGEND
SUBJECT SITE
PARCEL LINES
ROADS
KUNA CITY LIMITS
WATER FEATURES
KUNA PARCEL ZONING
PUD
A
C-1
C-2
C-3
CBD
L-O
M-1
M-2
P
R-1
R-2
R-3
R-4
R-5
R-6
R-8
R-12
R-16
R-20

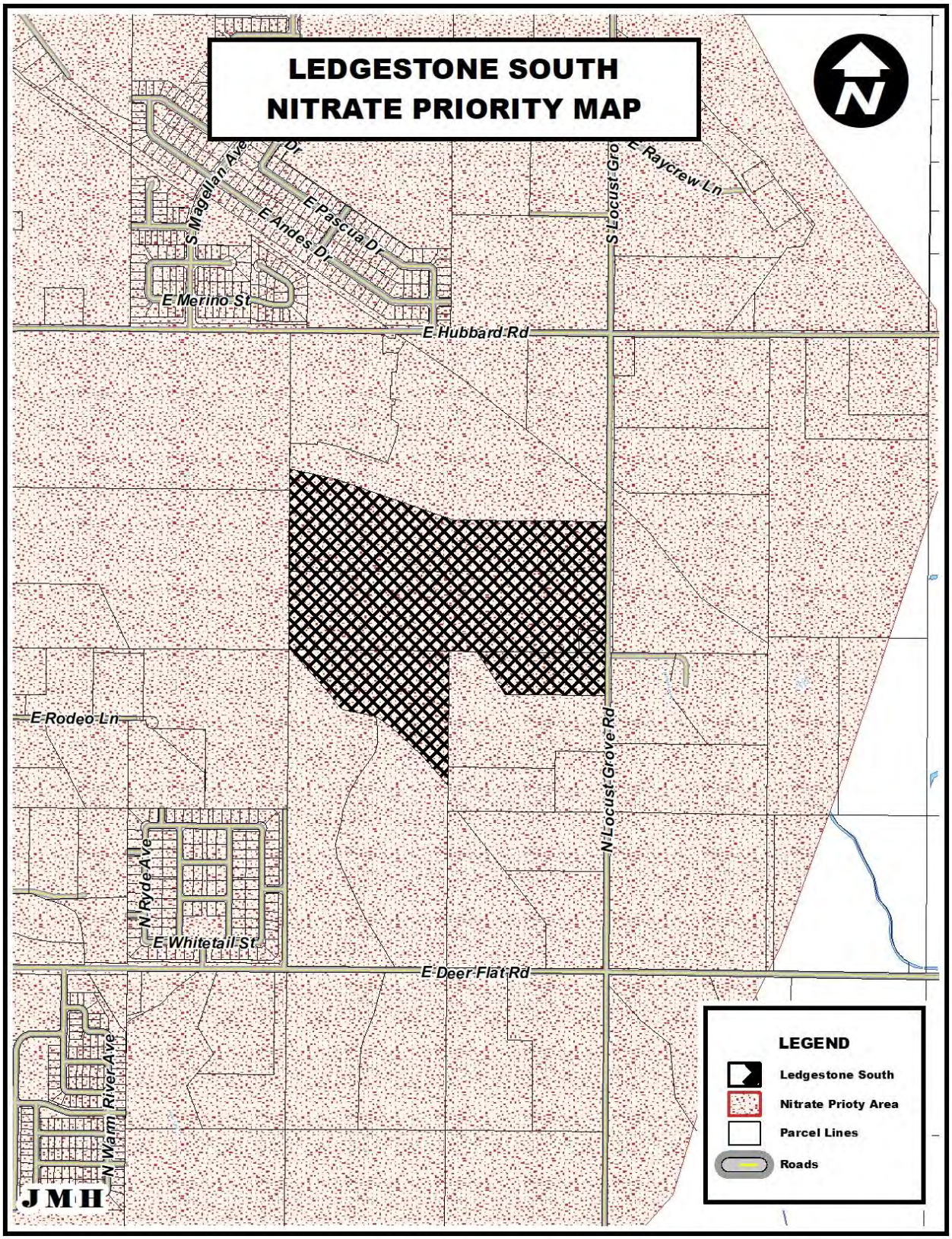

Future Land Use Designations
N
S Meridian Rd
E Gravel Ln
S Locust Grove Rd
E Pascua Dr
S Magellan Ave
E Raycrew Ln
E Andes Dr
E Merino St
W Hubbard Rd
E Hubbard Rd
SUBJECT SITE
E Rodeo Ln
N Meridian Rd
N Ryde Ave
N Locust Grove Rd
E Lazy Db Ln
E Whitetail St
E Deer Flat Rd
E Profile Ln
E Profile Dr
N Jacksonville Ave
E Meadow View Rd
JMH
LEGEND
SUBJECT SITE
PARCEL LINES
ROADS
WATER FEATURES
FUTURE LAND USE DESIGNATIONS
AGRICULTURE
LOW
MEDIUM
HIGH
MIXED-USE
COMMERCIAL
LIGHT INDUSTRIAL
HEAVY INDUSTRIAL
PUBLIC
FEDERAL
STATE

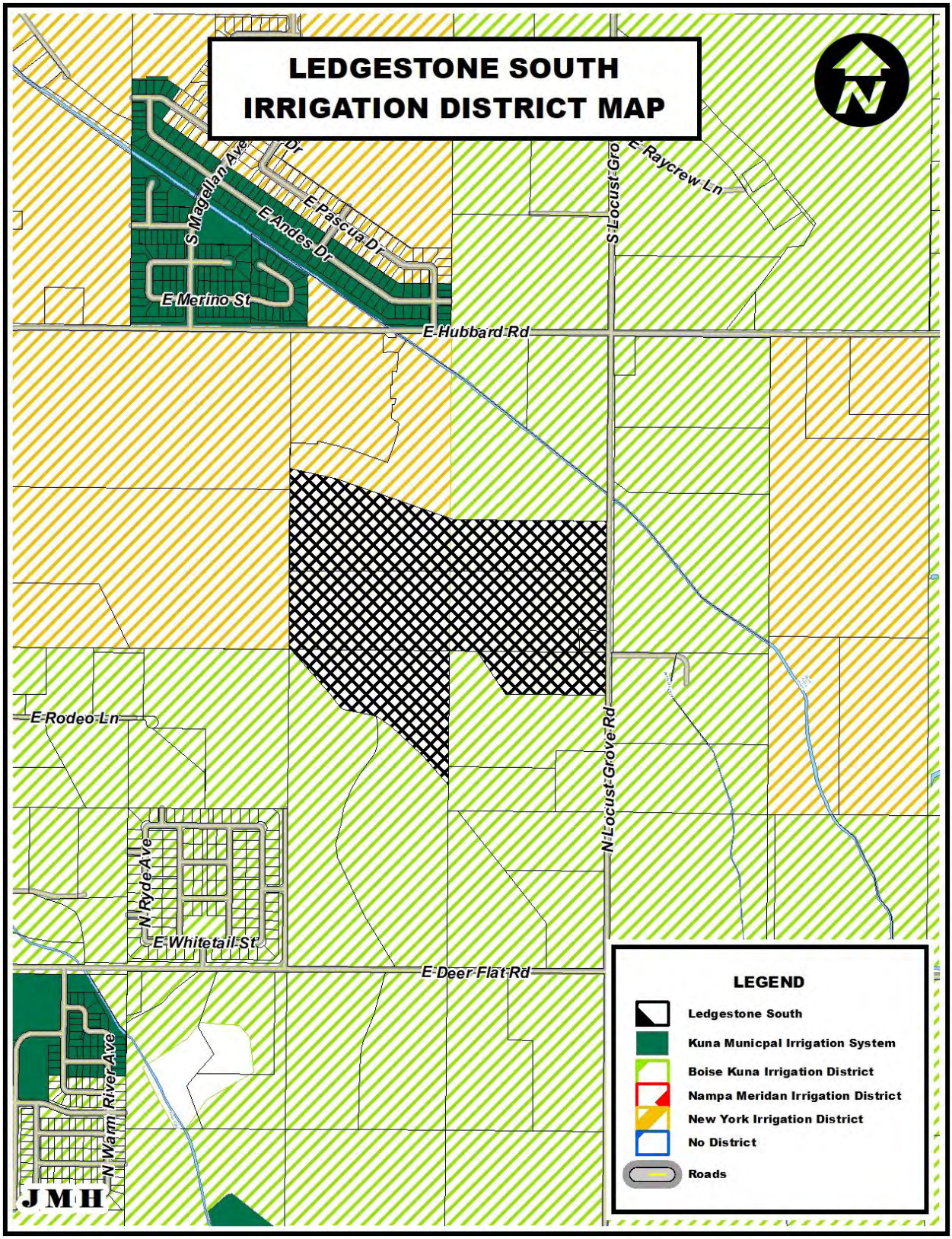

Approved & Active Applications
E Gravel Ln
E Pascua Dr
S Magellan Ave
E Andes Dr
E Merino St
E Hubbard Rd
S Locust Grove Rd
E Raycrew Ln
470 Residential Buildable Lots
Zoned R-6
25 Residential Buildable Lots
Zoned R-6
253 Residential Buildable Lots
Zoned R-8
342 Residential Buildable Lots
Zoned R-6
SUBJECT SITE
125 Acre Annexation Zoned C-1 & R-4
E Rodeo Ln
N Meridian Rd
11.41 Acre Annexation Zoned C-1
N Rose Ave
E Whitetail St
114 Residential Buildable Lots
Zoned R-4
N Locust Grove Rd
E Deer Flat Rd
1.725 Acre Annexation Zoned R-6
133 Residential Buildable Lots
Zoned R-6
E Profile Ln
E Profile Dr
Commercial Developments
JMH
LEGEND
ACTIVE APPLICATIONS
APPROVED PRELIMINARY PLATS
APPROVED ANNEXATIONS
SUBJECT SITE
PARCEL LINES
ROADS
WATER FEATURES


LEDGESTONE SOUTH
PATHWAYS MASTER PLAN
N
S Magellan Ave
E Andes Dr
E Pascua Dr
S Locust Gro
E Raycrew Ln
E Merino St
E Hubbard Rd
E Rodeo Ln
N Locust Grove Rd
N Ryde Ave
E Whitetail St
E Deer Flat Rd
N Warm River Ave
JMH
LEGEND
Ledgestone South
Bike Routes
Future Trails
Scenic Byway
Kuna Parks
Green Belt Overlay
Parcel Lines
Roads
Water Features


LEDGESTONE SOUTH
LOCAL PROPERTY SIZES
S Meridian Rd
S Magellan Ave
E Andes Dr
E Pescua Dr
E Merino St
E Hubbard Rd
S Locust Grove Rd
E Raycrew Ln
E Rodeo Ln
N Meridian Rd
E Lazy Db Ln
N Ryde Ave
E Whitetail St
E Deer Flat Rd
N Locust Grove Rd
N Jacksonmill Ave
N Wiami River Ave
E Meadow View Rd
JMH
LEGEND
Ledgestone South
Property Size in Acres
0.00 - 2.00
2.01 - 5.00
5.01 - 10.00
10.01 - 20.00
20.01 - 40.00
40.01 - 80.00
80.01 - 300.00


LEDGESTONE SOUTH
LOCAL PROPERTY VALUES
N
S Magellan Ave
E Andes Dr
E Pascua Dr
E Raycrew Ln
S Locust Gro
E Merino St
E Hubbard Rd
E Rodeo Ln
N Locust Grove Rd
N Ryde Ave
E Whitetail St
E Deer Flat Rd
N Warm River Ave
JMH
LEGEND
Ledgestone South
ESTIMATED PROPERTY VALUE
$0.00 - $50,000.00
$50,000.01 - $100,000.00
$100,000.01 - $150,000.00
$150,000.01 - $300,000.00
$300,000.01 - $1,500,000.00


LEDGESTONE SOUTH
NITRATE PRIORITY MAP
N
S Magellan Ave
E Andes Dr
E Pascua Dr
E Raycrew Ln
S Locust Grove Rd
E Merino St
E Hubbard Rd
E Rodeo Ln
N Locust Grove Rd
N Ryde Ave
E Whitetail St
E Deer Flat Rd
N River Ave
N Warm
JMH
LEGEND
Ledgestone South
Nitrate Prioty Area
Parcel Lines
Roads


LEDGESTONE SOUTH
IRRIGATION DISTRICT MAP
S Magellan Ave
E Andes Dr
E Pascua Dr
E Merino St
E Hubbard Rd
S Locust Grove Rd
E Raycrew Ln
E Rodeo Ln
N Locust Grove Rd
N Ryde Ave
E Whitetail St
E Deer Flat Rd
N Warm River Ave
JMH
LEGEND
Ledgestone South
Kuna Municpal Irrigation System
Boise Kuna Irrigation District
Nampa Meridan Irrigation District
New York Irrigation District
No District
Roads

Council Chambers | 751 W 4th Street, Kuna, Idaho 83634 | 6:00 PM

PLANNING & ZONING COMMISSION
MINUTES
Tuesday, August 11, 2020
6:00 PM

Per the Order issued by Central District Health on July 14, 2020, social distancing and face masks were required. Council Chambers audience occupancy was 15.

This meeting was also streamed Live on the City of Kuna Facebook page:
https://www.facebook.com/CityofKunaIdaho/

Public testimony was received on the cases listed under Public Hearings within this Agenda.

1. *CALL TO ORDER AND ROLL CALL*

COMMISSIONERS:
Chairman Lee Young – Absent
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
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. 19-11-AN (Annexation), 19-29-DR (Design Review) & 19-08-S (Preliminary Plat) Ashton Estates East

Commissioner Cathy Gealy moved to approve the Consent Agenda. Seconded by Commissioner John Laraway. Approved by the following roll call vote:
Voting Aye: Commissioner Dana Hennis, Commissioner Cathy Gealy and Commissioner John Laraway.
Voting No: None
Absent: 2
Motion carried: 3-0-2

3. *PUBLIC HEARING:*

A. **Case Nos. 20-01-AN (Annexation), 20-03-S (Preliminary Plat) & 20-07-DR (Design Review) Ledgestone South Subdivision - ACTION ITEM**

Doug Hanson: Good evening Mr. Vice Chairman, members of the Commission, for the record, Doug Hanson, Kuna Planning & Zoning Staff, 751 W 4th Street. The application before you this evening proposing to annex the approximately 97-acres into the Kuna City Limits. Of those 97-acres, the applicant has proposed to zone approximately 84% of the development site R-6 (Medium Density Residential) as defined via legal description. The proposed areas of R-6 will accommodate 291 standard single-family home lots. The remaining development area, as defined by legal description, is proposed to be zoned R-8 (Medium Density Residential). Similar to the original Ledgestone preliminary plat, Ledgestone South proposes to incorporate

102 alley-load lots. These single-family homes will face the street; however, driveway and garage access will be available from the rear of the house via a 20-foot wide public alley way. With 393 lots over approximately 97-acres, the overall gross density of the project is 4.07 dwelling units per acre (DUA). The net density is 5.56 (DUA). The applicant proposes 11.6% of the project to be dedicated to useable open space, which is compliant with Kuna City Code (KCC). Included in this project is an entirely new section of Ardell Road which will span from Stroebel Road to Locust Grove Road. Ardell Road is classified as an east-west major collector. Along Ardell Road the applicant has proposed a five-foot attached sidewalk. The sidewalk width requirement for Collector Roads is an eight-foot detached sidewalk with vertical curb and gutter. Staff would note that the applicant will be required to install curb, gutter and sidewalks on all roadways in accordance with KCC 5-17-13 and 6-4-2. Additionally, as a part of this application, there is an existing single-family home that is being included with the annexation proposal, however, this house and approximately 1.04-acres that surround it will not be included in the preliminary plat and will be listed as an out parcel on the plat. Ada County Highway District (ACHD) recommends the frontage along this site be improved consistent with the proposed improvements along Locust Grove Road and Ardell Road so there is not a gap in improvements. Staff agrees with this recommendation and will require the applicant to install curb, gutter and sidewalk in accordance with KCC 5-14 and 6-4. Ledgestone South sewage is anticipated to flow to the Patagonia Lift Station. The sewage is subsequently lifted to the Danskin Lift Station. At this time, neither lift station can support this project as they are currently configured. Staff would note that if the Commission recommends approval of this project, that the applicant be required to work with the Kuna City Engineer to provide a solution regarding the reaction of additional capacity. This condition has been provided as Condition No. 6 in section "I" of the staff report. Following review, staff has determined the annexation, preliminary plat and design review requests are within technical 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 approval listed in section "I" of your staff report, as well as any other additional conditions this decision-making body decides to impose. I will answer any questions you may have. **C/Hennis:** Any questions for staff? **C/Gealy:** I have no questions at this time. **C/Laraway:** No questions. **C/Hennis:** Thank you, and would the applicant like to present? **Jane Suggs:** Commissioners, nice to see you tonight, seems like I was just here not too long ago. Thank you, we were supposed to be here a couple of weeks ago and were not because we did not have our ACHD staff report; thank you for putting me on the agenda. My name is Jane Suggs, I work for Gem State Planning, 9840 Overland Road, in Boise and I am here representing Ledgestone South Subdivision. I think Doug did a really great job giving us an overview, I just want to reiterate that we meet the Comprehensive Plan for Medium Density and our preliminary plat meets all of the requirements of the City's zoning code; and the best thing, we agree to all of the conditions of approval. I am going to be a little brief because there are a lot of people out here wanting to talk. As you know, this project is a continuation of the Ledgestone Subdivision just to the north, and we have a vicinity map to show how they are connected. You will see that we are off of Hubbard between Locust Grove; you'll see the Ledgestone Subdivision which is under construction right now, we are getting the final plat approved so we can start building houses this Fall, we will continue to work into Ledgestone South and over to Locust Grove. The north-south collector is Stroebel Road, you'll

be familiar with Stroebel Road down near Deer Flat; we are going to extend that all the way to the extension of Ardell Road. The Ledgestone South subdivision is larger than the Ledgestone Subdivision but they are tied together; we plan for them to be seamlessly tied together and share amenities. As a recap, we are requesting annexation with two zoning designations, R-6 and R-8; the R-8 is just the front load lots, R-6 is the remaining lots. Another drawing I have shows the lot layout and that those R-6 lots meet the size requirements of R-4. You will see the areas in red, those are zoned R-6 but they are larger than the R-6 minimums, they are actually 6,600 square feet; they are not all 66-feet wide so I can't zone them to R-4. We are doing a nice mix of lots, in the blue are the R-8 lots; again, our Gross density is just over 4.04 units to the acre. We also have a landscape rendering I would like to finish up with, there are a few special features in Ledgestone South. We have a central park that is 3.69-acres that will include a neighborhood swimming pool which will serve the residents of Ledgestone and Ledgestone South; it will also include a play structure, a picnic shelter and some parking spaces. We are also including a 5-foot wide sidewalk along the north boundary where the ditch was, which runs half a mile and links the two projects. If you look at the original Ledgestone project that has a pathway along Mason Creek and you add this half mile, it provides substantial opportunities for people to walk. With the construction of Ledgestone South, we will add the mid-mile collector of Stroebel Road that runs from Hubbard, almost to Deer Flat, and we will construct the Ardell Road extension for about a half of a mile. Again, we are meeting the land use designation and the Comp Plan, requirements of the zoning code, subdivision requirements and we agree with the staff report. We request that you recommend approval to the City Council for annexation, rezone and preliminary plat and request that you approve our design review of the open spaces and landscaping. I will stand for any questions. **C/Gealy:** I have no questions. **C/Hennis:** I had a basic question, I remember reading the ACHD report and most of the traffic study; it seemed like ACHD first said the Traffic Study hadn't used the correct parameters, has that been worked out and are you in agreeance with the mitigation recommendations from ACHD? **JS:** Yes, that was earlier in the project where they sent an email that basically says, for all traffic studies, we have some questions. What had happened was even when they had completed their study, were in review of the study and in the process of writing their staff report, they wanted even more information from the traffic study; that is what held us up. The original traffic study was from October 2019 but they wanted more information and we worked with them. We do agree with those conditions and you will see we will be doing additional traffic study updates as the project progresses; at the 301 house there will be another and it will revisit that. **C/Hennis:** Ok, thank you. That leads us to the Public Hearing portion, I will go ahead and open the Public Hearing at 6:13 PM. There is one person signed up; has everybody signed up that wants to speak tonight regarding Ledgestone South? Ok, first up I have Roger Stagg; please come up to the microphone. As a reminder, everyone who testifies will be given three minutes to testify and after testimony, the applicant is able to address any questions. When you come up, please make sure to state your name and address for the record. **Roger Stagg:** I'm Roger Stagg, I'm here on behalf of myself and my wife Josette; our property is 2303 N Locust Grove Road. We are immediately south of Ledgestone South, their development is all of our northern and western property line; if I looked at the plat correctly, that is 29 homes against our property. First, I would like to read you a brief letter from my wife Josette, then I will add my comments and concerns; though I signed up under opposed and I hate to see a development this big right next to our rural living, I don't expect one property owner is going to stop the project so, it's more so requests. From my wife Josette: "Sadly, we no longer live on a quiet country road; the developments that are and have been approved made such an

impact on our rural roads, we find this impact devastating. I no longer feel safe going for walks as there is so much traffic and they go well beyond the 50-mph speed limit. Each and every new subdivision, of say 200 plus homes, adds 400 plus cars on the roads; and families of two or more children, most of which are school age. Our roads and schools cannot handle this impact, which means more school bonds to pass, more roads to widen and more accidents, etcetera. To the developers it means dollar signs; think about preserving some of the rural Kuna. Please consider the long-term effects of yet another subdivision in Ledgestone South. Josette M. Stagg" My comments in addition, when we moved there in 1992, there was more tractor traffic on Locust Grove than there were automobiles; that has already drastically changed and continues to change a great deal. There are frequent accidents at the corner of Hubbard and Locust Grove; my request, and this may go more towards ACHD, that there would be safety mitigation at Hubbard and Locust Grove whether that is a light, a 4-way stop or a roundabout. I would also request that Locust Grove, south of Hubbard, be reduced from 50-mph to either 35 or 40-mph; many cars go through there during high traffic hour, going well over 50-mph already. Any questions? **C/Gealy:** No. Thank you. **C/Hennis:** No. Ok, that is all I have signed up for the Public hearing. (*Roger Staggs comments from the audience)*. **Jessica Reid:** I'm sorry, time has elapsed. **C/Hennis:** We will close the Public Hearing on that at 6:18 PM. Ms. Suggs? **JS:** Jane Suggs, Gem State Planning, representing Ledgestone South subdivision. I don't have any specific rebuttal to Mr. Staggs or the letter he read from his wife, but I understand a lot of changes have happened out here. We are making improvements where ACHD is requiring us to, along Locust Grove there is a need for left turn lanes above Hubbard Road all the way up to Amity; I don't know who is going to be paying for that or how we go about making that happen because it requires right-of-way and it's not adjacent to us. However, we will add traffic there and yes, many of those intersections will either be signalized are have roundabouts which what I think ACHD is preferring to do now. We participate in Impact Fees, I'm not sure if Kuna has the Cooperative Agreement with ACHD where we actually give additional monies; we will meet all ACHD requirements and will be doing traffic study updates as this develops. I don't think that our development would object to changing the speed limits but that is typically something that has to come from the city and from more than one property owner or just the developer. We have actually asked for that before too in other parts of the valley. Again, I don't have anything specific to respond; I respectfully ask your approval and recommendation of approval of our applications. Also, my door is open and my phone number is available if any neighbors would like to talk again. **C/Hennis:** To expand on what you said, I found in the ACHD report where it is suggesting mitigations done at that intersection pretty quickly; I think that will be part of ACHD's plan here in the future. **JS:** Your next project (*on the agenda)* actually abuts that area as well. **C/Hennis:** That brings us to the Commissioners discussion; is there anything specific? **C/Gealy:** *(Directed to Mr. Staggs)* I appreciate your concerns, providing your comments and taking the time to come here, however, your concerns will need to be addressed with ACHD. I suggest you contact ACHD with your concerns regarding traffic, we each have an elected representative on the Board of Commissioners for the Ada County Highway District. Growth does impact our schools as well, we are aware of that, and our School Board determines when we build more schools; they are also our elected representatives. The schools tend to be reactive to the growth because growth comes and then we need more schools. When we look at these subdivisions, I prefer to see amenities for the people who will be living in these subdivisions, and that they are created as neighborhoods. I also look for transitions as in transitional lots between different types of uses. While I recognize you will have 29 new neighbors on your north boundary, they've actually put larger lots there; the alley-loaded lots

which tend to be smaller, are an attractive product for people looking for affordable housing, and those tend to be inside the development. I appreciate the applicant and the developer are making efforts to address those concerns. I really don't have any other concerns about this development, it's a continuation of the first one and it's in compliance with the Comprehensive Plan; many of our citizens participated in creating our Comprehensive Plan, it's a new one and was just approved by City Council. **C/Hennis:** I appreciate it's trying to incorporate this southern development into the northern development. I think it's laid out well, I like where the amenities are, I like the open space; I think it's quite a bit better than the northern one. It gives good areas to connect, it gives good pathways, it gives good outdoor space; I like what they've done there. I think we are going to see in the next couple of items coming up that we're going to get an area for another school on the same side, Swan Falls High School will remove some of the pressure off of Kuna High School; I think it's situated itself to come in at the right time. The traffic mitigation seems appropriate to me and ACHD. **C/Gealy:** I noticed as you did, that the traffic study that ACHD did have some initial concerns about the traffic impact study but, there was an addendum included that addressed some of the traffic mitigation that would be required in the 5; 10; 15-year timeframe. **C/Laraway:** This is going to sound odd but, it is a good place for the subdivision for what we're talking about. Traffic is always going to be an issue anywhere you put a lot of homes; normally what ACHD does is after the subdivision is installed, they do reduce the speed limit. Your speed limit will most likely drop, to what I don't know, that's up to the Chief of Police and ACHD. The 4-way stops are coming, they are pretty much all around the county now. Unfortunately, there has to be so many crashes at an intersection before ACHD will install a traffic control device; I don't know what that number is there. I don't have any problems with it, its growth, growth is going to hurt some neighbors but it is growth. **C/Hennis:** I think they are appropriately trying to give a neighborhood feel, to give it amenities that we have been looking for in the city; they are not just plopping houses on an empty parcel, they are providing parks, swimming pools, landscaping, pathways and other amenities. **C/Gealy:** I would also point out that there are multiple conditions of approval; I did check that everything mentioned in the staff report are listed in the conditions of approval. I didn't see a need for additional conditions of approval. **C/Hennis:** The main one is to work with the City Engineer to work on the sewer lift station capacity. **C/Gealy:** Also, as a side, it is a phased development and will go in over 6 years.

Commissioner Cathy Gealy moved to recommend approval for 20-01-AN (Annexation) and 20-03--S (Preliminary Plat) to City Council for Ledgestone South Subdivision with the conditions as outlined in the staff report. Seconded by Commissioner Laraway. Approved by the following roll call vote:
Voting Aye: Commissioner Dana Hennis, Commissioner Cathy Gealy and Commissioner John Laraway.
Voting No: None
Absent: 2
Motion carried: 3-0-2

Commissioner Cathy Gealy moved approve 20-07-DR (Design Review) for Ledgestone South Subdivision with the conditions as outlined in the staff report. Seconded by Commissioner Laraway. Approved by the following roll call vote:
Voting Aye: Commissioner Dana Hennis, Commissioner Cathy Gealy and Commissioner John Laraway.

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**

Troy Behunin: Good evening Commissioners, for the record, Troy Behunin, Senior Planner, 751 W 4th Street, Kuna Planning and Zoning Department, Kuna, Idaho. The project you have listed, 19-14-AN (Annexation), 19-11-S (Preliminary Plat), 19-32-DR (Design Review), for the Patagonia Lakes, Patagonia Ridge and Patagonia East Subdivisions, is viewed as one project by staff even though they are adjacent yet split by Hubbard Road and Locust Grove. This is an annexation request involving multiple parcels which are all county parcels but, they are contiguous on the west side of the proposed Patagonia East and successively from there to the east. A map is shown on the front page of the staff report and there are additional maps throughout the packet. This is a Category A annexation request, applicant WHPacific-NV5 requests approval for the annexation, preliminary plat and design review; staff would note that the design review is up for your decision tonight and the annexation and preliminary plat are up for your recommendation to City Council. The applicant proposed to annex approximately 173.80-acres into the Kuna City Limits, using three different, all single-family, residential zones; there is R-8 (Medium Density Residential), R-6 (Medium Density Residential) and R-4 (Medium Density Residential), which is the border between medium and low density. The applicant proposes a multi-phased, master planned development. Applicant requests preliminary plat approval to subdivide the approximate 173.80-acres into, and up to, 561 single-family buildable lots; there are also 54 common lots and the applicant is working with the Kuna School District on at least 10-acre elementary school site. The applicant is also seeking design review approval for the common spaces, buffers, trails and parking for the project. The annexation is sought via an Affidavit of Legal Interest by the land owner who has request that the lands be annexed into the city. Kuna's Comprehensive Plan, a blueprint for the city, is a guide to help facilitate the development of lands within the City Limits; it does encourage a variety of housing, housing types and lot sizes for all income levels. The applicant seeks to develop various uses, including these multiple residential uses; they are proposing the school site and multiple private parks. The applicant is proposing public streets within the subdivision with all of the improvements required by the City of Kuna and ACHD; curb, gutter and sidewalk as well meeting the Kuna Rural Fire Districts requirements for roads and proposed stub streets to possible future subdivisions. With the large volume of walking/biking trails, they will reduce vehicle miles traveled and provide safer routes to school as well as provide a safe route to the open spaces and neighbors' homes. Staff does view that generally speaking, the project conforms to the Comprehensive Plan and the Future Land Use Map (FLUM), staff also finds the project appears to follow Kuna City standards and fulfills all technical requirements. Staff would like to note that all public roads will provide full right-of-way improvements on Hubbard Road, Locust Grove Road and all mid-mile collector roads; this is significant because we hear many concerns about traffic and want to point out that growth does pay for itself with these improvements. The subject property does require being connected to city potable water services and the Kuna Municipal Irrigation System (KMIS), or Pressurized Irrigation (PI), as well as city sewer services. The sewer will create a considerable burden on the Patagonia Lift Station, which then flows on to the Danskin Lift Station. The developer shall work with the City Engineer to participate in an engineered evaluation and solution of the Patagonia Lift

CityofKuna
Planning& Zoning
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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~~ Not required/Not apart of this application
- ☐ Special Use
- ☐ Temporary Business
- ☐ Vacation
- ☐ Variance

For Office Use Only	
File Number (s)	20-03-S, 20-01-AN & 20-07-DR
Project name	Ledgestone South Subdivision
Date Received	5-1-20
Date Accepted/ Complete	5-20-2020
Cross Reference Files	
Commission Hearing Date	7-28-2020
City Council Hearing Date	

Contact/Applicant Information

Owners of Record: TJ Johnson / HTPM
Address: 2425 N. Locust Grove Road
City, State, Zip: Kuna, ID 83634
Phone Number:
E-Mail:
Fax #:

Applicant (Developer): Trilogy Development, Inc
Address: 9839 W. Cable Car St., Suite 101
City, State, Zip: Boise, ID 83709
Phone Number: 208-895-8858
E-Mail:
Fax #:

Engineer/Representative: Gem State Planning / Jane Suggs
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: 2425 N. Locust Grove Road and surrounding parcels
Site Location (Cross Streets): Ardell Street extension, Stroebel Road extension, Locust Grove Road
Parcel Number (s): S1418123460, S1418123485, S1418427800, S1418417200
Section, Township, Range: 18, 2N, 1E
Property size : approximately 97 acres
Current land use: agriculture
Proposed land use: SF residential
Current zoning district: RR
Proposed zoning district: R-6 / R-8

Project Description

Project / subdivision name: Ledgestone South

General description of proposed project / request: annex, rezone and preliminary plat for single family subdivision for 393 buildable lots, plus substantial open space

Type of use proposed (check all that apply):

- [x] Residential
- [ ] Commercial
- [ ] Office
- [ ] Industrial
- [ ] Other

Amenities provided with this development (if applicable): swimming pool w/changing room, picnic shelter playgound equipment, open space/park, connecting pathways

Residential Project Summary (if applicable)

Are there existing buildings? [x] Yes [ ] No

Please describe the existing buildings: SF home to be annexed and zoned, but not part of plat

Any existing buildings to remain? [x] Yes [ ] No

Number of residential units: 393 Number of building lots: 393

Number of common and/or other lots: 44

Type of dwellings proposed:

- [x] Single-Family
- [ ] Townhouses
- [ ] Duplexes
- [ ] Multi-Family
- [ ] Other

Minimum Square footage of structure (s):

Gross density (DU/acre-total property): 4.07 Net density (DU/acre-excluding roads): 5.65

Percentage of open space provided: 15.2%/11.6% * Acreage of open space: 14.68 / 11.18*

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

* = qualified open space

Non-Residential Project Summary (if applicable)

Number of building lots: Other lots:

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

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

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

Number and ages of students/children: Seating capacity:

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

Proposed Parking:

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

Proposed Lighting:

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

Applicant's Signature: Jane Suggs Date: 04-07-20

City of Kuna
Planning & Zoning
Department
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Kuna, ID 83634
208.922.5274
www.kunacity.id.gov

Preliminary Plat Checklist

Preliminary Plats require 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: Ledgestone South **Applicant:** Jane Suggs

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

Applicant (√)	Description	Staff (√)
☑	**Electronic copy of all required submittal items.**	☐
☑	**Completed and signed Commission & Council Review Application.**	☐
☑	**Vicinity map showing relationship of the proposed plat to the surrounding area with a 2-mile radius.**	☐
☑	**Homeowner's maintenance agreement for the care of landscaped common areas.**	☐
☑	**Legal description of the preliminary plat 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.**	☐
☑	**Proof of ownership—A copy of your deed and Affidavit of Legal Interest (for all interested parties involved).**	☐
☑	**Letter of intent indicating reasons and details for preliminary plat.**	☐
☑	**Commitment of Property Posting form signed by the applicant/agent.**	☐
☑	**If preliminary plat includes 100 lots or more, please submit a traffic impact study.**	☐
☑	**A letter from Ada County Engineer with the Subdivision Name reservation. A name change needs to be submitted and approved by the Planning & Zoning Director and Ada County Engineer.**	☐
☑	**Phasing Plan**	☐
☑	**Landscape plan for subdivision entrances, buffers, common areas, etc.**	☐
☑	**Neighborhood meeting certification (certification & neighborhood meeting list forms shall accompany this application).**	☐
☑	**8 1/2 x 11 proposed preliminary plat.**	☐
☑	**Preliminary plat drawing on 24x36 quality paper drawn to scale of 1 to 100' or more. The following information shall be contained on the preliminary plat:** ◊ **Topography at two-foot (2') intervals** ◊ **Land uses (location, layout, types & dimensions): residential, commercial & industrial land uses.** ◊ **Street right-of-way: dimensions of right-of-way dedication for all roadways, street sections, improvements, etc.** ◊ **Easements/common space: utility easements, parks, community spaces** ◊ **Lots: layout and dimensions of lots** ◊ **Preliminary improvement drawing: show water, sewer, drainage, electricity, irrigation, telephone, natural gas, proposed street lighting, proposed street names, proposed subdivision name, fire hydrant placement, storm water disposal, underground utilities, and sidewalks.**	☐

*NOTE: 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.*

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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: Ledgestone South **Applicant:** Jane Suggs / Gem State Planning

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

Applicant (√)	Description	Staff (√)
✓	Completed and signed Commission & Council Review Application.	
✓	Letter of Intent indicating reasons for proposed annexation and the availability of public services.	
✓	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.	
✓	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.	
✓	Recorded warranty deed for the property.	
✓	Proof of ownership—A copy of your deed **and** Affidavit of Legal Interest (All parties involved)	
n/a	Development Agreement & Development Agreement Checklist	
✓	Neighborhood meeting certification (certification & neighborhood meeting list forms shall accompany this application).	
✓	Commitment of Property Posting form signed by the applicant/agent.	

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

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

Gem State Planning, LLC

April 29, 2020

Ms. Wendy Howell, Planning Director
751 W. 4th Street
Kuna, ID 83634

Subject: Ledgestone South Subdivision
Applications for Annexation, Rezone, Preliminary Plat and Design Review

Dear Ms. Howell:

Please accept the attached applications and support materials for a new residential community in Kuna. Ledgestone South is the natural extension of the Ledgestone Subdivision that is currently under construction. This new subdivision is 96.6 acres and located south of the Ledgestone Subdivision, between Stroebel Road and Locust Grove Road (2N, 1W, 22). The extension of Ardell Road, an east-west mid-mile collector between Locust Grove and Stroebel Road, will be constructed as part of this new development. The community will include 393 single family home lots, along with substantial open space, a neighborhood swimming pool, play structure, picnic shelter and pathway connections throughout the community.

Annexation and Zone

Like Ledgestone Subdivision, we respectfully request annexation into the City of Kuna with Medium Density Residential Zoning designations, R-6 and R-8. Both zones are supported by the Kuna Comprehensive Plan that designates this property as Medium Density Residential. Kuna Zoning Code 5-5-5-B describes the R-6 zone as a district to promote the development of medium density living area, not to exceed six (6) dwelling units per net acre. The majority of Ledgestone South is developed with standard R-6 lots. Similarly, the R-8 zone promotes medium to high residential density at 8 dwelling units per acre. The R-8 zone is proposed for just those blocks that are alley loaded. The R-8 dimensional standards allow for narrower lots, since garages are located behind the homes and accessed via a public alleyway. The gross density of Ledgestone South is 4.07 dwelling units/acre.

