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, July 20, 2021

6:00 P.M. REGULAR CITY COUNCIL

For questions, 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 July 6, 2021

B. Accounts Payable Dated July 15, 2021, in the amount of $536,294.25

5. External Reports or Requests:

Robert Bleazard – Ada County Prosecutors Office. Update on Kuna cases.

6. Public Hearings:

A. Case Nos. 20-03-ZC (Rezone) and 20-06-S (Preliminary Plat) Ledgestone Plaza: Trilogy Development, Inc and Gem State Planning request to subdivide approximately 76.03 acres into 275 total lots (247 residential buildable lots (425 total dwelling units), six commercial buildable lots and 22 common lots). Additionally, the applicants propose to rezone the 76.03 acres from its current zoning district classification of C-1 (neighborhood commercial) to C-3 (service commercial), R-12 (high-density residential) and R-6 (medium density residential) zoning district classifications. The subject sites are located at 2400 N Meridian Road and N. Meridian Road, within Section 18, Township 2 North, Range 1 East; (APNs: S1418234000

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.

and S1418233650). The applicant is requesting that this item be tabled to a date uncertain.: Doug Hanson, Planner II ACTION ITEM

7. Business Items:

A. Tentative Budget for Fiscal Year 2022, Jared Empey, City Treasurer ACTION ITEM

8. Ordinances:

A. Consideration to approve Ordinance No. 2021-17 ACTION ITEM

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

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

Consideration to waive three readings
Consideration to approve Ordinance

B. Consideration to approve Ordinance No. 2021-18 ACTION ITEM

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

A MUNICIPAL ANNEXATION AND ZONING ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KUNA:

- MAKING CERTAIN FINDINGS AND DECLARATION OF AUTHORITY; AND
- ANNEXING CERTAIN REAL PROPERTIES, TO WIT: ADA COUNTY ASSESSOR'S PARCEL NO. S1312325400 OWNED BY MATTHEW AND ADDISON COFFELT WITHIN UNICORPORATED AREA OF ADA COUNTY, IDAHO AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF KUNA, INTO THE CITY OF KUNA, IDAHO; AND
- ESTABLISHING THE ZONING CLASSIFICATIONS OF SAID REAL PROPERTIES; AND
- DIRECTING THE CITY ENGINEER AND THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

Consideration to waive three readings

Consideration to approve Ordinance

C. Consideration to approve Ordinance No. 2021-19 ACTION ITEM

A MUNICIPAL ANNEXATION AND ZONING ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KUNA:

- MAKING CERTAIN FINDINGS AND DECLARATION OF AUTHORITY; AND
- ANNEXING CERTAIN REAL PROPERTIES, TO WIT: ADA COUNTY ASSESSOR'S PARCEL NOS. S1313449905 OWNED BY SH69 NORTH LLC, AND S1313449910 OWNED BY SH 69 HOLDINGS LLC WITHIN UNICORPORATED AREA OF ADA COUNTY, IDAHO AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF KUNA, INTO THE CITY OF KUNA, IDAHO; AND
- ESTABLISHING THE ZONING CLASSIFICATIONS OF SAID REAL PROPERTIES; AND
- DIRECTING THE CITY ENGINEER AND THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

Consideration to waive three readings
Consideration to approve Ordinance

D. Consideration to approve Ordinance No. 2021-20 ACTION ITEM

A MUNICIPAL ANNEXATION AND ZONING ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KUNA:

- MAKING CERTAIN FINDINGS AND DECLARATION OF AUTHORITY; AND
- ANNEXING CERTAIN REAL PROPERTIES, TO WIT: ADA COUNTY ASSESSOR'S PARCEL NO. S1236335800 OWNED BY VIPERINVESTMENTSLLC WITHIN UNICORPORATED AREA OF ADA COUNTY, IDAHO AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF KUNA, INTO THE CITY OF KUNA, IDAHO; AND
- ESTABLISHING THE ZONING CLASSIFICATIONS OF SAID REAL PROPERTIES; AND
- DIRECTING THE CITY ENGINEER AND THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

Consideration to waive three readings
Consideration to approve Ordinance

E. Consideration to approve Ordinance No. 2021-21 ACTION ITEM

A MUNICIPAL REZONE ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KUNA;

- MAKING CERTAIN FINDINGS; AND
- REZONING CERTAIN REAL PROPERTY, TO WIT: ADA COUNTY PARCEL NO. S1311141960 OWNED BY PATTERSON FAMILY ENTERPRISES LLC, SITUATED

WITHIN THE CORPORATE LIMITS OF THE CITY OF KUNA, ADA COUNTY, IDAHO; AND

- AMENDING THE ZONING MAP; AND
- DIRECTING THE CITY ENGINEER AND THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

Consideration to waive three readings
Consideration to approve Ordinance

9. Executive Session: ACTION ITEM

Adjourn to Executive Session:
74-206(a) To consider hiring a public officer, employee, staff member or individual agent, wherein the respective qualities of individuals are to be evaluated in order to fill a particular vacancy or need.

8.B. Business Continued

Consideration to consent to Mayor's appointment of new Economic Development Director ACTION ITEM

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, July 6, 2021

6:00 P.M. REGULAR CITY COUNCIL

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

1. *Call to Order and Roll Call*
(Timestamp 00:00:30)

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:
Bill Gigray, City Attorney – In Person
Chris Engels, City Clerk – In Person
Jared Empey, City Treasurer – In Person
Nancy Stauffer, Human Resources Director – In Person
Paul Stevens, Public Works Director – In Person
Bobby Withrow, Parks Director – In Person
Mike Fratusco, Kuna Police Chief – In Person
Jace Hellman, P & Z Director – In Person
Doug Hanson, Planner II – In Person

2. ***Invocation:*** *None*

3. ***Pledge of Allegiance:*** Mayor Stear
(Timestamp 00:00:48)

4. ***Consent Agenda:*** ALL OF THE LISTED CONSENT AGENDA ITEMS ARE ACTION ITEMS
(Timestamp 00:01:11)

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.

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A. Regular City Council Meeting Minutes Dated June 15, 2021

B. Accounts Payable Dated June 30, 2021 in the amount of $866,074.69

C. Findings of Fact & Conclusions of Law for Case No. 21-02-AN (Annexation) Markovetz

D. Findings of Fact and Conclusions of Law for Case No. 21-01-AN (Annexation) Coffelt

E. Resolution No. R23-2021 E-signature Policy

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KUNA; MAKING CERTAIN FINDINGS, ESTABLISHING THE CITY OF KUNA ELECTRONIC SIGNATURE POLICY PROVIDING A: TITLE; AND DEFINITIONS; AND REQUIREMENTS FOR ACCEPTING ELECTRONIC SIGNATURES; AND DOCUMENTS AND USES; AND AUTOMATED DOCUMENT WORKFLOW; AND TREATEMENT OF DOCUMENTS; AND DESIGNATION OF AUTHORITY TO USE ELECTRONIC SIGNATURE; AND DIRECTING THE CITY CLERK; AND PROVIDING AN EFFECTIVE DATE.

F. Resolution No. R25-2021 Greyhawk 12 Bond

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY GREYHAWK LAND COMPANY, LLC, FOR GREYHAWK SUBDIVISION NO. 12 FOR UNCOMPLETED WORK INCLUDING STREET LIGHTING AND LANDSCAPING PURSUANT TO THE TERMS OF THIS RESOLUTION.

Motion To: Approve the Consent Agenda as published
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: 4-0-0

5. External Reports or Requests: *None*

6. Public Hearings:

(Timestamp 00:01:58)

A. Case No. 21-01-OA – Ordinance No. 2021-16 An Ordinance of the City Council of the City of Kuna: Jace Hellman, Planning & Zoning Director ACTION ITEM

- REPEALING SECTION 2 OF CHAPTER 4 OF TITLE 6 KUNA CITY CODE; AND
- AMENDING CHAPTER 4 OF TITLE 6 KUNA CITY CODE BY THE ADDITION OF A NEW SECTION 2 PROVIDING SUBDIVISION PUBLIC IMPROVEMENTS STANDARDS INCLUDING DEFINITIONS, STANDARDS FOR ACCESS, BIKE LANES, CURB AND GUTTER, FENCING, FIBER OPTIC CONDUIT, FINAL LOT GRADE, IRRIGATION SYSTEMS, IRRIGATION DITCHES, LANDSCAPE, OPEN SPACE AND PARK AREAS, PARKING LOTS, SANITARY SEWER, SCHOOL BUS STAGING AREA, SIDEWALK, STORMWATER DRAINAGE, STREETS AND ALLEYS, STREET LIGHTING, SURVEY MONUMENTS, TRAFFIC CALMING, UTILITIES AND WATER SUPPLY SYSTEM; AND
- PROVIDING A SEVERABILITY CLAUSE; AND
- DIRECTING THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE

Jace Hellman, Planning and Zoning Director, reviewed Ordinance 2021-16 and stood for questions.

Open Public Hearing
Receive evidence
Consideration to close evidence presentation and proceed to deliberation
Consideration to waive three readings
Consideration to approve Ordinance
Consideration to approve summary publication

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

Motion To: Waive 3 readings
Motion By: Council President McPherson
Motion Seconded: Council Member Christensen
Further Discussion: None
Motion Passed: 4-0-0

Motion To: Approve Ordinance 2021-16 and close the public hearing.
Motion By: Council President McPherson
Motion Seconded: Council Member Christensen
Further Discussion: None
Recused: None
Absent: None
Motion Passed: 4-0-0

Motion To: Approve Ordinance Summary Publication
Motion By: Council President McPherson

Motion Seconded: Council Member Christensen
Further Discussion: None
Recused: None
Absent: None
Motion Passed: 4-0-0

7. Business Items:

(Timestamp 00:07:30)

A. 21-01-LS (Lot Split) Coffelt - Addison Coffelt requests to split an approximately 4.00-acre parcel into three new parcels. The subject site is located at 8800 S Linder Road, Meridian, ID 83642, within Section 12, Township 2 North, Range 1 West (APN: S1312325400). ACTION ITEM

Doug Hansen, Planner II, reviewed application 21-01-LS and stood for questions.

Bill Gigray, City Attorney, answered council members questions.

Motion To: Approve 21-01-LS (Lot Split)
Motion By: Council President McPherson
Motion Seconded: Council Member Christensen
Further Discussion: None
Absent: None
Motion Passed: 4-0-0

B. 21-03-LLA (Lot Line Adjustment) 684 W Trini Street – Jessica Reid, Planning Services Specialist. Benjamin Thompson requests Lot Line Adjustment approval to adjust his property line to encompass the approximately 2,134 SF he is purchasing from his neighbor located at 914 N Pilar Court. ACTION ITEM
(Timestamp 00:12:53)

Jessica Reid, Planning and Zoning Staff reviewed 21-03-LLA and stood for questions.

Motion To: Approve 21-03-LLA (Lot Line Adjustment)
Motion By: Council President McPherson
Motion Seconded: Council Member Christensen
Further Discussion: None
Absent: None
Motion Passed: 3-1-0
Council Member Cardoza abstained

C. Consideration to approve Resolution No. R24-2021, Bobby Withrow, Parks/Facilities Director ACTION ITEM
(Timestamp 00:15:44)

Bobby Withrow, Parks Director reviewed Rising Sun Park (Resolution No. R24-2021) and stood for questions

Motion To: Approve Resolution No. R24-2021
Motion By: Council President McPherson
Motion Seconded: Council Member Christensen
Further Discussion: None
Absent: None
Motion Passed: 4-0-0

D. Upgrading the irrigation system at the City Farm for the City sewer lagoons. Greg McPherson, Council President ACTION ITEM
(Timestamp 00:20:50)

Greg McPherson, Council President reviewed the irrigation system at the City Farm.

Council members asked questions and moved forward with permission for getting formal bids with no objections.

8. Ordinances:

(Timestamp 00:42:55)

A. Consideration to approve Ordinance No. 2021-15 ACTION ITEM

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

- MAKING CERTAIN FINDINGS; and
- ENLARGING THE BOUNDARIES OF THE KUNA MUNICIPAL IRRIGATION SYSTEM BY THE INCLUSION OF ADA COUNTY ASSESSOR'S BLACKS CREEK LP.; AND
- DECLARING WATER RIGHTS APPURTENANT THERETO ARE POOLED FOR DELIVERY PURPOSES; and
- DIRECTING THE CITY CLERK TO RECORD THIS ORDINANCE AS PROVIDED BY LAW; and
- DIRECTING THE CITY ENGINEER TO PROVIDE NOTICE OF THIS ORDINANCE TO THE BOISE~KUNA IRRIGATION DISTRICT, THE OWNERS AND UPDATE THE IRRIGATION SYSTEM MAP; and
- PROVIDING AN EFFECTIVE DATE.

Consideration to waive three readings
Consideration to approve Ordinance

Motion To: Waive three readings of Ordinance No. 2021-15
Motion By: Council President McPherson
Motion Seconded: Council Member Christensen
Further Discussion: None
Motion Passed: 4-0-0

Absent: None

Motion To: Approve Ordinance No. 2021-15
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: 4-0-0

9. Executive Session: None

10. Mayor/Council Announcements:

(Timestamp 00:44:50)

Mayor Stear reviewed the popsicles with the mayor event.

11. Adjournment: **6:45**

_____
Joe L. Stear, Mayor

ATTEST:

_____
Chris Engels, City Clerk

Minutes prepared by Nathan Stanley, Deputy City Clerk
Date Approved: CCM 07.20.2021

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.	204006118-00	11882	2 EA PUMPS FOR INVENTORY AT CHAPPAROSA IRRIGATION STATIONS, J.OSBORN, JUN. '21	06/30/2021	6,601.92	.00	25-6166 PP&E PURCHASES - OPERATIONS	1057	7/21		
Total 204006118-00:						6,601.92	.00					
1461	2M COMPANY, INC.	204006235-00	11893	10 SPLICE KITS, J. OSBORN, JUL. '21	07/02/2021	91.50	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	7/21		
Total 204006235-00:						91.50	.00					
1461	2M COMPANY, INC.	204006444-00	11921	EXTENSION RISERS FOR SPRINKLER AND FLAGS, D. ABBOT, JUL '21	07/07/2021	78.03	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	7/21		
Total 204006444-00:						78.03	.00					
1461	2M COMPANY, INC.	204006479-00	11926	SPRINKLER REPAIR PARTS, M. MEADE JULY '21	07/08/2021	285.26	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	7/21		
Total 204006479-00:						285.26	.00					
Total 2M COMPANY, INC.:						7,056.71	.00					
A.M.E. ELECTRIC, INC.												
1210	A.M.E. ELECTRIC, INC.	211069		INSTALL ELECTRICAL FOR OFFICE REMODEL, TREATMENT PLANT, JUL.'21 - WATER	07/02/2021	102.93	.00	20-6020 CAPITAL IMPR0VEMENTS	1209	7/21		
1210	A.M.E. ELECTRIC, INC.	211069		INSTALL ELECTRICAL FOR OFFICE REMODEL, TREATMENT PLANT, JUL.'21 -								

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
				SEWER	07/02/2021	102.93	.00	21-6020 CAPITAL IMPR0VEMENTS	1209	7/21		
1210	A.M.E. ELECTRIC, INC.	211069		INSTALL ELECTRICAL FOR OFFICE REMODEL, TREATMENT PLANT, JUL.'21 - P.I	07/02/2021	39.19	.00	25-6020 CAPITAL IMPR0VEMENTS	1209	7/21		
Total 211069:						245.05	.00					
Total A.M.E. ELECTRIC, INC.:						245.05	.00					
ACEM												
839	ACEM	60421.00		4TH QUARTER MEMBERSHIP CONTRIBUTION DUES, FY2021,	07/01/2021	2,053.50	.00	01-6075 DUES & MEMBERSHIPS	0	7/21		
Total 60421.00:						2,053.50	.00					
Total ACEM:						2,053.50	.00					
ADA COUNTY HIGHWAY DISTRICT (IMPACT)												
5	ADA COUNTY HIGHWAY DISTRICT (IMPACT)	06302021ACH		ACHD IMPACT FEE, JUNE. '21	06/30/2021	209,413.00	209,413.00	01-2510 ACHD IMPACT FEE TRANSFER	0	7/21	07/09/2021	
Total 06302021ACHDI:						209,413.00	209,413.00					
Total ADA COUNTY HIGHWAY DISTRICT (IMPACT):						209,413.00	209,413.00					
ADVANCED COMMUNICATIONS, INC.												
1566	ADVANCED COMMUNICATIONS, INC.	IN-8001081279		INTERNET SERVICES FOR PARKS OFFICE, 07/01-07/31/2021-PARKS	07/02/2021	164.75	164.75	01-6290 UTILITIES	1004	7/21	07/09/2021	
Total IN-80010812795:						164.75	164.75					
Total ADVANCED COMMUNICATIONS, INC.:						164.75	164.75					
AKK INVESTMENTS LLC												

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
2074	AKK INVESTMENTS LLC	47	11766	PLUMBING PERMITS AND PLUMBING TAGS, D. STEPHENS, JUNE'21 - BUILDING INSPECTION	06/11/2021	371.16	.00	01-6165 OFFICE SUPPLIES	1005	7/21		
Total 47:						371.16	.00					
Total AKK INVESTMENTS LLC:						371.16	.00					
ALLSTREAM BUSINESS US, INC												
1411	ALLSTREAM BUSINESS US, INC	17575365		TELEPHONE, DATA & NETWORK SERVICES, 07/01-07/31/2021-ADMIN	07/01/2021	337.54	.00	01-6255 TELEPH0NE	0	7/21		
1411	ALLSTREAM BUSINESS US, INC	17575365		TELEPHONE, DATA & NETWORK SERVICES, 07/01-07/31/2021-P&Z	07/01/2021	120.54	.00	01-6255 TELEPH0NE	1003	7/21		
1411	ALLSTREAM BUSINESS US, INC	17575365		TELEPHONE, DATA & NETWORK SERVICES, 07/01-07/31/2021-WATER	07/01/2021	313.43	.00	20-6255 TELEPH0NE EXPENSE	0	7/21		
1411	ALLSTREAM BUSINESS US, INC	17575365		TELEPHONE, DATA & NETWORK SERVICES, 07/01-07/31/2021-SEWER	07/01/2021	313.43	.00	21-6255 TELEPH0NE EXPENSE	0	7/21		
1411	ALLSTREAM BUSINESS US, INC	17575365		TELEPHONE, DATA & NETWORK SERVICES, 07/01-07/31/2021-PI	07/01/2021	120.53	.00	25-6255 TELEPH0NE EXPENSE	0	7/21		
Total 17575365:						1,205.47	.00					
Total ALLSTREAM BUSINESS US, INC:						1,205.47	.00					
AMERICAN AIR FILTER COMPANY INC												
1842	AMERICAN AIR FILTER COMPANY INC	91686253	11872	TURBO BLOWER AIR FILTERS, M.NADEAU, JUN. '21	07/06/2021	147.24	.00	21-6150 M & R - SYSTEM	0	7/21		
Total 91686253:						147.24	.00					
Total AMERICAN AIR FILTER COMPANY INC:						147.24	.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
ANALYTICAL LABORATORIES												
1	ANALYTICAL LABORATORIES	82412		MONTHLY BACTERIA SAMPLES, JUNE. '21	06/30/2021	570.00	.00	20-6150 M & R - SYSTEM	0	7/21		
Total 82412:						570.00	.00					
1	ANALYTICAL LABORATORIES	82413		LAB TESTS, JUNE '21 - SEWER	06/30/2021	1,845.85	.00	21-6152 M & R - LABORATORY COSTS	0	7/21		
Total 82413:						1,845.85	.00					
Total ANALYTICAL LABORATORIES:						2,415.85	.00					
BARRY RENTAL INC												
1899	BARRY RENTAL INC	777740	11936	AXLE FOR THE TOOL CAT, S. HOWELL, FOR PARKS, JULY'21	07/12/2021	489.61	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	7/21		
Total 777740:						489.61	.00					
Total BARRY RENTAL INC:						489.61	.00					
BONNEVILLE BLUEPRINT SUPPLY, INC.												
1378	BONNEVILLE BLUEPRINT SUPPLY, INC.	85518/2	11941	8 ROLLS PRINTER PAPER, D. STEPHENS, JUL. '21	07/12/2021	109.76	.00	01-6165 OFFICE SUPPLIES	1005	7/21		
Total 85518/2:						109.76	.00					
Total BONNEVILLE BLUEPRINT SUPPLY, INC.:						109.76	.00					
BUYWYZ LLC												
1795	BUYWYZ LLC	169561	11888	1 PK NOTES CUBE, 1 PK TISSUE, FOR CITY HALL, C. MERRITT, JULY'21 - ADMIN	07/01/2021	9.07	.00	01-6165 OFFICE SUPPLIES	0	7/21		
1795	BUYWYZ LLC	169561	11888	1 PK NOTES CUBE, 1 PK TISSUE, FOR CITY HALL, C. MERRITT, JULY'21 - WATER	07/01/2021	6.21	.00	20-6165 0FFICE SUPPLIES	0	7/21		

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	169561	11888	1 PK NOTES CUBE, 1 PK TISSUE, FOR CITY HALL, C. MERRITT, JULY'21 - SEWER	07/01/2021	6.21	.00	21-6165 OFFICE SUPPLIES	0	7/21		
1795	BUYWYZ LLC	169561	11888	1 PK NOTES CUBE, 1 PK TISSUE, FOR CITY HALL, C. MERRITT, JULY'21 - PI	07/01/2021	2.38	.00	25-6165 OFFICE SUPPLIES	0	7/21		
1795	BUYWYZ LLC	169561	11888	1 EA CASE OF COPY PAPER, FOR TREATMENT PLANT, C. MERRITT, JULY'21 - WATER	07/01/2021	16.38	.00	20-6165 0FFICE SUPPLIES	0	7/21		
1795	BUYWYZ LLC	169561	11888	1 EA CASE OF COPY PAPER, FOR TREATMENT PLANT, C. MERRITT, JULY'21 - SEWER	07/01/2021	16.38	.00	21-6165 OFFICE SUPPLIES	0	7/21		
1795	BUYWYZ LLC	169561	11888	1 EA CASE OF COPY PAPER, FOR TREATMENT PLANT, C. MERRITT, JULY'21 - PI	07/01/2021	6.23	.00	25-6165 OFFICE SUPPLIES	0	7/21		
Total 169561:						62.86	.00					
1795	BUYWYZ LLC	169756	11925	1 EA CASE OF COPY PAPER, CITY HALL, C. MERRITT, JULY'21 - ADMIN	07/08/2021	14.82	.00	01-6165 OFFICE SUPPLIES	0	7/21		
1795	BUYWYZ LLC	169756	11925	1 EA CASE OF COPY PAPER, CITY HALL, C. MERRITT, JULY'21 - WATER	07/08/2021	10.14	.00	20-6165 0FFICE SUPPLIES	0	7/21		
1795	BUYWYZ LLC	169756	11925	1 EA CASE OF COPY PAPER, CITY HALL, C. MERRITT, JULY'21 - SEWER	07/08/2021	10.14	.00	21-6165 OFFICE SUPPLIES	0	7/21		
1795	BUYWYZ LLC	169756	11925	1 EA CASE OF COPY PAPER, CITY HALL, C. MERRITT, JULY'21 - PI	07/08/2021	3.89	.00	25-6165 OFFICE SUPPLIES	0	7/21		
1795	BUYWYZ LLC	169756	11925	1 EA PK PICTURE HANGING STRIPS, C. MERRITT, JULY'21 - BUILDING INSPECTION	07/08/2021	5.71	.00	01-6165 OFFICE SUPPLIES	1005	7/21		
Total 169756:						44.70	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1795	BUYWYZ LLC	8861CM		REFUND/CREDIT FOR 1 BX ID HOLDER, INVOICE #169047, JUNE'21 - ADMIN	06/29/2021	-7.20	.00	01-6165 OFFICE SUPPLIES	0	7/21		
1795	BUYWYZ LLC	8861CM		REFUND/CREDIT FOR 1 BX ID HOLDER, INVOICE #169047, JUNE'21 - WATER	06/29/2021	-4.93	.00	20-6165 0FFICE SUPPLIES	0	7/21		
1795	BUYWYZ LLC	8861CM		REFUND/CREDIT FOR 1 BX ID HOLDER, INVOICE #169047, JUNE'21 - SEWER	06/29/2021	-4.93	.00	21-6165 OFFICE SUPPLIES	0	7/21		
1795	BUYWYZ LLC	8861CM		REFUND/CREDIT FOR 1 BX ID HOLDER, INVOICE #169047, JUNE'21 - PI	06/29/2021	-1.89	.00	25-6165 OFFICE SUPPLIES	0	7/21		
Total 8861CM:						-18.95	.00					
Total BUYWYZ LLC:						88.61	.00					
CASELLE INC												
1239	CASELLE INC	110711		CONTRACT SUPPORT AND MAINTENANCE FOR 08/01-08/31/2021-ADMIN	07/01/2021	661.20	.00	01-6052 CONTRACT SERVICES	0	7/21		
1239	CASELLE INC	110711		CONTRACT SUPPORT AND MAINTENANCE FOR 08/01-08/31/2021-WATER	07/01/2021	452.40	.00	20-6052 CONTRACT SERVICES	0	7/21		
1239	CASELLE INC	110711		CONTRACT SUPPORT AND MAINTENANCE FOR 08/01-08/31/2021-SEWER	07/01/2021	452.40	.00	21-6052 C0NTRACT SERVICES	0	7/21		
1239	CASELLE INC	110711		CONTRACT SUPPORT AND MAINTENANCE FOR 08/01-08/31/2021-PI	07/01/2021	174.00	.00	25-6052 C0NTRACT SERVICES	0	7/21		
Total 110711:						1,740.00	.00					
Total CASELLE INC:						1,740.00	.00					
CENTURYLINK												
62	CENTURYLINK	208922113658		DEDICATED LANDLINE TO SCADA, 06/25-07/24/2021-WATER	06/25/2021	23.96	23.96	20-6255 TELEPH0NE EXPENSE	0	7/21	07/09/2021	

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
62	CENTURYLINK	208922113658		DEDICATED LANDLINE TO SCADA, 06/25-07/24/2021-SEWER	06/25/2021	23.96	23.96	21-6255 TELEPH0NE EXPENSE	0	7/21	07/09/2021	
62	CENTURYLINK	208922113658		DEDICATED LANDLINE TO SCADA, 06/25-07/24/2021-PI	06/25/2021	9.12	9.12	25-6255 TELEPH0NE EXPENSE	0	7/21	07/09/2021	
Total 2089221136586B06252021:						57.04	57.04					
62	CENTURYLINK	208922932280		INTERNET SERVICES AT THE SHOP,06/25-07/24/2021-PARKS	06/25/2021	100.58	100.58	01-6255 TELEPH0NE	1004	7/21	07/09/2021	
Total 2089229322801B06252021:						100.58	100.58					
Total CENTURYLINK:						157.62	157.62					
CLOVERDALE NURSERY												
725	CLOVERDALE NURSERY	293381	11943	4 EA TREES FOR ECON VILLAGE, M. MEADE, JULY'21 - ECON VILLAGE	07/12/2021	1,248.00	.00	40-6020 CAPITAL IMPROVEMENTS	1250	7/21		
Total 293381:						1,248.00	.00					
Total CLOVERDALE NURSERY:						1,248.00	.00					
COMPASS												
4	COMPASS	221125		4TH QUARTER MEMBERSHIP DUES, FY2021, APRIL-JUNE, '21	07/01/2021	2,743.50	.00	01-6075 DUES & MEMBERSHIPS	0	7/21		
Total 221125:						2,743.50	.00					
Total COMPASS:						2,743.50	.00					
CONRAD & BISCHOFF INC												
2020	CONRAD & BISCHOFF INC	0773955-IN	11924	1499 GALLONS UNLEADED GAS, T. SHAFFER, JULY'21 - SEWER	07/09/2021	5,194.04	.00	21-6300 FUEL	0	7/21		

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 0773955-IN:						5,194.04	.00					
Total CONRAD & BISCHOFF INC:						5,194.04	.00					
CORE & MAIN LP												
63	CORE & MAIN LP	P099102	11823	MANHOLE RING AND LID FOR PARKING LOT EXTENSION AT TREATMENT PLANT, R. DAVILA, JUN. '21-WATER	06/21/2021	201.88	.00	20-6020 CAPITAL IMPR0VEMENTS	1256	7/21		
63	CORE & MAIN LP	P099102	11823	MANHOLE RING AND LID FOR PARKING LOT EXTENSION AT TREATMENT PLANT, R. DAVILA, JUN. '21-SEWER	06/21/2021	201.88	.00	21-6020 CAPITAL IMPR0VEMENTS	1256	7/21		
63	CORE & MAIN LP	P099102	11823	MANHOLE RING AND LID FOR PARKING LOT EXTENSION AT TREATMENT PLANT, R. DAVILA, JUN. '21-PI	06/21/2021	76.90	.00	25-6020 CAPITAL IMPR0VEMENTS	1256	7/21		
Total P099102:						480.66	.00					
63	CORE & MAIN LP	P165221	11883	STOCK PARTS FOR DRINKING WATER AND IRRIGATION, J.COX, JUN, '21-WATER	07/01/2021	934.66	.00	20-6150 M & R - SYSTEM	0	7/21		
63	CORE & MAIN LP	P165221	11883	STOCK PARTS FOR DRINKING WATER AND IRRIGATION, J.COX, JUN, '21-PI	07/01/2021	233.67	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	7/21		
Total P165221:						1,168.33	.00					
63	CORE & MAIN LP	P181114		COUPLINGS AND INSERTS, D. CROSSLEY, JUL. '21	07/06/2021	709.50	.00	20-6150 M & R - SYSTEM	0	7/21		
Total P181114:						709.50	.00					
Total CORE & MAIN LP:						2,358.49	.00					
CUSTOM ELECTRIC, INC.												

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
147	CUSTOM ELECTRIC, INC.	8708	11911	REPAIRS AT CHAPPAROSA AND ARDELL PI STATIONS, D. CROSSLEY, JUL. '21	07/02/2021	1,202.97	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	7/21		
Total 8708:						1,202.97	.00					
Total CUSTOM ELECTRIC, INC.:						1,202.97	.00					
D & B SUPPLY												
75	D & B SUPPLY	48655	11937	ELECTRICAL CONNECTOR FOR SPRAY KUBOTA REPAIR FOR PARKS, S. HOWELL, JULY'21	07/09/2021	16.99	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	7/21		
Total 48655:						16.99	.00					
75	D & B SUPPLY	53598	11903	BRACKETS, BULBS, SCREWS FOR VILLAGE MARKET, B.WITHROW, JUL.'21	07/02/2021	86.84	.00	40-6020 CAPITAL IMPROVEMENTS	1250	7/21		
Total 53598:						86.84	.00					
75	D & B SUPPLY	54758	11947	1 BOX OF FRAMING NAILS FOR ECON VILLAGE, R.WARWICK, JUL.'21	07/12/2021	39.99	.00	40-6020 CAPITAL IMPROVEMENTS	1250	7/21		
Total 54758:						39.99	.00					
75	D & B SUPPLY	76715	11901	PADLOCKS FOR THE ECON VILLAGE, B.WITHROW, JUL.'21	07/01/2021	21.89	.00	40-6020 CAPITAL IMPROVEMENTS	1250	7/21		
Total 76715:						21.89	.00					
75	D & B SUPPLY	90739	11952	SEASON LONG GRUB CONTROL FOR PARK, D.ABBOTT, JUL.'21	07/13/2021	203.95	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	7/21		
Total 90739:						203.95	.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
75	D & B SUPPLY	96880	11914	WEED EATER HEAD, SOIL BUSTER, M.MEADE, JUL.'21	07/06/2021	68.97	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	7/21		
Total 96880:						68.97	.00					
75	D & B SUPPLY	96889	11915	OSCILLATING SET, 20V MAX TOOL KIT, RAFTER SPEED SQUARE ALUMINUM, R.WARWICK, JUL.'21	07/06/2021	152.97	.00	01-6175 SMALL TOOLS	1004	7/21		
Total 96889:						152.97	.00					
75	D & B SUPPLY	96937	11917	WATER FAUCET KEY, J.MORFIN, JUL. '21	07/06/2021	9.99	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	7/21		
Total 96937:						9.99	.00					
Total D & B SUPPLY:						601.59	.00					
DELL MARKETING L.P.												
1466	DELL MARKETING L.P.	300008978814		DELL RUGGED LATITUDE LAPTOP, M. BORZICK, JUL. '21-WATER	06/23/2021	2,280.71	.00	20-6141 IT SMALL EQUIPMENT	0	7/21		
1466	DELL MARKETING L.P.	300008978814		DELL RUGGED LATITUDE LAPTOP, M. BORZICK, JUL. '21-PI	06/23/2021	2,280.71	.00	25-6141 IT SMALL EQUIPMENT	0	7/21		
Total 3000089788143.3:						4,561.42	.00					
Total DELL MARKETING L.P.:						4,561.42	.00					
DIGLINE												
25	DIGLINE	0066047-IN		DIG FEES, JUNE. '21-WATER	06/30/2021	347.81	.00	20-6065 DIG LINE EXPENSE	0	7/21		
25	DIGLINE	0066047-IN		DIG FEES, JUNE. '21-SEWER	06/30/2021	347.81	.00	21-6065 DIG LINE EXPENSE	0	7/21		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
25	DIGLINE	0066047-IN		DIG FEES, JUNE. '21-PI	06/30/2021	132.48	.00	25-6065 DIG LINE EXPENSE	0	7/21		
Total 0066047-IN:						828.10	.00					
Total DIGLINE:						828.10	.00					
DMH ENTERPRISES												
1745	DMH ENTERPRISES	06302021DMH		PLUMBING PERMITS, JUNE. '21	06/30/2021	12,517.25	12,517.25	01-6052 CONTRACT SERVICES	1005	7/21	07/09/2021	
Total 06302021DMH:						12,517.25	12,517.25					
Total DMH ENTERPRISES:						12,517.25	12,517.25					
ELAM & BURKE												
796	ELAM & BURKE	191416		PROFESSIONAL SERVICES, URBAN RENEWAL, GENERAL REPRESENTATION, N. STANLEY, 06/01-06/30/2021	06/30/2021	270.00	.00	52-6045 CONTINGENCY	0	7/21		
Total 191416:						270.00	.00					
Total ELAM & BURKE:						270.00	.00					
ELECTRICAL CONTROLS & INSTRUMENTATION												
1744	ELECTRICAL CONTROLS & INSTRUMENTATION	06302021ECI		ELECTRICAL PERMITS, JUNE. '21	06/30/2021	11,946.20	11,946.20	01-6052 CONTRACT SERVICES	1005	7/21	07/09/2021	
Total 06302021ECI:						11,946.20	11,946.20					
Total ELECTRICAL CONTROLS & INSTRUMENTATION:						11,946.20	11,946.20					
ESRI												
807	ESRI	94064083		ARC GIS ONLINE GIS PROFESSIONAL BASIC TERM LICENSE -06/28/21-01/31/2022, J. HELLMAN, JUL.'21	06/28/2021	1,672.33	.00	01-6075 DUES & MEMBERSHIPS	1003	7/21		

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 94064083:						1,672.33	.00					
Total ESRI:						1,672.33	.00					
FATBEAM LLC												
1831	FATBEAM LLC	19076		MONTHLY RECURRING CHARGE FOR CONNECT INTERNET SERVICE FOR JULY 2021-ADMIN	07/01/2021	95.00	.00	01-6052 CONTRACT SERVICES	0	7/21		
1831	FATBEAM LLC	19076		MONTHLY RECURRING CHARGE FOR CONNECT INTERNET SERVICE FOR JULY 2021--WATER	07/01/2021	65.00	.00	20-6052 CONTRACT SERVICES	0	7/21		
1831	FATBEAM LLC	19076		MONTHLY RECURRING CHARGE FOR CONNECT INTERNET SERVICE FOR JULY 2021--SEWER	07/01/2021	65.00	.00	21-6052 C0NTRACT SERVICES	0	7/21		
1831	FATBEAM LLC	19076		MONTHLY RECURRING CHARGE FOR CONNECT INTERNET SERVICE FOR JULY 2021--PI	07/01/2021	25.00	.00	25-6052 C0NTRACT SERVICES	0	7/21		
Total 19076:						250.00	.00					
Total FATBEAM LLC:						250.00	.00					
FERGUSON ENTERPRISES INC												
219	FERGUSON ENTERPRISES INC	0786039	11842	40 EA PVC GJ BLUE PIPE FOR KUNA SEWER BREAK, R. DAVILA, JUNE'21	06/21/2021	868.40	.00	21-6150 M & R - SYSTEM	0	7/21		
Total 0786039:						868.40	.00					
Total FERGUSON ENTERPRISES INC:						868.40	.00					
FIRE SENTRY SYSTEMS INC												
2023	FIRE SENTRY SYSTEMS INC	21-531		5 YEAR ELEVATOR INSPECTION AT CITY HALL, JUNE. 21-ADMIN	06/29/2021	67.20	.00	01-6140 MAINT. & REPAIR BUILDING	0	7/21		

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
2023	FIRE SENTRY SYSTEMS INC	21-531		5 YEAR ELEVATOR INSPECTION AT CITY HALL, JUNE. 21-WATER	06/29/2021	62.40	.00	20-6140 MAINT. & REPAIR BUILDING	0	7/21		
2023	FIRE SENTRY SYSTEMS INC	21-531		5 YEAR ELEVATOR INSPECTION AT CITY HALL, JUNE. 21-SEWER	06/29/2021	62.40	.00	21-6140 MAINT & REPAIR BUILDING	0	7/21		
2023	FIRE SENTRY SYSTEMS INC	21-531		5 YEAR ELEVATOR INSPECTION AT CITY HALL, JUNE. 21-PI	06/29/2021	24.00	.00	25-6140 MAINT & REPAIR BUILDING	0	7/21		
2023	FIRE SENTRY SYSTEMS INC	21-531		5 YEAR ELEVATOR INSPECTION AT CITY HALL, JUNE. 21-P&Z	06/29/2021	24.00	.00	01-6140 MAINT. & REPAIR BUILDING	1003	7/21		
Total 21-531:						240.00	.00					
Total FIRE SENTRY SYSTEMS INC:						240.00	.00					
FISHER SCIENTIFIC												
218	FISHER SCIENTIFIC	1413238	11828	BUDGETED AUTOCLAVE FOR LAB, SEWER, JUNE '21 - T. SHAFFER	06/25/2021	7,754.70	.00	21-6166 PP&E PURCHASES - OPERATIONS	1258	7/21		
Total 1413238:						7,754.70	.00					
Total FISHER SCIENTIFIC:						7,754.70	.00					
FREUND PROPERTIES LLC												
2014	FREUND PROPERTIES LLC	3219		IT SUPPORT & TICKETS, JUL.'21-ADMIN	07/06/2021	1,246.02	1,246.02	01-6142 MAINT. & REPAIR - EQUIPMENT	0	7/21	07/09/2021	
2014	FREUND PROPERTIES LLC	3219		IT SUPPORT & TICKETS, JUL.'21-WATER	07/06/2021	1,644.74	1,644.74	20-6142 MAINT. & REPAIRS-EQUIPMENT	0	7/21	07/09/2021	
2014	FREUND PROPERTIES LLC	3219		IT SUPPORT & TICKETS, JUL.'21-SEWER	07/06/2021	1,644.74	1,644.74	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	7/21	07/09/2021	
2014	FREUND PROPERTIES LLC	3219		IT SUPPORT & TICKETS, JUL.'21-PI	07/06/2021	448.57	448.57	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	7/21	07/09/2021	

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	3219		PAUL LAPTOP SETUP, JUL .'21-WATER	07/06/2021	119.70	119.70	20-6142 MAINT. & REPAIRS-EQUIPMENT	0	7/21	07/09/2021	
2014	FREUND PROPERTIES LLC	3219		PAUL LAPTOP SETUP, JUL .'21-SEWER	07/06/2021	119.70	119.70	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	7/21	07/09/2021	
2014	FREUND PROPERTIES LLC	3219		PAUL LAPTOP SETUP, JUL .'21-PI	07/06/2021	45.60	45.60	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	7/21	07/09/2021	
Total 3219:						5,269.07	5,269.07					
Total FREUND PROPERTIES LLC:						5,269.07	5,269.07					
H.D. FOWLER COMPANY												
1552	H.D. FOWLER COMPANY	I5822988	11862	SPRINKLER CUTTER AND REPLACEMENT BLADE, B. WITHROW, JUN. '21	06/24/2021	85.55	.00	01-6175 SMALL TOOLS	1004	7/21		
Total I5822988:						85.55	.00					
1552	H.D. FOWLER COMPANY	I5828137	11886	SPRINKLER PARTS FOR STOCK AND CONTROLLER FOR WINCHESTER, D.ABBOTT, JUN.'21	06/30/2021	781.92	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	7/21		
Total I5828137:						781.92	.00					
Total H.D. FOWLER COMPANY:						867.47	.00					
HACH COMPANY												
157	HACH COMPANY	12538558	11385	MAINTENANCE KIT, PHOSPHATE, T. SHAFFER, JULY. '21- SEWER	07/08/2021	557.00	.00	21-6152 M & R - LABORATORY COSTS	0	7/21		
Total 12538558:						557.00	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
	Total HACH COMPANY:					557.00	.00					
ICON ENTERPRISES, INC.												
1631	ICON ENTERPRISES, INC.	211797		WEBSITE DEPARTMENT HEADER ANNUAL FEE FOR HOSTING AND SUPPORT, JUL. '21	06/21/2021	716.63	716.63	01-6052 CONTRACT SERVICES	4000	7/21	07/09/2021	
	Total 211797:					716.63	716.63					
	Total ICON ENTERPRISES, INC.:					716.63	716.63					
IDAHO HUMANE SOCIETY												
833	IDAHO HUMANE SOCIETY	07/2021		ANIMAL CONTROL CONTRACT SERVICES FOR JULY 2021	07/01/2021	9,128.33	.00	01-6005 ANIMAL CONTROL SERVICES	0	7/21		
	Total 07/2021:					9,128.33	.00					
	Total IDAHO HUMANE SOCIETY:					9,128.33	.00					
IDAHO POWER CO												
38	IDAHO POWER CO	06212021IP		ELECTRIC SERVICE 05/19-06/16/2021-SEWER	06/21/2021	22,675.26	22,675.26	21-6290 UTILITIES EXPENSE	0	7/21	07/02/2021	
38	IDAHO POWER CO	06212021IP		ELECTRIC SERVICE 05/19-06/16/2021-LAGOONS	06/21/2021	2,729.90	2,729.90	21-6090 FARM EXPENDITURES	0	7/21	07/02/2021	
38	IDAHO POWER CO	06212021IP		ELECTRIC SERVICE 05/19-06/16/2021-IRRIGATION	06/21/2021	23,226.65	23,226.65	25-6290 UTILITIES EXPENSE	0	7/21	07/02/2021	
38	IDAHO POWER CO	06212021IP		ELECTRIC SERVICE 05/19-06/16/2021-WATER	06/21/2021	8,684.55	8,684.55	20-6290 UTILITIES EXPENSE	0	7/21	07/02/2021	
	Total 06212021IP:					57,316.36	57,316.36					
38	IDAHO POWER CO	06282021IP		ELECTRIC SERVICE 05/15-06/24/2021-STREETS	06/28/2021	1,500.42	1,500.42	01-6290 UTILITIES	1002	7/21	07/09/2021	

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 06282021IP:						1,500.42	1,500.42					
Total IDAHO POWER CO:						58,816.78	58,816.78					
IDAHO PRESS TRIBUNE, LLC												
1802	IDAHO PRESS TRIBUNE, LLC	11161	11859	AD#114882 LEGAL PUBLIC NOTICE, ORDINANCE 2021-14, COORDINATES PUBLICATION, N. STANLEY, JUNE'21	06/30/2021	448.90	.00	25-6125 LEGAL PUBLICATI0NS	0	7/21		
Total 11161:						448.90	.00					
Total IDAHO PRESS TRIBUNE, LLC:						448.90	.00					
IDAHO STATE POLICE												
1509	IDAHO STATE POLICE	062521ISP		NEW EMPLOYEE FINGERPRINTING, B. REED, JUN. '21	06/25/2021	10.00	.00	01-6202 PR0FESSI0NAL SERVICES	1004	7/21		
1509	IDAHO STATE POLICE	062521ISP		SOLICITOR BACKGROUND INVESTIGATION, ALFAHED, EVANS, BAUGHMAN, HANSEN, JUN. '21	06/25/2021	133.00	.00	01-2075 UNEARNED REVENUE	0	7/21		
Total 062521ISP:						143.00	.00					
Total IDAHO STATE POLICE:						143.00	.00					
INTEGRITY PUMP SOLUTIONS INC												
2032	INTEGRITY PUMP SOLUTIONS INC	FY21M5-277		PARTS FOR DANSKIN LIFT STATION, C. OSWALD, JUL. '21	07/12/2021	374.09	.00	21-6150 M & R - SYSTEM	0	7/21		
Total FY21M5-277:						374.09	.00					
Total INTEGRITY PUMP SOLUTIONS INC:						374.09	.00					
INTERMOUNTAIN GAS CO												
37	INTERMOUNTAIN GAS CO	482135196062		NATURAL GAS CONSUMPTION AT SENIOR CENTER, 05/27-06/25/2021-SENIOR CENTER	06/28/2021	50.86	50.86	01-6290 UTILITIES	1001	7/21	07/02/2021	

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 48213519606282021:						50.86	50.86					
37	INTERMOUNTAIN GAS CO	482327707062		NATURAL GAS CONSUMPTION AT PARKS OFFICE, 05/27-06/25/2021-PARKS	06/28/2021	5.67	5.67	01-6290 UTILITIES	1004	7/21	07/02/2021	
Total 48232770706282021:						5.67	5.67					
37	INTERMOUNTAIN GAS CO	482634665062		NATURAL GAS CONSUMPTION AT CITY HALL, 05/27-06/25/2021-ADMIN	06/28/2021	6.94	6.94	01-6290 UTILITIES	0	7/21	07/02/2021	
37	INTERMOUNTAIN GAS CO	482634665062		NATURAL GAS CONSUMPTION AT CITY HALL, 05/27-06/25/2021-WATER	06/28/2021	6.45	6.45	20-6290 UTILITIES EXPENSE	0	7/21	07/02/2021	
37	INTERMOUNTAIN GAS CO	482634665062		NATURAL GAS CONSUMPTION AT CITY HALL, 05/27-06/25/2021-SEWER	06/28/2021	6.45	6.45	21-6290 UTILITIES EXPENSE	0	7/21	07/02/2021	
37	INTERMOUNTAIN GAS CO	482634665062		NATURAL GAS CONSUMPTION AT CITY HALL, 05/27-06/25/2021-PI	06/28/2021	2.47	2.47	25-6290 UTILITIES EXPENSE	0	7/21	07/02/2021	
37	INTERMOUNTAIN GAS CO	482634665062		NATURAL GAS CONSUMPTION AT CITY HALL, 05/27-06/25/2021-P&Z	06/28/2021	2.47	2.47	01-6290 UTILITIES	1003	7/21	07/02/2021	
Total 48263466506282021:						24.78	24.78					
Total INTERMOUNTAIN GAS CO:						81.31	81.31					
J & M SANITATION, INC.												
230	J & M SANITATION, INC.	06/30/2021JM		MAINTENANCE YARD CONTINUED DUMP RENT, JUN .'21-ADMIN	06/30/2021	13.30	.00	01-6212 RENT-EQUIPMENT	0	7/21		
230	J & M SANITATION, INC.	06/30/2021JM		MAINTENANCE YARD CONTINUED DUMP RENT, JUN .'21--WATER	06/30/2021	6.00	.00	20-6212 RENT - EQUIPMENT	0	7/21		
230	J & M SANITATION, INC.	06/30/2021JM		MAINTENANCE YARD CONTINUED DUMP RENT, JUN .'21-SEWER	06/30/2021	6.00	.00	21-6212 RENT-EQUIPMENT	0	7/21		

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.	06/30/2021JM		MAINTENANCE YARD CONTINUED DUMP RENT, JUN .'21-PI	06/30/2021	3.00	.00	25-6212 RENT - EQUIPMENT	0	7/21		
Total 06/30/2021JMMY:						28.30	.00					
230	J & M SANITATION, INC.	06252021-070		SANITATION RECEIPT TRANSFER 06/25-07/01/2021	07/02/2021	16,916.32	16,916.32	26-7000 SOLID WASTE SERVICE FEES	0	7/21	07/02/2021	
230	J & M SANITATION, INC.	06252021-070		SANITATION RECEIPT TRANSFER LESS FRANCHISE FEES 06/25-07/01/2021	07/02/2021	-1,671.34	-1,671.34	01-4170 FRANCHISE FEES	0	7/21	07/02/2021	
Total 06252021-07012021:						15,244.98	15,244.98					
230	J & M SANITATION, INC.	06302021JM-S		SLUDGE REMOVAL FOR JUNE 2021	06/30/2021	2,843.55	.00	21-6153 M & R - SLUDGE DISPOSAL	0	7/21		
Total 06302021JM-S:						2,843.55	.00					
230	J & M SANITATION, INC.	07022021-070		SANITATION RECEIPT TRANSFER 07/02-07/08/2021	07/09/2021	51,843.80	51,843.80	26-7000 SOLID WASTE SERVICE FEES	0	7/21	07/09/2021	
230	J & M SANITATION, INC.	07022021-070		SANITATION RECEIPT TRANSFER LESS FRANCHISE FEES 07/02-07/08/2021	07/09/2021	-5,122.17	-5,122.17	01-4170 FRANCHISE FEES	0	7/21	07/09/2021	
Total 07022021-07082021:						46,721.63	46,721.63					
Total J & M SANITATION, INC.:						64,838.46	61,966.61					
JONATHAN STRICKLAND												
1976	JONATHAN STRICKLAND	403		JANITORIAL SERVICES FOR JULY'21, TREATMENT PLANT - WATER	07/01/2021	126.00	.00	20-6025 JANITORIAL	0	7/21		

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
1976	JONATHAN STRICKLAND	403		JANITORIAL SERVICES FOR JULY'21, TREATMENT PLANT - SEWER	07/01/2021	126.00	.00	21-6025 JANITORIAL	0	7/21		
1976	JONATHAN STRICKLAND	403		JANITORIAL SERVICES FOR JULY'21, TREATMENT PLANT - PI	07/01/2021	48.00	.00	25-6025 JANITORIAL	0	7/21		
Total 403:						300.00	.00					
1976	JONATHAN STRICKLAND	404		JANITORIAL SERVICES FOR JULY'21, SENIOR CENTER	07/01/2021	446.00	.00	01-6025 JANITORIAL	1001	7/21		
Total 404:						446.00	.00					
1976	JONATHAN STRICKLAND	405		JANITORIAL SERVICES FOR JULY'21, CITY HALL - ADMIN	07/01/2021	212.80	.00	01-6025 JANITORIAL	0	7/21		
1976	JONATHAN STRICKLAND	405		JANITORIAL SERVICES FOR JULY'21, CITY HALL - WATER	07/01/2021	145.60	.00	20-6025 JANITORIAL	0	7/21		
1976	JONATHAN STRICKLAND	405		JANITORIAL SERVICES FOR JULY'21, CITY HALL - SEWER	07/01/2021	145.60	.00	21-6025 JANITORIAL	0	7/21		
1976	JONATHAN STRICKLAND	405		JANITORIAL SERVICES FOR JULY'21, CITY HALL - PI	07/01/2021	56.00	.00	25-6025 JANITORIAL	0	7/21		
Total 405:						560.00	.00					
Total JONATHAN STRICKLAND:						1,306.00	.00					
KNIFE RIVER CORPORATION - MOUNTAIN WEST												
1524	KNIFE RIVER CORPORATION - MOUNTAIN WEST	270196		RECYCLED ASPHALT FOR ECON VILLAGE PATHWAY, B. WITHROW, JUL. ;21	07/01/2021	974.00	.00	40-6020 CAPITAL IMPROVEMENTS	1250	7/21		
Total 270196:						974.00	.00					
Total KNIFE RIVER CORPORATION - MOUNTAIN WEST:						974.00	.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
KUNA JT. SCHOOL DISTRICT NO. 3												
199	KUNA JT. SCHOOL DISTRICT NO. 3	712021		FIBER OPTIC LEASE FOR JUNE 2021-ADMIN	06/01/2021	114.00	.00	01-6255 TELEPH0NE	0	7/21		
199	KUNA JT. SCHOOL DISTRICT NO. 3	712021		FIBER OPTIC LEASE FOR JUNE 2021-WATER	06/01/2021	78.00	.00	20-6255 TELEPH0NE EXPENSE	0	7/21		
199	KUNA JT. SCHOOL DISTRICT NO. 3	712021		FIBER OPTIC LEASE FOR JUNE 2021-SEWER	06/01/2021	78.00	.00	21-6255 TELEPH0NE EXPENSE	0	7/21		
199	KUNA JT. SCHOOL DISTRICT NO. 3	712021		FIBER OPTIC LEASE FOR JUNE 2021-PI	06/01/2021	30.00	.00	25-6255 TELEPH0NE EXPENSE	0	7/21		
Total 712021:						300.00	.00					
Total KUNA JT. SCHOOL DISTRICT NO. 3:						300.00	.00					
KUNA LUMBER												
499	KUNA LUMBER	A122486		SUPPLIES FOR P&Z REMODEL, JUL.'21	07/01/2021	882.10	.00	01-6045 C0NTINGENCY	1254	7/21		
499	KUNA LUMBER	A122486		SUPPLIES FOR CITY HALL BASEMENT REMODEL, JUL.'21	07/01/2021	226.41	.00	40-6020 CAPITAL IMPROVEMENTS	1130	7/21		
499	KUNA LUMBER	A122486		SUPPLIES FOR REPAIRS ON GAZEBO AND RESTROOMS AT BERNIE FISHER PARK, JUL.'21	07/01/2021	14.49	.00	01-6140 MAINT. & REPAIR BUILDING	1004	7/21		
499	KUNA LUMBER	A122486		HOLE SAW, BITS AND KNIFE, JUL.'21	07/01/2021	45.49	.00	01-6175 SMALL TOOLS	1004	7/21		
499	KUNA LUMBER	A122486		SUPPLIES FOR AC REPAIRS, PANIC BUTTON, AND LIGHTS AT CITY HALL, JUL.'21 - ADMIN	07/01/2021	15.88	.00	01-6140 MAINT. & REPAIR BUILDING	0	7/21		
499	KUNA LUMBER	A122486		SUPPLIES FOR AC REPAIRS, PANIC BUTTON, AND LIGHTS AT CITY HALL, JUL.'21 - WATER	07/01/2021	10.87	.00	20-6140 MAINT. & REPAIR BUILDING	0	7/21		
499	KUNA LUMBER	A122486		SUPPLIES FOR AC REPAIRS, PANIC BUTTON, AND LIGHTS AT CITY HALL, JUL.'21 - SEWER	07/01/2021	10.87	.00	21-6140 MAINT & REPAIR BUILDING	0	7/21		

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	A122486		SUPPLIES FOR AC REPAIRS, PANIC BUTTON, AND LIGHTS AT CITY HALL, JUL.'21 - P.I	07/01/2021	4.17	.00	25-6140 MAINT & REPAIR BUILDING	0	7/21		
499	KUNA LUMBER	A122486		SHOP SUPPLIES FOR EQUIPMENT REPAIRS, FLEET, JUL.'21 - ADMIN	07/01/2021	34.63	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	0	7/21		
499	KUNA LUMBER	A122486		SHOP SUPPLIES FOR EQUIPMENT REPAIRS, FLEET, JUL.'21 - WATER	07/01/2021	13.85	.00	20-6142 MAINT. & REPAIRS-EQUIPMENT	0	7/21		
499	KUNA LUMBER	A122486		SHOP SUPPLIES FOR EQUIPMENT REPAIRS, FLEET, JUL.'21 - SEWER	07/01/2021	13.85	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	7/21		
499	KUNA LUMBER	A122486		SHOP SUPPLIES FOR EQUIPMENT REPAIRS, FLEET, JUL.'21 - P.I	07/01/2021	6.92	.00	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	7/21		
499	KUNA LUMBER	A122486		CAP, NUTS AND WASHERS TO FIX BUCKET TRUCK, FLEET - JUL.'21 - P.I	07/01/2021	.37	.00	25-6305 VEHICLE MAINTENANCE & REPAIR	0	7/21		
499	KUNA LUMBER	A122486		CAP, NUTS AND WASHERS TO FIX BUCKET TRUCK, FLEET - JUL.'21 - SEWER	07/01/2021	.76	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	7/21		
499	KUNA LUMBER	A122486		CAP, NUTS AND WASHERS TO FIX BUCKET TRUCK, FLEET - JUL.'21 - WATER	07/01/2021	.76	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	7/21		
499	KUNA LUMBER	A122486		CAP, NUTS AND WASHERS TO FIX BUCKET TRUCK, FLEET - JUL.'21 - ADMIN	07/01/2021	1.90	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	0	7/21		
499	KUNA LUMBER	A122486		FENCE POSTS, ECON VILLAGE, JUL.'21	07/01/2021	920.15	.00	40-6020 CAPITAL IMPROVEMENTS	1250	7/21		
Total A122486:						2,203.47	.00					
499	KUNA LUMBER	A122661	11788	DRILL BIT AND HEX NUTS FOR REPAIR OF TABLES,J. PEREZ, JUNE'21	06/10/2010	15.19	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	7/21		