We are requesting that the lot on Locus Grove Road, labeled as “not a part” on the preliminary plat, also be annexed and zoned R-6. This lot is the old homeplace of the original property owners, TJ and Eileen Johnson. The Johnsons did not wish to be included in the Ledgestone South subdivision; however, they wanted to keep a smaller acreage. This remaining homeplace lot does not meeting the minimum lot size for the County’s RR zone of 10 acres. We have included a copy of the Record of Survey that separates this homeplace lot from the Johnson farmland.

The legal descriptions for the 2 zoning designations are included in our application package.

Preliminary Plat

Ledgestone South is planned for 393 single family home lots and 44 common lots and is characterized by a traditional block layout and a large central open space. There are landscaped open areas in each quadrant of the community, providing passive recreation areas close to all homes. Each buildable lot meets the R-6 dimensional standards, except for the homes on 4 alley loaded blocks. Those blocks will be zoned R-8. As with our previous Ledgestone application, we request a director's allowance for a front setback of 15', instead of 20', and a lot coverage of 55%. This reduced front setback creates a nice streetscape and the lot coverage still allows 5' sideyard setbacks and a 20' rear setback. The standard 20' rear setback allows parking on the garage apron.

Open Space and Connectivity

A key feature of Ledgestone South is the large central park. As shown in the attached Landscape Plan and especially on the Landscape Plan rendering, this 3.9 acre park will include a neighborhood swimming pool that will serve both Ledgestone and Ledgestone South residents. The park will also include a play structure and a covered picnic shelter, along with a few off-street parking spaces.

The shared boundary between Ledgestone and Ledgestone South is a common lot that includes a 5'-wide pathway. This pathway is over ½ mile long and connects to other sidewalks and pathways in both Ledgestone and Ledgestone South. Pathways are considered one of the most used amenities in residential development. As noted previously, there are also landscaped open spaces close to all homes that serve as passive recreation and convenient gathering spots.

A substantial portion of Ledgestone South is open space. Over 14.6 acres of the 96.6 acre site, or 14.68%, is common/open space. The usable open space, which does not include our landscaped buffers and end caps, totals 11.18 acres or 11.6% of the site. This usable open space in Ledgestone South exceeds the 10.5% requirement in Kuna Code 5-12-12-D approved in January of this year.

We have included a Design Review application for approval of our extensive landscaping.

Streets and Utilities

A new mid-mile collector road, Ardell Road, runs east-west through the property. Construction of this collector, plus the extension of Stroebel Road to Ardell Road, will improve the traffic circulation in this area. Residents will be able to use these collectors to travel between neighborhoods instead of travelling on the arterial streets.

All local streets are public streets and constructed to ACHD and Kuna street standards: 36' back of curb to back of curb, with attached sidewalks, in a 50' right-of-way. There are two street connections to Ledgestone: at N. Moonshadow Avenue and N. Coosa Avenue, which connects to E. Rio Vallegas Street; and additional stub streets to properties to the south.

As described previously we have designed 4 blocks with attractive homes that face a public street, but with vehicle access from a 20' wide public alley in the rear of the homes.

A Traffic Impact Study has been completed and reviewed by both ACHD and ITD.

All necessary utilities will be available to the site, including pressurized irrigation that will be provided to each lot. The preliminary phasing of construction is shown on page 6 in the preliminary plat set.

Neighborhood Meeting

Our first neighborhood meeting was held on Thursday, November 14, 2019, at Kuna High School Library. The attendance sheet is attached. Neighbors who attended were concerned with maintaining property irrigation and drainage.

After our neighborhood meeting our plat was revised to include the Ardell Road extension and we held a 2nd neighborhood meeting. This meeting was held on Wednesday, February 19, 2020, also at Kuna High School. That attendance sheet is attached.

Summary

Ledgestone South will be a real asset to the City of Kuna; with multiple lot sizes, innovative alley loaded homes, a large park with swimming pool and amenities, extensive pathways and the construction of 2 collector streets.

We look forward to working with you and your staff throughout the approval process. Please contact me if you have any questions or comments.

Sincerely,

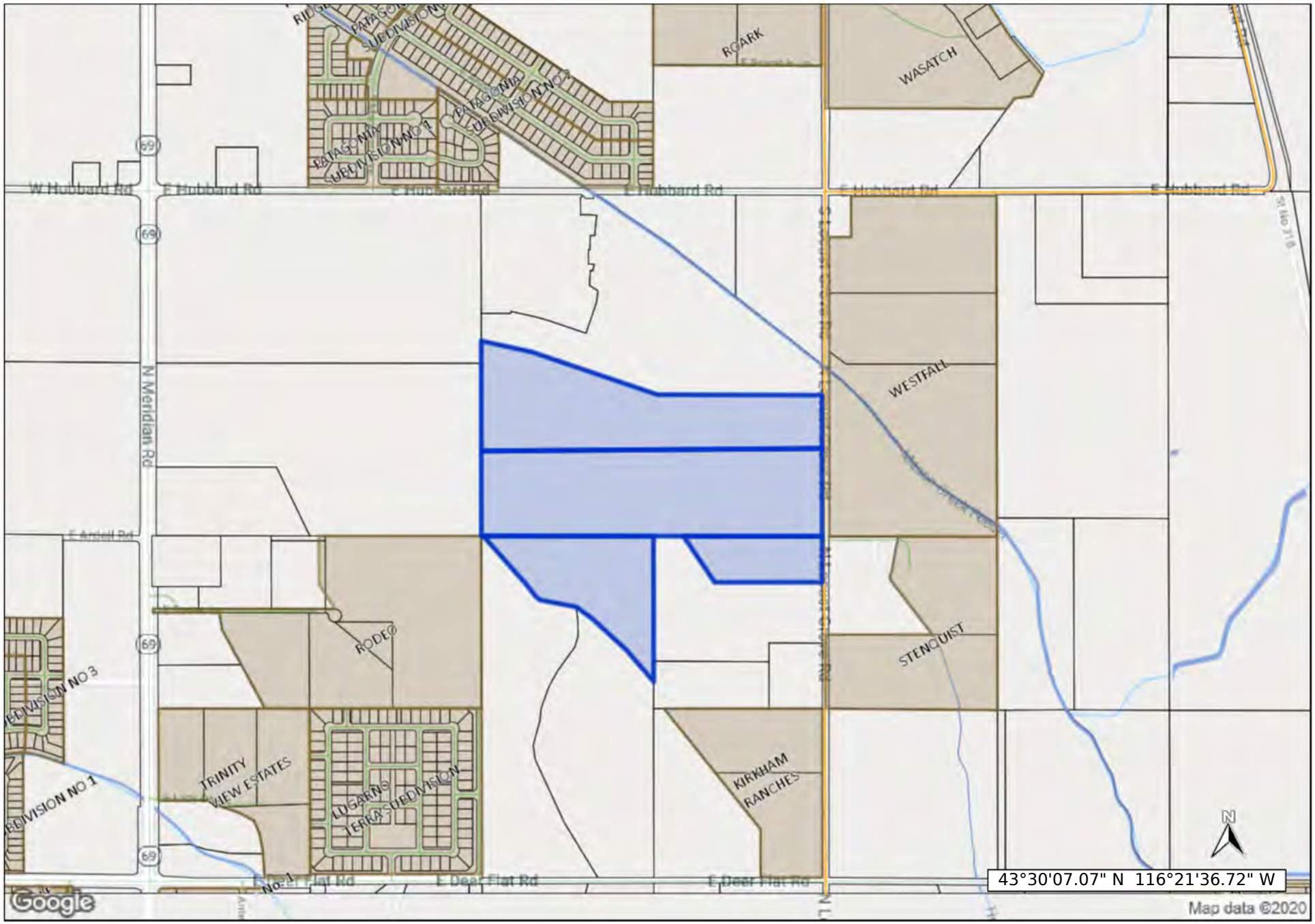
Jane Suggs

Jane Suggs

landproDATA

Ledgestone South

Vicinity Map



Apr 28, 2020 - landproDATA.com
Scale: 1 inch approx 1000 feet

The materials available at this website are for informational purposes only and do not constitute a legal document.

City of Kuna
AFFIDAVIT OF LEGAL INTEREST

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

State of Idaho)
) **ss.**
County of Ada)

I, John A Laude, Sr., Heartland Townhomes Property Management, LLC 9839 W. Cable Car Street, Suite 101
Name **Address**

Boise , Idaho 83709
City **State** **Zip Code**

being first duly sworn upon oath, depose and say:

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

A. That I am the record owner of the property described on the attached, and I grant my permission to Gem State Planning (Name) 9840 W. Overland Road, Suite 120, Boise, ID 83709 (Address) to submit the accompanying application pertaining to that property.

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

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

Dated this 3rd day of April, 2020

Signature

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

Notary Public for Idaho

Residing at: Boise ID

My commission expires: 9/6/2025

DAVID LABRIE
Comm. No. 50738
NOTARY PUBLIC
Expires: 09/06/2025
STATE OF IDAHO

City of Kuna
AFFIDAVIT OF LEGAL INTEREST

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

State of Idaho)
) ss.
County of Ada)

I, T J Johnson or Elaine Johnson, 2425 N. Locust Grove Road
Name **Address**

Kuna, Idaho 83634
City **State** **Zip Code**

being first duly sworn upon oath, depose and say:

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

A. That I am the record owner of the property described on the attached, and I grant my permission to Gem State Planning (Name) 9840 W. Overland Road, Suite 120, Boise, ID 83709 (Address) to submit the accompanying application pertaining to that property.

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

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

Dated this 3rd day of April, 2020

E. Elaine Johnson
Signature

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

FRED DEPOLD NOTARY PUBLIC MY COMMISSION EXPIRES 12-18-2023 STATE OF IDAHO COMMISSION NUMBER 43783

Fred DePold
Notary Public for Idaho

Residing at: Meridian Idaho

My commission expires: 12-18-2023

ADA COUNTY RECORDER Phil McGrane BOISE IDAHO Pgs=3 CHE FOWLER TITLEONE BOISE	**2019-127517** **12/19/2019 12:34 PM** $15.00

TitleOne
a title & escrow co.

Order Number: 19350969

Warranty Deed

For Value Received,

T. J. Johnson also known as Theone J. Johnson and G. Elaine Johnson, husband and wife, the Grantor, does hereby grant, bargain sell and convey unto, **Heartland Townhomes Property Management, LLC, an Idaho limited liability company, as to an undivided 78.13% interest and JRL Properties L.P., an Idaho limited partnership, as to an undivided 21.87% interest**, whose current address is **9839 W. Cable Car St., Ste 101, Boise, ID 83709,** the Grantee, the following described premises, in **Ada County, Idaho,** To Wit:

EXHIBIT "A" ATTACHED HERETO AND MADE APART HEREOF

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Remainder of this page intentionally left blank.

Dated: 12/19/19

T. J. Johnson

G. Elaine Johnson

State of Idaho, County of Ada, ss.

On this 19th day of December in the year of 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared T. J. Johnson and G. Elaine Johnson, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

Notary Public
Residing In:
My Commission Expires:
(seal)

Residing at: Boise, ID
Commission expires: 11/28/2025

SCOTT DARLING
NOTARY
PUBLIC
Comm. No. 25033
STATE OF IDAHO

DESCRIPTION FOR
32.54 ACRE PURCHASE PARCEL
LEDGESTONE SUBDIVISION

A parcel of land located in the NE 1/4 of Section 18, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho being more particularly described as follows:

Commencing at the NE corner of said Section 18 from which the E 1/4 corner bears South 00°22'30" West, 2643.18 feet;

thence along the East boundary line of said Section 18 South 00°22'30" West, 1,561.24 feet to the **REAL POINT OF BEGINNING;**

thence continuing along said East boundary line South 00°22'30" West, 407.58 feet;

thence leaving said East boundary line North 90°00'00" West, 2652.12 feet to a point on the North-South centerline of said Section 18;

thence along said North-South centerline North 00°23'35" East, 843.50 feet;

thence leaving said North-South centerline South 77°18'25" East, 398.64 feet;

thence South 70°52'25" East, 1,021.82 feet;

thence South 89°24'07" East, 1,294.76 feet to the **REAL POINT OF BEGINNING**. Containing 32.54 acres, more or less.

8107831 WARRANTY DEED 548 1628

FOR VALUE RECEIVED, Kelsie L. Butler and Sheila D. Butler, husband and wife

the grantor s, do hereby grant, bargain, sell and convey unto

T.J. Johnson and G. Elaine Johnson, husband and wife
whose current address is 1512 Empire Wy.

the grantees, the following described premises, in Ada County Idaho, to wit:

A TRACT OF LAND IN THE NE¼SE¼ OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE-MERIDIAN, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE-MERIDIAN, ADA COUNTY, IDAHO; THENCE
NORTH ALONG THE EAST SECTION LINE OF SAID SECTION 18, 2290.26 FEET TO THE REAL POINT OF BEGINNING; THENCE CONTINUING
NORTH ALONG THE SECTION LINE, 352.66 FEET TO THE NORTHEAST CORNER OF THE NE¼SE¼ OF SAID SECTION 18; THENCE
NORTH 89°54' WEST ALONG THE NORTH BOUNDARY LINE OF SAID NE¼SE¼, 1093.67 FEET TO A POINT; THENCE
SOUTH 34°07'54" EAST 428.35 FEET TO A POINT; THENCE
EAST 853.32 FEET TO THE REAL POINT OF BEGINNING.

SUBJECT TO:
GENERAL TAXES FOR THE YEAR 1981 AND SUBSEQUENT YEARS, AN ACCRUING LIEN.

LIENS, LEVIES AND ASSESSMENTS OF THE BOISE-KUNA IRRIGATION DISTRICT.

Lawyers Title
08 10 A 25 Feb 81
By Linda Clark
#20"

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees, their heirs and assigns forever. And the said Grantor s do hereby covenant to and with the said Grantees, that they the owners in fee simple of said premises; that they are free from all incumbrances EXCEPT THOSE OF PUBLIC RECORD.

and that they will warrant and defend the same from all lawful claims whatsoever.

Dated: February 24, 1981

Kelsie L. Butler

Sheila D. Butler

STATE OF IDAHO, COUNTY OF Ada
On this 24th day of February, 1981, before me, a notary public in and for said State, personally appeared Sheila D. Butler
known to me to be the person whose name subscribed to the within instrument, and acknowledged to me that executed the same.
Notary Public
Residing at , Idaho
Comm. Expires

STATE OF IDAHO, COUNTY OF Ada
On this 24th day of February, 1981 before me, personally appeared Sheila D. Butler, known to me to be the person whose name is subscribed to the within instrument as Attorney in Fact of Kelsie L. Butler and acknowledged to me that she subscribed the name of Kelsie L. Butler as principal and her own name as Attorney in Fact.
Notary Public for Idaho, Residing at Boise
My commission expires: September 1985

LAWYERS TITLE

(25)

(A)

646 51

8318822

WARRANTY DEED

8317104

FOR VALUE RECEIVED,

LESLIE G. PAULIN AND WANDA N. PAULIN, HUSBAND AND WIFE

the grantors, do hereby grant, bargain, sell and convey unto

T.J. JOHNSON AND G. ELAINE JOHNSON, HUSBAND AND WIFE

whose current address is RT 3; S. Cornel Horse Pk., Kuna, Ida. 83634

the grantees, the following described premises, in ADA County Idaho, to wit:

A PARCEL OF LAND SITUATED IN THE WEST ONE-HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE-MERIDIAN, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 18; THENCE ALONG THE NORTH-SOUTH MID SECTION LINE OF SAID SECTION 18
NORTH 0°09'07" WEST 2645.80 FEET TO THE CENTER OF SECTION 18, A POINT MARKED BY A BRASS CAP; THENCE ALONG THE EAST-WEST MID SECTION LINE
SOUTH 89°56'09" EAST 13.00 FEET TO A POINT MARKED BY A ONE-HALF INCH IRON BAR, BEING A POINT IN THE CENTERLINE OF AN IRRIGATION DITCH, ALSO BEING THE REAL POINT OF BEGINNING; THENCE CONTINUING
SOUTH 89°56'09" EAST 1313.08 FEET TO A POINT MARKED BY A ONE-HALF INCH IRON BAR. BEING THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 18; THENCE LEAVING SAID LINE AND ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER SOUTH 0°05'01" EAST 1115.52 FEET TO POINT IN THE CENTERLINE OF AN IRRIGATION DITCH; THENCE LEAVING SAID LINE AND ALONG THE CENTERLINE OF AN IRRIGATION DITCH THE FOLLOWING COURSES
NORTH 41°06'30" WEST 320.28 FEET TO A POINT (FORMERLY 320.00 FEET); THENCE
NORTH 47°25'30" WEST 354.00 FEET TO A POINT; THENCE
NORTH 53°54'00" WEST 154.82 FEET TO A POINT; THENCE
NORTH 79°07'37" WEST 282.07 FEET TO A POINT; THENCE
NORTH 52°51'22" WEST 37.02 FEET TO A POINT; THENCE
NORTH 38°56'0" WEST 134.23 FEET TO A POINT; THENCE
NORTH 41°54'05" WEST 490.35 FEET TO THE POINT OF BEGINNING.

EXCEPT: DITCH AND ROAD RIGHTS-OF-WAY.

THIS IS BEING RE-RECORDED DUE TO LEGAL DESCRIPTION CHANGE

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees, their heirs and assigns forever. And the said Grantors do hereby covenant to and with the said Grantees that they are the owners in fee simple of said premises; that they are free from all incumbrances except for those of public record

and that they will warrant and defend the same from all lawful claims whatsoever.

Dated: APRIL 6, 1983

LESLIE G. PAULIN

WANDA N. PAULIN

STATE OF IDAHO, COUNTY OF ADA

On this 11th day of APRIL, 1983, before me, a notary public in and for said State, personally appeared

LESLIE G. PAULIN AND WANDA N. PAULIN

known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

Notary Public

Residing at Boise, Idaho

Comm. Expires September 1984

STATE OF IDAHO, COUNTY OF ADA, ss:

Lawyers Title

05 M. 4 P. M. 11 day April 1983

Peggy Christensen

2-35 re-recording

Lawyers Title

15 M. 12 P. M. 19 April 1983

Peggy Christensen

LAWYERS TITLE CO. of IDAHO

4618 EMERALD
PO BOX 8245
PHONE 336-1060
BOISE, IDAHO
ZIP CODE 83704

(26)

(B)

1184000472

WARRANTY DEED

9003078

For Value Received
THE A. E. MONTGOMERY and HELEN B. MONTGOMERY TRUST

the grantor . do es hereby grant, bargain, sell and convey unto
THEONE J. JOHNSON and G. ELAINE JOHNSON, husband and wife,
the grantee s, whose current address is ~~1809 Norcrest Drive, Boise, Idaho, 83705~~

the following described premises, in Ada County Idaho, to-wit:

See Exhibit A attached hereto and made a part hereof.

MAILING ADDRESS.
T. J. JOHNSON
2425 N. LOCUST GROVE RD.
KUNA IDAHO 83634

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee s, their heirs and assigns forever. And the said Grantor do es hereby covenant to and with the said Grantee s that ~~it is~~ he owner in fee simple of said premises; that they are free from all incumbrances

and that it ~~is~~ will warrant and defend the same from all lawful claims whatsoever.

Dated: 14th day of May, 1977.

Robert Montgomery Trustee
Robert Montgomery, Trustee

Bruce Montgomery
Bruce Montgomery, Trustee

STATE OF IDAHO, COUNTY OF Ada
On this 16th day of May, 1977, before me, a notary public in and for said State, personally appeared BRUCE MONTGOMERY, one of the Trustees of the A. E. MONTGOMERY and HELEN B. MONTGOMERY TRUST,

known to me to be the person who se name is subscribed to the within instrument, and acknowledged to me that he executed the same.

Notary Public
Residing at Boise, Idaho
Comm. Expires 1-14-78

STATE OF IDAHO, COUNTY OF Ada
I hereby certify that this instrument was filed for record at the request of Theone J Johnson
at 45 minutes past 9 o'clock A.m., this 19th day of January 1990, in my office, and duly recorded in Book of Deeds at page

JOHN BASTIDA
Ex-Officio Recorder
By J. Good Deputy.
Fees $ 12.00
Mail to:

INSTRUMENT No.

(27) *

(C)

1184000473

EXHIBIT A

TRACT I:

An irregular tract in the Northeast one-quarter of Section 18, T. 2 N., R. 1 E., Boise Meridian, Ada County, Idaho, and lying Southerly of the Crest Ditch and Northerly of a drain ditch described as follows:

From a point on the East boundary of Section 18, T. 2 N., R. 1 E., Boise Meridian, situated 1208.46 feet North 0°02' West of the quarter section corner between Sections 17 and 18; thence
South 85°01' West along the center line of the Crest Ditch 351.6 feet to the real place of beginning; thence
South 85°01' West along the center line of the drain ditch, 980.3 feet to a point; thence
North 71°14' West along the center line of a drain ditch, 990.00 feet to a point; thence
North 77°40' West along the center line of a drain ditch, 398.64 feet to a point on the North and South center line of Section 18; thence
North 0°02' East along the North and South center line of Section 18, 337.7 feet to a point in the center of the Crest ditch; thence
South 75°01' East along the center line of the Crest Ditch 2324.8 feet to a point; thence
South 41°09' East along the center line of the Crest Ditch 78.95 feet to the real place of beginning.

TRACT II:

Part of the Northeast one-quarter of Section 18, T. 2 N., R. 1 E., Boise Meridian, Ada County, Idaho.

Beginning at the East quarter corner of said Section; thence West 2654.5 feet to center of said Section; thence North 0°2' East 1496.2 feet; thence South 77°40' East, 398.64 feet; thence South 71°14' East, 990 feet; thence North 85°1' East 1331.9 feet; thence South 0°2' East 1208.46 feet to a point of beginning.

EXCEPT roads and ditches and rights of way.

1184000474

TRACT III:

An irregular tract in the Northeast one-quarter of Section 18, T. 2 N., R. 1 E., Boise Meridian, Ada County, Idaho described as follows:

Beginning at the Quarter Section corner between Sections 7 and 18, T. 2 N., R. 1 E., Boise Meridian; thence
North 89°59' East along the Section line 846.6 feet to a point in the center of the Mason Creek Ditch; thence
South 56°06' East along the center line of the Mason Creek Ditch 673.11 feet to a point; thence
South 52°08' East continuing along the center line of the Mason Creek Ditch 1580.1 feet to a point on the East boundary of Section 18; thence
South 0°02' East 93.86 feet to a point in the Center of the Crest Ditch; thence
South 85°01' West along the center line of the Crest Ditch 351.6 feet to a point; thence
North 41°09' West continuing along the center line of the Crest Ditch 78.95 feet to a point; thence
North 75°01' West continuing along the center line of the Crest Ditch 2324.8 feet to a point on the North and South center line of Section 18; thence
North 0°02' East 814 feet to the place of beginning.

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining;

subject to all easements and rights of way of record or appearing on the land;

subject, also, to taxes and assessments levied and assessed for the year 1977, which are now liens but not yet due nor payable.

1184000475

STATE OF ~~NEW YORK~~ Michigan)
: ss.
County of Ottawa)

On the 21 day of May, 1977, before me, personally came ROBERT MONTGOMERY, one of the Trustees of the A. E. MONTGOMERY and HELEN B. MONTGOMERY TRUST, to me, known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same.

Notary Public

NOTARY PUBLIC FOR ~~NEW YORK~~ Michigan
Residence: Zeeland, Michigan 49464
Expiration Date - October 18, 1977

This document is being recorded as a at the request of T. J. Johnson. No seal on the Notary

ACCOMMODATION
RECORDING

ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pgs=3 VICTORIA BAILEY
TITLEONE BOISE

2018-103100
10/29/2018 04:27 PM
$15.00

Quitclaim Deed

For value received, **Theone J. Johnson and G. Elaine Johnson, husband and wife**

Does hereby convey, release, remise, and forever quit claim unto

Theone J. Johnson and G. Elaine Johnson, husband and wife

whose current address is 2425 N. Locust Grove Rd., Kuna, ID 83634,

the following described premises:

See Parcel B, attached hereto and made a part hereof.

To have and to hold the said premises, unto the said grantees, heirs and assigns forever.

Date: 10/29/2018

See attached signature page

D

Theone J. Johnson

G. Elaine Johnson

State of Idaho, County of ~~Ada~~ Ada, ss.

On this 29th day of October in the year of 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared Theone & Elaine Johnson known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

Fred DePold, Notary Public
Residing at: meridian Idaho
My Commission Expires: 12-18-2023
(seal)

DESCRIPTION FOR
T.J. JOHNSON – PARCEL B

A parcel of land located in the NE 1/4 of Section 18, T.2N., R.1E., B.M., Ada County, Idaho more particularly described as follows:

Commencing at the NE corner of said Section 18 from which the E 1/4 corner bears South 00°22'30" West, 2643.18 feet;

thence along the East boundary line of said Section 18 South 00°22'30" West, 1,561.24 feet to the **REAL POINT OF BEGINNING;**

thence continuing along said East boundary line South 00°22'30" West, 1,081.94 feet to the E 1/4 corner of said Section 18;

thence along the East-West centerline of said Section 18 North 89°31'55" West, 2,652.27 feet to the C 1/4 of said Section 18;

thence along the North-South centerline of said Section 18 North 00°23'35" East, 1,496.20 feet;

thence leaving said North-South centerline South 77°18'25" East, 398.64 feet;

thence South 70°52'25" East, 1,021.82 feet;

thence South 89°24'07" East, 1,294.76 feet to the **REAL POINT OF BEGINNING.** Containing 72.94 acres, more or less.

Jane Suggs

From: Sub Name Mail <subnamemail@adacounty.id.gov>
Sent: Friday, January 31, 2020 1:44 PM
To: Jane Suggs
Cc: 'Gregory Carter (gcarter@idahosurvey.com)'
Subject: RE: Ledgestone South Subdivision Name Reservation

January 31, 2020

Greg Carter, Idaho Survey Group
Jane Suggs, Gem State Planning

RE: Subdivision Name Reservation: **LEDGESTONE SOUTH SUBDIVISION**

At your request, I will reserve the name **Ledgestone South 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,

Glen Smallwood
Surveying Technician
Ada County Development Services
200 W. Front St., Boise, ID 83702
(208) 287-7926 *office*
(208) 287-7909 *fax*

From: Jane Suggs <jane@gemstateplanning.com>
Sent: Thursday, January 30, 2020 4:02 PM
To: Sub Name Mail <subnamemail@adacounty.id.gov>
Cc: Danielle Couchman <danielle@trilogyidaho.com>
Subject: [EXTERNAL] New Subdivision name - Ledgestone South Subdivision

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 Subnamemail,
I would like to request a new subdivision name: **Ledgestone South Subdivision.**
This subdivision is directly south of the approved and under construction Ledgestone Subdivision. See the attached map showing the parcels that make up Ledgestone South.

DESCRIPTION FOR
LEDGESTONE SOUTH SUBDIVISION

A portion of the NE1/4 and NW1/4 of the SE 1/4 of Section 18, T.2N., R.1E., B.M., Ada County, Idaho, more particularly described as follows:

BEGINNING at the C1/4 corner of said Section 18 from which the N1/4 corner of said Section 18 bears North 00°23'35" East, 2,647.91 feet;

thence along North-South centerline of said Section 18 North 00°23'35" East, 1,496.20 feet;

thence leaving said North-South centerline South 77°18'25" East, 398.64 feet;

thence South 70°52'25" East, 990.00 feet;

thence North 85°22'35" East, 1,329.94 feet to a point on the East boundary line of said Section 18;

thence along said East boundary line South 00°22'30" West, 1044.77 feet;

thence leaving said East boundary line North 83°48'49" West, 254.83 feet;

thence South 01°28'13" East, 193.82 feet to point on the East-West centerline of said Section 18;

thence along said East-West centerline South 89°31'55" East, 247.28 feet to the E1/4 of said Section 18;

thence along said East boundary line South 00°23'29" West, 352.66 feet;

thence leaving said East boundary line North 89°36'45" West, 853.65 feet;

thence North 33°44'39" West, 427.90 feet to point on the East-West centerline of said Section 18;

thence along said East-West centerline North 89°31'55" West, 232.34 feet to the C-E 1/16 corner of said Section 18;

thence along the East boundary line of the NW1/4 of the SE 1/4 of said Section 18 South 00°19'01" West, 1,115.69 feet;

thence leaving said East boundary line North 40°42'16" West, 320.50 feet;

thence North 47°01'16" West, 354.00 feet;

thence North 53°29'46" West, 154.82 feet;

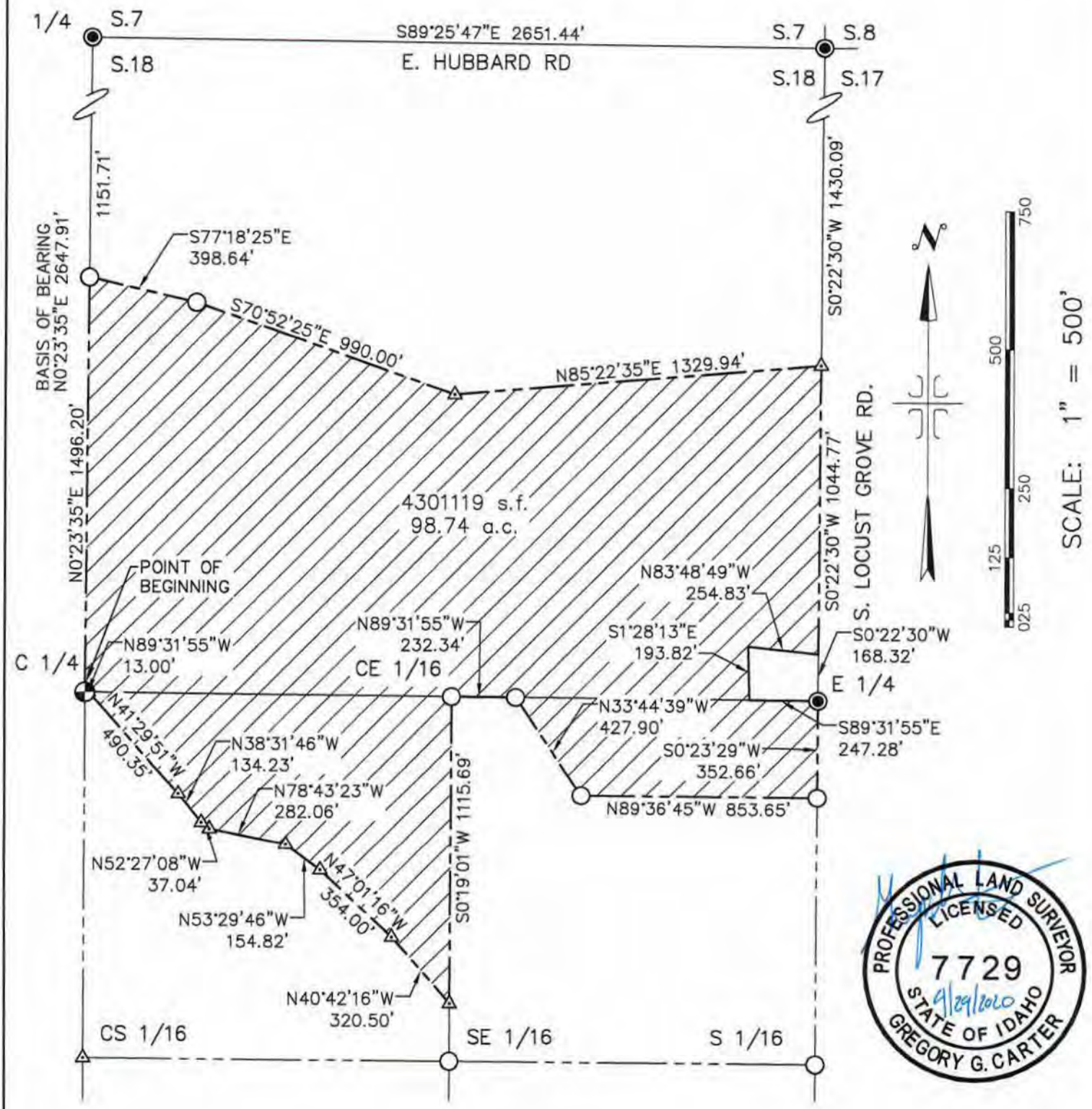
thence North 78°43'23" West, 282.06 feet;

thence North 52°27'08" West, 37.04 feet;

thence North 38°31'46" West, 134.23 feet;

thence North 41°29'51" West, 490.35 feet to a point on the North boundary line of said Northwest 1/4 of the Southeast 1/4;

thence along said North boundary line North 89°31'55" West, 13.00 feet to the **POINT OF BEGINNING**. Containing 98.74 acres, more or less.



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IDAHO SURVEY GROUP, LLC 9955 W. EMERALD ST. BOISE, IDAHO 83704 (208) 846-8570	EXHIBIT___ DRAWING FOR LEDGESTONE SOUTH SUBDIVISION LOCATED IN THE NE ¼ AND THE SE ¼ OF SECTION 18, T.2N., R.1E., B.M., ADA COUNTY, IDAHO	JOB NO. 19-104 SHEET NO. 1 DWG. DATE 4/29/2020

DESCRIPTION FOR
LEDGESTONE SOUTH ANNEXATION PARCEL
R-6 ZONE

A portion of the NE1/4 and NW1/4 of the SE 1/4 of Section 18, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:

BEGINNING at the C1/4 corner of said Section 18 from which the N1/4 corner of said Section 18 bears North 00°23'35" East, 2,647.91 feet;

thence along North-South centerline of said Section 18 North 00°23'35" East, 1,496.20 feet;

thence leaving said North-South centerline South 77°18'25" East, 398.64 feet;

thence South 70°52'25" East, 990.00 feet;

thence North 85°22'35" East, 1,329.94 feet to a point on the East boundary line of said Section 18;

thence along said East boundary line South 00°22'30" West, 1,213.09 feet to the E1/4 of said Section 18;

thence continuing along said East boundary line South 00°23'29" West, 352.66 feet;

thence leaving said East boundary line North 89°36'45" West, 853.65 feet;

thence North 33°44'39" West, 427.90 feet to point on the East-West centerline of said Section 18;

thence along said East-West centerline North 89°31'55" West, 232.34 feet to the C-E 1/16 corner of said Section 18;

thence along the East boundary line of the NW1/4 of the SE 1/4 of said Section 18 South 00°19'01" West, 1,115.69 feet;

thence leaving said East boundary line North 40°42'16" West, 320.50 feet;

thence North 47°01'16" West, 354.00 feet;

thence North 53°29'46" West, 154.82 feet;

thence North 78°43'23" West, 282.06 feet;

thence North 52°27'08" West, 37.04 feet;

thence North 38°31'46" West, 134.23 feet;

thence North 41°29'51" West, 490.35 feet to a point on the North boundary line of said Northwest 1/4 of the Southeast 1/4;

thence along said North boundary line North 89°31'55" West, 13.00 feet to the **POINT OF BEGINNING**. Containing 99.78 acres, more or less.

EXCEPTING THEREOF:

A portion of the NE1/4 and the NW1/4 of the SE1/4 of Section 18, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:

PARCEL P1:

Commencing at the C1/4 corner of said Section 18 from which the N1/4 corner of said Section 18 bears North 00°23'35" East, 2,647.91 feet;

thence North 74°14'02" East, 772.52 feet to the **REAL POINT OF BEGINNING**;

thence North 00°23'35" East, 537.54 feet;

thence 32.70 feet along the arc of curve to the right, said curve having a radius of 100.00 feet, a central angle of 18°44'01" and a long chord which bears North 09°45'36" East, 32.55 feet;

thence North 19°07'36" East, 53.50 feet;

thence South 70°52'24" East, 210.80 feet;

thence 124.38 feet along the arc of curve to the right, said curve having a radius of 100.00 feet, a central angle of 71°15'59" and a long chord which bears South 35°14'24" East, 116.52 feet;

thence South 00°23'35" West, 457.92 feet;

thence North 89°36'25" West, 290.00 feet to the **REAL POINT OF BEGINNING**. Containing 3.81 acres, more or less.

PARCEL P2:

Commencing at the C1/4 corner of said Section 18 from which the N1/4 corner of said Section 18 bears North 00°23'35" East, 2,647.91 feet;

thence North 81°26'47" East, 1434.89 feet to the **REAL POINT OF BEGINNING**;

thence North 00°35'53" East, 654.74 feet;

thence 78.54 feet along the arc of curve to the right, said curve having a radius of 50.00 feet, a central angle of 90°00'00" and a long chord which bears North 45°35'53" East, 70.71 feet;

thence South 89°24'11" East, 240.00 feet;

thence South 00°35'53" West, 414.08 feet;

thence South 89°32'30" East, 270.00 feet;

thence South 89°31'35" East, 476.64 feet;

thence South 00°22'30" West, 189.84 feet;

thence 157.24 feet along the arc of curve to the right, said curve having a radius of 100.00 feet, a central angle of 90°05'35" and a long chord which bears South 45°25'17" West, 141.54 feet;

thence North 89°31'55" West, 937.61 feet to the **REAL POINT OF BEGINNING**. Containing 9.60 acres, more or less.

PARCEL P3:

Commencing at the C 1/4 corner of said Section 18 from which the N1/4 corner of said Section 18 bears North 00°23'35" East, 2,647.91 feet;

thence South 79°13'58" East, 916.28 feet to the **REAL POINT OF BEGINNING**;

thence South 89°36'25" East, 290.07 feet;

thence South 00°19'01" West, 216.21 feet;

thence South 00°39'57" West, 93.53 feet;

thence South 00°06'39" East, 76.32 feet;

thence 43.69 feet along the arc of a non-tangent curve to the right, said curve having a radius of 300.00 feet, a central angle of 08°20'36" and a long chord which bears South 04°29'19" West, 43.65 feet;

thence South 08°39'37" West, 51.48 feet;

thence 108.49 feet along the arc of curve to the right, said curve having a radius of 50.00 feet, a central angle of 124°19'07" and a long chord which bears South 70°49'10" West, 88.42 feet;

thence North 47°01'16" West, 325.55 feet;

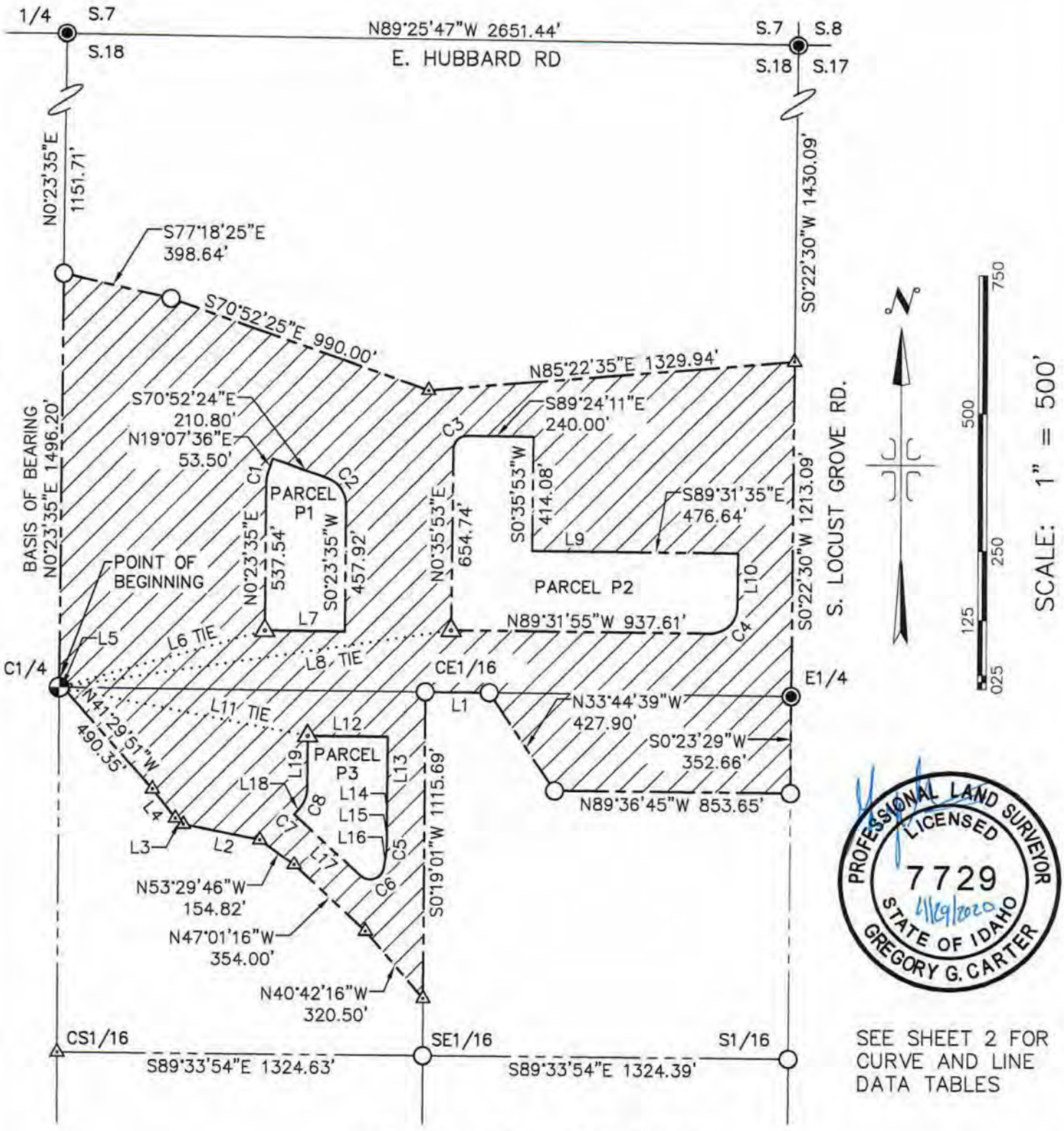
thence 5.11 feet along the arc of curve to the left, said curve having a radius of 150.00 feet, a central angle of 01°57'13" and a long chord which bears North 47°59'53" West, 5.11 feet;

thence North 41°01'31" East, 35.00 feet;

thence 70.99 feet along the arc of curve to the left, said curve having a radius of 100.00 feet, a central angle of 40°40'23" and a long chord which bears North 20°41'19" East, 69.51 feet;

thence North 00°21'08" East, 194.71 feet to the **REAL POINT OF BEGINNING**. Containing 3.04 acres, more or less.

Net Area of R-6 Annexation and Re-Zone is 83.33 acres.



PROFESSIONAL LAND SURVEYOR LICENSED 7729 STATE OF IDAHO GREGORY G. CARTER 4/29/2020

SEE SHEET 2 FOR CURVE AND LINE DATA TABLES

NET R-6 AREA = 83.33 ACRES

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IDAHO SURVEY GROUP, LLC 9955 W. EMERALD ST. BOISE, IDAHO 83704 (208) 846-8570	EXHIBIT__ DRAWING FOR ANNEXATION & R-6 RE-ZONE LEDGESTONE SOUTH SUBDIVISION LOCATED IN THE NE 1/4 AND THE NW 1/4 OF THE SE 1/4 OF SECTION 18 T.2N., R.1E., B.M., ADA COUNTY, IDAHO	JOB NO. 19-104 SHEET NO. 1of2 DWG. DATE 4/29/2020

LINE TABLE		
LINE	LENGTH	BEARING
L1	232.34	N89°31'55"W
L2	282.06	N78°43'23"W
L3	37.04	N52°27'08"W
L4	134.23	N38°31'46"W
L5	13.00	N89°31'55"W
L6	772.52	N74°14'02"E
L7	290.00	N89°36'25"W
L8	1434.89	N81°26'47"E
L9	270.00	S89°32'30"E
L10	189.84	S0°22'30"W
L11	916.28	S79°13'58"E
L12	290.07	S89°36'25"E
L13	216.21	S0°19'01"W
L14	93.53	S0°39'57"W
L15	76.32	S0°06'39"E
L16	51.48	S8°39'37"W
L17	325.55	N47°01'16"W
L18	35.00	N41°01'31"E
L19	194.71	N0°21'08"E

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	100.00	32.70	32.55	N9°45'36"E	18°44'01"
C2	100.00	124.38	116.52	S35°14'24"E	71°15'59"
C3	50.00	78.54	70.71	N45°35'53"E	90°00'00"
C4	100.00	157.24	141.54	S45°25'17"W	90°05'35"
C5	300.00	43.69	43.65	S4°29'19"W	8°20'36"
C6	50.00	108.49	88.42	S70°49'10"W	124°19'07"
C7	150.00	5.11	5.11	N47°59'53"W	1°57'13"
C8	100.00	70.99	69.51	N20°41'19"E	40°40'23"

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IDAHO SURVEY GROUP, LLC
9955 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570

EXHIBIT__ DRAWING FOR
ANNEXATION & R-8 RE-ZONE
LEDGESTONE SOUTH SUBDIVISION
LOCATED IN THE NE 1/4 AND THE NW 1/4 OF THE SE 1/4 OF SECTION 18
T.2N., R.1E., B.M., ADA COUNTY, IDAHO

JOB NO. 19-104
SHEET NO. 2of2
DWG. DATE 4/29/2020

DESCRIPTION FOR

LEDGESTONE SOUTH
ANNEXATION AND R-8 REZONE

A portion of the NE1/4 and the NW1/4 of the SE1/4 of Section 18, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:

PARCEL P1:

Commencing at the C1/4 corner of said Section 18 from which the N1/4 corner of said Section 18 bears North 00°23'35" East, 2,647.91 feet;

thence North 74°14'02" East, 772.52 feet to the **REAL POINT OF BEGINNING**;

thence North 00°23'35" East, 537.54 feet;

thence 32.70 feet along the arc of curve to the right, said curve having a radius of 100.00 feet, a central angle of 18°44'01" and a long chord which bears North 09°45'36" East, 32.55 feet;

thence North 19°07'36" East, 53.50 feet;

thence South 70°52'24" East, 210.80 feet;

thence 124.38 feet along the arc of curve to the right, said curve having a radius of 100.00 feet, a central angle of 71°15'59" and a long chord which bears South 35°14'24" East, 116.52 feet;

thence South 00°23'35" West, 457.92 feet;

thence North 89°36'25" West, 290.00 feet to the **REAL POINT OF BEGINNING**. Containing 3.81 acres, more or less.

PARCEL P2:

Commencing at the C1/4 corner of said Section 18 from which the N1/4 corner of said Section 18 bears North 00°23'35" East, 2,647.91 feet;

thence North 81°26'47" East, 1434.89 feet to the **REAL POINT OF BEGINNING**;

thence North 00°35'53" East, 654.74 feet;

thence 78.54 feet along the arc of curve to the right, said curve having a radius of 50.00 feet, a central angle of 90°00'00" and a long chord which bears North 45°35'53" East, 70.71 feet;

thence South 89°24'11" East, 240.00 feet;

thence South 00°35'53" West, 414.08 feet;

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Commencing at the C 1/4 corner of said Section 18 from which the N1/4 corner of said Section 18 bears North 00°23'35" East, 2,647.91 feet;

thence South 79°13'58" East, 916.28 feet to the **REAL POINT OF BEGINNING**;

thence South 89°36'25" East, 290.07 feet;

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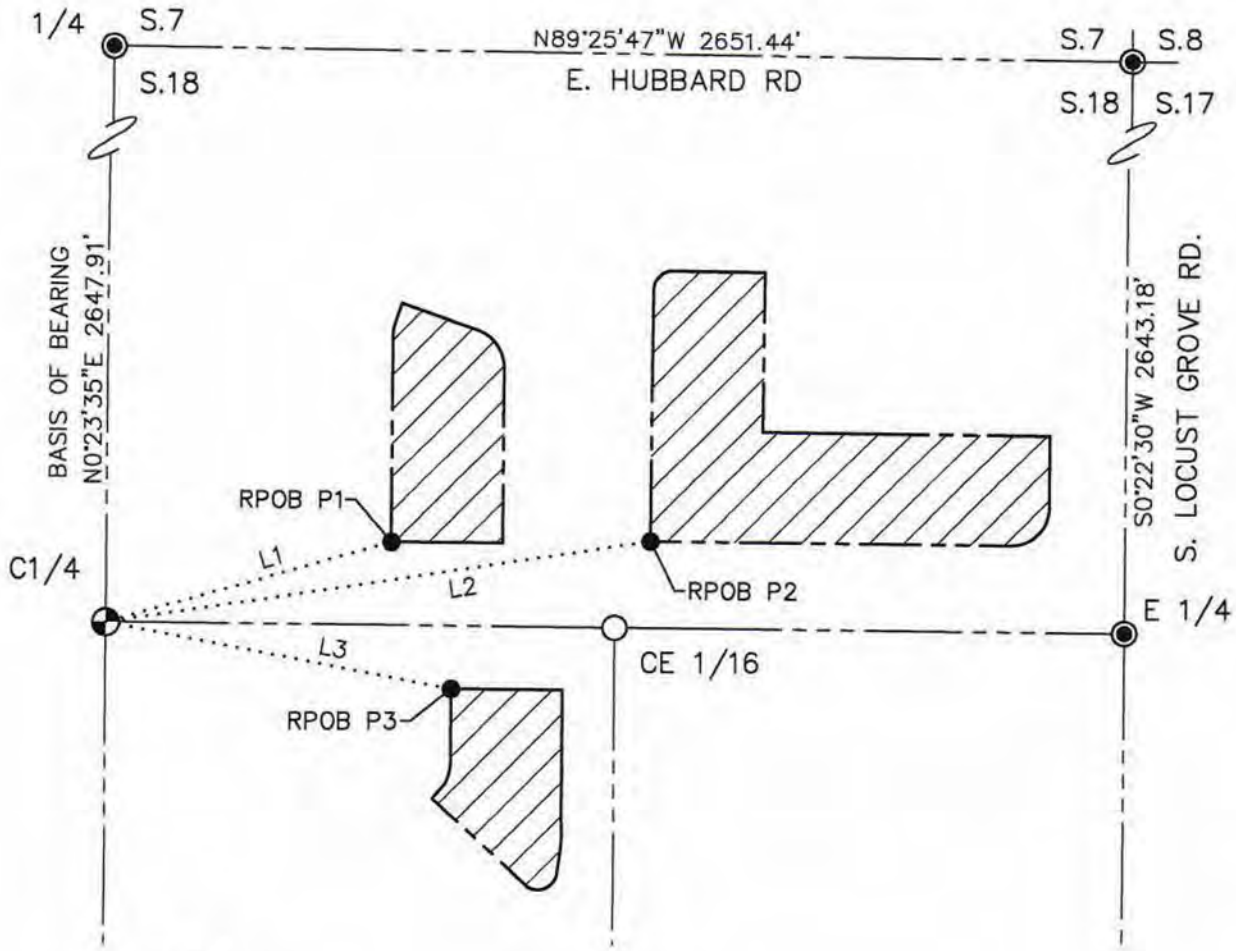

LINE TABLE		
LINE	LENGTH	BEARING
L1	772.52	N74°14'02"E
L2	1434.89	N81°26'47"E
L3	916.28	S79°13'58"E

SCALE: 1" = 500'

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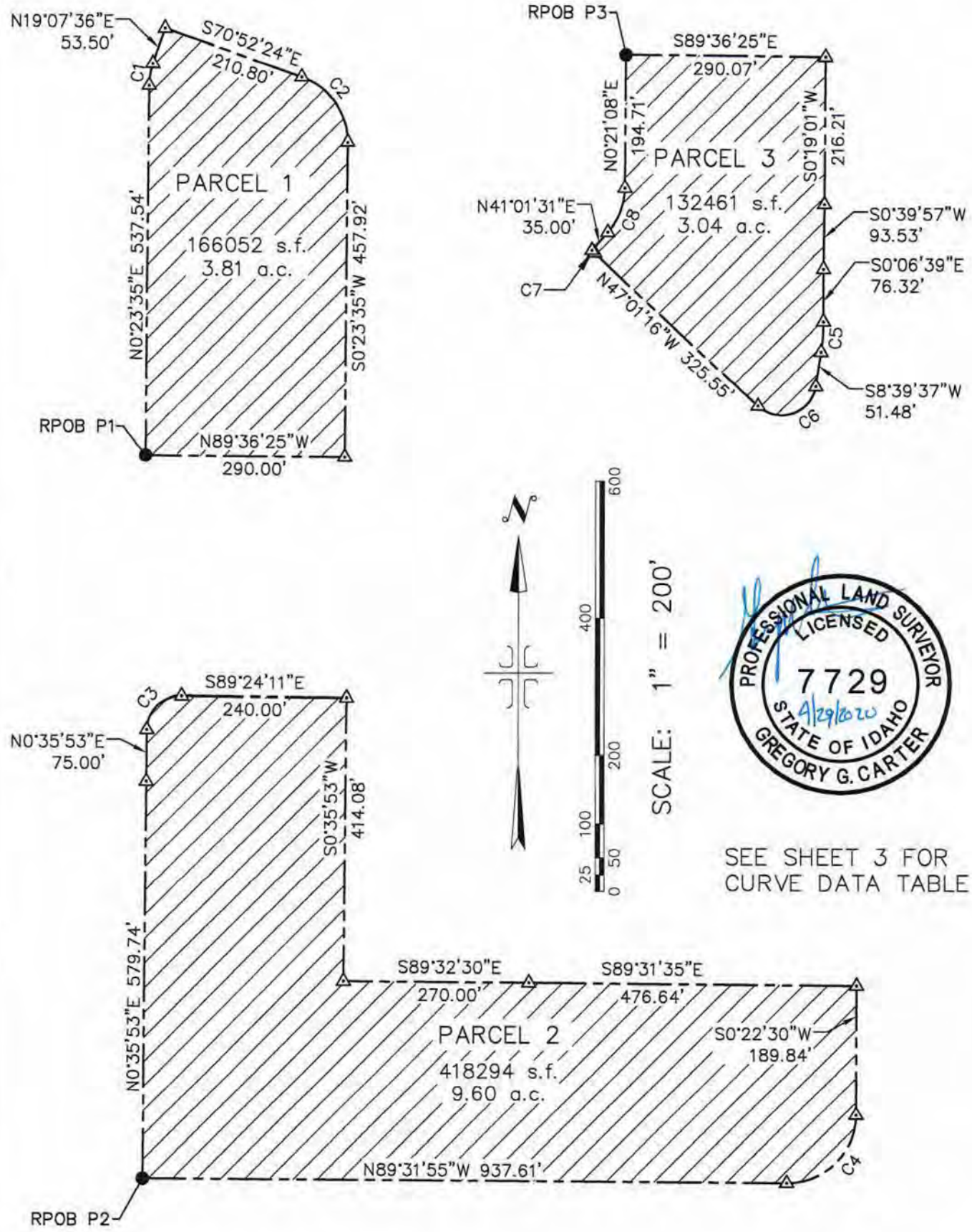
IDAHO SURVEY GROUP, LLC
9955 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570

EXHIBIT__ DRAWING FOR
ANNEXATION & R-8 RE-ZONE
LEDGESTONE SOUTH SUBDIVISION
LOCATED IN THE NE 1/4 AND THE NW 1/4 OF THE SE 1/4 OF SECTION 18 T.2N., R.1E., B.M., ADA COUNTY, IDAHO

JOB NO. 19-104
SHEET NO. 1of3
DWG. DATE 4/29/2020



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IDAHO SURVEY GROUP, LLC
9955 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570

EXHIBIT__ DRAWING FOR
ANNEXATION & R-8 RE-ZONE
LEDGESTONE SOUTH SUBDIVISION
LOCATED IN THE NE 1/4 AND THE NW 1/4 OF THE SE 1/4 OF SECTION 18
T.2N., R.1E., B.M., ADA COUNTY, IDAHO

JOB NO. 19-104
SHEET NO. 2of3
DWG. DATE 4/29/2020

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	100.00	32.70	32.55	N9°45'36"E	18°44'01"
C2	100.00	124.38	116.52	S35°14'24"E	71°15'59"
C3	50.00	78.54	70.71	N45°35'53"E	90°00'00"
C4	100.00	157.24	141.54	S45°25'17"W	90°05'35"
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C7	150.00	5.11	5.11	N47°59'53"W	1°57'13"
C8	100.00	70.99	69.51	N20°41'19"E	40°40'23"

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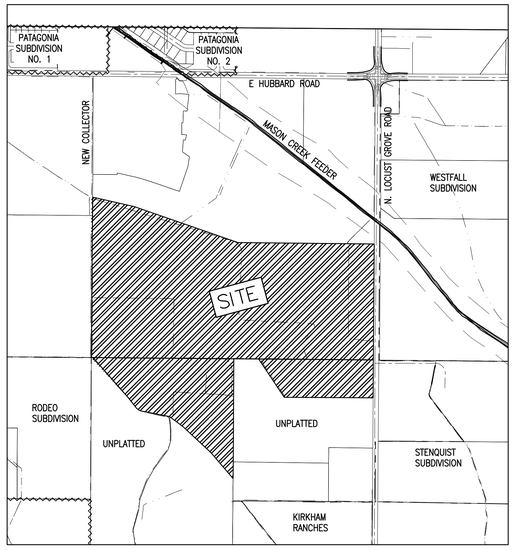
IDAHO SURVEY GROUP, LLC
9955 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570

EXHIBIT___ DRAWING FOR
ANNEXATION & R-8 RE-ZONE
LEDGESTONE SOUTH SUBDIVISION
LOCATED IN THE NE 1/4 AND THE NW 1/4 OF THE SE 1/4 OF SECTION 18 T.2N., R.1E., B.M., ADA COUNTY, IDAHO

JOB NO. 19-104
SHEET NO. 3of3
DWG. DATE 4/29/2020

PRELIMINARY PLAT
LEDGESTONE SOUTH SUBDIVISION

A PORTION OF THE NE 1/4 AND THE SE 1/4 OF SECTION 18
TOWNSHIP 2 NORTH RANGE 1 EAST
B.M., KUNA, ADA COUNTY, IDAHO
2020



VICINITY MAP
1"=500'

PLAN SHEET INDEX

SHEET	DESCRIPTION
PP-1	COVER SHEET, VICINITY MAP, NOTES & COMMON LOT TABLE
PP-2	SUBDIVISION LAYOUT, & DIMENSIONS
PP-3	CONCEPTUAL ENGINEERING PLAN & CURVE TABLE
PP-4	CONCEPTUAL SEWER PROFILES
PP-5	CONCEPTUAL SEWER PROFILES & LOT TABLE

DEVELOPMENT FEATURES

ACREAGE
TOTAL PARCEL - 96.60 ACRES
TOTAL LOTS - 437
TOTAL DWELLING UNITS - 393
BUILDABLE LOTS -
SF RESIDENTIAL - 393
COMMON LOTS - 44
DENSITY DUACRE - 4.07
COMMON AREA - 14.68 ACRES - 15.2%
USEABLE OPEN SPACE: 11.18 - ACRES 11.6%

ZONIING
EXISTING - RR
PROPOSED - R-6/R-8

SEWAGE DISPOSAL
KUNA CITY SEWER

WATER SUPPLY
KUNA CITY WATER

CITY
KUNA CITY

SCHOOL DISTRICT
KUNA

FIRE DISTRICT
KUNA

IRRIGATION DISTRICT
NEW YORK IRRIGATION DISTRICT
CITY OF KUNA WILL SUPPLY PI

OWNERS
TJ JOHNSON
2425 N LOCUST GROVE ROAD
KUNA, ID 83634

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
208-899-8858

NOTES:
1. ALL LOT LINES COMMON TO A PUBLIC RIGHT OF WAY HAVE A 10' UTILITY EASEMENT.
2. A 10' UTILITY EASEMENT IS LOCATED ADJACENT TO THE EXTERIOR BOUNDARY.
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 DOES NOT FALL WITHIN A FEMA FLOOD HAZARD ZONE. REFERENCE FIRM PANEL 16001C0250J EFFECTIVE OCTOBER 2nd, 2013.

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

1 / 6,005 sf / BLOCK 7
W. ASHTON DR.

SURVEY LEGEND

- FOUND 5/8" IRON PIN
- FOUND BRASS CAP MONUMENT
- FOUND ALUMINUM CAP MONUMENT
- BENCHMARK
- CALCULATED POINT

100 0 50 100 200
SCALE IN FEET
1"=100'

Common Lot Table			
Lot	Area	Perimeter	Type
BLOCK 1 Lot 1 OPEN	14142	1269	BUFFER
BLOCK 1 Lot 15 OPEN	11712	1212	PATHWAY
BLOCK 2 Lot 1 OPEN	30758	3115	PATHWAY
BLOCK 2 Lot 12 OPEN	59583	968	PARK/OPEN
BLOCK 3 Lot 1 OPEN	31557	2548	PATHWAY PARTIAL
BLOCK 3 Lot 21 OPEN	9428	482	PARK OPEN
BLOCK 3 Lot 27 OPEN	15340	723	PARK/ OPEN
BLOCK 4 Lot 11 OPEN	34621	755	PARK/OPEN
BLOCK 7 Lot 1 OPEN	3654	279	ENDCAP
BLOCK 7 Lot 8 OPEN	2200	260	PATHWAY
BLOCK 7 Lot 15 OPEN	1261	231	ENDCAP
BLOCK 8 Lot 1 OPEN	2985	245	ENDCAP
BLOCK 8 Lot 7 OPEN	2200	260	PATHWAY
BLOCK 8 Lot 14 OPEN	1261	231	ENDCAP
BLOCK 9 Lot 9 OPEN	168333	2570	PARK/OPEN

Common Lot Table			
Lot	Area	Perimeter	Type
BLOCK 10 Lot 1 OPEN	1223	224	ENDCAP
BLOCK 10 Lot 11 OPEN	2200	260	PATHWAY
BLOCK 10 Lot 18 OPEN	1762	240	ENDCAP
BLOCK 11 Lot 1 OPEN	1261	231	ENDCAP
BLOCK 11 Lot 11 OPEN	2200	260	PATHWAY
BLOCK 11 Lot 18 OPEN	1730	239	ENDCAP
BLOCK 13 Lot 10 OPEN	54207	1137	PARK/ OPEN
BLOCK 14 Lot 1 OPEN	1862	242	ENDCAP
BLOCK 14 Lot 10 OPEN	2200	260	PATHWAY
BLOCK 14 Lot 19 OPEN	1865	242	ENDCAP
BLOCK 15 Lot 1 OPEN	1894	242	ENDCAP
BLOCK 15 Lot 10 OPEN	2200	260	PATHWAY
BLOCK 15 Lot 19 OPEN	1202	185	ENDCAP
BLOCK 16 Lot 1 OPEN	11971	1239	BUFFER
BLOCK 17 Lot 1 OPEN	30783	2776	BUFFER

Common Lot Table			
Lot	Area	Perimeter	Type
BLOCK 18 Lot 1 OPEN	8672	912	BUFFER
BLOCK 19 Lot 1 OPEN	4240	477	BUFFER
BLOCK 20 Lot 1 OPEN	17185	1760	BUFFER
BLOCK 20 Lot 2 OPEN	4389	297	PARK/OPEN
BLOCK 21 Lot 1 OPEN	33392	1173	PARK/OPEN
BLOCK 22 Lot 1 OPEN	1262	231	ENDCAP
BLOCK 22 Lot 9 OPEN	4761	302	PARK/ OPEN
BLOCK 23 Lot 1 OPEN	1261	231	ENDCAP
BLOCK 23 Lot 11 OPEN	9047	397	PARK/ OPEN
BLOCK 24 Lot 1 OPEN	2143	255	BUFFER
BLOCK 26 Lot 1 OPEN	3456	391	BUFFER
BLOCK 27 Lot 1 OPEN	1904	235	BUFFER
BLOCK 27 Lot 2 OPEN	31046	1153	PARK/OPEN
BLOCK 28 Lot 12 OPEN	8963	809	BUFFER

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
TEL. 208-939-5073
www.baileyengineers.com
1119 E. STATE ST. SUITE 210
EAGLE, ID 83616

PROFESSIONAL ENGINEER
REGISTERED
No. 8272
CONSTRUCTION
STATE OF IDAHO
DAVID A BAILEY

CHECKED BY: DAVID A. BAILEY P.E.
DRAWN BY: DAB/SEB

REVISED NO.	DATE	DESCRIPTION

PRELIMINARY PLAT
LEDGESTONE SOUTH
TRILOGY DEVELOPMENT, INC.

DATE: 04-27-2020
PROJECT: C2019-009
SHEET PP-1

6C
Public Hearing Case Nos. 20-03-8 & 20-01-AN
4 of 4 #6

PRELIMINARY PLAT
LEDGESTONE SOUTH
TRILOGY DEVELOPMENT, INC.

REVISED		
NO.	DATE	DESCRIPTION

DATE: 12/2020
JOB #: 2020-0
PROJECT: 2019-209

SHEET
pp-2

CHECKED BY: DAVID A. BAILEY, P.E.
DRAWN BY: ANDREW

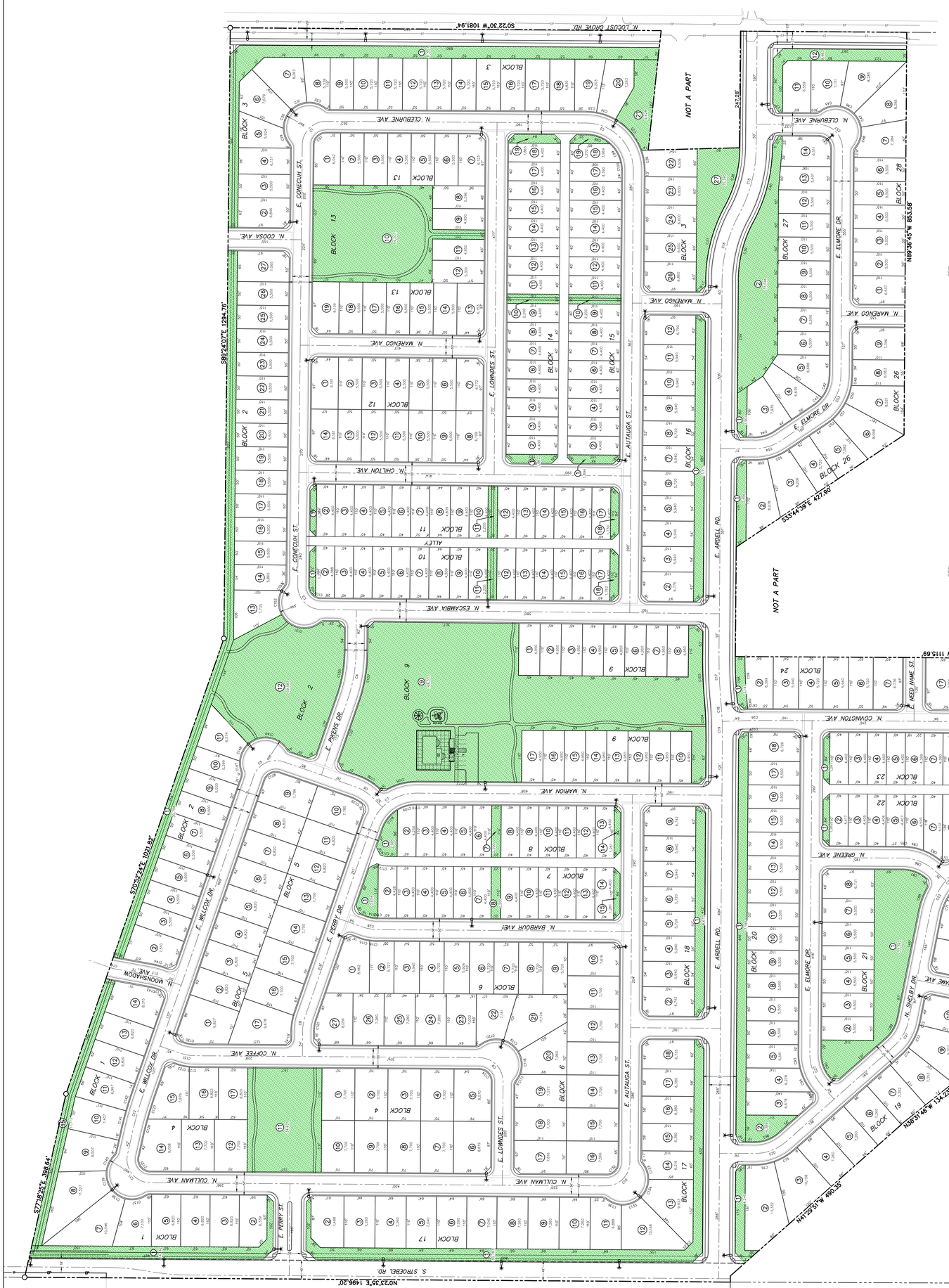
REGISTERED ENGINEER — DAVID A. BAILEY — 18277 — STATE OF ARIZONA — PROFESSIONAL ENGINEER

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
11916 E. STATE ST., SUITE 210 TEL. 208-938-0013
EAGLE, ID 83616 www.baileyengineers.com

Curve Table			
Curve #	Radius	Length	
C1	50.00	78.35	
C2	100.00	157.24	
C3	50.00	78.54	
C4	300.00	97.02	
C5	50.00	78.54	
C6	100.00	44.21	
C7	100.00	124.38	
C8	100.00	32.70	
C9	50.00	78.54	
C10	50.00	78.54	
C11	800.00	89.63	
C12	100.00	18.74	
C13	100.00	15.30	
C14	100.00	146.29	
C15	300.00	146.38	
C16	300.00	87.46	
C17	900.00	50.54	
C18	900.00	35.75	
C19	900.00	73.11	
C20	100.00	64.97	
C21	100.00	77.88	
C22	150.00	5.11	
C23	150.00	99.44	
C24	300.00	43.69	
C25	300.00	11.52	
C26	300.00	73.11	
C27	100.00	32.70	
C28	100.00	36.72	
C29	55.00	44.16	
C30	55.00	37.38	
C31	55.00	43.49	
C32	125.00	21.11	
C33	125.00	43.32	
C34	125.00	87.99	
C35	125.00	110.44	
C36	265.00	128.22	
C37	265.00	128.29	
C38	265.00	163.35	
C39	265.00	128.29	
C40	335.00	163.35	
C41	25.00	39.28	
C42	75.00	49.75	
C43	75.00	23.38	
C44	75.00	44.78	
C45	55.00	47.38	
C46	55.00	33.52	
C47	55.00	33.52	
C48	55.00	47.38	
C49	125.00	29.89	
C50	125.00	39.85	
C51	125.00	43.83	

Curve Table			
Curve #	Radius	Length	
C52	125.00	17.11	
C53	100.00	97.51	
C54	100.00	59.71	
C55	125.00	46.22	
C56	125.00	28.41	
C57	50.00	78.55	
C58	865.00	99.53	
C59	845.00	82.12	
C60	955.00	28.62	
C61	325.00	12.48	
C62	325.00	3.63	
C63	325.00	41.50	
C64	55.00	38.46	
C65	55.00	33.52	
C66	55.00	33.52	
C67	55.00	33.52	
C68	55.00	49.92	
C69	55.00	6.21	
C70	125.00	34.58	
C71	125.00	34.58	
C72	125.00	5.17	
C73	125.00	34.10	
C74	125.00	21.44	
C75	125.00	46.77	
C76	125.00	42.62	
C77	275.00	11.81	
C78	275.00	28.15	
C79	25.00	54.24	
C80	60.00	35.42	
C81	60.00	9.25	
C82	40.00	29.78	
C83	125.00	42.70	
C84	125.00	40.93	
C85	125.00	3.46	
C86	100.00	70.99	
C87	175.00	55.74	
C88	175.00	35.74	
C89	75.00	48.73	
C90	75.00	56.77	
C91	955.00	12.93	
C92	275.00	10.56	
C93	125.00	31.57	
C94	125.00	56.86	
C95	125.00	2.96	
C96	75.00	54.83	
C97	25.00	39.17	
C98	75.00	54.20	
C99	75.00	47.27	
C100	75.00	16.46	
C101	25.00	12.62	
C102	25.00	26.75	

Curve Table			
Curve #	Radius	Length	
C103	835.00	90.86	
C104	865.00	82.83	
C105	125.00	65.38	
C106	125.00	52.56	
C107	325.00	105.10	
C108	75.00	51.01	
C109	75.00	42.20	
C110	75.00	0.08	
C111	40.00	13.08	
C112	60.00	19.62	
C113	75.00	41.66	
C114	55.00	51.80	
C115	125.00	23.50	
C116	125.00	17.37	
C117	55.00	16.84	
C118	55.00	51.00	
C119	55.00	40.64	
C120	55.00	53.30	
C121	75.00	24.52	
C122	125.00	28.65	
C123	125.00	12.22	
C124	25.00	39.27	
C125	25.00	14.44	
C126	275.00	86.43	
C127	775.00	47.59	
C128	25.00	39.27	
C129	75.00	27.21	
C130	75.00	24.52	
C131	100.00	32.70	
C132	25.00	39.27	
C133	55.00	37.70	
C134	55.00	43.20	
C135	55.00	45.68	
C136	55.00	35.21	
C137	55.00	46.61	
C138	55.00	43.52	
C139	55.00	43.52	
C140	55.00	37.84	
C141	825.00	46.32	
C142	825.00	46.32	
C143	75.00	14.46	
C144	125.00	23.97	
C145	125.00	19.13	
C146	75.00	11.48	
C147	55.00	23.35	
C148	55.00	41.26	
C149	55.00	97.17	
C150	275.00	86.93	
C151	75.00	47.23	
C152	55.00	52.24	
C153	55.00	11.81	

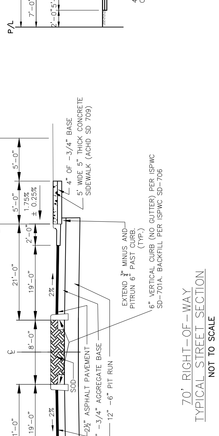


SCALE IN FEET
1"=80'
0 40 80 160

LEGEND
LOT NUMBER
LOT AREA
BLOCK NUMBER
STREET NAME
STREET NAME
BOUNDARY
LIMITS OF
ROAD CENTERLINE
RIGHT-OF-WAY
EASEMENT
SETBACK
CURB GUTTER SW

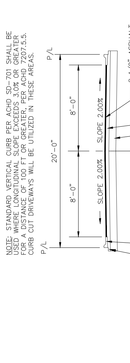
1 6,537 SF
BLOCK 7
LOT 1
W. ASHTON DR.