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 A122661:						15.19	.00					
499	KUNA LUMBER	A122957	11863	RUBBER HOSE WASHERS, J. PEREZ, JUNE'21	06/24/2021	2.06	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	7/21		
Total A122957:						2.06	.00					
499	KUNA LUMBER	A123079	11887	NUTS & BOLTS FOR JACOBSON LAWN MOWER REPAIR, J. PEREZ, JUNE'21 - PARKS	06/30/2021	2.66	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	7/21		
Total A123079:						2.66	.00					
499	KUNA LUMBER	A123105	11895	KEY STOCK FOR LAGOON BLOWER FAN, T.FLEMING, JUN.'21	07/01/2021	1.07	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	7/21		
Total A123105:						1.07	.00					
499	KUNA LUMBER	A123202	11933	1/2 IN SOCKET ADAPTERS, J. PEREZ, JUL. '21	07/08/2021	10.78	.00	01-6175 SMALL TOOLS	1004	7/21		
Total A123202:						10.78	.00					
499	KUNA LUMBER	B152402	11737	WATER EPOXY, J.WEBB, JUN.'21	06/02/2021	6.29	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	7/21		
Total B152402:						6.29	.00					
499	KUNA LUMBER	B153293	11861	1/2 INCH SOCKET ADAPTER, J. PEREZ, JUN. '21	06/24/2021	6.29	.00	01-6175 SMALL TOOLS	1004	7/21		
Total B153293:						6.29	.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	B153302	11864	MOP FOR BERNIE FISHER BATHROOM, R. WARICK, JUNE'21	06/24/2021	19.24	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	7/21		
Total B153302:						19.24	.00					
499	KUNA LUMBER	B153391	11871	TRIM PAINT FOR ECON VILLAGE, R.WARWICK, JUN.'21	06/28/2021	62.96	.00	40-6020 CAPITAL IMPROVEMENTS	1250	7/21		
Total B153391:						62.96	.00					
499	KUNA LUMBER	B153471	11891	BOX FAN FOR THE BLOWER ROOM AT THE LAGOONS, C. MCDANIEL, JUN. '21	06/30/2021	40.49	.00	21-6150 M & R - SYSTEM	0	7/21		
Total B153471:						40.49	.00					
499	KUNA LUMBER	B153535	11916	TAGS FOR KEYS, PADLOCK & FAUCET KEYS FOR ECON VILLAGE, J.MORFIN, JUL. '21	07/06/2021	43.21	.00	40-6020 CAPITAL IMPROVEMENTS	1250	7/21		
Total B153535:						43.21	.00					
499	KUNA LUMBER	B153620	11928	3 EA SOCKET ADAPTERS, 4 EA CUT OFF REELS FOR FARM, C. MCDANIEL, JULY'21	07/08/2021	23.33	.00	21-6090 FARM EXPENDITURES	0	7/21		
Total B153620:						23.33	.00					
499	KUNA LUMBER	B153628	11930	2 EA 4-PK 9 VOLT BATTERY FOR SPRINKLER CONTROLLER, J. DURHAM, JULY'21 - PARKS	07/08/2021	17.98	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	7/21		
Total B153628:						17.98	.00					
Total KUNA LUMBER:						2,455.02	.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
KUNA RURAL FIRE DISTRICT (IMPACT)												
1944	KUNA RURAL FIRE DISTRICT (IMPACT)	06302021KRF		KRFD IMPACT FEES, JUNE .'21	06/30/2021	51,750.25	51,750.25	01-2511 KRFD IMPACT FEE TRANSFER	0	7/21	07/09/2021	
Total 06302021KRFDI:						51,750.25	51,750.25					
Total KUNA RURAL FIRE DISTRICT (IMPACT):						51,750.25	51,750.25					
KUNA RURAL FIRE DISTRICT (PLAN REVIEW)												
1945	KUNA RURAL FIRE DISTRICT (PLAN REVIEW)	06302021KRF		KRFD PLAN REVIEW FEES, JUNE 2021	06/30/2021	1,961.25	1,961.25	01-2512 KRFD PLAN REVIEW FEE TRANSFER	0	7/21	07/09/2021	
Total 06302021KRFDPR:						1,961.25	1,961.25					
Total KUNA RURAL FIRE DISTRICT (PLAN REVIEW):						1,961.25	1,961.25					
LOCAHAN LLC												
1619	LOCAHAN LLC	AR963520		CONTRACT BASE RATE (06/01-06/30/2021) CONTRACT OVERAGE CHARGES (05/01/-05/31/2021) MODEL #MPC307SPF, SERIAL # C509P900318, CONTRACT LEASE CHARGE-ADMIN	06/22/2021	41.68	41.68	01-6142 MAINT. & REPAIR - EQUIPMENT	0	7/21	07/02/2021	
1619	LOCAHAN LLC	AR963520		CONTRACT BASE RATE (06/01-06/30/2021) CONTRACT OVERAGE CHARGES (05/01/-05/31/2021) MODEL #MPC307SPF, SERIAL # C509P900318, CONTRACT LEASE CHARGE-WATER	06/22/2021	38.70	38.70	20-6142 MAINT. & REPAIRS-EQUIPMENT	0	7/21	07/02/2021	
1619	LOCAHAN LLC	AR963520		CONTRACT BASE RATE (06/01-06/30/2021) CONTRACT OVERAGE CHARGES (05/01/-05/31/2021) MODEL #MPC307SPF, SERIAL # C509P900318, CONTRACT LEASE CHARGE-SEWER	06/22/2021	38.70	38.70	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	7/21	07/02/2021	
1619	LOCAHAN LLC	AR963520		CONTRACT BASE RATE (06/01-06/30/2021) CONTRACT OVERAGE CHARGES								

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
				(05/01/-05/31/2021) MODEL #MPC307SPF, SERIAL # C509P900318, CONTRACT LEASE CHARGE-PI	06/22/2021	14.88	14.88	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	7/21	07/02/2021	
1619	LOCAHAN LLC	AR963520		CONTRACT BASE RATE (06/01-06/30/2021) CONTRACT OVERAGE CHARGES (05/01/-05/31/2021) MODEL #MPC307SPF, SERIAL # C509P900318, CONTRACT LEASE CHARGE-P&Z	06/22/2021	14.87	14.87	01-6142 MAINT. & REPAIR - EQUIPMENT	1003	7/21	07/02/2021	
Total AR963520:						148.83	148.83					
1619	LOCAHAN LLC	AR963521		CONTRACT BASE RATE (06/01/2021-06/30/2021) CONTRACT OVERAGE CHARGE (05/01/-05/31/2021) MODEL# MX2651 , SERIAL # 03012172-WATER	06/22/2021	64.07	64.07	20-6142 MAINT. & REPAIRS-EQUIPMENT	0	7/21	07/02/2021	
1619	LOCAHAN LLC	AR963521		CONTRACT BASE RATE (06/01/2021-06/30/2021) CONTRACT OVERAGE CHARGE (05/01/-05/31/2021) MODEL# MX2651 , SERIAL # 03012172-SEWER	06/22/2021	64.07	64.07	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	7/21	07/02/2021	
1619	LOCAHAN LLC	AR963521		CONTRACT BASE RATE (06/01/2021-06/30/2021) CONTRACT OVERAGE CHARGE (05/01/-05/31/2021) MODEL# MX2651 , SERIAL # 03012172-PI	06/22/2021	24.40	24.40	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	7/21	07/02/2021	
Total AR963521:						152.54	152.54					
1619	LOCAHAN LLC	AR968357		CONTRACT BASE RATE CHARGE FOR (07/03/21-08/02/2021) CONTRACT OVERAGE CHARGE FOR (06/03/2021-07/02/2021) MODEL# MPC4504EX & SERIAL # C737M540155 & C737M5409F38-ADMIN	07/07/2021	112.23	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	0	7/21		

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	AR968357		CONTRACT BASE RATE CHARGE FOR (07/03/21-08/02/2021) CONTRACT OVERAGE CHARGE FOR (06/03/2021-07/02/2021) MODEL# MPC4504EX & SERIAL # C737M540155 & C737M5409F38-WATER	07/07/2021	104.21	.00	20-6142 MAINT. & REPAIRS-EQUIPMENT	0	7/21		
1619	LOCAHAN LLC	AR968357		CONTRACT BASE RATE CHARGE FOR (07/03/21-08/02/2021) CONTRACT OVERAGE CHARGE FOR (06/03/2021-07/02/2021) MODEL# MPC4504EX & SERIAL # C737M540155 & C737M5409F38-SEWER	07/07/2021	104.21	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	7/21		
1619	LOCAHAN LLC	AR968357		CONTRACT BASE RATE CHARGE FOR (07/03/21-08/02/2021) CONTRACT OVERAGE CHARGE FOR (06/03/2021-07/02/2021) MODEL# MPC4504EX & SERIAL # C737M540155 & C737M5409F38-PI	07/07/2021	40.07	.00	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	7/21		
1619	LOCAHAN LLC	AR968357		CONTRACT BASE RATE CHARGE FOR (07/03/21-08/02/2021) CONTRACT OVERAGE CHARGE FOR (06/03/2021-07/02/2021) MODEL# MPC4504EX & SERIAL # C737M540155 & C737M5409F38-P&Z	07/07/2021	40.07	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1003	7/21		
Total AR968357:						400.79	.00					
Total LOCAHAN LLC:						702.16	301.37					
MATHESON TRI-GAS INC												
1871	MATHESON TRI-GAS INC	0023795672		HYDRAULIC GAS CYLINGER RENTAL FOR JUNE '21, T. SHAFFER,	06/30/2021	42.56	.00	21-6150 M & R - SYSTEM	0	7/21		
Total 0023795672:						42.56	.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 MATHESON TRI-GAS INC:						42.56	.00					
MISCELLANEOUS #2												
1849	MISCELLANEOUS #2	07022021RW		REIMBURSEMENT, BOOT PURCHASE, R.WARWICK, JUL.'21	07/02/2021	200.00	200.00	01-6230 SAFETY TRAINING & EQUIPMENT	1004	7/21	07/02/2021	
Total 07022021RW:						200.00	200.00					
1849	MISCELLANEOUS #2	07072021CO		REIMBURSEMENT FOR CLEANING SUPPLIES FOR OFFICE, TREATMENT PLANT, WATER - JUL.'21	07/07/2021	2.73	.00	20-6165 0FFICE SUPPLIES	0	7/21		
1849	MISCELLANEOUS #2	07072021CO		REIMBURSEMENT FOR CLEANING SUPPLIES FOR OFFICE, TREATMENT PLANT, SEWER - JUL.'21	07/07/2021	2.73	.00	21-6165 OFFICE SUPPLIES	0	7/21		
1849	MISCELLANEOUS #2	07072021CO		REIMBURSEMENT FOR CLEANING SUPPLIES FOR OFFICE, TREATMENT PLANT, PI - JUL.'21	07/07/2021	1.02	.00	25-6165 OFFICE SUPPLIES	0	7/21		
Total 07072021CO:						6.48	.00					
Total MISCELLANEOUS #2:						206.48	200.00					
NORCO, INC.												
222	NORCO, INC.	32303641		TANKS, FOR FARM, T. FLEMING, JUNE'21 - FARM	06/10/2021	120.05	.00	21-6090 FARM EXPENDITURES	0	7/21		
Total 32303641:						120.05	.00					
Total NORCO, INC.:						120.05	.00					
PARTS, INC.												
470	PARTS, INC.	237790	11792	WIPER BLADES, FOR FORD WATER TRUCK #25, S. HOWELL, JUNE'21 - WATER	06/10/2021	18.93	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	7/21		

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.	237790		WIPER BLADES, FOR FORD WATER TRUCK #25, S. HOWELL, JUNE'21 - P.I	06/10/2021	4.73	.00	25-6305 VEHICLE MAINTENANCE & REPAIR	0	7/21		
Total 237790:						23.66	.00					
470	PARTS, INC.	238011	11806	AIR FILTERS, FOR PARKS TRUCKS, B.VILLANUEVA, JUNE'21 - PARKS	06/14/2021	31.60	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	1004	7/21		
Total 238011:						31.60	.00					
470	PARTS, INC.	238144	11814	3 EA CANS CARB CLEANER FOR EQUIPMENT, FLEET SHOP, S. HOWELL - ADMIN	06/16/2021	5.54	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	0	7/21		
470	PARTS, INC.	238144	11814	3 EA CANS CARB CLEANER FOR EQUIPMENT, FLEET SHOP, S. HOWELL - WATER	06/16/2021	2.21	.00	20-6142 MAINT. & REPAIRS-EQUIPMENT	0	7/21		
470	PARTS, INC.	238144	11814	3 EA CANS CARB CLEANER FOR EQUIPMENT, FLEET SHOP, S. HOWELL - SEWER	06/16/2021	2.21	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	7/21		
470	PARTS, INC.	238144	11814	3 EA CANS CARB CLEANER FOR EQUIPMENT, FLEET SHOP, S. HOWELL - PI	06/16/2021	1.11	.00	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	7/21		
Total 238144:						11.07	.00					
470	PARTS, INC.	238440	11838	FAN BELT, FOR PARKS KUBOTA, S. HOWELL, JUNE'21 - PARKS	06/21/2021	14.78	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	7/21		
Total 238440:						14.78	.00					
470	PARTS, INC.	238943	11870	SHOCKS, FOR PARKS TRUCK #18, S. HOWELL, JUNE'21 - PARKS	06/28/2021	176.00	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	1004	7/21		

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 238943:						176.00	.00					
470	PARTS, INC.	239004	11876	CABIN AIR FILTER, FOR WATER TRUCK , S. HOWELL, JUNE'21 - WATER	06/28/2021	20.18	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	7/21		
470	PARTS, INC.	239004		CABIN AIR FILTER, FOR WATER TRUCK , S. HOWELL, JUNE'21 - P.I	06/28/2021	5.05	.00	25-6305 VEHICLE MAINTENANCE & REPAIR	0	7/21		
Total 239004:						25.23	.00					
470	PARTS, INC.	239172	11885	WINDSHIELD WIPERS, FOR TRUCK #18, S. HOWELL, JUNE'21- PARKS	06/30/2021	18.52	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	1004	7/21		
Total 239172:						18.52	.00					
470	PARTS, INC.	239359	11908	VEHICLE A/C REFRIGERANT REFILLS, FOR FLEET SHOP, S. HOWELL, JULY'21 - ADMIN	07/02/2021	8.49	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	0	7/21		
470	PARTS, INC.	239359	11908	VEHICLE A/C REFRIGERANT REFILLS, FOR FLEET SHOP, S. HOWELL, JULY'21 - WATER	07/02/2021	3.40	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	7/21		
470	PARTS, INC.	239359	11908	VEHICLE A/C REFRIGERANT REFILLS, FOR FLEET SHOP, S. HOWELL, JULY'21 - SEWER	07/02/2021	3.40	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	7/21		
470	PARTS, INC.	239359	11908	VEHICLE A/C REFRIGERANT REFILLS, FOR FLEET SHOP, S. HOWELL, JULY'21 - PI	07/02/2021	1.70	.00	25-6305 VEHICLE MAINTENANCE & REPAIR	0	7/21		
Total 239359:						16.99	.00					
470	PARTS, INC.	239710	11931	HYRDAULIC HOSE FOR WHEEL LINES, FOR FARM, C. MCDANIEL, JULY'21 - FARM	07/08/2021	22.85	.00	21-6090 FARM EXPENDITURES	0	7/21		

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 239710:						22.85	.00					
Total PARTS, INC.:						340.70	.00					
RICOH USA, INC. (MAINTENANCE)												
1422	RICOH USA, INC. (MAINTENANCE)	5062358694		COPY CHARGES, MODEL #IMC2000, SERIAL #C86262110, 6/1/21 - 6/30/21 - PARKS	07/01/2021	9.55	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	7/21		
Total 5062358694:						9.55	.00					
Total RICOH USA, INC. (MAINTENANCE):						9.55	.00					
RIMI INC												
1991	RIMI INC	06302021RIMI		COMMERICAL MECHANICAL PERMITS, JUNE. '21	06/30/2021	1,541.20	1,541.20	01-6052 CONTRACT SERVICES	1005	7/21	07/09/2021	
Total 06302021RIMI:						1,541.20	1,541.20					
Total RIMI INC:						1,541.20	1,541.20					
SPF WATER ENGINEERING, L.L.C.												
1498	SPF WATER ENGINEERING, L.L.C.	29696		WELL #12 CONSTRUCTION SUPPORT FY2020, C. OSWALD, APRIL'21	04/30/2021	970.89	.00	20-6020 CAPITAL IMPR0VEMENTS	1246	7/21		
Total 29696:						970.89	.00					
1498	SPF WATER ENGINEERING, L.L.C.	30052		WELL #12 CONSTRUCTION SUPPORT FY2020, C. OSWALD, JUNE'21	06/30/2021	498.22	.00	20-6020 CAPITAL IMPR0VEMENTS	1246	7/21		
Total 30052:						498.22	.00					
Total SPF WATER ENGINEERING, L.L.C.:						1,469.11	.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
STATE OF IDAHO - DIVISION OF BLDG SAFETY												
1882	STATE OF IDAHO - DIVISION OF BLDG SAFETY	H001463-2021		2021 ANNUAL CERTIFICATION FEE, ELEVATOR PROGRAM, CITY HALL, JUNE'21 - ADMIN	06/29/2021	35.00	.00	01-6140 MAINT. & REPAIR BUILDING	0	7/21		
1882	STATE OF IDAHO - DIVISION OF BLDG SAFETY	H001463-2021		2021 ANNUAL CERTIFICATION FEE, ELEVATOR PROGRAM, CITY HALL, JUNE'21 - P&Z	06/29/2021	12.50	.00	01-6140 MAINT. & REPAIR BUILDING	1003	7/21		
1882	STATE OF IDAHO - DIVISION OF BLDG SAFETY	H001463-2021		2021 ANNUAL CERTIFICATION FEE, ELEVATOR PROGRAM, CITY HALL, JUNE'21 - WATER	06/29/2021	32.50	.00	20-6140 MAINT. & REPAIR BUILDING	0	7/21		
1882	STATE OF IDAHO - DIVISION OF BLDG SAFETY	H001463-2021		2021 ANNUAL CERTIFICATION FEE, ELEVATOR PROGRAM, CITY HALL, JUNE'21 - SEWER	06/29/2021	32.50	.00	21-6140 MAINT & REPAIR BUILDING	0	7/21		
1882	STATE OF IDAHO - DIVISION OF BLDG SAFETY	H001463-2021		2021 ANNUAL CERTIFICATION FEE, ELEVATOR PROGRAM, CITY HALL, JUNE'21 - PI	06/29/2021	12.50	.00	25-6140 MAINT & REPAIR BUILDING	0	7/21		
Total H001463-2021:						125.00	.00					
Total STATE OF IDAHO - DIVISION OF BLDG SAFETY:						125.00	.00					
SWANK MOTION PICTURES INC												
1877	SWANK MOTION PICTURES INC	DB 3039721	11050	THE CROODS, MOVIE IN THE PARK, SUMMER SERIES, J. MORFIN, JUNE'21	06/30/2021	385.00	.00	01-6135 PUBLIC ENTERTAINMENT	1004	7/21		
Total DB 3039721:						385.00	.00					
1877	SWANK MOTION PICTURES INC	DB 3042708	11050	THE CROODS - A NEW AGE, MOVIE IN THE PARK, SIMMER SERIES, 7/9/21 - 7/9/21 - PARKS	07/07/2021	385.00	.00	01-6135 PUBLIC ENTERTAINMENT	1004	7/21		
Total DB 3042708:						385.00	.00					
Total SWANK MOTION PICTURES INC:						770.00	.00					
TIMBER CREEK RECYCLING LLC												

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
2018	TIMBER CREEK RECYCLING LLC	T5076		TIPPING FEE - GREEN WASTE, B. WITHROW, MAY'21	05/31/2021	84.00	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	7/21		
Total T5076:						84.00	.00					
Total TIMBER CREEK RECYCLING LLC:						84.00	.00					
TREASURE VALLEY COFFEE												
992	TREASURE VALLEY COFFEE	2160:07394344		1 EA CASE OF COFFEE, CITY HALL, C. MERRITT, JUNE'21 - ADMIN	06/30/2021	22.15	.00	01-6165 OFFICE SUPPLIES	0	7/21		
992	TREASURE VALLEY COFFEE	2160:07394344		1 EA CASE OF COFFEE, CITY HALL, C. MERRITT, JUNE'21 - WATER	06/30/2021	15.16	.00	20-6165 0FFICE SUPPLIES	0	7/21		
992	TREASURE VALLEY COFFEE	2160:07394344		1 EA CASE OF COFFEE, CITY HALL, C. MERRITT, JUNE'21 - SEWER	06/30/2021	15.16	.00	21-6165 OFFICE SUPPLIES	0	7/21		
992	TREASURE VALLEY COFFEE	2160:07394344		1 EA CASE OF COFFEE, CITY HALL, C. MERRITT, JUNE'21 - PI	06/30/2021	5.83	.00	25-6165 OFFICE SUPPLIES	0	7/21		
Total 2160:07394344:						58.30	.00					
992	TREASURE VALLEY COFFEE	2160:07615067	11905	8 EA 5-GALLON WATER BOTTLES, 1 EA WATER COOLER RENTAL, C. MERRITT, JULY'21 - PARKS	07/02/2021	56.60	.00	01-6165 OFFICE SUPPLIES	1004	7/21		
Total 2160:07615067:						56.60	.00					
992	TREASURE VALLEY COFFEE	2160:07615089	11905	5 EA 5-GALLON WATER BOTTLES, 1 EA WATER COOLER RENTAL, CITY HALL, C. MERRITT, JULY'21 - ADMIN	07/02/2021	15.77	.00	01-6165 OFFICE SUPPLIES	0	7/21		
992	TREASURE VALLEY COFFEE	2160:07615089	11905	5 EA 5-GALLON WATER BOTTLES, 1 EA WATER COOLER RENTAL, CITY HALL, C. MERRITT, JULY'21 - WATER	07/02/2021	10.79	.00	20-6165 0FFICE SUPPLIES	0	7/21		

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	2160:07615089	11905	5 EA 5-GALLON WATER BOTTLES, 1 EA WATER COOLER RENTAL, CITY HALL, MERRITT, JULY'21 - SEWER	07/02/2021	10.79	.00	21-6165 OFFICE SUPPLIES	0	7/21		
992	TREASURE VALLEY COFFEE	2160:07615089	11905	5 EA 5-GALLON WATER BOTTLES, 1 EA WATER COOLER RENTAL, CITY HALL, C. MERRITT, JULY'21 - PI	07/02/2021	4.15	.00	25-6165 OFFICE SUPPLIES	0	7/21		
Total 2160:07615089:						41.50	.00					
992	TREASURE VALLEY COFFEE	2160:07615095	11905	1 EA WATER COOLER RENTAL, C. MERRITT, JULY'21 - PARKS	07/02/2021	13.00	.00	01-6165 OFFICE SUPPLIES	1004	7/21		
Total 2160:07615095:						13.00	.00					
992	TREASURE VALLEY COFFEE	2160:07637798	11907	15 EA 5-GALLON WATER BOTTLES, 2 EA CASES OF COFFEE, 1 EA CREAM CANISTER, 1 EA SLEEVE OF CUPS, TREATMENT PLANT -	07/02/2021	90.51	.00	20-6165 0FFICE SUPPLIES	0	7/21		
992	TREASURE VALLEY COFFEE	2160:07637798	11907	15 EA 5-GALLON WATER BOTTLES, 2 EA CASES OF COFFEE, 1 EA CREAM CANISTER, 1 EA SLEEVE OF CUPS, TREATMENT PLANT - SEWER	07/02/2021	90.51	.00	21-6165 OFFICE SUPPLIES	0	7/21		
992	TREASURE VALLEY COFFEE	2160:07637798		15 EA 5-GALLON WATER BOTTLES, 2 EA CASES OF COFFEE, 1 EA CREAM CANISTER, 1 EA SLEEVE OF CUPS, TREATMENT PLANT - PI	07/02/2021	34.48	.00	25-6165 OFFICE SUPPLIES	0	7/21		
Total 2160:07637798:						215.50	.00					
Total TREASURE VALLEY COFFEE:						384.90	.00					
TURF EQUIPMENT & IRRIGATION INC												
1969	TURF EQUIPMENT & IRRIGATION INC	761143-00		TORO MOWER TIRE & WHEEL REPLACEMENT, J. LORENTZ, JUNE'21 - PARKS	06/30/2021	298.16	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	7/21		

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 761143-00:						298.16	.00					
Total TURF EQUIPMENT & IRRIGATION INC:						298.16	.00					
U.S. BANK (VISA)												
1444	U.S. BANK (VISA)	042911460002		ADOBE INC, RECURRING SUBSCRIPTION CHARGE, TREATMENT PLANT, MAY'21 - WATER	05/26/2021	14.27	.00	20-6075 DUES & MEMBERSHIPS	0	7/21		
1444	U.S. BANK (VISA)	042911460002		ADOBE INC, RECURRING SUBSCRIPTION CHARGE, TREATMENT PLANT, MAY'21 - SEWER	05/26/2021	14.27	.00	21-6075 DUES & MEMBERSHIPS	0	7/21		
1444	U.S. BANK (VISA)	042911460002		ADOBE INC, RECURRING SUBSCRIPTION CHARGE, TREATMENT PLANT, MAY'21 - P.I	05/26/2021	5.44	.00	25-6075 DUES & MEMBERSHIPS EXPENSE	0	7/21		
Total 04291146000212236834:						33.98	.00					
1444	U.S. BANK (VISA)	113411540000		ABEBOOKS.COM, BOOK: GROUNDWATER AND WELLS, C.FEISTNER, JUN.'21 - WATER	06/03/2021	31.10	.00	20-6165 0FFICE SUPPLIES	0	7/21		
1444	U.S. BANK (VISA)	113411540000		ABEBOOKS.COM, BOOK: GROUNDWATER AND WELLS, C.FEISTNER, JUN.'21 - SEWER	06/03/2021	31.10	.00	21-6165 OFFICE SUPPLIES	0	7/21		
1444	U.S. BANK (VISA)	113411540000		ABEBOOKS.COM, BOOK: GROUNDWATER AND WELLS, C.FEISTNER, JUN.'21 - P.I	06/03/2021	11.85	.00	25-6165 OFFICE SUPPLIES	0	7/21		
Total 11341154000038226667:						74.05	.00					
1444	U.S. BANK (VISA)	170511612816	11784	MEDIC FIRST AID INT, CPR INSTRUCTOR RECERTIFICATION, J. LORENTZ, JUN. '21	06/10/2021	20.00	.00	01-6265 TRAINING & SCH00LING	1004	7/21		

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 17051161281611513225:						20.00	.00					
1444	U.S. BANK (VISA)	263811764000	11860	WALMART, RANGER SUPPLIES, J. LORENTZ, JUN. '21	06/24/2021	247.21	.00	01-6135 PUBLIC ENTERTAINMENT	1086	7/21		
1444	U.S. BANK (VISA)	263811764000	11860	WALMART, POWER STRIPS FOR PARK OFFICES, J LORENTZ, JUN.'21	06/24/2021	98.31	.00	01-6165 OFFICE SUPPLIES	1004	7/21		
Total 263811764000003664630:						345.52	.00					
1444	U.S. BANK (VISA)	310611580837		AMAZON.COM, PUMP STATION DESIGN BOOK, D.CROSSLEY, JUN.'21 - WATER	06/07/2021	33.60	.00	20-6165 0FFICE SUPPLIES	0	7/21		
1444	U.S. BANK (VISA)	310611580837		AMAZON.COM, PUMP STATION DESIGN BOOK, D.CROSSLEY, JUN.'21 - SEWER	06/07/2021	33.60	.00	21-6165 OFFICE SUPPLIES	0	7/21		
1444	U.S. BANK (VISA)	310611580837		AMAZON.COM, PUMP STATION DESIGN BOOK, D.CROSSLEY, JUN.'21 - P.I	06/07/2021	12.79	.00	25-6165 OFFICE SUPPLIES	0	7/21		
Total 31061158083754505169:						79.99	.00					
1444	U.S. BANK (VISA)	316811704000	11829	HARBOR FREIGHT, NUMBER PUNCHES AND MAGNET, FOR P&Z REMODEL, J. MORFIN, JUN. '21	06/18/2021	51.91	.00	01-6045 C0NTINGENCY	1254	7/21		
Total 31681170400028390601:						51.91	.00					
1444	U.S. BANK (VISA)	330911544005	11741	IBOL, LICENSE RENEWAL, J.COX, JUN.'21 - WATER	06/02/2021	24.00	.00	20-6075 DUES & MEMBERSHIPS	0	7/21		
1444	U.S. BANK (VISA)	330911544005	11741	IBOL, LICENSE RENEWAL, J.COX, JUN.'21 - P.I	06/02/2021	6.00	.00	25-6075 DUES & MEMBERSHIPS EXPENSE	0	7/21		
Total 33091154400548025773:						30.00	.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
1444	U.S. BANK (VISA)	330911544005	11741	IBOL, LICENSE RENEWAL, J.COX, JUN.'21 - WATER	06/02/2021	24.00	.00	20-6075 DUES & MEMBERSHIPS	0	7/21		
1444	U.S. BANK (VISA)	330911544005	11741	IBOL, LICENSE RENEWAL, J.COX, JUN.'21 - P.I	06/02/2021	6.00	.00	25-6075 DUES & MEMBERSHIPS EXPENSE	0	7/21		
Total 33091154400548026292:						30.00	.00					
1444	U.S. BANK (VISA)	330911544005	11741	IBOL, LICENSE RENEWAL, D.CROSSLEY, JUN.'21 - WATER	06/02/2021	12.60	.00	20-6075 DUES & MEMBERSHIPS	0	7/21		
1444	U.S. BANK (VISA)	330911544005	11741	IBOL, LICENSE RENEWAL, D.CROSSLEY, JUN.'21 - SEWER	06/02/2021	12.60	.00	21-6075 DUES & MEMBERSHIPS	0	7/21		
1444	U.S. BANK (VISA)	330911544005	11741	IBOL, LICENSE RENEWAL, D.CROSSLEY, JUN.'21 - P.I	06/02/2021	4.80	.00	25-6075 DUES & MEMBERSHIPS EXPENSE	0	7/21		
Total 33091154400548026557:						30.00	.00					
1444	U.S. BANK (VISA)	330911544005	11741	IBOL, LICENSE RENEWAL, D.CROSSLEY, JUN.'21 - WATER	06/02/2021	12.60	.00	20-6075 DUES & MEMBERSHIPS	0	7/21		
1444	U.S. BANK (VISA)	330911544005	11741	IBOL, LICENSE RENEWAL, D.CROSSLEY, JUN.'21 - SEWER	06/02/2021	12.60	.00	21-6075 DUES & MEMBERSHIPS	0	7/21		
1444	U.S. BANK (VISA)	330911544005	11741	IBOL, LICENSE RENEWAL, D.CROSSLEY, JUN.'21 - P.I	06/02/2021	4.80	.00	25-6075 DUES & MEMBERSHIPS EXPENSE	0	7/21		
Total 33091154400548027837:						30.00	.00					
1444	U.S. BANK (VISA)	330911544005	11741	IBOL, LICENSE RENEWAL, D.CROSSLEY, JUN.'21 - WATER	06/02/2021	12.60	.00	20-6075 DUES & MEMBERSHIPS	0	7/21		
1444	U.S. BANK (VISA)	330911544005	11741	IBOL, LICENSE RENEWAL, D.CROSSLEY, JUN.'21 - SEWER	06/02/2021	12.60	.00	21-6075 DUES & MEMBERSHIPS	0	7/21		
1444	U.S. BANK (VISA)	330911544005	11741	IBOL, LICENSE RENEWAL, D.CROSSLEY, JUN.'21 - P.I	06/02/2021	4.80	.00	25-6075 DUES & MEMBERSHIPS EXPENSE	0	7/21		

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 33091154400548028256:						30.00	.00					
1444	U.S. BANK (VISA)	330911664005	11803	IBOL, LICENSE RENEWAL APPLICATION, WWT1-23099, R.WARWICK, JUN.'21	06/14/2021	30.00	.00	01-6075 DUES & MEMBERSHIPS	1004	7/21		
Total 33091166400540005522:						30.00	.00					
1444	U.S. BANK (VISA)	330911664005	11803	IBOL, LICENSE RENEWAL APPLICATION, #WWC1-22512, R.WARWICK, JUN.'21	06/14/2021	30.00	.00	01-6075 DUES & MEMBERSHIPS	1004	7/21		
Total 33091166400540005712:						30.00	.00					
1444	U.S. BANK (VISA)	330911734005	11841	IDAHO.GOV, LICENSE TESTING, T.HAMILTON, JUN.'21	06/21/2021	70.00	.00	21-6265 TRAINING & SCH00LING EXPENSE	0	7/21		
Total 33091173400547013108:						70.00	.00					
1444	U.S. BANK (VISA)	330911734005	11841	IDAHO.GOV, LICENSE TESTING, R.SCHMIDT, JUN.'21	06/21/2021	100.00	.00	21-6265 TRAINING & SCH00LING EXPENSE	0	7/21		
Total 33091173400547013512:						100.00	.00					
1444	U.S. BANK (VISA)	365411750115	11856	SOCIETY FOR HUMAN RESOURCE, ANNUAL CONFERENCE, N.STAUFFER, JUN.'21 - ADMIN	06/23/2021	447.50	.00	01-6265 TRAINING & SCH00LING	0	7/21		
1444	U.S. BANK (VISA)	365411750115	11856	SOCIETY FOR HUMAN RESOURCE, ANNUAL CONFERENCE, N.STAUFFER, JUN.'21 - WATER	06/23/2021	590.70	.00	20-6265 TRAINING & SCH00LING EXPENSE	0	7/21		
1444	U.S. BANK (VISA)	365411750115	11856	SOCIETY FOR HUMAN RESOURCE, ANNUAL CONFERENCE, N.STAUFFER, JUN.'21 - SEWER	06/23/2021	590.70	.00	21-6265 TRAINING & SCH00LING EXPENSE	0	7/21		

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)	365411750115	11856	SOCIETY FOR HUMAN RESOURCE, ANNUAL CONFERENCE, N.STAUFFER, JUN.'21 -	06/23/2021	161.10	.00	25-6265 TRAINING & SCH00LING EXPENSE	0	7/21		
Total 36541175011578586128:						1,790.00	.00					
1444	U.S. BANK (VISA)	430111620101	11793	HOME DEPOT, BOARDS FOR PICNIC TABLES, J. MORFIN, JUN. '21	06/10/2021	160.56	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	7/21		
Total 43011162010193751187:						160.56	.00					
1444	U.S. BANK (VISA)	430111620101	11793	HOME DEPOT, BOARDS FOR PICNIC TABLES, J. MORFIN, JUN. '21	06/10/2021	14.08	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	7/21		
Total 43011162010193751195:						14.08	.00					
1444	U.S. BANK (VISA)	445511624500	11796	KENWORTH SALES, WING NUT FOR VAC TRUCK, R DAVILA, JUNE'21	06/10/2021	17.63	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	7/21		
Total 44551162450000055255:						17.63	.00					
1444	U.S. BANK (VISA)	450011472001		WALMART.COM, MISCELLANEOUS ITEMS, MAY'21	05/27/2021	20.13	.00	01-6160 MISCELLANE0US EXPENSES	0	7/21		
Total 45001147200102358752:						20.13	.00					
1444	U.S. BANK (VISA)	450011473004		WALMART.COM, MISCELLANEOUS ITEMS, MAY'21	05/25/2021	30.72	.00	01-6160 MISCELLANE0US EXPENSES	0	7/21		
Total 45001147300492584759:						30.72	.00					
1444	U.S. BANK (VISA)	476011611002		CITY OF KUNA, ELECTRICAL PERMIT, FOR P&Z REMODEL, B.WITHROW, JUN.'21	06/09/2021	70.00	.00	01-6045 C0NTINGENCY	1254	7/21		

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 47601161100249050841:						70.00	.00					
1444	U.S. BANK (VISA)	710511676271	11808	IRWA, WASTEWATER COLLECTION I & II CERTIFICATION REVIEW CLASS, J.DALRYMPLE, JUN.'21	06/16/2021	120.00	.00	21-6265 TRAINING & SCH00LING EXPENSE	0	7/21		
Total 71051167627106210483:						120.00	.00					
1444	U.S. BANK (VISA)	921511728528	11845	WOODLAND MANUFACTURING, LETTERS FOR P&Z REMODEL, B.WITHROW, JUN.'21	06/21/2021	177.29	.00	01-6045 C0NTINGENCY	1254	7/21		
Total 92151172852895038729:						177.29	.00					
1444	U.S. BANK (VISA)	921611531004	11734	AMAZON, OFFICE CHAIR, S.JONES, JUN.'21 - ADMIN	06/02/2021	151.99	.00	01-6165 OFFICE SUPPLIES	0	7/21		
1444	U.S. BANK (VISA)	921611531004	11734	AMAZON, OFFICE CHAIR, S.JONES,JUN.'21 - WATER	06/02/2021	3.20	.00	20-6165 0FFICE SUPPLIES	0	7/21		
1444	U.S. BANK (VISA)	921611531004	11734	AMAZON, OFFICE CHAIR, S.JONES, JUN.'21 - SEWER	06/02/2021	3.20	.00	21-6165 OFFICE SUPPLIES	0	7/21		
1444	U.S. BANK (VISA)	921611531004	11734	AMAZON, OFFICE CHAIR, S.JONES, JUN.'21 - P.I	06/02/2021	1.60	.00	25-6165 OFFICE SUPPLIES	0	7/21		
Total 92161153100430569125:						159.99	.00					
1444	U.S. BANK (VISA)	921611541004	11745	LOWES, CHIP BOARD FOR CITY HALL BASEMENT REMODEL, B.GILLOGLY, JUN.'21	06/03/2021	59.96	.00	40-6020 CAPITAL IMPROVEMENTS	1130	7/21		
Total 92161154100472223705:						59.96	.00					
1444	U.S. BANK (VISA)	921611541009	11744	VISTAPRINT.COM, BANNER FOR MOVIES ON THE GREEN BELT, J. EDINGER, JUNE'21	06/02/2021	99.97	.00	03-6384 EXP-COMMUNITY EVENTS	0	7/21		

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 92161154100987030603:						99.97	.00					
1444	U.S. BANK (VISA)	921611561006	11759	REDWING, BOOTS FOR NEW SEWER EMPLOYEE, T.HAMILTON, JUN.'21	06/04/2021	324.48	.00	21-6230 SAFETY TRAINING & EQUIPMENT	0	7/21		
Total 92161156100627753778:						324.48	.00					
1444	U.S. BANK (VISA)	921611601005	11770	RED WING, BOOTS FOR NEW EMPLOYEE, R.SCHMIDT, JUN.'21	06/08/2021	200.00	.00	21-6230 SAFETY TRAINING & EQUIPMENT	0	7/21		
Total 92161160100542969644:						200.00	.00					
1444	U.S. BANK (VISA)	921611651001	11774	AMAZON.COM, DECORATIVE BEADS, CLERKS OFFICE, S. JONES, JUNE'21 - ADMIN	06/13/2021	29.13	.00	01-6165 OFFICE SUPPLIES	0	7/21		
1444	U.S. BANK (VISA)	921611651001	11774	AMAZON.COM, DECORATIVE BEADS, CLERKS OFFICE, S. JONES, JUNE'21 - WATER	06/13/2021	.61	.00	20-6165 0FFICE SUPPLIES	0	7/21		
1444	U.S. BANK (VISA)	921611651001	11774	AMAZON.COM, DECORATIVE BEADS, CLERKS OFFICE, S. JONES, JUNE'21 - SEWER	06/13/2021	.61	.00	21-6165 OFFICE SUPPLIES	0	7/21		
1444	U.S. BANK (VISA)	921611651001	11774	AMAZON.COM, DECORATIVE BEADS, CLERKS OFFICE, S. JONES, JUNE'21 - P.I	06/13/2021	.31	.00	25-6165 OFFICE SUPPLIES	0	7/21		
Total 92161165100165889231:						30.66	.00					
1444	U.S. BANK (VISA)	921611661002	11807	AMAZON, BENCH PLANTER FOR GARDEN PROJECTS, S. JONES, JUN. '21	06/14/2021	239.98	.00	01-6070 D0NATI0NS EXPENSE	0	7/21		
Total 92161166100211342119:						239.98	.00					
1444	U.S. BANK (VISA)	921611691005	11820	PARCHMENT EXCHANGE, VALLIVUE HIGH SCHOOL TRANSCRIPT REQUEST FOR								

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
				NEW EMPLOYEE - J.DALRYMPLE, JUN. '21`	06/17/2021	4.15	.00	21-6265 TRAINING & SCH00LING EXPENSE	0	7/21		
Total 92161169100556292728:						4.15	.00					
1444	U.S. BANK (VISA)	921611731005	11839	AMAZON.COM, CORK BOARD, J.HELLMAN, JUN.'21	06/21/2021	19.24	.00	01-6165 OFFICE SUPPLIES	1003	7/21		
Total 92161173100599251057:						19.24	.00					
1444	U.S. BANK (VISA)	921611751001	11849	AMAZON.COM, FISHING POLE CARRIERS, FOR THE RANGER PROGRAM, J.LORENTZ - JUN.'21	06/23/2021	269.76	.00	01-6135 PUBLIC ENTERTAINMENT	1086	7/21		
Total 92161175100122248982:						269.76	.00					
1444	U.S. BANK (VISA)	921611761007	11839	AMAZON.COM, DRY ERASE BOARD, J.HELLMAN, JUL.'21	06/24/2021	72.98	.00	01-6165 OFFICE SUPPLIES	1003	7/21		
Total 92161176100725152184:						72.98	.00					
Total U.S. BANK (VISA):						4,867.03	.00					
UNIVAR SOLUTIONS USA, INC.												
1410	UNIVAR SOLUTIONS USA, INC.	49257889	11821	CAUSTIC SODA, T. SHAFFER, JUNE'21	06/25/2021	8,889.02	.00	21-6151 M & R - PROCESS CHEMICALS	0	7/21		
Total 49257889:						8,889.02	.00					
1410	UNIVAR SOLUTIONS USA, INC.	49271755	11889	CALCIUM HYPOCHLORITE TABLETS, T. SHAFFER, JULY'21 - SEWER	07/02/2021	13,017.60	.00	21-6151 M & R - PROCESS CHEMICALS	0	7/21		
Total 49271755:						13,017.60	.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
1410	UNIVAR SOLUTIONS USA, INC.	97673173		TOTE DEPOSIT REFUND, INVOICE #49014654, JUNE'21 - SEWER	06/30/2021	-700.00	.00	21-6097 DEPOSITS ON ACCOUNT	0	7/21		
Total 97673173:						-700.00	.00					
Total UNIVAR SOLUTIONS USA, INC.:						21,206.62	.00					
UTILITY REFUND #10												
2044	UTILITY REFUND #10	264830.01		OPEN DOOR RENTALS, 1983 N FIREBRICK DR, UTILITY REFUND	06/15/2021	73.46	.00	20-4500 METERED WATER SALES	0	7/21		
2044	UTILITY REFUND #10	264830.01		OPEN DOOR RENTALS, 1983 N FIREBRICK DR, UTILITY REFUND	06/15/2021	96.76	.00	21-4600 SEWER USER FEES	0	7/21		
2044	UTILITY REFUND #10	264830.01		OPEN DOOR RENTALS, 1983 N FIREBRICK DR, UTILITY REFUND	06/15/2021	64.91	.00	26-4975 SOLID WASTE USER FEES	0	7/21		
Total 264830.01:						235.13	.00					
2044	UTILITY REFUND #10	277206.00		CBH, 921 W SMALLWOOD CT, UTILITY REFUND	06/04/2021	76.45	.00	20-4500 METERED WATER SALES	0	7/21		
2044	UTILITY REFUND #10	277206.00		CBH, 921 W SMALLWOOD CT, UTILITY REFUND	06/04/2021	16.09	.00	21-4600 SEWER USER FEES	0	7/21		
Total 277206.00:						92.54	.00					
2044	UTILITY REFUND #10	302537.00		STYLISH HOMES, 871 E OSORNO DR, UTILITY REFUND	06/18/2021	44.51	.00	20-4500 METERED WATER SALES	0	7/21		
2044	UTILITY REFUND #10	302537.00		STYLISH HOMES, 871 E OSORNO DR, UTILITY REFUND	06/18/2021	42.60	.00	21-4600 SEWER USER FEES	0	7/21		
Total 302537.00:						87.11	.00					
2044	UTILITY REFUND #10	302545.00		RIVERWOOD HOMES, 1025 E OSORNO DR, UTILITY REFUND	06/15/2021	32.15	.00	20-4500 METERED WATER SALES	0	7/21		

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	302545.00		RIVERWOOD HOMES, 1025 E OSORNO DR, UTILITY REFUND	06/15/2021	37.80	.00	21-4600 SEWER USER FEES	0	7/21		
Total 302545.00:						69.95	.00					
2044	UTILITY REFUND #10	302546.00		KW HOMES, 9181 S FUEGO AVE, UTILITY REFUND	06/04/2021	79.23	.00	20-4500 METERED WATER SALES	0	7/21		
2044	UTILITY REFUND #10	302546.00		KW HOMES, 9181 S FUEGO AVE, UTILITY REFUND	06/04/2021	16.02	.00	21-4600 SEWER USER FEES	0	7/21		
Total 302546.00:						95.25	.00					
2044	UTILITY REFUND #10	304008.00		GALLERY HOMES BY VARRIALE, 9532 S BLUE OAK AVE, UTILITY REFUND	06/16/2021	70.52	.00	20-4500 METERED WATER SALES	0	7/21		
2044	UTILITY REFUND #10	304008.00		GALLERY HOMES BY VARRIALE, 9532 S BLUE OAK AVE, UTILITY REFUND	06/16/2021	5.32	.00	21-4600 SEWER USER FEES	0	7/21		
Total 304008.00:						75.84	.00					
Total UTILITY REFUND #10:						655.82	.00					
UTILITY REFUND #11												
2062	UTILITY REFUND #11	180310.02		LAYNE THORTON, 1468 W BALBOA ST, UTILITY REFUND	07/06/2021	27.13	.00	20-4500 METERED WATER SALES	0	7/21		
2062	UTILITY REFUND #11	180310.02		LAYNE THORTON, 1468 W BALBOA ST, UTILITY REFUND	07/06/2021	31.55	.00	21-4600 SEWER USER FEES	0	7/21		
2062	UTILITY REFUND #11	180310.02		LAYNE THORTON, 1468 W BALBOA ST, UTILITY REFUND	07/06/2021	22.91	.00	26-4975 SOLID WASTE USER FEES	0	7/21		
Total 180310.02:						81.59	.00					
2062	UTILITY REFUND #11	281079.00		HALLMARK HOMES, 2117 N KLEMMER AVE, UTILITY REFUND	06/14/2021	34.64	.00	20-4500 METERED WATER SALES	0	7/21		

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2062	UTILITY REFUND #11	281079.00		HALLMARK HOMES, 2117 N KLEMMER AVE, UTILITY REFUND	06/14/2021	35.55	.00	21-4600 SEWER USER FEES	0	7/21		
Total 281079.00:						70.19	.00					
2062	UTILITY REFUND #11	281089.00		NORTH STAR HOMES, 1492 W TIGER EYE ST, UTILITY REFUND	06/08/2021	32.00	.00	20-4500 METERED WATER SALES	0	7/21		
2062	UTILITY REFUND #11	281089.00		NORTH STAR HOMES, 1492 W TIGER EYE ST, UTILITY REFUND	06/08/2021	34.37	.00	21-4600 SEWER USER FEES	0	7/21		
Total 281089.00:						66.37	.00					
2062	UTILITY REFUND #11	281099.00		HALLMARK HOMES, 1508 W FLUORITE ST, UTILITY REFUND	06/15/2021	41.14	.00	20-4500 METERED WATER SALES	0	7/21		
2062	UTILITY REFUND #11	281099.00		HALLMARK HOMES, 1508 W FLUORITE ST, UTILITY REFUND	06/15/2021	41.07	.00	21-4600 SEWER USER FEES	0	7/21		
Total 281099.00:						82.21	.00					
Total UTILITY REFUND #11:						300.36	.00					
UTILITY REFUND #12												
2085	UTILITY REFUND #12	132090.02		JOHN T WOOTTON, 1191 W EMMY CT, UTILITY REFUND	06/30/2021	4.67	.00	20-4500 METERED WATER SALES	0	7/21		
2085	UTILITY REFUND #12	132090.02		JOHN T WOOTTON, 1191 W EMMY CT, UTILITY REFUND	06/30/2021	4.10	.00	21-4600 SEWER USER FEES	0	7/21		
2085	UTILITY REFUND #12	132090.02		JOHN T WOOTTON, 1191 W EMMY CT, UTILITY REFUND	06/30/2021	1.80	.00	26-4975 SOLID WASTE USER FEES	0	7/21		
Total 132090.02:						10.57	.00					
2085	UTILITY REFUND #12	173235.03		NICHOLAS M ESCOBEDO, 485 S TAILINGS AVE, UTILITY REFUND	07/06/2021	15.46	.00	20-4500 METERED WATER SALES	0	7/21		

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
2085	UTILITY REFUND #12	173235.03		NICHOLAS M ESCOBEDO, 485 S TAILINGS AVE, UTILITY REFUND	07/06/2021	14.30	.00	21-4600 SEWER USER FEES	0	7/21		
2085	UTILITY REFUND #12	173235.03		NICHOLAS M ESCOBEDO, 485 S TAILINGS AVE, UTILITY REFUND	07/06/2021	10.08	.00	26-4975 SOLID WASTE USER FEES	0	7/21		
Total 173235.03:						39.84	.00					
2085	UTILITY REFUND #12	173520.02		ADAM W HILL, 1905 W STONY DESERT ST, UTILITY REFUND	06/30/2021	19.37	.00	20-4500 METERED WATER SALES	0	7/21		
2085	UTILITY REFUND #12	173520.02		ADAM W HILL, 1905 W STONY DESERT ST, UTILITY REFUND	06/30/2021	14.66	.00	21-4600 SEWER USER FEES	0	7/21		
2085	UTILITY REFUND #12	173520.02		ADAM W HILL, 1905 W STONY DESERT ST, UTILITY REFUND	06/30/2021	14.59	.00	26-4975 SOLID WASTE USER FEES	0	7/21		
Total 173520.02:						48.62	.00					
2085	UTILITY REFUND #12	180920.01		VICTOR G BUCKINGHAM, 1426 N TASAVOL AVE, UTILITY REFUND	07/06/2021	84.36	.00	20-4500 METERED WATER SALES	0	7/21		
2085	UTILITY REFUND #12	180920.01		VICTOR G BUCKINGHAM, 1426 N TASAVOL AVE, UTILITY REFUND	07/06/2021	3.61	.00	21-4600 SEWER USER FEES	0	7/21		
2085	UTILITY REFUND #12	180920.01		VICTOR G BUCKINGHAM, 1426 N TASAVOL AVE, UTILITY REFUND	07/06/2021	2.95	.00	26-4975 SOLID WASTE USER FEES	0	7/21		
Total 180920.01:						90.92	.00					
2085	UTILITY REFUND #12	183850.02		BRAD BRISCOE, 1633 N BUCKLER WAY, UTILITY REFUND	07/06/2021	37.42	.00	20-4500 METERED WATER SALES	0	7/21		
2085	UTILITY REFUND #12	183850.02		BRAD BRISCOE, 1633 N BUCKLER WAY, UTILITY REFUND	07/06/2021	45.70	.00	21-4600 SEWER USER FEES	0	7/21		

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
2085	UTILITY REFUND #12	183850.02		BRAD BRISCOE, 1633 N BUCKLER WAY, UTILITY REFUND	07/06/2021	34.78	.00	26-4975 SOLID WASTE USER FEES	0	7/21		
Total 183850.02:						117.90	.00					
2085	UTILITY REFUND #12	190385.02		MARK KENNEDY, 1582 N TWO POINT PL, UTILITY REFUND	06/15/2021	85.75	.00	20-4500 METERED WATER SALES	0	7/21		
Total 190385.02:						85.75	.00					
2085	UTILITY REFUND #12	201405.03		JEFF BENGER, 564 E WILLOWRIDGE CT, UTILITY REFUND	06/30/2021	21.03	.00	20-4500 METERED WATER SALES	0	7/21		
2085	UTILITY REFUND #12	201405.03		JEFF BENGER, 564 E WILLOWRIDGE CT, UTILITY REFUND	06/30/2021	7.22	.00	21-4600 SEWER USER FEES	0	7/21		
2085	UTILITY REFUND #12	201405.03		JEFF BENGER, 564 E WILLOWRIDGE CT, UTILITY REFUND	06/30/2021	4.77	.00	26-4975 SOLID WASTE USER FEES	0	7/21		
Total 201405.03:						33.02	.00					
2085	UTILITY REFUND #12	277423.02		JACOB BEASON, 2313 N DOE AVE, UTILITY REFUND	07/02/2021	97.37	.00	20-4500 METERED WATER SALES	0	7/21		
Total 277423.02:						97.37	.00					
2085	UTILITY REFUND #12	278108.02		VICKI STUMP, 3088 W FUJI CT, UTILITY REFUND	06/30/2021	31.27	.00	20-4500 METERED WATER SALES	0	7/21		
2085	UTILITY REFUND #12	278108.02		VICKI STUMP, 3088 W FUJI CT, UTILITY REFUND	06/30/2021	22.31	.00	21-4600 SEWER USER FEES	0	7/21		
2085	UTILITY REFUND #12	278108.02		VICKI STUMP, 3088 W FUJI CT, UTILITY REFUND	06/30/2021	12.30	.00	26-4975 SOLID WASTE USER FEES	0	7/21		

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 278108.02:						65.88	.00					
2085	UTILITY REFUND #12	281065.00		HARDING HOMES, 1339 W WINSETT ST, UTILITY REFUND	06/18/2021	31.72	.00	20-4500 METERED WATER SALES	0	7/21		
2085	UTILITY REFUND #12	281065.00		HARDING HOMES, 1339 W WINSETT ST, UTILITY REFUND	06/18/2021	23.02	.00	21-4600 SEWER USER FEES	0	7/21		
Total 281065.00:						54.74	.00					
2085	UTILITY REFUND #12	281078.00		HARDING HOMES, 2099 N KLEMMER AVE, UTILITY REFUND	06/18/2021	117.89	.00	20-4500 METERED WATER SALES	0	7/21		
2085	UTILITY REFUND #12	281078.00		HARDING HOMES, 2099 N KLEMMER AVE, UTILITY REFUND	06/18/2021	104.46	.00	21-4600 SEWER USER FEES	0	7/21		
Total 281078.00:						222.35	.00					
2085	UTILITY REFUND #12	300415.05		ANDREW JOSEPH MAYER, 2564 N KRISTY AVE, UTILITY REFUND	06/30/2021	46.34	.00	20-4500 METERED WATER SALES	0	7/21		
2085	UTILITY REFUND #12	300415.05		ANDREW JOSEPH MAYER, 2564 N KRISTY AVE, UTILITY REFUND	06/30/2021	47.73	.00	21-4600 SEWER USER FEES	0	7/21		
2085	UTILITY REFUND #12	300415.05		ANDREW JOSEPH MAYER, 2564 N KRISTY AVE, UTILITY REFUND	06/30/2021	27.15	.00	26-4975 SOLID WASTE USER FEES	0	7/21		
Total 300415.05:						121.22	.00					
2085	UTILITY REFUND #12	310115.02		ASHLEY M NEWSOM, 9274 S COPELAND WAY, UTILITY REFUND	07/06/2021	4.60	.00	20-4500 METERED WATER SALES	0	7/21		
2085	UTILITY REFUND #12	310115.02		ASHLEY M NEWSOM, 9274 S COPELAND WAY, UTILITY REFUND	07/06/2021	5.68	.00	21-4600 SEWER USER FEES	0	7/21		