50' RIGHT-OF-WAY
TYPICAL STREET SECTION
NOT TO SCALE



70' RIGHT-OF-WAY
TYPICAL STREET SECTION
NOT TO SCALE

20' RIGHT-OF-WAY
TYPICAL ALLEY SECTION
NOT TO SCALE



NOTE: STANDARD VERTICAL CURB PER ACHD SD-701 SHALL BE USED FOR A MINIMUM LENGTH OF 40' ON EACH SIDE OF CURB CUT DRIVEWAYS WILL BE UTILIZED IN THESE AREAS.

6C
Public Hearing Case Nos. 20-03-8 & 20-01-AN
4 of 4

CONCEPTUAL ENGINEERING
LEDGESTONE SOUTH
TRILOGY DEVELOPMENT, INC.

DATE: JULY 2020
PROJECT: 2019-094

SHEET
pp-3

REVISED
NO. DATE DESCRIPTION

CHECKED BY: DAVID A. BAILEY, P.E.
DRAWN BY:

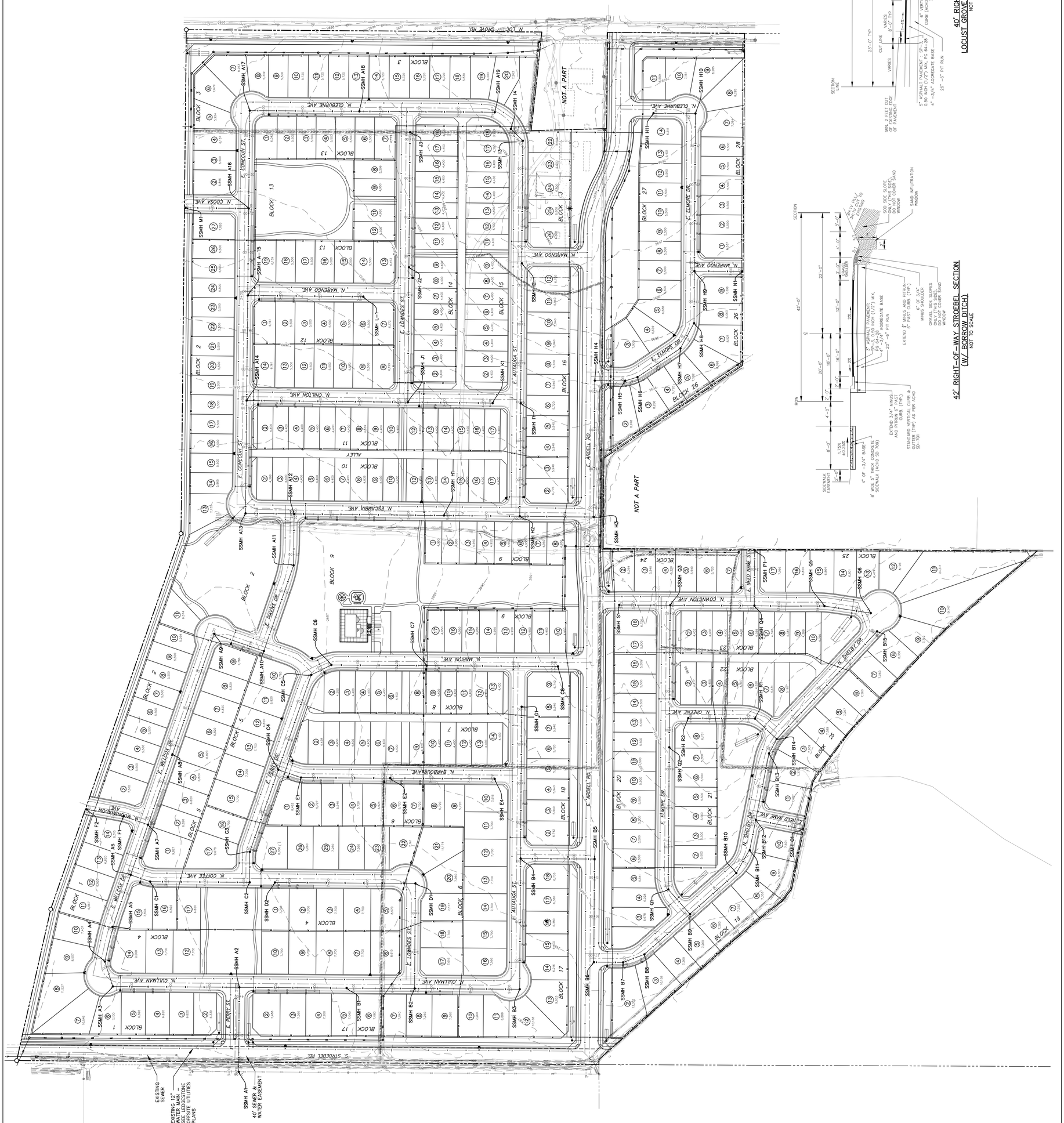
Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
1196 E. STATE ST. SUITE 210 TEL. 208-938-0013
EAGLE, ID 83616 www.baileyengineers.com

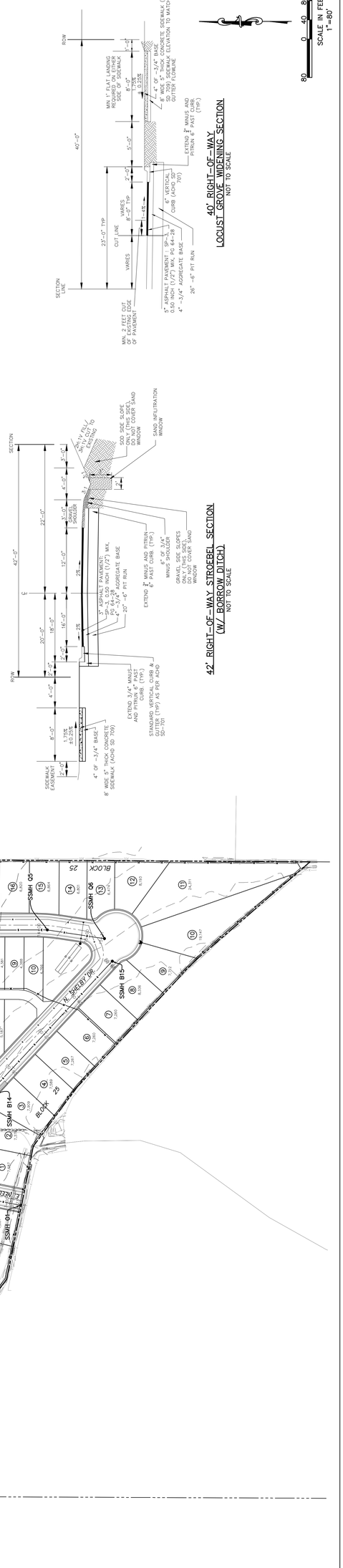
REGISTERED PROFESSIONAL ENGINEER
DAVID A. BAILEY
No. 8277
STATE OF IDAHO
12/31/20

LEGEND

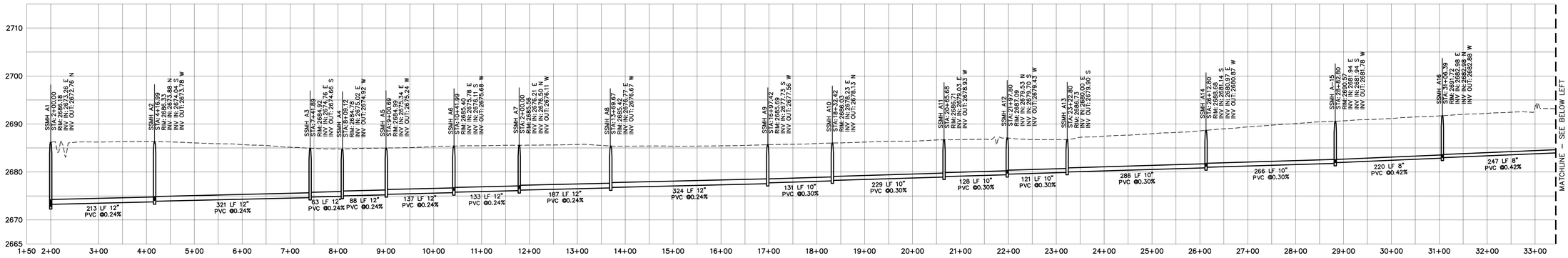
LOT NUMBER
BLOCK NUMBER
FIRE HYDRANT
WATER VALVE
STREET NAME
BENCH MARK
LOT LINES
ROAD CENTERLINE
RIGHT OF WAY
EASEMENT
SETBACK
CURB GUTTER SW
SEWER LINE
WATER LINE
STORM DRAIN LINE
NON POTABLE IRRIGATION
GRAVITY IRRIGATION

1 BLOCK 7
W. ASHTON DR.

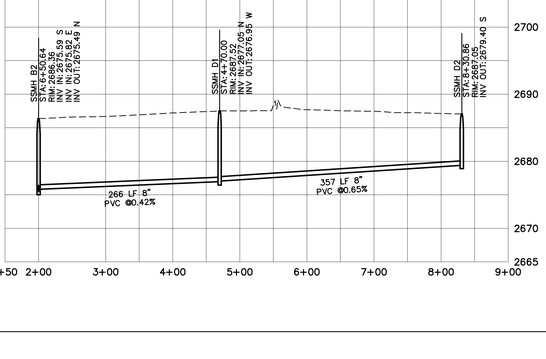




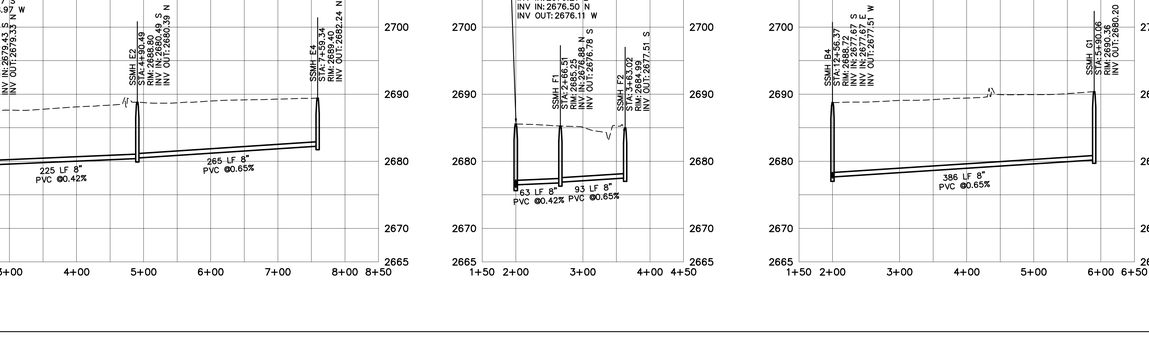
SEWER LINE A PROFILE



SEWER LINE A PROFILE



SEWER LINE C PROFILE



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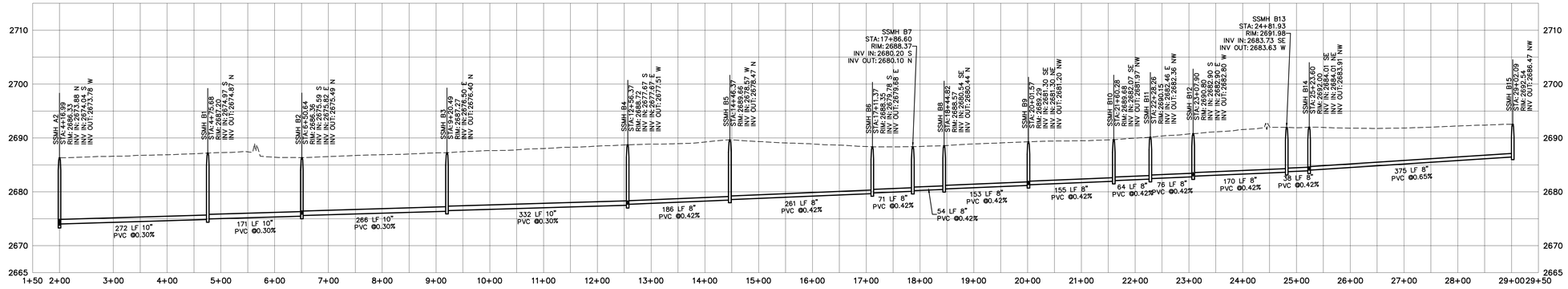
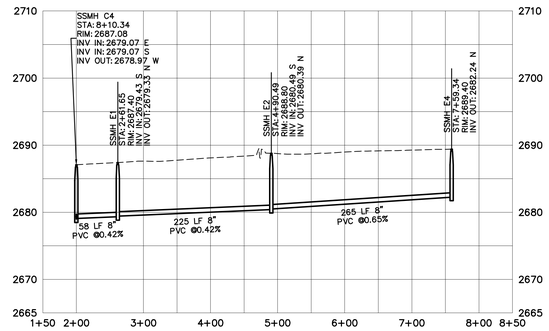
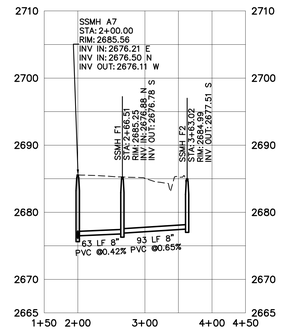


SEWER LINE D PROFILE

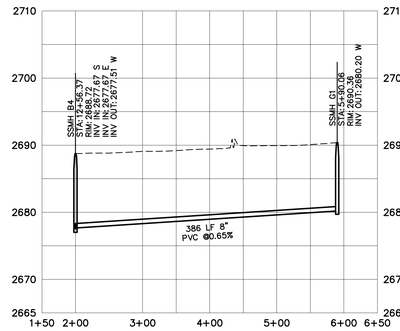
SEWER LINE E PROFILE



SEWER LINE F PROFILE



SEWER LINE G PROFILE



80 0 40 80 160
SCALE IN FEET
1"=80'
VERTICAL SCALE: 1"=8'

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
TEL 208-854-0013
www.baileyengineers.com
135 E STATE ST, SUITE 210
EAGLE, ID 83616

PROFESSIONAL ENGINEER
REGISTERED
18272
CONSTRUCTION
STATE OF IDAHO
DAVID A BAILEY

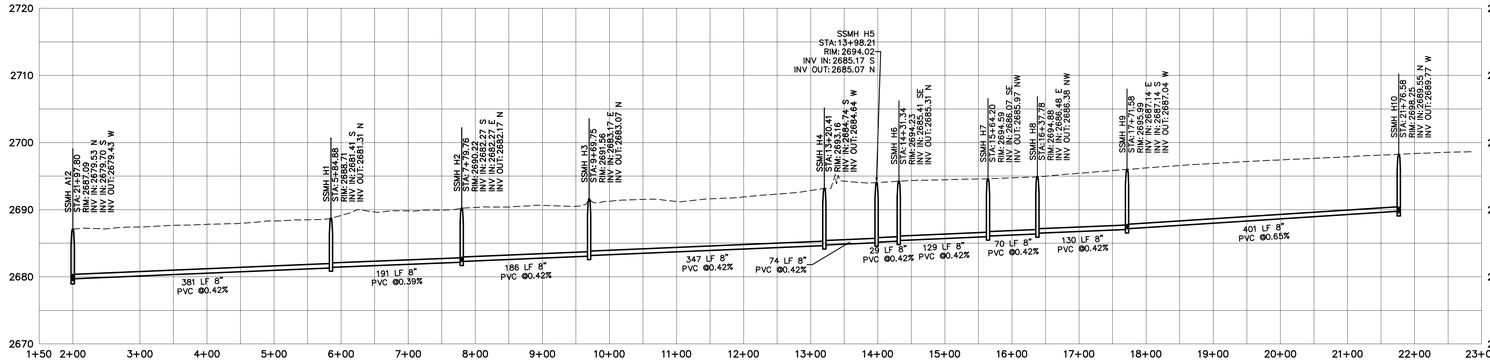
CHECKED BY: DAVID A. BAILEY P.E.
DRAWN BY: DAS/SEB

REVISED		
NO.	DATE	DESCRIPTION

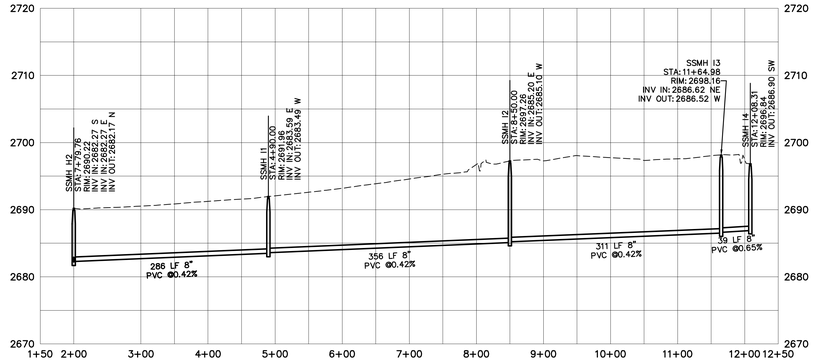
CONCEPTUAL SEWER PROFILES
LEDGESTONE SOUTH
TRILOGY DEVELOPMENT, INC.

DATE: 04-27-2020
PROJECT: C2019-009
SHEET
PP-4

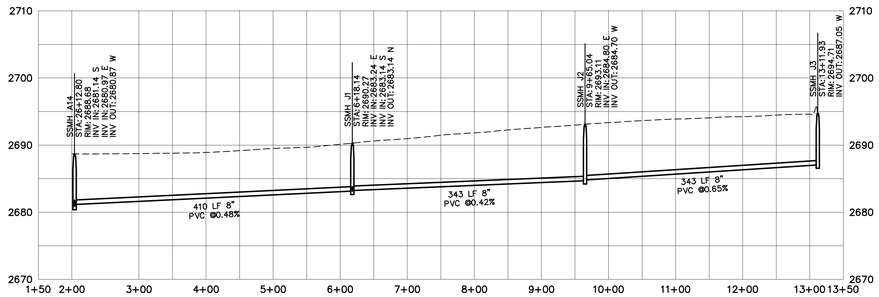
SEWER LINE H PROFILE



SEWER LINE I PROFILE



SEWER LINE J PROFILE



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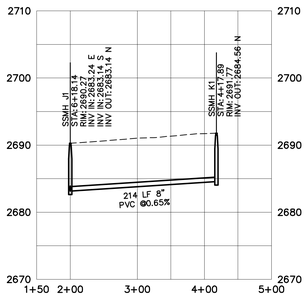

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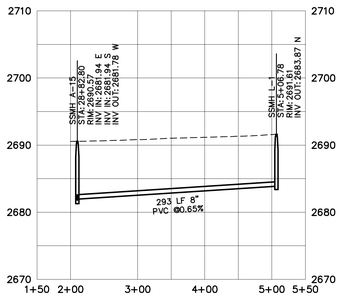

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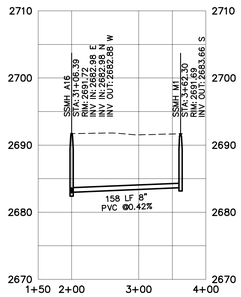

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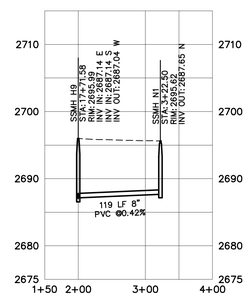
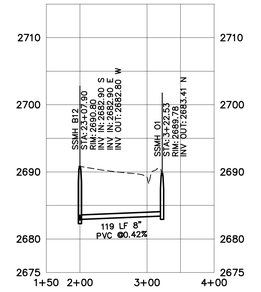


SEWER LINE O PROFILE



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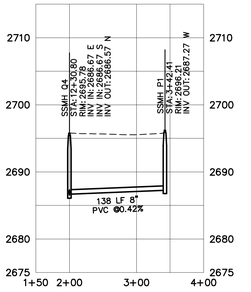

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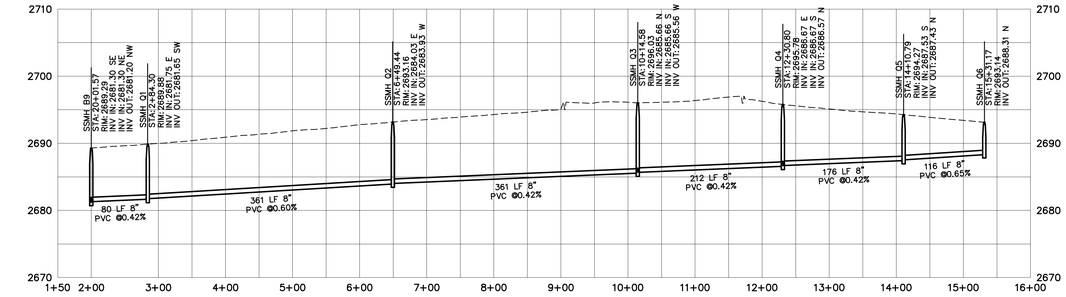

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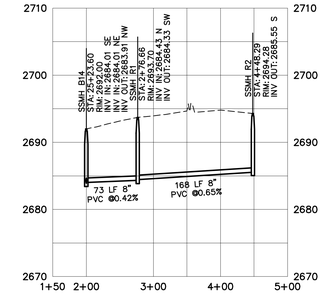
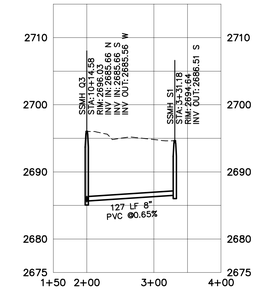


SEWER LINE S PROFILE



Parcel Table		
Lot	Area	Perimeter
BLOCK 1 Lot 2	6339	328
BLOCK 1 Lot 3	6820	344
BLOCK 1 Lot 4	6820	344
BLOCK 1 Lot 5	6820	344
BLOCK 1 Lot 6	7100	355
BLOCK 1 Lot 7	10546	478
BLOCK 1 Lot 8	11527	496
BLOCK 1 Lot 9	8507	377
BLOCK 1 Lot 10	7407	356
BLOCK 1 Lot 11	6967	348
BLOCK 1 Lot 12	6820	344
BLOCK 1 Lot 13	6820	344
BLOCK 1 Lot 14	8315	363
BLOCK 2 Lot 2	7510	355
BLOCK 2 Lot 3	5500	320
BLOCK 2 Lot 4	5500	320
BLOCK 2 Lot 5	5500	320
BLOCK 2 Lot 6	5500	320
BLOCK 2 Lot 7	5500	320
BLOCK 2 Lot 8	5500	320
BLOCK 2 Lot 9	5500	320
BLOCK 2 Lot 10	5299	310
BLOCK 2 Lot 11	6574	346
BLOCK 2 Lot 13	7735	375
BLOCK 2 Lot 14	5865	321
BLOCK 2 Lot 15	5500	320
BLOCK 2 Lot 16	5500	320
BLOCK 2 Lot 17	5500	320
BLOCK 2 Lot 18	5500	320
BLOCK 2 Lot 19	5500	320
BLOCK 2 Lot 20	5500	320
BLOCK 2 Lot 21	5500	320
BLOCK 2 Lot 22	5500	320

Parcel Table		
Lot	Area	Perimeter
BLOCK 2 Lot 23	5500	320
BLOCK 2 Lot 24	5500	320
BLOCK 2 Lot 25	5500	320
BLOCK 2 Lot 26	5500	320
BLOCK 2 Lot 27	7065	342
BLOCK 3 Lot 2	6846	338
BLOCK 3 Lot 3	5500	320
BLOCK 3 Lot 4	6137	332
BLOCK 3 Lot 5	5924	334
BLOCK 3 Lot 6	7679	363
BLOCK 3 Lot 7	8263	370
BLOCK 3 Lot 8	5339	316
BLOCK 3 Lot 9	5500	320
BLOCK 3 Lot 10	5720	324
BLOCK 3 Lot 11	5720	324
BLOCK 3 Lot 12	5720	324
BLOCK 3 Lot 13	5720	324
BLOCK 3 Lot 14	5720	324
BLOCK 3 Lot 15	5720	324
BLOCK 3 Lot 16	5720	324
BLOCK 3 Lot 17	5720	324
BLOCK 3 Lot 18	5830	326
BLOCK 3 Lot 19	6203	336
BLOCK 3 Lot 20	7263	353
BLOCK 3 Lot 22	6506	345
BLOCK 3 Lot 23	6600	340
BLOCK 3 Lot 24	6600	340
BLOCK 3 Lot 25	6600	340
BLOCK 3 Lot 26	6860	339
BLOCK 4 Lot 1	7700	360
BLOCK 4 Lot 2	7700	360
BLOCK 4 Lot 3	7700	360
BLOCK 4 Lot 4	7700	360

Parcel Table		
Lot	Area	Perimeter
BLOCK 4 Lot 5	8570	368
BLOCK 4 Lot 6	8619	371
BLOCK 4 Lot 7	7700	360
BLOCK 4 Lot 8	7700	360
BLOCK 4 Lot 9	7700	360
BLOCK 4 Lot 10	7700	360
BLOCK 4 Lot 12	7700	360
BLOCK 4 Lot 13	7700	360
BLOCK 4 Lot 14	9008	372
BLOCK 4 Lot 15	7876	368
BLOCK 4 Lot 16	6822	345
BLOCK 4 Lot 17	6820	344
BLOCK 5 Lot 1	9827	389
BLOCK 5 Lot 2	6820	344
BLOCK 5 Lot 3	6820	344
BLOCK 5 Lot 4	6820	344
BLOCK 5 Lot 5	6820	344
BLOCK 5 Lot 6	6820	344
BLOCK 5 Lot 7	6820	344
BLOCK 5 Lot 8	6820	344
BLOCK 5 Lot 9	7786	353
BLOCK 5 Lot 10	7785	354
BLOCK 5 Lot 11	6820	344
BLOCK 5 Lot 12	6820	344
BLOCK 5 Lot 13	7700	360
BLOCK 5 Lot 14	7700	360
BLOCK 5 Lot 15	7700	360
BLOCK 5 Lot 16	7700	360
BLOCK 5 Lot 17	9678	403
BLOCK 6 Lot 1	8462	381
BLOCK 6 Lot 2	5727	325
BLOCK 6 Lot 3	5940	328
BLOCK 6 Lot 4	5720	324

Parcel Table		
Lot	Area	Perimeter
BLOCK 6 Lot 5	5924	328
BLOCK 6 Lot 6	5720	324
BLOCK 6 Lot 7	5720	324
BLOCK 6 Lot 8	5720	324
BLOCK 6 Lot 9	5720	324
BLOCK 6 Lot 10	7616	352
BLOCK 6 Lot 11	7700	360
BLOCK 6 Lot 12	7700	360
BLOCK 6 Lot 13	7700	360
BLOCK 6 Lot 14	7700	360
BLOCK 6 Lot 15	7700	360
BLOCK 6 Lot 16	7566	349
BLOCK 6 Lot 17	7616	352
BLOCK 6 Lot 18	7700	360
BLOCK 6 Lot 19	7577	351
BLOCK 6 Lot 20	7960	382
BLOCK 6 Lot 21	11174	426
BLOCK 6 Lot 22	7161	360
BLOCK 6 Lot 23	7002	347
BLOCK 6 Lot 24	7260	352
BLOCK 6 Lot 25	7260	352
BLOCK 6 Lot 26	7260	352
BLOCK 6 Lot 27	8056	355
BLOCK 7 Lot 2	4428	304
BLOCK 7 Lot 3	4400	300
BLOCK 7 Lot 4	4400	300
BLOCK 7 Lot 5	4400	300
BLOCK 7 Lot 6	4400	300
BLOCK 7 Lot 7	4400	300
BLOCK 7 Lot 9	4400	300
BLOCK 7 Lot 10	4400	300
BLOCK 7 Lot 11	4400	300
BLOCK 7 Lot 12	4400	300

Parcel Table		
Lot	Area	Perimeter
BLOCK 7 Lot 13	4400	300
BLOCK 7 Lot 14	4400	300
BLOCK 8 Lot 2	4250	291
BLOCK 8 Lot 3	4400	300
BLOCK 8 Lot 4	4400	300
BLOCK 8 Lot 5	4400	300
BLOCK 8 Lot 6	4400	300
BLOCK 8 Lot 8	4400	300
BLOCK 8 Lot 9	4400	300
BLOCK 8 Lot 10	4400	300
BLOCK 8 Lot 11	4400	300
BLOCK 8 Lot 12	4400	300
BLOCK 8 Lot 13	4400	300
BLOCK 9 Lot 1	4950	310
BLOCK 9 Lot 2	4950	310
BLOCK 9 Lot 3	4950	310
BLOCK 9 Lot 4	4950	310
BLOCK 9 Lot 5	4950	310
BLOCK 9 Lot 6	4950	310
BLOCK 9 Lot 7	4950	310
BLOCK 9 Lot 8	4950	310
BLOCK 9 Lot 10	4950	310
BLOCK 9 Lot 11	4950	310
BLOCK 9 Lot 12	4950	310
BLOCK 9 Lot 13	4950	310
BLOCK 9 Lot 14	4950	310
BLOCK 9 Lot 15	4950	310
BLOCK 9 Lot 16	4950	310
BLOCK 9 Lot 17	4950	310
BLOCK 10 Lot 2	4388	297
BLOCK 10 Lot 3	4400	300
BLOCK 10 Lot 4	4400	300
BLOCK 10 Lot 5	4400	300

Parcel Table		
Lot	Area	Perimeter
BLOCK 10 Lot 6	4400	300
BLOCK 10 Lot 7	4400	300
BLOCK 10 Lot 8	4839	308
BLOCK 10 Lot 9	4400	300
BLOCK 10 Lot 10	4400	300
BLOCK 10 Lot 12	4400	300
BLOCK 10 Lot 13	4400	300
BLOCK 10 Lot 14	4400	300
BLOCK 10 Lot 15	4400	300
BLOCK 10 Lot 16	4400	300
BLOCK 10 Lot 17	4400	300
BLOCK 11 Lot 2	4400	300
BLOCK 11 Lot 3	4400	300
BLOCK 11 Lot 4	4400	300
BLOCK 11 Lot 5	4400	300
BLOCK 11 Lot 6	4400	300
BLOCK 11 Lot 7	4400	300
BLOCK 11 Lot 8	4839	308
BLOCK 11 Lot 9	4400	300
BLOCK 11 Lot 10	4400	300
BLOCK 11 Lot 12	4400	300
BLOCK 11 Lot 13	4400	300
BLOCK 11 Lot 14	4400	300
BLOCK 11 Lot 15	4400	300
BLOCK 11 Lot 16	4400	300
BLOCK 11 Lot 17	4400	300
BLOCK 12 Lot 1	6161	326
BLOCK 12 Lot 2	5500	320
BLOCK 12 Lot 3	5500	320
BLOCK 12 Lot 4	5500	320
BLOCK 12 Lot 5	5500	320
BLOCK 12 Lot 6	5500	320
BLOCK 12 Lot 7	6172	326

Parcel Table		
Lot	Area	Perimeter
BLOCK 12 Lot 8	6199	327
BLOCK 12 Lot 9	5500	320
BLOCK 12 Lot 10	5500	320
BLOCK 12 Lot 11	5500	320
BLOCK 12 Lot 12	5500	320
BLOCK 12 Lot 13	5500	320
BLOCK 12 Lot 14	6161	326
BLOCK 13 Lot 1	6042	322
BLOCK 13 Lot 2	5500	320
BLOCK 13 Lot 3	5500	320
BLOCK 13 Lot 4	5500	320
BLOCK 13 Lot 5	5500	320
BLOCK 13 Lot 6	5500	320
BLOCK 13 Lot 7	6123	325
BLOCK 13 Lot 8	5296	316
BLOCK 13 Lot 9	4950	310
BLOCK 13 Lot 11	4950	310
BLOCK 13 Lot 12	5300	316
BLOCK 13 Lot 13	6153	326
BLOCK 13 Lot 14	5500	320
BLOCK 13 Lot 15	5500	320
BLOCK 13 Lot 16	5500	320
BLOCK 13 Lot 17	5500	320
BLOCK 13 Lot 18	5500	320
BLOCK 13 Lot 19	6139	326
BLOCK 14 Lot 2	4400	300
BLOCK 14 Lot 3	4400	300
BLOCK 14 Lot 4	4400	300
BLOCK 14 Lot 5	4400	300
BLOCK 14 Lot 6	4400	300
BLOCK 14 Lot 7	4400	300
BLOCK 14 Lot 8	4400	300
BLOCK 14 Lot 9	4400	300

Parcel Table		
Lot	Area	Perimeter
BLOCK 14 Lot 11	4400	300
BLOCK 14 Lot 12	4400	300
BLOCK 14 Lot 13	4400	300
BLOCK 14 Lot 14	4400	300
BLOCK 14 Lot 15	4400	300
BLOCK 14 Lot 16	4400	300
BLOCK 14 Lot 17	4400	300
BLOCK 14 Lot 18	4400	300
BLOCK 15 Lot 2	4400	300
BLOCK 15 Lot 3	4400	300
BLOCK 15 Lot 4	4400	300
BLOCK 15 Lot 5	4400	300
BLOCK 15 Lot 7	4400	300
BLOCK 15 Lot 8	4400	300
BLOCK 15 Lot 9	4400	300
BLOCK 15 Lot 11	4400	300
BLOCK 15 Lot 12	4400	300
BLOCK 15 Lot 13	4400	300
BLOCK 15 Lot 14	4400	300
BLOCK 15 Lot 15	4400	300
BLOCK 15 Lot 16	4400	300
BLOCK 15 Lot 17	4390	298
BLOCK 15 Lot 18	3969	280
BLOCK 16 Lot 2	6776	337
BLOCK 16 Lot 3	5940	328
BLOCK 16 Lot 4	5940	328
BLOCK 16 Lot 5	5940	328
BLOCK 16 Lot 6	5720	324
BLOCK 16 Lot 7	5940	328
BLOCK 16 Lot 8	5720	324
BLOCK 16 Lot 9	5940	328
BLOCK 16 Lot 10	5940	328

Parcel Table		
Lot	Area	Perimeter
BLOCK 16 Lot 11	5940	328
BLOCK 16 Lot 12	6790	337
BLOCK 17 Lot 2	7488	346
BLOCK 17 Lot 3	7260	352
BLOCK 17 Lot 4	7260	352
BLOCK 17 Lot 5	7040	348
BLOCK 17 Lot 6	7080	349
BLOCK 17 Lot 7	7040	348
BLOCK 17 Lot 8	7260	352
BLOCK 17 Lot 9	7260	352
BLOCK 17 Lot 10	7260	352
BLOCK 17 Lot 11	6888	340
BLOCK 17 Lot 12	10168	432
BLOCK 17 Lot 13	9933	427
BLOCK 17 Lot 14	6216	329
BLOCK 17 Lot 15	6380	336
BLOCK 17 Lot 16	6380	336
BLOCK 17 Lot 17	6380	336
BLOCK 17 Lot 18	6735	336
BLOCK 18 Lot 2	6742	337
BLOCK 18 Lot 3	5940	328
BLOCK 18 Lot 4	5940	328
BLOCK 18 Lot 5	5720	324
BLOCK 18 Lot 6	5720	324
BLOCK 18 Lot 7	5940	328
BLOCK 18 Lot 8	5940	328
BLOCK 18 Lot 9	6742	337
BLOCK 19 Lot 2	13332	493
BLOCK 19 Lot 3	10158	423
BLOCK 19 Lot 4	7260	352
BLOCK 19 Lot 5	7260	352
BLOCK 19 Lot 6	7260	352
BLOCK 19 Lot 7	7352	355

Parcel Table		
Lot	Area	Perimeter
BLOCK 19 Lot 8	7353	362
BLOCK 19 Lot 9	9307	391
BLOCK 19 Lot 10	7601	352
BLOCK 20 Lot 3	6678	366
BLOCK 20 Lot 4	6228	361
BLOCK 20 Lot 5	5541	324
BLOCK 20 Lot 6	5500	320
BLOCK 20 Lot 7	5500	320
BLOCK 20 Lot 8	5500	320
BLOCK 20 Lot 9	5500	320
BLOCK 20 Lot 10	5500	320
BLOCK 20 Lot 11	5500	320
BLOCK 20 Lot 12	5500	320
BLOCK 20 Lot 13	5500	320
BLOCK 20 Lot 14	5500	320
BLOCK 20 Lot 15	5500	320
BLOCK 20 Lot 16	5500	320
BLOCK 20 Lot 17	5500	320
BLOCK 20 Lot 18	6726	336
BLOCK 21 Lot 2	5500	320
BLOCK 21 Lot 3	5500	320
BLOCK 21 Lot 4	5500	320
BLOCK 21 Lot 5	5500	320
BLOCK 21 Lot 6	5500	320
BLOCK 21 Lot 7	5500	320
BLOCK 21 Lot 8	6731	336
BLOCK 22 Lot 2	4417	300
BLOCK 22 Lot 3	4405	300
BLOCK 22 Lot 4	4406	300
BLOCK 22 Lot 5	4407	300
BLOCK 22 Lot 6	4520	309
BLOCK 22 Lot 7	5131	343
BLOCK 22 Lot 8	5187	342

Parcel Table		
Lot	Area	Perimeter
BLOCK 23 Lot 2	4402	300
BLOCK 23 Lot 3	4400	300
BLOCK 23 Lot 4	4400	300
BLOCK 23 Lot 5	4400	300
BLOCK 23 Lot 6	4399	300
BLOCK 23 Lot 7	4380	299
BLOCK 23 Lot 8	4381	299
BLOCK 23 Lot 9	4388	300
BLOCK 23 Lot 10	4766	331
BLOCK 24 Lot 2	6399	335
BLOCK 24 Lot 3	5940	328
BLOCK 24 Lot 4	5720	324
BLOCK 24 Lot 5	5940	328
BLOCK 24 Lot 6	5720	324
BLOCK 24 Lot 7	6736	336
BLOCK 25 Lot 1	7687	354
BLOCK 25 Lot 2	7379	363
BLOCK 25 Lot 3	7809	372
BLOCK 25 Lot 4	7589	362
BLOCK 25 Lot 5	7267	353
BLOCK 25 Lot 6	7260	352
BLOCK 25 Lot 7	7260	352
BLOCK 25 Lot 8	8336	368
BLOCK 25 Lot 9	7712	377
BLOCK 25 Lot 10	19147	772
BLOCK 25 Lot 11	24311	840
BLOCK 25 Lot 12	8193	392
BLOCK 25 Lot 14	6801	351
BLOCK 25 Lot 15	6864	347
BLOCK 25 Lot 16	6820	344
BLOCK 25 Lot 17	7066	342
BLOCK 26 Lot 2	8978	430
BLOCK 26 Lot 3	8206	381

Parcel Table		
Lot	Area	Perimeter
BLOCK 26 Lot 4	5720	324
BLOCK 26 Lot 5	7582	360
BLOCK 26 Lot 6	8098	389
BLOCK 26 Lot 7	8521	396
BLOCK 26 Lot 8	6063	332
BLOCK 26 Lot 9	7396	348
BLOCK 27 Lot 3	7935	361
BLOCK 27 Lot 4	6639	351
BLOCK 27 Lot 5	6688	351
BLOCK 27 Lot 6	5500	320
BLOCK 27 Lot 7	5500	320
BLOCK 27 Lot 8	5500	320
BLOCK 27 Lot 9	5500	320
BLOCK 27 Lot 10	5500	320
BLOCK 27 Lot 11	5500	320
BLOCK 27 Lot 12	5500	320
BLOCK 27 Lot 13	5401	316
BLOCK 27 Lot 14	6511	326
BLOCK 28 Lot 1	6537	333
BLOCK 28 Lot 2	5500	320
BLOCK 28 Lot 3	5500	320
BLOCK 28 Lot 4	5500	320
BLOCK 28 Lot 5	5500	320
BLOCK 28 Lot 6	5500	320
BLOCK 28 Lot 7	7384	357
BLOCK 28 Lot 8	8285	410
BLOCK 28 Lot 9	8285	410
BLOCK 28 Lot 10	7151	353
BLOCK 28 Lot 11	6559	334

80 0 40 80 160
SCALE IN FEET
1"=80'
VERTICAL SCALE: 1"=8'

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
11951 E. STATE ST. SUITE 210
EAGLE, ID 83616
TEL. 208-994-0913
www.baileyengineers.com

PROFESSIONAL ENGINEER
REGISTERED
18272
CONSTRUCTION
STATE OF IDAHO
DAVID A BAILEY

CHECKED BY: DAVID A. BAILEY P.E.
DRAWN BY: DAB/BEB

REVISED
NO. DATE DESCRIPTION

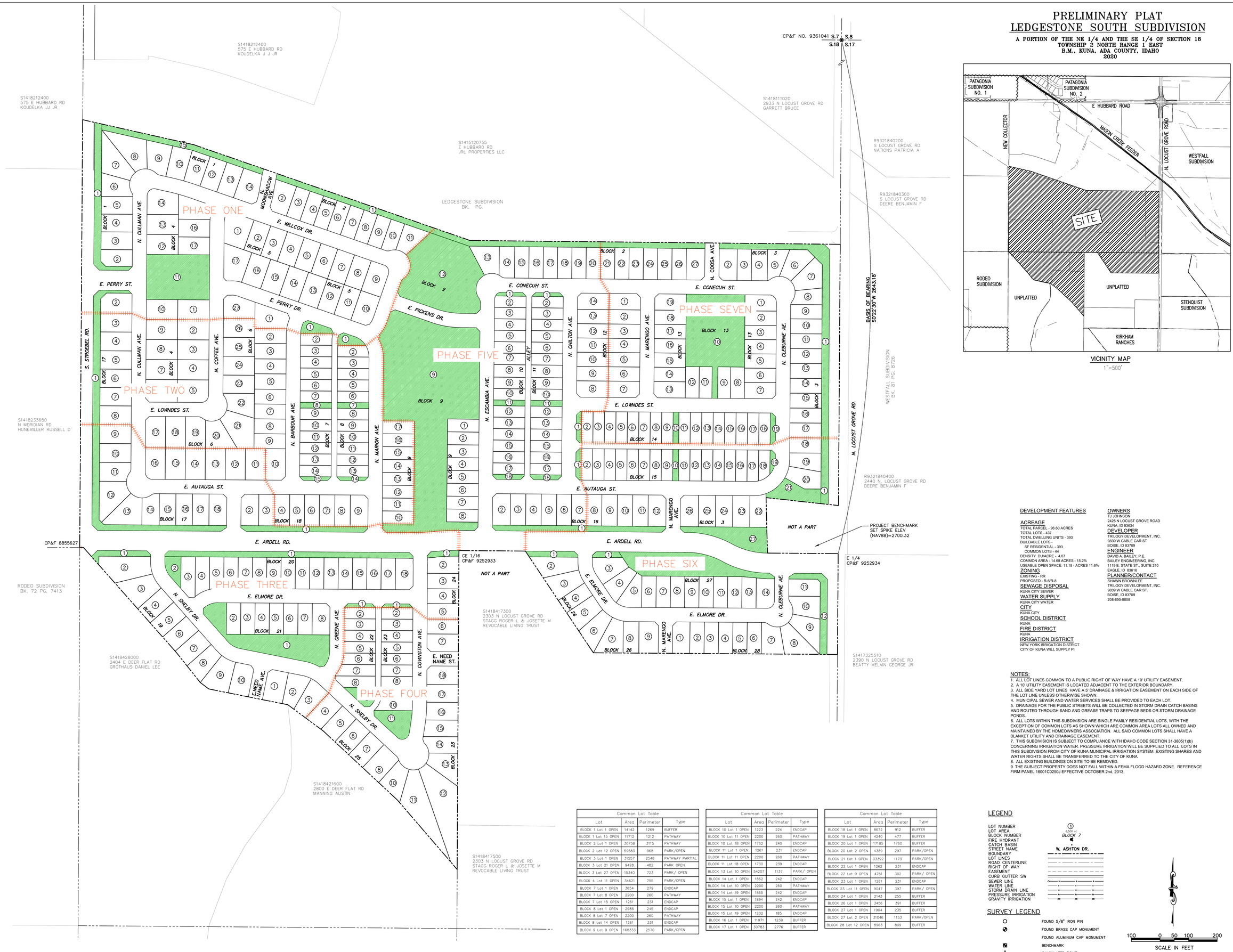
CONCEPTUAL SEWER PROFILES
LEDGESTONE SOUTH
TRILOGY DEVELOPMENT, INC.

DATE: 04-27-2020
PROJECT: C2019-009

SHEET
PP-5

PRELIMINARY PLAT
LEDGESTONE SOUTH SUBDIVISION

A PORTION OF THE NE 1/4 AND THE SE 1/4 OF SECTION 18
TOWNSHIP 2 NORTH RANGE 1 EAST
B.M., KUNA, ADA COUNTY, IDAHO
2020



VICINITY MAP
1"=500'

DEVELOPMENT FEATURES

ACREAGE
TOTAL PARCEL - 96.60 ACRES
TOTAL LOTS - 437
TOTAL DWELLING UNITS - 393
BUILDABLE LOTS -
SF RESIDENTIAL - 393
COMMON LOTS - 44
DENSITY DUACRE - 4.07
COMMON AREA - 14.68 ACRES - 15.2%
USEABLE OPEN SPACE: 11.18 - ACRES 11.6%

ZONING
EXISTING - RR
PROPOSED - R-6/R-8

SEWAGE DISPOSAL
KUNA CITY SEWER

WATER SUPPLY
KUNA CITY WATER

CITY
KUNA CITY

SCHOOL DISTRICT
KUNA

FIRE DISTRICT
KUNA

IRRIGATION DISTRICT
NEW YORK IRRIGATION DISTRICT
CITY OF KUNA WILL SUPPLY PI

OWNERS
TJ JOHNSON
2425 N LOCUST GROVE ROAD
KUNA, ID 83634

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
208-895-8858

NOTES:

1. ALL LOT LINES COMMON TO A PUBLIC RIGHT OF WAY HAVE A 10' UTILITY EASEMENT.
2. A 10' UTILITY EASEMENT IS LOCATED ADJACENT TO THE EXTERIOR BOUNDARY.
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 DOES NOT FALL WITHIN A FEMA FLOOD HAZARD ZONE. REFERENCE FIRM PANEL 16001C0250J EFFECTIVE OCTOBER 2nd, 2013.

Common Lot Table

Lot	Area	Perimeter	Type
BLOCK 1 Lot 1 OPEN	14142	1269	BUFFER
BLOCK 1 Lot 15 OPEN	11712	1212	PATHWAY
BLOCK 2 Lot 1 OPEN	30758	3115	PATHWAY
BLOCK 2 Lot 12 OPEN	59583	968	PARK/OPEN
BLOCK 3 Lot 1 OPEN	31557	2548	PATHWAY PARTIAL
BLOCK 3 Lot 21 OPEN	9428	482	PARK OPEN
BLOCK 3 Lot 27 OPEN	15340	723	PARK/ OPEN
BLOCK 4 Lot 11 OPEN	34621	755	PARK/OPEN
BLOCK 7 Lot 1 OPEN	3654	279	ENDCAP
BLOCK 7 Lot 8 OPEN	2200	260	PATHWAY
BLOCK 7 Lot 15 OPEN	1261	231	ENDCAP
BLOCK 8 Lot 1 OPEN	2985	245	ENDCAP
BLOCK 8 Lot 7 OPEN	2200	260	PATHWAY
BLOCK 8 Lot 14 OPEN	1261	231	ENDCAP
BLOCK 9 Lot 9 OPEN	168333	2570	PARK/OPEN

Common Lot Table

Lot	Area	Perimeter	Type
BLOCK 10 Lot 1 OPEN	1223	224	ENDCAP
BLOCK 10 Lot 11 OPEN	2200	260	PATHWAY
BLOCK 10 Lot 18 OPEN	1762	240	ENDCAP
BLOCK 11 Lot 1 OPEN	1261	231	ENDCAP
BLOCK 11 Lot 11 OPEN	2200	260	PATHWAY
BLOCK 11 Lot 18 OPEN	1730	239	ENDCAP
BLOCK 13 Lot 10 OPEN	54207	1137	PARK/ OPEN
BLOCK 14 Lot 1 OPEN	1862	242	ENDCAP
BLOCK 14 Lot 10 OPEN	2200	260	PATHWAY
BLOCK 14 Lot 19 OPEN	1865	242	ENDCAP
BLOCK 15 Lot 1 OPEN	1894	242	ENDCAP
BLOCK 15 Lot 10 OPEN	2200	260	PATHWAY
BLOCK 15 Lot 19 OPEN	1202	185	ENDCAP
BLOCK 16 Lot 1 OPEN	11971	1239	BUFFER
BLOCK 17 Lot 1 OPEN	30783	2776	BUFFER

Common Lot Table

Lot	Area	Perimeter	Type
BLOCK 18 Lot 1 OPEN	8672	912	BUFFER
BLOCK 19 Lot 1 OPEN	4240	477	BUFFER
BLOCK 20 Lot 1 OPEN	17185	1760	BUFFER
BLOCK 20 Lot 2 OPEN	4389	297	PARK/OPEN
BLOCK 21 Lot 1 OPEN	33392	1173	PARK/OPEN
BLOCK 22 Lot 1 OPEN	1262	231	ENDCAP
BLOCK 22 Lot 9 OPEN	4761	302	PARK/ OPEN
BLOCK 23 Lot 1 OPEN	1261	231	ENDCAP
BLOCK 23 Lot 11 OPEN	9047	397	PARK/ OPEN
BLOCK 24 Lot 1 OPEN	2143	255	BUFFER
BLOCK 26 Lot 1 OPEN	3456	391	BUFFER
BLOCK 27 Lot 1 OPEN	1904	235	BUFFER
BLOCK 27 Lot 2 OPEN	31046	1153	PARK/OPEN
BLOCK 28 Lot 12 OPEN	8963	809	BUFFER

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

SURVEY LEGEND

- FOUND 5/8" IRON PIN
- FOUND BRASS CAP MONUMENT
- FOUND ALUMINUM CAP MONUMENT
- BENCHMARK
- CALCULATED POINT

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
TEL. 208-939-5073
www.baileyengineers.com

PROFESSIONAL ENGINEER
REGISTERED
No. 8272
CONSTRUCTION
STATE OF IDAHO
DAVID A BAILEY

CHECKED BY:
DAVID A. BAILEY P.E.
DRAWN BY:
DAS/DEB

NO.	DATE	REVISED DESCRIPTION

PRELIMINARY PLAT
LEDGESTONE SOUTH
TRILOGY DEVELOPMENT, INC.

DATE:
04-27-2020
PROJECT:
C2019-009
SHEET
PHASE

TRAFFIC IMPACT STUDY
FOR
LEDGESTONE SOUTH SUBDIVISION
ADA COUNTY, ID

Prepared for:
TRILOGY DEVELOPMENT, INC.
9839 W. Cable Car Street, Ste. 101
Boise, ID 83709

Prepared By:
WHPacific
AN NV5 COMPANY
2141 W. Airport Way, Ste. 104
Boise, ID 83705
(208) 342-5400

October 23, 2019

October 23, 2019

EXECUTIVE SUMMARY

This study was prepared in accordance with the ADA County Highway District's (ACHD's) requirements for a Traffic Impact Study listed in Section 7106 of the current *ACHD Policy Manual.* It evaluates the traffic impacts associated with the Ledgestone South Subdivision in Kuna, ID. The study area, scope and specific analysis parameters and requirements are the result of an Area of Influence Review performed by the Community Planning Association of Southwest Idaho (COMPASS) and discussion with ACHD. The study's principal findings and recommendations are summarized below.

Proposed Development

1.0 Ledgestone Subdivision is a proposed development consisting of 431 single-family dwelling units on a 95.95 acre parcel located south of Hubbard Road, between Meridian Road (SH 69) and Locust Grove Road located in Ada County, Idaho.

2.0 The development is planned to be constructed over a period of approximately six years, or to the year 2025. Due to the short duration of buildout, an interim evaluation was not required by ACHD.

3.0 The proposed development is expected to generate 4,069 daily trips, 319 AM peak hour trips and 427 PM peak hour trips.

4.0 The primary roadway network serving this proposed subdivision includes the following roadway segments and intersections:

Intersections:

- Hubbard Road and SH69 (Meridian Road)
- Locust Grove Road and Deer Flat Road
- Locust Grove Road and Hubbard Road
- Locust Grove Road and Columbia Road
- Locust Grove Road and Lake Hazel Road
- All site access points

Segments:

- Hubbard Rd between SH69 and Locust Grove Rd
- Hubbard Rd between Locust Grove Rd and Eagle Rd
- Locust Grove Rd between Deer Flat Rd and Hubbard Rd
- Locust Grove Rd between Hubbard Rd and Columbia Rd
- Locust Grove Rd between Columbia Rd and Lake Hazel Rd
- Locust Grove Rd between Lake Hazel Rd and Amity Rd
- All internal collectors

Primary access to the site will be provided via S. Stroebel Road, constructed along the ½ mile alignment, between Meridian Road and Locust Grove Road and an easterly access on Locust Grove Road.

Proposed Mitigation for Existing Traffic

5.0 For the existing traffic conditions analyzed with the existing roadway lane configuration, all study area roadways meet ACHD's minimum operational thresholds. No roadway improvements are needed to mitigate existing traffic.

October 23, 2019

6.0 For the existing traffic conditions analyzed with the existing intersection control and lane configuration, all study area intersections meet ACHD's minimum operational thresholds. No intersection improvements are needed to mitigate the existing traffic.

Proposed Mitigation for 2025 Background Traffic

7.0 For the 2025 Background traffic conditions analyzed with the existing roadway lane configuration, all study area roadways meet ACHD's minimum operational thresholds. No roadway improvements are needed to mitigate 2025 Background traffic.

8.0 For the 2025 Background traffic conditions analyzed with the existing intersection control and lane configuration, one of the study area intersections does not meet ACHD's minimum operational thresholds. The intersection of Lake Hazel Road and Locust Grove performs poorly in the PM peak hour under AWSC and is expected to meet at least one traffic signal warrant under 2025 Background conditions. While installation of a traffic signal may be a viable option, ACHD's CIP has programmed a single-lane roundabout at this location. Under this scenario, traffic operations are improved to LOS B or better.

Proposed Mitigation for 2025 Site Plus Background Traffic

9.0 For the 2025 Site Plus Background traffic conditions analyzed with the existing roadway lane configuration, all study area roadways meet ACHD's minimum operational thresholds. No roadway improvements are needed to mitigate 2025 Site Plus Background traffic.

10.0 For the 2025 Site Plus Background traffic conditions analyzed with the existing (and 2025 Background improvements) intersection control and lane configuration, all study area intersections meet ACHD's minimum operation thresholds. Therefore, no intersection improvements are needed to mitigate 2025 Site Plus Background traffic.

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

City of Kuna

COMMITMENT TO PROPERTY POSTING

Per City Code 5-1A-8, the applicant for all applications requiring a public hearing shall post the subject property not less than ten (10) days prior to the hearing. The applicant shall post a copy of the public hearing notice or the application (s) on the property under consideration.

The applicant shall submit proof of property posting in the form of a notarized statement and a photograph of the posting to the City no later than seven (7) days prior to the public hearing attesting to where and when the sign (s) were posted. Unless such Certificate is received by the required date, the hearing will be continued.

The sign (s) shall be removed no later than three (3) days after the end of the public hearing for which the sign (s) had been posted.

I am aware of the above requirements and will comply with the posting requirements as stated in Kuna City Code 5-1A-8

Jane Seyn
Applicant/agent signature

12/10/19
Date

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: annexation, rezone and plat for 390-400 single family home lots

Date and time of neighborhood meeting: 11/14/19 and 02/19/20 at 6 pm

Location of neighborhood meeting: Kuna High School

SITE INFORMATION:

Location: Quarter: ____ Section: 18 Township: 2N Range: 1E Total Acres: 96.6

Subdivision Name: Ledgestone South Subdivision Lot: ____ Block: ____

Site Address: 2425 N. Locus Grove Road Tax Parcel Number(s): S1418123451, S1418427800

S1418417200

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

CURRENT PROPERTY OWNER:

Name: TJ Johnson

Address: 2425 N. Locust Grove Road City: Kuna State: ID Zip: 83634

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

Name: Jane Suggs Business (if applicable): Gem State Planning

Address: 9840 W. Overland Road 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	annex approximately 97 acres with R-6 and R-8 zones
Re-zone	
Subdivision (Sketch Plat and/or Prelim. Plat)	subdivision for 393 home lots
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

City: Boise State: ID Zip: 83709

Telephone: 208-602-6941 Fax:

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accord with Section 5-1A-2 of the Kuna City Code

Signature: (Applicant) Jane Suggs Date 02/27/20

Gem State Planning, LLC

February 11, 2020

Subject: Ledgestone South – a new residential community

Dear Neighbors:

You and your family are invited to attend a neighborhood meeting to discuss the plans to develop Ledgestone South Subdivision, a residential community located just south of the Ledgestone Subdivision (currently under construction on Hubbard Road at the new Stroebel Road).

You may recall receiving a similar notification about a neighborhood meeting that was held in November 2019. Thank you to those who attended that meeting. However, since that time, we have revised the layout of Ledgestone South to incorporate the extension of Ardell Road through the property. The changes have reduced the number of buildable lots from 396 to 377. The amount of open space has not changed.

Our meeting will be held on **Wednesday, February 19, 2020, at 6 pm at the Kuna High School,** 637 E. Deer Flat Road. We will be meeting in the cafeteria.

If you have any questions about the meeting or the proposed community, please do not hesitate to e-mail me at jane@gemstateplanning.com or call me at 208-602-6941.

Sincerely,

Jane Suggs
Planner

Ledgestone South Subdivision
(TJ Johnson property)
2nd Neighborhood Meeting
Wednesday, February 19, 2020
6 pm

	Name	Address	Email / Phone
1.	Bud Beatty	2390 N Locust Grove Rd	MG.BudBeatty@GMail.Com
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
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NEIGHBORHOOD MEETING MINUTES

Meeting Date: 2/19/20 Number of Attendees: 2

Meeting Location: Kuna High School

Description of Project Presented:

Ledgestone South - 2nd neighborhood meeting due to re-design to include mid mile east-west collector, Ardell Road 393 buildable lots

Attendee's comments:

- attendance by Marie: Bud Beatty (fire commissioner)
- questions about schedule & phasing

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

Jane Suggs
Printed Name

Jane Suggs
Signature

5/1/20
Date

WHPacific
AN NV5 COMPANY

November 6, 2019

Subject: Ledgestone South – a new residential community

Dear Neighbors:

You and your family are invited to attend a neighborhood meeting to discuss the plans to develop Ledgestone South, a new residential community, located between Hubbard Road to the north, Deer Flat Road to the south and between Locust Grove Road and Kuna-Meridian Road/Hwy 69.

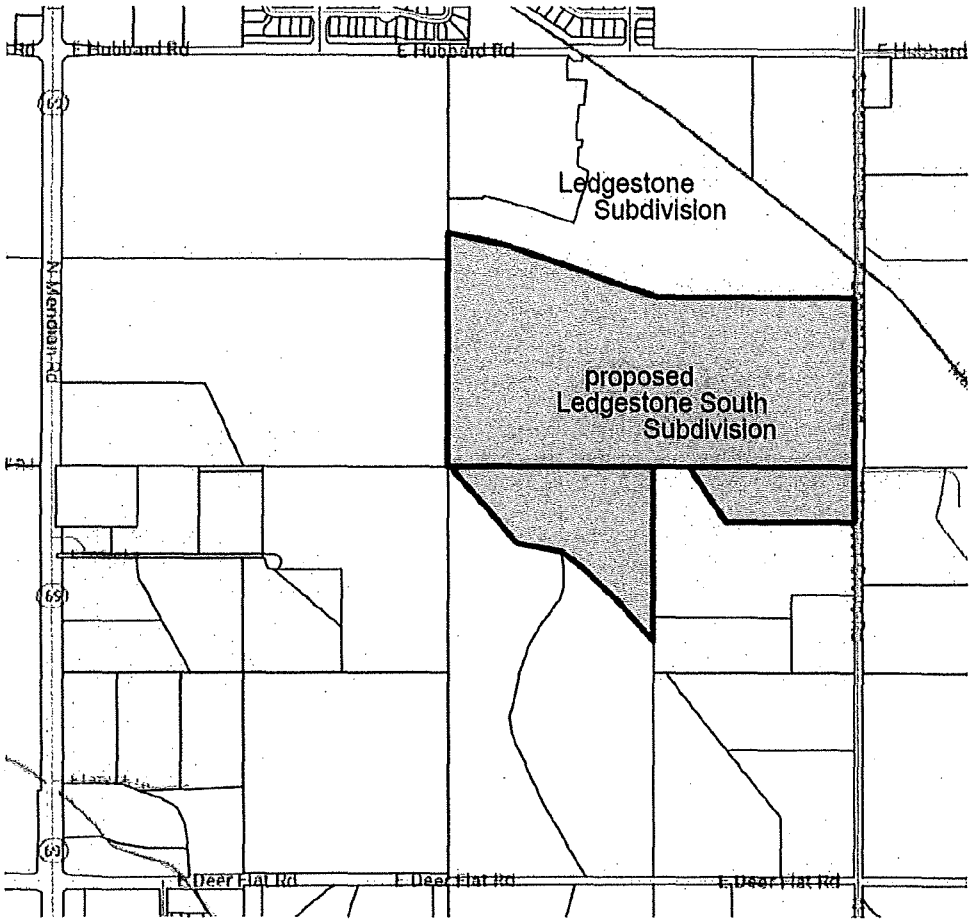
Please see the map on the back showing the existing parcels that will make up Ledgestone South. These parcels are located just south of the recently approved Ledgestone Subdivision. The development will cover about 97 acres and will include approximately 400 lots of varying sizes for single family homes.

The meeting will be held on **Thursday, November 14, 2019, at 6 pm at the Kuna High School Library**, 637 E. Deer Flat Road. Enter by the front door and the library is along the right corridor.

If you have any questions about the meeting or the proposed project, please do not hesitate to call me at 208-275-8729 or e-mail me at jsuggs@whpacific.com.

Sincerely,

Jane Suggs
Planner


E Hubbard Rd
E Hubbard Rd
Ledgestone
Subdivision
proposed
Ledgestone South
Subdivision
N Meridian Rd
E Deer Flat Rd
E Deer Flat Rd
E Deer Flat Rd

Ledgestone South Subdivision
(TJ Johnson property)
Neighborhood Meeting
Thursday, November 14, 2019
6 pm

	Name	Address	Email / Phone
1.	Roger Stagg	2303 N. Locust Grove	staggrogere gmail.com
2.	Austin Manning	2800 E. Deer Flat	austin.manning@chubiinternational.com
3.	Brian + Renee Wall	2930 E Deer Flat	rwall@wallcpa.com
4.			
5.			
6.			
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NEIGHBORHOOD MEETING MINUTES

Meeting Date: 11/14/19 Number of Attendees: 4

Meeting Location: Kuna High School

Description of Project Presented:

Ledgestone South - south of Ledgestone Sub- recently approved, single family lots - 396 buildable lots

Attendee's comments:

- schedule for construction?
- what type of fence?
- maintaining irrigation, discussion about ditch along S/W border
- lots of run'off from irrigation @ Locust Grove & Deer Flat (not adjacent to Ledgestone South)

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

Jane Suggs
Printed Name

Jane Suggs
Signature

5/1/20
Date

DEVELOPMENT DATA

TOTAL AREA	96.60 ACRES
RESIDENTIAL LOTS	393
COMMON LOTS	44
TOTAL LOTS	437
COMMON AREA	14.68 ACRES (15.2%)
USABLE OPEN SPACE	11.18 ACRES (11.6%)
EXISTING ZONING	RR
PROPOSED ZONING	R-6/R-8

PLANT PALETTE

SYM	COMMON NAME	BOTANICAL NAME	SIZE
	EVERGREEN TREES		
	AUSTRIAN PINE	PINUS NIGRA	6-8' HT B&B
	BLACK HILLS SPRUCE	PICEA GLAUCA 'DENSATA'	6-8' HT B&B
	BLUE SPRUCE	PICEA PUNGENS 'GLAUCA'	6-8' HT B&B
	MOONGLOW JUNIPER	JUNIPERUS SCOPULORUM 'MOONGLOW'	6-8' HT B&B
	NORWAY SPRUCE	PICEA ABIES	6-8' HT B&B
	VANDERWOLFS PINE	PINUS FLEXILIS 'VANDERWOLFS'	6-8' HT B&B
	STREET TREES (CLASS III)		
	LONDON PLANETREE	PLATANUS x ACERIFOLIA	2" CAL B&B
	RED OAK	QUERCUS RUBRA	2" CAL B&B
	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
	AMERICAN SWEETGUM	LIQUIDAMBER STYRACIFLUA	2" CAL B&B
	TULIP TREE	LIRODENDRON TULIPIFERA	2" CAL B&B
	ORNAMENTAL TREES (CLASS I)		
	AMUR MAPLE	ACER GINNALA 'FLAME'	2" CAL B&B
	CHANTICLEER PEAR	PYRUS CALLERYANA 'GLEN'S FORM'	2" CAL B&B
	ROYAL RAINDROPS CRABAPPLE	MALUS x 'JFS-KW5'	2" CAL B&B
	SPRINGSNOW CRABAPPLE	MALUS 'SPRINGSNOW'	2" CAL B&B
	SHRUBS/ORNAMENTAL GRASSES/PERENNIALS		
	BLACK EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTRUM'	1 GAL, 24" O.C.
	BLUE RUG JUNIPER	JUNIPERUS HORIZONTALIS 'WILTONI'	2 GAL
	CREEPING MAHONIA	MAHONIA REPENS	3 GAL
	RED FLOWER CARPET ROSE	ROSA 'FLOWER CARPET- NOARE'	3 GAL
	DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELN'	5 GAL
	DARTS GOLD NINEBARK	PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD'	1 GAL
	STELLA D'ORO DAYLILY	HEMEROCALLIS 'STELLA D'ORO'	3 GAL
	EMERALD 'N' GOLD EUONYMUS	EUONYMUS FORTUNEI 'EMERALD 'N' GOLD'	5 GAL
	ENDLESS SUMMER HYDRANGEA	HYDRANGEA ARBORESCENS 'PIIHM-I'	5 GAL
	FINE LINE BUCKTHORN	RHAMNUS FRAGULA 'RON WILLIAMS'	5 GAL
	GOLDFLAME SPIREA	SPIRAEA x BUMALDA 'GOLDFLAME	3 GAL
	GRO-LOW SUMAC	RHUS AROMATICA 'GRO-LOW'	5 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
	HIDCOTE BLUE ENGLISH LAVENDER	LAVANDULA ANGUSTIFOLIA 'HIDCOTE BLUE'	3 GAL
	OTTO LUYKEN LAUREL	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	5 GAL
	P.J.M RHODODENDRON	RHODODRENDRON 'P.J.M'	5 GAL
	MAIDEN GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	1 GAL
	SUMMERWINE NINEBARK	PHYSOCARPUS OPULIFOLIA 'SEWARD'	5 GAL

LAWN

6' VINYL LATTICE TOP FENCE ALONG PERIMETER PROPERTY LINES, COMMON LOTS, AND SIDE LOTS (TYP).

NOTES

1. ALL LANDSCAPE SHALL BE INSTALLED IN ACCORDANCE WITH KUNA CITY ORDINANCE REQUIREMENTS. ALL LOTS WILL COMPLY WITH KUNA CITY ORDINANCE REQUIRING ONE (1) TREE PER LOT (PROVIDED BY BUILDER AND/OR DEVELOPER).
2. ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
3. TREES SHALL NOT BE PLANTED WITHIN THE 10-CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE, STRUCTURES, OR FACILITIES. SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM. 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 WINDOWS (IF PRESENT).
4. NO TREES SHALL IMPEDE THE 40' STREET AND DEPARTURE 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 50' FROM STOP SIGNS.
5. LANDSCAPE AND TREES IN FRONT OF BUILDING LOTS ON INTERIOR STREETS TO BE COMPLETED DURING CONSTRUCTION OF THESE LOTS. TREE LOCATIONS MAY BE ALTERED TO ACCOMMODATE DRIVEWAYS AND UTILITIES. TREES SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UTILITY LINES.
6. PLANT LIST IS REPRESENTATIVE AND SUBJECT TO SUBSTITUTIONS OF SIMILAR SPECIES BY OWNER, 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.

LANDSCAPE CALCULATIONS

LANDSCAPE BUFFER ARE REQUIRED TO BE PLANTED WITH THE FOLLOWING PLANTS PER 100 LINEAR FEET: TWO (2) SHADE TREES, THREE (3) EVERGREEN TREES, AND TWELVE (12) SHRUBS. EACH REQUIRED SHADE TREE MAY BE SUBSTITUTED FOR TWO (2) FLOWERING/ORNAMENTAL TREES.

LOCATION	BUFFER WIDTH	LENGTH	REQUIRED	PROVIDED
S. STROEBEL RD.	25'	1380' / 100' =	28 TREES	28 TREES (21 SHADE TREES + 14 ORNAMENTAL TREES)
			42 EVERGREENS	46 EVERGREENS
			165 SHRUBS	165+ SHRUBS
S. LOCUST GROVE RD.	25'	1190' / 100' =	24 TREES	30.5 TREES (25 SHADE TREES + 11 ORNAMENTAL TREES)
			36 EVERGREENS	39 EVERGREENS
			143 SHRUBS	143+ SHRUBS

LANDSCAPE CALCULATIONS (cont.)

LOCATION	BUFFER WIDTH	LENGTH	REQUIRED	PROVIDED
E. BLOUNT ST. (NORTH)	20'	2370' / 100' =	48 TREES	53.5 TREES (44 SHADE TREES + 19 ORNAMENTAL TREES)
			72 EVERGREENS	73 EVERGREENS
			285 SHRUBS	285+ SHRUBS
E. BLOUNT ST. (SOUTH)	20'	2360' / 100' =	48 TREES	50.5 TREES (43 SHADE TREES + 15 ORNAMENTAL TREES)
			71 EVERGREENS	71 EVERGREENS
			284 SHRUBS	284+ SHRUBS
TOTAL NUMBER OF BUFFER TREES:				421 TREES
TOTAL NUMBER OF COMMON AREA TREES:				392 TREES
TOTAL NUMBER OF TREES				813 TREES

JENSENBELTS ASSOCIATES
Site Planning / Landscape Architecture
1509 Tyrell Lane, Ste 130 Boise, ID 83706
Ph. (208) 343-7975 www.jensenbelts.com

NORTH

MARCH 23, 2020

0' 120' 240' 360'
SCALE 1" = 120'

OWNER OF RECORD	DEVELOPER	PLANNER/CONTACT
TJ JOHNSON	TRILOGY DEVELOPMENT, INC.	SHAWN BROWNLEE
2425 N. LOCUST GROVE RD.	9839 W. CABLE CAR ST.	TRILOGY DEVELOPMENT, INC.
KUNA, IDAHO 83634	BOISE, IDAHO 83709	9839 W. CABLE CAR ST.
		BOISE, IDAHO 83709

LEDGESTONE SOUTH SUBDIVISION

KUNA, ID

PRELIMINARY PLAT LANDSCAPE PLAN

Jace Hellman

From: Jace Hellman
Sent: Wednesday, May 20, 2020 3:11 PM
To: Ada County Engineer; Ada County Highway District; Adam Ingram; Becky Rone - Kuna USPS Addressing; Bob Bachman; Bobby Withrow; Boise Project Board of Control (TRitthaler@boiseproject.org); Brent Moore (Ada County); Cable One t.v.; Central District Health Dept. CDHD; COMPASS; David Reinhart; DEQ (Alicia.martin@deq.idaho.gov); Eric Adolfson; Idaho Power; Idaho Power Easements; 'Idaho Power Easments 2'; Intermountain Gas; ITD; J&M Sanitation - Chad Gordon; Jim Obert; jmcdaniel@adaweb.net; Julie Stanely - Regional Address Mgmt.; Krystal Hinkle; Kuna Postmaster - Marc C. Boyer; Lisa Holland; Megan Leatherman; Nampa Meridian Irrigation District; New York Irrigation; Paul Stevens; Phil Roberts; Planning Mgr: Ada County Development Services; Reggie Edwards; Wendy
Subject: Kuna Planning and Zoning Request for Comment - Case Nos. 20-03-S (Preliminary Plat), 20-01-AN (Annexation) and 20-07-DR (Design Review - Ledgestone South
Attachments: Ledgestone South Agency Packet.pdf

May 20, 2020

Notice is hereby given by the City of Kuna that the following action(s) are under consideration:

File Number & Case Name:	20-01-AN (Annexation),20-03-S (Preliminary Plat) & 20-07-DR (Design Review) – Ledgestone South.
Project Description	Trilogy Development, Inc and Gem State Planning request to annex four parcels consisting of approximately 97 acres into Kuna City Limits with an R-6 (Medium Density Residential) and R-8 (Medium Density Residential) zoning district classification and to subdivide the 97 acres into 437 total lots (393 buildable lots and 44 common lots). The subject sites are located along North Locust Grove Road and future extensions of Ardell Road and Stroebel Road, within Section 18, Township 2 North, Range 1 East; (APNs: S1418123460, S1418123485, S1418427800 and S1418417200).
Site Location	2425 N. Locust Grove Road and Surrounding Parcels (see parcel numbers above)
Applicant	**Trilogy Development, Inc** 9839 W. Cable Car St., Suite 101 Boise, ID 83709 208-895-8858
Representative	**Gem State Planning - Jane Suggs** 9840 W. Overland Road, Suite 120 Boise, ID 83709 208-602-6941 jane@gemstateplanning.com

Exhibit B1

Tentative Public Hearing Date	Tuesday, **July 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.*	

Please let me know if you office needs any additional information.