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
2085	UTILITY REFUND #12	310115.02		ASHLEY M NEWSOM, 9274 S COPELAND WAY, UTILITY REFUND	07/06/2021	4.84	.00	26-4975 SOLID WASTE USER FEES	0	7/21		
Total 310115.02:						15.12	.00					
2085	UTILITY REFUND #12	310347.02		TRACY L NEWBERRY, 9271 S FIDALGO AVE, UTILITY REFUND	07/02/2021	26.91	.00	20-4500 METERED WATER SALES	0	7/21		
2085	UTILITY REFUND #12	310347.02		TRACY L NEWBERRY, 9271 S FIDALGO AVE, UTILITY REFUND	07/02/2021	33.24	.00	21-4600 SEWER USER FEES	0	7/21		
2085	UTILITY REFUND #12	310347.02		TRACY L NEWBERRY, 9271 S FIDALGO AVE, UTILITY REFUND	07/02/2021	22.60	.00	26-4975 SOLID WASTE USER FEES	0	7/21		
Total 310347.02:						82.75	.00					
2085	UTILITY REFUND #12	310350.03		ADAM DONAR, 9343 S FIDALGO AVE, UTILITY REFUND	07/06/2021	87.85	.00	20-4500 METERED WATER SALES	0	7/21		
2085	UTILITY REFUND #12	310350.03		ADAM DONAR, 9343 S FIDALGO AVE, UTILITY REFUND	07/06/2021	103.28	.00	21-4600 SEWER USER FEES	0	7/21		
2085	UTILITY REFUND #12	310350.03		ADAM DONAR, 9343 S FIDALGO AVE, UTILITY REFUND	07/06/2021	80.02	.00	26-4975 SOLID WASTE USER FEES	0	7/21		
Total 310350.03:						271.15	.00					
2085	UTILITY REFUND #12	31050.03		ELMER EUGENE HOPKINS, 1246 W ARMAND ST, UTILITY REFUND	06/30/2021	39.66	.00	20-4500 METERED WATER SALES	0	7/21		
2085	UTILITY REFUND #12	31050.03		ELMER EUGENE HOPKINS, 1246 W ARMAND ST, UTILITY REFUND	06/30/2021	80.84	.00	21-4600 SEWER USER FEES	0	7/21		
2085	UTILITY REFUND #12	31050.03		ELMER EUGENE HOPKINS, 1246 W ARMAND ST, UTILITY REFUND	06/30/2021	54.58	.00	26-4975 SOLID WASTE USER FEES	0	7/21		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 31050.03:						175.08	.00					
2085	UTILITY REFUND #12	330230.01		EMILEE B FAULKNER, 1897 N HOSE GULCH WAY, UTILITY REFUND	07/06/2021	71.04	.00	20-4500 METERED WATER SALES	0	7/21		
2085	UTILITY REFUND #12	330230.01		EMILEE B FAULKNER, 1897 N HOSE GULCH WAY, UTILITY REFUND	07/06/2021	87.41	.00	21-4600 SEWER USER FEES	0	7/21		
2085	UTILITY REFUND #12	330230.01		EMILEE B FAULKNER, 1897 N HOSE GULCH WAY, UTILITY REFUND	07/06/2021	49.53	.00	26-4975 SOLID WASTE USER FEES	0	7/21		
Total 330230.01:						207.98	.00					
2085	UTILITY REFUND #12	40560.01		STEVEN L BATCHELDER, 448 N MARTEESON AVE, UTILITY REFUND	07/07/2021	78.83	.00	20-4500 METERED WATER SALES	0	7/21		
Total 40560.01:						78.83	.00					
2085	UTILITY REFUND #12	92100.03		ERIC MILLER, 1365 N ANTIMONY PL, UTILITY REFUND	07/06/2021	41.14	.00	21-4600 SEWER USER FEES	0	7/21		
2085	UTILITY REFUND #12	92100.03		ERIC MILLER, 1365 N ANTIMONY PL, UTILITY REFUND	07/06/2021	29.46	.00	20-4500 METERED WATER SALES	0	7/21		
2085	UTILITY REFUND #12	92100.03		ERIC MILLER, 1365 N ANTIMONY PL, UTILITY REFUND	07/06/2021	40.27	.00	26-4975 SOLID WASTE USER FEES	0	7/21		
Total 92100.03:						110.87	.00					
Total UTILITY REFUND #12:						1,929.96	.00					
UTILITY REFUND #9												
2004	UTILITY REFUND #9	268403.00		CBH, 1581 N THISTLE DR, UTILITY REFUND	06/14/2021	32.31	.00	20-4500 METERED WATER SALES	0	7/21		

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	268403.00		CBH, 1581 N THISTLE DR, UTILITY REFUND	06/14/2021	37.63	.00	21-4600 SEWER USER FEES	0	7/21		
Total 268403.00:						69.94	.00					
2004	UTILITY REFUND #9	268406.00		CBH, 1545 N THISTLE DR, UTILITY REFUND	06/14/2021	58.04	.00	20-4500 METERED WATER SALES	0	7/21		
2004	UTILITY REFUND #9	268406.00		CBH, 1545 N THISTLE DR, UTILITY REFUND	06/14/2021	70.67	.00	21-4600 SEWER USER FEES	0	7/21		
Total 268406.00:						128.71	.00					
2004	UTILITY REFUND #9	268408.00		CBH, 1521 N THISTLE DR, UTILITY REFUND	06/18/2021	56.11	.00	20-4500 METERED WATER SALES	0	7/21		
2004	UTILITY REFUND #9	268408.00		CBH, 1521 N THISTLE DR, UTILITY REFUND	06/18/2021	66.68	.00	21-4600 SEWER USER FEES	0	7/21		
Total 268408.00:						122.79	.00					
2004	UTILITY REFUND #9	268411.00		CBH, 1485 N THISTLE DR, UTILITY REFUND	06/18/2021	40.31	.00	20-4500 METERED WATER SALES	0	7/21		
2004	UTILITY REFUND #9	268411.00		CBH, 1485 N THISTLE DR, UTILITY REFUND	06/18/2021	44.95	.00	21-4600 SEWER USER FEES	0	7/21		
Total 268411.00:						85.26	.00					
2004	UTILITY REFUND #9	268420.00		CBH, 1472 N CRAWFORD AVE, UTILITY REFUND	06/08/2021	91.45	.00	20-4500 METERED WATER SALES	0	7/21		
2004	UTILITY REFUND #9	268420.00		CBH, 1472 N CRAWFORD AVE, UTILITY REFUND	06/08/2021	35.96	.00	21-4600 SEWER USER FEES	0	7/21		
Total 268420.00:						127.41	.00					
2004	UTILITY REFUND #9	268443.00		CBH, 2742 W BALBOA DR, UTILITY REFUND	06/18/2021	37.97	.00	20-4500 METERED WATER SALES	0	7/21		

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	268443.00		CBH, 2742 W BALBOA DR, UTILITY REFUND	06/18/2021	42.29	.00	21-4600 SEWER USER FEES	0	7/21		
Total 268443.00:						80.26	.00					
2004	UTILITY REFUND #9	268444.00		CBH, 2758 W BALBOA DR, UTILITY REFUND	06/15/2021	60.46	.00	20-4500 METERED WATER SALES	0	7/21		
Total 268444.00:						60.46	.00					
2004	UTILITY REFUND #9	268462.00		CBH, 1500 N RHODAMINE PL, UTILITY REFUND	06/18/2021	39.04	.00	20-4500 METERED WATER SALES	0	7/21		
2004	UTILITY REFUND #9	268462.00		CBH, 1500 N RHODAMINE PL, UTILITY REFUND	06/18/2021	43.60	.00	21-4600 SEWER USER FEES	0	7/21		
Total 268462.00:						82.64	.00					
2004	UTILITY REFUND #9	268463.00		CBH, 1511 N RHODAMINE PL, UTILITY REFUND	06/07/2021	71.86	.00	20-4500 METERED WATER SALES	0	7/21		
2004	UTILITY REFUND #9	268463.00		CBH, 1511 N RHODAMINE PL, UTILITY REFUND	06/07/2021	9.19	.00	21-4600 SEWER USER FEES	0	7/21		
Total 268463.00:						81.05	.00					
2004	UTILITY REFUND #9	277562.00		CBH, 2716 N IDITAROD WAY, UTILITY REFUND	06/18/2021	34.15	.00	20-4500 METERED WATER SALES	0	7/21		
2004	UTILITY REFUND #9	277562.00		CBH, 2716 N IDITAROD WAY, UTILITY REFUND	06/18/2021	41.04	.00	21-4600 SEWER USER FEES	0	7/21		
Total 277562.00:						75.19	.00					
2004	UTILITY REFUND #9	277571.00		CBH, 726 W NANNYBERRY ST, UTILITY REFUND	06/18/2021	56.24	.00	20-4500 METERED WATER SALES	0	7/21		
2004	UTILITY REFUND #9	277571.00		CBH, 726 W NANNYBERRY ST, UTILITY REFUND	06/18/2021	72.01	.00	21-4600 SEWER USER FEES	0	7/21		

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 277571.00:						128.25	.00					
2004	UTILITY REFUND #9	282015.00		CBH, 1322 W PENDULUM COVE DR, UTILITY REFUND	06/08/2021	77.92	.00	20-4500 METERED WATER SALES	0	7/21		
2004	UTILITY REFUND #9	282015.00		CBH, 1322 W PENDULUM COVE DR, UTILITY REFUND	06/08/2021	12.62	.00	21-4600 SEWER USER FEES	0	7/21		
Total 282015.00:						90.54	.00					
2004	UTILITY REFUND #9	293009.00		CBH, 6691 S NORDEAN AVE, UTILITY REFUND	06/08/2021	67.64	.00	20-4500 METERED WATER SALES	0	7/21		
2004	UTILITY REFUND #9	293009.00		CBH, 6691 S NORDEAN AVE, UTILITY REFUND	06/08/2021	2.62	.00	21-4600 SEWER USER FEES	0	7/21		
Total 293009.00:						70.26	.00					
2004	UTILITY REFUND #9	302407.00		STACY CONSTRUCTION, 1046 E PASCUA DR, UTILITY REFUND	06/18/2021	39.04	.00	20-4500 METERED WATER SALES	0	7/21		
2004	UTILITY REFUND #9	302407.00		STACY CONSTRUCTION, 1046 E PASCUA DR, UTILITY REFUND	06/18/2021	41.73	.00	21-4600 SEWER USER FEES	0	7/21		
Total 302407.00:						80.77	.00					
2004	UTILITY REFUND #9	302452.00		EAGLEWOOD HOMES, 981 E PASCUA DR, UTILITY REFUND	06/08/2021	39.21	.00	20-4500 METERED WATER SALES	0	7/21		
2004	UTILITY REFUND #9	302452.00		EAGLEWOOD HOMES, 981 E PASCUA DR, UTILITY REFUND	06/08/2021	42.95	.00	21-4600 SEWER USER FEES	0	7/21		
Total 302452.00:						82.16	.00					
2004	UTILITY REFUND #9	302535.00		RIVERWOOD HOMES, 810 E OSORNO DR, UTILITY REFUND	06/02/2021	19.96	.00	20-4500 METERED WATER SALES	0	7/21		

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	302535.00		RIVERWOOD HOMES, 810 E OSORNO DR, UTILITY REFUND	06/02/2021	21.19	.00	21-4600 SEWER USER FEES	0	7/21		
Total 302535.00:						41.15	.00					
2004	UTILITY REFUND #9	302552.00		RIVERWOOD HOMES, 923 E RIO CHICO DR, UTILITY REFUND	06/08/2021	3.55	.00	20-4500 METERED WATER SALES	0	7/21		
2004	UTILITY REFUND #9	302552.00		RIVERWOOD HOMES, 923 E RIO CHICO DR, UTILITY REFUND	06/08/2021	3.06	.00	21-4600 SEWER USER FEES	0	7/21		
Total 302552.00:						6.61	.00					
2004	UTILITY REFUND #9	303517.00		HUBBLE HOMES, 2533 N RAPID CREEK WAY, UTILITY REFUND	06/02/2021	72.21	.00	20-4500 METERED WATER SALES	0	7/21		
2004	UTILITY REFUND #9	303517.00		HUBBLE HOMES, 2533 N RAPID CREEK WAY, UTILITY REFUND	06/02/2021	10.16	.00	21-4600 SEWER USER FEES	0	7/21		
Total 303517.00:						82.37	.00					
2004	UTILITY REFUND #9	303528.00		HUBBLE HOMES, 760 E BRUSH CREEK ST, UTILITY REFUND	06/02/2021	84.93	.00	20-4500 METERED WATER SALES	0	7/21		
2004	UTILITY REFUND #9	303528.00		HUBBLE HOMES, 760 E BRUSH CREEK ST, UTILITY REFUND	06/02/2021	22.79	.00	21-4600 SEWER USER FEES	0	7/21		
Total 303528.00:						107.72	.00					
2004	UTILITY REFUND #9	323007.00		TODD CAMPBELL CUSTOM HOMES, 2291 E WHITETAIL ST, UTILITY REFUND	06/08/2021	203.52	.00	20-4500 METERED WATER SALES	0	7/21		
2004	UTILITY REFUND #9	323007.00		TODD CAMPBELL CUSTOM HOMES, 2291 E WHITETAIL ST, UTILITY REFUND	06/08/2021	93.07	.00	21-4600 SEWER USER FEES	0	7/21		

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 323007.00:						296.59	.00					
2004	UTILITY REFUND #9	323008.00		TODD CAMPBELL CUSTOM HOMES, 2273 E WHITETAIL ST, UTILITY REFUND	06/28/2021	325.15	.00	20-4500 METERED WATER SALES	0	7/21		
Total 323008.00:						325.15	.00					
2004	UTILITY REFUND #9	323034.00		TRESIDIO HOMES, 2118 E TIMBER TRAIL ST, UTILITY REFUND	06/16/2021	63.78	.00	20-4500 METERED WATER SALES	0	7/21		
Total 323034.00:						63.78	.00					
2004	UTILITY REFUND #9	323043.00		TODD CAMPBELL CUSTOM HOMES, 2296 E TIMBER TRAIL ST, UTILITY REFUND	06/14/2021	147.75	.00	20-4500 METERED WATER SALES	0	7/21		
2004	UTILITY REFUND #9	323043.00		TODD CAMPBELL CUSTOM HOMES, 2296 E TIMBER TRAIL ST, UTILITY REFUND	06/14/2021	131.01	.00	21-4600 SEWER USER FEES	0	7/21		
Total 323043.00:						278.76	.00					
2004	UTILITY REFUND #9	323044.00		TODD CAMPBELL CUSTOM HOMES, 1954 N PEAKHURT AVE, UTILITY REFUND	06/02/2021	189.66	.00	20-4500 METERED WATER SALES	0	7/21		
2004	UTILITY REFUND #9	323044.00		TODD CAMPBELL CUSTOM HOMES, 1954 N PEAKHURT AVE, UTILITY REFUND	06/02/2021	79.12	.00	21-4600 SEWER USER FEES	0	7/21		
Total 323044.00:						268.78	.00					
2004	UTILITY REFUND #9	323054.00		TODD CAMPBELL CUSTOM HOMES, 1867 N PEAKHURT AVE, UTILITY REFUND	06/16/2021	17.06	.00	20-4500 METERED WATER SALES	0	7/21		

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 323054.00:						17.06	.00					
2004	UTILITY REFUND #9	323064.00		TODD CAMPBELL CUSTOM HOMES, 1738 N HURTSVILLE AVE, UTILITY REFUND	06/16/2021	63.78	.00	20-4500 METERED WATER SALES	0	7/21		
Total 323064.00:						63.78	.00					
2004	UTILITY REFUND #9	323065.00		TODD CAMPBELL CUSTOM HOMES, 1756 N HURTSVILLE AVE, UTILITY REFUND	06/16/2021	182.24	.00	20-4500 METERED WATER SALES	0	7/21		
Total 323065.00:						182.24	.00					
2004	UTILITY REFUND #9	330003.01		TOLL BROS INC, 1142 E WHITETAIL CT, UTILITY REFUND	06/14/2021	78.98	.00	20-4500 METERED WATER SALES	0	7/21		
2004	UTILITY REFUND #9	330003.01		TOLL BROS INC, 1142 E WHITETAIL CT, UTILITY REFUND	06/14/2021	8.33	.00	21-4600 SEWER USER FEES	0	7/21		
Total 330003.01:						87.31	.00					
2004	UTILITY REFUND #9	330334.00		TOLL BROS INC, 1239 E WHIG DR, UTILITY REFUND	06/16/2021	91.92	.00	20-4500 METERED WATER SALES	0	7/21		
2004	UTILITY REFUND #9	330334.00		TOLL BROS INC, 1239 E WHIG DR, UTILITY REFUND	06/16/2021	31.35	.00	21-4600 SEWER USER FEES	0	7/21		
Total 330334.00:						123.27	.00					
2004	UTILITY REFUND #9	330342.00		TOLL BROS INC, 2081 N THORNSDALE AVE, UTILITY REFUND	06/16/2021	55.01	.00	20-4500 METERED WATER SALES	0	7/21		
Total 330342.00:						55.01	.00					

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2004	UTILITY REFUND #9	330358.00		TOLL BROS INC, 2125 N WINDMILL WAY, UTILITY REFUND	06/15/2021	73.09	.00	20-4500 METERED WATER SALES	0	7/21		
2004	UTILITY REFUND #9	330358.00		TOLL BROS INC, 2125 N WINDMILL WAY, UTILITY REFUND	06/15/2021	9.07	.00	21-4600 SEWER USER FEES	0	7/21		
Total 330358.00:						82.16	.00					
2004	UTILITY REFUND #9	330362.00		TOLL BROS INC, 2183 N WINDMILL WAY, UTILITY REFUND	06/02/2021	87.59	.00	20-4500 METERED WATER SALES	0	7/21		
2004	UTILITY REFUND #9	330362.00		TOLL BROS INC, 2183 N WINDMILL WAY, UTILITY REFUND	06/02/2021	27.99	.00	21-4600 SEWER USER FEES	0	7/21		
Total 330362.00:						115.58	.00					
2004	UTILITY REFUND #9	330375.00		TOLL BROS INC, 916 E SWEET PEARL ST, UTILITY REFUND	06/02/2021	263.45	.00	20-4500 METERED WATER SALES	0	7/21		
2004	UTILITY REFUND #9	330375.00		TOLL BROS INC, 916 E SWEET PEARL ST, UTILITY REFUND	06/02/2021	96.01	.00	21-4600 SEWER USER FEES	0	7/21		
Total 330375.00:						359.46	.00					
2004	UTILITY REFUND #9	341069.00		CBH, 5901 S DONAWAY AVE, UTILITY REFUND	06/16/2021	63.73	.00	20-4500 METERED WATER SALES	0	7/21		
Total 341069.00:						63.73	.00					
Total UTILITY REFUND #9:						3,986.20	.00					
VALLI INFORMATION SYSTEMS, INC												
857	VALLI INFORMATION SYSTEMS, INC	66285		STATEMENT PRINTING & POSTAGE JUNE'21 - ADMIN	06/30/2021	1,920.76	.00	01-6190 P0STAGE & BILLING	0	7/21		
857	VALLI INFORMATION SYSTEMS, INC	66285		STATEMENT PRINTING & POSTAGE JUNE'21 - WATER	06/30/2021	1,314.20	.00	20-6190 P0STAGE & BILLING	0	7/21		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
857	VALLI INFORMATION SYSTEMS, INC	66285		STATEMENT PRINTING & POSTAGE JUNE'21 - SEWER	06/30/2021	1,314.20	.00	21-6190 P0STAGE & BILLING	0	7/21		
857	VALLI INFORMATION SYSTEMS, INC	66285		STATEMENT PRINTING & POSTAGE JUNE'21 - PI	06/30/2021	505.47	.00	25-6190 P0STAGE & BILLING	0	7/21		
Total 66285:						5,054.63	.00					
857	VALLI INFORMATION SYSTEMS, INC	66286		LOCKBOX TRANSACTIONS FOR JUNE'21 - ADMIN	06/30/2021	137.00	.00	01-6505 BANK FEES	0	7/21		
857	VALLI INFORMATION SYSTEMS, INC	66286		LOCKBOX TRANSACTIONS FOR JUNE'21 - WATER	06/30/2021	93.74	.00	20-6505 BANK FEES	0	7/21		
857	VALLI INFORMATION SYSTEMS, INC	66286		LOCKBOX TRANSACTIONS FOR JUNE'21 - SEWER	06/30/2021	93.74	.00	21-6505 BANK FEES	0	7/21		
857	VALLI INFORMATION SYSTEMS, INC	66286		LOCKBOX TRANSACTIONS FOR JUNE'21 - PI	06/30/2021	36.04	.00	25-6505 BANK FEES	0	7/21		
Total 66286:						360.52	.00					
Total VALLI INFORMATION SYSTEMS, INC:						5,415.15	.00					
VERIZON WIRELESS												
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1575	VERIZON WIRELESS	9882957528		MODEM SERVICE AT WELLS, 5/29-6/28/21 - P.I	06/28/2021	86.04	.00	25-6255 TELEPH0NE EXPENSE	0	7/21		
1575	VERIZON WIRELESS	9882957528		MODEM SERVICE AT LIFT STATIONS, 5/29-6/28/21 - SEWER	06/28/2021	376.01	.00	21-6255 TELEPH0NE EXPENSE	0	7/21		
Total 9882957528:						726.32	.00					
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Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1575	VERIZON WIRELESS	9883106608		TABLET SERVICE, 6/2-7/1/21 - P&Z	07/01/2021	87.99	.00	01-6255 TELEPH0NE	1003	7/21		
1575	VERIZON WIRELESS	9883106608		TABLET SERVICE, 6/2-7/1/21 - PARKS	07/01/2021	22.73	.00	01-6255 TELEPH0NE	1004	7/21		
1575	VERIZON WIRELESS	9883106608		TABLET SERVICE, 6/2-7/1/21 - BUILDING INSPECTION	07/01/2021	30.80	.00	01-6255 TELEPH0NE	1005	7/21		
1575	VERIZON WIRELESS	9883106608		TABLET SERVICE, 6/2-7/1/21 - WATER	07/01/2021	79.93	.00	20-6255 TELEPH0NE EXPENSE	0	7/21		
1575	VERIZON WIRELESS	9883106608		TABLET SERVICE, 6/2-7/1/21 - SEWER	07/01/2021	88.72	.00	21-6255 TELEPH0NE EXPENSE	0	7/21		
1575	VERIZON WIRELESS	9883106608		TABLET SERVICE, 6/2-7/1/21 - P.I	07/01/2021	23.32	.00	25-6255 TELEPH0NE EXPENSE	0	7/21		
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1575	VERIZON WIRELESS	9883106609		CELL PHONE SERVICE, 6/2-7/1/21 - P & Z	07/01/2021	6.37	.00	01-6255 TELEPH0NE	1003	7/21		
1575	VERIZON WIRELESS	9883106609		CELL PHONE SERVICE, 6/2-7/1/21 - PARKS	07/01/2021	193.66	.00	01-6255 TELEPH0NE	1004	7/21		
1575	VERIZON WIRELESS	9883106609		CELL PHONE SERVICE, 6/2-7/1/21 - WATER	07/01/2021	111.71	.00	20-6255 TELEPH0NE EXPENSE	0	7/21		
1575	VERIZON WIRELESS	9883106609		CELL PHONE SERVICE, 6/2-7/1/21 - SEWER	07/01/2021	106.61	.00	21-6255 TELEPH0NE EXPENSE	0	7/21		
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Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
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1575	VERIZON WIRELESS	9883106610		CELL PHONE SERVICE, 6/2-7/1/21 - WATER	07/01/2021	121.06	.00	20-6255 TELEPH0NE EXPENSE	0	7/21		
1575	VERIZON WIRELESS	9883106610		CELL PHONE SERVICE, 6/2-7/1/21 - SEWER	07/01/2021	166.21	.00	21-6255 TELEPH0NE EXPENSE	0	7/21		
1575	VERIZON WIRELESS	9883106610		CELL PHONE SERVICE, 6/2-7/1/21 - P.I	07/01/2021	33.61	.00	25-6255 TELEPH0NE EXPENSE	0	7/21		
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Total VERIZON WIRELESS:						2,189.55	.00					
WESTERN RECORDS DESTRUCTION, INC.												
1633	WESTERN RECORDS DESTRUCTION, INC.	0545392		RECORDS DESTRUCTION, 6/1/21 - 6/30/21 - ADMIN	07/01/2021	12.16	.00	01-6052 CONTRACT SERVICES	0	7/21		
1633	WESTERN RECORDS DESTRUCTION, INC.	0545392		RECORDS DESTRUCTION, 6/1/21 - 6/30/21 - WATER	07/01/2021	8.32	.00	20-6052 CONTRACT SERVICES	0	7/21		
1633	WESTERN RECORDS DESTRUCTION, INC.	0545392		RECORDS DESTRUCTION, 6/1/21 - 6/30/21 - SEWER	07/01/2021	8.32	.00	21-6052 C0NTRACT SERVICES	0	7/21		

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.	0545392		RECORDS DESTRUCTION, 6/1/21 - 6/30/21 - PI	07/01/2021	3.20	.00	25-6052 C0NTRACT SERVICES	0	7/21		
Total 0545392:						32.00	.00					
Total WESTERN RECORDS DESTRUCTION, INC.:						32.00	.00					
WEX BANK												
1234	WEX BANK	72571810		FUEL, JUNE'21 - PARKS	06/30/2021	612.92	.00	01-6300 FUEL	1004	7/21		
1234	WEX BANK	72571810		FUEL, JUNE'21 - BUILDING INSPECTION	06/30/2021	288.71	.00	01-6300 FUEL	1005	7/21		
1234	WEX BANK	72571810		FUEL, JUNE'21 - WATER	06/30/2021	586.17	.00	20-6300 FUEL	0	7/21		
1234	WEX BANK	72571810		FUEL, JUNE'21 - SEWER	06/30/2021	115.49	.00	21-6300 FUEL	0	7/21		
1234	WEX BANK	72571810		FUEL, JUNE'21 - PI	06/30/2021	146.54	.00	25-6300 FUEL	0	7/21		
Total 72571810:						1,749.83	.00					
Total WEX BANK:						1,749.83	.00					
WHITE, PETERSON, GIGRAY, & NICHOLS P.A.												
1958	WHITE, PETERSON, GIGRAY, & NICHOLS P.A.	06302021WPG		LEGAL SERVICES FOR JUNE.'21-ADMIN	06/30/2021	5,057.98	.00	01-6202 PR0FESSI0NAL SERVICES	0	7/21		
1958	WHITE, PETERSON, GIGRAY, & NICHOLS P.A.	06302021WPG		LEGAL SERVICES FOR JUNE.'21-P&Z	06/30/2021	1,494.00	.00	01-6202 PR0FESSI0NAL SERVICES	1003	7/21		
1958	WHITE, PETERSON, GIGRAY, & NICHOLS P.A.	06302021WPG		LEGAL SERVICES FOR JUNE.'21-WATER	06/30/2021	72.00	.00	20-6202 PROFESSIONAL SERVICES	0	7/21		
1958	WHITE, PETERSON, GIGRAY, & NICHOLS P.A.	06302021WPG		LEGAL SERVICES FOR JUNE.'21-SEWER	06/30/2021	171.00	.00	21-6202 PR0FESSI0NAL SERVICES	0	7/21		

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
1958	WHITE, PETERSON, GIGRAY, & NICHOLS P.A.	06302021WPG		LEGAL SERVICES FOR JUNE.'21-UPR	06/30/2021	1,170.00	.00	40-6020 CAPITAL IMPROVEMENTS	1207	7/21		
	Total 06302021WPGN:					7,964.98	.00					
	Total WHITE, PETERSON, GIGRAY, & NICHOLS P.A.:					7,964.98	.00					
	Grand Totals:					536,294.25	416,803.29					

Dated: _____

Mayor: _____

City Council: _____

_____

_____

_____

_____

_____

City Treasurer: _____

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

BEFORE THE CITY COUNCIL
OF THE CITY OF KUNA

IN THE MATTER OF THE APPLICATIONS OF	)	**Case No. 20-03-ZC (Rezone) and 20-06-S (Preliminary Plat)**
TRILOGY DEVELOPMENT	)	
For a Rezone and Preliminary Plat for 2400 N Meridian Road	)	**STAFF MEMO FOR THE LEDGESTONE PLAZA SUBDIVISION APPLICATION.**

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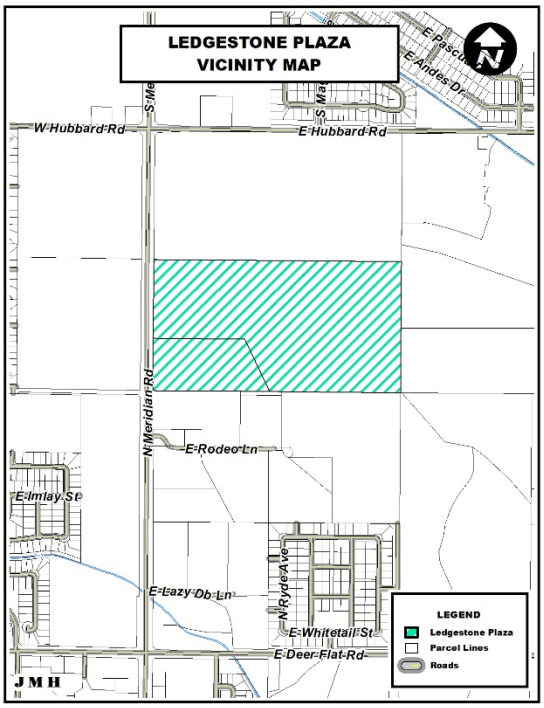
7. Applicable Standards
8. Proposed Findings of Fact and Conclusions of Law
9. Proposed Comprehensive Plan Analysis
10. Council's Order of Decision



I
EXHIBIT LIST

The exhibits of the above-referenced matter consist of the following, to-wit:

1.1 Exhibits:

	DESCRIPTION OF EVIDENCE	*Withdrawn*	*Refused*	*Admitted*
1	Staff Memo			X
2	Planning and Zoning Commission FCO's 11.10.2020			X
3	Planning and Zoning Commission Sign in Sheet 10.27.2020			X
4	Planning and Zoning Commission Meeting Minutes 10.27.2020			X
5	Commission and Council Review Application			X

6	Preliminary Plat Checklist			X
7	Rezone Checklist			X
8	Design Review Application			X
9	Letter of Intent			X
10	Vicinity Map			X
11	Affidavit of Legal Interest			X
12	Warranty Deed			X
13	Common Area Maintenance Agreement			X
14	Subdivision Name Reservation			X
15	Preliminary Plat Legal Description			X
16	C-3 Zone Legal Description			X
17	R-12 Zone legal Description			X
18	R-6 Zone Legal Description			X
19	Zoning Map			X
20	Preliminary Plat			X
21	Landscape Plan			X
22	Commitment to Property Posting			X
23	Neighborhood Meeting Certification			X
24	TIS Executive Summary			X
25	Agency Transmittal			X
26	Boise Project Board of Control			X
27	Ada County Development Services			X
28	City Engineer			X
29	Department of Environmental Quality			X
30	Central District Health Department			X
31	Idaho Transportation Department			X
32	COMPASS			X
33	Ada County Highway District			X
34	Planning and Zoning Commission Mailer			X
35	Planning and Zoning Commission Kuna Melba News			X
36	Planning and Zoning Commission Proof of Property Posting			X
37	City Council Mailer			X
38	City Council Kuna Melba News			X
39	City Council Proof of Property Posting			X

II
PROCESS AND NOTICING

2.1 Kuna City Code (KCC), Title 1, Chapter 14, Section 3 that Preliminary Plats and Rezones 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.

2.1.1 Notifications

2.1.1.1 Neighborhood Meeting: February 24, 202 (2 Attendees)

2.1.1.2 Agency Comments Request: July 7, 2020

2.1.1.3 500 FT Property Owners Notice: April 14, 2021

2.1.1.4 Kuna Melba News Newspaper: April 14, 2021

2.1.1.5 Site Posted: April 19, 2021

III
APPLICANTS REQUEST

3.1 Trilogy Development, Inc and Gem State Planning request to subdivide approximately 76.03 acres into 275 total lots (247 residential buildable lots (425 total dwelling units), six commercial buildable lots and 22 common lots). Additionally, the applicants propose to rezone the 76.03 acres from its current zoning district classification of C-1 (neighborhood commercial) to C-3 (service commercial), R-12 (high-density residential) and R-6 (medium-density residential) zoning district classifications. The subject sites are located at 2400 N Meridian Road and N. Meridian Road, within Section 18, Township 2 North, Range 1 East; (APNs: S1418234000 and S1418233650).

IV
GENERAL PROJECT FACTS

4.1 Site History

4.1.1 The property was annexation of the subject properties was approved by the City Council on August 20, 2019. Historically these parcels have served as a homesite and irrigated farmland.

4.2 Surrounding Land Uses

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

4.5 Parcel Sizes, Current Zoning and Parcel Numbers

4.5.1 Russell & Karen Hunemiller

4.5.1.1 Approximately 63.26 acres

4.5.1.2 C-1 (Neighborhood Commercial)

4.5.1.3 S1418233650

4.5.2 GO FOR IT LLC

4.5.2.1 Approximately 12.74 acres

4.5.2.2 C-1 (Neighborhood Commercial)

4.5.2.3 S1418234000

4.6 Services

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

4.7 Existing Structures, Vegetation, and Natural Features

4.7.1 The proposed project sites contain one single-family home, a shop and several agricultural outbuildings. No existing structures will remain on site. Vegetation in direct proximity to the single-family home includes trees, shrubs and grass. Vegetation on the remainder of the site is consistent with that of crop fields. The sites have an estimated average slope of 1.5% to 3%. 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.

4.8 Environmental Issues

4.8.1 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.

4.9 Comprehensive Plan Future Land Use Map

4.9.1 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 76-acres as Mixed-Use.

4.10 Recreation and Pathways Map

4.10.1 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.

4.11 Agency Responses

Agency	Exhibit No.
Boise Project Board of Control	B-2
Ada County Development Services	B-3
Kuna City Engineer	B-4
Department of Environmental Quality	B-5
Central District Health Department	B-6
Idaho Transportation Department	B-7
Community Planning Association of Southwest Idaho (COMAPSS)	B-8
Ada County Highway District	B-9

V
TRANSPORTATION AND CONNECTIVITY

5.1 The applicant proposes connections to classified roadways in three locations. Two connect to a future extension of the Ardell Road and one to a future extension of Stroebel Road. Both classified roadways are mid mile collectors. Additionally, the project provides three new stub streets into the property to the north. Several internal pathways are proposed throughout the development.

VI
STAFF ANALYSIS

6.1 On February 14, 2020 Planning and Zoning staff held a pre-application meeting with the applicant, Public Works, the Parks Department, Kuna School District, Kuna Rural Fire District and Kuna Police Department to discuss the project. The applicant held a neighborhood meeting with residents within 500 ft of the proposed project area on February 24, 2020. There was a total of two resident who attended the meeting. Neighborhood meeting minutes as well as mailed materials have been provided as a part of this application.

The properties are currently zoned C-1 (Neighborhood Commercial). The applicant is proposing to rezone 76.03-acres to C-3 (service commercial), R-12 (high-density residential) and R-6 (medium-density residential) zoning district classifications. The applicant then proposes to subdivide the 76.03 acres into 275 total lots (247 residential buildable lots (425 total dwelling units), six commercial buildable lots and 22 common lots). Similar to Ledgestone and Ledgestone South, Ledgestone Plaza proposes to incorporate a mixture of housing types including eight apartment buildings and variety single-family home times and lot sizes. Additionally, Ledgestone Plaza proposes six commercial lots along the proposed project area's frontage on Meridian Road. The overall gross density of the project is 5.59 dwelling units per acre (DUA). The net density is 7.3 DUA.

18.81 acres, or 24.7% of the project is proposed to be open space. This includes all buffers, parks, and pathways. 10.46 acres, or 13.8% of the project, are considered useable open space, as defined by KCC 5-1-6-2. Included in the useable open space is several internal pathways, green space and a centralized 6.13-acre park. KCC 5-17 requires developments with a range of 401 to 450 homes/dwelling units to devote 11% 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 as 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 Meridian Road to Stroebel Road. Ardell Road is classified as an east-west major collector. The sidewalk width requirement for a collector road is an eight-foot detached sidewalk with vertical curb and gutter. Staff would note that it appears the applicant has not proposed sidewalk along the property's frontage on Meridian Road. Meridian Road is classified as a highway and as a result the developer shall be required to install a minimum 30-foot buffer located outside of the public right-of-way the length of the developments road frontage. Buffered areas along classified highways are required to contain a ten-foot-wide concrete sidewalk placed in a public easement that is separated a minimum of fifteen (15) feet from the property line. The applicant will be required to install all buffers, curb, gutter and sidewalks in accordance with KCC 5-17-13 and 6-4-2.

Per the ACHD report and the submitted Traffic Impact Study (TIS), the current roadway segments of South Meridian Road between Columbia Road to Hubbard Road, Hubbard Road between South Meridian Road and Locust Grove Road, Locust Grove Road between Deer Flat Road and Hubbard Road, Hubbard Road between Locust Grove Road and Eagle Road, Locust Grove Road between Hubbard Road and Columbia Road, and Locust Grove Road between Lake Hazel and Amity will not meet minimum operational thresholds with the buildout of this development. Additionally, the current intersections of Locust Grove Road and Hubbard Road, Locust Grove Road and Columbia Road and Locust Grove and Lake Hazel Road will not meet minimum operational thresholds with the buildout of this development. ACHD has listed several mitigation improvements to be completed by certain lot counts throughout the development process. Once the mitigation improvements are completed, per the submitted TIS the surrounding roadways and intersection will be back to within an acceptable operational threshold. Staff will require the applicant to work with ACHD and the City to complete all required mitigation improvements to the surrounding roadways and intersections as detailed in the ACHD staff report. Additionally, at the request of ACHD, on behalf of the Idaho Transportation Department, staff has included the following conditions:

- Applicant/developer/owner shall close the two existing paved approaches onto SH-69 located approximately 550-feet north and 30-feet north of Ardell. Additionally, the applicant/developer/owner shall regrade the closed approaches to match existing drainage features.
- Per the Traffic Impact Studies recommendation of additional north and southbound lanes to mitigate existing traffic conditions at the intersection of SH-69 and Hubbard Road, the applicant/developer/owner shall work with the Idaho Department of Transportation to pay their proportionate share for the additional north and south bound lane improvements.

Within the development, the applicant proposes one section of alley loaded homes, which utilize public alley ways to access the garage. 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 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 without 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. ACHD recommends that the applicant construct Ostego Avenue as a private drive north of Nassau Street due to the fact the roadway does not appear on ACHD's master street map at this location. However, this road is proposed to be utilized as an access to the commercial components of this development and provide an alternative means of roadway access to all

properties fronting SH-69. Additionally, the applicant has provided a stub into the property to the north to extend the road with future development. Kuna City Code 5-2A requires the installation of frontage streets and that all frontage streets shall accommodate public roadway access for lots located along SH-69. Per Kuna City Code, Staff will require the applicant to construct Ostego Avenue as a public roadway, subject to Kuna City's and ACHD's roadway standards.

The installation of streetlights is 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 Plaza Subdivision application represents approximately 425 sewer connections (not including future commercial users). 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 both operating at 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 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 and that the Applicant cannot submit an application for final plat until the City's Public Works Director certifies to the applicant that the City's Patagonia and Danskin Lift Stations or some other City appurtenance has capacity to accept the wastewater discharged from the proposed subdivision. Staff would note that in the event the capacity is not certified within the time the applicant is required to file an application for final plat approval, the Applicant shall have good cause and be eligible to receive, pursuant to Kuna City Code 6-2-3 (J), a time extension to file a final plat up to and until a certification of capacity has been issued. These conditions have been provided as condition number 6, 7 and 8 in section "IX" of this report

A design review application for common area landscaping and open space was included as a part of the overall application. The proposed application includes several internal pathways and parks. Staff will require the applicant to comply with KCC 5-5-5-F and install "see-through" fencing along all residential buildable lot property lines that abut pathways. Staff finds the proposed landscaping, buffers and common space to be in compliance with Kuna City Code. However, staff will require the applicant be conditioned to place sod wherever the landscape plan (dated May 1, 2020) identifies "Lawn" and provide staff an updated landscaping plan accommodating the requested change. Additionally, 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. In the event that locations of landscaping are within the locations listed above, the landscaping in that area must be moved to an alternate location, and an updated landscape plan must be provided to staff prior to scheduling a final landscape inspection. No design review application has been submitted for the multi-family buildings and community amenities such as the clubhouse and pool; however, design review approval will be required prior to submitting for a building permit.

Per the preliminary plat, the applicant is proposed approximately, 576 parking spaces to accommodate the proposed 192 apartment units, which would comply with Kuna City Code 5-9-3. However, Kuna City Code requires all parking spaces to be off-street. The applicant proposes that 74 of the 576 proposed parking spaces be marked on-street parking spaces. As a result, only 502 parking spaces (2.6 spaces per unit) are considered off-street parking spaces per unit. Kuna City Code 5-9-2 permits for off-site parking within 300 feet of the principle use. Staff would

recommend that the applicant be conditioned to establish a cross access parking agreement with the proposed commercial lots at time of final plat in order to encompass the remaining guest parking.

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.

Staff has reviewed the proposed preliminary plat for technical compliance with KCC, and finds the preliminary plat and landscape plan comply with Title 5 and Title 6 of 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. Staff recommends that if the City Council approves Case Nos. 20-03-ZC (Rezone) and 20-06-S (Preliminary Plat), the applicant be subject to the conditions of approval listed in section "10" of this memo, as well as any additional conditions requested by the City Council.

6.2 Applicable Standards

6.2.1 City of Kuna Zoning Ordinance, Title 5

6.2.2 City of Kuna Subdivision Ordinance Title 6.

6.2.3 City of Kuna Comprehensive Plan.

6.2.4 Idaho Code, Title 67, Chapter 65- the Local Land Use Planning Act.

VII
PROPOSED FINDINGS OF FACT

Based upon the record contained in Case Nos. 20-03-ZC and 20-06-S including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, including the exhibits, and the testimony during the public hearing, the Kuna City Council hereby (approves/conditionally approves/denies) Case Nos. 20-03-ZC and 20-06-S, a request from Trilogy Development, Inc and Gem State Planning to subdivide approximately 76.03 acres into 275 total lots (247 residential buildable lots (425 total dwelling units), six commercial buildable lots and 22 common lots) and to rezone the 76.03 acres from its current zoning district classification of C-1 (neighborhood commercial) to C-3 (service commercial), R-12 (high-density residential) and R-6 (medium-density residential) zoning district classifications.

If the City Council wishes to Approve, Deny or modify specific parts of the Findings of Fact and Conclusions of Law as detailed below, those changes must be specified.

7.1 Based on the evidence contained in Case Nos. 20-03-ZC and 20-06-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.*

7.2 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 a neighborhood meeting on February 24, 2020. A total of four residents attended the meetings. Neighborhood Notices were mailed out to residents within 500-FT of the proposed project site on April 14, 2021 and a legal notice was published in the Kuna Melba Newspaper on April 14, 2021. The applicant posted sign on the property on April 19, 2021*

7.3 Based on the evidence contained in Case Nos. 20-03-ZC and 20-06-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-12 and C-3. The Comp Plan Map designates the properties as Mixed-Use.*

7.4 The contents of the proposed preliminary plat application contains 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.*

7.5 The availability of existing and proposed public services and streets cannot accommodate the proposed development.

Staff Finding: *The proposed Ledgestone Plaza Subdivision application represents approximately 425 sewer connections (not including potential future commercial users) on 76 acres. 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 at above 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 or commercial structure constructed within Ledgestone Plaza 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 the streets are suitable and adequate for this project. Correspondence from ACHD and the submitted Traffic Impact Study states the current roadway segments of South Meridian Road between Columbia Road to Hubbard Road, Hubbard Road between South Meridian Road and Locust Grove Road, Locust Grove Road between Deer Flat Road and Hubbard Road, Hubbard Road between Locust Grove Road and Eagle Road, Locust Grove Road between Hubbard Road and Columbia Road, and Locust Grove Road between Lake Hazel and Amity will not meet minimum operational thresholds with the buildout of this development. Additionally, the current intersections of Locust Grove Road and Hubbard Road, Locust Grove Road and Columbia Road and Locust Grove and Lake Hazel Road will not meet minimum operational thresholds with the buildout of this development. ACHD has listed several mitigation improvements to be completed by certain lot counts in the development process. Once the mitigation improvements are completed, per the submitted TIS the surrounding roadways and intersection will be back to within an acceptable operational threshold.*

7.6 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.*

7.7 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.*

7.8 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.*

7.9 All private landowners have consented to the Rezone.
Staff Finding: *An affidavit of legal interest was signed by Russell Hunemiller and Go For It, LLC allowing Gem State Planning and Trilogy Development to act on their behalf of this project, therefore consenting to the Rezone of the proposed project site.*

7.10 The proposed project lands are within Kuna City Limits.

Staff Finding: *The parcel was annexed into Kuna City Limits on August 20, 2019 and is currently zoned C-1.*

7.11 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 20-foot landscape buffer along Ardell and Stroebel Road and a 30-foot buffer along Meridian Road. A six-foot vinyl fence is proposed around the entire project.*

7.12 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.*

VIII
PROPOSED COMPREHENSIVE PLAN ANALYSIS

The Kuna City Council may *accept/reject* the Comprehensive Plan components, and shall determine if the proposed Special Use Permit request for the site *is/is not* consistent with the following Comprehensive Plan components:

8.1 Goal Area 1: Kuna will be economically diverse and vibrant.

- Goal 1.A.: Ensure land use in Kuna will support economic development.

- Objective 1.A.2.: Create commercial nodes and corridors that support development of economic opportunities that do not compete with downtown revitalization efforts.
  - Policy 1.A.2.a: Designate commercial land use nodes and corridors at strategic locations as Meridian Road/ Highway 69 and Ten-Mile Road.

8.2 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.

8.3 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 3.D.2.d: Work to ensure 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: Encourage preservation and development of housing that meets demand for household sizes, lifestyles and settings.

- Policy 3.G.1.c: Ensure 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.

8.4 Goal Area 4: Kuna will be a connected community through strong transportation and infrastructure systems.

8.4.1 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.2.b: 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.

8.4.2 Goal 4.C.: Increase pathway, trail and on-street bicycle facilities.

- 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.

8.4.3 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.2.b: Preserve adequate right-of-way along all mid-mile roads or other approved alternative locations to align roads.

IX
COUNCIL'S ORDER OF DECISION

Note: These motions are for the approval, conditional approval or denial of the design review application and the recommendation of approval, conditional approval or denial of the annexation and preliminary plat applications to the City Council. However, if the planning and Zoning Commission 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. *20-03-ZC (Rezone) and 20-06-S* (Preliminary Plat), a request from Trilogy Development, Inc and Gem State Planning to subdivide approximately 76.03 acres into 275 total lots (247 residential buildable lots (425 total dwelling units), six commercial buildable lots and 22 common lots) and to rezone the 76.03 acres from its current zoning district classification of C-1 (neighborhood commercial) to C-3 (service commercial), R-12 (high-density residential) and R-6 (medium-density residential) zoning district classifications, subject to the following conditions of approval:

10.1 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:

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

10.1.2 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.

10.1.3 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".

10.1.4 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.

10.1.5 The Kuna Municipal Irrigation System and Boise Project Board of Control shall approve any modifications to the existing irrigation system.

10.1.6 Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to issuance of any building permit(s).

10.1.7 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.

10.2 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.

10.3 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.

10.4 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).

10.5 Connection to City Services (Sewer, Water, Pressurized Irrigation) is required. The applicant shall conform all corresponding Master Plans.

10.6 The Developer/Owner/Applicant shall be required to participate, as determined by the City Engineer, in the development of additional lift station capacity.

10.7 The Developer/Owner/Applicant shall not submit an application for final plat until the City's Public Works Director issues a Will-Serve Letter to the applicant stating that the City's Patagonia and Danskin Lift Stations or any other City appurtenance has capacity to accept the wastewater discharged from the proposed development.

10.8 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.

10.9 Buffers, 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.

10.10 Developer/owner/applicant shall work with Ada County Highway District and the City of Kuna to complete all required traffic mitigation improvements to the surrounding roadways and intersections as detailed in the Ada County Highway District staff report.

10.11 Developer/owner/applicant shall close the two existing paved approaches onto SH-69 located approximately 550-feet north and 30-feet north of Ardell. Additionally, the developer/owner/applicant shall regrade the closed approaches to match existing drainage features.

10.12 Per the Traffic Impact Studies recommendation of additional north and southbound lanes to mitigate existing traffic conditions at the intersection of SH-69 and Hubbard Road, the developer/owner/applicant shall work with the Idaho Department of Transportation to pay their proportionate share for the additional north and southbound lane improvements.

10.13 Applicant shall install "NO PARKING" signs within all alley-ways.

10.14 Applicant shall obtain written approval from the Kuna Rural Fire District regarding proposed alley widths.

10.15 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.

10.16 The developer/owner/applicant shall construct Ostego Avenue as a public roadway per Kuna City Code, subject to Kuna City's and ACHD's roadway standards.

10.17 Developer/owner/applicant shall install a sign at the terminus of every proposed stub street stating these roads will continue in the future. Developer/owner/applicant shall obtain proper language from Ada County Highway District.

10.18 Applicant shall work with staff in order to provide final locations of street lights as required by Kuna City Code.

10.19 Street lights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Sky practices.

10.20 Developer/owner/applicant shall establish a cross access parking agreement with the proposed commercial lots at time of final plat in order to encompass the remaining guest parking.

10.21 Fencing within and around the site shall comply with Kuna City Code (Unless specifically approved otherwise and permitted).

10.22 All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting within public rights-of-way shall be with approval from the public entities owning the property.

10.23 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.

10.24 The applicant shall install sod wherever the landscape plan (dated May 1, 2020) identifies "Lawn" and provide staff an updated landscaping plan accommodating the requested change.

10.25 Proposed multi-family buildings and subdivision amenities such as the proposed pool and pool house are subject to Design Review approval.

10.26 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.

10.27 If any revisions are made, the applicant shall provide the Planning and Zoning Staff with a revised copy of the preliminary plat.

10.28 Any revisions of the plat are subject to administrative determination to rule if the revision is substantial.

10.29 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.

10.30 Developer/owner/applicant shall follow staff, City engineers and other agency recommended requirements as applicable.

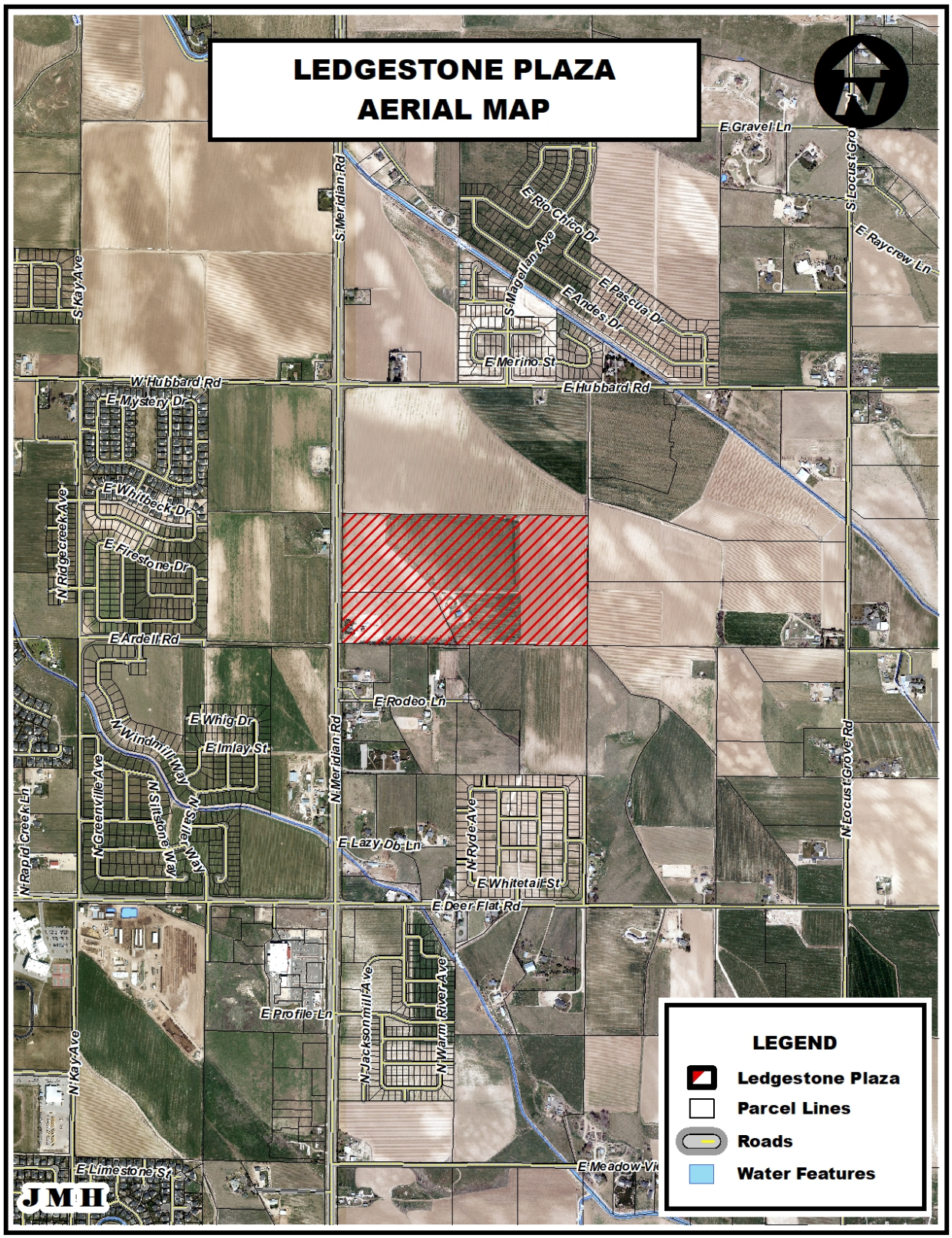
10.31 Developer/owner/applicant shall comply with all local, state and federal laws.

10.32 Developer/owner/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 Patagonia and Danskin Lift Stations or some other City appurtenance has capacity to accept the wastewater discharged from the proposed subdivision.

10.33 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 July, 2021.


LEDGESTONE PLAZA
AERIAL MAP
E Gravel Ln
S Meridian Rd
E Rio Chico Dr
S Magellan Ave
E Pascua Dr
E Andes Dr
E Raycrew Ln
S Kay Ave
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LEGEND
Ledgestone Plaza
Parcel Lines
Roads
Water Features
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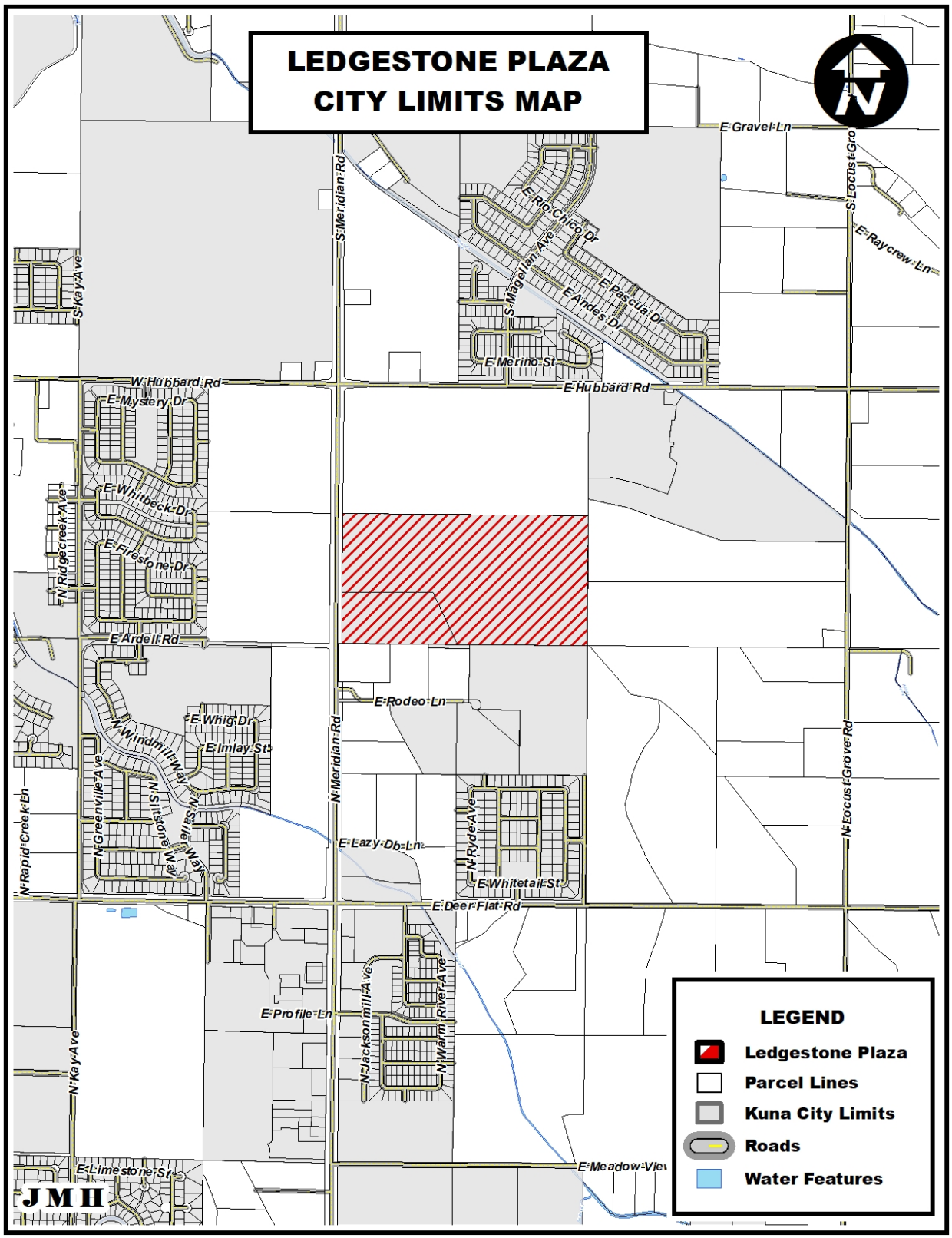
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CITY LIMITS MAP
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E Pascua Dr
E Andes Dr
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LEGEND
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Parcel Lines
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Roads
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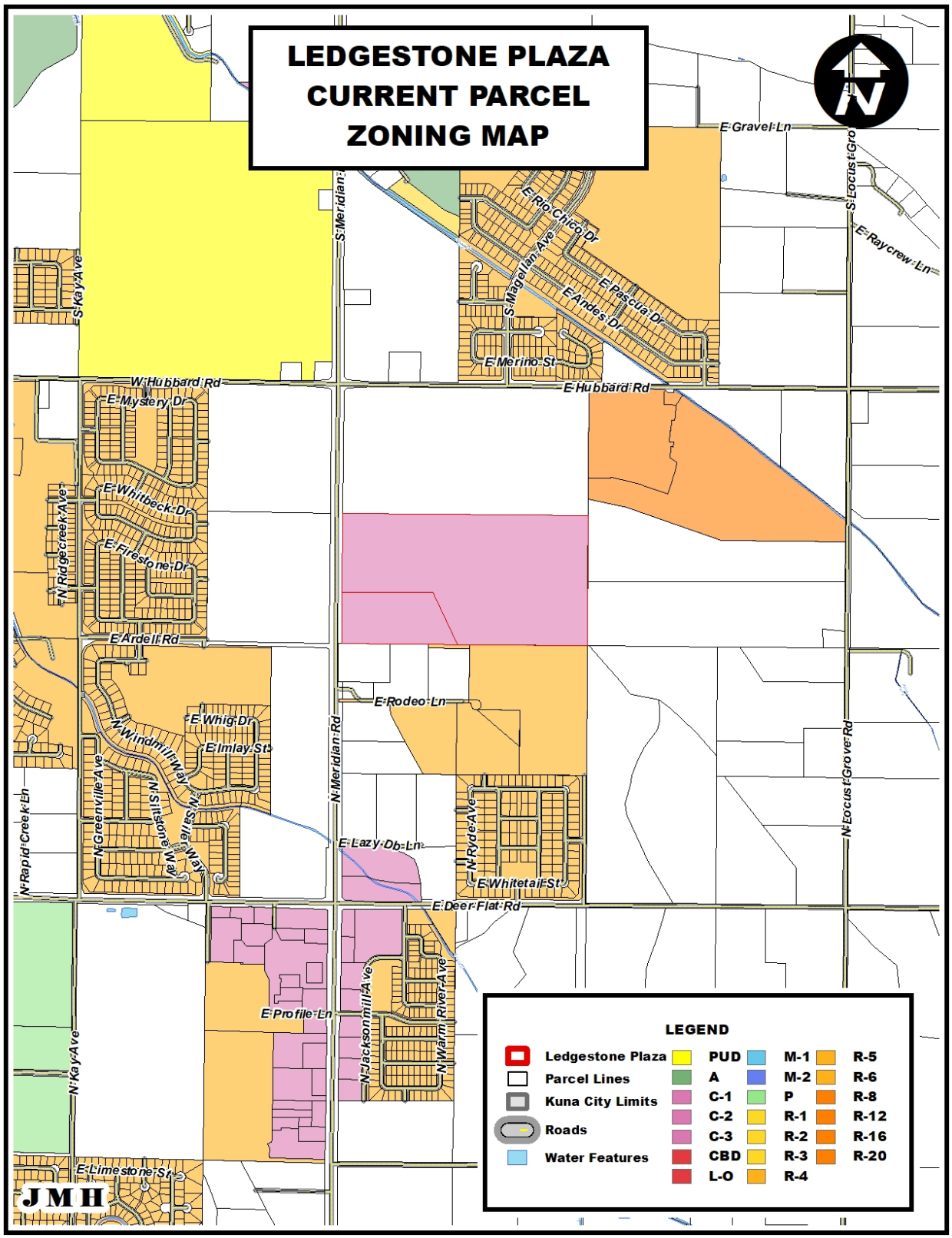
LEDGESTONE PLAZA
CURRENT PARCEL
ZONING MAP
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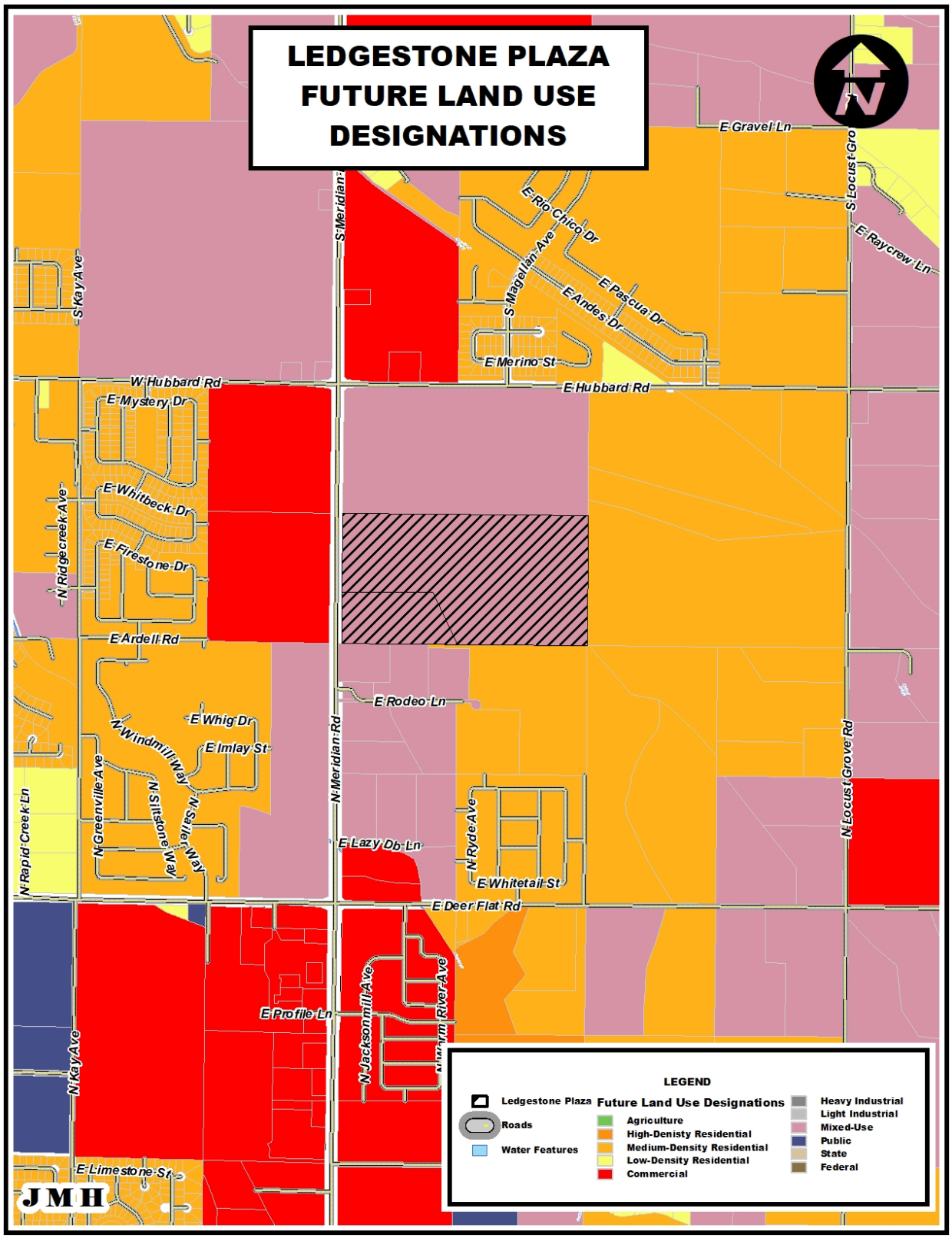
LEDGESTONE PLAZA
FUTURE LAND USE
DESIGNATIONS
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Roads
Water Features
Future Land Use Designations
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Medium-Density Residential
Low-Density Residential
Commercial
Heavy Industrial
Light Industrial
Mixed-Use
Public
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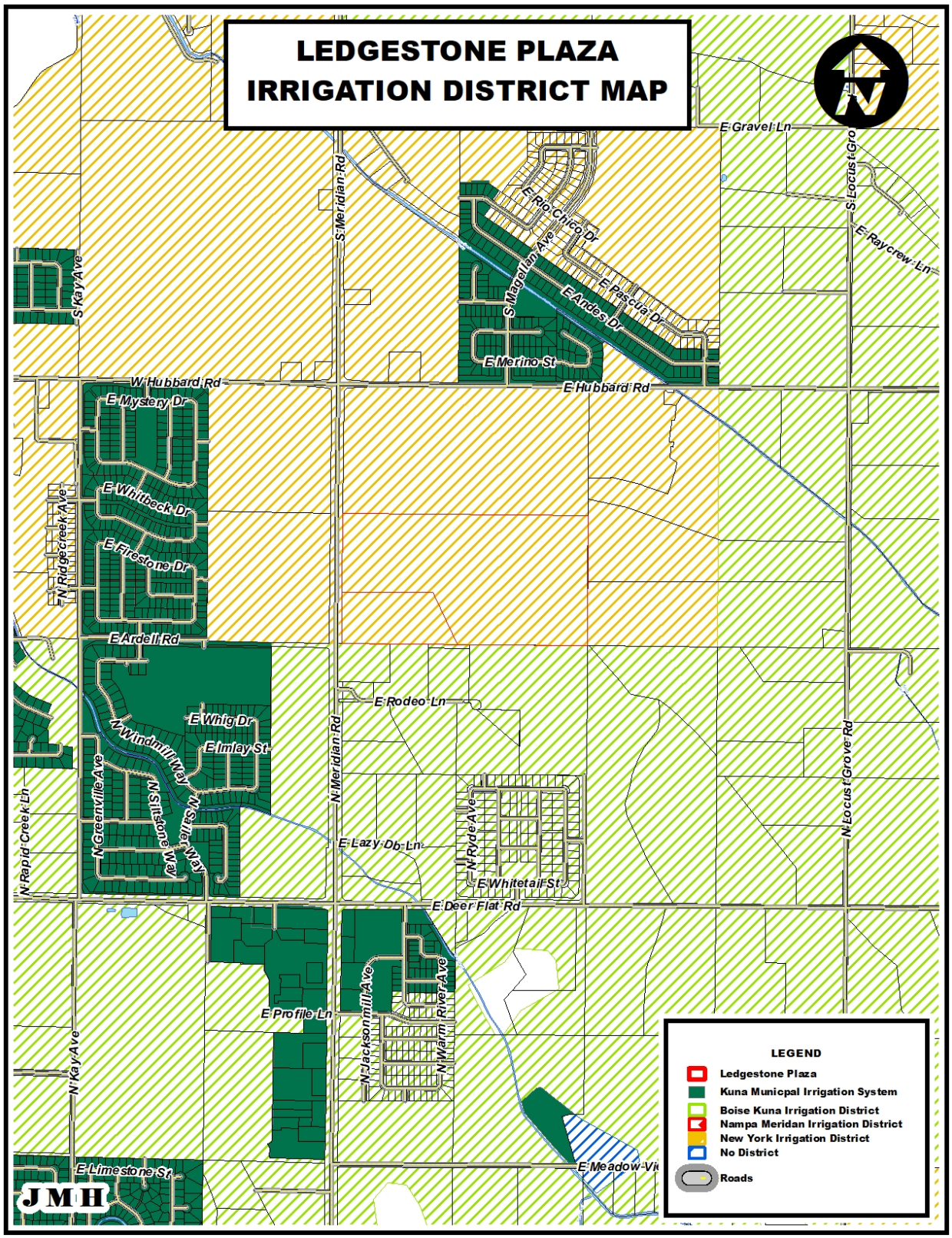
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IRRIGATION DISTRICT MAP
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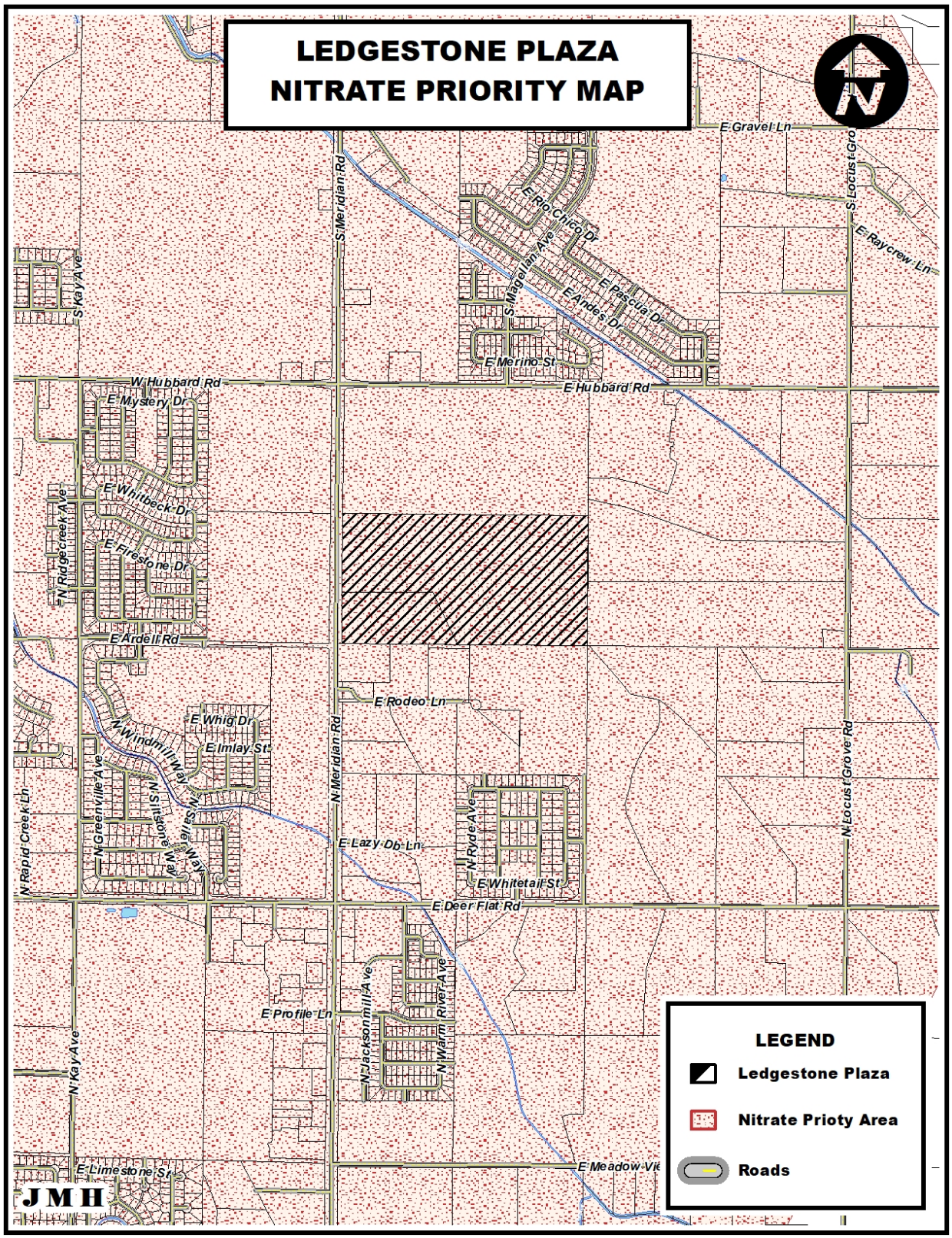
LEDGESTONE PLAZA
NITRATE PRIORITY MAP
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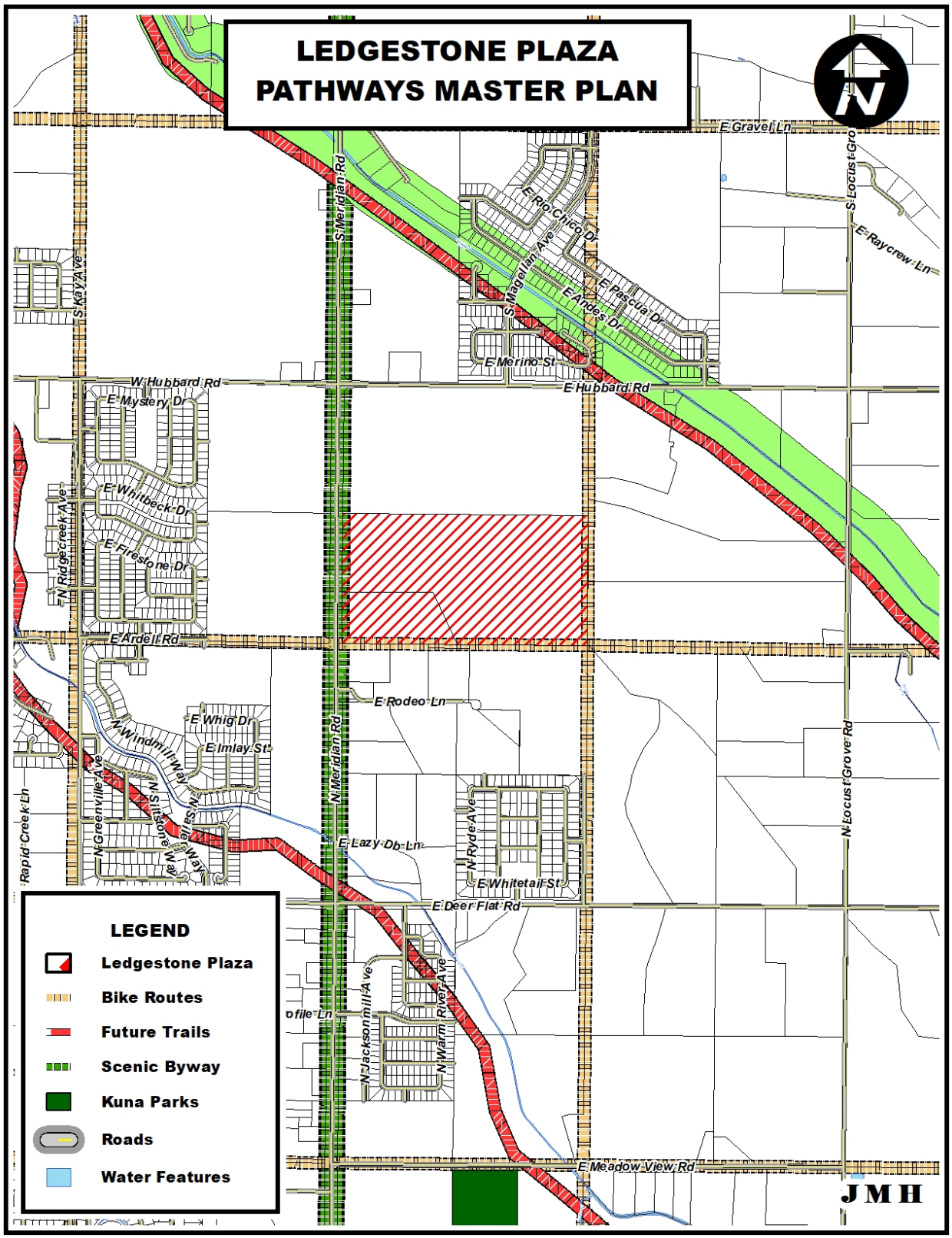
LEDGESTONE PLAZA
PATHWAYS MASTER PLAN
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Bike Routes
Future Trails
Scenic Byway
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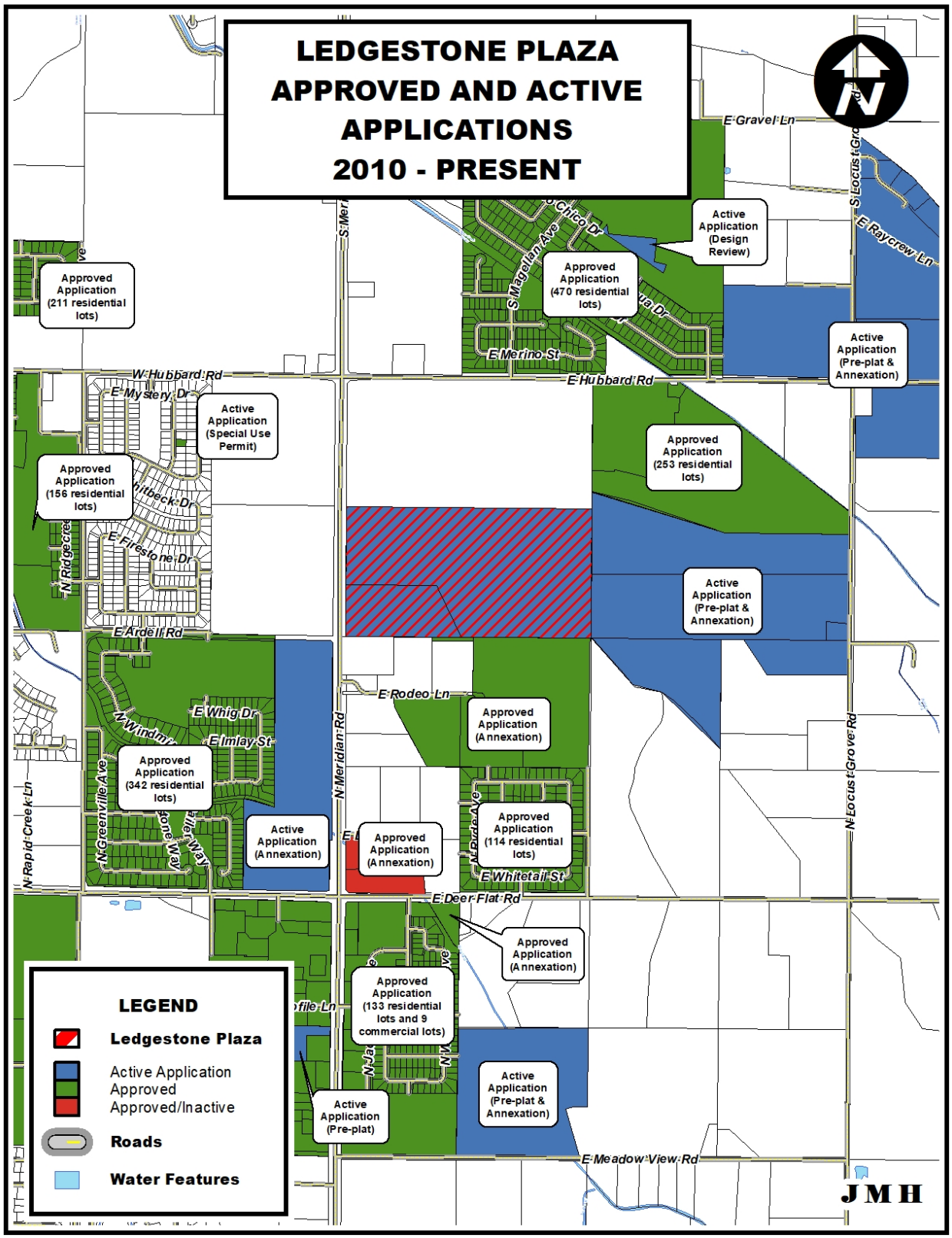
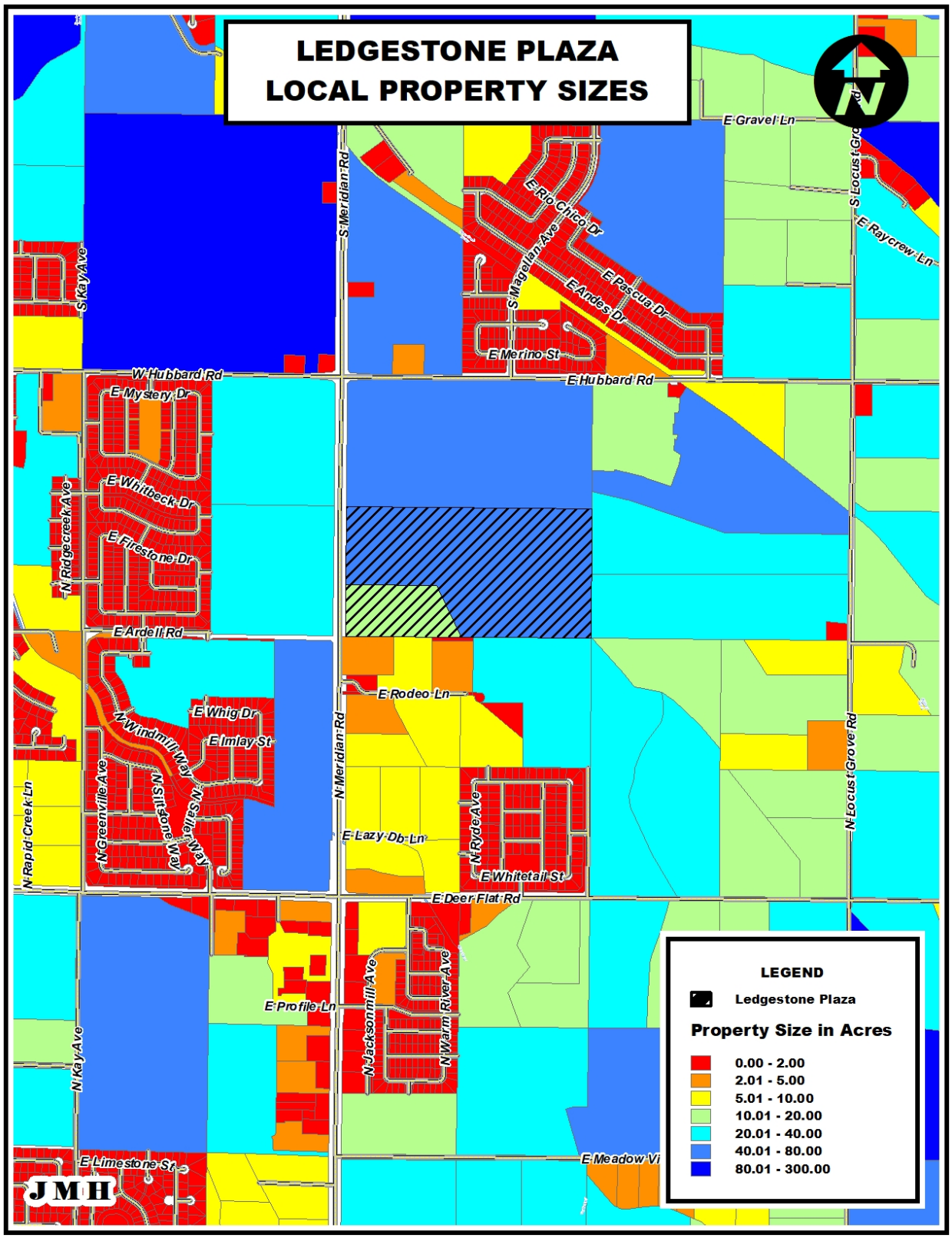
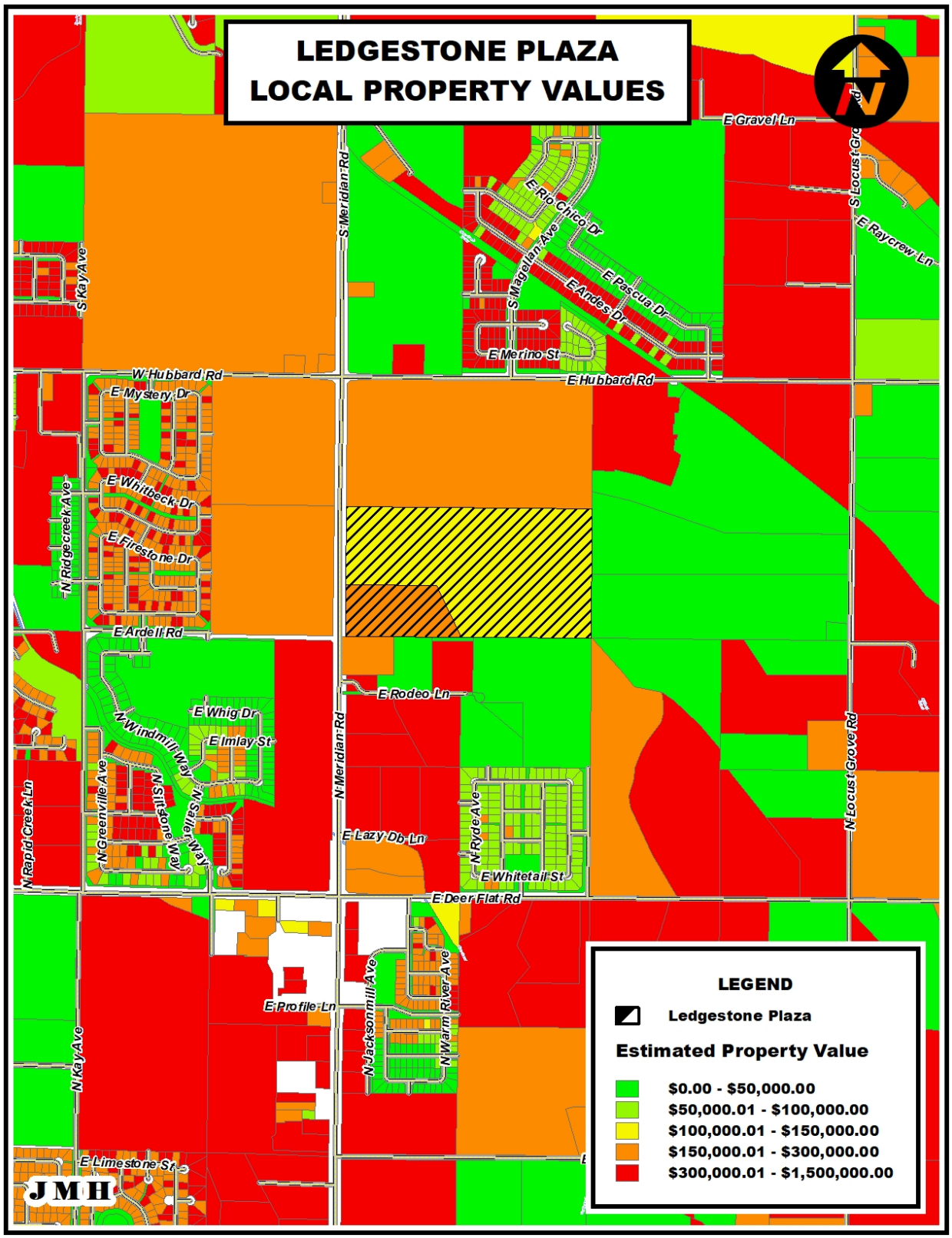

LEDGESTONE PLAZA
APPROVED AND ACTIVE
APPLICATIONS
2010 - PRESENT
Approved Application (211 residential lots)
Active Application (Design Review)
Approved Application (470 residential lots)
Active Application (Pre-plat & Annexation)
Active Application (Special Use Permit)
Approved Application (253 residential lots)
Approved Application (156 residential lots)
Active Application (Pre-plat & Annexation)
Approved Application (Annexation)
Approved Application (342 residential lots)
Active Application (Annexation)
Approved Application (Annexation)
Approved Application (114 residential lots)
Approved Application (Annexation)
Approved Application (133 residential lots and 9 commercial lots)
Active Application (Pre-plat & Annexation)
Active Application (Pre-plat)
E Gravel Ln
E Raycrew Ln
E Merino St
E Hubbard Rd
W Hubbard Rd
E Mystery Dr
E Firestone Dr
E Ardell Rd
E Rodeo Ln
E Whig Dr
E Imlay St
E Whitetail St
E Deer Flat Rd
E Meadow View Rd
N Meridian Rd
N Locust Grove Rd
N Rapid Creek Ln
N Greenville Ave
N Ridgecrest Ave
S Magellan Ave
S Chico Dr
N Pude Ave
LEGEND
Ledgestone Plaza
Active Application
Approved
Approved/Inactive
Roads
Water Features
JMH


LEDGESTONE PLAZA
LOCAL PROPERTY SIZES
E Gravel Ln
S Meridian Rd
E Rio Chico Dr
S Magellan Ave
E Pascua Dr
E Andes Dr
S Locust Grove Rd
E Raycrew Ln
S Kay Ave
E Merino St
W Hubbard Rd
E Hubbard Rd
E Mystery Dr
E Whitbeck Dr
N Ridgecreek Ave
E Firestone Dr
E Ardell Rd
E Rodeo Ln
E Whig Dr
N Windmill Way
E Imlay St
N Greenville Ave
N Sillstone Way
N Rapid Creek Ln
N Meridian Rd
E Lazy Db Ln
N Ryde Ave
E Whitetail St
N Locust Grove Rd
E Deer Flat Rd
E Profile Ln
N Jacksonmill Ave
N Warm River Ave
N Kay Ave
E Limestone St
E Meadow Vi
JMH
LEGEND
Ledgestone Plaza
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 PLAZA
LOCAL PROPERTY VALUES
E Gravel Ln
S Meridian Rd
S Locust Grove Rd
E Raycrew Ln
E Rio Chico Dr
S Magellan Ave
E Pascua Dr
E Andes Dr
S Kay Ave
E Merino St
W Hubbard Rd
E Hubbard Rd
E Mystery Dr
E Whitbeck Dr
N Ridgecreek Ave
E Firestone Dr
E Ardell Rd
E Rodeo Ln
E Whig Dr
N Windmill Way
E Imlay St
N Meridian Rd
N Locust Grove Rd
N Rapid Creek Ln
N Greenville Ave
N Siltstone Way
N Shale Way
E Lazy Db Ln
N Ryde Ave
E Whitetail St
E Deer Flat Rd
E Profile Ln
N Jacksonmill Ave
N Warm River Ave
N Kay Ave
E Limestone St
JMH
LEGEND
Ledgestone Plaza
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

BEFORE THE PLANNING AND ZONING COMMISSION
OF THE
CITY OF KUNA

IN THE MATTER OF THE APPLICATIONS OF	)	**Case Nos. 20-03-ZC (Rezone)**
	)	**20-06-S (Preliminary Plat)**
	)	**20-14-DR (Design Review)**
	)	
TRILOGY DEVELOPMENT, INC	)	**FINDINGS OF FACT, CONCLUSIONS OF LAW, AND RECOMMENDATION OF APPROVAL OF PRELIMINARY PLAT AND REZONE APPLICATION; AND ORDER OF APPROVAL OF DESIGN REVIEW APPLICATION.**
For Preliminary Plat, Rezone and Design Review for the *Ledgestone Plaza Subdivision*.	)	

THESE MATTERS came before the Planning and Zoning Commission for public hearing on October 27, 2020 for receipt and consideration by the Planning and Zoning Commission of these recommended Findings of Fact, Conclusions of Law and Order of Decision for the above referenced Applications. The Planning and Zoning Commission does now hereby make and set forth the Record of Proceedings, and these recommended 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	Staff Report			X
2	Commission and Council Review Application			X
3	Preliminary Plat Checklist			X
4	Rezone Checklist			X
5	Design Review Application			X
6	Letter of Intent			X

7	Vicinity Map			X
8	Affidavits of Legal Interest			X
9	Warranty Deeds			X
10	Declarations of Covenants, Conditions and Restrictions			X
11	Subdivision Name Reservation			X
12	Preliminary Plat Legal Description			X
13	C-3 Zoning Legal Description			X
14	R-12 Zoning Legal Description			X
15	R-6 Zoning Legal Description			X
16	Zoning Map for Ledgestone Plaza			X
17	Preliminary Plat Set			X
18	Landscape Plan Set			X
19	Commitment to Property Posting			X
20	Neighborhood Meeting Certification			X
21	Traffic Impact Study			X
22	Agency Request for Comment			X
23	Boise Project Board of Control Letter			X
24	Ada County Development Services Letter			X
25	Kuna City Engineer Letter			X
26	Department of Environmental Quality Letter			X
27	Central District Health Department Letter			X
28	Idaho Transportation Department Letter			X
29	COMPASS Letter			X
30	Ada County Highway District Letter			X
31	500 FT Legal Notice			X
32	Kuna Melba News Legal Publication			X
33	Proof of Posting			X

1.2 Hearings

1.2.1 Planning and Zoning Commission heard this on January 14, 2020, The FCO's have been requested to go to the Planning and Zoning Commission on August 18, 2020.

1.3 Witness Testimony

1.3.1 Those who testified at the Commissions October 27, 2020 hearing are as follows, to-wit:

1.3.1.1 City Staff:
Jace Hellman, Planner II

1.3.1.2 Appearing for the Applicant:
Jane Suggs, Gem State Planning

1.3.1.3 Neighboring Property Owners appearing neutral:

1.3.1.4 Neighboring Property Owners appearing in opposition:

1.3.1.5 Neighboring Property Owners appearing in support:

II
DECISION

WHEREUPON THE PLANNING AND ZONING COMMISSION 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 RECOMMENDED 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 October 27, 2020 hearing on the preliminary plat and rezone for Ledgestone Plaza Subdivision was published in the *Kuna Melba Newspaper*, the official City of Kuna newspaper, which has general circulation within the boundaries of the City and in Ada County and Canyon County.

Newspaper	***Dates Published***
Kuna Melba Newspaper	October 7, 2020

3.1.2.2 Notice for the October 27, 2020 hearing containing the description of the property proposed to be developed was mailed on the October 7, 2020 to all known and affected property owners within five hundred (500) feet of the boundaries of the area described in the application.

3.1.2.3 Notice for the October 27, 2020 hearing was posted on a sign in accordance with Kuna City Code 5-1A-8 on October 15, 2020. A Proof of Property Posting was provided to staff on October 16, 2020.

3.1.2.4 Notice for the October 27, 2020 hearing was posted in conspicuous places within City Hall on the Foyer's Bulletin Boards and City Website.

3.2 Findings Regarding Rezone

3.2.1 The land for proposed Rezone is comprised of two parcels totaling approximately 76.03 acres. The parcels include the following:

Property Owner	Parcel Size:	Current Zone	Parcel Number
Russel & Karen Hunemiller	63.26 acres	C-1 – Neighborhood Commercial	S1418233650
GO FOR IT LLC	12.74 acres	C-1 – Neighborhood Commercial	S1418234000

3.2.2 None of the landowners of the parcels at issue opposed rezoning.

3.2.3 All parcels are currently in Kuna City Limits and have a zoning district classification of Neighborhood Commercial. The Comprehensive Plan Future Land Use Map identifies the subject parcels as Mixed-Use.

3.2.4 The existing land uses and zoning district classifications for lands surrounding the subject parcels are as follows:

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

3.2.5 The Property was annexed into Kuna City Limits on August 20, 2019

3.2.6 The proposed project sites contain one single-family home, a shop and several agricultural outbuildings. No existing structures will remain on site. Vegetation in direct proximity to the single-family home includes trees, shrubs and grass. Vegetation on the remainder of the site is consistent with that of crop fields.

3.2.7 The parcels have an estimated average slope of 1.5% to 3%. 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.

3.3 Findings Regarding Preliminary Plat Application

3.3.1 All technical requirements listed in KCC 6-2-3 were provided on the Preliminary Plat.

3.3.2 The proposal is for a multi-phased Subdivision that would include 269 buildable lots (233 single family residential lots, 22 Common lots, 8 Apartment lots and 6 commercial lots).

3.3.3 A total of 425 dwelling units have been proposed with this development.

3.3.4 The applicant requested a variety of zoning designations in their application including R-6 (Medium Density Residential), R-12 (High Density Residential) and C-3 (Neighborhood Commercial).

3.3.5 The proposed Ledgestone Plaza Subdivision application represents approximately 425 sewer connections (not including potential future commercial users) on 76 acres. 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 at above 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 waste water from any residential or commercial structure constructed within Ledgestone Plaza 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. The applicant has been informed on the sewer capacity issues and is ready to participate in solutions.

3.3.6 Correspondence from ACHD and the submitted Traffic Impact Study states the current roadway segments of South Meridian Road between Columbia Road to Hubbard Road, Hubbard Road between South Meridian Road and Locust Grove Road, Locust Grove Road between Deer Flat Road and Hubbard Road, Hubbard Road between Locust Grove Road and Eagle Road, Locust Grove Road between Hubbard Road and Columbia Road, and Locust Grove Road between Lake Hazel and Amity will not meet minimum operational thresholds with the buildout of this development. Additionally, the current intersections of Locust Grove Road and Hubbard Road, Locust Grove Road and Columbia Road and Locust Grove and Lake Hazel Road will not meet minimum operational thresholds with the buildout of this development. ACHD has listed several mitigation improvements to be completed by certain lot counts in the development process. Once the mitigation improvements are completed, per the submitted TIS the surrounding roadways and intersection will be back to within an acceptable operational threshold.

3.4 Findings Regarding Design Review

3.4.1 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 listed in KCC Title 5.

3.4.2 Review by staff and the Commission of the proposed Design Review confirms all applicable requirements listed in KCC 5-4-9.

3.4.3 18.81 acres, or 24.7% of the project is proposed to be open space. This includes all buffers, parks, and pathways. 10.46 acres, or 13.8% of the project, are considered useable open space, as defined by KCC 5-1-6-2. Included in the useable open space is several internal pathways, green space and a centralized 6.13-acre park.

3.5 Testimony of the City Planner

3.5.1 **Conclusions**: The City Planner, in a staff report to the Planning and Zoning Commission dated October 27, 2020, confirmed that a review of the site and records on file at the City of Kuna has been completed with the following conclusions:

3.5.1.1 On February 14, 2020 Planning and Zoning staff held a pre-application meeting with the applicant, Public Works, the Parks Department, Kuna School District, Kuna Rural Fire District and Kuna Police Department to discuss the project. The applicant held a neighborhood meeting with residents within 500 ft of the proposed project area on February 24, 2020. There was a total of two resident who attended the meeting. Neighborhood meeting minutes as well as mailed materials have been provided as a part of this application.

3.5.1.2 The properties are currently zoned C-1 (Neighborhood Commercial). The applicant is proposing to rezone 76.03-acres to C-3 (service commercial), R-12 (high-density residential) and R-6 (medium-density residential) zoning district classifications. The applicant then proposes to subdivide the 76.03 acres into 275 total lots (247 residential buildable lots (425 total dwelling units), six commercial buildable lots and 22 common lots). Similar to Ledgestone and Ledgestone South, Ledgestone Plaza proposes to incorporate a mixture of housing types including eight apartment buildings and variety single-family home times and lot sizes. Additionally, Ledgestone Plaza proposes six commercial lots along the proposed project area's frontage on Meridian Road. The overall gross density of the project is 5.59 dwelling units per acre (DUA). The net density is 7.3 DUA

3.5.1.3 18.81 acres, or 24.7% of the project is proposed to be open space. This includes all buffers, parks, and pathways. 10.46 acres, or 13.8% of the project, are considered useable open space, as defined by KCC 5-1-6-2. Included in the useable open space is several internal pathways, green space and a centralized 6.13-acre park. KCC 5-17 requires developments with a range of 401 to 450 homes/dwelling units to devote 11% of the development area to useable open space. Staff views the open space to be in substantial compliance with Kuna City Code.

3.5.1.4 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 as 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 Meridian Road to Stroebel Road. Ardell Road is classified as an east-west major collector. The sidewalk width requirement for a collector road is an eight-foot detached sidewalk with vertical curb and gutter. Staff would note that it appears the applicant has not proposed sidewalk along the property's frontage on Meridian Road. Meridian Road is classified as a highway and as a result the developer shall be required to install a minimum 30-foot buffer located outside of the public right-of-way the length of the developments road frontage. Buffered areas along classified highways are required to contain a ten-foot wide concrete sidewalk placed in a public easement that is separated a minimum of fifteen (15) feet from the property line. The applicant will be required to install all buffers, curb, gutter and sidewalks in accordance with KCC 5-17-13 and 6-4-2.

3.5.1.5 Per the ACHD report and the submitted Traffic Impact Study (TIS), the current roadway segments of South Meridian Road between Columbia Road to Hubbard Road, Hubbard Road between South Meridian Road and Locust

Grove Road, Locust Grove Road between Deer Flat Road and Hubbard Road, Hubbard Road between Locust Grove Road and Eagle Road, Locust Grove Road between Hubbard Road and Columbia Road, and Locust Grove Road between Lake Hazel and Amity will not meet minimum operational thresholds with the buildout of this development. Additionally, the current intersections of Locust Grove Road and Hubbard Road, Locust Grove Road and Columbia Road and Locust Grove and Lake Hazel Road will not meet minimum operational thresholds with the buildout of this development. ACHD has listed several mitigation improvements to be completed by certain lot counts throughout the development process. Once the mitigation improvements are completed, per the submitted TIS the surrounding roadways and intersection will be back to within an acceptable operational threshold. Staff will require the applicant to work with ACHD and the City to complete all required mitigation improvements to the surrounding roadways and intersections as detailed in the ACHD staff report. Additionally, at the request of ACHD, on behalf of the Idaho Transportation Department, staff has included the following conditions:

- Applicant/developer/owner shall close the two existing paved approaches onto SH-69 located approximately 550-feet north and 30-feet north of Ardell. Additionally, the applicant/developer/owner shall regrade the closed approaches to match existing drainage features.
- Per the Traffic Impact Studies recommendation of additional north and southbound lanes to mitigate existing traffic conditions at the intersection of SH-69 and Hubbard Road, the applicant/developer/owner shall work with the Idaho Department of Transportation to pay their proportionate share for the additional north and south bound lane improvements

3.5.1.6 Within the development, the applicant proposes one section of alley loaded homes, which utilize public alley ways to access the garage. 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 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 without 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. ACHD recommends that the applicant construct Ostego Avenue as a private drive north of Nassau street due to the fact the roadway does not appear on ACHD's master street map at this location. However, this road is proposed to be utilized as an access to the commercial components of this development and provide an alternative means of roadway access to all properties fronting SH-69. Additionally, the applicant has provided a stub into the property to the north to extend the road with future development. Kuna City Code 5-2A requires the installation of frontage streets and that all frontage streets shall accommodate public roadway access for lots located along SH-69. Per Kuna City Code, Staff

will require the applicant to construct Ostego Avenue as a public roadway, subject to Kuna City's and ACHD's roadway standards.

3.5.1.7 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.

3.5.1.8 The proposed Ledgestone Plaza Subdivision application represents approximately 425 sewer connections (not including future commercial users). 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 both operating at 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 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 and that the Applicant cannot submit an application for final plat until the City's Public Works Director certifies to the applicant that the City's Patagonia and Danskin Lift Stations or some other City appurtenance has capacity to accept the wastewater discharged from the proposed subdivision. Staff would note that in the event the capacity is not certified within the time the applicant is required to file an application for final plat approval, the Applicant shall have good cause and be eligible to receive, pursuant to Kuna City Code 6-2-3 (J), a time extension to file a final plat up to and until a certification of capacity has been issued. These conditions have been provided as condition number 6, 7 and 8 in section "H" of this report.

3.5.1.9 A design review application for common area landscaping and open space was included as a part of the overall application. The proposed application includes several internal pathways and parks. Staff will require the applicant to comply with KCC 5-5-5-F and install "see-through" fencing along all residential buildable lot property lines that abut pathways. Staff finds the proposed landscaping, buffers and common space to be in compliance with Kuna City Code. However, staff will require the applicant be conditioned to place sod wherever the landscape plan (dated May 1, 2020) identifies "Lawn" and provide staff an updated landscaping plan accommodating the requested change. Additionally, 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. In the event that locations of landscaping are within the locations listed above, the landscaping in that area must be moved to an alternate location, and an updated landscape plan must be provided to staff prior to scheduling a final landscape inspection. No design review application has been submitted for the multi-family buildings and community amenities such as the clubhouse and pool; however, design review approval will be required prior to submitting for a building permit.

3.5.1.10 Per the preliminary plat, the applicant is proposed approximately, 576 parking spaces to accommodate the proposed 192 apartment units, which would comply with Kuna City Code 5-9-3. However, Kuna City Code requires all parking spaces to be off-street. The applicant proposes that 74 of the 576 proposed parking spaces be marked on-street parking spaces. As a result, only 502 parking spaces (2.6 spaces per unit) are considered off-street parking spaces per unit. Kuna City Code 5-9-2 permits for off-site parking within 300 feet of the principle use. Staff would recommend that the applicant be conditioned to establish a cross access parking agreement with the proposed commercial lots at time of final plat in order to encompass the remaining guest parking.

3.5.1.11 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.

3.5.1.12 Staff has reviewed the proposed preliminary plat for technical compliance with KCC, and finds the preliminary plat and landscape plan comply with Title 5 and Title 6 of 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. Staff recommends

3.5.2 Staff Recommendations: As a result of the review, the City Planner II, Jace Hellman, recommended that if the Planning and Zoning Commission recommends approval of case nos. 20-03-ZC (Rezone) and 20-06-S (Preliminary Plat) and approves case no. 20-14-DR (Design Review), the applicant be subject to the following conditions of approval, including one additional condition:

- The applicant shall work with the Kuna Rural Fire District (the District) and meet all of the Districts Requirements.

3.5.2.1 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:

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

3.5.2.1.2 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.

3.5.2.1.3 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".

3.5.2.1.4 No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.

3.5.2.1.5 The Kuna Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District are required.

3.5.2.1.6 The Kuna Municipal Irrigation System and Boise Project Board of Control shall approve any modifications to the existing irrigation system.

3.5.2.1.7 Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to *issuance* of any building permit(s).

3.5.2.1.8 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.

3.5.2.2 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**.

3.5.2.3 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. Compliance with the requirements of the Boise Project Board of Control is required.

3.5.2.4 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).

3.5.2.5 Connection to City Services (Sewer, Water, Pressurized Irrigation) is required. The applicant shall conform all corresponding Master Plans.

3.5.2.6 The Developer/Owner/Applicant shall be required to participate, as determined by the City Engineer, in the development of additional lift station capacity.

3.5.2.7 The Developer/Owner/Applicant shall not submit an application for final plat until the City's Public Works Director issues a Will-Serve Letter to the applicant stating that the City's Patagonia and Danskin Lift Stations or any other City appurtenance has capacity to accept the wastewater discharged from the proposed development.

3.5.2.8 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.

3.5.2.9 Buffers, 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.

3.5.2.10 Developer/owner/applicant shall work with Ada County Highway District and the City of Kuna to complete all required traffic mitigation improvements to the surrounding roadways and intersections as detailed in the Ada County Highway District staff report.

3.5.2.11 Developer/owner/applicant shall close the two existing paved approaches onto SH-69 located approximately 550-feet north and 30-feet north of Ardell. Additionally, the developer/owner/applicant shall regrade the closed approaches to match existing drainage features.

3.5.2.12 Per the Traffic Impact Studies recommendation of additional north and southbound lanes to mitigate existing traffic conditions at the intersection of SH-69 and Hubbard Road, the developer/owner/applicant shall work with the Idaho Department of Transportation to pay their proportionate share for the additional north and southbound lane improvements.

3.5.2.13 Applicant shall install "NO PARKING" signs within all alley-ways.

3.5.2.14 Applicant shall obtain written approval from the Kuna Rural Fire District regarding proposed alley widths.

3.5.2.15 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.

3.5.2.16 The developer/owner/applicant shall construct Ostego Avenue as a public roadway per Kuna City Code, subject to Kuna City's and ACHD's roadway standards.

3.5.2.17 Developer/owner/applicant shall install a sign at the terminus of every proposed stub street stating these roads will continue in the future. Developer/owner/applicant shall obtain proper language from Ada County Highway District.

3.5.2.18 Applicant shall work with staff in order to provide final locations of street lights as required by Kuna City Code.

3.5.2.19 Street lights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Sky practices.

3.5.2.20 Developer/owner/applicant shall establish a cross access parking agreement with the proposed commercial lots at time of final plat in order to encompass the remaining guest parking.

3.5.2.21 Fencing within and around the site shall comply with Kuna City Code (Unless specifically approved otherwise and permitted.

3.5.2.22 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.

3.5.2.23 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.

3.5.2.24 The applicant shall install sod wherever the landscape plan (dated May 1, 2020) identifies "Lawn" and provide staff an updated landscaping plan accommodating the requested change.

3.5.2.25 Proposed multi-family buildings and subdivision amenities such as the proposed pool and pool house are subject to Design Review approval.

3.5.2.26 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.

3.5.2.27 If any revisions are made, the applicant shall provide the Planning and Zoning Staff with a revised copy of the preliminary plat.

3.5.2.28 Any revisions of the plat are subject to administrative determination to rule if the revision is substantial.

3.5.2.29 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.

3.5.2.30 Developer/owner/applicant shall follow staff, City engineers and other agency recommended requirements as applicable.

3.5.2.31 Developer/owner/applicant shall comply with all local, state and federal laws.

3.6 Other Testimony

3.6.1 10/27/2020 Public Hearing – Jane Suggs, Gem State Planning, testified that agreed with staff report and all of the conditions of approval. They were informed on the sewer constraints and willing to participate in the solutions. Fire was unable to provide comment, but they were open to condition requiring them to meet the Fire Districts requirements. Project provides a mix of housing and business opportunities. There are commercial lots

all along the project's frontage on Meridian Road. Cross access with the commercial lots will be provided for potential guest parking for the multi-family component. Interconnectivity has been provided throughout the entire development. Roadway improvements required by ITD and ACHD in order to bring roads back into an accepted level of service are lot count specific and will require new Traffic Impact Studies. The Commercial lots will be a part of later phases.

IV
CONCLUSIONS OF LAW
RE: POWERS AND DUTIES OF THE PLANNING AND ZONING COMMISSION

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 Planning and Zoning Commission to hear this matter as provided in Idaho Code §§ 50-13 & 67-65, and Kuna City Code §1-14-3.

V
CONCLUSIONS OF LAW
RE: APPLICATION FOR REZONE

5.1 The City of Kuna has authority to rezone lands within its boundaries pursuant to I.C. § 67-6511.

5.2 Kuna City Code, Title 1, Chapter 14, Section 3, states that Rezones are designated as public hearings, with the Planning and Zoning Commission as a recommending body and City Council as the decision-making body.

5.3 The Rezone, proposed by the Rezone Application in Case No. 20-03-ZC, would comply with the comprehensive plan.

VI
CONCLUSIONS OF LAW
RE: APPLICATION FOR PRELIMINARY PLAT

6.1 The City of Kuna has authority to approve preliminary plats within its boundaries pursuant to I.C. § 50-13 & 67-65.

6.2 Kuna City Code, Title 1, Chapter 14, Section 3, states that Preliminary Plats are designated as public hearings, with the Planning and Zoning Commission as a recommending body and City Council as the decision-making body.

6.3 Subdivision regulations as defined in Kuna City Code Title 6 are authorized by I.C. §§ 50-13 & 67-65 and Article 12, section 2.

VII
ORDER OF APPROVAL OF APPLICATION
FOR DESIGN REVIEW

The Kuna Planning and Zoning Commission, having reviewed 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:

7.1 That the Design Review application (Case No. 20-14-DR) is approved.

VIII
RECOMMENDATION OF APPROVAL OF APPLICATION FOR REZONE AND PRELIMINARY PLAT

The Kuna Planning and Zoning Commission, having reviewed 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 RECOMMEND TO CITY COUNCIL:

8.1 Approval of the Rezone and Preliminary applications (Case Nos. 20-03-ZC & 20-06-S).

BY ACTION OF THE PLANNING AND ZONING COMMISSION of the City of Kuna at its regular meeting held on the 10th day of November, 2020.

Lee Young, Chairman

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 27, 2020 – Planning and Zoning Commission Public Hearing

Case Name: 20-06-S (Preliminary Plat), 20-03-ZC (Rezone) and 20-14-DR (Design Review) – Ledgestone Plaza

Case Type: Trilogy Development, Inc and Gem State Planning request to subdivide approximately 76.03 acres into 275 total lots (247 residential buildable lots (425 total dwelling units), six commercial buildable lots and 22 common lots). Additionally, the applicants propose to rezone the 76.03 acres from its current zoning district classification of C-1 (neighborhood commercial) to C-3 (service commercial), R-12 (high-density residential) and R-6 (medium-density residential) zoning district classifications. The subject sites are located at 2400 N Meridian Road and N Meridian Road, within Section 18, Township 2 North, Range 1 East; (APNs: S1418234000 and S1418233650).

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 Robert Truax Print Name 1888 E Rodeo Ln Print Address Kuna ID 83634 City State, Zip	☐ Testify ☐ Not Testify Print Name Print Address City State, Zip	☐ Testify ☐ Not Testify Print Name Print Address City State, Zip
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☑ Testify ☐ Not Testify
Jane Suggs
Print Name
9840 Overland Rd
Print Address
Boise ID 83709
City State, Zip
applicant

Exhibit
DS

OFFICIALS
Lee Young, Chairman
Dana Hennis, Vice Chairman
Stephen Damron, Commissioner
Cathy Gealy, Commissioner
Vacant

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

Planning & Zoning Commission Meeting
MINUTES
Tuesday October 27, 2020
6:00 PM

Per the Order issued by Central District Health on July 14, 2020, social distancing and face masks were required. Due to social distancing protocol, the Council Chambers audience occupancy was 15.

The meeting was available via Facebook Live on the City of Kuna Facebook page:
https://www.facebook.com/CityofKunaIdaho

The opportunity for public testimony on the cases listed under Public Hearings was provided.