Thank you,

Jace Hellman
Planner II
751 W 4th St
Kuna, ID 83634
jhellman@kunaid.gov

KUNA
Planning & Zoning

IDAHO TRANSPORTATION DEPARTMENT
P.O. Box 8028
Boise, ID 83707-2028

(208) 334-8300
itd.idaho.gov

April 27, 2020

Shawn Brownlee
Trilogy Development
9839 W. Cable Car St, Suite 101
Boise, ID 83709

RE: Ledgestone South Subdivision – ITD Development Condition Memo

Via Email

Dear Mr. Brownlee,

The Idaho Transportation Department (ITD) has reviewed the Traffic Impact Study (TIS) addendum for the Ledgestone South Subdivision dated April 2020. The development is located east of SH-69 between Hubbard Road and Deer Flat Road. It is not taking direct access off SH-69.

ITD has determined that no improvements to SH-69 are required as long as the development does not alter from what was proposed in the TIS and addendum.

Maintaining safety and mobility for Idaho's motorists is of the utmost importance to ITD. Please let me know if you have any questions. I can be reached by phone at (208) 256-4312 extension #7 or email at erika.bowen@itd.idaho.gov.

Sincerely,

Erika R Bowen
District 3 Traffic Technical Engineer

cc.
Mindy Wallace, ACHD
Troy Behunin, City of Kuna

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

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

RECEIVED
MAY 26 2020
CITY OF KUNA

21 June 2020

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

RE: Ledgestone South, Trilogy Development **20-01-AN, 20-03-S**
642 S Ash St., Kuna 83634
Boise-Kuna Irrigation District **BK-184-A1, 184 A, 187 B**
New York Irrigation District **NY-367-001-00, 367-001-01**
Hubbard Lateral 53+30, 74+00, 74+10, 76+30
Sec. 18, T2N, R1W, BM.

Jace Hellman, Planner II:

There are no Boise Project facilities located on the above-mentioned property, however it does in fact possess a valid water right with two irrigation districts.

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

The developer must contact Boise-Kuna Irrigation District and New York Irrigation District as soon as possible as to who will own and operate the pressurized irrigation system for this development.

Boise Project must receive confirmation from both Irrigation Districts as to who will own and operate the PI system prior to any approval of a drainage and irrigation plan.

.

Exhibit
B2

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
Terri Hasson — Secretary-Treasurer, NYID
File

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: Ledgestone South **Agency: Kuna**

CIM Vision Category: Future Neighborhoods

New households: 393 **New jobs: 0** **Exceeds CIM forecast: Yes**

CIM Corridor: **Locust Grove Rd** 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: **310** Jobs within 1 mile: **24** Jobs/Housing Ratio: **0.08**	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: **4 miles** Nearest fire station: **3.2 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: **1,531 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: **2.4 miles** Nearest public park: **1.4 miles** Nearest grocery store: **1.1 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. It is on the fringe of urban development in an area predominately farmland area, far from employment centers and public transportation. The closest bus service is more than four miles away and ValleyConnect 2.0 does not plan to serve this area.

received
6.5.2020

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 ASSOC
of Southw

Exhibit
B6

CENTRAL DISTRICT HEALTH DEPARTMENT

CENTRAL DISTRICT HEALTH DEPARTMENT
Environmental Health Division

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

Rezone # 20-01-AN

Conditional Use #

Preliminary / Final / Short Plat 20-03-S

Ledgestone South

☐ 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: [signature]

Date: 6 / 2 / 2020

received
6-4-2020

Exhibit
B5

received
5.27.2020

ADA COUNTY
Development Services Department

Richard Beck
Interim 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

Ada County Commissioners
Diana Lachiondo, First District
Patrick Malloy, Second District
Kendra Kenyon, Third District

May 27, 2020

Via Email: jhellman@kunaid.gov

Jace Hellman
Kuna City Hall
751 W 4th Street
Kuna, ID 83634

RE: Ledgestone South Subdivision / 2425 N. Locust Grove Road /
20-01-AN & 20-03-S

Jace,

The City of Kuna has requested feedback regarding a proposed annexation and preliminary plat for the Ledgestone South Subdivision, which would include 393 homes on approximately 97 acres at 2425 N. Locust Grove. The property is located within Kuna's Area of City Impact B, which was approved by Ada County in 2017 as part of an agreement with the City of Kuna that it would be subject to Ada County's Future Land Use map and Comprehensive Plan.

Ada County finds the proposed development to not be in conformance with the Future Land Use map adopted by Ada County for Kuna's Area of City Impact B, as it designates the subject property as *Agriculture (Irrigated)*. The Comprehensive Plan discourages residential development within this designation and lists farmland, cropland, vineyards, pastures, orchards and other low intensity agricultural uses as primary uses.

Additionally, portions of this site are designated as Prime Farmland by the U.S. Department of Agriculture, which are lands that have been identified as having the best combination of physical and chemical characteristics for the production of crops that are still available for farming. As *Goal 2.5b* of the Ada County Comprehensive Plan supports the conservation of prime agricultural land and irrigated farmland, the County would like to see this property preserved for agricultural use, and for urban developments such as this to occur closer to Kuna's downtown, within its Area of City Impact A. The preservation of existing agricultural land is especially important at this time due to the significant loss of farmland the region has experienced due to growth, and the development pressures that continue to affect agricultural lands in the County.

Exhibit
B4

The proposed development will also pre-maturely expand urban land uses in rural areas of Ada County, extending demands for public facilities, services and utilities to areas in which they have not been anticipated by the County. This subdivision will create an increased demand on many County services such as the Sheriff, Paramedics, Coroner, Mosquito Abatement, and others. Allowing this annexation and associated development to proceed will also enable the further annexation of parcels to the east that are further separated from existing services.

Ada County looks forward to continuing to work with Kuna to best develop a workable land use vision within Kuna's Area of City Impact B that balances the need for economic development with an interest in providing efficient public facilities and preserving public and agricultural lands.

Thank you for this opportunity to provide feedback.

Sincerely,

Brent Moore

Brent Moore, MCMP, AICP
Community & Regional Planner
Ada County Development Services

cc: Richard Beck, Interim Director, Ada County Development Services
Jason Boal, Interim Deputy Director, Ada County Development Services
Mark Perfect, Planning & Zoning Administrator, Ada County Development Services

received
5.27.2020

STATE OF IDAHO
DEPARTMENT OF
ENVIRONMENTAL QUALITY

1445 North Orchard • Boise, ID 83706 • (208) 373-0550

Brad Little, Governor
John H. Tippets, Director

May 28, 2020

Jace Hellman, Planner II
Kuna Planning & Zoning
751 W 4th St
Kuna, ID 83634

RE: Ledgestone South Subdivision 20-01-AN, 20-03-S, and 20-07-DR

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.

Exhibit
B3

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. **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#2020AEK132

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*

Deb McGrath, *Director of Federal and State Programs*

Jim Obert, *Administrator of IT and Major Projects*

Kelly Schamber, *Special Education Director*

Allison Westfall, *Director of Communications*

July 8, 2020

Subject: Ledgestone South 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 255 school aged children based on our calculation of .65 students per household, which is the Ada County standard calculation. Approval of the Ledgestone South Subdivision will affect enrollments at the following schools:

Anticipated 2020-21	Enrollment	Capacity
Silver Trail Elementary	477	600
Fremont Middle School	576	730
Kuna High School	1350	1500
Swan Falls High School	450	500

As you notice from the above numbers, Silver Trail Elementary School and Fremont Middle School currently have capacity. Kuna High School will have capacity due to the opening of Swan Falls High School this fall.

We are aware of additional proposed subdivisions in the Silver Trail Elementary and Fremont 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

Exhibit B7

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

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

MEMORANDUM

Date: 19 June 2020

From: Paul A. Stevens, P.E.

To: Wendy Howell, Planning and Zoning Director

RE: 20-01-AN (Annexation),20-03-S (Preliminary Plat) & 20-07-DR (Design Review) – Ledgestone South.

The 20-01-AN (Annexation),20-03-S (Preliminary Plat) & 20-07-DR (Design Review) – Ledgestone South. Request dated 20 May 2020 has been reviewed. The application provides a preliminary plat, a narrative explaining the developers vision for the subdivision, a landscape plan, and various explanatory maps and pictures. These comments apply to the preliminary plat and the rezone as they affect public works infrastructure. Landscaping, population density, parking requirements, emergency access, intense pedestrian and vehicular traffic and similar topics are evaluated by the Planning and Zoning Department. Review and evaluation of civil design drawings is accomplished separately, when received.

These comments may be expanded or refined based on future land-use actions. The following comments apply considering current, effective requirements:

1. **General**
   a. Ledgestone South. Subdivision is zoned by ADA County as RR. The site is approximately 97 acres. The rezone requests changing the zoning to R-6/R-8, medium density residential. The preliminary plat contains 393 residential lots and 44 common lots. The proposed net density is 5.65 Dwelling Units per Acre (DUA).
   b. Typical dwelling units are reckoned at approximately 3.18 people per household. At this rate the projected population for this subdivision will be approximately 1742.8 people or 18 people per acre.
   c. A commensurate impact on the City of Kuna's pressurized irrigation, sewer, and water utilities will result.
   d. A commensurate impact to traffic volumes and densities will follow.
   e. Access to Ledgestone South Subdivision is shown as two access points on S. Stroebel Road. Additional access points will be developed as road infrastructure improvements are extended to the east side of the project.
   f. It is imperative that E. Ardell Road is preserved as an unhindered, through road.
   g. While a walking path and other areas for outside activities are incorporated into the project, connection to the City of Kuna pathways is not yet available.
   h. A plan approval letter will be required if this project affects any local irrigation districts.
   i. Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties. Grading plans are required for the subdivision.
   j. Where lots have to be stair stepped to accommodate grades, the privacy fence must be on the high side of the lot's property line such that privacy is actually achieved.

Exhibit B8

k. State the vertical datum used for elevations on all drawings. A local grid is not acceptable. All elevations must be state plane coordinate system elevations.
l. Provide engineering certification on all final engineering drawings.

2. Inspection Fees

a. An inspection fee will be levied for City inspection of water, sewer and irrigation facilities construction associated with this development. The current inspection fee is $1.00 per lineal foot of sewer, water and pressure irrigation pipe. Payment is due and payable prior to City's approval of final construction plans.
b. The developer shall retain a qualified responsible, Idaho registered professional engineer to provide sufficient inspection to certify to DEQ that the project was completed in accordance with approved plans and specifications and to provide accurate as-built (record) drawings to the City. IDAPA 10.01.02 lists the professional engineer's project responsibilities.
c. The developer's engineer and the City's inspector are permitted to coordinate inspections.

3. Right-of-Way

a. Ledgestone South Subdivision will impact travel on S. Stroebel Road, E. Ardell Road, & E. Hubbard Road.
a. All street construction must meet or exceed ACHD and City of Kuna development standards.
b. Sufficient right-of-way for existing and future classified streets shall be provided pursuant to City & ACHD standards.
c. Approaches onto classified streets must comply with ACHD approach policies.
d. Sidewalk, curb and gutter, street widening and any related storm drainage facilities, consistent with city code and policies, shall be provided in connection with property development.
e. All city mainlines crossing proposed lots, running along the back of lots and sides of lots shall have easements that allow the City of Kuna to access and maintain the utilities.

4. Sanitary Sewer & Potable Water

a. It is recommended that this application be conditioned to conform to the sewer and water master plans as applicable.
b. The applicant's property is presently uninhabited, is not connected to City services and is subject to connection fees for the ultimate connected sewer load and water demand as provided in the City's Standard Tables. City Code (6-4-2) requires connection to the City sewer system for all sanitary sewer needs. City Code (6-4-2X) requires connection to City water services.
c. City code 5-16-3: B.2 states that applicant shall extend public sewer and water to each parcel when water and sewer are available within three hundred (300) feet of the parcels.
d. All sewer and water infrastructure must meet or exceed City of Kuna requirements.
e. Water and sewer flow models will be required to verify adequate water supply and fire suppression and sewage removal. The Developer shall be responsible for developing the infrastructure model modifications. Currently the City of Kuna is utilizing Keller Associates for this function.
f. Sewer and water connection fees apply to each lot containing a home or other facility.
g. Ledgestone South Sewage is anticipated to flow to Patagonia Lift Station. The sewage is subsequently lifted at Danskin Lift Station. **Neither lift station can support this project as currently configured.** The developer may be asked to participate in the cost to develop additional capacity. Improvements may include the lift station, force and gravity sewer mainlines.
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. All existing wells shall be abandoned in accordance with Idaho Department of Water Resources (IDWR) requirements. Documentation shall be provided to the City of Kuna.

5. Pressurized Irrigation

a. It is recommended that this application be conditioned to conform to the Pressure Irrigation Master Plan.
b. The applicant's property is not connected to the City's pressurized irrigation system. Relying on drinking water for irrigation purposes conflicts with City Code (6-4-2).
c. Condition this project to require connection and annexation to the City's Pressurized Irrigation system.
d. All pressurized irrigation infrastructure shall meet or exceed City of Kuna standards.
e. Pressurized irrigation valves shall be easily accessible by the lot using the irrigation service.
f. Annexation into the municipal irrigation district and pooling of water rights is a requirement of the final plat approval. This site is served by Boise Kuna Irrigation District.
g. Existing irrigation ditches (supply & drain) must be relocated as needed and as approved by the irrigation ditch company/users.
h. Pressurized irrigation flow model will be required to verify adequate pressurized irrigation supply.
i. All residential, common lots and open areas with irrigation are required to connect to the pressurized irrigation system and to pay the associated connection fee.

6. Grading and Storm Drainage

a. Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties. Slopes shall not be steeper than 3:1 on lots adjacent to a street or common lot and no steeper than 4:1 for lots with common rear lot lines.
b. Provide a grading and drainage plan which supports and maintains all upstream drainage rights and all downstream irrigation delivery rights as they presently exist for this property.
c. The City of Kuna relies on the ACHD Stormwater Policy Manual to establish the requirements for design of private storm water disposal systems.
d. Provide a storm water disposal & treatment plan which accounts for increased storm water runoff volumes. Provide detailed drawings of drainage & treatment facilities with supporting calculations for review and approval.
e. Runoff from public right-of-way is regulated by ACHD. On site storm water retention shall be reviewed by the City Engineer in conjunction with the Civil Engineering construction improvements review.

7. As-Built Drawings

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

8. Property Description

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

Project/File: **Ledgestone South Subdivision/ KPP19-0009/ 20-01-AN/20-07-DR/20-03-S**
This is an annexation and rezone application to annex 97 acres with an R-6 and R-8 zoning district and a preliminary plat application to develop 393 buildable lots and 44 common lots on 97 acres.

Lead Agency: City of Kuna

Site address: 2425 N. Locust Grove Road

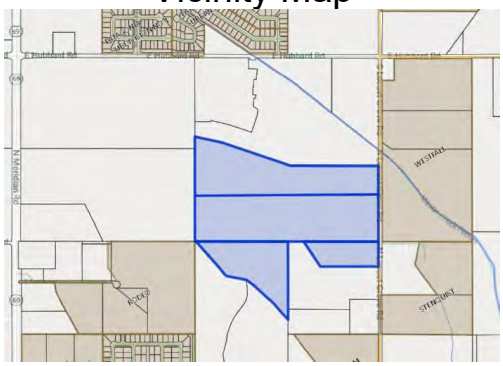
Staff Approval: August 3, 2020

Applicant: Trilogy Development, Inc.
9839 W. Cable Car Street, Suite 101
Boise, ID 83709

Representative: Jane Suggs
Gem State Planning
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 of an annexation and rezone application to annex 96.6 acres with a R-6 and R-8 zoning district and 0.4 acres with an R-6 zoning district totaling 97 acres. The applicant is also requesting approval of a preliminary plat application to develop 393 buildable lots and 44 common lots on 96.6 acres.

   The City of Kuna's Future Land Use Map 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 (Ada County)	RUT
East	Rural Urban Transition (Ada County)	RUT
West	Commercial	C-1

3. **Site History:** ACHD has not previously reviewed this site.

4. **Adjacent Development:** The following developments are pending or underway in the vicinity of the site:

- Patagonia Subdivision, consisting of 470 single-family residential lots, located north of this site was approved by ACHD in October 2014 and is in various stages of development.
- Ledgestone Subdivision, consisting of 253 single-family residential lots, located directly north of the site, was approved by ACHD in January 2019.

5. **Transit:** Transit services are not available to serve this site.

6. **New Center Lane Miles:** The proposed development includes 4.28 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 SH-69 (Meridian Road) and Hubbard Road is listed in the CIP to be widened to 6-lanes on the north leg, 5-lanes on the south, 4-lanes east, and 3-lanes on the west leg, and signalized between 2031 and 2035.
   - The intersection of Lake Hazel Road and Locust Grove Road is listed in the CIP to be reconstructed as a single lane roundabout to be widened to 3-lanes on the north leg, 2-lanes on the south, 2-lanes east, and 3-lanes on the west leg with a westbound bypass right turn bypass lane between 2026 and 2030.

12. **Roadways to Bikeways Master Plan:** ACHD's Roadways to Bikeways Master Plan (BMP) was adopted by the ACHD Commission in May of 2009 and was update in 2018. The plan seeks to implement the Planned Bicycle Network to support bicycling as a viable transportation option for Ada County residents with a wide range of ages and abilities, maintain bicycle routes in a state of good repair in order to ensure they are consistently available for use, promote awareness of existing bicycle routes and features and support encouragement programs and to facilitate coordination and cooperation among local jurisdictions in implementing the Roadways to Bikeways Plan recommendations.

    The BMP identifies Locust Grove Road abutting the site as a Level 2 facility and the new east-west and north-south MSM collector roads as Level 1 facilities. The applicant will construct the new collectors consistent with the MSM and the Roadways to Bikeways Master plan.

B. Traffic Findings for Consideration

1. **Trip Generation:** This development is estimated to generate 3,710 additional vehicle trips per day (10 existing); 393 additional vehicle trips per hour in the PM peak hour (1 existing), based on the traffic impact study.

2. **Traffic Impact Study**
   WHPacific prepared a traffic impact study for the proposed Ledgestone Subdivision. An executive summary of the findings **as presented by WHPacific can found in 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.

   a. Policy
   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

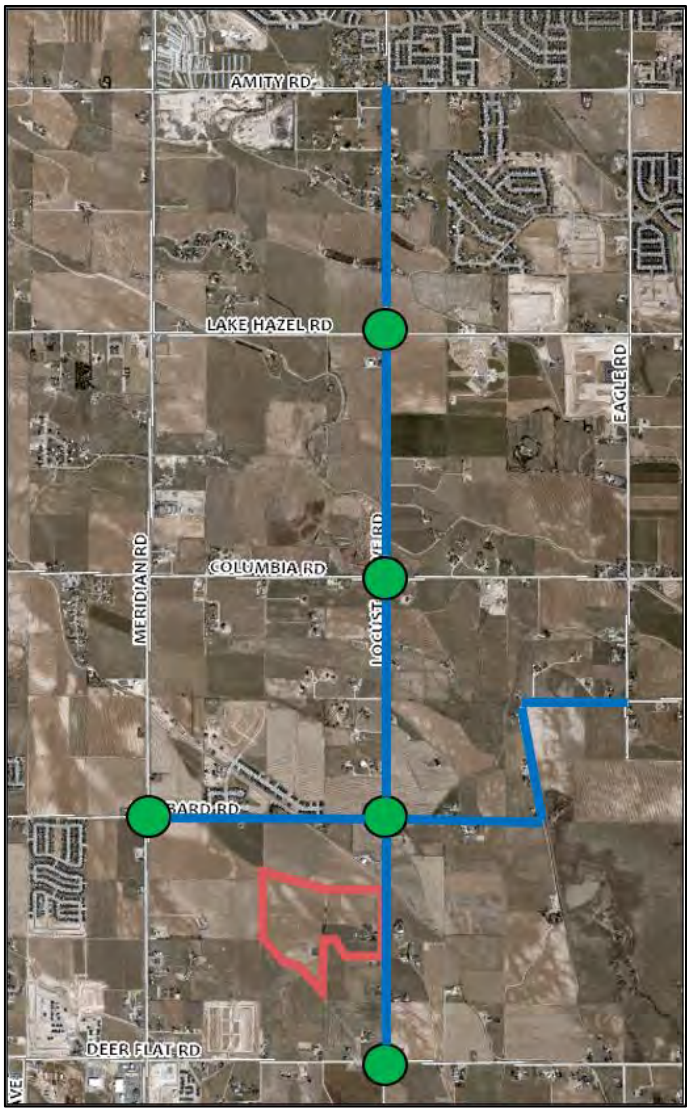
measures to avoid or reduce the impact to the system. To be considered adequate, measures should be specific and feasible. Mitigation may also include:

- 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.

Level of Service Planning Thresholds: District Policy 7206.4.1 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.



Intersections (green circle) and Roadway Segments (blue lines) analyzed in the TISS

Staff Comments/Recommendations: Staff has reviewed the submitted traffic impact study (TIS) and generally agrees with the findings and recommendations. The TIS notes that all roadway segments and intersections meet ACHD's minimum operational thresholds for the existing traffic conditions.

The TIS recommends improvements to Hubbard Road from SH-69 to Locust Grove Road and from Locust Grove Road to Eagle Road. However, the site traffic is less than 10% of the 2025 total traffic. Therefore, no improvements are required for this segment of Hubbard Road consistent with District's Level of Service Planning Thresholds policy, 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 recommends the following improvements for the roadway segments that exceed ACHD thresholds for the 2025 background and 2025 total traffic. The percentage of site traffic for the 2025 total traffic is noted.

- Locust Grove Road
  - Deer Flat to Hubbard (17%) - Continuous center turn lane

- Hubbard to Columbia (13%) - 2 through lanes in each direction with a center turn lane
- Lake Hazel to Amity (13%) - 2 through lanes in each direction with a center turn lane
- Columbia Road to Lake Hazel Road (18%) – Continuous center turn lane

The roadway segments that are anticipated to exceed ACHD's acceptable level of service thresholds are not scheduled for improvements in ACHD's IFYWP or CIP, with the exception of Locust Grove Road from Lake Hazel Road to Amity Road which is listed in the draft CIP to be widened to 3-lanes and is anticipated to adopted in August 2020. The TIS notes that this segment of Locust Grove Road meets the level of service planning thresholds for a 3-lane minor arterial for the 2025 background traffic, but exceeds the thresholds the 2025 total traffic and should be widened to 5-lanes to mitigate the 2025 total traffic. The TIS notes that there are 254 existing PM peak hour trips for this segment of Locust Grove Road; allowing an additional 321 PM peak hour trips on this segment of Locust Grove Road before reaching ACHD's acceptable level of service planning threshold of 575 PM peak hour trips for a 2-lane minor arterial roadway and 466 PM peak hour trips for a 3-lane minor arterial roadway. Apex Northwest Subdivision has proposed to enter a Cooperative Development Agreement to widen a portion of this segment of Locust Grove Road to 3-lanes abutting their site. If this segment of Locust Grove Road is not widened to 3-lanes prior to ACHD's approval of the final plat or plan that contains the 322nd building lot, then the applicant will need to recommend alternative mitigation measures in an updated traffic impact study prior to ACHD's plan approval and signature on the final plat that contains the 322nd building lot. Additional widening or improvements to Locust Grove may not be feasible since there is not enough right-of-way for the recommended improvements to be made at this time. As an alternative, the applicant may stop final platting and wait for ACHD to make the improvements.

All roadway segments listed above are located off-site with the exception of a portion of Locust Grove Road from Deer Flat Road to Hubbard Road that abuts the site. The TIS recommends that this segment of Locust Grove Road be widened to 3-lanes for the 2025 background traffic, and subsequently the 2025 total traffic. Consistent with District policy for Level of Service Planning Thresholds, the applicant should be required to improve this segment of Locust Grove Road since the site's peak hour trips are greater than 10% of the 2025 total traffic. However, this improvement may infeasible since there is not enough right-of-way for the recommended improvements to be made at this time on this segment. Therefore, staff recommends that the applicant be required to recommend alternative mitigation measures in an updated traffic impact study prior to ACHD's approval of the final plat or plan that contains the 301st building lot since there is not enough right-of-way to widen this segment of Locust Grove Road to 3-lanes. As an alternative, the applicant may stop final platting and wait for ACHD to make the improvements.

The TIS recommended widening Locust Grove Road from Columbia Road to Lake Hazel Road to 3-lanes to mitigate the 2025 total traffic. However, the TIS notes that this segment of Locust Grove Road is only anticipated to be over the acceptable level of service planning thresholds by 16 peak hour trips for the 2025 total traffic. Therefore, staff recommends that no improvements be required with this development application. Improvements for this segment of Locust Grove Road may be required in the future based on findings of future traffic impact studies.

The TIS recommends widening Locust Grove Road from Hubbard Road to Columbia Road to 3-lanes to mitigate the 2025 background traffic and widen to 5-lanes to mitigate the 2025 total traffic. Consistent with District policy for Level of Service Planning Thresholds, the applicant should be required to improve this segment of Locust Grove Road since the site's peak hour trips are greater than 10% of the 2025 total traffic. However, this improvement is infeasible at this time as there is currently not enough right-of-way for the recommended improvements to be made at this time. Therefore, staff recommends that the applicant be required to recommend alternative mitigation measures in an updated traffic impact study prior to ACHD's approval of the final plat or plan that contains the 301st building lot.

The TIS recommends the following improvements for the intersections that exceed ACHD thresholds for the 2025 background and 2025 total traffic. The percentage of site traffic for the 2025 total traffic is noted.

- Hubbard Road/Locust Grove Road (16.7%)– Traffic Signal with left turn lanes on all approaches.
- Columbia Road/Locust Grove Road (11.4%) – Traffic Signal with left turn lanes on all approaches.
- Lake Hazel Road/Locust Grove Road (8.9%) – Traffic Signal with left and right turn lanes on all approaches.

The site traffic is less than 10% of the 2025 total traffic at the intersection of Lake Hazel Road and Locust Grove Road. Therefore, no improvements are required for this segment of Hubbard Road consistent with District's Level of Service Planning Thresholds policy, 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.

Ledgestone Subdivision has been required to convert the Locust Grove Road/Hubbard Road intersection to an all-way stop control intersection prior to plan approval and ACHD's signature on the final plat that contains the 225th lot. The applicant should coordinate the installation of the traffic signal if it is proposed to be installed before converting the intersection to an all-way stop control intersection.

The TIS recommends installing a traffic signal and left turn lanes on all approaches at Hubbard Road/Locust Grove Road and Columbia Road/Locust Grove Road to mitigate the 2025 background traffic and 2025 total traffic. These intersections are not listed in the CIP or IFYWP. Prior to ACHD's signature on the final plat which contains the 301st building lot the applicant should be required to submit an updated traffic impact study to staff for review for the Locust Grove Road/Columbia Road intersection and the Locust Grove Road/Hubbard Road intersection.

The peak hour trip counts for improvement thresholds for intersections and roadway segments were not originally included in the TIS. The peak hour trip thresholds for the installation of signals at the study intersections were higher than the thresholds noted above, however, there are several developments proposed in the area and there is substantial growth proposed. Therefore, the peak hour traffic thresholds for improvements was reduced to ensure the intersections are improved when necessary.

To verify the assumptions of the TIS and to ensure that improvements are made when necessary to serve the site the application should be required to submit an updated traffic impact study prior to ACHD signature on the final plat that contains the 301st building lot. The updated TIS should include all of the study area intersections and roadway segments included in the original study. A shoulder hour analysis should be provided per ACHD policy 7106.7.3 for all offsite roadway segments. Additional improvements may be required based on the findings of the updated traffic impact study.

The applicant should construct a dedicated southbound right-turn lane on Locust Grove Road at Ardell Road when Ardell Road is constructed to intersect Locust Grove Road, as recommended by the TIS.

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
Hubbard Road (SH-69 to Locust Grove Rd)	0-feet	Minor Arterial	47	Better than "D"
Hubbard Road (Locust Grove to Eagle Rd)	0-feet	Minor Arterial	19	Better than "D"
Locust Grove Road (Deer Flat to Hubbard)	1,440-feet	Minor Arterial	101	Better than "D"
Locust Grove Road (Hubbard to Columbia)	0-feet	Minor Arterial	71	Better than "D"
Locust Grove Road (Columbia to Lake Hazel)	0-feet	Minor Arterial	142	Better than "D"
Locust Grove Road (Lake Hazel to Amity)	0-feet	Minor Arterial	254	Better than "D"

* Acceptable level of service for a two-lane minor arterial is "E" (575 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 Hubbard Road between SH-69 and Locust Grove Road was 628 on 8/7/2018.
- The average daily traffic count for Hubbard Road east of Locust Grove Road was 561 on 10/17/2018.
- The average daily traffic count for Locust Grove Road between Hubbard Road and Deer Flat Road was 1,127 on 8/7/2018.
- The average daily traffic count for Locust Grove Road between Hubbard Road and Columbia Road was 1,009 on 8/7/2018.
- The average daily traffic count for Locust Grove Road between Columbia Road and Lake Hazel Road was 2,049 on 8/7/2018.
- The average daily traffic count for Locust Grove Road between Lake Hazel Road and Amity Road was 2,582 on 10/16/2018.

C. Findings for Consideration.

1. Hubbard Road/Locust Grove Road Intersection

The traffic impact study notes that the Hubbard Road/Locust Grove Road intersection will exceed acceptable LOS "E" and will need to be improved with an interim signal. To verify the assumptions of the traffic impact study and to ensure that improvements are made when warranted; staff has recommended that an updated traffic impact study be provided with future phases, which includes an updated analysis of the Hubbard Road/Locust Grove Road intersection. The updated traffic impact study should be submitted prior to ACHD's signature on the final plat which contains the 301st lot.

If the updated traffic impact study shows that the Hubbard Road/Locust Grove Road intersection will exceed acceptable LOS "E" and that signal warrants are met, then the applicant will be required to install an interim signal prior to ACHD's signature on the final plat which contains the

301st lot. Additionally, the applicant will need to obtain plan approval and enter into a signal agreement with ACHD.

The signal agreement should include requirements that the intersection be designed as a 3 X 3 intersection with three 12-foot wide travel lanes: one receiving lane, one dedicated left turn lane, and one thru/right lane on each approach; that the applicant is responsible for all costs associated with the hardware, design, and installation of the interim signal, and that interim improvements are not eligible for reimbursement by ACHD.

In order to ensure the Hubbard Road/Locust Grove Road intersection will be improved when warranted, the following items must be in place prior to plans acceptance for the final plat which necessitates the improvement based on the findings of the updated traffic impact study:

- Signal Agreement
- Full design and approved plans for the intersection

2. Columbia Road/Locust Grove Road Intersection

The traffic impact study notes that the Columbia Road/Locust Grove Road intersection will exceed acceptable LOS “E” and will need to be improved with an interim signal. To verify the assumptions of the traffic impact study and to ensure that improvements are made when warranted; staff has recommended that an updated traffic impact study be provided with future phases, which includes an updated analysis of the Columbia Road/Locust Grove Road intersection. The updated traffic impact study should be submitted prior to ACHD's signature on the final plat which contains the 301st lot.

If the updated traffic impact study shows that the Columbia Road/Locust Grove Road intersection will exceed acceptable LOS “E” and that signal warrants are met then the applicant will be required to install an interim signal prior to ACHD’s signature on the final plat which contains the 301st lot. Additionally, the applicant will need to obtain plan approval and enter into a signal agreement with ACHD.

The signal agreement should include requirements that the intersection be designed as a 3 X 3 intersection with three 12-foot wide travel lanes: one receiving lane, one dedicated left turn lane, and one thru/right lane on each approach; that the applicant is responsible for all costs associated with the hardware, design, and installation of the interim signal, and that interim improvements are not eligible for reimbursement by ACHD.

In order to ensure the Columbia Road/Locust Grove Road intersection will be improved when warranted, the following items must be in place prior to plans acceptance for the final plat which necessitates the improvement based on the findings of the updated traffic impact study:

- Signal Agreement
- Full design and approved plans for the intersection

3. Locust Grove Road

a. Existing Conditions: Locust Grove Road is improved with 2-travel lanes and no curb, gutter or sidewalk abutting the site. There is 58-feet of right-of-way for Locust Grove Road (26-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 Policy 7205.2.1 & 7205.5.2 states that the standard 3-lane street section shall be 46-feet (back-of-curb to back-of-curb) within 70 feet of right-of-way. This width typically accommodates a single travel lane in each direction, a continuous center left-turn lane, and bike lanes.

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 Locust Grove Road is designated in the MSM as a Residential Arterial with 3-lanes and on-street bike lanes, a 46-foot street section within 74-feet of right-of-way.

c. **Applicant Proposal:** The applicant has proposed to dedicate additional right-of-way to total 40-feet from the centerline of Locust Grove Road abutting the site and improve Locust Grove Road abutting the site with pavement widening to 21-feet from centerline of the roadway, vertical curb, a 5-foot wide planter strip, and 8-foot wide concrete sidewalk within right-of-way with 1-foot of right-of-way behind sidewalk.

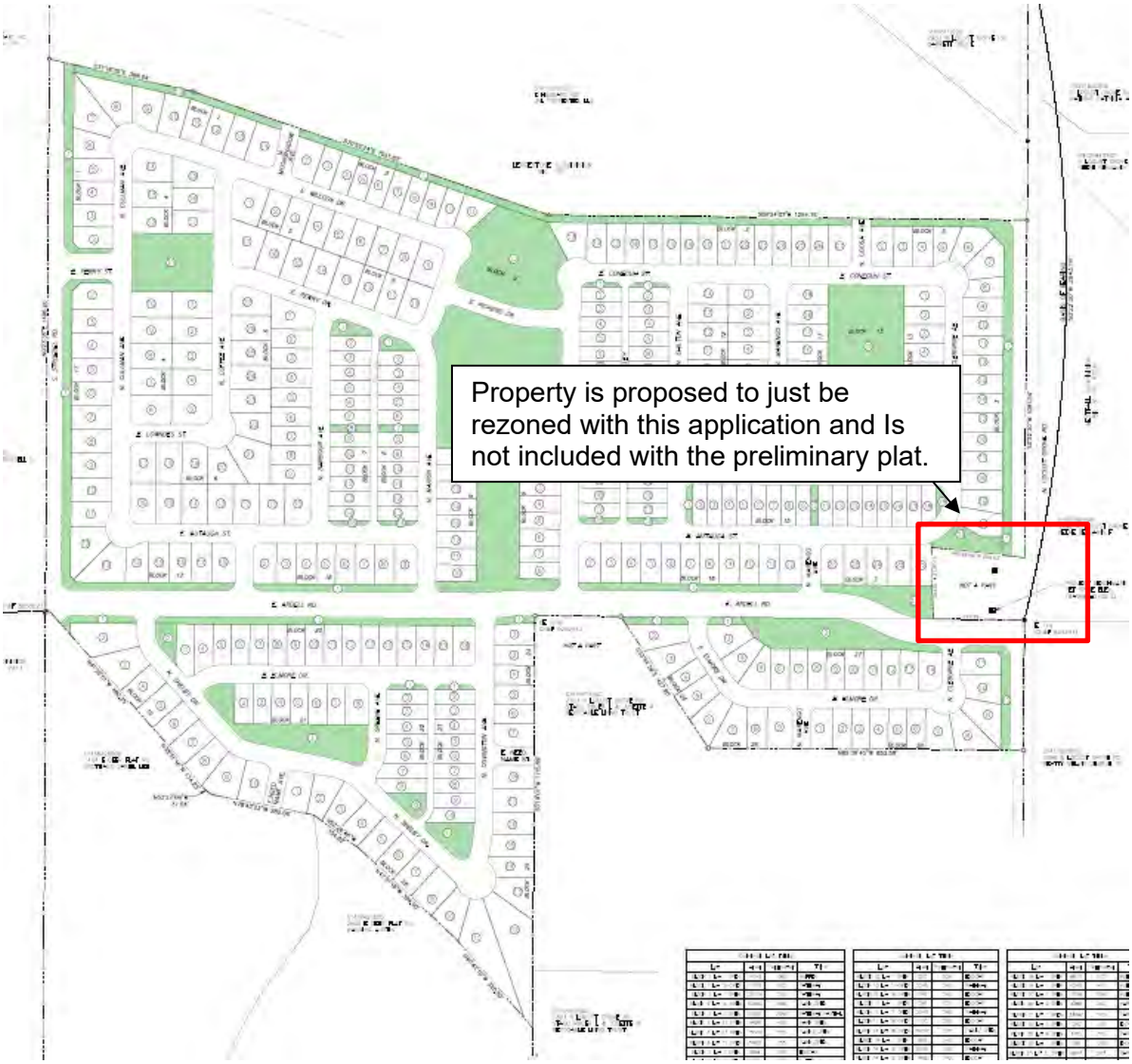
d. **Staff Comments/Recommendations:** Locust Grove Road is not centered on the section line and varies between 1 to 2 feet. Consistent with the adjacent developments, frontage improvements and right-of-way dedication along Locust Grove Road should be measured from section line.

The applicant's proposal to construct Locust Grove Road as ½ of a 46-foot wide street section with vertical curb gutter and an 8-foot wide detached concrete sidewalk abutting the site exceeds ACHD policy which requires right-of-way dedication, pavement widening and the construction of sidewalks on arterial roadways.