1. *CALL TO ORDER & ROLL CALL:* 6:00 PM

COMMISSIONERS PRESENT:
Chairman Lee Young
Vice Chairman Dana Hennis
Commissioner Stephen Damron – Absent
Commissioner Cathy Gealy
Vacant

PLANNING & ZONING STAFF PRESENT:
Wendy Howell, Planning & Zoning Director
Doug Hanson, Planner I
Jace Hellman, Planner II
Lisa Holland, Economic Development Director – Virtually

2. *CONSENT AGENDA:*

A. **Planning & Zoning Commission Meeting Minutes**
1. October 27, 2020

B. **Findings of Fact & Conclusions of Law**
1. Case Nos. 20-02-AN (Annexation), 20-04-S (Preliminary Plat) & 20-08-DR (Design Review) Rising Sun Commons
2. Case No. 20-07-S (Preliminary Plat) Memory Ranch 6 – 9
3. Case No. 20-04-ZC (Rezone) Durrant Rezone

Commissioner Cathy Gealy moved to approve the Consent Agenda. Seconded by Commissioner Dana Hennis.
Voting Aye: Chairman Lee Young, Commissioner Dana Hennis, and Commissioner Cathy Gealy.
Voting No: None
Absent: 1 (One Vacant Seat)
Motion Carried: 3-1-1

3. *PUBLIC HEARINGS:*

A. Case Nos. 20-2-ZC (Rezone), 20-05-S (Preliminary Plat) & 20-12-DR (Design Review) Rockaway Cove – ACTION ITEM

Troy Behunin: Chairman Young and Commissioners, thank you for being here tonight, for the record, Troy Behunin, Kuna Planning and Zoning Department Senior Planner, 751 W 4th Street, Kuna, Idaho. This application entails a rezone and preliminary plat for a subdivision and a design review for the common spaces and the open space lots. The preliminary plat and rezone are presented for your recommendation to City Council and the design review is for your approval, denial or conditional approval this evening. The applicant, Pat Tealey with Tealeys Land Surveying, has requested a rezone of two parcels within Kuna City Limits currently zoned Agriculture, to the R-6 Medium Density Residential zone. There was an original Rockaway Cove Subdivision project back in 2005, which was approved in 2006, but nothing ever became of it most likely due to the downturn in the economy; I don't know for sure, but it never took off. It was part of the LID (Local Improvement District) that was established back then. This pre plat is similar to what was previously proposed but it now adheres to current open space requirements, and there are fewer houses. The rezone is for approximately 8.71 acres, and I would like to identify that it is 8.71 acres, not the 9.71 stated in the application or in the staff report, that was an error. The site, as indicated on the Future Land Use Map (FLUM), are designated as Mixed Use, however, the two parcels involved with this application have limited frontage along Swan Falls Road, which is very important for commercial. Viewing the site plans, one can see the limited frontage and due to the factors, that the parcel with the greater frontage is not owned by the applicant and the FLUM is a guide, not a rule, staff views that this compliant application with the FLUM. If the Swan Falls frontage properties are developed in the future, they would become the commercial or mixed-use component for the area; it makes little sense to develop commercial behind homes and not of the frontage on a major road. The applicant proposes a Gross Density of 3.21 dwelling units per acre with the Ned Density being at 4.3 dwelling units per acre, which is under the allowed 6.0 dwelling units per acre of the R-6 zone. They are proposing three common lots that total 28,750 square feet or approximately 7.6% of the total project size. KCC (Kuna City Code) open space requires that between 11 and 50 dwelling units, the developer must devote at least 7% of the useable open space. Staff recommends that the applicant be conditioned to work with the City Engineer to maintain open space requirements if the applicant does choose to devote some of the open space area to water retention. Staff notes that in the proposed preliminary plat that there is a portion of Swan Falls Road that would need to be improved, certainly that would include accelerate/decelerate lanes; curb, gutter and sidewalk; and road widening in appropriate sections. A stub street was provided from the subdivision to the north, and staff recommends that the applicant be conditioned to follow KCC by connecting to that stub and to provide a stub street to the south; staff also notes that there is a recommendation from ACHD to provide one to the west, however those are large lots in a large lot subdivision as well as a private lane that accesses those lots. Staff does not recommend the west stub street because there being a connection there someday is very unlikely. There are street lights indicated on their plan and staff would like to point out that the streetlights must be LED, must comply with Dark Sky requirements and they need to work with the Public Works Department to identify wattages for the lights as well as the correct spacing of 250 feet. A design review for the common spaces has been included, staff notes that any of the areas next to common lots require either an open style fence such as wrought iron, or a 4 foot solid with 2 feet of lattice on top, to provide some level of safety and security for the users; the perimeter fence is required to be a 6 foot vinyl fence. The Kuna Comprehensive Plan encourages a variety of housing types for all income levels, and staff does find this project does generally follow the Comprehensive Plan, the goals and policies of the City, and the

open space requirements. With that, I will sit for any questions you may have. **C/Young:** Are there any questions for Troy at this time? **C/Hennis:** Since this really doesn't have any frontage, they are adjacent parcels, it looks like there is road improvements along the south property in front of this project per the landscaping plan? **TB:** Yes, staff would recommend that would be part of the improvement along Swan Falls Road, because it is a lot within a subdivision. **C/Gealy:** The 1-acre lot to the south is a lot within a subdivision? **TB:** Correct. **C/Hennis:** So, that is a portion of this property; ok, I thought it was a separate parcel, it makes sense now. **TB:** Even if it wasn't a lot within a subdivision, it is still part of the overall application so, there is an impact there. If it were not improved with this subdivision development then it would be left for ACHD to improve later which would come at taxpayer dollars instead of developer dollars. **C/Hennis:** Understood, I just wanted to make sure that was part of it or the homeowner was in agreeance with it. **TB:** The homeowner is actually one of the applicants. **C/Gealy:** I had a question on the ACHD recommendation for a stub street to the west because the statement in the report is "the applicant shall construct a local street that stubs to the west property line to access 1250 S Crane Lane, to provide connectivity to future development as the property does not have any public street frontage.", I read that to mean the property to the west does not have any public street frontage and the stub street would actually be providing access to that future property. **TB:** That is a very curious statement, it is true that the lot being referenced does not have any right-of-way frontage, however it does have access through a private lane or private road, into what I believe is called Swan Estates subdivision. Chances are that is a private lane, not a public street so, the statement is true, there is no public right-of-way access however, they still have access via S Crane Lane. **C/Hennis:** They never had access through this parcel anyway. **TB:** Correct. Normally what is asked for is connections be made for future development, however there are multiple lots in Swan Estates; it could be developed in the future but probably not, there aren't many 3 or 5 acre lots around. And it is a county subdivision, the city has no jurisdiction over it, and ACHD would not require a public road to be connected to a private lane; we've had that topic come up with at least four other projects in the last year or so. **C/Gealy:** Thank you. I did have another question for staff in respect to Lot 4 which shows it as open space on page 65, but page 63 it's not. Could you clarify? **TB:** Are you referring to the one in the northeast corner? **C/Gealy:** Yes. **TB:** That was a question that staff had, perhaps the applicant can explain after their presentation? It looks to me like it says common lot, but some of the other plans do not call it out as a common lot and it is not listed. **C/Gealy:** So, can you tell? Is that particular parcel included in the 7.6% open space? **TB:** It does not appear to be, no. **C/Gealy:** Thank you. **TB:** I'm sure the applicant can clear that up. **C/Young:** Any other questions for staff at this time? **C/Hennis:** No. **C/Gealy:** No more questions, thank you. **C/Young:** Alright, could I have the applicant come forward and state their name and address for the record please. **Pat Tealey:** Mr. Chairman, members of the Commission, my name is Pat Tealey, 12594 W Explorer Drive in Boise. The applicant is also in the audience and is available to answer any questions you may have for him. Rather than repeat the staff report, I will go straight into what seem to be the questions that need explanation. First off, the acreage of 9.71 came out of my letter I wrote and was a typo, it is 8.71 and our calculations for everything are based on the 8.71. As to Lot 4 in the northeast corner, that is a building lot and it is shown as a building lot on my preliminary plat; the common lot calculations do not include Lot 4, we meet the requirement with 7.6% of our land dedicated to common area; that does not include the 1-acre lot off of Swan Falls either. The 1-acre lot on the corner makes the subdivision an open feeling while not a common area for the subdivision, the owner of Lot 1 is in fact the owner of the subdivision. We are building a fence around the entire perimeter; one of the comments of the adjacent owners was they might see headlights from where this stub street is to the south, he wrote a letter which is in the file, until that is a road and if it ever is a road, there will be a fence there to limit that intrusion. We would like to ask for Kuna's support in not requiring the stub street to the west; when we originally did this subdivision back in

2006, that same question came up and was answered in the same way. Those are 5 acre lots in that subdivision, all the lots are accesses by a private road and that's how they have been accessed since its creation; I don't see how we can use a public stub road to connect to a private road. In looking at this area, there aren't any other sewer hook-ups that I know of. **C/Young:** I would like to verify that you've seen the staff report, the conditions in the staff report, ACHD's and the City Engineers recommendations. **PT:** Yes, I have; that's why I am asking for your support. I will be going back to ACHD to see if they will remove that requirement. **C/Young:** In regards to your comment of being at the end of the line for sewer; one of the City Engineers recommendations indicates the subdivision within Ten Mile Lift Stations sewer basin and the maximum number of EDU's is being reached, and that the developer may be requested to participate in engineered evaluation of that Lift Station to learn of improvements that may be needed, have you seen that? **PT:** Yes. When we originally presented the subdivision and were part of the original LID (Local Improvement District), hookups were dedicated to it so, we assume the Lift Station would adequately take care of it. We would definitely be willing to participate in any study that would be required. **C/Gealy:** The note from the School District is asking for generous space and good lighting on Swan Falls Road for student pickup; would you work with the School District on how you develop Swan Falls to meet those requests? **PT:** Certainly. Maybe a street light could be placed there, increase the landscape, or improve the right-of-way out there in way where you could put in a bus stop. **C/Gealy:** Ok, thank you. **C/Young:** We will open the public testimony at 6:23 PM. I only have one other person signed up to testify, Beth Monroe, please come forward and state your name and address for the record. **Babette Monroe:** My name is Babette Monroe, 1251 S Swan Falls Road, Kuna, Idaho which is also in Ada County. I have a few new questions; on the first preliminary plat we were given in January for the meeting we had in February with the developer, Lot 4 said it was a common lot. Lot 10 was also a common lot but it was much bigger. At the time I didn't know that the one acre was included in that subdivision, it didn't show on there as part of the entire subdivision, it's been purchased since then; I show that there are two different owners. Two concerns; we still want to make sure of our irrigation rights, the ditch that feeds my property goes across Swan Falls and hits the one-acre lot where the two trees show on their landscape plan, the main ditch goes there and then runs along this lot. I don't know if that's been addressed with the Irrigation District, because the water flow is to the north and west. The other question was road widening; if they plan to or are required to widen from the north and again from the south, doing so on the west side invades into our property. I just want to know if there's a plan for that, how we can find out about that, and what we do. I think the question about the fencing was answered. The only other thing I have is when we met with the developer originally, they said they would be asking for R-4 not R-6, so they could put in bigger lots and bigger homes which made sense out there with the current density of five acre lots. Thank you. **C/Young:** Thank you. **C/Hennis:** Thank you. **C/Young:** I do not see anybody else signed in to testify, is there anybody here who has not signed in that would like to testify on this application? Seeing none, could the applicant please come forward with rebuttal to any of the comments made? **PT:** Mr. Chairman, Commissioners, my name is Pat Tealey. To address the concerns, this is a preliminary plat so we haven't developed any engineering for the irrigation, roads or sewer; we have an idea how they will work but we don't have specific plans yet. When we do the improvements for Swan Falls, the irrigation will be addressed; we will make sure that any irrigation that enters our property leaves our property. We did move that common area from the northwest corner down to the southwest, we kept the same square footage as are standard. Other than that, were there any other concerns? **C/Young:** It's probably in the ACHD report but she had concerns about widening and it impeding on her property. **PT:** We are required to do whatever ACHD requires of us. **C/Young:** Those easements or anything else ACHD has, those easements won't transfer into her property? **PT:** No. **C/Young:** I think that's where her concerns were. **PT:** Not until she decides to develop her property and go through this same

process. **C/Young:** With that I will close the public testimony at 6:29 PM, that now brings up our discussion. To me, the density is still down at the large 4 in the size of the lots and the number of lots. The setbacks on some of those are set as in an R-4. I think they are consistent with the properties to the north where the road comes in, as far as parcel size. They meet the requirements for open space. **C/Hennis:** It seems to me that they meet the requirements. To address the homeowner's questions, the easements that are already on the roads are the only thing they would be overtaking, if anything there would be road improvements that already fall under those easements. It's the same with the irrigation, they cannot impede on any of the irrigation that is existing so, your service would not be changed but they may do some improvements on their parcel to deliver the water. Those concerns are fine and as long as it's not affecting the neighbors, it seems like everything has been addressed properly. As long as the developer is working with the City Engineer in regards to the Lift Station investigation, it should be appropriate. **C/Gealy:** My concerns have been addressed and is sounds like the neighbors have been as well. I would like to include a condition regarding working with the School District on an area for student pick-up.

Commissioner Dana Hennis moved to recommend approval to City Council for Case Nos. 20-02-ZC (Rezone) & 20-05-S (Preliminary Plat) for Rockaway Cove with the conditions as outlined in the staff report and the additional condition the applicant work with the Kuna Joint School District No. 3 to provide an adequate student pick-up area. Seconded by Commissioner Cathy Gealy.
Voting Aye: Chairman Lee Young, Commissioner Dana Hennis and Commissioner Cathy Gealy.
Voting No: None
Absent: 1 (One Vacant Seat)
Motion Carried: 3-0-2

Commissioner Dana Hennis moved to approve 20-12-DR (Design Review) for Rockaway Cove with the conditions as outlined in the staff report and the additional condition the applicant work with Kuna Joint School District No. 3 to provide an adequate student pick-up area. Seconded by Commissioner Cathy Gealy.
Voting Aye: Chairman Lee Young, Commissioner Dana Hennis and Commissioner Cathy Gealy.
Voting No: None
Absent: 1 (One Vacant Seat)
Motion Carried: 3-0-2

B. **Case Nos. 20-03-ZC (Rezone), 20-06-S (Preliminary Plat) & 20-14-DR (Design Review) Ledgestone Plaza – ACTION ITEM**

Jace Hellman: Good Evening Mr. Chairman, members of the Commission, for the record, Jace Hellman, Kuna Planning and Zoning Staff, 751 W 4th Street. The application before you this evening proposes to rezone approximately 76 acres from its current zoning district classification of C-1 to C-3 (Service Commercial), R-6 (Medium Density Residential), and R-12 (High Density Residential). This complies with the Future Land Use Map (FLUM), which designates the project area as Mixed-Use. Additionally, the applicant is proposing to subdivide the project site into 275 total lots, which includes 247 residential buildable lots, or 425 dwelling units, 6 commercial buildable lots and 22 common lots. The applicant proposes 13.8% of the project be dedicated to useable open space, which is compliant with Kuna City Code. Along Meridian Road it appears the applicant has not proposed sidewalk along the property's frontage. Meridian Road is classified as a highway and as a result, the

developer shall be required to install a minimum 30-foot buffer located outside of the public right-of-way the length of the developments road frontage. Buffered areas along classified highways are required to contain a 10-foot wide concrete sidewalk placed in a public easement that is separated a minimum of 15-feet from the property line. The applicant will be required to install all buffers, curb, gutter and sidewalks in accordance with KCC (Kuna City Code) 5-17-13 and 6-4-2. The proposed Ledgestone Plaza subdivision application represents approximately 425 sewer connections, not including future commercial users. Wastewater from the proposed development is anticipated to flow to Patagonia Lift Station, and subsequently lifted at Danskin Lift Station. Patagonia and Danskin Lift Stations are both operating at above capacity. At this time, neither lift station has the capacity to support this project. Staff recommends that if the Commission recommends approval of this project, that the applicant be required to work with the City Engineer to provide a solution regarding the creation of additional capacity and the applicant cannot submit an application for final plat until the city's Public Work's Director certifies to the applicant that the Patagonia and Danskin Lift Stations, or some other City appurtenance, has capacity to accept the wastewater discharged from the proposed subdivision. Staff would note that in the event the capacity is not certified within the time the applicant is required to file an application for final plat approval, 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 certification of capacity has been issued. These conditions have been provided as Condition Nos. 6, 7 and 8 in Section "H" of the staff report. The design review application is for the developments open space and landscaping. Design review for park amenities and multi-family will need to be submitted and approved prior to filing for building permits for those specific items. As a reminder, the rezone and preliminary plat are before you as a recommendation to City Council, and the design review is seeking your decision this evening. If the commission approves the design review and recommends approval of the rezone and preliminary plat, staff would recommend that the applicant be subject to the conditions of approval listed in Section "H" of your staff report, as well as any other additional conditions this decision-making body decides to impose. With that, I will stand for any questions you may have. **C/Young:** Are there any questions for staff? **C/Gealy:** I have no questions. **C/Young:** It may be in there and I missed it, did the Kuna Rural Fire District have a letter of approval? **JH:** Kuna Rural Fire District did not comment on this project. They were in attendance for the preapplication meeting but they did not reply to this project. **C/Young:** Ok. On the ITD interagency agreement that needs to be entered into, I just want to confirm that is what Condition No. 12 is in the staff report. **JH:** Correct. Condition Nos. 11 and 12 were both of those conditions that were added or recommended to be added to our report from ACHD and ITD. **C/Young:** Are there any other questions for staff at this time? C/**Hennis:** No. **C/Young:** Will the applicant please come forward and state your name and address for the record? **Jane Suggs:** Good evening Commissioners, Jane Suggs, Gem State Planning, 9840 Overland Road in Boise. I am representing Ledgestone Plaza and Trilogy Development; I think Jace did a good job of outlining the details, I did bring a few things to show you, one of them being a vicinity map. I would like to begin by saying that we agree with the staff report and all of the conditions of approval, including the 30-foot buffer and 10-foot wide sidewalk. We are very involved with the sewer improvements that are necessary along the east side of Highway 69. We would certainly take a condition to make sure that we meet all Kuna Rural Fire Department requirements, if that is something that you would like to add, because that seems to be a concern. I would like to walk you through some things that have been happening but knowing that we agree with those conditions of approval. A little bit of history – Ledgestone Subdivision along Mason Creek was approved a couple of years ago and is actually under construction; Ledgestone South was approved a few months ago, went to City Council, and was denied because it required an annexation and the City Council was concerned about the sewer. We are working with staff, especially with Paul

(Public Works Director/City Engineer), to talk about the sewer, and we are going to asking for a reconsideration of that denial. Without going too far into the weeds, a preliminary plat is really is the incentive that developers need to work and pony up some money to make sure the sewer gets completed, otherwise we are just paying for farmland to tie into the sewer. We have been working with Paul and he has been trying to work on this for a couple of years, it's just reached a head now; we know that we are all getting those last conditions about working out the Will Serve letter. Back to Ledgestone Plaza which is kind of the jewel of our Ledgestone communities, if you see where you are on the east side of Stroebel Road, the west side is Highway 69 and on the south side is an extension of Ardell Road. It really is a mix of business opportunities and housing opportunities; the property is already annexed into the city and has a zone for commercial uses. The Comprehensive Plan does call this out as Mixed-Use and we met with Lisa Holland (Economic Development Director) in our preapplication meeting, and she did recommend that we put some commercial along Highway 69 and work from there to buffer the single-family residential pieces. We have a nice mix of housing, of course along Highway 69 is business opportunities with good access from Ardell; Ardell will come through and then the first street that cul-de-sacs, it will give great access to not only the apartments but also the commercial uses. If we didn't do that, there wouldn't be any access from Highway 69 to the commercial and we all know you need good access when you are doing commercial. Adjacent to the businesses, we have planned for apartments; the apartments provide a really good buffer between the businesses and single-family homes, then you can see south of the apartments that we have some smaller alley-loaded lots. We have those smaller lots that are a little denser so that is why we went with the R-12, with the apartments and the smaller lots, that's a separate density but it will conform to this plat. Kuna does require 3 parking spaces for every apartment unit, that's two per unit and one per guest; that is a lot of parking so we are creating a lot of cross access with the commercial lots to allow for parking. It is a nice mix because typically guests would come on the weekends or maybe the evenings whenever the commercial is not as busy. As we move away from Highway 69, we have a transition from the smaller lots to the larger lots; the east side of the development is an extension of Stroebel Road and that road is a Mid-Mile Collector that we are building, it runs about a half mile from Hubbard Road. We are building about half a mile north of this on the north side of Ledgestone, now if Ledgestone South gets approved, we will be completing all of Stroebel from curb to curb along the east side of Ledgestone Plaza. Along the south side is Ardell Road and then I would like for you to note the ease-west pathway runs from Stroebel all the way through the property along the north side of our park, then crosses over into a pathway that runs through the apartment complex. We think the pathway is great because it pulls the communities together; imagine you are a child living in the single-family lots, you could get to the commercial lots on your bike or walk. We have a centrally located park, it is over 5-acres and has a play structure, picnic shelter and it has a pathway that encircles the entire park and you'll see connections to all the streets. ACHD has approved.... Because of the Ledgestone projects and Patagonia, there is a lot of traffic happening up on Locust Grove and Hubbard; we have all been given the requirement that at a certain number of lots, we have to redo traffic studies, do internal signals, get into a cooperative agreement to build roundabouts. There's lots of options there but at every step of the way, ACHD is asking us to come back with new traffic studies; let's see 3 years from now and what's really going on here, the economy could crash, we could be building those lots and there could be enough participation from the developers to do major improvements. We agree with ACHD's staff report and that is reflected in the staff report from the city as well. I will stand for questions and respectfully ask that you recommend approval for our rezone and preliminary plat and that you approve our design review for our landscaping and open spaces. **C/Hennis:** What is your projected build out on this project? **JS:** For traffic study purposes, we usually go for 5 years, a lot of it depends on the sewer. The sewer comes from the northeast

corner, so we'll start with those homes and work over, the apartments might not be until later on. I'd say 5 years if things are going like they are now. C/**Hennis:** Ok. And is commercial projected to be in the earlier phases or the later phases? **JS:** Likely, in the later phases. This property is owned by the Honeymiller's but will likely be purchased by Corey Barton through his Viper Investments Company, I'm representing Trilogy who will develop the property. It will likely be the apartments and commercial later because he does not do commercial development; unless he finds someone who is desperate to find a lot to build something, that is why we keep in touch with Lisa, so that if there are companies who are coming need and they need this kind of thing, then we have lots to sell. We can extend services to them but it will likely be in later phases. **C/Hennis:** Ok, thank you. **C/Young:** For part of the R-12, Block Nos. 8, 9 and 10, where you have the rear-loaded alley, can you describe what that product is? Is that skinny homes or what are those because those are very narrow lots. **JS:** They are, and they are alley-loaded of course, and that's what we love about alley-loaded lots because you can put a narrower home on that lot and you don't see the garages. Not only can you not see the garages but they are two car garages and an apron in front of the garage so you have that parking as well, and you have parking along the streets because there is no driveway. Just south of that, they are backing up to a Collector street, there are some narrower front-loaded homes. I believe they are 36-foot wide lots so the houses with 5-foot setbacks would be 26-feet. There are some narrower lots but we find that they are popular for folks who don't want a whole lot of yard, actually, we are minimizing some of our grass and yards in some of those, and again, we are located right off of a Highway and backing up to an Arterial. You see on the alley-loads, they are 32-feet but that still gives you a 22-foot wide house but without a garage on the front and then those or 36-foots and they will have front load garages of course, because they back up to a Collector street. It's very popular in Meridian, we're seeing these a lot and we are actually doing some of these in Nampa and Caldwell. I didn't bring them but I do have some photographs that I would be happy to provide. **C/Young:** Ok. And am I remembering ACHD's report that they wanted "No Parking" signs on the alleyway, correct? **JS:** Yes, we don't want people to park there because it's 20-feet wide, it's a public alley; because it's two-way, ACHD want to make sure no one is parking there. Off of the alley, north and south, we'll have a 20-foot wide apron just like you would have in front of a garage, if you were front loaded. **C/Gealy:** Are you expecting they'll be one-story homes? Two- or three-story homes? **JS:** The homes will likely be two story and the apartments will be three-story. **C/Gealy:** So, the alley-loaded would in fact have the garage underneath. **JS:** Right, and enough room with those depths that we can actually get a living area with the bedrooms upstairs. I have no other questions. **C/Young:** Ok, thank you. We'll open the public testimony at 6:54 PM, and I don't see anybody signed in to testify; is there anybody here who would like to testify on this application? Ok, seeing none, I will close the public testimony at 6:55 PM. **C/Gealy:** This is for staff, you mentioned the design review did not include some of the elements that would still be subject to approval; will that come back to Planning and Zoning? **JH:** Chairman Young, Commissioner Gealy, if they make it to the point where Council does approve the project, then they will have to come back and have the actual buildings themselves approved by this body for design review. Right now, basically, you're approving the lot count and the units but the actual look of the building itself will need to be approved by this body sometime prior to applying for building permits. **C/Gealy:** Thank you. Another question I had, with respect to the sewer capacity and the time constraints, if they were not able to complete their final plat within the two-year time frame then they would have the opportunity for an extension of time; is there a limit on that extension or is it ongoing? **JH:** With time extension, from their approval date, they have two years from that date to file for their first phase of the final plat, and then, in a normal subdivision case they have a year to record each phase following that. In this case, if they don't receive or can't receive a Will Serve letter by the time that two-year mark is up, they are allotted to have a two-year time

extension. If for some reason there is an issue with the Will Serve letter by that next two-year extension is up, they will have to file for another two-year extension. They have to keep applying for time extensions, it's not just a one-time. **C/Gealy:** And the condition we have included is that they would be granted that first two-year time extension at the end of two years, but there's no guarantee beyond that, correct? **JH:** Correct. The condition is that they are eligible under Kuna City Code based on the sewer constraint to receive a time extension, then it would be re-evaluated if they were at a 4-year mark; that condition is really stating that they would be eligible based on the constraints that are in front of them. **C/Gealy:** Thank you for that clarification. **C/Young:** Any other thoughts or concerns? **C/Gealy:** I like the variety of housing that is available, some apartments, some small, some medium and some larger lots to the east. They are providing for some commercial space on Meridian Road where it's appropriate, there's adequate open space and amenities proposed; I think it's well laid out. **C/Hennis:** I agree with Commissioner Gealy in that I think it's laid out well, I like how the apartments are laid out, there is a lot of open space and landscaping even within the apartments. The connectivity across the project is good, I like the big park. I'm a bit concerned about the sewer and traffic issues it brings up because if the other two subdivisions are already a problem and you add this one on top of it; even Meridian Road has to be improved per the Traffic Impact Study. I'm not quite sure how they are going to address some of that, but I guess they have mitigation ideas outlined. If City Council is already concerned about the utility's infrastructure, but since they are doing all three of these projects in the area, if they come to a solution, they will all be taken care of instead of having three different developers working through it. **C/Young:** I think part of that is where, in the staff report, as they work through that process, they're given their first extension to help in that process and figure out how they will help pay to get that mitigated. **C/Hennis:** It's definitely going to be more than just throwing in a couple of bigger pumps, obviously the Lift Station will be an issue, even the piping could be an issue with that many homes going in throughout the three subdivisions. Like I said, at least it's the same group addressing it, I would see more problems if they were different entities trying to participate. I think it's a lot going in but I think it's an appropriate area. I like the layout of this, I like the Mixed-Use; there are some really narrow lots in that alley-load and even the ones around it. I would almost like to see pictures but that's going to come down with the rest of the design review. **C/Young:** I agree. As far as the layout and how it's done, it's all appropriate with the commercial on the road, followed by high density, followed by high density, transitioning into the other subdivisions. My biggest fear is those narrow lots, I know they've got that alley way and aprons, it's just a lot of houses condensed in there and they are single-family homes, it's not townhomes; I fear parking. **C/Hennis:** Well, technically you have two spaces plus a double car garage. We've talked about this on flag lots as well, when you look at the numbers it does work like she says, but I see your concern. Without envisioning the size of the actual dwelling on the lot, it's hard to see it. **C/Young:** I've seen that type of product before. **C/Gealy:** It's almost a townhome without a shared wall. **C/Young:** Yes, it almost magnifies the problem when you get into the alley way, the rear load might help compensate with those; the ones to the north on Block 4 and the ones to the south that are only 4-feet wider than the ones that don't have that rear-load alley way. If you've got a 12 or 15-foot wide driveway, it just seems too tight; I'm fearful that you go down the road and all of the sudden you have someone's F-350 halfway across their driveway followed by the neighbors F-350, then you've got to drive a mini-cooper into the third house because you can't get in. **C/Hennis:** Especially Block 10, like you're saying, they're narrow; you figure the typical garage width of a garage of 16-18 feet, the lot is 36-feet, then 5-foot setbacks on each side, you barely have enough room to walk up to the front door. **C/Young:** I don't know the best way to mitigate that whether it's possibly asking for some overflow parking and maybe losing one or two parcels to the east of those somehow. In other subdivisions where I have seen these, there are additional parking,

sometimes in the middle of a large cul-de-sac or something, there's additional space provided somewhere. It just seems that somewhere in there we can mitigate some of that. **C/Hennis:** There's no parking for the park either. **C/Young:** I'll ask a question of the applicant; have you thought of any other options or ways to mitigate some of those concerns? **JS:** Thank you Chairman Young and Commissioners, one of the things to keep in mind when looking at the alley loaded lots which are the narrower ones, there is no driveway, so that 32-foot is plenty of room for a couple of cars. The lots that are front loaded, again, we are finding that they are very popular; there is a two-car garage, a two-car apron in front, and then you have a little bit of space between due to how we stagger them with the doors. You can see parking all around, so even here, there is parking on the side street and parking on both sides of the street; I think we have plenty of parking. There are times where there is a whole lot more of alley loaded and you need to put more parking in because there are 150 of the dwellings. On the park, just along the streets, there are opportunities for parking even without a parking lot there because it is so accessible from pathways. On the north side of the park, we left that open and put the play structure up there so that it would be able to move your kids and all their stuff. We typically don't bring single-family homes back for design review, I think we were just talking about the apartments, but if you want us to bring some of the narrower homes to show you the design, we can bring those too because they are part of the R-12 zone. I just want you to be comfortable because it is a very popular product; when you're typically looking at a 50-foot lot and then you look at a 36-foot lot, it looks really narrow but it's very popular opportunity for people to minimize their yard work. Is that helping at all explaining all the parking around? Each dwelling will have 4 parking spaces basically. **C/Young:** Ok, thank you. **C/Hennis:** I agree, the styles are popular right now but we haven't had a whole lot of them established yet that I have seen in the area, so it's hard to know what the 2-year or 5-year is. **C/Gealy:** I think it's a good location for a higher density, it's a different product that an apartment or a townhome. I understand you concern about parking but I think it's going to be ok because of the location. I may also be making assumptions about the type of family that would find this product appealing; I'm thinking young professionals with easy access to Meridian Road, older retired people without a yard to take care of. I think the location is great for that, it's a straight shot up to the freeway or down to Kuna; when we have more jobs here people could walk to work. I do think that with a two-car garage on an alley loaded, at least you have maybe up to 4 cars back there and then there's street parking for guests; we wouldn't want to get into the residents parking on the streets if we can avoid it, but there is plenty of guest parking. **C/Young:** As far as the design review piece of it is well done the way it's laid out with pathways, the park and the connectivity east to west and all along the way. **C/Hennis:** Right. Really the only thing it doesn't show is the buffer in the front but they have agreed to that. Otherwise, I like how it's laid out, especially in the apartments, it's not congested like you would normally see that to be; it's a lot more open and there's a lot more parking and walking availabilities. **C/Gealy:** I would like to include a condition that they work with the Kuna Rural Fire District, and they agreed to that condition as well.

Commissioner Dana Hennis moved to recommend approval to City Council of Case Nos. 20-03-ZC (Rezone) and 20-06-S (Preliminary Plat) for Ledgestone Plaza with the conditions as outlined in the staff report and the condition the applicant meet all Kuna Rural Fire Department requirements. Seconded by Commissioner Cathy Gealy.
Voting Aye: Chairman Lee Young, Commissioner Dana Hennis and Commissioner Cathy Gealy.
Voting No: None
Absent: 1 (One Vacant Seat)
Motion Carried: 3-0-2

Commissioner Dana Hennis moved to approve Case No. 20-14-DR (Design Review) for Ledgestone Plaza with the conditions as outlined in the staff report and the condition the applicant meet all Kuna Rural Fire Department requirements. Seconded by Commissioner Cathy Gealy.
Voting Aye: Chairman Lee Young, Commissioner Dana Hennis and Commissioner Cathy Gealy.
Voting No: None
Absent: 1 (One Vacant Seat)
Motion Carried: 3-0-2

C. Case No. 20-03-AN (Annexation) C&G Farms – ACTION ITEM

Doug Hanson: Good Evening, Mr. Chairman, members of the Commission, for the record, Doug Hanson, Kuna Planning and Zoning staff, 751 W 4th Street, Kuna, Idaho, 83634. The application before the evening is for the annexation of an approximately 440.25-acre property located at the southeast and southwest corners of Kuna Mora and Cole Roads. The applicant is proposing two zones M-1 (Light Manufacturing/Industrial) which will make up approximately 164.78 acres of the proposed project, and M-2 (Heavy Manufacturing/Industrial) which will make up approximately 275.47 acres of the proposed project. There is no development directly associated with the proposed annexation before you this evening, however development is anticipated should the City Council approve the project. Following review, staff has determined the annexation request is within technical compliance of the Kuna City Code, Idaho State Code and the Kuna Comprehensive Plan. As a reminder, the annexation is before you as a recommendation to the City Council. If the Commission recommends approval of the rezone, 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 stand by for any questions. **C/Gealy:** I have no questions. **C/Hennis:** None at this time. **C/Young:** I will have the applicant please come forward and state your name and address for the record. **Tamara Thompson:** Mr. Chairman, members of the Commission, my name is Tamara Thompson, I'm with the Land Group, 462 E Shore Drive, Eagle. Tonight, I'm representing the property owners for this application, as Mr. Hanson explained to you, the application is for annexation of approximately 440-acres, the M-1 zone is a little over a third of that at 165-acres, and the M-2 for the balance. This proposed application complies with and is consistent with Kuna's Comprehensive Plan and Kuna City Code. We've read the staff report and agree with staff's analysis, the recommended conditions and the findings. Thank you for your time tonight, we respectfully request your recommendation of approval. I will stand for questions. **C/Gealy:** I have no questions. **C/Hennis:** None, thank you. **C/Young:** I'll open the public testimony at 7:18 PM, there isn't anyone signed up to testify, is there anybody here that would like to testify on this application that has signed up? Seeing none, I will close the public testimony at 7:19 PM; that will bring up our discussion on this application. **C/Gealy:** I am glad to see heavy and light industrial, I think this is a good location for it. **C/Young:** I think the location for this type of zoning is perfect, the other large businesses out there and what they do compliments it and the closest subdivision is a little over a mile and a half away which is a large buffer. I don't have any issues. **C/Hennis:** I think it's the perfect area for it, obviously we've got the industrial out there, I just wonder about utilities out there once they do get some things going. It says water and sewer do not connect and it's out of the service range, it's all future, but I guess Simplot must have done something out there. Staff, is there any information on utilities? **DH:** There is a condition in the staff report that the applicant work with Public Works in order to establish a water and sewer capacity solution in the meantime, and when a connection is available to the overall municipal system that they connect. **C/Hennis:** Ok. Otherwise,

it's the perfect place for it. **C/Young:** Yes, it is, it's near the rail and everything else too. It would be nice to get a railroad spur off of there at some point. **C/Gealy:** I'll just speculate here, I think that with a larger installation like this, I think there's a higher likelihood that those utilities, if they can't be taken there from Kuna, they can be provided onsite almost. It's like if we were looking at a 1-acre industrial site, it would be much more difficult for a 1-acre site to provide its own utilities, but when you are looking at 400-acres, I think there is a higher likelihood that they can find solutions for providing those services. **C/Hennis:** I agree.

Commissioner Dana Hennis moved to recommend approval to City Council for Case No. 20-03-AN (Annexation) for C&G Farms with the conditions as outlined in the staff report. Seconded by Commissioner Cathy Gealy.
Voting Aye: Chairman Lee Young, Commissioner Dana Hennis and Commissioner Cathy Gealy.
Voting No: None
Absent: 1 (One Vacant Seat)
Motion Carried: 3-0-2

4. BUSINESS ITEMS:

A. Urban Renewal District – ACTION ITEM

Jace Hellman: Good evening Mr. Chairman and Members of the Commission, for the record, Jace Hellman, Kuna Planning and Zoning Staff, 751 W 4th Street. The request before you comes from the Urban Renewal Agency to validate to conformity of the Urban Renewal District Plan with the City of Kuna Comprehensive Plan. For a little background, Urban Renewal Districts (URD) are basically a planning boundary that allows the city to focus dollars generated from new development within that specified boundary, on infrastructure projects within that specified boundary. There is no financial impact or restriction to property owners within the district, there are no taxes added to property owners for being part of the district, and it does not affect an entities ability to collect impact fees. With Urban Renewal Districts, taxing entities continue to receive their cut of the property tax, the district only collects from the increment value created by newly developed property or properties. For example, if you have 1-acre of undeveloped ground and its base value is $100,000, then a new development comes along on that property and the values increased to $500,000, the URD would be able to acquire the property taxes collected on that $400,000 increment. The City of Kuna originally established the Urban Renewal Agency on April 3, 2011, since then, the concept of establishing a district has been explored several times but the district was never formalized until March 17th; the City Council officially appointed a Board of Commissioners for this agency. The Urban Renewal Agency approved an eligibility study on April 24th and the Kuna City Council adopted the eligibility study on May 19, 2020 and the Urban Renewal Agency has now crafted and recommended approval of a district plan that is up for consideration. The city has worked very hard to give the community and the stakeholders the opportunity to provide input throughout the creation of this plan, a Public Workshop was held at two different time slots on August 27th to collect community feedback. Letters were sent to every property owner within the district boundary, that included a survey, and we have reached out to several of our partner agencies, developers and the Economic Development Committee for guidance and feedback throughout the process. If it is determined that the plan complies with the Comprehensive Plan, a Resolution has been provided to you this evening to be signed by the Planning and Zoning Commission Chairman; after this evenings meeting, the next step for the district plan will be to go in front of the City Council on November 17th where they will consider approval of the district plan. As a reminder, this is not a request for your approval of the district plan, it is solely a

request to confirm that this plan conforms with the Comprehensive Plan. Apart from staff's presentation this evening, the Economic Development Director, Lisa Holland, has provided a memo which is in your packet. With that I will stand for any questions you have, if there is something that I cannot answer, I know we do have some URD team members that are on Zoom right now to provide them. **C/Gealy:** I had a point of clarification, and I apologize for not asking sooner, but I looked at the Resolution and Section 2, Exhibit A says, "Outlining the findings supporting the determination that the Kuna West Plan is in conformity with the city's Comprehensive Plan, is hereby adopted and incorporated as part of this resolution.", but I had trouble identifying what was Exhibit A. I found an Exhibit A but it is a legal description, it's really more of a naming issue more than a question regarding the plan itself. **JH:** I will defer to one of the URD team members that are on Zoom. **Lisa Holland:** Mr. Chairman, members of the Commission, I believe it's referring to my staff memo. **C/Gealy:** I was going to say that the staff memo is doing a great job of supporting the determination that it is in conformity with the Comprehensive Plan; perhaps we could label the staff memo as Exhibit A, or perhaps the entire thing is Exhibit A. **LH:** I believe it is just the staff memo but I think we can do that. **C/Gealy:** Thank you. Another point of clarification, more for the record than anything, my understanding is that the taxes associated with the change in value, actually accrue to the agency with the exception of the School District as School District tax revenue continues to go up with the value of the property; is that correct? **JH:** Chairman Young, Commissioner Gealy, yes, that is correct, School Districts are exempt from that increment or increment taking. **C/Gealy:** Thank you. I think this is very exciting! I don't have any questions; I really don't have any concerns. **C/Young:** As far as conforming with the Comprehensive Plan, it does so very well. I think the intent of the plan is positive, it's justified, it's inline with everything that we have seen in the open houses and calls we've been on. The map, the outline for the district, is on point with every thing that we have discussed to this point; more toward our discussion with conforming with the Comprehensive Plan itself, it does so in many ways with providing additional infrastructure for that area and to bring in additional businesses, it brings in those inviting streetscapes that people want and helps with the parks systems, a whole list of items. The potential monies that would go towards Boys and Girls Clubs or The Y or something, all is 100% inline with the Comp Plan. **C/Hennis:** I think so too. **C/Young:** I have no issues with this at all. **C/Gealy:** I agree. **C/Hennis:** I think this sets up what many people have been wanting to see so, I have no issues.

Commissioner Dana Hennis moved to approve the Resolution for the Urban Renewal District. Seconded by Commissioner Cathy Gealy seconded.
Voting Aye: Chairman Lee Young, Commissioner Dana Hennis and Commissioner Cathy Gealy.
Voting No: None
Absent: 1 (One Vacant Seat)
Motion Carried: 3-0-2

5. ADJOURNMENT:

Commissioner Cathy Gealy moved to adjourn. Seconded by Commissioner Dana Hennis.
Voting Aye: Chairman Lee Young, Commissioner Dana Hennis and Commissioner Cathy Gealy.
Voting Aye: Chairman Lee Young, Commissioner Dana Hennis and Commissioner Cathy Gealy.
Voting No: None
Motion Carried: 3-0-2

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

Jace Hellman, Planning and Zoning Interim 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

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)	20-06-S, 20-03-ZC & 20-14-DR
Project name	Ledgestone Plaza
Date Received	06.16.2020
Date Accepted/ Complete	
Cross Reference Files	
Commission Hearing Date	
City Council Hearing Date	

Contact/Applicant Information

Owners of Record: Russell Hunemiller / Go For It, LLC
Address: 16130 N. Elder Street
City, State, Zip: Nampa, Idaho 83687
Phone Number:
E-Mail:
Fax #:

Applicant (Developer): Trilogy Development, Inc.
Address: 9839 W. Cable Car Street, Suite 101
City, State, Zip: Boise, Idaho 83709
Phone Number: 208-895-8858
E-Mail:
Fax #:

Engineer/Representative: Jane Suggs / Gem State Planning
Address: 9840 W. Overland Road, Suite 120
City, State, Zip: Boise, Idaho 83709
Phone Number: 208-602-6941
E-Mail: jane@gemstateplanning.com
Fax #:

Subject Property Information

Site Address: 2400 N. Meridian Road
Site Location (Cross Streets): Meridian Road/Hwy 69 and Ardell Road (future)
Parcel Number (s): S1418234000, S1418233650
Section, Township, Range: 18, 2N, 1E
Property size : 76.03 acres
Current land use: SF home and agriculture
Proposed land use: commercial, apartments, SF residential
Current zoning district: C-1
Proposed zoning district: C-3, R-12, R-6

Project Description

Project / subdivision name: Ledgestone Plaza Subdivision

General description of proposed project / request: rezone and preliminary plat for commercial lots, apartments, SF home lots of various sizes, park with amenities, pathways

Type of use proposed (check all that apply):

- [x] Residential
- [x] Commercial
- [ ] Office
- [ ] Industrial
- [ ] Other

Amenities provided with this development (if applicable): park with picnic shelter and play structure, pathways, apartment clubhouse and pool for apartment residents

Residential Project Summary (if applicable)

Are there existing buildings? [x] Yes [ ] No

Please describe the existing buildings: SF home and outbuildings

Any existing buildings to remain? [ ] Yes [x] No

Number of residential units: 425 dwelling units Number of building lots: 247

Number of common and/or other lots: 22

Type of dwellings proposed:

- [x] Single-Family
- [ ] Townhouses
- [ ] Duplexes
- [x] Multi-Family
- [ ] Other

Minimum Square footage of structure (s):

Gross density (DU/acre-total property): 5.59 du/ac Net density (DU/acre-excluding roads): approx. 7.3 du/acre

Percentage of open space provided: 24.7 / 13.8 % usable Acreage of open space: 18.81 / 10.46 acres usable

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

Non-Residential Project Summary (if applicable)

Number of building lots: 6 Other lots:

Gross floor area square footage: unknown at this time 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.): none at this time

Applicant's Signature: Jane Suggs Date: 6/4/20

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: Ledgestone Plaza **Applicant:** Jane Suggs/Gem State Planning

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.*

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

Rezone Checklist

Rezone 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 Plaza **Applicant:** Jane Suggs

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 rezone.	
✓	Vicinity map drawn to scale, showing the location of the subject property. Map shall contain the following information: Shaded area showing the rezone property, Street names and names of surrounding subdivisions.	
✓	Legal description of the rezone 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.	
N/A	Development Agreement & Development Agreement Checklist	
✓	Recorded warranty deed for the property.	
✓	Proof of ownership—A copy of your deed **and** Affidavit of Legal Interest. (All parties involved)	
✓	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.

City of Kuna
Design Review Application

P.O. Box 13
Kuna, Idaho 83634
(208) 922.5274
Fax: (208) 922.5989
Website: www.kunacity.id.gov

FILE NO.:20-14-DR Ledgestone Plaza

CROSS REF.: 20-06-S & 20-03-ZC

FILES:

The City of Kuna has adopted a Design Review process whose purpose is to make Kuna a pleasant and comfortable place to live and work. This Design Review process is based on standards and guidelines found in the Design Review Ordinance No. 2007-02 and the Architecture and Site Design Booklet. Both documents can be found online (www.cityofkuna.com) or are picked up in the City's Planning and zoning department is located at 751 W 4th Street, Kuna ID.

The Design Review application applies to the following land use actions:

►Multi- family dwellings (3 or more)
►Commercial
►Industrial
►Institutional
►Office
►Common Area
►Subdivision Signage
►Proposed Conversions
►Proposed changes in land use and/or building use or exterior remodeling
►Exterior restoration, and enlargement or expansion of existing buildings, signs or sites.

Application Submittal Requirements

Applicant Use		Staff Use
☐	Date of pre- application meeting : 2/24/20 *Note: Pre-Applications are valid for a period of three (3) months.*	☐
☐	A complete Design Review Application form *Note: It is the applicant's responsibility to use a current application.*	☐
☐	Detailed letter of explanation or justification for the application, describing the project and design elements, and how the project complies with Design Review standards.	☐
☐	One (1) Vicinity Map (8 ½" x 11") at 1" = 300' scale (or similar), label the location of the property and adjacent streets.	☐
☐	One 8 ½" x 11" colored aerial photo depicting proposed site, street names, and surrounding area within five-hundred feet (500').	☐
☐	Copy of Deed; and, if the applicant is not the owner, an **original** notarized statement (affidavit of legal interest) from the owner (and all interested parties) stating the applicant is authorized to submit this application.	☐

☑ Detailed site, landscape, drainage plan, elevation and to scale. *(No smaller than 1"=30', unless otherwise approved.)* ☐

One of each plan (site, landscape, drainage plan and elevations) is required to be submitted in the following plan sizes:

(2) 24" x 36" LARGE FORMAT PLANS
(1) 11" X 17" PLAN REDUCATIONS
(1) 8 ½" x 11" PLAN REDUCTIONS

☐ Provide a color rendering and material sample board specifically noting where each color and material is to be located on the structure. ☐

Note: Provide photo of the colored rendering and material samples board to City Staff electronically in a JPG or PDF format.

The Applicant is obligated to provide a site plan that graphically portrays the site and includes the following features:

Site Plan

Applicant Use		Staff Use
☐	North Arrow	☐
☐	To scale drawings	☐
☐	Property lines	☐
☐	Name of "Plan Preparer" with contact information	☐
☐	Name of project and date	☐
☐	Existing structures, identify those which are to be relocated or removed	☐
☐	On-site and adjoining streets, alleys, private drives and rights-of-way	☐
☐	Drainage location and method of on-site retention / detention	☐
☐	Location of public restrooms	☐
☐	Existing / proposed utility service and any above-ground utility structures and their location	☐
☐	Location and width of easements, canals and drainage ditches	☐
☐	Location and dimension of off-street parking	☐
☐	Locations and sizes of any loading area, docks, ramps and vehicle storage or service areas	☐
☐	Trash storage areas and exterior mechanical equipment, with proposed method of screening	☐
☐	Sign locations *(a separate sign application must be submitted with this application)*	☐
☐	On-site transportation circulation plan for motor vehicles, pedestrians and bicycles	☐
☐	Locations and uses of ALL open spaces	☐
☐	Locations, types and sizes of sound and visual buffers *(Note: all buffers must be located outside the public right-of-way)*	☐
☐	Parking layout including spaces, driveways, curb cuts, circulation patterns, pedestrian walks and vision triangle	☐
☐	Locations of subdivision lines *(if applicable)*	☐
☐	Illustration that demonstrates adequate sight distance is provided for motor vehicles, pedestrians and bicycles	☐
☐	Location of walls and fences and indication of their height and material of construction	☐
☐	Roofline and foundation plan of building, location on the site	☐
☐	Location and designations of all sidewalks	☐
☐	Location and designation of all rights-of-way and property lines	☐

Landscape and Streetscape Plan

The landscape and streetscape plans need to be drawn by the project architect, professional landscape architect, landscape designer, or qualified nurseryman for development's possessing more than twelve thousand (12,000) square feet of private land. The landscaped and streetscape plans must be colored. The Planning Director or City Forester may require the preparation of a landscape plan for smaller developments by one of the noted individuals if the lot(s) have unique attributes.

Applicant Use		Staff Use
☐	North Arrow	☐
☐	To scale drawings	☐
☐	Boundaries, property lines and dimensions	☐
☐	Name of "Plan Preparer" with contact information	☐
☐	Name of project and date	☐
☐	Type and location of all plant materials and other ground covers. *Please review the City's plant list and rely upon it to identify the site's planting strategy. Include botanical and common name, quantity, spacing and sizes of all proposed landscape materials at the time of planting, and at maturity. A list of acceptable trees is available upon request from City Planning Staff.*	☐
☐	Existing vegetation identified by specific size. Identify those which are proposed to be relocated or removed	☐
☐	Method of irrigation *Note: All plant materials, except existing native plants not damaged during construction or xeriscape species shown not to require regular watering, shall be irrigated by underground sprinkler systems set on a timer in order to obtain proper watering duration and ease of maintenance.*	☐
☐	Location, description, materials, and cross-sections of special features, including berming, retaining walls, hedges, fencings, fountains street/pathway furniture *(benches, etc.), etc.*	☐
☐	Sign locations *Note: A separate sign application must be submitted with this application*	☐
☐	Locations and uses for open spaces	☐
☐	Parking layout including spaces, driveways, curb cuts, circulation patterns, pedestrian walks and vision triangle	☐
☐	Illustration that demonstrates adequate sight distance is provided for motor vehicles, pedestrians and bicycles	☐
☐	Location and designations of all sidewalks	☐
☐	Clearly identify pressurized irrigation lines and underground water storage	☐
☐	Engineered grading and drainage plans: A generalized drainage plan showing direction drainage with proposed on-site retention. Upon submission of building/construction plans for an approved design review application, a detailed site grading and drainage plan, prepared by a registered professional engineer (PE) shall be submitted to the City for review and approval by the City Engineer.	☐

Building Elevations

Applicant Use		Staff Use
☐	Detailed elevation plans of each side of any proposed building(s) or additions(s) *Note: Four (4) elevations to include all sides of development and must be in color*	☐
☐	Identify the elevations as to north, south, east, and west orientation	☐
☐	Colored copies of all proposed building materials and indication where each material and color application is to be located *Note: Submit as 11"x17" reductions*	☐
☐	Screening/treatment of mechanical equipment	☐
☐	Provide a cross-section of the building showing any roof top mechanical units and their roof placement	☐
☐	Detailed elevation plans showing the materials to be used in construction of trash enclosures	☐

Lighting Plan

Applicant Use		Staff Use
☐	Exterior lighting including detailed cut sheets and photometric plan (pedestrian, vehicle, security, decoration)	☐
☐	Types and wattage of all light fixtures *Note: The City encourages use of "dark sky" lighting fixtures*	☐
☐	Placement of all light fixtures shown on elevations and landscaping plans	☐

Roof Plans

Applicant Use		Staff Use
☐	Size and location of all roof top mechanical units	☐

Design Review Application

Applicant: Jane Suggs / Gem State Planning Phone: 208-602-6941

☐ Owner ☑ Representative Fax/Email:

Applicant's Address: 9840 W. Overland Road, Suite 120

Boise, Idaho Zip: 83709

Owner: Russel Hunemiller / Go For It Phone:

Owner's Address: 16130 N. Elder Street Email:

Nampa, Idaho Zip: 83687

Represented By: *(if different from above)* applicant Phone:

Address: Email:

Zip:

Address of Property: 2400 N. Meridian Road

Zip:

Distance from Major Cross Street: located on Meridian Road, at Ardell Road (future) Street Name(s):

Please check the box that reflects the intent of the application

☐ **BUILDING DESIGN REVIEW**
☑ **SUBDIVISION / COMMON AREA LANDSCAPE**
☐ **DESIGN REVIEW MODIFICATION**
☐ **STAFF LEVEL APPLICATION**

This Design Review application is a request to construct, add or change the following: *(Briefly explain the nature of the request.)*

landscaping on common lots throughout the subdivision,

1. Dimension of Property: 76.03 acres
2. Current Land Use(s): single family home and agriculture
3. What are the land uses of the adjoining properties?
   - North: agriculture
   - South: single family homes on large lots, agriculture
   - East: Meridian Rd/Hwy 69, agriculture
   - West: agriculture, future Ledgestone South sub with R-6 lots
4. Is the project intended to be phased, if so what is the phasing time period?

   Please explain:

5. The number and use(s) of all structures: SF homes, apartments with clubhouse, pool, future commercial buildings, picnic shelter and play structure

6. Building heights: _____ Number of stories: _____

The height and width relationship of new structures shall be compatible and consistent with the architectural character of the area and proposed use.

Note: The maximum building height for each zoning district is as follows:

L-O: 35'	C-2: 60'	CBD: 80'	M-2: 60'	P: 60'
C-1: 35'	C-3: 60'	M-1: 60'	M-3: 60'	

7. What is the percentage of building space on the lot when compared to the total lot area? _____

8. Exterior building materials & colors: *(Note: This section must be completed in compliance with the City of Kuna Ordinance No. 2007-21A (as amended); found online at (www.cityofkuna.com) under the City Code.*

	MATERIAL		**COLOR**
Roof:		/	

Walls: (State percentage of wall coverage fro each type of building material below for each frontage wall) If there is not adequate space to identify the various building materials and applications, please list them on the attached sheet of this application. Please attach photos to support application types.

% of Wood application:		/	
% EIFS: *(Exterior Insulation Finish System)*		/	
% Masonry:		/	
% Face Block:		/	
% Stucco:		/	
& other material(s):		/	
List all other materials:			
Windows/Doors: *(Type of window frames & styles / doors & styles, material)*		/	
Soffits and fascia material:		/	
Trim, etc.:		/	
Other:		/	

9. Please identify Mechanical Units: _____
   Type/Height: _____
   Proposed Screening Method: _____

10. Please identify trash enclosure: *(size, location, screening & construction materials)* _____

11. Are there any irrigation ditches/canals on or adjacent to the property? _____
    If yes, what is the name of the irrigation or drainage provider? Boise-Kuna irrigation district

12. Fencing: *(Please provide information about new fencing material as well as any exiting fencing material)*
    6' vinyl lattice top fence
    Type: _____

Size:

Location:

(Please note that the City has height limitations of fencing material and requires a fence permit to be obtained prior to installation)

13. Proposed method of On-site Drainage Retention/Detention:
subsurface infiltration basins, potentially surface drainage basins in some locations

14. Percentage of Site Devoted to Building Coverage:

% of Site Devoted to Landscaping: *(Including landscaped rights-of-way)* Square Footage:

% of Site that is Hard Surface: *(Paving, driveways, walkways, etc.)* Square Footage:

% of Site Devoted to other uses:

Describe:

% of landscaping within the parking lot (landscaped islands, etc.):

15. For details, please provide dimensions of landscaped areas within public rights-of-way:

16. Are there any existing trees of 4" or greater in caliper on the property? *(Please provide the information on the site plans.)*
If yes, what type, size and the general location? *(The City's goal is to preserve existing trees with a four inch (4") or greater caliper whenever possible)*:

17. Dock Loading Facilities:
Number of docking facilities and their location:

Method of screening:

18. Pedestrian Amenities: *(bike racks, receptacles, drinking fountains, benches, etc.)* Park, significant east-west pathway that connects the entire community, other pathways, sidewalk that follows the perimeter of the park

19. Setbacks of the proposed building from property lines:
Front _____ -feet Rear _____ -feet Side _____ -feet Side _____ -feet

20. Parking requirements:
Total Number of Parking Spaces: see notes on plat Width and Length of Spaces:
Total Number of Compact Spaces 8'x17'):

21. Is any portion of the property subject to flooding conditions? Yes _____ No _____

IF THE PLANNING DIRECTOR OR DESIGNEE, THE DESIGN REVIEW BOARD AND/OR THE CITY COUNCIL DETERMINE THAT ADDITIONAL AND/OR REVISED INFORMATION IS NEEDED, AND/OR IF OTHER UNFORESEEN CIRCUMSTANCES ARISE, ANY DATES OUTLINED FOR PROCESSING MAY BE RE-SCHEDULED BY THE CITY. APPLICANT/REPRESENTATIVE MUST ATTEND THE DESIGN REVIEW BOARD MEETING/PLANNING AND ZONING MEETINGS.