At a minimum the applicant should be required to improve Locust Grove Road with pavement widening to 17-feet from the centerline of the roadway plus a 3-foot wide gravel shoulder, borrow ditch and 5-foot wide concrete sidewalk located 30-feet from section line adjacent to the entire site. Dedicate right-of-way to total a minimum of 37-feet from section line and provide a sidewalk easement extending 2-feet behind the back of sidewalk for all sidewalk located outside the dedicated right-of-way. The applicant should be required to construct a northbound dedicated left-turn lane at Ardell Road.

If the applicant chooses to fully improve Locust Grove Road abutting the site as proposed then it should be improved as ½ of a 46-foot street section with vertical curb, gutter, a minimum 6-foot wide planter strip and 8-foot wide concrete sidewalk, consistent with the MSM. The applicant should dedicate right-of-way to total 48.5-feet from section line of Locust Grove Road abutting the site.

The 0.4 acre residential parcel abutting the site and Locust Grove Road is included with this rezoning application, but is not included with the preliminary plat application. Typically, rezoning applications do not require abutting site improvements, however, staff recommends that this segment of Locust Grove Road abutting the 0.4 acre parcel be improved consistent with the improvements for Locust Grove Road on either to the north and south of the parcel with the Ledgestone South development, construct sidewalk and dedicate additional right-of-way so there is not a gap in improvements on Locust Grove Road.



The applicant should be required to construct a southbound dedicated right-turn lane on Locust Grove Road at Ardell Road when Ardell Road is constructed to intersect Locust Grove Road, consistent with the TIS recommendations.

If street trees are desired within the planter strips, then 8-foot wide planter strips should be provided.

Compensation will not be provided for the right-of-way dedication or improvements since this segment of Locust Grove Road is not scheduled in the IFYWP or listed in the CIP.

4. Ardell Road

a. Existing Conditions: There are no collector roadways within the site.

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.

Half Street Policy: District Policy 7207.2.2 required improvements shall consist of pavement widening to one-half the required width, including curb, gutter and concrete sidewalk (minimum 5-feet), plus 12-feet of additional pavement widening beyond the centerline established for the street to provide an adequate roadway surface, with the pavement crowned at the ultimate centerline. A 3-foot wide gravel shoulder and a borrow ditch sized to accommodate the roadway storm runoff shall be constructed on the unimproved side.

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, collector street requirements, and specific roadway features required through development. A new collector roadway was identified on the MSM with the street typology of Residential Collector. The new collector roadway should intersect Locust Grove Road at the half-mile between Hubbard Road and Deer Flat Road and continue through the property stubbing to the west. The Residential Collector typology as depicted in the Livable Street Design Guide recommends a 2-lane roadway with bike lanes, and on street parking, a 36-foot street section within 50 to 70-feet of right-of-way.

c. **Applicant Proposal:** The applicant has proposed to construct Ardell Road to intersect Locust Grove and extend it through the site to the west and stub it to the west property line. The applicant has proposed to construct Ardell Road as a 46-foot wide street section with 3-lanes, vertical curb, gutter and attached 5-foot wide concrete sidewalk within 70-feet of right-of-way.

d. **Staff Comments/Recommendations:** The applicant's proposal exceeds District policy and the MSM which requires a 36-foot wide residential collector street section with curb, gutter and a 5-foot wide detached (or 7-foot wide attached) concrete sidewalk. At a minimum, the applicant should be required to construct Ardell Road as a 36-foot wide street section with

vertical curb, gutter, and a 5-foot wide detached (or 7-foot wide attached) concrete sidewalk consistent with the MSM. The applicant should be required to dedicate right-of-way from 2-feet behind the back of sidewalk on each side. For detached sidewalk, 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 that extends from the right-of-way line to 2-feet behind the back of sidewalk.

The 0.4 acre residential parcel abutting the site and the future Ardell Road is included with this rezoning application, but is not included with the preliminary plat application. Typically, rezoning applications do not require abutting site improvements, however, staff recommends that this segment of Ardell Road abutting the 0.4 acre parcel be improved consistent with the improvements for Ardell Road to the west of the parcel with the Ledgestone South development, construct sidewalk and dedicate additional right-of-way so there is not a gap in improvements on Ardell Road.

If street trees are desired, an 8-foot wide planter strip should be required.

5. Stroebel Road

a. Existing Conditions: There are no collector roadways within the site.

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.

Half Street Policy: District Policy 7206.2.2 required improvements shall consist of pavement widening to one-half the required width, including curb, gutter and concrete sidewalk (minimum 5-feet), plus 12-feet of additional pavement widening beyond the centerline established for the street to provide an adequate roadway surface, with the pavement crowned at the ultimate centerline. A 3-foot wide gravel shoulder and a borrow ditch sized to accommodate the roadway storm runoff shall be constructed on the unimproved side.

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, collector street requirements, and specific roadway features required through development. A new collector roadway was identified on the MSM with the street typology of Residential Collector. The new collector roadway should intersect Locust Grove Road at the half-mile between Hubbard Road and Deer Flat Road and continue through the property stubbing to the west. The Residential Collector typology as depicted in the Livable Street Design Guide recommends a 2-lane roadway with bike lanes, and on street parking, a 36-foot street section within 50 to 70-feet of right-of-way.

c. **Applicant Proposal:** The applicant has proposed to dedicate 42-feet of right-of-way abutting the site's west property for Stroebel Road and construct Stroebel Road from Ardell Road and stub it to the site's north property line. The applicant has proposed to construct Stroebel Road as ½ of a 36-foot wide street section with vertical curb, gutter, bike lanes, a 5-foot wide planter strip and 8-foot wide concrete sidewalk on the east side of the road with an additional 12-feet of pavement widening beyond the centerline of the road with a 3-foot wide gravel shoulder and borrow ditch on the unimproved side within right-of-way.

d. **Staff Comments/Recommendations:** The applicant's proposal is consistent with the MSM and meets District policy and should be approved, as proposed, except for the proposed 5-foot wide planter strip. For detached sidewalk, the applicant should be required to provide a minimum 6-foot wide planter strip, or 8-foot wide planter strip if street trees are desired. The applicant's proposal to construct an 8-foot wide sidewalk exceeds the District's policy which requires a 5-foot wide detached sidewalk or 7-foot wide attached sidewalk. At a minimum, the applicant should be required to construct a 5-foot wide detached concrete sidewalk or 7-foot wide attached concrete sidewalk.

6. Internal Local Roads

a. **Existing Conditions:** There are no local roadways within the site. There is one local road, Moonshadow Avenue, that is proposed to stub to the site's north property line. This stub street is not constructed yet and was approved as part of ACHD's action on Ledgestone Subdivision directly north of the site.

b. **Policy:**

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

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

Standard Urban Local Street—33-foot Street Section and Right-of-way Policy: District Policy 7207.5.2 states that the standard street section shall be 33-feet (back-of-curb to back-of-curb) for developments with any buildable lot that is less than 1 acre in size. This street section

shall include curb, gutter, and minimum 5-foot wide concrete sidewalks on both sides and shall typically be constructed within 47-feet of right-of-way.

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

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

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

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

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

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

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

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 continue Moonshadow Avenue into the site. The applicant has proposed to construct the internal local streets as 36-foot wide street sections with curb, gutter and attached 5-foot wide concrete sidewalks within 50-feet of right-of-way.

The applicant has proposed to construct the entry portion of Perry Street as a 50-foot wide street section with two 21-foot wide travel lanes, an 8-foot wide landscaped island, curb, gutter and attached 5-foot wide concrete sidewalks within 70-feet of right-of-way.

The applicant has proposed to construct 8 knuckles.

d. Staff Comments/Recommendations: The applicant's proposal meets District policy and should be approved, as proposed. The applicant may reduce the right-of-way width to 2-feet behind the back of sidewalk. If street trees are desired, 8-foot wide planter strips are required. The applicant or homeowners association should enter into a license agreement with ACHD for any landscaping proposed to be located within the island.

7. Alleys

a. Existing Conditions: There are no alleys within the site.

b. Policy:

New Alley Policy: District Policy 7210.3.1 requires the minimum right-of-way width for all new residential alleys shall be a minimum of 16-feet or a maximum of 20-feet. If the residential alley is 16-feet in width building setbacks required by the land use agency having jurisdiction shall provide sufficient space for the safe backing of vehicles into the alley (see Section 7210.3.3). The minimum right-of-way width for all new commercial or mixed-use alleys shall be 20-feet. All alleys shall be improved by paving the full width and length of the right-of-way.

Dedication of clear title to the right-of-way and the improvement of the alley, and acceptance of the improvement by the District as meeting its construction standards, are required for all alleys contained in a proposed development.

Alley Length Policy: District Policy 7210.3.2 states that alleys shall be no longer than 700-feet in length. If the lead land use agency having jurisdiction requires a shorter block length, the alley shall be no longer than the agency's required block length.

Alley Parking & Setbacks Policy: District Policy 7210.3.3 states that parking within the alley right-of-way is prohibited. "No Parking" signs are required to be installed by the developer. The signs should be located at the alley/street intersections. Parking which is entered from the alley shall be designed so the minimum clear distance from the back of the parking stall to the opposite side of the alley is 20-feet for all perpendicular parking.

Setbacks for structures taking access from the alley should be closely coordinated with the lead land use agency. The setbacks shall either discourage parking within the alley (where it may partially block or occur within the right-of-way) or allow adequate area for one perpendicular parking pad. In order to discourage parking, building setbacks shall be minimal from the alley right-of-way line, while still achieving the required 20-feet of back-up space from a garage or

other parking structure to the opposite side of the alley (i.e. 4-foot setback + 16-foot alley= 20-feet for back-up space).

Alley Intersections and Offsets Policy: District policy 7210.3.7 states that alleys should intersect public streets at each end. In specific circumstances as outlined in the policies below, the District may consider allowing an alley to intersect a public street at only one end. A 90-degree angle of intersection shall be designed where practical. In no case shall the intersecting angle be less than 75-degrees, as measured from centerline of intersecting street. An access to an alley shall be located a minimum of 50-feet from the nearest street (measured centerline to centerline).

Alley/Local Street Intersections Policy: District Policy 7210.3.7.2 states that alleys may intersect all types of local streets including minor local streets. Alleys shall generally be designed with a curb cut type approach when intersecting a local street. Alleys shall generally intersect streets in the middle of the block equally offsetting the intersecting streets. Alleys shall either align with alley/street intersections or provide a minimum 100-foot offset (measured centerline to centerline) from other local street intersections. For alley intersections with local streets, the District may consider a reduced offset if the lead land use agency's required lot size allows for shorter buildable lots.

c. Applicant Proposal: The applicant has proposed to construct several alleys:

- A 530-foot long alley extending from Perry Drive to Autauga Street,
- A 665-foot long alley extending from Conecuh Street to Autauga Street,
- A 700-foot long alley extending from Chilton Avenue to Cleburne Avenue,
- A 390-foot long alley extending from Elmore Drive to Shelby Drive.

The applicant has proposed to construct the alleys with 16-feet of pavement with rolled curb and gutter within 20-feet of right-of-way.

d. Staff Comments/Recommendations: The applicant's proposal meets District policy and should be approved, as proposed, except for the proposed curb and gutter that exceeds District policy. At a minimum, the applicant should be required to pave the entire width and length of the right-of-way for the alleys. The applicant should be required to install "NO PARKING" signs at the alley/street intersections.

8. Roadway Offsets

a. Existing Conditions: There are no roadways within the site.

b. Policy:

Collector Offset Policy: District policy 7205.4.3 states that optimum spacing for new unsignalized collector roadways intersecting minor arterials is 1,320-feet as identified in Table 1a (7205.4.6).

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).

District policy 7206.4.2 states that the preferred spacing for new collectors intersecting existing collectors is ¼ mile to allow for adequate signal spacing and alignment.

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 Ardell Road, a collector roadway, to intersect Locust Grove Road, a minor arterial roadway, 2,640-feet south of Hubbard Road.

The applicant has proposed to construct several local roads to intersect Ardell Road, a collector roadway.

- Cleburne Avenue 200-feet west of Locust Grove Road,
- Elmore Drive 307-feet west of Marengo Avenue,
- Escambia Avenue 230-feet east of Covington Avenue,
- Marion Avenue 156-feet west of Covington Avenue,
- Shelby Drive 265-feet west of an unnamed local road

The applicant has proposed to construct Strobel Road, a collector roadway, to intersect Ardell Road 250-feet west of Shelby Drive.

d. Staff Comments/Recommendations: The applicant's proposal to construct Ardell Road to intersect Locust Grove Road and Stroebel Road to intersect Ardell Road meets District policy and should be approved, as proposed.

The applicant's proposal to construct the local roadways intersecting Ardell Road does not meet the District's policy which states that new local streets intersecting a collector roadway should align or offset a minimum of 330-feet. The applicant should be required to construct all local roads intersecting Ardell Road to align or offset a minimum of 330-feet.

9. Stub Streets

a. Existing Conditions: There is one local street, Moonshadow Avenue, proposed to stub to the site's north property line. The stub street is not constructed yet and was approved as part of ACHD's action on Ledgestone Subdivision directly north of the site.

b. Policy:

Stub Street Policy: District policy 7206.4.3 (collector) and 7207.2.4.3 (local) 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 (local), 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." Or that "THIS IS A DESIGNATED COLLECTOR ROADWAY. THIS STREET WILL BE EXTENDED AND WIDENDED 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: 7206.2.4 (collector) and 7207.2.4.4 (local) requires that the design and construction for cul-de-sac streets shall apply to temporary dead end streets. The temporary cul-de-sac shall be paved and shall be the dimensional requirements of a standard cul-de-sac. The developer shall grant a temporary turnaround easement to the District for those portions of the cul-de-sac which extend beyond the dedicated street right-of-way. In the instance where a temporary easement extends onto a buildable lot, the entire lot shall be

encumbered by the easement and identified on the plat as a non-buildable lot until the street is extended.

c. **Applicant Proposal:** The applicant as proposed to construct Stroebel Road to stub to the site's north property line at the northwest corner.

   The applicant has also proposed to construct Ardell Road to stub to the site's west property line and intersect Stroebel Road. The applicant has proposed to construct the following local roadways to stub to the site's south property line:

   - Marengo Avenue 600-feet to the west of the east property line.
   - An unnamed local road 610-feet east of the west property line.

   The applicant has proposed to construct the following local roadways to stub to the site's north property line:

   - Coosa Avenue, 410-feet west of the site's 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 install at sign at the terminus of the Ardell Road and Stroebel Road stating that "THIS IS A DESIGNATED COLLECTOR ROADWAY. THIS STREET WILL BE WIDENED AND EXTENDED IN THE FUTURE." The applicant should be required to install a sign at the terminus of the local roads stating that "THIS ROAD WILL BE EXTENDED IN THE FUTURE."

   The applicant should be required to construct a temporary cul-de-sac consistent with the District's dimensional requirements for a standard cul-de-sac at the terminus of Stroebel Road 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.

10. Traffic Calming

a. **Speed Control and Traffic Calming Policy** (Local)**:** 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:** There are several long sections of local roadways proposed within the development, which are greater than 750-feet in length and will need to be redesigned to reduce the length or the roadways or to include the use of passive design elements. The following roadways should be redesigned:

   - Wilcox Drive
   - Cullman Avenue
   - Autuaga Street
   - Shelby Drive
   - Escambia Avenue
   - Conecuh Street

Stop signs, 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.

11. 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.

12. 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.

13. Other Access

Locust Grove Road is classified as a minor arterial roadway, Ardell Road and Stroebel Road are classified as collector roadways. Other than the access specifically approved with this application, direct lot access is prohibited to these roadways and should be noted on the final plat.

D. Site Specific Conditions of Approval

1. Redesign the following roadways to reduce the length of the roadways or to include the use of passive design elements and submit a revised preliminary plat showing the redesigned roadways for review and approval prior to ACHD's signature on the first final plat.

- Wilcox Drive
- Cullman Avenue
- Autuaga Street
- Shelby Drive
- Escambia Avenue
- Conecuh Street

Stop signs, Speed humps/bumps and valley gutter will not be accepted as traffic calming.

2. Submit a revised preliminary plat showing the revised local roads intersecting Ardell Road to align or off offset a minimum of 330-feet for review and approval prior to ACHD's signature on the first final plat

3. Prior to ACHD's signature on the final plat which contains the 301st building lot the submit a revised traffic impact study. The updated TIS should include all of the study area intersections and roadway segments included in the original study. A shoulder hour analysis should be provided per ACHD policy 7106.7.3 for all offsite roadway segments. Additional improvements may be required based on the findings of the updated traffic impact study.

4. Prior to ACHD's signature on the final plat which contains the 301st building lot the applicant should be required to submit an updated traffic impact study. The updated traffic impact study shall include, at a minimum, a signal warrant analysis for the Hubbard Road/Locust Grove Road intersection. Additional improvements for future phases may be required based on the findings of the future updated traffic impact studies.

If it is determined through the updated traffic impact study that improvements are needed at the Hubbard Road/Locust Grove Road intersection, then install an interim signal within the existing right-of-way at the Hubbard Road/Locust Grove Road intersection.

Enter into a signal agreement with ACHD for the installation of the interim signal at the Hubbard Road/Locust Grove Road intersection. The signal agreement shall include that the intersection be designed to provide a 3 X 3 intersection with three 12-foot wide travel lanes: one receiving lane, one dedicated left turn lane, and one thru/right lane on each approach; that the applicant is responsible for all costs associated with the hardware, design, and installation of the interim signal, and that interim improvements are not eligible for reimbursement by ACHD.

In order to ensure the Hubbard Road/Locust Grove Road intersection will be improved when warranted, the following items must be in place prior plans acceptance for the final plat which contains the 301st building lot:

- Signal Agreement
- Full design and approved plans for the intersection

5. Prior to ACHD's signature on the final plat which contains the 301st building lot the applicant should be required to submit an updated traffic impact study. The updated traffic impact study shall include, at a minimum, a signal warrant analysis for the Columbia Road/Locust Grove Road intersection. Additional improvements for future phases may be required based on the findings of the future updated traffic impact studies.

If it is determined through the updated traffic impact study that improvements are needed at the Columbia Road/Locust Grove Road intersection, then install an interim signal within the existing right-of-way at the Columbia Road/Locust Grove Road intersection.

Enter into a signal agreement with ACHD for the installation of the interim signal at the Columbia Road/Locust Grove Road intersection. The signal agreement shall include that the intersection be designed to provide a 3 X 3 intersection with three 12-foot wide travel lanes: one receiving lane, one dedicated left turn lane, and one thru/right lane on each approach; that the applicant is responsible for all costs associated with the hardware, design, and installation of the interim signal, and that interim improvements are not eligible for reimbursement by ACHD.

In order to ensure the Columbia Road/Locust Grove Road intersection will be improved when warranted, the following items must be in place prior plans acceptance for the final plat which contains the 301st building lot:

- Signal Agreement
- Full design and approved plans for the intersection

6. Dedicate additional right-of-way to total a minimum of 37-feet from the centerline of Locust Grove Road abutting the site.

7. Improve Locust Grove Road abutting the site with additional pavement widening to total 17-feet from the section line and construct a 5-foot wide detached concrete sidewalk and locate it a minimum of 30-feet from the section line. Detached sidewalk located outside of the right-of-way may be placed in a permanent right-of-way easement.

8. If the applicant chooses to fully improve Locust Grove Road abutting the site, it should be improved as ½ of a 46-foot wide 3-lane residential arterial street section with vertical curb, gutter, and a 5-foot wide detached concrete sidewalk (or 7-foot attached) consistent with the MSM. If street trees are desired, an 8-foot wide planter strip should be provided. Detached sidewalk located outside of the right-of-way may be placed in a permanent right-of-way easement.

9. If the applicant chooses to improve Locust Grove Road abutting the 0.4 acre parcel that is proposed to be rezoned with this development application, it should be improved consistent with the improvements on Locust Grove Road with the Ledgestone South development to the north and south of the parcel. If street trees are desired, an 8-foot wide planter strip should be provided.

10. Construct a dedicated southbound right-turn lane on Locust Grove Road at Ardell Road when Ardell Road is constructed to intersect Locust Grove Road.

11. Construct Ardell Road to intersect Locust Grove Road, a minor arterial roadway, 2,640-feet south of Hubbard Road, as proposed.

12. Construct Ardell Road as a 36-foot wide street section with vertical curb, gutter, and a 5-foot wide detached (or 7-foot wide attached) concrete sidewalk. Dedicate right-of-way for the street to 2-feet behind the back of sidewalk on each side. For detached sidewalk, 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 that extends from the right-of-way line to 2-feet behind the back of sidewalk. If street trees are desired, an 8-foot wide planter strip is required.

13. If the applicant chooses to fully improve Ardell Road abutting the 0.4 acre parcel that is proposed to be rezoned with this development application, it should be improved consistent with the improvements on Ardell Road to the west of the 0.4 acre parcel with the Ledgestone South development. If street trees are desired, an 8-foot wide planter strip should be provided.

14. Construct Stroebel Road along the west property line to intersect Ardell Road, as proposed.

15. Dedicate 42-feet of right-of-way abutting the site's west property for Stroebel Road, as proposed.

16. Construct Stroebel Road from Ardell Road and stub the street to the site's north property line, as proposed.

17. Construct Stroebel Road as ½ of a 36-foot wide street section with vertical curb, gutter, bike lanes, a minimum of 5-foot wide detached (7-foot attached) concrete sidewalk on the east side of the road with an additional 12-feet of pavement widening beyond the centerline of the road with a 3-foot wide gravel shoulder and borrow ditch on the unimproved side within right-of-way, as proposed. Dedicate right-of-way for the street to 2-feet behind the back of sidewalk. For detached sidewalk, 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 that extends from the right-of-way line to 2-feet behind the back of sidewalk. If street trees are desired, an 8-foot wide planter strip is required.

18. Construct all local roads intersecting Ardell Road to align or offset at least 330-feet from any other road.

19. Construct one collector roadway, Stroebel Road, to stub to the site's north property line at the northwest corner and the site's south property line at the southwest corner, as proposed. Install at sign at the terminus of the roadway stating that "THIS IS A DESIGNATED COLLECTOR ROADWAY. THIS STREET WILL BE WIDENED AND EXTENDED IN THE FUTURE."

20. Construct one collector roadway, Ardell Road, to stub to the site's west property line at the site's southwest corner, as proposed. Install at sign at the terminus of the roadway stating that "THIS IS A DESIGNATED COLLECTOR ROADWAY. THIS STREET WILL BE WIDENED AND EXTENDED IN THE FUTURE."

21. Construct a temporary cul-de-sac at the terminus of Stroebel Road. 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.

22. Construct the following local roadways to stub to site's the south property line, as proposed:

- Marengo Avenue 600-feet to the west of the east property line.
- An unnamed local road 610-feet east of the west property line.

23. Construct the following local roadways to stub to the site's north property line, as proposed:

- Coosa Avenue, 410-feet west of the site's east property line.

24. Install a sign at the terminus of the local road stub streets stating that "THIS ROAD WILL BE EXTENDED IN THE FUTURE."

25. Continue Moonshadow Avenue into the site, as proposed.

26. Construct the internal local streets as 36-foot wide street sections with curb, gutter and attached 5-foot wide concrete sidewalks within 50-feet of right-of-way, as proposed. If street trees are desired, 8-foot wide planter strips are required.

27. Construct the entry portion of Perry Street as a 50-foot wide street section with two 21-foot wide travel lanes, an 8-foot wide landscaped island, curb, gutter and attached 5-foot wide concrete sidewalks within 70-feet of right-of-way, as proposed. The center landscape island should be platted as right-of-way owned by ACHD. The applicant or homeowners association should enter into a license agreement with ACHD for any landscaping proposed to be located within the island. The applicant may reduce the right-of-way width to 2-feet behind the back of sidewalk. If street trees are desired, 8-foot wide planter strips are required.

28. Construct 8 knuckles, as proposed.

29. Construct the following alleys, dedicate 20-feet of right-of-way for the alleys and pave the alleys their entire width and length, as proposed:

- A 530-foot long alley extending from Perry Drive to Autauga Street
- A 665-foot long alley extending from Conecuh Street to Autauga Street
- A 700-foot long alley extending from Chilton Avenue to Cleburne Avenue
- A 390-foot long alley extending from Elmore Drive to Shelby Drive

30. Install "NO PARKING" signs at the alley/street intersections.

31. Other than the access specifically approved with this application, direct lot access is prohibited to Locust Grove Road, Ardell Road and Stroebel Road and should be noted on the final plat.

32. 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.

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

34. 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

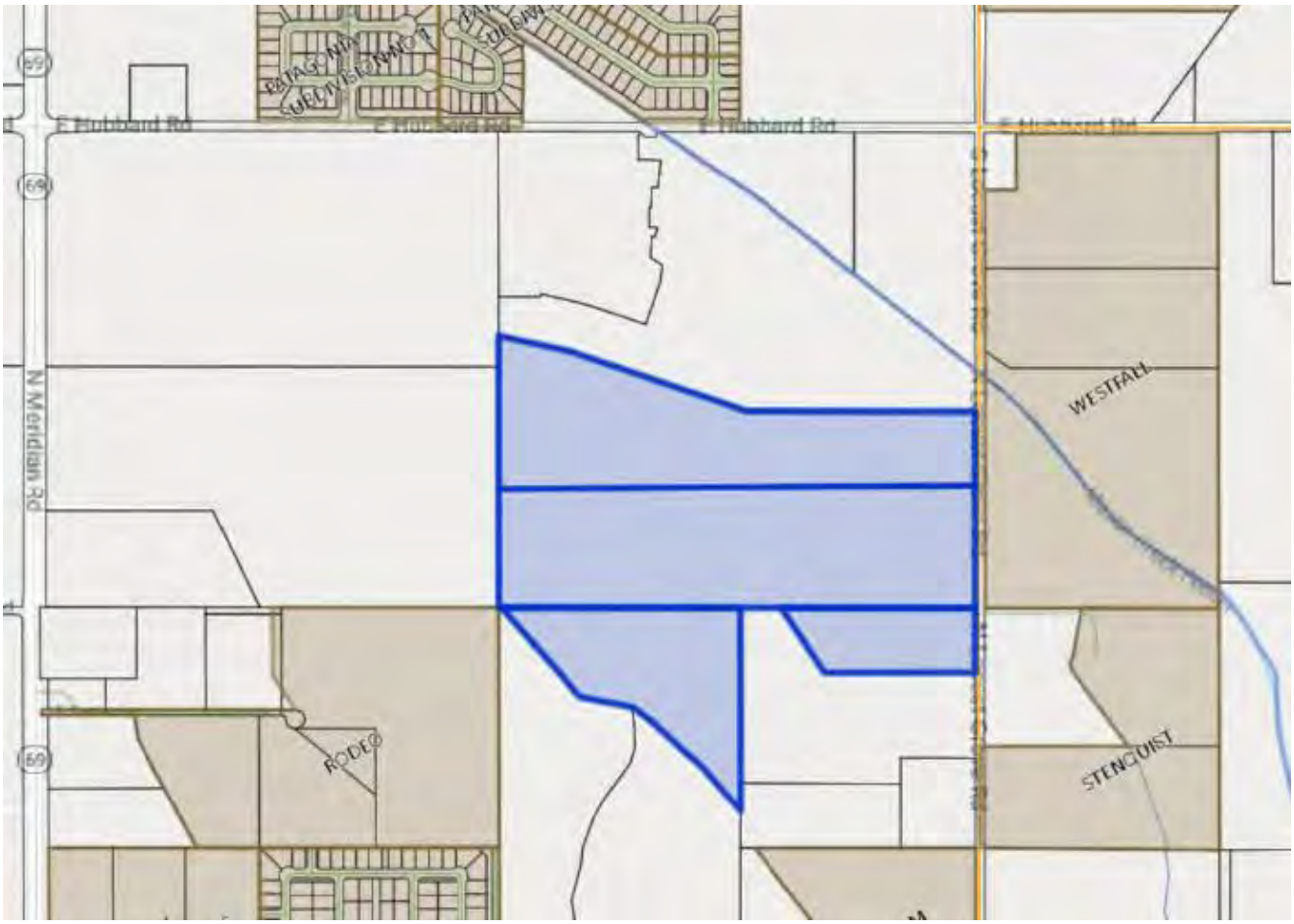
1. The proposed site plan is approved, if all of the Site Specific and Standard Conditions of Approval are satisfied.

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. TIS Executive Summary
4. Utility Coordinating Council
5. Development Process Checklist
6. Request for Reconsideration Guidelines **OR** Appeal Guidelines

VICINITY MAP



SITE PLAN

TIS Executive Summary

October 23, 2019

EXECUTIVE SUMMARY

This study was prepared in accordance with the ADA County Highway District's (ACHD's) requirements for a Traffic Impact Study listed in Section 7106 of the current *ACHD Policy Manual*. It evaluates the traffic impacts associated with the Ledgestone South Subdivision in Kuna, ID. The study area, scope and specific analysis parameters and requirements are the result of an Area of Influence Review performed by the Community Planning Association of Southwest Idaho (COMPASS) and discussion with ACHD. The study's principal findings and recommendations are summarized below.

Proposed Development

1.0 Ledgestone Subdivision is a proposed development consisting of 431 single-family dwelling units on a 95.95 acre parcel located south of Hubbard Road, between Meridian Road (SH 69) and Locust Grove Road located in Ada County, Idaho.

2.0 The development is planned to be constructed over a period of approximately six years, or to the year 2025. Due to the short duration of buildout, an interim evaluation was not required by ACHD.

3.0 The proposed development is expected to generate 4,069 daily trips, 319 AM peak hour trips and 427 PM peak hour trips.

4.0 The primary roadway network serving this proposed subdivision includes the following roadway segments and intersections:

Intersections:

- Hubbard Road and SH69 (Meridian Road)
- Locust Grove Road and Deer Flat Road
- Locust Grove Road and Hubbard Road
- Locust Grove Road and Columbia Road
- Locust Grove Road and Lake Hazel Road
- All site access points

Segments:

- Hubbard Rd between SH69 and Locust Grove Rd
- Hubbard Rd between Locust Grove Rd and Eagle Rd
- Locust Grove Rd between Deer Flat Rd and Hubbard Rd
- Locust Grove Rd between Hubbard Rd and Columbia Rd
- Locust Grove Rd between Columbia Rd and Lake Hazel Rd
- Locust Grove Rd between Lake Hazel Rd and Amity Rd
- All internal collectors

Primary access to the site will be provided via S. Stroebel Road, constructed along the ½ mile alignment, between Meridian Road and Locust Grove Road and an easterly access on Locust Grove Road.

Proposed Mitigation for Existing Traffic

5.0 For the existing traffic conditions analyzed with the existing roadway lane configuration, all study area roadways meet ACHD's minimum operational thresholds. No roadway improvements are needed to mitigate existing traffic.

October 23, 2019

6.0 For the existing traffic conditions analyzed with the existing intersection control and lane configuration, all study area intersections meet ACHD's minimum operational thresholds. No intersection improvements are needed to mitigate the existing traffic.

2025 Background Conditions

1.6 REVISIONS

Per ACHD Policy, the target LOS threshold for roadway segments is LOS E for Principal and Minor Arterial. Five of the six roadway segments do not meet this desired operational threshold under 2025 background conditions. Table 6R2 summarizes the LOS for the roadway segments. The recommended improvements are as follows:

- Hubbard Road, SH69 to Locust Grove Road
  - Continuous LT lane, two through lanes each direction.
- Hubbard Road, Locust Grove Road to Eagle Road
  - Continuous LT lane.
- Locust Grove Road, Deer Flat Road to Hubbard Road
  - Continuous LT lane.
- Locust Grove Road, Hubbard Road to Columbia Road
  - Continuous LT lane.
- Locust Grove Road, Lake Hazel Road to Amity Road
  - Continuous LT lane, two through lanes each direction.

These modifications will be assumed under subsequent roadway segment analyses.

Table 6R2 – Roadway Segment LOS – 2025 Background Traffic (replaces original Table 6/6R)

Roadway Segment	Functional Class	No. of Thru Lanes	Left-Turn Treatment	Threshold Volume		AM Peak Hour Major Direction		PM Peak Hour Major Direction	
				LOS D	LOS E	Vol (vph)	LOS	Vol (vph)	LOS
Hubbard Rd, SH69 to Locust Grove Rd	Minor Arterial	1	No LT Lane	540	575	1093	> E	468	< D
Hubbard Rd, SH69 to Locust Grove Rd	***Minor Arterial***	***2***	***Continuous LT Lane***	***1395***	***1540***	***1093***	***< D***	***468***	***< D***
Hubbard Rd, Locust Grove to Eagle	Minor Arterial	1	No LT Lane	540	575	537	< D	625	> E
Hubbard Rd, Locust Grove to Eagle	***Minor Arterial***	***1***	***Continuous LT Lane***	***675***	***720***	***537***	***< D***	***625***	***< D***
Locust Grove Rd, Deer Flat to Hubbard	Minor Arterial	1	No LT Lane	540	575	193	< D	591	> E
Locust Grove Rd, Deer Flat to Hubbard	***Minor Arterial***	***1***	***Continuous LT Lane***	***675***	***720***	***193***	***< D***	***591***	***< D***
Locust Grove Rd, Hubbard to Columbia	Minor Arterial	1	No LT Lane	540	575	627	> E	243	< D

Locust Grove Rd, Hubbard to Columbia	***Minor Arterial***	***1***	***Continuous LT Lane***	***675***	***720***	***627***	***< D***	***243***	***< D***
Locust Grove Rd, Columbia to Lake Hazel	Minor Arterial	1	No LT Lane	540	575	330	< D	484	< D
Locust Grove Rd, Lake Hazel to Amity	Minor Arterial	1	No LT Lane	540	575	403	< D	721	> E
Locust Grove Rd, Lake Hazel to Amity	***Minor Arterial***	***2***	***Continuous LT Lane***	***1395***	***1540***	***403***	***<D***	***721***	***<D***

Each intersection in the study area was evaluated under the 2025 background traffic volumes, existing traffic controls and lane configurations. Per ACHD Policy, the target LOS threshold for intersections are a maximum overall volume to capacity (v/c) ratio of 0.90 and 1.0 per lane group. Table 7R2 summarized the LOS results. The recommended improvements are as follows:

- Hubbard Road and Locust Grove Road
  - Traffic Signal
- Columbia Road and Locust Grove Road
  - Traffic Signal
- Lake Hazel and Locust Grove Road
  - Traffic Signal, all approach right-turn lanes

These modifications will be assumed under subsequent roadway segment analyses.

Table 7R2 – Intersection Traffic Operations – 2025 Background Traffic (replaces original Table 7)

Intersection	Traffic Control Lane Group	AM LOS/Delay/v/c	PM LOS/Delay/v/c
Hubbard Rd/ SH69	Traffic Signal	C/25.1	C/27.5
	Eastbound	C/30.1/0.614	D/46.8/0.293
	Westbound	C/33.0/0.385	E/78.7/0.724
	Northbound	C/28.4/0.890	C/27.6/0.344
	Southbound	B/14.6/0.378	C/34.8/0.948
Deer Flat/ Locust Grove	TWSC	NR	NR
	Eastbound	A/7.7/0.06	A/8.9/0.07
	Westbound	A/8.2/0.00	A/7.5/0.00
	Northbound	C/18.7/0.19	C/22.2/0.12
	Southbound	C/13.8/0.14	E/43.0/0.81
Hubbard/ Locust Grove	TWSC	NR	NR
	Eastbound	B/10.2/0.41	A/8.3/0.06
	Westbound	A/9.3/0.04	A/9.2/0.24
	Northbound	Out of range	Out of range
	Southbound	Out of range	F/1062.3/3.12
Hubbard/Locust Grove	***Traffic Signal***	***B/14.1***	***C/33.5***
	Eastbound	***A/9.2/0.322***	***D/39.7/0.793***
	Westbound	***A/9.8/0.53***	***D/35.3/0.931***
	Northbound	***D/37.8/0.784***	***C/32.5/0.241***
	Southbound	***C/34.6/0.376***	***D/39.0/0.864***
Columbia Rd/ Locust Grove	AWSC	F/60.8	F/116.3
	Eastbound	F/101.3/1.13	C/20.1/0.58
	Westbound	B/13.5/0.40	F/208.0/1.39
	Northbound	B/13.8/0.37	B/12.8/0.16
	Southbound	B/13.4/0.35	F/53.1/0.95
Columbia Rd/Locust Grove	***Traffic Signal***	***B/19.1***	***C/28.2***
	Eastbound	***B/11.1/0.218***	***C/32.3/0.765***
	Westbound	***B/17.7/0.205***	***C/22.1/0.802***
	Northbound	***D/37.1/0.822***	***C/23.9/0.131***
	Southbound	***C/33.9/0.543***	***C/33.6/0.922***
	AWSC	F/86.4	F/254.2

2025 Total Conditions

Two of six roadway segments do not meet desired operational thresholds under 2025 site plus background conditions. Table 9R2 summarizes the LOS for the roadway segments. The recommended improvements are as follows:

- Locust Grove Road, Hubbard Road to Columbia Road
  - Two through lanes each direction.
- Locust Grove Road, Columbia Road to Lake Hazel Road
  - Continuous LT lane.