The Ada County Highway District may also conduct public meetings regarding this application. IF you have questions about the meeting date or the traffic that this development may generate or the impact of that traffic on streets in the area, please contact the Ada County Highway District at 208.387.6170. In order to expedite you request, please have ready the file number indicated in this notice.

Signature of Applicant Jane Suggs Date 06-03-20

City staff comments:

Signature of receipt by City Staff_____ Date_____

FOR ADDITIONAL INFORMATION:

(Please list page number and item in reference)

Gem State Planning, LLC

June 15, 2020

Ms. Wendy Howell, Planning Director
751 W. 4th Street
Kuna, ID 83634

Subject: Ledgestone Plaza Subdivision
Applications for Rezone, Preliminary Plat and Design Review

Dear Ms. Howell:

Please accept the attached applications and support materials for a new mixed-use development in Kuna. Ledgestone Plaza builds on the great design and connectivity found in the neighboring Ledgestone and Ledgestone South Subdivisions to the east.

This new subdivision is 76.03 acres and is located on Meridian Road/Hwy 69, just north of the new Ardell Road collector street (2N, 1W, 22). This extension of Ardell Road, an east-west mid-mile collector from Hwy 69 to Stroebel Road, will be constructed as part of this new development. Ledgestone Plaza is a true mixed use community with 6 commercial lots, 192 apartment units on 8 lots and 233 single family home lots for a total of 425 dwelling units. The development also features substantial open space, play structure, picnic shelter and pathway connections throughout the community.

Rezone to meet the Comprehensive Plan designation

We are requesting to rezone the property to multiple land use zones to meet the designation of Mixed Use in the Comprehensive Plan. Comprehensive Plan Policy 3.A.1.b, Objective 3.A.2, Goal 3.C, Objective 3.C.1, and Policy 3.C.1.c, all support the land use zones for Ledgestone Plaza. The commercial lots are zoned C-3, the apartments and adjacent small lots are zoned R-12 and the remaining single family lots are zoned R-6.

The C-3 zone is the service commercial district and is the appropriate zoning designation due to the location on Hwy 69 and access via Ardell Road. The R-12 zone promotes higher density residential development and as noted in the Kuna City Code and serves as a “transitional buffer between less intensive residential and more intensive commercial uses”. The R-6 zone is a medium density district and again provides a transition to the same zone in the Ledgestone South subdivision across Strobel Road. Please note that many of the lots in the R-6 zoned area meet the R-4 minimum lot size. The overall density of Ledgestone Plaza, including the apartments, is 5.6 du/acre

The legal descriptions for all 3 zoning designations are included in our application package.

Preliminary Plat

Ledgestone Plaza is a true mixed use community with a great blend of housing and commercial opportunities. Ledgestone Plaza is planned for 233 single family home lots, 8 apartment lots, 6 commercial lots and 22 common lots for a total of 269 lots. Each apartment lot includes 24 apartment units, for a total of 192 apartment units. The 3-story apartment units are located adjacent to the commercial lots as a transition land use. We have provided 2 parking spaces for each of the apartment units, plus one guest parking space for each unit, for a total of 576 parking spaces. We have also planned that 282 of the required parking spaces are covered.

Like other developments with innovative housing types, we are requesting a director's allowance for reduced frontage and increased lot coverage (up to 55%) for the single family homes in the R-12 zone. We also request a 15' front setback for the alley loaded lots. These changes allow for our creative subdivision design and mix of lot and home sizes that make Ledgestone Plaza a special community for all ages and walks of life.

Open Space and Connectivity

Our landscape plan highlights the abundant open space and connectivity in Ledgestone Plaza. The 6-acre centrally located open space/park will be enjoyed by all residents. The park will include a play structure, picnic shelter and a soon-to-be popular walking path along the circumference of the park that connects to surrounding streets.

There is substantial open space in the apartment community as well. The apartment buildings surround a large open space that includes a clubhouse and swimming pool.

We have also included a pathway that runs from Stroebel Road on the east, all the way to and through the Ledgestone Plaza apartments and then connects to the commercial lots. This connectivity will be a benefit to everyone in Ledgestone Plaza and residents in adjacent Ledgestone South too.

Ledgestone Plaza has 18.8 acres of common area, which is over 24% of the total site acreage. Useable open space is 10.46 acres or 13.8% of the total site area, which exceeds the 11% requirement for 401-450 dwelling units.

We have included a Design Review application for approval of the extensive landscaping.

Streets and Utilities

A new mid-mile collector road, Ardell Road, runs east-west along the south property boundary, from Hwy 69 to Stroebel Road. Construction of this collector, plus the improvement of Stroebel Road, will benefit 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. Well designed access is provided to both Ardell Road and Stroebel Road. Stub streets to the north will allow additional future connections.

As shown on the preliminary plat we have designed one block, located just south of the apartments, with 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 under review by both ACHD and ITD.

Sewer, water, and pressurized irrigation will be provided to each lot.

Neighborhood Meeting

Our neighborhood meeting was held on Monday, February 24, 2020, at 6 pm at Kuna High School Library. The attendance sheet and minutes are attached. Only one couple attended the neighborhood meeting. Their questions were mostly about the Ledgestone South project since they were unable to attend the Ledgestone South neighborhood meeting held earlier.

Summary

Ledgestone Plaza is a great example of a mixed use community, with commercial lots, apartments, and single family homes of various sizes, along with a signature park and a special pathway that connects the entire community.

We look forward to working with you and your staff throughout the approval process. Please contact me if you have any questions or comments.

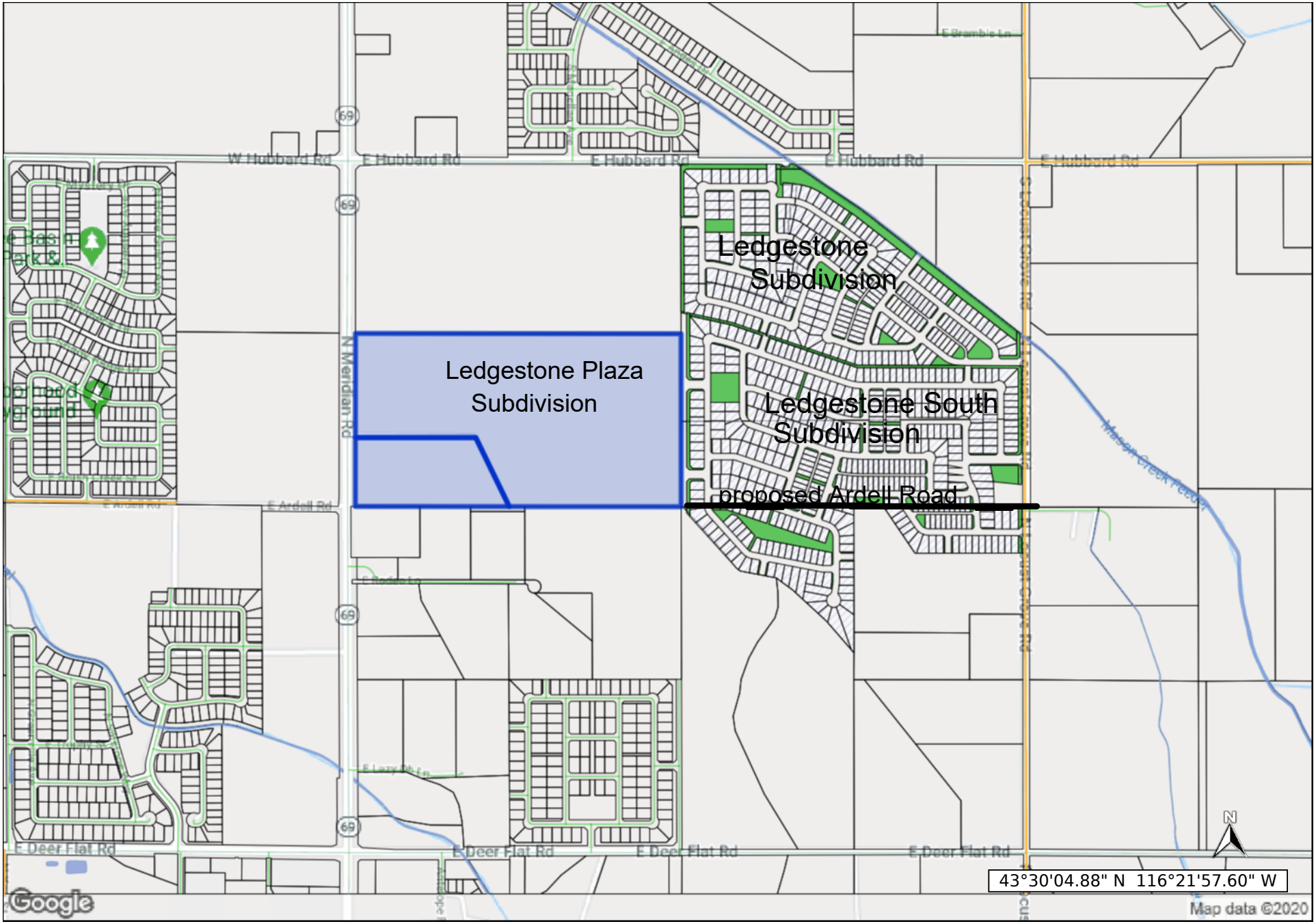
Sincerely,

Jane Suggs

Jane Suggs

landproDATA

Ledgestone Plaza
area map



Mar 09, 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
P.O. Box 13
Kuna, Idaho 83634

Phone: (208) 922-5274
Fax: (208) 922-5989
Web: www.kunacity.id.gov

City of Kuna

AFFIDAVIT OF LEGAL INTEREST

State of Idaho)
) ss
County of Ada)

I, Go For It, LLC / Russell Hunemiller , 16130 N. Elder Street
Name **Address**

Nampa , Idaho 83687
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, 9840 W. Overland Road, Suite 120, Boise, ID 83709 Name Address to submit the accompanying application pertaining to that property.

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

C. I hereby grant permission to the City of Kuna staff to enter the subject property for the purpose of site inspections related to processing said application(s).

Dated this 29 day of May, 20 20

Russell D Hunemiller
Signature

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

Adair
Notary Public for Idaho

Residing at: Nampa, ID

My commission expires: 6-05-22

ADAIR KOLTES NOTARY PUBLIC MY COMMISSION EXPIRES 6-5-2022 STATE OF IDAHO COMMISSION NUMBER 30052

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

AFFIDAVIT OF LEGAL INTEREST

State of Idaho)
) ss
County of Ada)

I, Russell D. Hunemiller, 16130 N. Elder Street
Name **Address**

Nampa, Idaho 83687
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, 9840 W. Overland Road, Suite 120, Boise, ID 83709 Name Address
to submit the accompanying application pertaining to that property.

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

C. I hereby grant permission to the City of Kuna staff to enter the subject property for the purpose of site inspections related to processing said application(s).

Dated this 5/29/2020 day of May, 20 20

Russell D Hunemiller
Signature

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

Adair
Notary Public for Idaho

Residing at: Nampa, ID

My commission expires: 6-05-22

ADAIR KOLTES
NOTARY PUBLIC
MY COMMISSION EXPIRES 6-5-2022
STATE OF IDAHO
COMMISSION NUMBER 30052

ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pgs=2 BONNIE OBERBILLIG
TITLEONE BOISE

2018-076828
08/14/2018 01:57 PM
$15.00

TitleOne
a title & escrow co.

Order Number: 18317710

Warranty Deed

For value received,

Robert Huff and Betty Huff, as Co-Trustees of the Robert and Betty Huff Trust under Trust Agreement dated April 6, 2000, who acquired title as Robert I. Huff and Betty J. Huff, husband and wife as community property

the grantor, does hereby grant, bargain, sell, and convey unto

GO FOR IT, LLC, an Idaho limited liability company

whose current address is 16130 N. Elder St. Nampa, ID 83687

the grantee, the following described premises, in Ada County, Idaho, to wit:

Parcel 1 of Record of Survey No. 3493 recorded April 2, 1996 as Instrument No. 96027526.

Except that portion conveyed to the State of Idaho Transportation Department on June 21, 1996 as Instrument No. 96052315.

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.

Dated: August 13, 2018

The Robert and Betty Huff Trust

By: Robert Huff, Co Trustee
Robert Huff, Co-Trustee

By: Betty Huff, Co Trustee
Betty Huff, Co-Trustee

Robert I. Huff

Betty J. Huff

State of Idaho
County of Ada, ss.

On this 14th day of August in the year of 2018, before me, the undersigned, a notary public in and for said state personally appeared Robert Huff and Betty Huff, known or identified to me to be the persons whose names are subscribed to the within instrument, as co-trustees of The Robert and Betty Huff Trust and acknowledged to me that they executed the same as co-trustees.

Notary Public
Residing In: Residing: Eagle, Idaho
My Commission Expires: Commission Expires: 6/18/2022
(seal)

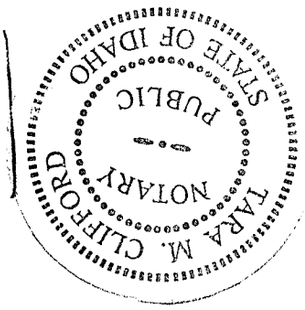
NOTARY PUBLIC
TARA M. CLIFFORD
STATE OF IDAHO

State of Idaho
County of Ada, ss.

On this 14th day of August in the year of 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared Robert I. Huff and Betty J. Huff known or identified 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 In:
My Commission Expires:
(seal)

Residing. Eagle, Idaho
Commission Expires: 6/18/2022



ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pgs=4 VICTORIA BAILEY
TITLEONE BOISE

2018-076863
08/14/2018 03:16 PM
$15.00

TitleOne
a title & escrow co.
Order Number: 18317728

Warranty Deed

For value received,

Danny M. Cafferty, a married man , as his sole and separate property and Donald George Pica and Bonnie Lee Pica, Trustees of The Restated Donald and Bonnie Pica Trust, U/T/A dated September 16, 2010 and Derek A. Pica and Vicki J. Pica, husband and wife

the grantor, does hereby grant, bargain, sell, and convey unto

Russell D. Hunemiller and Karen Hunemiller, husband and wife

whose current address is 16130 N. Elder St. Nampa, ID 83687

the grantee, the following described premises, in Ada County, Idaho, to wit:

A parcel of land lying in the Northwest quarter of Section 18, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the Northwest corner of Section 18, Township 2 North, Range 1 East, Boise Meridian; thence
South 00°15'24" West 2,649.50 feet to the Southwest corner of Government Lot 2 (the West quarter corner) of Section 18; thence
South 89°41'42" East 60.00 feet along the South line of Government Lot 2 to a point on the Easterly right-of-way line of State Highway 69; thence
North 00°15'24" East 527.18 feet along said Easterly right-of-way line to the Real Point of Beginning of this description; thence
North 00°15'24" East 797.57 feet along said Easterly right-of-way line to a point on the North line of Government Lot 2; thence
South 89°41'47" East 2,499.46 feet to the Northeast corner of the Southeast quarter of the Northwest quarter of said Section 18; thence
South 00°10'25" West 1,323.90 feet to the Southeast corner of the Southeast quarter of the Northwest quarter (center quarter corner) of said Section 18; thence
North 89°44'04" West 1,315.76 feet along the South line of the Southeast quarter of the Northwest quarter to a point on the centerline of a concrete irrigation ditch; thence
North 21°05'16" West 35.20 feet along said centerline to a point; thence
North 28°21'40" West 102.73 feet along said centerline to a point; thence
North 25°53'44" West 450.56 feet along said centerline to a point; thence
North 89°41'42" West 925.01 feet to the Real Point of Beginning.

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.

Dated: August 13, 2018

Danny M. Cafferty

SIGNED IN COUNTERPART

The Restated Donald and Bonnie Pica Trust

By: Donald George Pica
Donald George Pica, Trustee

By: Bonnie Lee Pica
Bonnie Lee Pica, Trustee

SIGNED IN COUNTERPART

Derek A. Pica

Vicki J. Pica

SIGNED IN COUNTERPART

State of Idaho
County of Twin Falls, ss.

On this 14th day of August in the year of 2018n, before me, the undersigned, a notary public in and for said state personally appeared Donald George Pica and Bonnie Lee Pica, known or identified to me to be the persons whose names are subscribed to the within instrument, as trustees of The Restated Donald and Bonnie Pica Trust and acknowledged to me that they executed the same as trustees.

Notary Public
Residing In: Jerome, ID
My Commission Expires: 2-5-24
(seal)

AUDREY BUCKNER
NOTARY PUBLIC
STATE OF IDAHO

State of Idaho
County of Ada, ss.

On this 14th day of August in the year of 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared Derek A. Pica and Vicki J. Pica known or identified 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 In:
My Commission Expires:
(seal)

State of Idaho
County of Ada, ss.

On this 14th day of August in the year of 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared Danny M. Cafferty known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

Notary Public
Residing In:
My Commission Expires:
(seal)

TitleOne
a title & escrow co.
Order Number: 18317728

Warranty Deed

For value received,

Danny M. Cafferty, a married man , as his sole and separate property and Donald George Pica and Bonnie Lee Pica, Trustees of The Restated Donald and Bonnie Pica Trust, U/T/A dated September 16, 2010 and Derek A. Pica and Vicki J. Pica, husband and wife

the grantor, does hereby grant, bargain, sell, and convey unto

Russell D. Hunemiller and Karen Hunemiller, husband and wife

whose current address is 16130 N. Elder St. Nampa, ID 83687

the grantee, the following described premises, in Ada County, Idaho, to wit:

A parcel of land lying in the Northwest quarter of Section 18, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the Northwest corner of Section 18, Township 2 North, Range 1 East, Boise Meridian; thence
South 00°15'24" West 2,649.50 feet to the Southwest corner of Government Lot 2 (the West quarter corner) of Section 18; thence
South 89°41'42" East 60.00 feet along the South line of Government Lot 2 to a point on the Easterly right-of-way line of State Highway 69; thence
North 00°15'24" East 527.18 feet along said Easterly right-of-way line to the Real Point of Beginning of this description; thence
North 00°15'24" East 797.57 feet along said Easterly right-of-way line to a point on the North line of Government Lot 2; thence
South 89°41'47" East 2,499.46 feet to the Northeast corner of the Southeast quarter of the Northwest quarter of said Section 18; thence
South 00°10'25" West 1,323.90 feet to the Southeast corner of the Southeast quarter of the Northwest quarter (center quarter corner) of said Section 18; thence
North 89°44'04" West 1,315.76 feet along the South line of the Southeast quarter of the Northwest quarter to a point on the centerline of a concrete irrigation ditch; thence
North 21°05'16" West 35.20 feet along said centerline to a point; thence
North 28°21'40" West 102.73 feet along said centerline to a point; thence
North 25°53'44" West 450.56 feet along said centerline to a point; thence
North 89°41'42" West 925.01 feet to the Real Point of Beginning.

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.

Dated: August 13, 2018

Danny M. Cafferty

The Restated Donald and Bonnie Pica Trust

By:_____
Donald George Pica, Trustee

By:_____
Bonnie Lee Pica, Trustee

SIGNED IN COUNTERPART

DMC
VJP

Derek A. Pica

Vicki J. Pica

SIGNED IN COUNTERPART

State of Idaho
County of _____, ss.

On this _____ day of August in the year of 2018n, before me, the undersigned, a notary public in and for said state personally appeared Donald George Pica and Bonnie Lee Pica, known or identified to me to be the persons whose names are subscribed to the within instrument, as trustees of The Restated Donald and Bonnie Pica Trust and acknowledged to me that they executed the same as trustees.

_____
Notary Public
Residing In:
My Commission Expires:
(seal)

State of Idaho
County of Ada, ss.

On this 14th day of August in the year of 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared Derek A. Pica and Vicki J. Pica known or identified 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 In:
My Commission Expires:
(seal)

Residing: Eagle, Idaho
Commission Expires: 6/18/2022

State of Idaho
County of Ada, ss.

On this 14th day of August in the year of 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared Danny M. Cafferty known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

_____
Notary Public
Residing In:
My Commission Expires:
(seal)

Residing: Eagle, Idaho
Commission Expires: 6/18/2022

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LEDGESTONE SUBDIVISION

_____, 2019

NOTICE

THE FOLLOWING IS A VERY IMPORTANT DOCUMENT WHICH EACH AND EVERY POTENTIAL OWNER OF PROPERTY WITHIN THE LEDGESTONE SUBDIVISION SHOULD READ AND UNDERSTAND. THIS DOCUMENT DETAILS THE OBLIGATIONS AND PROHIBITIONS IMPOSED UPON ALL OWNERS AND OCCUPANTS.

of Plats at Pages _____ through _____, Records of Ada County, Idaho, a copy of which is attached hereto as Exhibit D, which is made a part hereof.

Section 16. "Property" shall mean that certain real property shown on the Plat and 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 17. "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 18. "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 19. "Special Assessments" shall mean that portion of the costs of the capital improvements or replacements, equipment purchases and replacements or shortages in Regular Assessments levied against the Lot of each Owner by the Association.

ARTICLE IV: GENERAL USES AND REGULATION OF USES

Section 1. Single Family Lots. Each Lot within the Property shall be used for single family, detached Dwelling Units 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.

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 snow removal, if appropriate, and 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 (and subject to all other terms contained in this Declaration):

(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

on the Association's records or to the address of the Owner's Lot if no other address for notices has been given in writing by such Owner to the Association. Such address may be changed from time to time by notice in writing to the Association given in compliance with the foregoing.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set its hands as of the date first above written.

Declarant:

Challenger Development Inc.,
an Idaho corporation

By: _____
Corey D. Barton, President

STATE OF IDAHO)
) ss.
County of Ada)

This record was acknowledged before me on _____, 2019, by Corey D. Barton as the President of Challenger Development Inc.

_____
Signature of Notary Public

My commission expires: _____

Jane Suggs

From: Sub Name Mail <subnamemail@adacounty.id.gov>
Sent: Friday, January 31, 2020 1:47 PM
To: Jane Suggs
Cc: 'Gregory Carter (gcarter@idahosurvey.com)'
Subject: RE: Ledgestone Plaza Subdivision

January 31, 2020

Greg Carter, Idaho Survey Group
Jane Suggs, Gem State Planning

RE: Subdivision Name Reservation: **LEDGESTONE PLAZA SUBDIVISION**

At your request, I will reserve the name **Ledgestone Plaza 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 4:18 PM
To: Sub Name Mail <subnamemail@adacounty.id.gov>
Cc: Danielle Couchman <danielle@trilogyidaho.com>
Subject: [EXTERNAL] Ledgestone Plaza 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....again ☺,
I would like to request a new subdivision name: **Ledgestone Plaza Subdivision.**
This subdivision is directly west of the proposed Ledgestone South Subdivision. See the attached map showing the parcels that make up Ledgestone Plaza.
The developer of both Ledgestone and Ledgestone Plaza is Trilogy Development.

EXHIBIT __

DESCRIPTION FOR

LEDGESTONE PLAZA SUBDIVISION
PRELIMINARY PLAT

A parcel of land located in the S1/2 of the NW 1/4 of Section 18, Township 2 North, Range 1 East, City of Kuna, Boise Meridian, Ada County, Idaho being more particularly described as follows:

Commencing at the W1/4 corner of said Section 18 from which the NW corner of said Section 18 bears North 00°28'49" East, 2,649.50 feet;

thence along the East-West centerline of said Section 18 South 89°28'47" East, 60.00 feet to a point on the East right-of-way line of N. Meridian Rd., point also being the **REAL POINT OF BEGINNING**;

thence along said East right-of-way line North 00°28'49" East, 1,324.75 feet to point on the North boundary line of S1/2 of the NW 1/4 of said Section 18;

thence along said North boundary line South 89°28'35" East, 2,499.53 feet to the C-N 1/16 corner of said Section 18;

thence along the North-South centerline of said Section 18 South 00°23'35" West, 1,324.01 feet to the C1/4 of said Section 18;

thence along the East-West centerline of said Section 18 for the following 2 courses and distances:

thence North 89°30'20" West, 1,325.44 feet to the C-E1/16 corner of said Section 18;

thence North 89°28'47" West, 1,176.09 feet to the **REAL POINT OF BEGINNING**. Containing 76.03 acres, more or less.

EXHIBIT __

DESCRIPTION FOR

LEDGESTONE PLAZA SUBDIVISION
C-3 REZONE

A parcel of land located in the S1/2 of the NW 1/4 of Section 18, Township 2 North, Range 1 East, City of Kuna, Boise Meridian, Ada County, Idaho being more particularly described as follows:

Commencing at the W1/4 corner of said Section 18 from which the NW corner of said Section 18 bears North 00°28'49" East, 2,649.50 feet;

thence along the East-West centerline of said Section 18 South 89°28'47" East, 60.00 feet to a point on the East right-of-way line of N. Meridian Rd., point also being the **REAL POINT OF BEGINNING**;

thence along said East right-of-way line North 00°28'49" East, 1,324.75 feet to a point on the North boundary line of the S1/2 of the NW 1/4 of said Section 18;

thence along said North boundary line South 89°28'35" East, 288.01 feet;

thence leaving said North boundary line South 00°23'35" West, 759.55 feet;

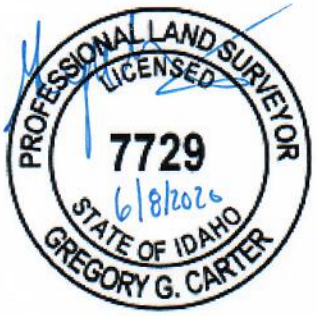
thence 133.71 feet along the arc of curve to the left, said curve having a radius of 180.00 feet, a central angle of 42°33'39" and a long chord which bears South 20°53'14" East, 130.66 feet;

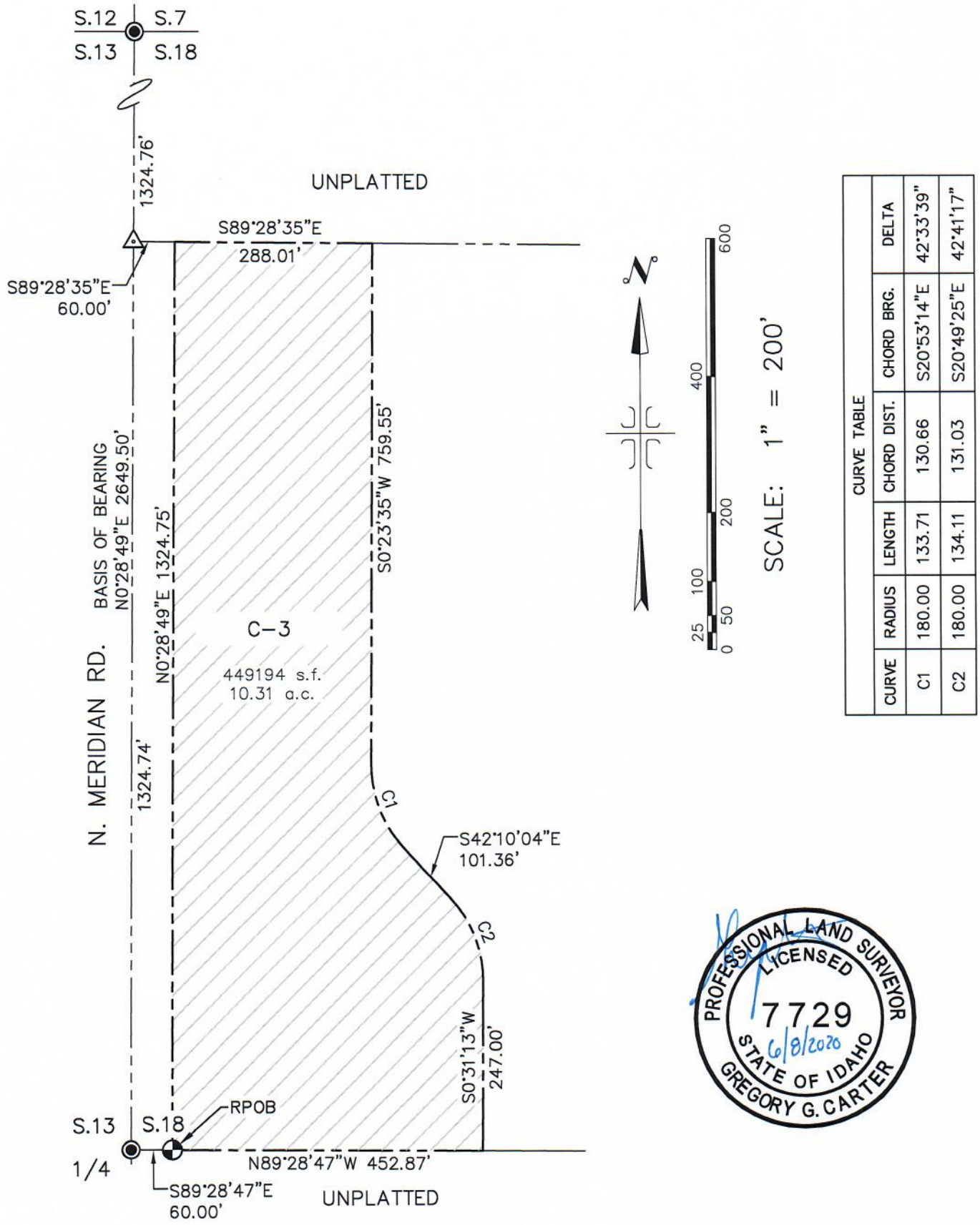
thence South 42°10'04" East, 101.36 feet;

thence 134.11 feet along the arc of curve to the right, said curve having a radius of 180.00 feet, a central angle of 42°41'17" and a long chord which bears South 20°49'25" East, 131.03 feet;

thence South 00°31'13" West, 247.00 feet to a point on the East-West centerline of said Section 18;

thence along said East-West centerline North 89°28'47" West, 452.87 feet to the **REAL POINT OF BEGINNING**. Containing 10.31 acres, more or less.





CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	180.00	133.71	130.66	S20°53'14"E	42°33'39"
C2	180.00	134.11	131.03	S20°49'25"E	42°41'17"

PROFESSIONAL LAND SURVEYOR LICENSED 7729 STATE OF IDAHO GREGORY G. CARTER 6/8/2020

P:\Ledgestone Plaza (Ledgestone West Topo) 20-029\dwg\REZONE\Ledgestone Plaza C-3.dwg 6/8/2020 2:15:27 PM

IDAHO SURVEY GROUP, LLC
9955 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570

EXHIBIT __ DRAWING FOR
LEDGESTONE PLAZA SUB
C-3 REZONE

LOCATED IN THE S ½ OF THE NW ¼ OF SECTION 18, T.2N., R.1E., B.M., CITY OF KUNA, ADA COUNTY, IDAHO

JOB NO. 20-029
SHEET NO. 1
DWG. DATE 6/3/2020

EXHIBIT __

DESCRIPTION FOR

LEDGESTONE PLAZA SUBDIVISION
R-12 REZONE

A parcel of land located in the S1/2 of the NW 1/4 of Section 18, Township 2 North, Range 1 East, City of Kuna, Boise Meridian, Ada County, Idaho being more particularly described as follows:

Commencing at the W1/4 corner of said Section 18 from which the NW corner of said Section 18 bears North 00°28'49" East, 2,649.50 feet;

thence along the East-West centerline of said Section 18 South 89°28'44" East, 512.87 feet to the **REAL POINT OF BEGINNING**;

thence leaving said South boundary line North 00°31'13" East, 247.00 feet;

thence 134.11 feet along the arc of curve to the left, said curve having a radius of 180.00 feet, a central angle of 42°41'17" and a long chord which bears North 20°49'25" West, 131.03 feet;

thence North 42°10'04" West, 101.36 feet;

thence 133.71 feet along the arc of curve to the right, said curve having a radius of 180.00 feet, a central angle of 42°33'39" and a long chord which bears North 20°53'14" West, 130.66 feet;

thence North 00°23'35" East, 759.55 feet to a point on the North boundary line of said S1/2 of the NW 1/4 of said Section 18;

thence along said North boundary line South 89°28'35" East, 688.50 feet;

thence leaving said North boundary line South 00°23'35" West, 135.00 feet;

thence South 89°28'35" East, 210.11 feet;

thence 78.43 feet along the arc of curve to the right, said curve having a radius of 50.00 feet, a central angle of 89°52'10" and a long chord which bears South 44°32'30" East, 70.63 feet;

thence South 00°23'35" West, 602.68 feet;

thence 78.65 feet along the arc of curve to the right, said curve having a radius of 50.00 feet, a central angle of 90°07'38" and a long chord which bears South 45°27'24" West, 70.79 feet;

thence North 89°28'47" West, 79.94 feet;

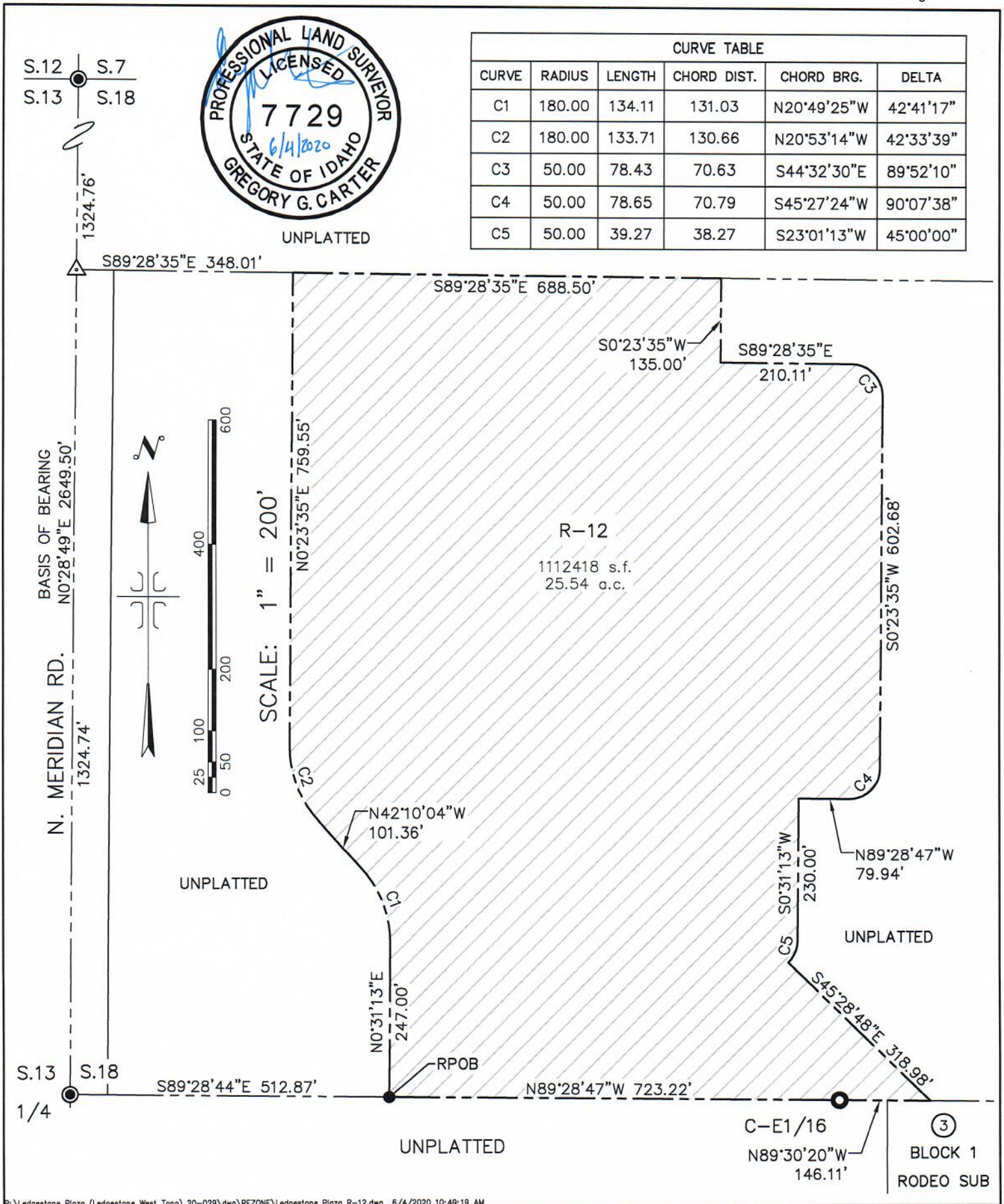
thence South 00°31'13" West, 230.00 feet;

thence 39.27 feet along the arc of curve to the right, said curve having a radius of 50.00 feet, a central angle of 45°00'00" and a long chord which bears South 23°01'13" West, 38.27 feet;

thence South 45°28'48" East, 318.98 feet to a point on the East-West centerline of said Section 18;

thence along said East-West centerline North 89°30'20" West, 146.11 feet to the C-E1/16 of said Section 18;

thence continuing along said East-West centerline North 89°28'47" West, 723.22 feet to the **REAL POINT OF BEGINNING**. Containing 25.54 acres, more or less.



CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	180.00	134.11	131.03	N20°49'25"W	42°41'17"
C2	180.00	133.71	130.66	N20°53'14"W	42°33'39"
C3	50.00	78.43	70.63	S44°32'30"E	89°52'10"
C4	50.00	78.65	70.79	S45°27'24"W	90°07'38"
C5	50.00	39.27	38.27	S23°01'13"W	45°00'00"

P:\Ledgestone Plaza (Ledgestone West Topo) 20-029\dwg\REZONE\Ledgestone Plaza R-12.dwg 6/4/2020 10:49:19 AM

IDAHO SURVEY GROUP, LLC
9955 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570

EXHIBIT __ DRAWING FOR
LEDGESTONE PLAZA SUB
R-12 REZONE

LOCATED IN THE S ½ OF THE NW ¼ OF SECTION 18, T.2N., R.1E., B.M., CITY OF KUNA, ADA COUNTY, IDAHO

JOB NO. 20-029
SHEET NO. 1
DWG. DATE 6/3/2020

EXHIBIT __

DESCRIPTION FOR

LEDGESTONE PLAZA SUBDIVISION
R-6 REZONE

A parcel of land located in the S1/2 of the NW 1/4 of Section 18, Township 2 North, Range 1 East, City of Kuna, Boise Meridian, Ada County, Idaho being more particularly described as follows:

Commencing at the W1/4 corner of said Section 18 from which the NW corner of said Section 18 bears North 00°28'49" East, 2,649.50 feet;

thence along the East-West centerline of said Section 18 South 89°28'47" East, 1,236.09 feet to the C-E1/16 corner of said Section 18;

thence continuing along said East-West centerline South 89°30'20" East, 146.11 feet to the **REAL POINT OF BEGINNING**;

thence leaving said East-West centerline North 45°28'48" West, 318.98 feet;

thence 39.27 feet along the arc of a non-tangent curve to the left, said curve having a radius of 50.00 feet, a central angle of 45°00'00" and a long chord which bears North 23°01'13" East, 38.27 feet;

thence North 00°31'13" East, 230.00 feet;

thence South 89°28'47" East, 79.94 feet;

thence 78.65 feet along the arc of curve to the left, said curve having a radius of 50.00 feet, a central angle of 90°07'38" and a long chord which bears North 45°27'24" East, 70.79 feet;

thence North 00°23'35" East, 602.68 feet;

thence 78.43 feet along the arc of curve to the left, said curve having a radius of 50.00 feet, a central angle of 89°52'10" and a long chord which bears North 44°32'30" West, 70.63 feet;

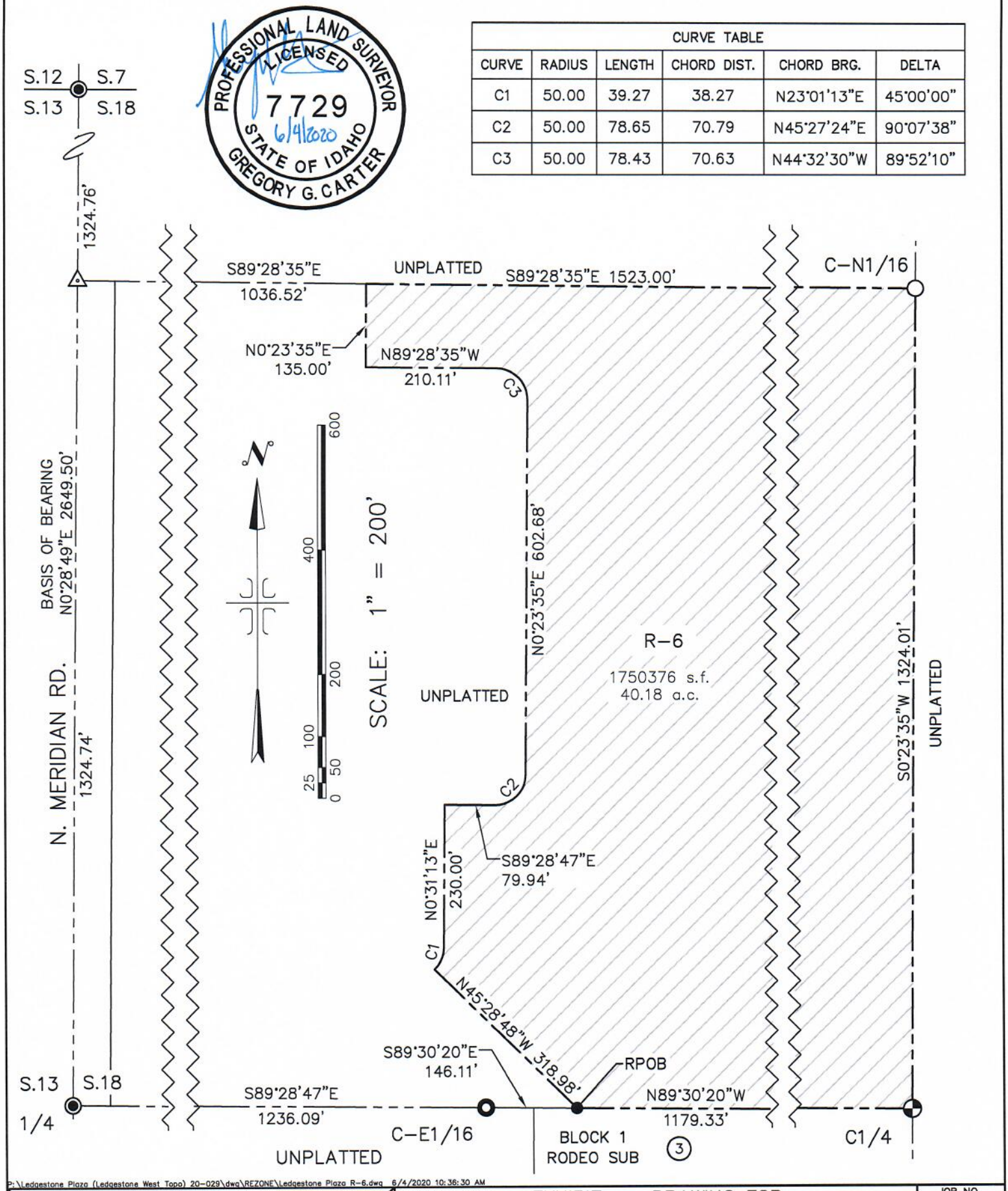
thence North 89°28'35" West, 210.11 feet;

thence North 00°23'35" East, 135.00 feet to a point on the North boundary line of said South 1/2 of the Northwest 1/4 of Section 18;

thence along said North boundary line South 89°28'35" East, 1,523.00 feet to the C-N 1/16 corner of said Section 18;

thence along the North-South centerline of said Section 18 South 00°23'35" West, 1,324.01 feet to the C1/4 of said Section 18;

thence along the East-West centerline of said Section 18 North 89°30'20" West, 1,179.33 feet to the **REAL POINT OF BEGINNING**. Containing 40.18 acres, more or less.



CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	50.00	39.27	38.27	N23°01'13"E	45°00'00"
C2	50.00	78.65	70.79	N45°27'24"E	90°07'38"
C3	50.00	78.43	70.63	N44°32'30"W	89°52'10"

P:\Ledgestone Plaza (Ledgestone West Topo) 20-029\dwg\REZONE\Ledgestone Plaza R-6.dwg 6/4/2020 10:36:30 AM

IDAHO SURVEY GROUP, LLC
9955 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570

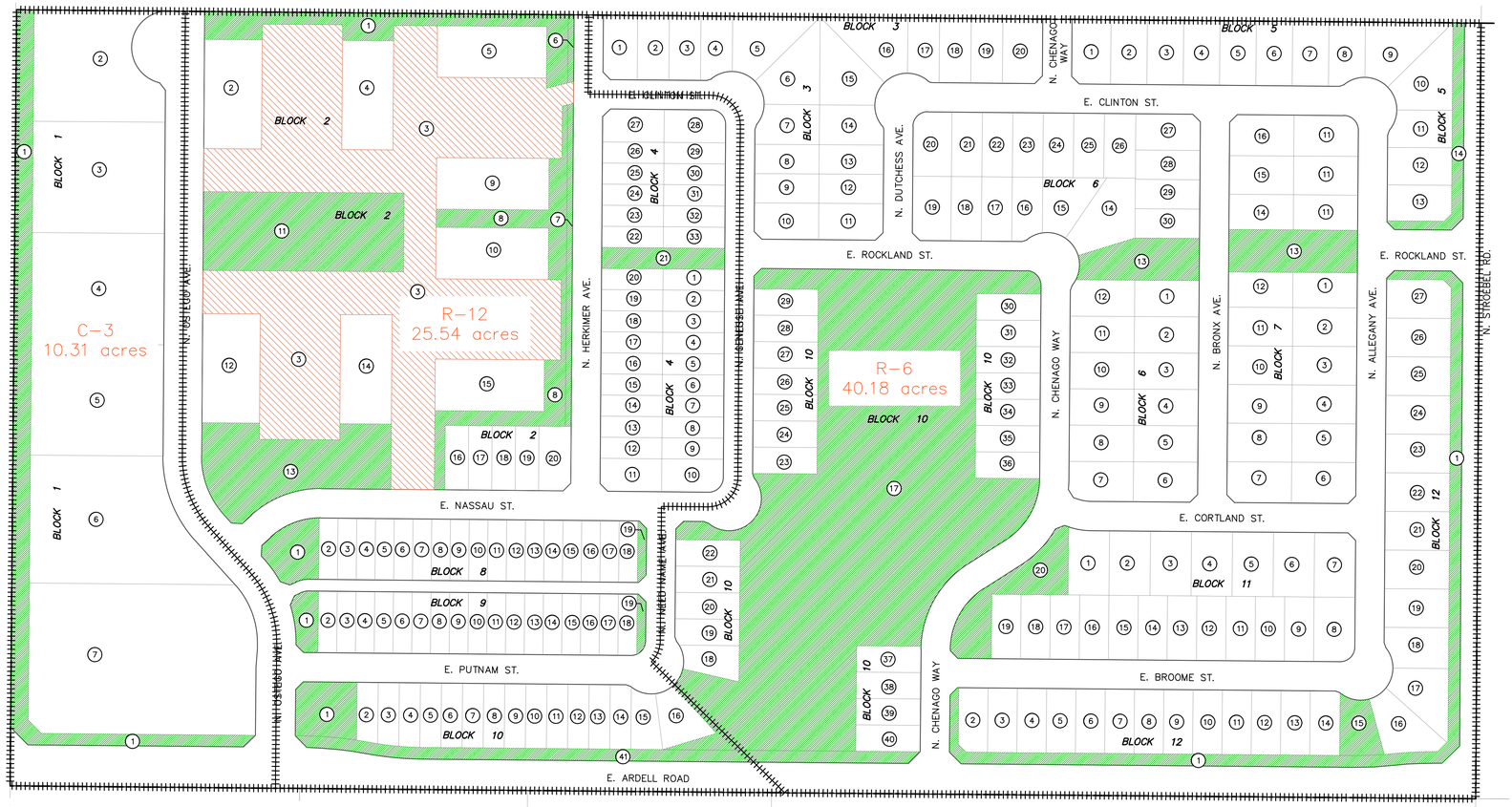
EXHIBIT __ DRAWING FOR
LEDGESTONE PLAZA SUB
R-6 REZONE

LOCATED IN THE S ½ OF THE NW ¼ OF SECTION 18, T.2N., R.1E., B.M., CITY OF KUNA, ADA COUNTY, IDAHO

JOB NO. 20-029
SHEET NO. 1
DWG. DATE 6/3/2020

ZONING MAP FOR LEDGESTONE PLAZA SUBDIVISION

A PORTION OF THE NW 1/4 OF SECTION 18
TOWNSHIP 2 NORTH RANGE 1 EAST
B.M., KUNA, ADA COUNTY, IDAHO
2020



LEGEND

BOUNDARY
LOT LINES
ROAD CENTERLINE
RIGHT OF WAY
LOT NUMBER
LOT AREA
BLOCK NUMBER
EASEMENT
SETBACK
CURB GUTTER SW
STREET NAME
SEWER LINE
WATER LINE
STORM DRAIN LINE
PRESSURE IRRIGATION
GRAVITY IRRIGATION
FLOW ARROW
HYDRANT
STREET LIGHT
CATCH BASIN

DEVELOPMENT FEATURES

ACREAGE
TOTAL PARCEL - 76.03 ACRES
TOTAL LOTS - 255
TOTAL DWELLING UNITS - 425
BUILDABLE LOTS -
SF RESIDENTIAL - 233
COMMON LOTS - 15
APARTMENTS - 1
COMMERCIAL - 6
DENSITY DUACRE - 5.6
GROSS COMMON AREA - 12.7 ACRES - 16.7%
OPEN SPACE REQUIRED - 11%
USEABLE OPEN SPACE PROVIDED: - 9.6 - ACRES
12.6%

ZONING
EXISTING - RR
PROPOSED - R-6/ R-12/ COMMERCIAL

PARKING - APARTMENTS
UNIT PARKING - 384
GUEST PARKING - 192
TOTAL PARKING REQUIRED - 576
PARKING PROVIDED - 576
HC PARKING REQUIRED - 2% - 11.52
HC PARKING PROVIDED - 12
COVERED PARKING - 282
TRASH ENCLOSURES - 4

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

Parcel Table			
Lot	Area	Perimeter	Description
BLOCK 1 Lot 2	37156	888	C3 – COMMERCIAL
BLOCK 1 Lot 3	42835	831	C3 – COMMERCIAL
BLOCK 1 Lot 4	42890	831	C3 – COMMERCIAL
BLOCK 1 Lot 5	42944	832	C3 – COMMERCIAL
BLOCK 1 Lot 6	58694	1055	C3 – COMMERCIAL
BLOCK 1 Lot 7	98331	1249	C3 – COMMERCIAL
BLOCK 2 Lot 2	18348	570	R12 – APARTMENTS
BLOCK 2 Lot 4	16299	548	R12 – APARTMENTS
BLOCK 2 Lot 5	16412	549	R12 – APARTMENTS
BLOCK 2 Lot 9	16896	560	R12 – APARTMENTS
BLOCK 2 Lot 10	16896	560	R12 – APARTMENTS
BLOCK 2 Lot 12	18370	570	R12 – APARTMENTS
BLOCK 2 Lot 14	16412	549	R12 – APARTMENTS
BLOCK 2 Lot 15	16412	549	R12 – APARTMENTS
BLOCK 2 Lot 16	4400	300	R12 – SFR
BLOCK 2 Lot 17	4400	300	R12 – SFR
BLOCK 2 Lot 18	4400	300	R12 – SFR
BLOCK 2 Lot 19	4400	300	R12 – SFR
BLOCK 2 Lot 20	5965	322	R12 – SFR
BLOCK 3 Lot 1	6363	330	R6 – SFR
BLOCK 3 Lot 2	5940	328	R6 – SFR
BLOCK 3 Lot 3	5940	328	R6 – SFR
BLOCK 3 Lot 4	5529	316	R6 – SFR
BLOCK 3 Lot 5	9979	443	R6 – SFR
BLOCK 3 Lot 6	10004	444	R6 – SFR
BLOCK 3 Lot 7	7101	345	R6 – SFR
BLOCK 3 Lot 8	5500	320	R6 – SFR
BLOCK 3 Lot 9	5500	320	R6 – SFR
BLOCK 3 Lot 10	6746	337	R6 – SFR
BLOCK 3 Lot 11	6773	337	R6 – SFR
BLOCK 3 Lot 12	5500	320	R6 – SFR
BLOCK 3 Lot 13	5500	320	R6 – SFR
BLOCK 3 Lot 14	7074	344	R6 – SFR
BLOCK 3 Lot 15	10014	444	R6 – SFR
BLOCK 3 Lot 16	10039	445	R6 – SFR
BLOCK 3 Lot 17	5536	316	R6 – SFR

Parcel Table			
Lot	Area	Perimeter	Description
BLOCK 3 Lot 18	5940	328	R6 – SFR
BLOCK 3 Lot 19	5940	328	R6 – SFR
BLOCK 3 Lot 20	7406	349	R6 – SFR
BLOCK 4 Lot 1	3780	282	R12 – SFR
BLOCK 4 Lot 2	3780	282	R12 – SFR
BLOCK 4 Lot 3	3780	282	R12 – SFR
BLOCK 4 Lot 4	3780	282	R12 – SFR
BLOCK 4 Lot 5	3780	282	R12 – SFR
BLOCK 4 Lot 6	3780	282	R12 – SFR
BLOCK 4 Lot 7	3780	282	R12 – SFR
BLOCK 4 Lot 8	3780	282	R12 – SFR
BLOCK 4 Lot 9	3780	282	R12 – SFR
BLOCK 4 Lot 10	5793	312	R12 – SFR
BLOCK 4 Lot 11	5820	315	R12 – SFR
BLOCK 4 Lot 12	3780	282	R12 – SFR
BLOCK 4 Lot 13	3780	282	R12 – SFR
BLOCK 4 Lot 14	3780	282	R12 – SFR
BLOCK 4 Lot 15	3780	282	R12 – SFR
BLOCK 4 Lot 16	3780	282	R12 – SFR
BLOCK 4 Lot 17	3780	282	R12 – SFR
BLOCK 4 Lot 18	3780	282	R12 – SFR
BLOCK 4 Lot 19	3780	282	R12 – SFR
BLOCK 4 Lot 20	3780	282	R12 – SFR
BLOCK 4 Lot 22	3780	282	R12 – SFR
BLOCK 4 Lot 23	3780	282	R12 – SFR
BLOCK 4 Lot 24	3780	282	R12 – SFR
BLOCK 4 Lot 25	3780	282	R12 – SFR
BLOCK 4 Lot 26	3780	282	R12 – SFR
BLOCK 4 Lot 27	5844	315	R12 – SFR
BLOCK 4 Lot 28	5770	312	R12 – SFR
BLOCK 4 Lot 29	3780	282	R12 – SFR
BLOCK 4 Lot 30	3780	282	R12 – SFR
BLOCK 4 Lot 31	3780	282	R12 – SFR
BLOCK 4 Lot 32	3780	282	R12 – SFR
BLOCK 4 Lot 33	3780	282	R12 – SFR
BLOCK 5 Lot 1	7243	346	R6 – SFR

Parcel Table			
Lot	Area	Perimeter	Description
BLOCK 5 Lot 2	6820	344	R6 – SFR
BLOCK 5 Lot 3	6820	344	R6 – SFR
BLOCK 5 Lot 4	6820	344	R6 – SFR
BLOCK 5 Lot 5	6820	344	R6 – SFR
BLOCK 5 Lot 6	6820	344	R6 – SFR
BLOCK 5 Lot 7	6820	344	R6 – SFR
BLOCK 5 Lot 8	6409	332	R6 – SFR
BLOCK 5 Lot 9	9980	443	R6 – SFR
BLOCK 5 Lot 10	9978	443	R6 – SFR
BLOCK 5 Lot 11	6629	336	R6 – SFR
BLOCK 5 Lot 12	7040	348	R6 – SFR
BLOCK 5 Lot 13	6661	335	R6 – SFR
BLOCK 6 Lot 1	6820	344	R6 – SFR
BLOCK 6 Lot 2	6820	344	R6 – SFR
BLOCK 6 Lot 3	6820	344	R6 – SFR
BLOCK 6 Lot 4	6820	344	R6 – SFR
BLOCK 6 Lot 5	6820	344	R6 – SFR
BLOCK 6 Lot 6	7420	349	R6 – SFR
BLOCK 6 Lot 7	7325	345	R6 – SFR
BLOCK 6 Lot 8	6820	344	R6 – SFR
BLOCK 6 Lot 9	6820	344	R6 – SFR
BLOCK 6 Lot 10	6820	344	R6 – SFR
BLOCK 6 Lot 11	6820	344	R6 – SFR
BLOCK 6 Lot 12	6744	337	R6 – SFR
BLOCK 6 Lot 14	10264	415	R6 – SFR
BLOCK 6 Lot 15	7450	371	R6 – SFR
BLOCK 6 Lot 16	5441	313	R6 – SFR
BLOCK 6 Lot 17	5720	324	R6 – SFR
BLOCK 6 Lot 18	5720	324	R6 – SFR
BLOCK 6 Lot 19	7162	344	R6 – SFR
BLOCK 6 Lot 20	7139	341	R6 – SFR
BLOCK 6 Lot 21	5720	324	R6 – SFR
BLOCK 6 Lot 22	5720	324	R6 – SFR
BLOCK 6 Lot 23	5720	324	R6 – SFR
BLOCK 6 Lot 24	5720	324	R6 – SFR
BLOCK 6 Lot 25	5720	324	R6 – SFR

Parcel Table			
Lot	Area	Perimeter	Description
BLOCK 6 Lot 26	5926	328	R6 – SFR
BLOCK 6 Lot 27	6722	336	R6 – SFR
BLOCK 6 Lot 28	5500	320	R6 – SFR
BLOCK 6 Lot 29	5500	320	R6 – SFR
BLOCK 6 Lot 30	5500	320	R6 – SFR
BLOCK 7 Lot 1	6600	340	R6 – SFR
BLOCK 7 Lot 2	7260	352	R6 – SFR
BLOCK 7 Lot 3	7260	352	R6 – SFR
BLOCK 7 Lot 4	7260	352	R6 – SFR
BLOCK 7 Lot 5	7260	352	R6 – SFR
BLOCK 7 Lot 6	7607	352	R6 – SFR
BLOCK 7 Lot 7	7586	352	R6 – SFR
BLOCK 7 Lot 8	7260	352	R6 – SFR
BLOCK 7 Lot 9	7260	352	R6 – SFR
BLOCK 7 Lot 10	7260	352	R6 – SFR
BLOCK 7 Lot 11	7260	352	R6 – SFR
BLOCK 7 Lot 12	6600	340	R6 – SFR
BLOCK 7 Lot 14	6600	340	R6 – SFR
BLOCK 7 Lot 15	7260	352	R6 – SFR
BLOCK 7 Lot 16	7605	352	R6 – SFR
BLOCK 7 Lot 17	7529	349	R6 – SFR
BLOCK 7 Lot 18	7260	352	R6 – SFR
BLOCK 7 Lot 19	6600	340	R6 – SFR
BLOCK 8 Lot 2	3360	274	R12 – SFR
BLOCK 8 Lot 3	3360	274	R12 – SFR
BLOCK 8 Lot 4	3360	274	R12 – SFR
BLOCK 8 Lot 5	3360	274	R12 – SFR
BLOCK 8 Lot 6	3360	274	R12 – SFR
BLOCK 8 Lot 7	3360	274	R12 – SFR
BLOCK 8 Lot 8	3360	274	R12 – SFR
BLOCK 8 Lot 9	3360	274	R12 – SFR
BLOCK 8 Lot 10	3360	274	R12 – SFR
BLOCK 8 Lot 11	3360	274	R12 – SFR
BLOCK 8 Lot 12	3360	274	R12 – SFR
BLOCK 8 Lot 13	3360	274	R12 – SFR
BLOCK 8 Lot 14	3360	274	R12 – SFR

Parcel Table			
Lot	Area	Perimeter	Description
BLOCK 8 Lot 15	3360	274	R12 – SFR
BLOCK 8 Lot 16	3360	274	R12 – SFR
BLOCK 8 Lot 17	3360	274	R12 – SFR
BLOCK 8 Lot 18	3360	274	R12 – SFR
BLOCK 9 Lot 2	3360	274	R12 – SFR
BLOCK 9 Lot 3	3360	274	R12 – SFR
BLOCK 9 Lot 4	3360	274	R12 – SFR
BLOCK 9 Lot 5	3360	274	R12 – SFR
BLOCK 9 Lot 6	3360	274	R12 – SFR
BLOCK 9 Lot 7	3360	274	R12 – SFR
BLOCK 9 Lot 8	3360	274	R12 – SFR
BLOCK 9 Lot 9	3360	274	R12 – SFR
BLOCK 9 Lot 10	3360	274	R12 – SFR
BLOCK 9 Lot 11	3360	274	R12 – SFR
BLOCK 9 Lot 12	3360	274	R12 – SFR
BLOCK 9 Lot 13	3360	274	R12 – SFR
BLOCK 9 Lot 14	3360	274	R12 – SFR
BLOCK 9 Lot 15	3360	274	R12 – SFR
BLOCK 9 Lot 16	3360	274	R12 – SFR
BLOCK 9 Lot 17	3360	274	R12 – SFR
BLOCK 9 Lot 18	3353	272	R12 – SFR
BLOCK 10 Lot 2	3652	275	R12 – SFR
BLOCK 10 Lot 3	3836	285	R12 – SFR
BLOCK 10 Lot 4	3937	290	R12 – SFR
BLOCK 10 Lot 5	3960	292	R12 – SFR
BLOCK 10 Lot 6	3960	292	R12 – SFR
BLOCK 10 Lot 7	3960	292	R12 – SFR
BLOCK 10 Lot 8	3960	292	R12 – SFR
BLOCK 10 Lot 9	3960	292	R12 – SFR
BLOCK 10 Lot 10	3960	292	R12 – SFR
BLOCK 10 Lot 11	3960	292	R12 – SFR
BLOCK 10 Lot 12	3960	292	R12 – SFR
BLOCK 10 Lot 13	3960	292	R12 – SFR
BLOCK 10 Lot 14	3946	289	R12 – SFR
BLOCK 10 Lot 15	4694	302	R12 – SFR
BLOCK 10 Lot 16	6211	335	R12 – SFR

Parcel Table			
Lot	Area	Perimeter	Description
BLOCK 10 Lot 18	4924	305	R6 – SFR
BLOCK 10 Lot 19	4907	305	R6 – SFR
BLOCK 10 Lot 20	4950	310	R6 – SFR
BLOCK 10 Lot 21	4950	310	R6 – SFR
BLOCK 10 Lot 22	4950	310	R6 – SFR
BLOCK 10 Lot 23	4950	310	R6 – SFR
BLOCK 10 Lot 24	4950	310	R6 – SFR
BLOCK 10 Lot 25	4950	310	R6 – SFR
BLOCK 10 Lot 26	4950	310	R6 – SFR
BLOCK 10 Lot 27	4950	310	R6 – SFR
BLOCK 10 Lot 28	4950	310	R6 – SFR
BLOCK 10 Lot 29	4950	310	R6 – SFR
BLOCK 10 Lot 30	4950	310	R6 – SFR
BLOCK 10 Lot 31	4950	310	R6 – SFR
BLOCK 10 Lot 32	4950	310	R6 – SFR
BLOCK 10 Lot 33	4950	310	R6 – SFR
BLOCK 10 Lot 34	4950	310	R6 – SFR
BLOCK 10 Lot 35	4950	310	R6 – SFR
BLOCK 10 Lot 36	4950	310	R6 – SFR
BLOCK 10 Lot 37	4950	310	R6 – SFR
BLOCK 10 Lot 38	4950	310	R6 – SFR
BLOCK 10 Lot 39	4950	310	R6 – SFR
BLOCK 10 Lot 40	4950	310	R6 – SFR
BLOCK 11 Lot 1	7779	367	R6 – SFR
BLOCK 11 Lot 2	7700	360	R6 – SFR
BLOCK 11 Lot 3	7700	360	R6 – SFR
BLOCK 11 Lot 4	7700	360	R6 – SFR
BLOCK 11 Lot 5	7700	360	R6 – SFR
BLOCK 11 Lot 6	7700	360	R6 – SFR
BLOCK 11 Lot 7	7624	353	R6 – SFR
BLOCK 11 Lot 8	7595	350	R6 – SFR
BLOCK 11 Lot 9	5500	320	R6 – SFR
BLOCK 11 Lot 10	5500	320	R6 – SFR
BLOCK 11 Lot 11	5500	320	R6 – SFR
BLOCK 11 Lot 12	5500	320	R6 – SFR
BLOCK 11 Lot 13	5500	320	R6 – SFR

Parcel Table			
Lot	Area	Perimeter	Description
BLOCK 11 Lot 14	5500	320	R6 – SFR
BLOCK 11 Lot 15	5500	320	R6 – SFR
BLOCK 11 Lot 16	5500	320	R6 – SFR
BLOCK 11 Lot 17	5500	320	R6 – SFR
BLOCK 11 Lot 18	5500	320	R6 – SFR
BLOCK 11 Lot 19	5500	320	R6 – SFR
BLOCK 12 Lot 2	5412	312	R6 – SFR
BLOCK 12 Lot 3	5500	320	R6 – SFR
BLOCK 12 Lot 4	5500	320	R6 – SFR
BLOCK 12 Lot 5	5500	320	R6 – SFR
BLOCK 12 Lot 6	5500	320	R6 – SFR
BLOCK 12 Lot 7	5500	320	R6 – SFR
BLOCK 12 Lot 8	5500	320	R6 – SFR
BLOCK 12 Lot 9	5500	320	R6 – SFR
BLOCK 12 Lot 10	5500	320	R6 – SFR
BLOCK 12 Lot 11	5500	320	R6 – SFR
BLOCK 12 Lot 12	5500	320	R6 – SFR
BLOCK 12 Lot 13	5500	320	R6 – SFR
BLOCK 12 Lot 14	5597	320	R6 – SFR
BLOCK 12 Lot 16	8156	385	R6 – SFR
BLOCK 12 Lot 17	8319	397	R6 – SFR
BLOCK 12 Lot 18	7233	347	R6 – SFR
BLOCK 12 Lot 19	7260	352	R6 – SFR
BLOCK 12 Lot 20	7260	352	R6 – SFR
BLOCK 12 Lot 21	7260	352	R6 – SFR
BLOCK 12 Lot 22	7260	352	R6 – SFR
BLOCK 12 Lot 23	7260	352	R6 – SFR
BLOCK 12 Lot 24	7260	352	R6 – SFR
BLOCK 12 Lot 25	7260	352	R6 – SFR
BLOCK 12 Lot 26	7260	352	R6 – SFR
BLOCK 12 Lot 27	7172	344	R6 – SFR

Common Lots			
Lot	Area	Perimeter	
BLOCK 1 Lot 1 OPEN	45003	3303	BUFFER
BLOCK 2 Lot 1 OPEN	21476	1591	OPEN
BLOCK 2 Lot 3 OPEN	221156	4820	PARKING
BLOCK 2 Lot 6 OPEN	1152	251	BUFFER
BLOCK 2 Lot 7 OPEN	5504	1121	BUFFER
BLOCK 2 Lot 8 OPEN	25207	2190	PATHWAY/OPEN
BLOCK 2 Lot 11 OPEN	46092	954	OFFICE/REC CENTER
BLOCK 2 Lot 13 OPEN	37086	965	OPEN
BLOCK 4 Lot 21 OPEN	7560	492	PATHWAY
BLOCK 5 Lot 14 OPEN	8526	940	BUFFER
BLOCK 6 Lot 13 OPEN	13418	537	PATHWAY
BLOCK 7 Lot 13 OPEN	15963	585	PATHWAY
BLOCK 8 Lot 1 OPEN	8359	357	BUFFER
BLOCK 8 Lot 19 OPEN	1406	225	BUFFER
BLOCK 9 Lot 1 OPEN	4145	277	BUFFER
BLOCK 9 Lot 19 OPEN	1363	219	BUFFER
BLOCK 10 Lot 1 OPEN	9754	393	BUFFER
BLOCK 10 Lot 17 OPEN	267376	3544	PARK/OPEN
BLOCK 10 Lot 41 OPEN	20959	2152	BUFFER
BLOCK 11 Lot 20 OPEN	15354	742	OPEN
BLOCK 12 Lot 1 OPEN	36453	3780	BUFFER
BLOCK 12 Lot 15 OPEN	6121	334	PATHWAY

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 8272 STATE OF IDAHO DAVID A. BAILEY
NOT FOR CONSTRUCTION

CHECKED BY: DAVID A. BAILEY P.E.
DRAWN BY: DAB/BEB

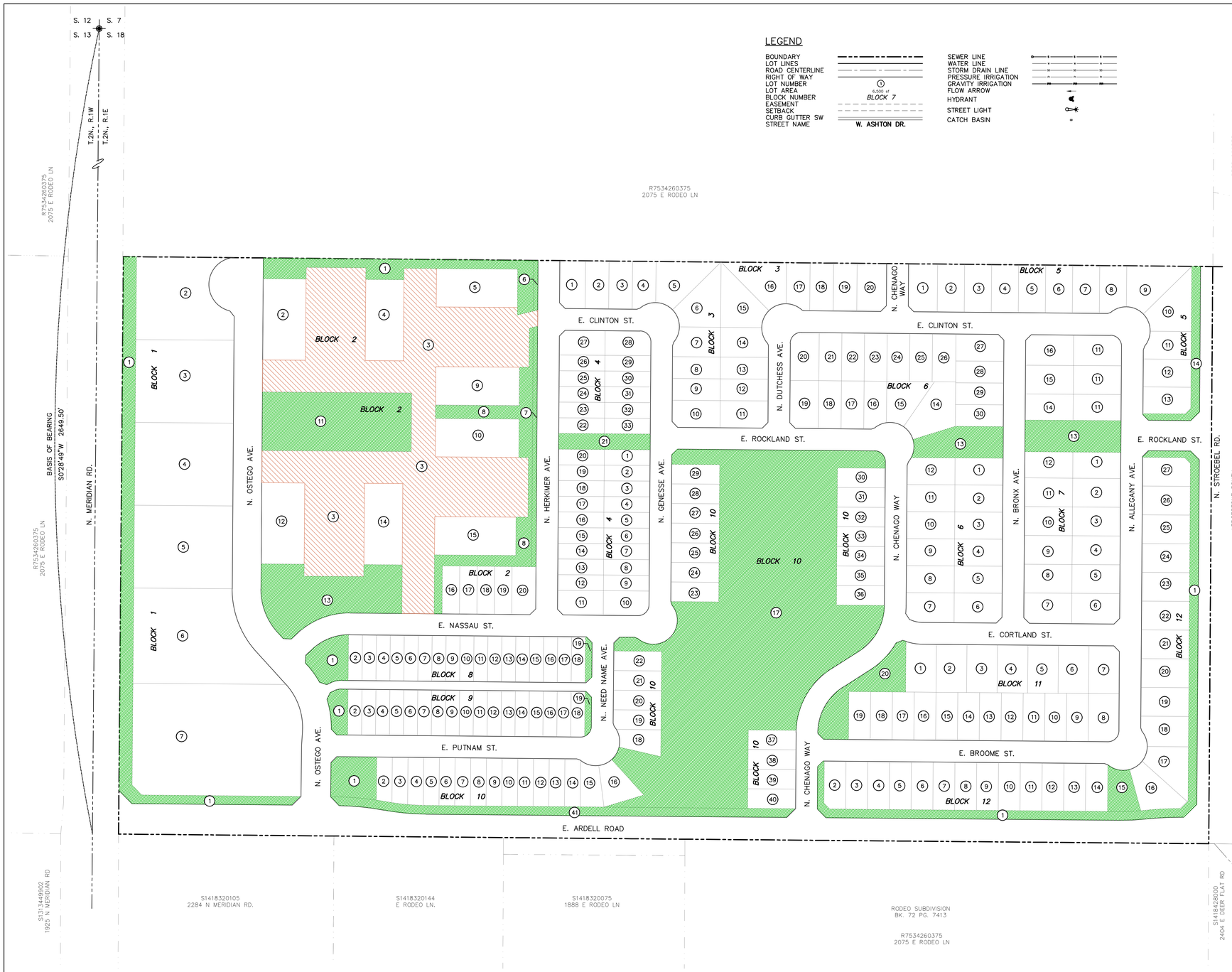
REVISED
NO. DATE DESCRIPTION

LAND ZONE
LEDGESTONE PLAZA SUBDIVISION
TRILOGY DEVELOPMENT, INC.

DATE: 05-04-2020
PROJECT: C2019-036
SHEET ZONE

PRELIMINARY PLAT FOR LEDGESTONE PLAZA SUBDIVISION

A PORTION OF THE NW 1/4 OF SECTION 18
TOWNSHIP 2 NORTH RANGE 1 EAST
B.M., KUNA, ADA COUNTY, IDAHO
2020

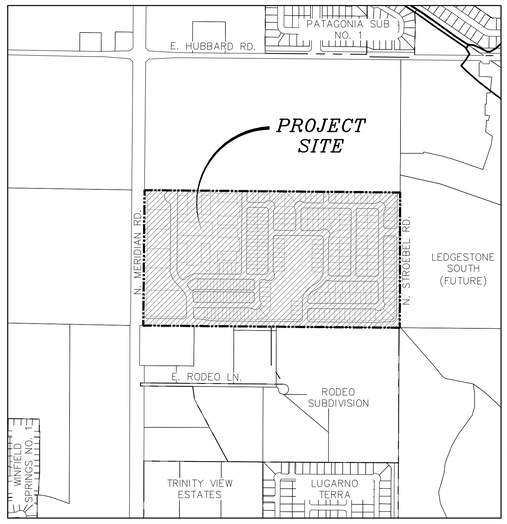


LEGEND

BOUNDARY	SEWER LINE
LOT LINES	WATER LINE
ROAD CENTERLINE	STORM DRAIN LINE
RIGHT OF WAY	PRESSURE IRRIGATION
LOT NUMBER	GRAVITY IRRIGATION
LOT AREA	FLOW ARROW
BLOCK NUMBER	HYDRANT
EASEMENT	STREET LIGHT
SETBACK	CATCH BASIN
CURB GUTTER SW	
STREET NAME	

1 — 8,000 sf — BLOCK 7

W. ASHTON DR.



VICINITY MAP
SCALE: 1"= 600'

PLAN SHEET INDEX

SHEET	DESCRIPTION
PP-1	COVER SHEET, INDEX, VICINITY MAP & NOTES
PP-2	PRELIMINARY PLAT, & COMMON LOT TABLE
PP-3	CONCEPTUAL ENGINEERING PLAN & CURVE TABLE
PP-4	CONCEPTUAL SEWER PROFILES
PP-5	CONCEPTUAL SEWER PROFILES & LOT TABLES

Common Lots			
Lot	Area	Perimeter	
BLOCK 1 Lot 1 OPEN	45003	3303	BUFFER
BLOCK 2 Lot 1 OPEN	21476	1591	OPEN
BLOCK 2 Lot 3 OPEN	221156	4820	PARKING
BLOCK 2 Lot 6 OPEN	1152	251	BUFFER
BLOCK 2 Lot 7 OPEN	5504	1121	BUFFER
BLOCK 2 Lot 8 OPEN	25207	2190	PATHWAY/OPEN
BLOCK 2 Lot 11 OPEN	46092	954	OFFICE/REC CENTER
BLOCK 2 Lot 13 OPEN	37086	965	OPEN
BLOCK 4 Lot 21 OPEN	7560	492	PATHWAY
BLOCK 5 Lot 14 OPEN	8526	940	BUFFER
BLOCK 6 Lot 13 OPEN	13418	537	PATHWAY
BLOCK 7 Lot 13 OPEN	15963	585	PATHWAY
BLOCK 8 Lot 1 OPEN	8359	357	BUFFER
BLOCK 8 Lot 19 OPEN	1406	225	BUFFER
BLOCK 9 Lot 1 OPEN	4145	277	BUFFER
BLOCK 9 Lot 19 OPEN	1363	219	BUFFER
BLOCK 10 Lot 1 OPEN	9754	393	BUFFER
BLOCK 10 Lot 17 OPEN	267376	3544	PARK/OPEN
BLOCK 10 Lot 41 OPEN	20959	2152	BUFFER
BLOCK 11 Lot 20 OPEN	15354	742	OPEN
BLOCK 12 Lot 1 OPEN	36453	3780	BUFFER
BLOCK 12 Lot 15 OPEN	6121	334	PATHWAY

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 COMMON AREA LOTS SHALL BE 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 16027C0425F EFFECTIVE MAY 24TH, 2011.

DEVELOPMENT FEATURES

ACREAGE
TOTAL PARCEL - 76.03 ACRES
TOTAL LOTS - 269
TOTAL DWELLING UNITS - 425
BUILDABLE LOTS -
SF RESIDENTIAL - 233
COMMON LOTS - 22
APARTMENTS - 8
COMMERCIAL - 6
DENSITY DU/ACRE - 5.6
GROSS COMMON AREA - 18.81 ACRES - 24.7%
OPEN SPACE REQUIRED - 11%
USEABLE OPEN SPACE PROVIDED - 10.46 - ACRES - 13.8%

ZONING
EXISTING - RR
PROPOSED - R-6/ R-12/ COMMERCIAL

PARKING - APARTMENTS
UNIT PARKING - 384
GUEST PARKING - 192
TOTAL PARKING REQUIRED - 576
PARKING PROVIDED - 576
HC PARKING REQUIRED - 2% - 11.52
HC PARKING PROVIDED - 12
COVERED PARKING - 282
TRASH ENCLOSURES - 4

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
HUNEMILLER RUSSELL D
16130 N. ELDER ST
NAMPA, ID 83687

GO FOR IT LLC
16130 N ELDER ST
NAMPA, ID 83687

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

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

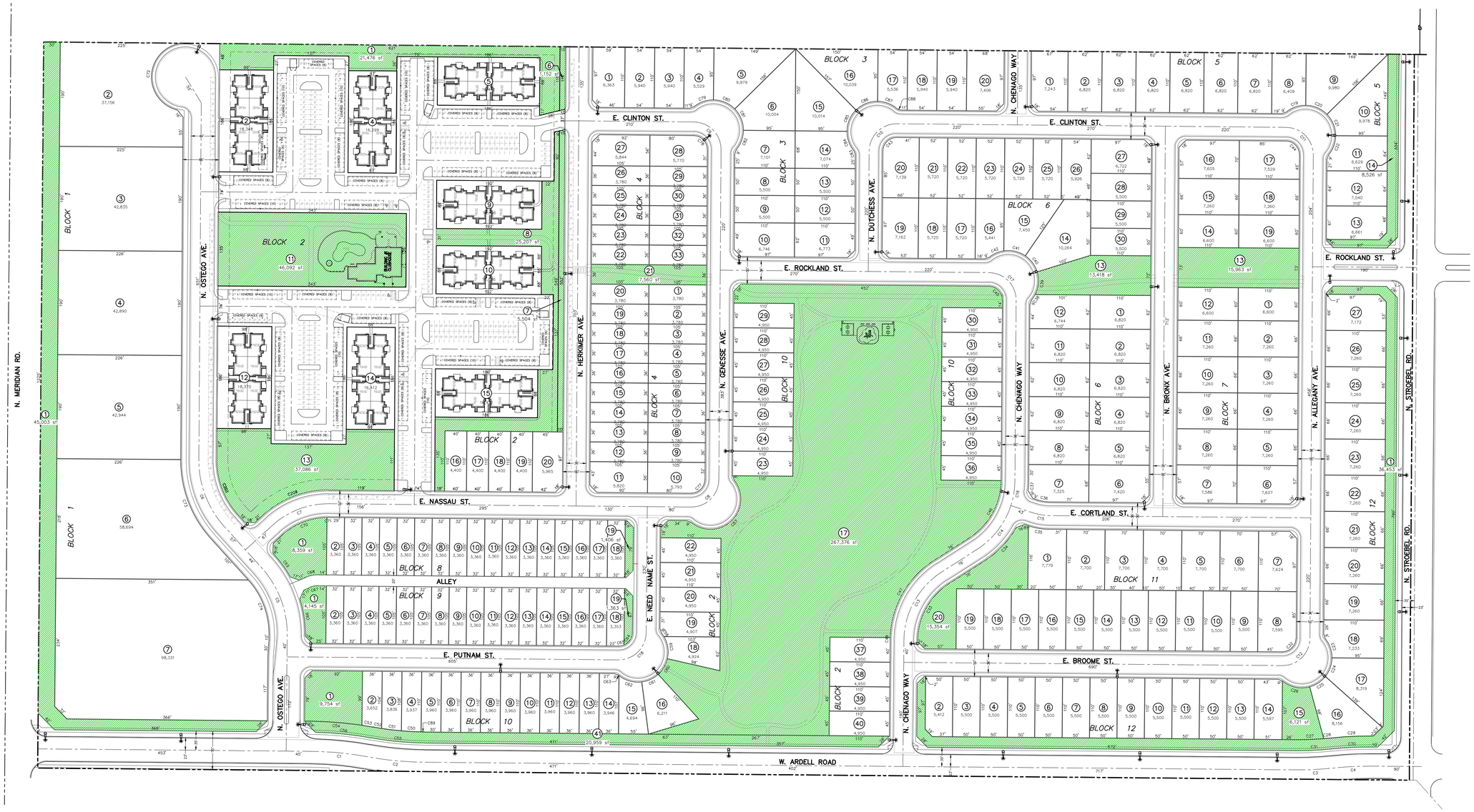
PROFESSIONAL ENGINEER REGISTERED STATE OF IDAHO DAVID A BAILEY 8272 NOT FOR CONSTRUCTION

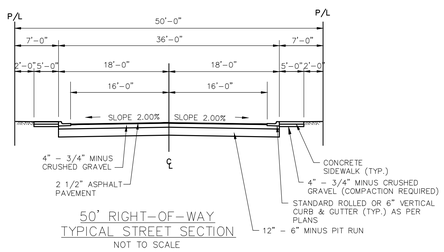
CHECKED BY: DAVID A. BAILEY P.E.
DRAWN BY: DAB/BEB

REVISED
NO. DATE DESCRIPTION

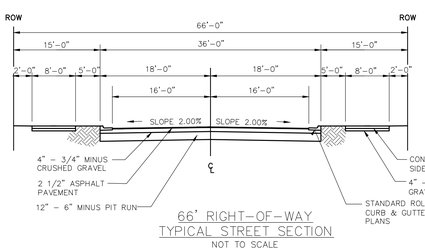
PRELIMINARY PLAT
LEDGESTONE PLAZA SUBDIVISION
TRILOGY DEVELOPMENT, INC.

DATE: 05-04-2020
PROJECT: C2019-036
SHEET PP-1



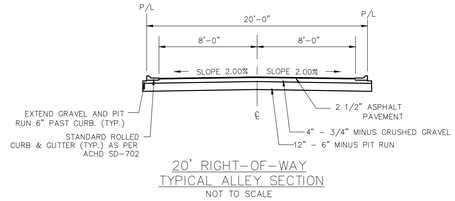


50' RIGHT–OF–WAY
TYPICAL STREET SECTION
NOT TO SCALE



66' RIGHT–OF–WAY
TYPICAL STREET SECTION
NOT TO SCALE

NOTE: STANDARD VERTICAL CURB PER ACHD SD–701 SHALL BE USED WHERE LONGITUDINAL SLOPE EXCEEDS 3.0% OR GREATER FOR A DISTANCE OF 100 FT OR GREATER, PER ACHD 7207.5.5. CURB CUT DRIVEWAYS WILL BE UTILIZED IN THESE AREAS.



20' RIGHT–OF–WAY
TYPICAL ALLEY SECTION
NOT TO SCALE

LEGEND

BOUNDARY
LOT LINES
ROAD CENTERLINE
RIGHT OF WAY
LOT NUMBER
LOT AREA
BLOCK NUMBER
EASEMENT
SETBACK
CURB GUTTER SW
STREET NAME

1
6,500 sf
BLOCK 7
W. ASHTON DR.

SEWER LINE
WATER LINE
STORM DRAIN LINE
PRESSURE IRRIGATION
GRAVITY IRRIGATION
FLOW ARROW
HYDRANT
STREET LIGHT
CATCH BASIN

80 0 40 80 160
SCALE IN FEET
1"=80'

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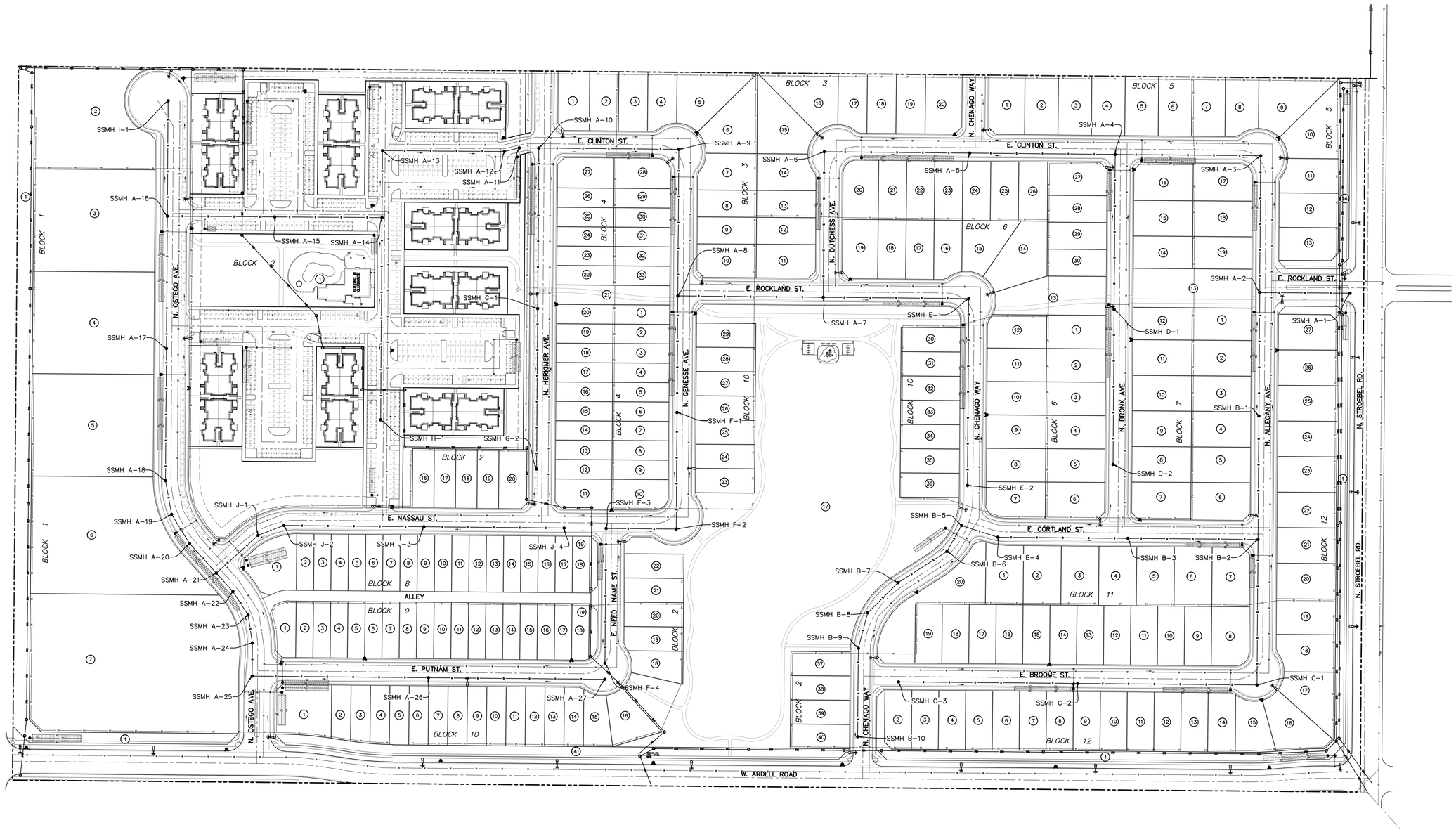
PROFESSIONAL ENGINEER
REGISTERED
No. 8272
CONSTRUCTION
STATE OF IDAHO
DAVID A BAILEY

CHECKED BY:
DAVID A. BAILEY P.E.
DRAWN BY:
DAB/BEB

REVISED		
NO.	DATE	DESCRIPTION

PRELIMINARY PLAT
LEDGESTONE PLAZA SUBDIVISION
TRILOGY DEVELOPMENT, INC.

DATE:
05–04–2020
PROJECT:
C2019–036
SHEET
PP–2

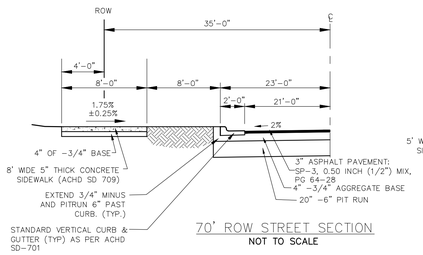


LEGEND

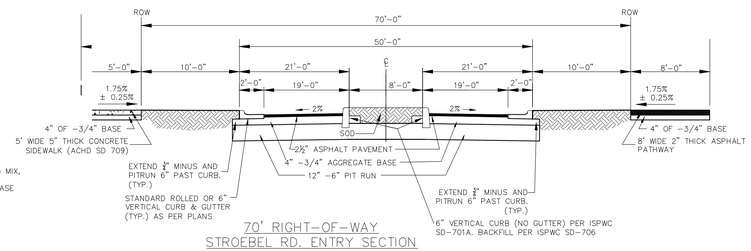
- BOUNDARY
- LOT LINES
- ROAD CENTERLINE
- RIGHT OF WAY
- LOT NUMBER
- LOT AREA
- BLOCK NUMBER
- EASEMENT
- SETBACK
- CURB GUTTER SW
- STREET NAME

(1) — 6,000 sf — BLOCK 7 — W. ASHTON DR.

- SEWER LINE
- WATER LINE
- STORM DRAIN LINE
- PRESSURE IRRIGATION
- GRAVITY IRRIGATION
- FLOW ARROW
- HYDRANT
- STREET LIGHT
- CATCH BASIN



70' ROW STREET SECTION
NOT TO SCALE



70' RIGHT-OF-WAY
STROEBEL RD. ENTRY SECTION
NOT TO SCALE

Curve Table				
Curve #	Radius	Length	Chord	Bearing	Delta
C1	600.00	104.05	103.92	N84°30'42"W	9°56'11"
C2	600.00	104.05	103.92	N84°30'42"W	9°56'11"
C3	600.00	69.32	69.28	S87°11'04"W	6°37'11"
C4	600.00	69.32	69.28	S87°11'04"W	6°37'11"
C5	180.00	134.11	131.03	N20°49'25"W	42°41'17"
C6	180.00	133.71	130.66	N20°53'14"W	42°33'39"
C7	150.00	111.76	109.19	S69°10'35"W	42°41'17"
C8	50.00	78.65	70.79	N45°27'24"E	90°07'38"
C9	50.00	78.43	70.63	N44°32'30"W	89°52'10"
C10	50.00	78.65	70.79	S45°27'30"W	90°07'50"
C11	50.00	78.43	70.63	N44°32'30"W	89°52'10"
C12	50.00	78.63	70.77	N45°26'37"E	90°06'04"
C13	150.00	149.04	142.98	S28°57'30"W	56°55'40"
C14	150.00	103.08	101.06	S37°44'08"W	39°22'25"
C15	100.00	30.64	30.52	N80°43'43"W	17°33'16"
C16	150.00	46.22	46.04	S09°13'15"W	17°39'20"
C17	50.00	78.43	70.63	S44°32'30"E	89°52'10"
C18	50.00	78.54	70.71	S45°31'13"W	90°00'00"
C19	55.00	37.75	37.01	N70°51'45"E	39°19'20"
C20	55.00	43.14	42.05	S67°00'17"E	44°56'37"
C21	55.00	43.13	42.03	S22°04'12"E	44°55'34"
C22	55.00	37.75	37.01	S20°03'15"W	39°19'20"

Curve Table				
Curve #	Radius	Length	Chord	Bearing	Delta
C23	55.00	37.66	36.92	S19°13'14"E	39°13'37"
C24	55.00	36.54	35.87	S19°25'32"W	38°03'54"
C25	55.00	34.90	34.32	S56°38'19"W	36°21'41"
C26	55.00	52.70	50.71	N77°43'47"W	54°54'07"
C27	545.00	49.86	49.84	S87°52'25"W	5°14'29"
C28	545.00	13.11	13.11	S84°33'50"W	1°22'42"
C29	655.00	75.67	75.63	S87°11'04"W	6°37'11"
C30	635.00	73.36	73.32	N87°11'04"E	6°37'11"
C31	565.00	65.28	65.24	N87°11'04"E	6°37'11"
C32	25.00	39.31	35.39	N45°26'37"E	90°06'04"
C33	125.00	124.20	119.15	S28°57'30"W	56°55'40"
C34	175.00	84.64	83.82	S43°33'58"W	27°42'43"
C35	125.00	38.30	38.15	N80°43'43"W	17°33'16"
C36	75.00	22.98	22.89	S80°43'43"E	17°33'16"
C37	175.00	18.31	18.30	S03°23'25"W	5°59'39"
C38	55.00	11.89	11.87	S33°31'22"W	12°23'07"
C39	55.00	42.69	41.62	S05°05'43"W	44°28'11"
C40	55.00	36.91	36.22	S36°21'56"E	38°27'06"
C41	55.00	41.30	40.34	S77°06'13"E	43°01'28"
C42	55.00	28.97	28.64	N66°17'34"E	30°10'59"
C43	25.00	39.33	35.40	S45°27'30"W	90°07'50"
C44	25.00	39.21	35.32	N44°32'30"W	89°52'10"

Curve Table				
Curve #	Radius	Length	Chord	Bearing	Delta
C45	25.00	39.21	35.32	N44°32'30"W	89°52'10"
C46	125.00	124.42	119.35	N28°54'28"E	57°01'45"
C47	175.00	168.88	162.40	N29°46'37"E	55°17'26"
C48	175.00	5.00	5.00	N01°18'47"E	1°38'14"
C50	545.00	36.04	36.04	N86°55'07"W	3°47'21"
C51	545.00	36.23	36.22	N83°07'11"W	3°48'32"
C52	545.00	15.90	15.90	N80°22'46"W	1°40'19"
C53	655.00	20.55	20.55	N80°26'33"W	1°47'53"
C54	655.00	93.04	92.96	N85°24'38"W	8°08'18"
C55	565.00	97.98	97.86	S84°30'42"E	9°56'11"
C56	635.00	102.37	102.26	S84°09'42"E	9°14'12"
C57	55.00	161.81	109.45	S45°27'24"W	168°33'36"
C58	55.00	7.40	7.39	S34°53'48"E	7°42'13"
C59	55.00	42.15	41.12	S09°05'30"E	43°54'23"
C60	55.00	33.52	33.00	S30°19'09"W	34°54'55"
C61	55.00	33.52	33.00	S65°14'04"W	34°54'55"
C62	55.00	44.36	43.17	N74°12'08"W	46°12'42"
C63	55.00	0.85	0.85	N50°39'13"W	0°53'07"
C64	25.00	28.98	27.39	N33°43'52"E	66°25'19"
C65	25.00	10.29	10.22	N78°43'52"E	23°34'41"
C66	213.00	67.17	66.89	S08°30'48"E	18°04'02"
C67	40.00	16.69	16.57	S78°33'58"W	23°54'30"

Curve Table				
Curve #	Radius	Length	Chord	Bearing	Delta
C68	60.00	25.04	24.86	N78°33'58"E	23°54'30"
C69	213.00	48.10	48.00	S35°41'54"E	12°56'19"
C70	125.00	90.06	88.12	S68°28'19"W	41°16'46"
C71	125.00	3.07	3.07	S89°48'58"W	1°24'30"
C72	62.00	176.60	122.67	N05°05'38"E	163°12'00"
C73	213.00	158.22	154.61	N20°53'14"W	42°33'39"
C74	147.00	109.52	107.01	N20°49'25"W	42°41'17"
C77	25.00	39.33	35.39	N45°27'24"E	90°07'38"
C78	25.00	39.21	35.32	N44°32'30"W	89°52'10"
C79	55.00	37.75	37.01	N70°51'45"E	39°19'20"
C80	55.00	43.13	42.04	S67°00'32"E	44°56'05"
C81	55.00	43.27	42.17	S22°00'05"E	45°04'50"
C82	55.00	37.61	36.88	S20°07'38"W	39°10'35"
C83	13.00	8.90	8.72	N19°12'52"W	39°12'54"
C84	55.00	37.78	37.05	N19°08'29"W	39°21'39"
C85	55.00	43.12	42.02	N22°59'55"E	44°55'10"
C86	55.00	43.26	42.15	N67°59'28"E	45°03'55"
C87	55.00	37.64	36.91	S69°52'08"E	39°12'54"
C88	13.00	8.90	8.72	S69°52'08"E	39°12'54"
C89	545.00	6.34	6.34	N89°08'47"W	0°40'00"

80 0 40 80 160
SCALE IN FEET
1"=80'

Bailey Engineering, Inc.
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1119 E. STATE ST. STE 210
EAGLE, ID 83616
TEL: 208-938-0013
www.baileyengineers.com

PROFESSIONAL ENGINEER REGISTERED STATE OF IDAHO 8272 DAVID A. BAILEY
NOT FOR CONSTRUCTION

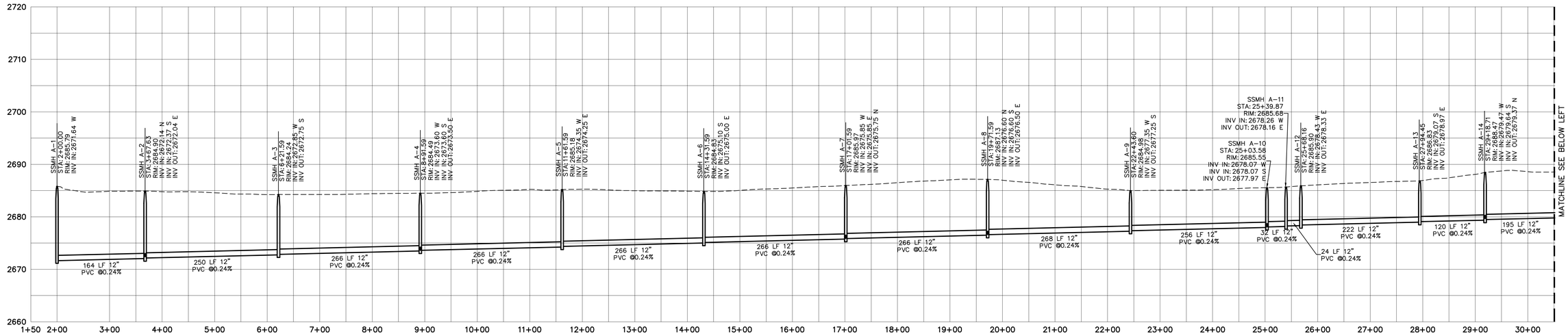
CHECKED BY: DAVID A. BAILEY P.E.
DRAWN BY: DAB/BEB

REVISED
NO. DATE DESCRIPTION

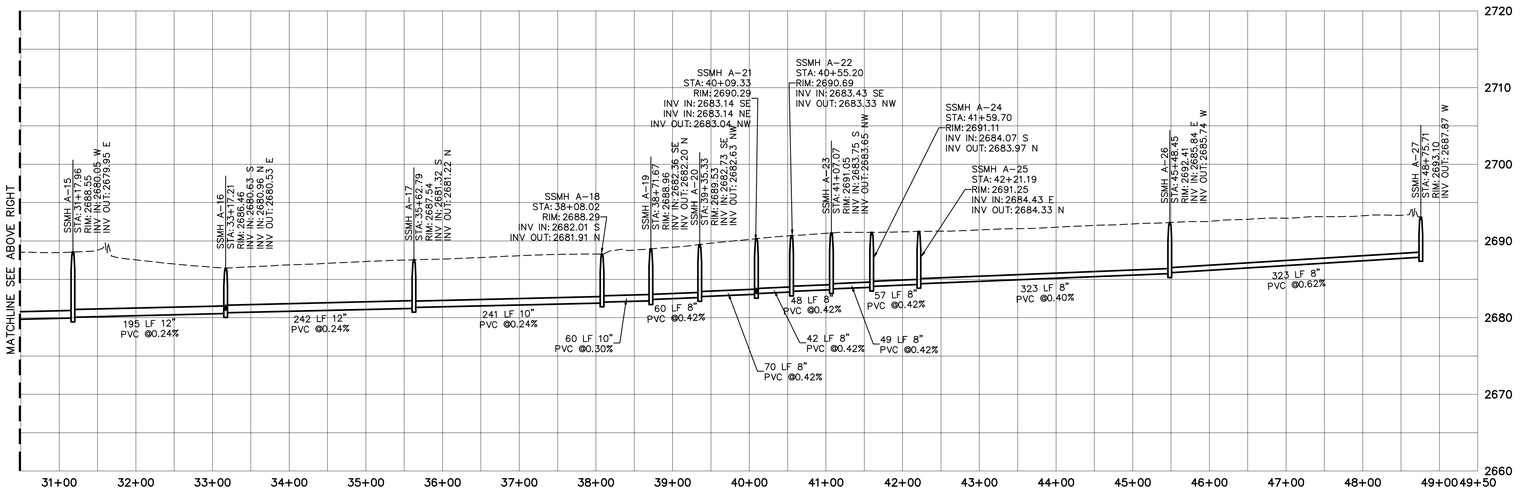
PRELIMINARY PLAT
LEDGESTONE PLAZA SUBDIVISION
TRILOGY DEVELOPMENT, INC.

DATE: 05-04-2020
PROJECT: C2019-036
SHEET PP-3

SEWER LINE–A PROFILE

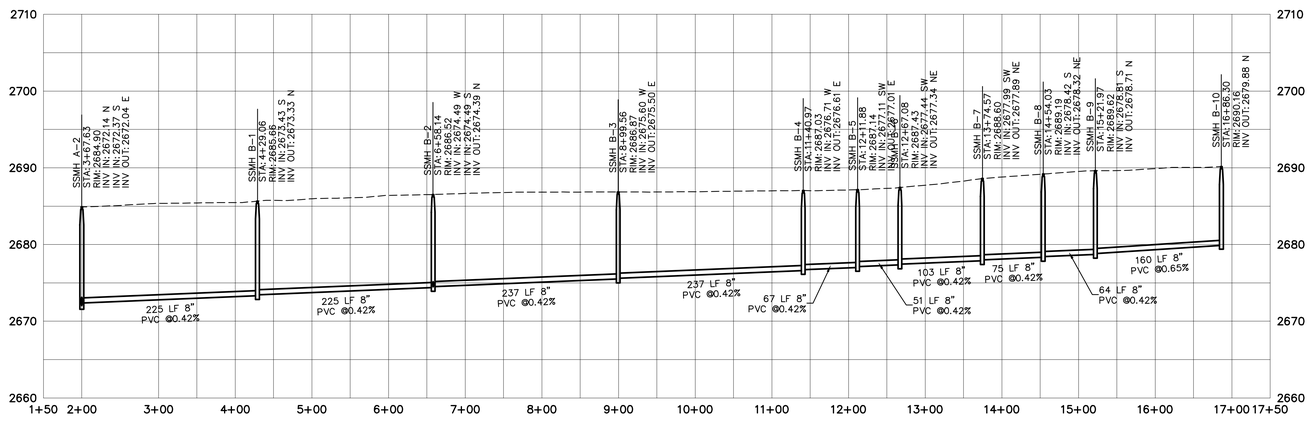


SEWER LINE–A PROFILE



80 0 40 80 160
SCALE IN FEET
1"=80'

SEWER LINE–B PROFILE



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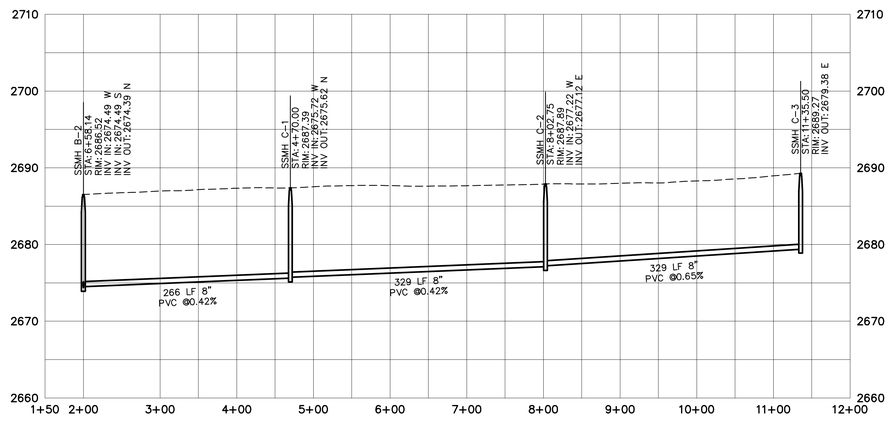

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1119 E STATE ST, STE 210
EAGLE, ID 83616
TEL: 208-938-0013
www.baileyengineers.com

PROFESSIONAL ENGINEER
REGISTERED
No. 8272
STATE OF IDAHO
DAVID A BAILEY

CHECKED BY:
DAVID A. BAILEY P.E.

DRAWN BY:
BEB

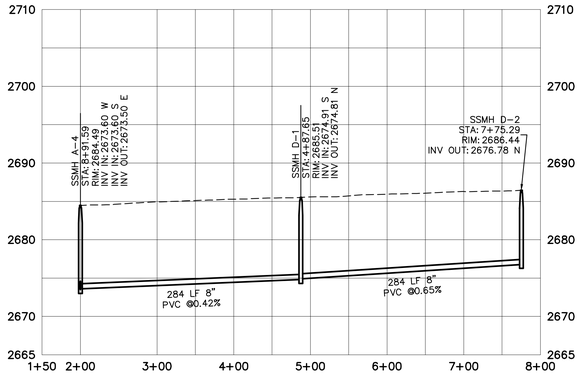
REVISED
NO. DATE DESCRIPTION

CONCEPTUAL SEWER PROFILES
LEDGESTONE PLAZA
TRILOGY DEVELOPMENT, INC.