Table 9R2 - Roadway Segment LOS – 2025 Site Plus Background Traffic (replaces original Table 9/9R)

Roadway Segment	Functional Class	No. of Thru Lanes	Left-Turn Treatment	Threshold Volume		AM Peak Hour Major Direction		PM Peak Hour Major Direction	
				LOS D	LOS E	Vol (vph)	LOS	Vol (vph)	LOS
Hubbard Rd, SH69 to Locust Grove Rd	Minor Arterial	2	Continuous LT Lane	1395	1540	1125	< D	575	< D
Hubbard Rd, Locust Grove to Eagle	Minor Arterial	1	Continuous LT Lane	675	720	573	< D	666	< D
Locust Grove Rd, Deer Flat to Hubbard	Minor Arterial	1	Continuous LT Lane	675	720	242	< D	712	< D
Locust Grove Rd, Hubbard to Columbia	Minor Arterial	1	Continuous LT Lane	675	720	723	> E	250	< D
Locust Grove Rd, Hubbard to Columbia	***Minor Arterial***	***2***	***Continuous LT Lane***	***1395***	***1540***	***723***	***< D***	***250***	***< D***
Locust Grove Rd, Columbia to Lake Hazel	Minor Arterial	1	No LT Lane	540	575	426	< D	591	< E
Locust Grove Rd, Columbia to Lake Hazel	***Minor Arterial***	***1***	***Continuous LT Lane***	***675***	***720***	***426***	***< D***	***591***	***< D***
Locust Grove Rd, Lake Hazel to Amity	Minor Arterial	2	Continuous LT Lane	1395	1540	466	<D	828	<D

Each intersection in the study area was evaluated under the 2025 Site Plus Background traffic conditions with existing traffic controls and lane configurations, or with the proposed improvements to mitigate 2025 background traffic. Table 10R2 summarizes these LOS results. The northbound approach at Hubbard Road and Stroebel performs at LOS F for AM peak conditions. This can be typical for minor street stop-controlled approaches to heavily traveled roadways. As the v/c ratio at this location is below 1.0, further mitigation at this location is not recommended. All other intersections perform at an acceptable LOS and v/c ratios.

Table 10R2 – Intersection Traffic Operations – 2025 Site Plus Background Traffic (replaces original Table 10/10R)

Intersection	Traffic Control Lane Group	AM LOS/Delay/v/c	PM LOS/Delay/v/c
Hubbard Rd/ SH69	Traffic Signal	C/33.5	C/32.9
	Eastbound	C/26.1/0.423	D/54.5/0.215
	Westbound	D/38.2/0.406	E/76.4/0.685
	Northbound	D/37.6/0.919	D/37.6/0.419
	Southbound	C/31.1/0.518	D/39.2/0.947
Deer Flat/ Locust Grove	TWSC	NR	NR
	Eastbound	A/7.7/0.06	A/8.9/0.07
	Westbound	A/8.2/0.00	A/7.5/0.00
	Northbound	C/18.7/0.20	C/21.8/0.17
	Southbound	B/14.9/0.18	E/42.7/0.81
Hubbard/Locust Grove	Traffic Signal	C/24.6	D/39.5
	Eastbound	C/22.6/0.492	D/39.2/0.617
	Westbound	C/24.2/0.050	E/65.5/0.969
	Northbound	C/34.3/0.847	C/34.6/0.354
	Southbound	C/29.2/0.321	D/44.0/0.912
Columbia/Locust Grove	Traffic Signal	C/28.5	D/38.1
	Eastbound	C/31.1/0.728	D/43.3/0.903
	Westbound	C/25.8/0.245	D/35.3/0.788
	Northbound	C/33.6/0.849	C/26.7/0.056
	Southbound	C/28.8/0.468	D/42.5/0.949
Lake Hazel/ Locust Grove	Traffic Signal	C/34.3	D/39.5
	Eastbound	D/39.4/0.855	C/34.3/0.597
	Westbound	C/29.2/0.258	D/44.8/0.860
	Northbound	D/39.3/0.904	C/32.8/0.516
	Southbound	C/31.1/0.664	D/52.2/0.950
Stroebel/ Hubbard	TWSC	NR	NR
	Eastbound	NR	NR
	Westbound	B/11.5/0.02	A/8.9/0.03
	Northbound	F/112.9/0.85	D/25.2/0.28
Locust Grove/ East Access (South of Rio Vallegas)	TWSC	NR	NR
	Eastbound	B/12.1/0.20	C/18./0.25
	Northbound	A/7.7/0.00	A/9.4/0.02
	Southbound	NR	NR

Ada County Utility Coordinating Council

Developer/Local Improvement District
Right of Way Improvements Guideline Request

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

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

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

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

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

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

Development Process Checklist

Items Completed to Date:

☒Submit a development application to a City or to Ada County

☒The City or the County will transmit the development application to ACHD

☒The ACHD **Planning Review Section** will receive the development application to review

☒The **Planning Review Section** will do one of the following:

☐Send a **"No Review"** letter to the applicant stating that there are no site specific conditions of approval at this time.

☒Write a **Staff Level** report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.

☐Write a **Commission Level** report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.

Items to be completed by Applicant:

☐For **ALL** development applications, including those receiving a **"No Review"** letter:

- The applicant should submit one set of engineered plans directly to ACHD for review by the **Development Review Section** for plan review and assessment of impact fees. (Note: if there are no site improvements required by ACHD, then architectural plans may be submitted for purposes of impact fee assessment.)
- The applicant is required to get a permit from Construction Services (ACHD) for ANY work in the right-of-way, including, but not limited to, driveway approaches, street improvements and utility cuts.

☐Pay Impact Fees prior to issuance of building permit. Impact fees cannot be paid prior to plan review approval.

DID YOU REMEMBER:
Construction (Non-Subdivisions)
☐ **Driveway or Property Approach(s)**

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

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

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

Construction (Subdivisions)
☐ **Sediment & Erosion Submittal**

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

☐ **Idaho Power Company**

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

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

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: Ledgestone South **Agency: Kuna**

CIM Vision Category: Future Neighborhoods

New households: 393 **New jobs: 0** **Exceeds CIM forecast: Yes**

CIM Corridor: **Locust Grove Rd** 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: **310** Jobs within 1 mile: **24** Jobs/Housing Ratio: **0.08**	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: **4 miles** Nearest fire station: **3.2 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: **1,531 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: **2.4 miles** Nearest public park: **1.4 miles** Nearest grocery store: **1.1 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. It is on the fringe of urban development in an area predominately farmland area, far from employment centers and public transportation. The closest bus service is more than four miles away and ValleyConnect 2.0 does not plan to serve this area.

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

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.

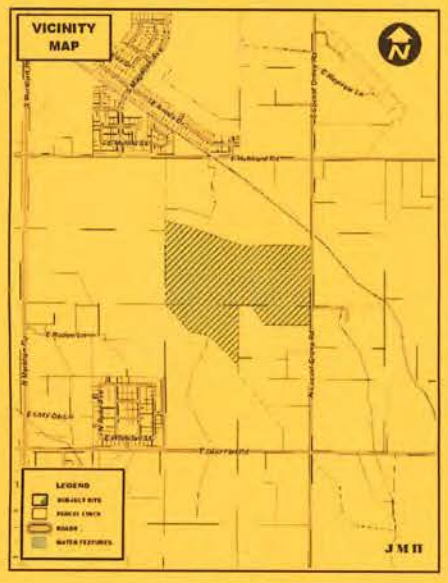
    e. At the meeting where the original matter is again on the agenda for Commission action, interested persons and ACHD staff may present such written and oral testimony as the President of the Commission determines to be appropriate, and the Commission may take any action the majority of the Commission 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.

CITY OF KUNA
PLANNING & ZONING DEPARTMENT
PO Box 13 • 751 W. 4th St • Kuna, Idaho • 83634
Phone (208) 922-5274 • Fax: (208) 922-5989
www.kunacity.id.gov

Dear Property Owner:

NOTICE IS HEREBY GIVEN that the City of Kuna **City Council** is scheduled to hold a public hearing on **October 20, 2020,** beginning **at 6:00 pm** on the following case:



A request from Trilogy Development, Inc and Gem State Planning to annex four parcels consisting of approximately 97 acres into Kuna City Limits with an R-6 (Medium Density Residential) and R-8 (Medium Density Residential) zoning district classification and to subdivide the 97 acres into 437 total lots (393 buildable lots and 44 common lots). The subject sites are located along North Locust Grove Road and future extensions of Ardell Road and Stroebel Road, within Section 18, Township 2 North, Range 1 East; (APNs: S1418123460, S1418123485, S1418427800 and S1418417200).

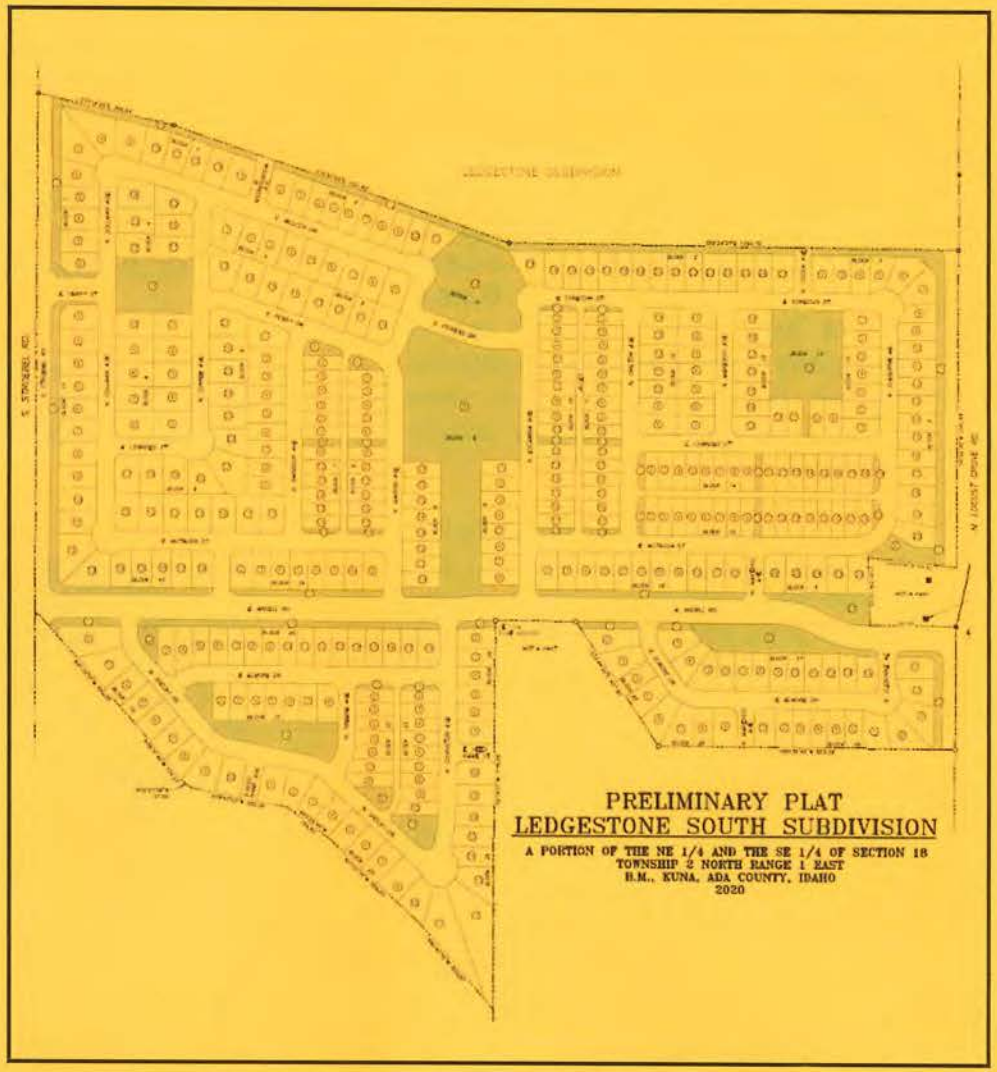
The hearing will be held **at 6:00 PM in the Council Chambers at City Hall located at 751 W. 4th Street, Kuna, Idaho.**

Under the authority of the Governor's partial Open Meeting Law Suspension Proclamation dated March 13, 2020, and due to required social distancing protocol, **the Council Chambers Audience Occupancy Capacity is 15**. The first 15 persons who appear, in addition to the City Council and staff, will be allowed in Council Chambers. Virtual participation/testimony via Zoom and the submittal of written testimony are available as alternative forms of public testimony (please see attached instructions for more details). Written testimony received by the close of business on ***October 13, 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 **jhellman@kunaid.gov**.



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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.

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JACE HELLMAN
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KUNA, ID 83634

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LEGAL NOTICE

File #'s 20-03-S & 20-01-AN,
Ledgestone South Subdivision

NOTICE IS HEREBY GIVEN, that the Kuna City Council will hold a public hearing, **Tuesday, October 20, 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 Ledgestone South Subdivision. Trilogy Development, Inc and Gem State Planning request to annex four parcels consisting of approximately 97 acres into Kuna City Limits with R-6 (Medium Density Residential) and R-8 (Medium Density Residential) zoning district classifications and to subdivide the 97 acres into 437 total lots (393 buildable lots and 44 common lots). The subject sites are located along North Locust Grove Road and future extensions of Ardell Road and Stroebel Road, within Section 18, Township 2 North, Range 1 East; (APNs: S1418123460, S1418123485, S1418427800 and S1418417200).

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 Council.

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 30, 2020 35277

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 Ledgestone South (**NAME OF SUBDIVISION OR ADDRESS**) was posted as required per Kuna City Ordinance 5-1A-8. Sign posted Tuesday, October 6, 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* 6th *day of* October, 2020.

Signature,

Jane Suggs
Owner/Developer/Agent

STATE OF IDAHO)
): ss
County of Ada)

On this 7th *day of* October, 2020, *before me the undersigned, a Notary Public in and for said State, personally appeared before me (Owner, Developer).*

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

Hannah Chereji
Notary Public
Residing at Nampa, ID
Commission Expires 8-30-2025

HANNAH CHEREJI
Comm. No. 20191774
NOTARY PUBLIC
Expires: 08/30/2025
STATE OF IDAHO

Exhibit D8

CITY OF KUNA
PUBLIC HEARING NOTICE

Kuna City Council

THE CITY OF KUNA will hold a public hearing on Oct. 20, 2020 at 6:00 PM at Kuna City Hall 751 W. 4th St., Kuna, ID 83634

PURPOSE: Annexation, Zoning, Preliminary Plat - Ledgestone South Subdivision - Zones R-6, R-8, 97 acres, 393 single family home lots, open space, playground, pool.

PROPERTY LOCATION:
Locust Grove Road, Between
Hubbard and Deer Flat

APPLICATION BY: Gem State Planning

CONTACT: Jace Hellman, (208) 922.5274
jhellman@kunaID.gov, with any questions

10/06/2020

CITY OF KUNA
PUBLIC HEARING NOTICE
Kuna City Council
THE CITY OF KUNA will hold a public hearing on Oct. 20, 2020 at 6:00 PM at Kuna City Hall 751 W. 4th St., Kuna, ID 83634
PURPOSE: Annexation, Zoning, Preliminary Plat - Ledgestone South Subdivision - Zones R-6, R-8, 97 acres, 393 single family home lots, open space, playground, pool.
PROPERTY LOCATION:
Locust Grove Road, Between Hubbard and Deer Flat
APPLICATION BY: Gem State Planning
CONTACT: Jace Hellman, (208) 922.5274
jhellman@kunaID.gov, with any questions
10/06/2020

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received
7-20-20

2404 E Deer Flat Rd
Kuna ID 83634
July 20. 2020

City of Kuna
Planning & Zoning
751 W 4th St
Kuna. ID 83634

SUBJECT: Concerns related to proposed Trilogy Development and Gem State Planning subdivision. Ledgestone South. directly north of our property located at 2404 E Deer Flat Rd. Kuna

Our property located at 2404 E Deer Flat Rd lies immediately south of the proposed subdivision. We own approximately 33 acres of property which includes our home and pastures for our livestock and have been here 35 years. While a new 437 lot subdivision brings prosperity to the city of Kuna, it will also bring significant change to our rural lifestyle. We ask that you consider the following requests to lesson the impact of this development on us.

> We request the irrigation ditch which runs between our respective properties, our north boundary and your south boundary, be tiled.
>
> We request a solid fence be built between our respective properties to further separate our privacy and provide some security for our livestock and pastures.

Thank you for allowing us the opportunity to express our concerns about the proposed subdivision. We ask that you seriously consider our requests to minimize the impact this new subdivision will have on our home and property.

Sincerely.

Daniel Grothaus Shirley Grothaus

Daniel Grothaus Shirley Grothaus

Exhibit
C-1

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

Paul A. Stevens, P.E.
Kuna City Engineer &
Public Works Director
(208) 287-1727

Memorandum

Date: **16 October 2020**

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

To: **Kuna City Council**

RE: **Reauthorization of Funds Request – Test Well 12**

Mayor and Council,

We are requesting reauthorization of funds from the FYE 2020 Test Well Project. There was an amount of $250,000 for the CIP Test Well.

The contract negotiation for the Test Well 12 resulted in awarding the contract to Treasure Valley Drilling LLC. Their bid schedule is in the amount of $142,900.

Requested reauthorization of funds = $142,900

RESOLUTION NO. R64-2020
CITY OF KUNA, IDAHO

RESOLUTION AWARDING THE CONTRACT FOR THE TEST WELL 12 PROJECT TO TREASURE VALLEY DRILLING LLC IN THE AMOUNT OF $142,900.00 FOR THE DRILLING AND DEVELOPMENT OF TEST WELL 12; DIRECTING EXPENDITURE OF FUNDS INCLUDING UP TO $142,900.00 FROM THE WATER FUND CONTINGENCY ACCOUNT FOR SAID PROJECT; AND AUTHORIZING THE MAYOR, CITY CLERK AND CITY ENGINEER TO EXECUTE CONTRACT DOCUMENTS WITH SAID CONTRACTOR.

WHEREAS, City of Kuna, Idaho has received a contract document for the Test Well 12 Project; and

WHEREAS, the apparent low contract submitted for said Project is TREASURE VALLEY DRILLING LLC; and

WHEREAS, the contract submitted by TREASURE VALLEY DRILLING LLC is responsive to the bid schedule requirements.

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Kuna, Idaho that said City approves the award of the contract as follows:

> TEST WELL 12 PROJECT to TREASURE VALLEY DRILLING LLC in the amount of one hundred forty-two thousand nine hundred dollars and zero cents ($142,900.00).

BE IT FURTHER RESOLVED that Mayor and Council directs the expenditure of available funds from the Water Funds for said project, including up to one hundred forty-two thousand nine hundred dollars and zero cents ($142,900.00) from the Water Fund Contingency account; and

BE IT FURTHER RESOLVED that the Mayor, Clerk, and City Engineer of said City are hereby authorized to execute documents for securing the services of said contractor for the Project identified above upon receipt of proper evidence of public works licensure, bonds and acceptable insurance binders; and directs that a copy of the signed contract of submittal is attached hereto, and made a part hereof, as if set forth in full.

PASSED BY THE COUNCIL of Kuna this 20th day of October, 2020.

APPROVED BY THE MAYOR of Kuna this 20th day of October, 2020.

_____
Joe L. Stear, Mayor

ATTEST:

_____
Chris Engels, Clerk

STANDARD FORM OF AGREEMENT
BETWEEN OWNER AND CONTRACTOR
ON THE BASIS OF A STIPULATED PRICE

THIS AGREEMENT is by and between the City of Kuna (hereinafter called OWNER) and Treasure Valley Drilling LLC (hereinafter called CONTRACTOR).

OWNER and CONTRACTOR, in consideration of the mutual covenants hereinafter set forth, agree as follows:

ARTICLE 1 - WORK

1.01 CONTRACTOR shall complete all Work as specified or indicated in the Contract Documents. The Work is generally described as follows:

Project Name: KUNA TEST WELL 12

ARTICLE 2 - THE PROJECT

2.01 The Project for which the Work under the Contract Documents may be the whole or only a part is generally described as follows:

Project Description: This project includes drilling, construction, development, and test pumping of a new test well for the City of Kuna.

ARTICLE 3 - ENGINEER

3.01 The Design Engineer is SPF Water Engineering, LLC. The Construction Project Engineer is the City of Kuna, Engineering Department hereinafter called ENGINEER, and who is to act as OWNER's representative, assume all duties and responsibilities, and have the rights and authority assigned to ENGINEER in the Contract Documents in connection with the completion of the Work in accordance with the Contract Documents.

ARTICLE 4 - CONTRACT TIMES

4.01 *Time of the Essence*

A. All time limits for Milestones, if any, Substantial Completion, and completion and readiness for final payment as stated in the Contract Documents are of the essence of the Contract.

4.02 *Dates for Substantial Completion and Final Payment*

A. The work will be substantially complete within ~~45 days~~ 60 days of Notice to Proceed. Final completion where all items will be ready for final payment in accordance with paragraph 14.07 of the General Conditions shall be within 60 days of Notice to Proceed.

4.03 *Liquidated Damages*

A. CONTRACTOR and OWNER recognize that time is of the essence of this Agreement and that OWNER will suffer financial loss if the Work is not completed within the times specified in paragraph 4.02 above, plus any extensions thereof allowed in accordance with Article 12 of the General Conditions. The parties also recognize the delays, expense, and difficulties involved in proving in a legal or arbitration proceeding the actual loss suffered by OWNER if the Work

is not completed on time. Accordingly, instead of requiring any such proof, OWNER and CONTRACTOR agree that as liquidated damages for delay (but not as a penalty), CONTRACTOR shall pay OWNER **$200.00** for each day that expires after the time specified in paragraph 4.02 for Substantial Completion until the Work is substantially complete. After Substantial Completion, if CONTRACTOR shall neglect, refuse, or fail to complete the remaining Work within the Contract Time or any proper extension thereof granted by OWNER, CONTRACTOR shall pay OWNER **$200.00** for each day that expires after the time specified in paragraph 4.02 for completion and readiness for final payment until the Work is completed and ready for final payment.

ARTICLE 5 - CONTRACT PRICE

5.01 OWNER shall pay CONTRACTOR for completion of the Work in accordance with the Contract Documents an amount in current funds equal to the sum of the amounts determined pursuant to paragraphs 5.01.A:

A. For all Work, at the prices stated in CONTRACTOR's Bid, attached hereto as an exhibit.

ARTICLE 6 - PAYMENT PROCEDURES

6.01 *Submittal and Processing of Payments*

13.01 A. CONTRACTOR shall submit Applications for Payment in accordance with Article 14 of the General Conditions. Applications for Payment will be processed by ENGINEER as provided in the General Conditions. Applications for Payment shall be sent to the attention of "Public Works Contracts", Office of the City Engineer, Kuna North Wastewater Treatment Plant, 6950 S Ten Mile Rd, Meridian, ID 83642.

6.02 *Progress Payments; Retainage*

A. OWNER shall make progress payments on account of the Contract Price on the basis of CONTRACTOR's Applications for Payment during performance of the Work as provided in paragraphs 6.02.A.1 and 6.02.A.2 below. All such payments will be measured by the schedule of values established in paragraph 2.07.A of the General Conditions (and in the case of Unit Price Work based on the number of units completed) or, in the event there is no schedule of values, as provided in the General Requirements:

1. Prior to Substantial Completion, progress payments will be made in an amount equal to the percentage indicated below but, in each case, less the aggregate of payments previously made and less such amounts as ENGINEER may determine or OWNER may withhold, in accordance with paragraph 14.02 of the General Conditions:

a. 95% of Work completed (with the balance being retainage): and
b. 95% of cost of materials and equipment not incorporated in the Work (with the balance being retainage).

2. Upon Substantial Completion, OWNER shall pay an amount sufficient to increase total payments to CONTRACTOR to 95% of the Work completed, less such amounts as ENGINEER shall determine in accordance with Article 14 of the General Conditions and less 100% of ENGINEER's estimate of the value of Work to be completed or corrected as shown on the tentative list of items to be completed or corrected attached to the certificate of Substantial Completion. If, at Substantial Completion, the character and progress of the work has been satisfactory, the OWNER may, at the OWNER's sole discretion, reduce the amount of retainage being held.

6.03 *Final Payment*

A. Upon final completion and acceptance of the Work in accordance with paragraph 14.07 of the General Conditions, OWNER shall pay the remainder of the Contract Price as recommended by ENGINEER as provided in said paragraph 14.07.

ARTICLE 7 - INTEREST

7.01 All moneys not paid when due as provided in Article 14 of the General Conditions shall bear interest at the rate of 5% per annum.

ARTICLE 8 - CONTRACTOR'S REPRESENTATIONS

8.01 In order to induce OWNER to enter into this Agreement, CONTRACTOR makes the following representations:

A. CONTRACTOR has examined and carefully studied the Contract Documents and the other related data identified in the Bidding Documents.

B. CONTRACTOR has visited the Site and become familiar with and is satisfied as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work.

C. CONTRACTOR is familiar with and is satisfied as to all federal, state, and local Laws and Regulations that may affect cost, progress, and performance of the Work.

D. CONTRACTOR has carefully studied all: (1) reports of explorations and tests of subsurface conditions at or contiguous to the Site and all drawings of physical conditions in or relating to existing surface or subsurface structures at or contiguous to the Site (except Underground Facilities) which, if applicable, have been identified in the Supplementary Conditions as provided in paragraph 4.02 of the General Conditions and (2) reports and drawings of a Hazardous Environmental Condition, if any, at the Site which, if applicable, have been identified in the Supplementary Conditions as provided in paragraph 4.06 of the General Conditions.

E. CONTRACTOR has obtained and carefully studied (or assumes responsibility for having done so) all additional or supplementary examinations, investigations, explorations, tests, studies, and data concerning conditions (surface, subsurface, and Underground Facilities) at or contiguous to the Site which may affect cost, progress, or performance of the Work or which relate to any aspect of the means, methods, techniques, sequences, and procedures of construction to be employed by CONTRACTOR, including applying the specific means, methods, techniques, sequences, and procedures of construction, if any, expressly required by the Contract Documents to be employed by CONTRACTOR, and safety precautions and programs incident thereto.

F. CONTRACTOR does not consider that any further examinations, investigations, explorations, tests, studies, or data are necessary for the performance of the Work at the Contract Price, within the Contract Times, and in accordance with the other terms and conditions of the Contract Documents.

G. CONTRACTOR is aware of the general nature of work to be performed by OWNER and others at the Site that relates to the Work as indicated in the Contract Documents.

H. CONTRACTOR has correlated the information known to CONTRACTOR, information and observations obtained from visits to the Site, reports and drawings identified in the Contract Documents, and all additional examinations, investigations, explorations, tests, studies, and data with the Contract Documents.

I. CONTRACTOR has given ENGINEER written notice of all conflicts, errors, ambiguities, or discrepancies that CONTRACTOR has discovered in the Contract Documents, and the written resolution thereof by ENGINEER is acceptable to CONTRACTOR.

J. The Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.

K. The CONTRACTOR is an appropriately licensed public works contractor per Section 54-1902 (Idaho Code).

L. The CONTRACTOR will submit within 30 days of the date of this agreement a Public Works Contract Report (Form WH-5) to the Idaho State Tax Commission in compliance with Section 54-1904A and 63-3624(f), Idaho Code.

ARTICLE 9 - CONTRACT DOCUMENTS

9.01 *Contents*

A. The Contract Documents consist of the following:

1. This Agreement (pages 1 to 6, inclusive);
2. Performance Bond (pages 1 to 2, inclusive) not attached;
3. Payment Bond (pages 1 to 2, inclusive) not attached;
4. Other Bonds (N/A) not attached;
5. Bid Package not attached;
6. General Conditions –ISPWC-Division 100 – modification of the EJCDC document (pages 1 to 58, inclusive) not attached;
7. Supplementary Conditions (pages 1 to 8, inclusive) not attached;
8. Technical Specifications (pages 1 to 19, inclusive) not attached;
9. Exhibits to this Agreement (enumerated as follows):
   a. CONTRACTOR's Bid (pages to , inclusive);
   b. Documentation submitted by CONTRACTOR prior to Notice of Award (pages to , inclusive) not attached
10. The following which may be delivered or issued on or after the Effective Date of the Agreement and are not attached hereto:
    a. Notice to Proceed (pages 1 to 1, inclusive)
    b. Written Amendments
    c. Work Change Directives
    d. Change Order(s)

B. The documents listed in paragraph 9.01.A are attached to this Agreement (except as expressly noted otherwise above).

C. There are no Contract Documents other than those listed above in this Article 9.

D. The Contract Documents may only be amended, modified, or supplemented as provided in paragraph 3.04 of the General Conditions.

ARTICLE 10 - MISCELLANEOUS

10.01 *Terms*

A. Terms used in this Agreement will have the meanings indicated in the General Conditions.

10.02 *Assignment of Contract*

A. No assignment by a party hereto of any rights under or interests in the Contract will be binding on another party hereto without the written consent of the party sought to be bound; and, specifically but without limitation, moneys that may become due and moneys that are due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by law), and unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under the Contract Documents.

10.03 *Successors and Assigns*

A. OWNER and CONTRACTOR each binds itself, its partners, successors, assigns, and legal representatives to the other party hereto, its partners, successors, assigns, and legal representatives in respect to all covenants, agreements, and obligations contained in the Contract Documents.

10.04 *Severability*

A. Any provision or part of the Contract Documents held to be void or unenforceable under any Law or Regulation shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon OWNER and CONTRACTOR, who agree that the Contract Documents shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.

10.05 *Other Provisions*

NA

IN WITNESS WHEREOF, OWNER and CONTRACTOR have signed this Agreement in duplicate. One counterpart each has been delivered to OWNER and CONTRACTOR. All portions of the Contract Documents have been signed or identified by OWNER and CONTRACTOR or on their behalf.

This Agreement will be effective on _____

OWNER:

City of Kuna

By: _____

[CORPORATE SEAL]

Attest _____

Address for giving notices:

City of Kuna Office of the City Engineer

6950 S Ten Mile Rd

Meridian, Idaho 83642

(If OWNER is a corporation, attach evidence of authority to sign. If OWNER is a public body, attach evidence of authority to sign and resolution or other documents authorizing execution of OWNER-CONTRACTOR Agreement.)

Designated Representative:

Name: Paul A. Stevens

Title: City Engineer

Address: 6950 S Ten Mile Rd

Meridian, Idaho 83642

Phone: (208) 287-1722

Email Address: PStevens@KunaID.gov

CONTRACTOR:

Treasure Valley Drilling LLC

By: Trisha D. Post

Printed Name: Trisha D Post

[CORPORATE SEAL]

Attest _____

Address for giving notices:

5840 Adams Rd.

New Plymouth, Idaho

83655

Public Works # 046777-B-4

License No. Contractors License # RCE-54417

(Where applicable)

Agent for service of process: _____

(If CONTRACTOR is a corporation or a partnership, attach evidence of authority to sign.)

Designated Representative:

Name: Garrett Post

Title: Owner

Address: 5840 Adams Rd.

New Plymouth ID. 83655

Phone: 208-412-1075

Email Address: tvdrilling@gmail.com

DOCUMENT 00510
WH-5 Public Works Contract

Idaho State Tax Commission

WH-5 Public Works Contract Report

Ref. No. (State use only)

Idaho Code sections 54-1904A and 63-3624(g) require all public works contracts to be reported to the Tax Commission. This form must be filed with the Tax Commission within 30 days after a contract is awarded.

Contract awarded by (public body and address)

Contract awarded to (contractor's name and address)
Treasure Valley Drilling LLC

State of incorporation	Federal Employer Identification Number (EIN)	Date qualifed to do business in Idaho
Idaho	46-4818780	

Business operates as
☐ Sole proprietorship ☐ Partnership ☐ Corporation ☒ LLC

Public Works contractor license number: 046777-B-4

Sole proprietor's Social Security number	Idaho sales/use tax permit number	Idaho withholding tax permit number
	00449926	

Awarding agency project number	Amount of contract
	$

Description and location of work to be performed
Kuna Test Well 12

PROJECT DATES

Scheduled project start date: _____ Completion date: 120days from Notice to proceed.

If the following information is not available at this time, please indicate date it will be: _____

ALL SUBCONTRACTORS

Name			Federal EIN
Address None			Public works contractor number
City, State, ZIP	☐ LLC ☐ Sole proprietorship	☐ Corporation ☐ Partnership	Amount of subcontract $
Description of work			

Name			Federal EIN
Address			Public works contractor number
City, State, ZIP	☐ LLC ☐ Sole proprietorship	☐ Corporation ☐ Partnership	Amount of subcontract $
Description of work			

Name			Federal EIN
Address			Public works contractor number
City, State, ZIP	☐ LLC ☐ Sole proprietorship	☐ Corporation ☐ Partnership	Amount of subcontract $
Description of work			

Name			Federal EIN
Address			Public works contractor number
City, State, ZIP	☐ LLC ☐ Sole proprietorship	☐ Corporation ☐ Partnership	Amount of subcontract $
Description of work			

ALL SUBCONTRACTORS (CONTINUED)

Name		Federal EIN
Address		Public works contractor number
City, State, ZIP	☐ LLC ☐ Corporation ☐ Sole proprietorship ☐ Partnership	Amount of subcontract $
Description of work		

Name		Federal EIN
Address		Public works contractor number
City, State, ZIP	☐ LLC ☐ Corporation ☐ Sole proprietorship ☐ Partnership	Amount of subcontract $
Description of work		

Name		Federal EIN
Address		Public works contractor number
City, State, ZIP	☐ LLC ☐ Corporation ☐ Sole proprietorship ☐ Partnership	Amount of subcontract $
Description of work		

SUPPLIERS

Use the space below to report major suppliers of materials and supplies; items removed from inventory; equipment purchased, rented, or leased for use in project; materials provided by government agency. Please indicate how sales or use tax was paid.

Name Preffered Pump.		Federal EIN	Total value $
Address 11003 Skyway Street		Materials and equipment purchased and used Well casing & misc. drilling supplies.	
City, State, ZIP Caldwell, ID.	Phone 18333836117	☒ Tax paid to supplier ☐ Tax paid to state* ☐ No tax paid	

Name		Federal EIN	Total value $
Address		Materials and equipment purchased and used	
City, State, ZIP	Phone	☐ Tax paid to supplier ☐ Tax paid to state* ☐ No tax paid	

Name		Federal EIN	Total value $
Address		Materials and equipment purchased and used	
City, State, ZIP	Phone	☐ Tax paid to supplier ☐ Tax paid to state* ☐ No tax paid	

Name		Federal EIN	Total value $
Address		Materials and equipment purchased and used	
City, State, ZIP	Phone	☐ Tax paid to supplier ☐ Tax paid to state* ☐ No tax paid	

* If tax was not paid to suppliers but **was** or **will be** reported as "items subject to use tax" under your permit number, indicate period of return on which payment **was** or **will be** reported: _____

If tax was paid to a state **other** than Idaho, name state next to "total value" box(es) above. If tax is due and has **not previously been reported**, attach payment to this form. **If you need more room, please photocopy this page.**

SIGN HERE Authorized signature	Print name	Phone number	Date
Trisha DeSa	Trisha DeSa	208-880-5824	10/4/2020

File with the Idaho State Tax Commission, PO Box 36, Boise ID 83722-2210.

For more information, call (208) 334-7618 • Fax: (208) 332-6619 • E-mail: Contractdesk@tax.idaho.gov.

5.01 BID SCHEDULE

ITEM NO.	SPECIFICATION PAYMENT REFERENCE	ITEM DESCRIPTION	EST. QTY.	UNIT	UNIT PRICE	EXTENDED PRICE
1	Section 33212 Part 3.1	Mobilization, Demobilization, Erosion and Sediment Control	1	LS	$ 35,000	$ 35,000
2	Section 33210 Part 3.6	Drill For, Furnish, Install, And Seal 12-Inch Surface Casing	40	LF	$ 425.00	$ 17,000
3	Section 33210 Part 3.3	Drill Nominal 10-Inch Borehole Below 12-Inch Surface Casing	360	LF	$ 120.00	$ 43,200
4	Section 33210 Part 3.4	Geophysical Logging	1	LS	$ 7,500	$ 7,500
5	Section 33210 Part 3.3	Abandon Borehole	45	LF	$ 45.00	$ 2025
6	Section 33210 Part 3.6	Furnish and Install 1-Inch Schedule 40 PVC Casing	210	LF	$ 15.00	$ 3150
7	Section 33210 Part 3.6	Furnish and Install 1-Inch Schedule 40 PVC Slotted Well Screen	60	LF	$ 15.00	$ 900
8	Section 33210 Part 3.6	Furnish and Install 4.5-Inch SDR17 PVC Casing	200	LF	$ 15.00	$ 3000
9	Section 33210 Part 3.6	Furnish and Install 4.5-Inch SDR17 PVC Slotted Well Screen	150	LF	$ 15.00	$ 2,250
10	Section 33210 Part 3.7	Furnish and Install Sand Filter Pack	240	LF	$ 45.00	$ 10,800
11	Section 33210 Part 3.8	Furnish and Install Well Seals	115	LF	$ 45.00	$ 5,175
12	Section 33210 Part 3.9	Well Development	16	HRS	$ 350.00	$ 5,600
13	Section 33210 Part 3.10	Install and Remove Test Pump	1	LS	$ 3500	$ 3,500
14	Section 33210 Part 3.10	Test Pumping	8	HRS	$ 350.00	$ 2,800
15	Section 33210 Part 4.16	Rig Time	2	HRS	$ 500.00	$ 1,000
BASE - TOTAL BID SCHEDULE					$ 142,900	