DATE:
05-04-2020
PROJECT:
C2019-036

SHEET
PP-4

SEWER LINE–D PROFILE



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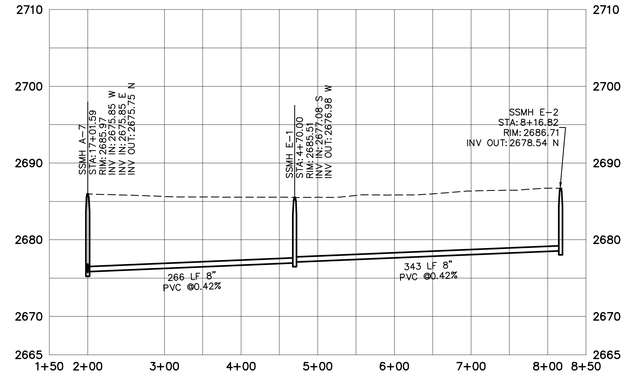

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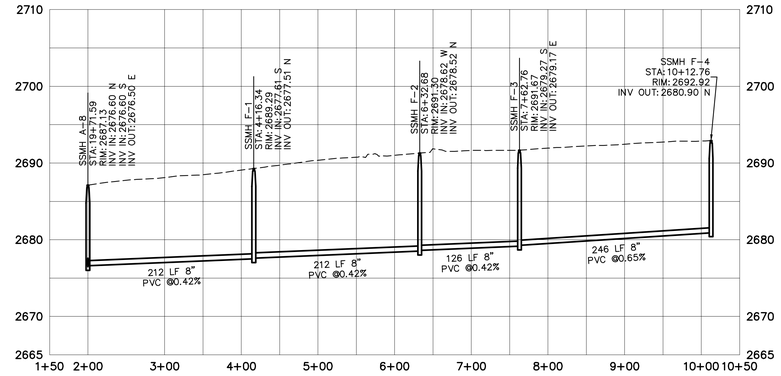

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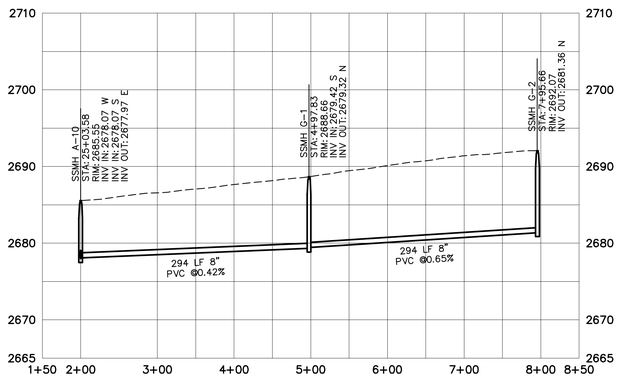

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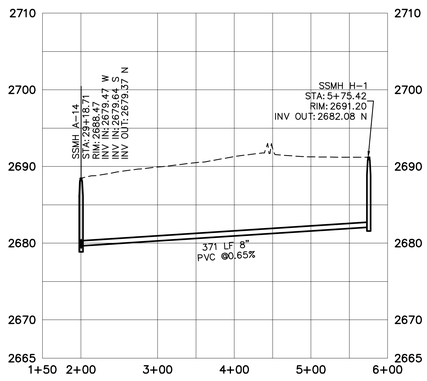

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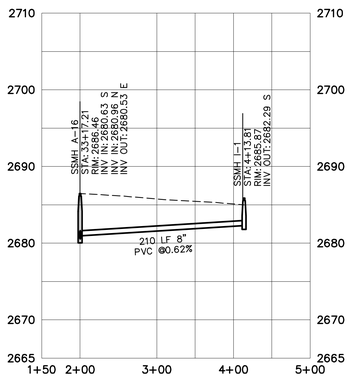

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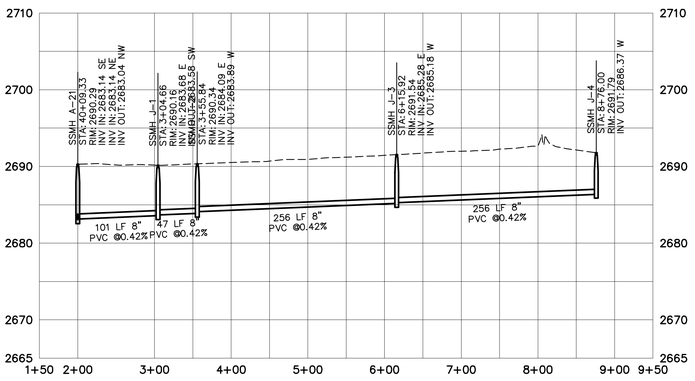


80 0 40 80 160
SCALE IN FEET
1"=80'
VERTICAL SCALE: 1" = 8'

Parcel Table			
Lot	Area	Perimeter	Description
BLOCK 1 Lot 2	37156	888	C3 – COMMERCIAL
BLOCK 1 Lot 3	42835	831	C3 – COMMERCIAL
BLOCK 1 Lot 4	42890	831	C3 – COMMERCIAL
BLOCK 1 Lot 5	42944	832	C3 – COMMERCIAL
BLOCK 1 Lot 6	58694	1055	C3 – COMMERCIAL
BLOCK 1 Lot 7	98331	1249	C3 – COMMERCIAL
BLOCK 2 Lot 2	18348	570	R12 – APARTMENTS
BLOCK 2 Lot 4	16299	548	R12 – APARTMENTS
BLOCK 2 Lot 5	16412	549	R12 – APARTMENTS
BLOCK 2 Lot 9	16896	560	R12 – APARTMENTS
BLOCK 2 Lot 10	16896	560	R12 – APARTMENTS
BLOCK 2 Lot 12	18370	570	R12 – APARTMENTS
BLOCK 2 Lot 14	16412	549	R12 – APARTMENTS
BLOCK 2 Lot 15	16412	549	R12 – APARTMENTS
BLOCK 2 Lot 16	4400	300	R12 – SFR
BLOCK 2 Lot 17	4400	300	R12 – SFR
BLOCK 2 Lot 18	4400	300	R12 – SFR
BLOCK 2 Lot 19	4400	300	R12 – SFR
BLOCK 2 Lot 20	5965	322	R12 – SFR
BLOCK 3 Lot 1	6363	330	R6 – SFR
BLOCK 3 Lot 2	5940	328	R6 – SFR
BLOCK 3 Lot 3	5940	328	R6 – SFR
BLOCK 3 Lot 4	5529	316	R6 – SFR
BLOCK 3 Lot 5	9979	443	R6 – SFR
BLOCK 3 Lot 6	10004	444	R6 – SFR
BLOCK 3 Lot 7	7101	345	R6 – SFR
BLOCK 3 Lot 8	5500	320	R6 – SFR
BLOCK 3 Lot 9	5500	320	R6 – SFR
BLOCK 3 Lot 10	6746	337	R6 – SFR
BLOCK 3 Lot 11	6773	337	R6 – SFR
BLOCK 3 Lot 12	5500	320	R6 – SFR
BLOCK 3 Lot 13	5500	320	R6 – SFR
BLOCK 3 Lot 14	7074	344	R6 – SFR
BLOCK 3 Lot 15	10014	444	R6 – SFR
BLOCK 3 Lot 16	10039	445	R6 – SFR
BLOCK 3 Lot 17	5536	316	R6 – SFR

Parcel Table			
Lot	Area	Perimeter	Description
BLOCK 3 Lot 18	5940	328	R6 – SFR
BLOCK 3 Lot 19	5940	328	R6 – SFR
BLOCK 3 Lot 20	7406	349	R6 – SFR
BLOCK 4 Lot 1	3780	282	R12 – SFR
BLOCK 4 Lot 2	3780	282	R12 – SFR
BLOCK 4 Lot 3	3780	282	R12 – SFR
BLOCK 4 Lot 4	3780	282	R12 – SFR
BLOCK 4 Lot 5	3780	282	R12 – SFR
BLOCK 4 Lot 6	3780	282	R12 – SFR
BLOCK 4 Lot 7	3780	282	R12 – SFR
BLOCK 4 Lot 8	3780	282	R12 – SFR
BLOCK 4 Lot 9	3780	282	R12 – SFR
BLOCK 4 Lot 10	5793	312	R12 – SFR
BLOCK 4 Lot 11	5820	315	R12 – SFR
BLOCK 4 Lot 12	3780	282	R12 – SFR
BLOCK 4 Lot 13	3780	282	R12 – SFR
BLOCK 4 Lot 14	3780	282	R12 – SFR
BLOCK 4 Lot 15	3780	282	R12 – SFR
BLOCK 4 Lot 16	3780	282	R12 – SFR
BLOCK 4 Lot 17	3780	282	R12 – SFR
BLOCK 4 Lot 18	3780	282	R12 – SFR
BLOCK 4 Lot 19	3780	282	R12 – SFR
BLOCK 4 Lot 20	3780	282	R12 – SFR
BLOCK 4 Lot 22	3780	282	R12 – SFR
BLOCK 4 Lot 23	3780	282	R12 – SFR
BLOCK 4 Lot 24	3780	282	R12 – SFR
BLOCK 4 Lot 25	3780	282	R12 – SFR
BLOCK 4 Lot 26	3780	282	R12 – SFR
BLOCK 4 Lot 27	5844	315	R12 – SFR
BLOCK 4 Lot 28	5770	312	R12 – SFR
BLOCK 4 Lot 29	3780	282	R12 – SFR
BLOCK 4 Lot 30	3780	282	R12 – SFR
BLOCK 4 Lot 31	3780	282	R12 – SFR
BLOCK 4 Lot 32	3780	282	R12 – SFR
BLOCK 4 Lot 33	3780	282	R12 – SFR
BLOCK 5 Lot 1	7243	346	R6 – SFR

Parcel Table			
Lot	Area	Perimeter	Description
BLOCK 5 Lot 2	6820	344	R6 – SFR
BLOCK 5 Lot 3	6820	344	R6 – SFR
BLOCK 5 Lot 4	6820	344	R6 – SFR
BLOCK 5 Lot 5	6820	344	R6 – SFR
BLOCK 5 Lot 6	6820	344	R6 – SFR
BLOCK 5 Lot 7	6820	344	R6 – SFR
BLOCK 5 Lot 8	6409	332	R6 – SFR
BLOCK 5 Lot 9	9980	443	R6 – SFR
BLOCK 5 Lot 10	9978	443	R6 – SFR
BLOCK 5 Lot 11	6629	336	R6 – SFR
BLOCK 5 Lot 12	7040	348	R6 – SFR
BLOCK 5 Lot 13	6661	335	R6 – SFR
BLOCK 6 Lot 1	6820	344	R6 – SFR
BLOCK 6 Lot 2	6820	344	R6 – SFR
BLOCK 6 Lot 3	6820	344	R6 – SFR
BLOCK 6 Lot 4	6820	344	R6 – SFR
BLOCK 6 Lot 5	6820	344	R6 – SFR
BLOCK 6 Lot 6	7420	349	R6 – SFR
BLOCK 6 Lot 7	7325	345	R6 – SFR
BLOCK 6 Lot 8	6820	344	R6 – SFR
BLOCK 6 Lot 9	6820	344	R6 – SFR
BLOCK 6 Lot 10	6820	344	R6 – SFR
BLOCK 6 Lot 11	6820	344	R6 – SFR
BLOCK 6 Lot 12	6744	337	R6 – SFR
BLOCK 6 Lot 14	10264	415	R6 – SFR
BLOCK 6 Lot 15	7450	371	R6 – SFR
BLOCK 6 Lot 16	5441	313	R6 – SFR
BLOCK 6 Lot 17	5720	324	R6 – SFR
BLOCK 6 Lot 18	5720	324	R6 – SFR
BLOCK 6 Lot 19	7162	344	R6 – SFR
BLOCK 6 Lot 20	7139	341	R6 – SFR
BLOCK 6 Lot 21	5720	324	R6 – SFR
BLOCK 6 Lot 22	5720	324	R6 – SFR
BLOCK 6 Lot 23	5720	324	R6 – SFR
BLOCK 6 Lot 24	5720	324	R6 – SFR
BLOCK 6 Lot 25	5720	324	R6 – SFR

Parcel Table			
Lot	Area	Perimeter	Description
BLOCK 6 Lot 26	5926	328	R6 – SFR
BLOCK 6 Lot 27	6722	336	R6 – SFR
BLOCK 6 Lot 28	5500	320	R6 – SFR
BLOCK 6 Lot 29	5500	320	R6 – SFR
BLOCK 6 Lot 30	5500	320	R6 – SFR
BLOCK 7 Lot 1	6600	340	R6 – SFR
BLOCK 7 Lot 2	7260	352	R6 – SFR
BLOCK 7 Lot 3	7260	352	R6 – SFR
BLOCK 7 Lot 4	7260	352	R6 – SFR
BLOCK 7 Lot 5	7260	352	R6 – SFR
BLOCK 7 Lot 6	7607	352	R6 – SFR
BLOCK 7 Lot 7	7586	352	R6 – SFR
BLOCK 7 Lot 8	7260	352	R6 – SFR
BLOCK 7 Lot 9	7260	352	R6 – SFR
BLOCK 7 Lot 10	7260	352	R6 – SFR
BLOCK 7 Lot 11	7260	352	R6 – SFR
BLOCK 7 Lot 12	6600	340	R6 – SFR
BLOCK 7 Lot 14	6600	340	R6 – SFR
BLOCK 7 Lot 15	7260	352	R6 – SFR
BLOCK 7 Lot 16	7605	352	R6 – SFR
BLOCK 7 Lot 17	7529	349	R6 – SFR
BLOCK 7 Lot 18	7260	352	R6 – SFR
BLOCK 7 Lot 19	6600	340	R6 – SFR
BLOCK 8 Lot 2	3360	274	R12 – SFR
BLOCK 8 Lot 3	3360	274	R12 – SFR
BLOCK 8 Lot 4	3360	274	R12 – SFR
BLOCK 8 Lot 5	3360	274	R12 – SFR
BLOCK 8 Lot 6	3360	274	R12 – SFR
BLOCK 8 Lot 7	3360	274	R12 – SFR
BLOCK 8 Lot 8	3360	274	R12 – SFR
BLOCK 8 Lot 9	3360	274	R12 – SFR
BLOCK 8 Lot 10	3360	274	R12 – SFR
BLOCK 8 Lot 11	3360	274	R12 – SFR
BLOCK 8 Lot 12	3360	274	R12 – SFR
BLOCK 8 Lot 13	3360	274	R12 – SFR
BLOCK 8 Lot 14	3360	274	R12 – SFR

Parcel Table			
Lot	Area	Perimeter	Description
BLOCK 8 Lot 15	3360	274	R12 – SFR
BLOCK 8 Lot 16	3360	274	R12 – SFR
BLOCK 8 Lot 17	3360	274	R12 – SFR
BLOCK 8 Lot 18	3360	274	R12 – SFR
BLOCK 9 Lot 2	3360	274	R12 – SFR
BLOCK 9 Lot 3	3360	274	R12 – SFR
BLOCK 9 Lot 4	3360	274	R12 – SFR
BLOCK 9 Lot 5	3360	274	R12 – SFR
BLOCK 9 Lot 6	3360	274	R12 – SFR
BLOCK 9 Lot 7	3360	274	R12 – SFR
BLOCK 9 Lot 8	3360	274	R12 – SFR
BLOCK 9 Lot 9	3360	274	R12 – SFR
BLOCK 9 Lot 10	3360	274	R12 – SFR
BLOCK 9 Lot 11	3360	274	R12 – SFR
BLOCK 9 Lot 12	3360	274	R12 – SFR
BLOCK 9 Lot 13	3360	274	R12 – SFR
BLOCK 9 Lot 14	3360	274	R12 – SFR
BLOCK 9 Lot 15	3360	274	R12 – SFR
BLOCK 9 Lot 16	3360	274	R12 – SFR
BLOCK 9 Lot 17	3360	274	R12 – SFR
BLOCK 9 Lot 18	3353	272	R12 – SFR
BLOCK 10 Lot 2	3652	275	R12 – SFR
BLOCK 10 Lot 3	3836	285	R12 – SFR
BLOCK 10 Lot 4	3937	290	R12 – SFR
BLOCK 10 Lot 5	3960	292	R12 – SFR
BLOCK 10 Lot 6	3960	292	R12 – SFR
BLOCK 10 Lot 7	3960	292	R12 – SFR
BLOCK 10 Lot 8	3960	292	R12 – SFR
BLOCK 10 Lot 9	3960	292	R12 – SFR
BLOCK 10 Lot 10	3960	292	R12 – SFR
BLOCK 10 Lot 11	3960	292	R12 – SFR
BLOCK 10 Lot 12	3960	292	R12 – SFR
BLOCK 10 Lot 13	3960	292	R12 – SFR
BLOCK 10 Lot 14	3946	289	R12 – SFR
BLOCK 10 Lot 15	4694	302	R12 – SFR
BLOCK 10 Lot 16	6211	335	R12 – SFR

Parcel Table			
Lot	Area	Perimeter	Description
BLOCK 10 Lot 18	4924	305	R6 – SFR
BLOCK 10 Lot 19	4907	305	R6 – SFR
BLOCK 10 Lot 20	4950	310	R6 – SFR
BLOCK 10 Lot 21	4950	310	R6 – SFR
BLOCK 10 Lot 22	4950	310	R6 – SFR
BLOCK 10 Lot 23	4950	310	R6 – SFR
BLOCK 10 Lot 24	4950	310	R6 – SFR
BLOCK 10 Lot 25	4950	310	R6 – SFR
BLOCK 10 Lot 26	4950	310	R6 – SFR
BLOCK 10 Lot 27	4950	310	R6 – SFR
BLOCK 10 Lot 28	4950	310	R6 – SFR
BLOCK 10 Lot 29	4950	310	R6 – SFR
BLOCK 10 Lot 30	4950	310	R6 – SFR
BLOCK 10 Lot 31	4950	310	R6 – SFR
BLOCK 10 Lot 32	4950	310	R6 – SFR
BLOCK 10 Lot 33	4950	310	R6 – SFR
BLOCK 10 Lot 34	4950	310	R6 – SFR
BLOCK 10 Lot 35	4950	310	R6 – SFR
BLOCK 10 Lot 36	4950	310	R6 – SFR
BLOCK 10 Lot 37	4950	310	R6 – SFR
BLOCK 10 Lot 38	4950	310	R6 – SFR
BLOCK 10 Lot 39	4950	310	R6 – SFR
BLOCK 10 Lot 40	4950	310	R6 – SFR
BLOCK 11 Lot 1	7779	367	R6 – SFR
BLOCK 11 Lot 2	7700	360	R6 – SFR
BLOCK 11 Lot 3	7700	360	R6 – SFR
BLOCK 11 Lot 4	7700	360	R6 – SFR
BLOCK 11 Lot 5	7700	360	R6 – SFR
BLOCK 11 Lot 6	7700	360	R6 – SFR
BLOCK 11 Lot 7	7624	353	R6 – SFR
BLOCK 11 Lot 8	7595	350	R6 – SFR
BLOCK 11 Lot 9	5500	320	R6 – SFR
BLOCK 11 Lot 10	5500	320	R6 – SFR
BLOCK 11 Lot 11	5500	320	R6 – SFR
BLOCK 11 Lot 12	5500	320	R6 – SFR
BLOCK 11 Lot 13	5500	320	R6 – SFR

Parcel Table			
Lot	Area	Perimeter	Description
BLOCK 11 Lot 14	5500	320	R6 – SFR
BLOCK 11 Lot 15	5500	320	R6 – SFR
BLOCK 11 Lot 16	5500	320	R6 – SFR
BLOCK 11 Lot 17	5500	320	R6 – SFR
BLOCK 11 Lot 18	5500	320	R6 – SFR
BLOCK 11 Lot 19	5500	320	R6 – SFR
BLOCK 12 Lot 2	5412	312	R6 – SFR
BLOCK 12 Lot 3	5500	320	R6 – SFR
BLOCK 12 Lot 4	5500	320	R6 – SFR
BLOCK 12 Lot 5	5500	320	R6 – SFR
BLOCK 12 Lot 6	5500	320	R6 – SFR
BLOCK 12 Lot 7	5500	320	R6 – SFR
BLOCK 12 Lot 8	5500	320	R6 – SFR
BLOCK 12 Lot 9	5500	320	R6 – SFR
BLOCK 12 Lot 10	5500	320	R6 – SFR
BLOCK 12 Lot 11	5500	320	R6 – SFR
BLOCK 12 Lot 12	5500	320	R6 – SFR
BLOCK 12 Lot 13	5500	320	R6 – SFR
BLOCK 12 Lot 14	5597	320	R6 – SFR
BLOCK 12 Lot 16	8156	385	R6 – SFR
BLOCK 12 Lot 17	8319	397	R6 – SFR
BLOCK 12 Lot 18	7233	347	R6 – SFR
BLOCK 12 Lot 19	7260	352	R6 – SFR
BLOCK 12 Lot 20	7260	352	R6 – SFR
BLOCK 12 Lot 21	7260	352	R6 – SFR
BLOCK 12 Lot 22	7260	352	R6 – SFR
BLOCK 12 Lot 23	7260	352	R6 – SFR
BLOCK 12 Lot 24	7260	352	R6 – SFR
BLOCK 12 Lot 25	7260	352	R6 – SFR
BLOCK 12 Lot 26	7260	352	R6 – SFR
BLOCK 12 Lot 27	7172	344	R6 – SFR

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
CONSTRUCTION
STATE OF IDAHO
DAVID A. BAILEY

CHECKED BY:
DAVID A. BAILEY P.E.

DRAWN BY:
BEB

REVISED		
NO.	DATE	DESCRIPTION

CONCEPTUAL SEWER PROFILES
LEDGESTONE PLAZA
TRILOGY DEVELOPMENT, INC.

DATE:
05–04–2020

PROJECT:
C2019–036

SHEET
PP–5

DEVELOPMENT DATA

TOTAL AREA	76.03 ACRES
RESIDENTIAL LOTS	233
COMMON LOTS	15
APARTMENTS LOTS	1
COMMERCIAL LOTS	6
TOTAL LOTS	255
GROSS COMMON AREA	12.7 ACRES (16.7%)
USABLE OPEN SPACE	9.6 ACRES (12.6%)
EXISTING ZONING	RR
PROPOSED ZONING	R-6 / R-12 / COMMERCIAL

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.

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 'LIFS-KWS'	2" CAL B&B
	SPRINGSNOW CRABAPPLE	MALUS 'SPRINGSNOW'	2" CAL B&B

SYM	COMMON NAME	BOTANICAL NAME	SIZE
	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'	3 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
	PJM RHODODENDRON	RHODODRENDRON 'PJM'	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).	

LANDSCAPE CALCULATIONS

RESIDENTIAL LANDSCAPE BUFFERS 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. COMMERCIAL LANDSCAPE BUFFERS REQUIRE ONE (1) SHADE TREE AND FIVE (5) SHRUBS PER 35 LINEAR FEET. EACH REQUIRED SHADE TREE MAY BE SUBSTITUTED FOR TWO (2) FLOWERING/ORNAMENTAL OR TWO (2) EVERGREEN TREES.

LOCATION	BUFFER WIDTH	LENGTH	REQUIRED	PROVIDED
S. STROEBEL RD.	20'	1145' / 100' =	23 TREES	24.5 TREES (19 SHADE TREES + 11 ORNAMENTAL TREES)
			34 EVERGREENS	35 EVERGREENS
			137 SHRUBS	137+ SHRUBS
N. MERIDIAN RD.	30'	1235' / 35' =	35 TREES	43.5 TREES (22 SHADE TREES + 15 EVERGREENS + 13 ORNAMENTAL TREES)
			176 SHRUBS	176+ SHRUBS
ARDELL RD.	30'	1900' / 100' =	38 TREES	43.5 TREES (32 SHADE TREES + 23 ORNAMENTAL TREES)
			57 EVERGREENS	57 EVERGREENS
			228 SHRUBS	228+ SHRUBS
ARDELL RD. (COMMERCIAL)	30'	390' / 35' =	11 TREES	11 TREES (9 SHADE TREES + 4 ORNAMENTAL TREES)
			56 SHRUBS	176+ SHRUBS

TOTAL NUMBER OF BUFFER TREES:	240 TREES
TOTAL NUMBER OF APARTMENT TREES:	263 TREES
TOTAL NUMBER OF COMMON AREA TREES:	287 TREES
TOTAL NUMBER OF TREES	790 TREES

LEDGESTONE PLAZA SUBDIVISION

KUNA, ID

PRELIMINARY PLAT LANDSCAPE PLAN

OWNER OF RECORD
HUNEMILLER, RUSSEL D.
16130 N. ELDER ST.
NAMPA, IDAHO 83687

GO FOR IT LLC
16130 N. ELDER ST.
NAMPA, IDAHO 83687

DEVELOPER
TRILOGY DEVELOPMENT, INC.
9839 W. CABLE CAR ST.
BOISE, IDAHO 83709

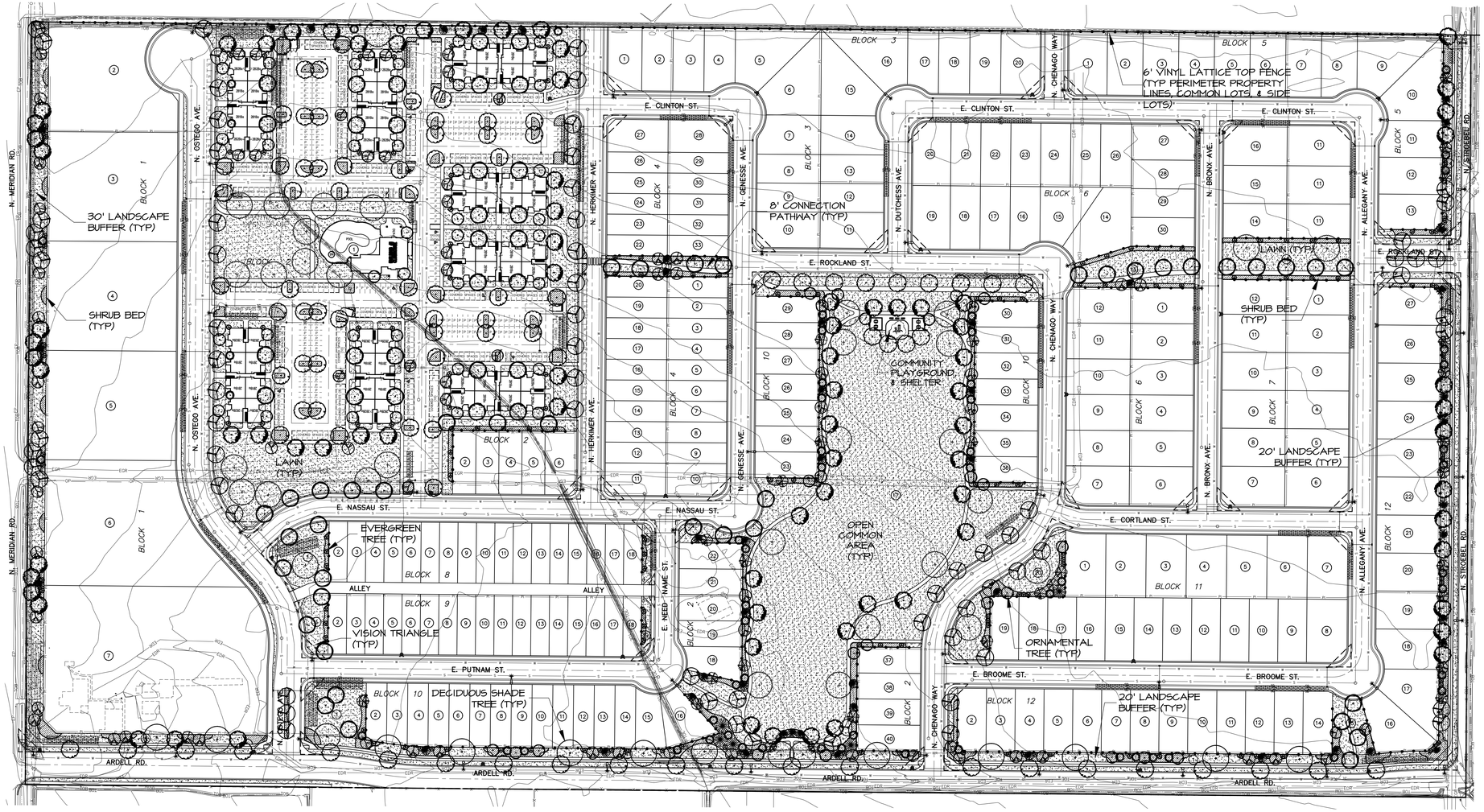
PLANNER/CONTACT
SHAWN BROWNLEE
TRILOGY DEVELOPMENT, INC.
9839 W. CABLE CAR ST.
BOISE, IDAHO 83709

JENSENBELTS ASSOCIATES
Site Planning / Landscape Architecture
1509 Tyrell Lane, Ste 150 Boise, ID 83706
Ph. (208) 343-7175 www.jensenbelts.com

MAY 1, 2020

NORTH

0' 100' 200' 300'
SCALE 1" = 100'



DEVELOPMENT DATA

TOTAL AREA	76.03 ACRES
RESIDENTIAL LOTS	233
COMMON LOTS	15
APARTMENTS LOTS	1
COMMERCIAL LOTS	6
TOTAL LOTS	255
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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
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	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
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	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

SYM	COMMON NAME	BOTANICAL NAME	SIZE
	SHRUBS/ORNAMENTAL GRASSES/PERENNIALS		
	BLACK EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTRUM'	1 GAL, 24" O.C.
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	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'	3 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
	PJM RHODODENDRON	RHODODRENDRON 'PJM'	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).	

LANDSCAPE CALCULATIONS

RESIDENTIAL LANDSCAPE BUFFERS 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. COMMERCIAL LANDSCAPE BUFFERS REQUIRE ONE (1) SHADE TREE AND FIVE (5) SHRUBS PER 35 LINEAR FEET. EACH REQUIRED SHADE TREE MAY BE SUBSTITUTED FOR TWO (2) FLOWERING/ORNAMENTAL OR TWO (2) EVERGREEN TREES.

LOCATION	BUFFER WIDTH	LENGTH	REQUIRED	PROVIDED
S. STROEBEL RD.	20'	1145' / 100' =	23 TREES	24.5 TREES (19 SHADE TREES + 11 ORNAMENTAL TREES)
			34 EVERGREENS	35 EVERGREENS
			137 SHRUBS	137+ SHRUBS
N. MERIDIAN RD.	30'	1235' / 35' =	35 TREES	43.5 TREES (22 SHADE TREES + 15 EVERGREENS + 13 ORNAMENTAL TREES)
			176 SHRUBS	176+ SHRUBS
ARDELL RD.	30'	1900' / 100' =	38 TREES	43.5 TREES (32 SHADE TREES + 23 ORNAMENTAL TREES)
			57 EVERGREENS	57 EVERGREENS
			228 SHRUBS	228+ SHRUBS
ARDELL RD. (COMMERCIAL)	30'	390' / 35' =	11 TREES	11 TREES (9 SHADE TREES + 4 ORNAMENTAL TREES)
			56 SHRUBS	176+ SHRUBS

TOTAL NUMBER OF BUFFER TREES:	240 TREES
TOTAL NUMBER OF APARTMENT TREES:	263 TREES
TOTAL NUMBER OF COMMON AREA TREES:	287 TREES
TOTAL NUMBER OF TREES	790 TREES

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LEDGESTONE PLAZA SUBDIVISION

KUNA, ID

PRELIMINARY PLAT LANDSCAPE PLAN

OWNER OF RECORD
HUNEMILLER, RUSSEL D.
16130 N. ELDER ST.
NAMPA, IDAHO 83687

GO FOR IT LLC
16130 N. ELDER ST.
NAMPA, IDAHO 83687

DEVELOPER
TRILOGY DEVELOPMENT, INC.
9839 W. CABLE CAR ST.
BOISE, IDAHO 83709

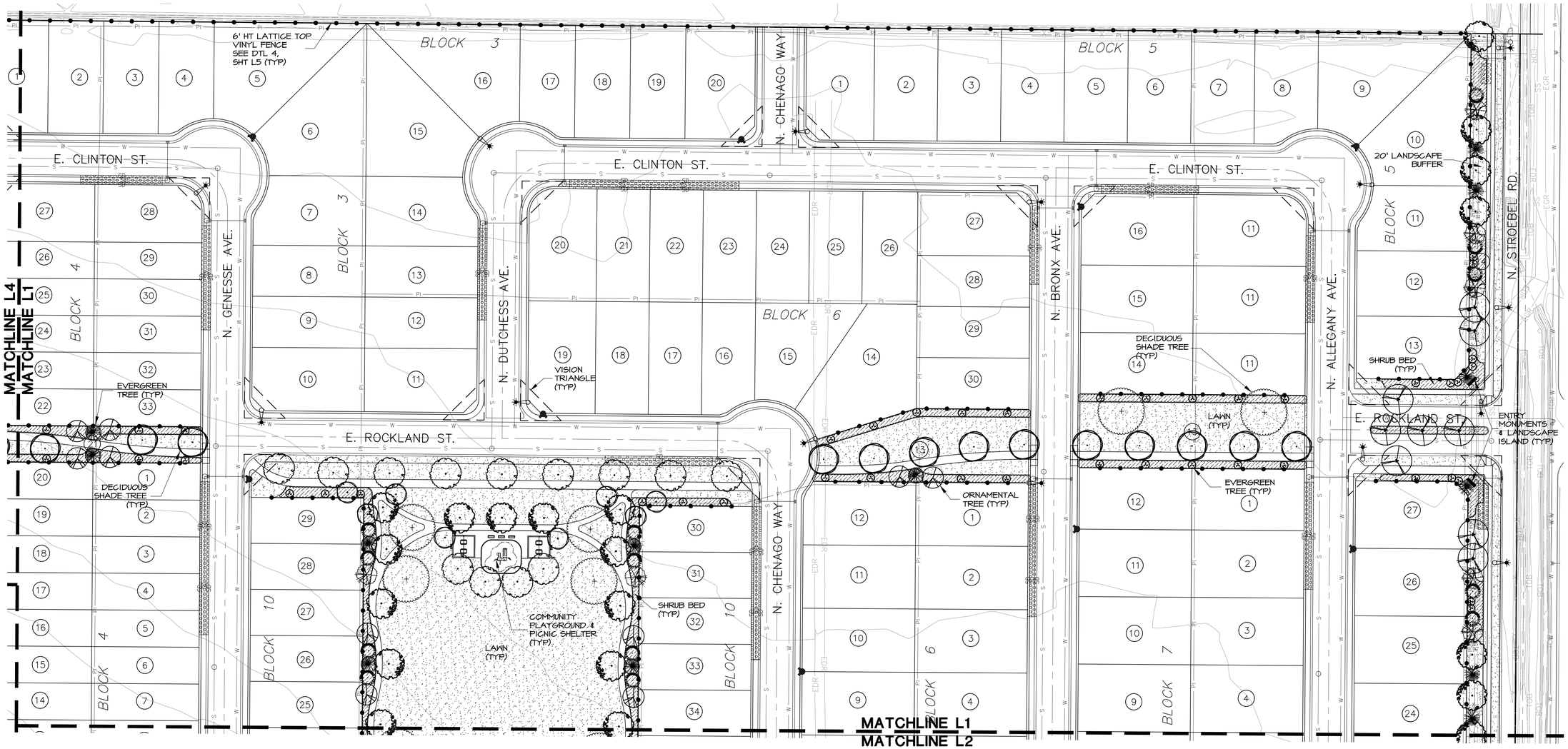
PLANNER/CONTACT
SHAWN BROWNLEE
TRILOGY DEVELOPMENT, INC.
9839 W. CABLE CAR ST.
BOISE, IDAHO 83709

MAY 1, 2020

NORTH

0' 100' 200' 300'

SCALE 1" = 100'



PLANT PALETTE

(REFERENCE SHT L5)

SYM	COMMON NAME
	EVERGREEN TREES
	AUSTRIAN PINE
	BLACK HILLS SPRUCE
	BLUE SPRUCE
	MOONGLOW JUNIPER
	NORWAY SPRUCE
	VANDERWOLFS PINE
	STREET TREES (CLASS III)
	LONDON PLANETREE
	RED OAK
	STREET TREES (CLASS II)
	AUTUMN PURPLE ASH
	SKYLINE HONEYLOCUST
	LITTLELEAF LINDEN
	AMERICAN SWEETGUM
	TULIP TREE
	ORNAMENTAL TREES (CLASS I)
	AMUR MAPLE
	CHANTICLEER PEAR
	ROYAL RAINDROPS CRABAPPLE
	SPRINGSNOW CRABAPPLE

SYM	COMMON NAME
	SHRUBS/ORNAMENTAL GRASSES/PERENNIALS
	BLACK EYED SUSAN
	BLUE RUG JUNIPER
	CREEPING MAHONIA
	RED FLOWER CARPET ROSE
	DWARF FOUNTAIN GRASS
	DARTS GOLD NINEBARK
	STELLA D'ORO DAYLILY
	EMERALD 'N' GOLD EUONYMUS
	ENDLESS SUMMER HYDRANGEA
	FINE LINE BUCKTHORN
	GOLDFLAME SPIREA
	GRO-LOW SUMAC
	IVORY HALO DOGWOOD
	KARL FOERSTER REED GRASS
	LITTLE DEVIL NINEBARK
	HIDCOTE BLUE ENGLISH LAVENDER
	OTTO LUYKEN LAUREL
	P.J.M RHODODENDRON
	MAIDEN GRASS
	SUMMERWINE NINEBARK

SYM	
	LAWN
	6' VINYL LATTICE TOP FENCE ALONG PERIMETER PROPERTY LINES, COMMON LOTS, AND SIDE LOTS (TYP). SEE DTL 4, SHT L5.

NOTES

1. REFER TO SHEET L5 FOR PLANT PALETTE, DEVELOPMENT DATA, LANDSCAPE CALCULATIONS, LANDSCAPE DETAILS, AND FENCING DETAILS.

NORTH

SCALE 1" = 50'

JENSENBELTS ASSOCIATES
Site Planning / Landscape Architecture
1500 Tyrell Lane, Ste 150 Boise, ID 83706
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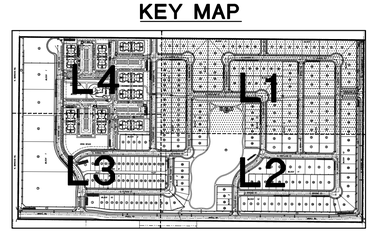
KEY MAP



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1119 E. STATE STREET, SUITE 210
EAGLE, ID 83616
TEL: 208.938.0013
www.baileyengineers.com

STATE OF IDAHO — KYLE S. GIBBS — 16535 — REGISTERED LANDSCAPE ARCHITECT

CHECKED BY: KSG
DRAWN BY: JJN

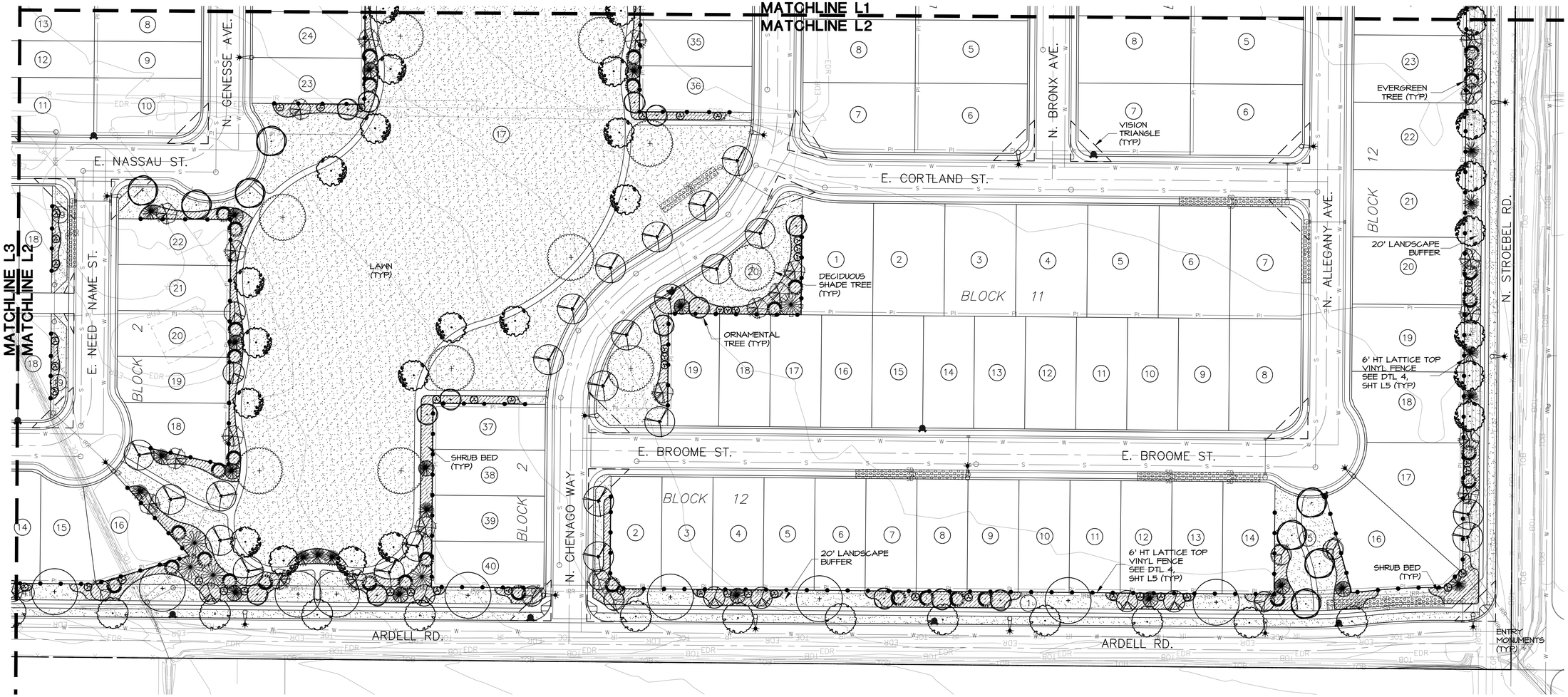
REVISED

NO.	DATE	DESCRIPTION

PRELIMINARY PLAT LANDSCAPE PLAN
LEDGESTONE PLAZA SUBDIVISION
TRILOGY DEVELOPMENT, INC.

DATE: 05-01-2020
PROJECT: JBA-2030

SHEET L1



PLANT PALETTE

(REFERENCE SHT L5)

SYM	COMMON NAME
	EVERGREEN TREES
	AUSTRIAN PINE
	BLACK HILLS SPRUCE
	BLUE SPRUCE
	MOONGLOW JUNIPER
	NORWAY SPRUCE
	VANDERWOLFS PINE
	STREET TREES (CLASS III)
	LONDON PLANETREE
	RED OAK
	STREET TREES (CLASS II)
	AUTUMN PURPLE ASH
	SKYLINE HONEYLOCUST
	LITTLELEAF LINDEN
	AMERICAN SWEETGUM
	TULIP TREE
	ORNAMENTAL TREES (CLASS I)
	AMUR MAPLE
	CHANTICLEER PEAR
	ROYAL RAINDROPS CRABAPPLE
	SPRINGSNOW CRABAPPLE

SYM	COMMON NAME
	SHRUBS/ORNAMENTAL GRASSES/PERENNIALS
	BLACK EYED SUSAN
	BLUE RUG JUNIPER
	CREEPING MAHONIA
	RED FLOWER CARPET ROSE
	DWARF FOUNTAIN GRASS
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	STELLA D'ORO DAYLILY
	EMERALD N' GOLD EUONYMUS
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	GOLDFLAME SPIREA
	GRO-LOW SUMAC
	IVORY HALO DOGWOOD
	KARL FOERSTER REED GRASS
	LITTLE DEVIL NINEBARK
	HIDCOTE BLUE ENGLISH LAVENDER
	OTTO LUYKEN LAUREL
	PJM RHODODENDRON
	MAIDEN GRASS
	SUMMERWINE NINEBARK

SYM	
	LAWN
	6' VINYL LATTICE TOP FENCE ALONG PERIMETER PROPERTY LINES, COMMON LOTS, AND SIDE LOTS (TYP). SEE DTL 4, SHT L5.

NOTES

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NORTH

0' 50' 100' 150'

SCALE 1" = 50'

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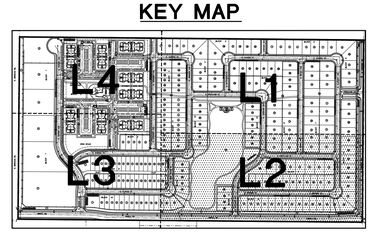
Ph. (208) 345-7175 www.jensenbelts.com

KEY MAP



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STATE OF IDAHO
KRISTOPHER C. SLAGLE
LANDSCAPE ARCHITECT
PLA-6535

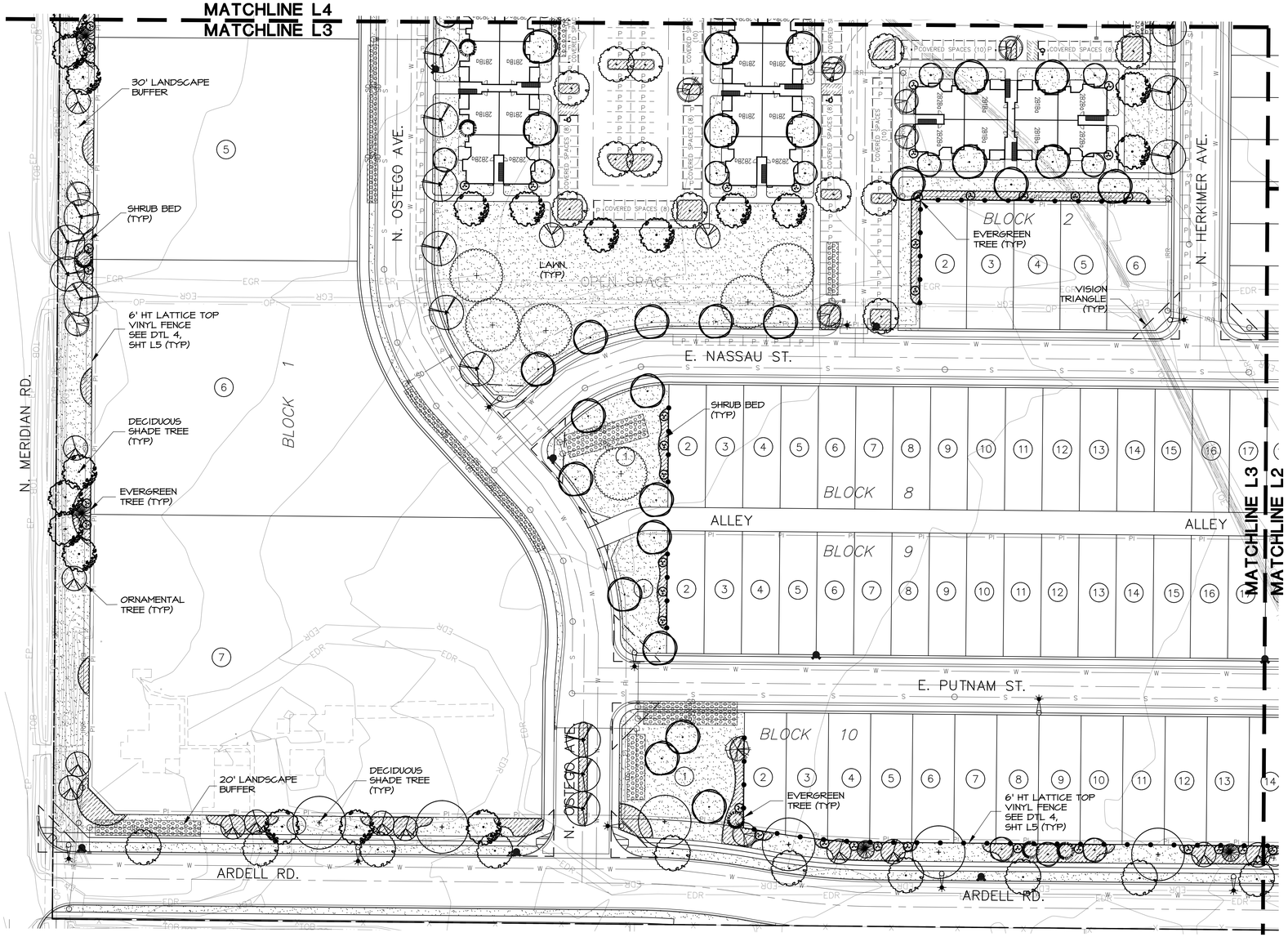
CHECKED BY: KCS
DRAWN BY: JJN

REVISED
NO. DATE DESCRIPTION

PRELIMINARY PLAT LANDSCAPE PLAN
LEDGESTONE PLAZA SUBDIVISION
TRILOGY DEVELOPMENT, INC.

DATE: 05-01-2020
PROJECT: JBA-2030

SHEET L2



PLANT PALETTE

(REFERENCE SHT L5)

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	EVERGREEN TREES
	AUSTRIAN PINE
	BLACK HILLS SPRUCE
	BLUE SPRUCE
	MOONGLOW JUNIPER
	NORWAY SPRUCE
	VANDERWOLFS PINE
	STREET TREES (CLASS III)
	LONDON PLANETREE
	RED OAK
	STREET TREES (CLASS II)
	AUTUMN PURPLE ASH
	SKYLINE HONEYLOCUST
	LITTLELEAF LINDEN
	AMERICAN SWEETGUM
	TULIP TREE
	ORNAMENTAL TREES (CLASS I)
	AMUR MAPLE
	CHANTICLEER PEAR
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	GRO-LOW SUMAC
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	KARL FOERSTER REED GRASS
	LITTLE DEVIL NINEBARK
	HIDCOTE BLUE ENGLISH LAVENDER
	OTTO LUYKEN LAUREL
	PJM RHODODENDRON
	MAIDEN GRASS
	SUMMERWINE NINEBARK

SYM	
	LAWN
	6' VINYL LATTICE TOP FENCE ALONG PERIMETER PROPERTY LINES, COMMON LOTS, AND SIDE LOTS (TYP). SEE DTL 4, SHT L5.

NOTES

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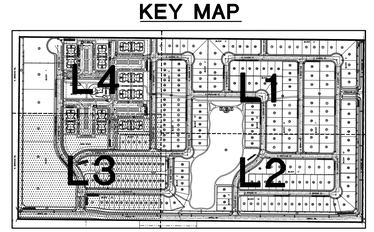
NORTH

0' 50' 100' 150'

SCALE 1" = 50'

KEY MAP



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STATE OF IDAHO — KRISTOPHER S. SELLERS — 16535 — LANDSCAPE ARCHITECT

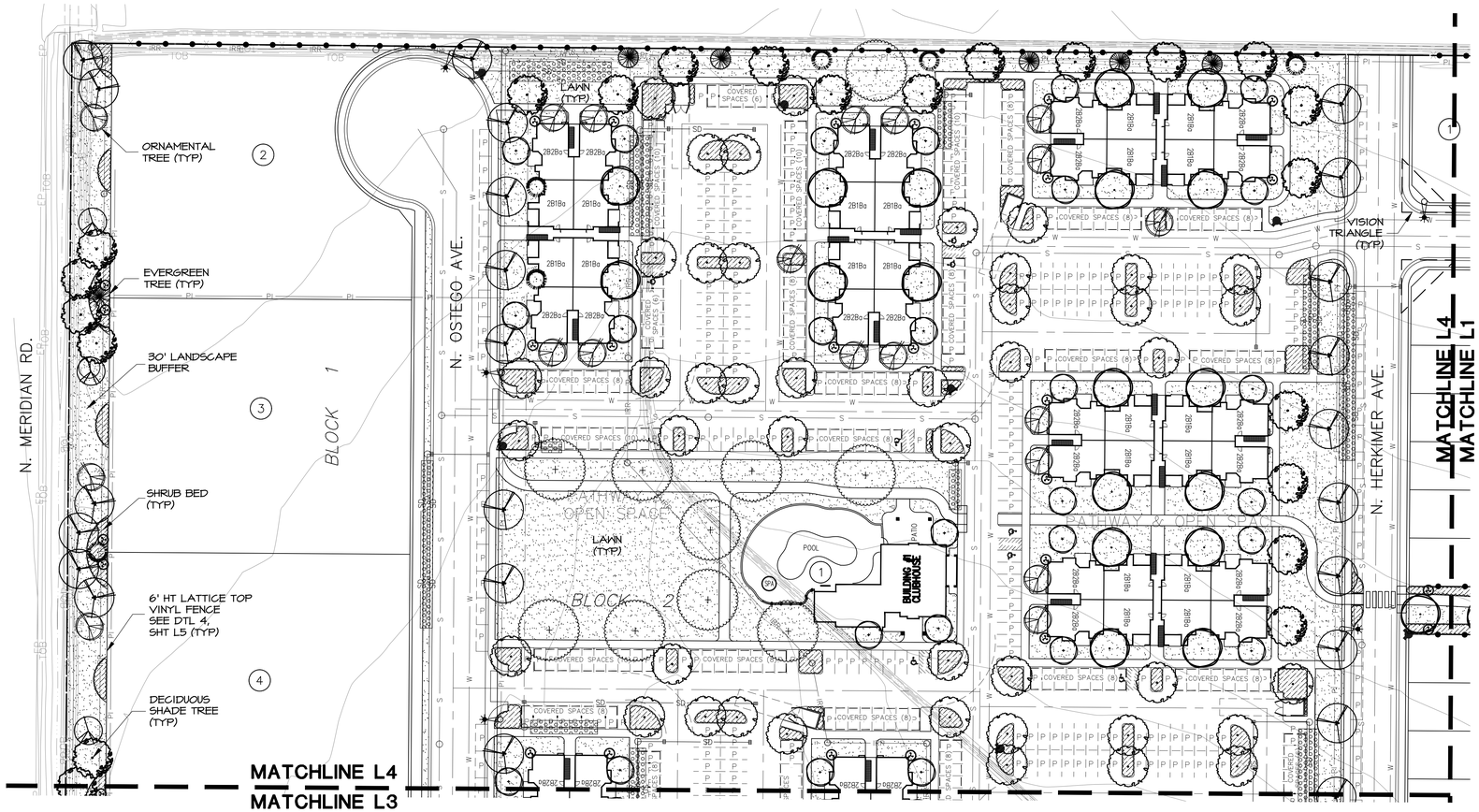
CHECKED BY: KSS
DRAWN BY: JJN

REVISED

NO.	DATE	DESCRIPTION

PRELIMINARY PLAT LANDSCAPE PLAN
LEDGESTONE PLAZA SUBDIVISION
TRILOGY DEVELOPMENT, INC.

DATE: 05-01-2020
PROJECT: JBA-2030
SHEET L3



PLANT PALETTE

(REFERENCE SHT L5)

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	AUSTRIAN PINE
	BLACK HILLS SPRUCE
	BLUE SPRUCE
	MOONGLOW JUNIPER
	NORWAY SPRUCE
	VANDERWOLFS PINE
	STREET TREES (CLASS III)
	LONDON PLANETREE
	RED OAK
	STREET TREES (CLASS II)
	AUTUMN PURPLE ASH
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	LITTLELEAF LINDEN
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	IVORY HALO DOGWOOD
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	OTTO LUYKEN LAUREL
	PJM RHODODENDRON
	MAIDEN GRASS
	SUMMERWINE NINEBARK

SYM	
	LAWN
	6' VINYL LATTICE TOP FENCE ALONG PERIMETER PROPERTY LINES, COMMON LOTS, AND SIDE LOTS (TYP). SEE DTL 4, SHT L5.

NOTES

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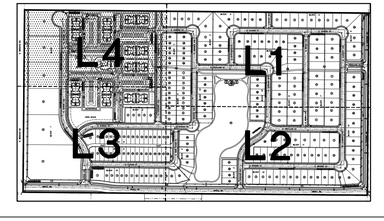

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EAGLE, ID 83616
TEL: 208.938.0013
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STATE OF IDAHO — JENNIFER N. STEELE — 10536 — LICENSED LANDSCAPE ARCHITECT

CHECKED BY: KCS
DRAWN BY: JJN

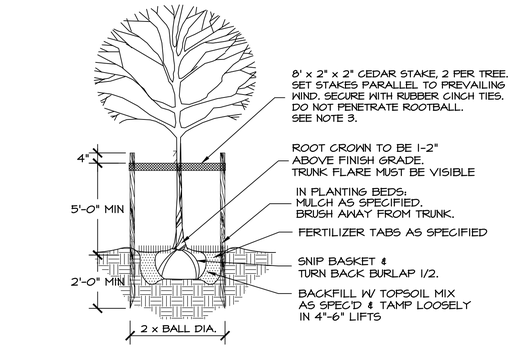
REVISED

NO.	DATE	DESCRIPTION

PRELIMINARY PLAT LANDSCAPE PLAN
LEDGESTONE PLAZA SUBDIVISION
TRILOGY DEVELOPMENT, INC.

DATE: 05-01-2020
PROJECT: JBA-2030

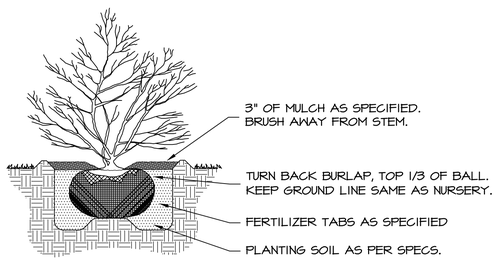
SHEET L4



NOTES:
1. REMOVE ALL TWINE, ROPE, OR BINDINGS FROM ALL TRUNKS.
2. REMOVE BURLAP AND WIRE BASKETS FROM THE TOP 1/2 OF ALL ROOT BALLS AFTER PLANTING. IF SYNTHETIC WRAP/BURLAP IS USED, IT MUST BE COMPLETELY REMOVED.
3. STAKING OF TREES TO BE THE CONTRACTOR'S OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND REMAIN STRAIGHT FOR A MIN OF 1 YEAR. ALL STAKING SHALL BE REMOVED AT THE END OF THE 1 YEAR WARRANTY PERIOD.
4. TREE TREES PLANTED IN TURF AREAS: REMOVE TURF 3' DIA. FROM TREE TRUNK.

(1) TREE PLANTING/STAKING

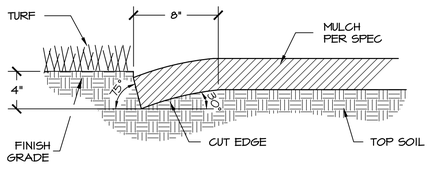
NOT TO SCALE



NOTE: DIG HOLE TWICE THE SIZE OF ROOTBALL.

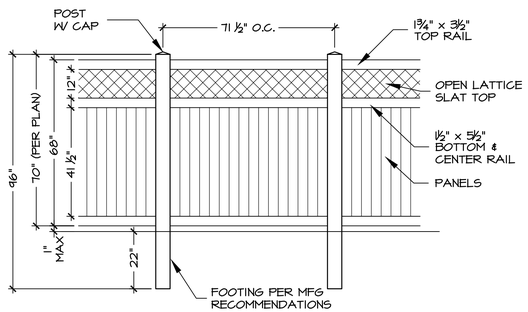
(2) SHRUB PLANTING

NOT TO SCALE



(3) PLANTER CUT BED EDGE

NOT TO SCALE



NOTES:
1. ALL END CAP AND PATHWAY FENCE TO STOP 24' FROM PROPERTY LINE.

(4) VINYL LATTICE TOP FENCE

NOT TO SCALE

LANDSCAPE CALCULATIONS

RESIDENTIAL LANDSCAPE BUFFERS 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. COMMERCIAL LANDSCAPE BUFFERS REQUIRE ONE (1) SHADE TREE AND FIVE (5) SHRUBS PER 35 LINEAR FEET. EACH REQUIRED SHADE TREE MAY BE SUBSTITUTED FOR TWO (2) FLOWERING/ORNAMENTAL OR TWO (2) EVERGREEN TREES.

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TOTAL NUMBER OF APARTMENT TREES:				263 TREES
TOTAL NUMBER OF COMMON AREA TREES:				287 TREES
TOTAL NUMBER OF TREES				790 TREES

DEVELOPMENT DATA

TOTAL AREA	76.03 ACRES
RESIDENTIAL LOTS	233
COMMON LOTS	15
APARTMENTS LOTS	1
COMMERCIAL LOTS	6
TOTAL LOTS	255
COMMON AREA	12.7 ACRES (16.7%)
USABLE OPEN SPACE	9.6 ACRES (12.6%)
EXISTING ZONING	RR
PROPOSED ZONING	R-6/R-12/COMMERCIAL

PLANT PALETTE

SYM	COMMON NAME	BOTANICAL NAME	SIZE	MATURE SIZE
	EVERGREEN TREES			
	AUSTRIAN PINE	PINUS NIGRA	6-8' HT B&B	50' HT x 20' W
	BLACK HILLS SPRUCE	PICEA GLAUCA 'DENSATA'	6-8' HT B&B	25' HT x 12' W
	BLUE SPRUCE	PICEA PUNGENS 'GLAUCA'	6-8' HT B&B	15' HT x 15' W
	MOONGLOW JUNIPER	JUNIPERUS SCOPULORUM 'MOONGLOW'	6-8' HT B&B	20' HT x 8' W
	NORWAY SPRUCE	PICEA ABIES	6-8' HT B&B	50' HT x 25'W
	VANDERWOLFS PINE	PINUS FLEXILIS 'VANDERWOLFS'	6-8' HT B&B	30' HT x 15' W
	STREET TREES (CLASS III)			
	LONDON PLANETREE	PLATANUS x ACERIFOLIA	2" CAL B&B	75' HT x 60' W
	RED OAK	QUERCUS RUBRA	2" CAL B&B	70' HT x 45' W
	STREET TREES (CLASS II)			
	AUTUMN PURPLE ASH	FRAXINUS AMERICANA 'AUTUMN PURPLE'	2" CAL B&B	45' HT x 35' W
	SKYLINE HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	2" CAL B&B	45' HT x 30' W
	LITTLELEAF LINDEN	TILIA CORDATA	2" CAL B&B	40' HT x 30' W
	AMERICAN SWEETGUM	LIQUIDAMBER STYRACIFLUA	2" CAL B&B	60' HT x 40' W
	TULIP TREE	LIRODENDRON TULIPIFERA	2" CAL B&B	50' HT x 30' W
	ORNAMENTAL TREES (CLASS I)			
	AMUR MAPLE	ACER GINNALA 'FLAME'	2" CAL B&B	20' HT x 25' W
	CHANTICLEER PEAR	PYRUS CALLERYANA 'GLEN'S FORM'	2" CAL B&B	30' HT x 15' W
	ROYAL RAINDROPS CRABAPPLE	MALUS x 'JFS-KW5'	2" CAL B&B	20' HT x 15' W
	SPRINGSNOW CRABAPPLE	MALUS 'SPRINGSNOW'	2" CAL B&B	20' HT x 15' W
	SHRUBS/ORNAMENTAL GRASSES/PERENNIALS			
	BLACK EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTRUM'	1 GAL. 24" O.C.	2' HT x 2' W
	BLUE RUG JUNIPER	JUNIPERUS HORIZONTALIS 'WILTONI'	2 GAL	6" HT x 6' W
	CREEPING MAHONIA	MAHONIA REPENS	3 GAL	18" HT x 3' W
	RED FLOWER CARPET ROSE	ROSA 'FLOWER CARPET- NOARE'	3 GAL	3' HT x 3' W
	DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELN'	5 GAL	2' HT x 2' W
	DARTS GOLD NINEBARK	PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD'	1 GAL	4' HT x 4' W
	STELLA D'ORO DAYLILY	HEMEROCALLIS 'STELLA D'ORO'	3 GAL	1.5' HT x 2' W
	EMERALD 'N' GOLD EUONYMUS	EUONYMUS FORTUNEI 'EMERALD 'N' GOLD'	5 GAL	2' HT x 4' W
	ENDLESS SUMMER HYDRANGEA	HYDRANGEA ARBORESCENS 'PIIHM-I'	3 GAL	4' HT x 4' W
	FINE LINE BUCKTHORN	RHAMNUS FRAGULA 'RON WILLIAMS'	5 GAL	6' HT x 2.5' W
	GOLDFLAME SPIREA	SPIRAEA x BUMALDA 'GOLDFLAME	3 GAL	4' HT x 4' W
	GRO-LOW SUMAC	RHUS AROMATICA 'GRO-LOW'	5 GAL	2.5' HT x 6' W
	IVORY HALO DOGWOOD	CORNUS ALBA 'BAILHALO'	5 GAL	5' HT x 6' W
	KARL FOERSTER REED GRASS	CALAMAGROSTIS ARUNDINACEA 'K.F.'	1 GAL	4' HT x 2' W
	LITTLE DEVIL NINEBARK	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY'	5 GAL	3' HT x 3' W
	HIDCOTE BLUE ENGLISH LAVENDER	LAVANDULA ANGUSTIFOLIA 'HIDCOTE BLUE'	3 GAL	3' HT X 3' W
	OTTO LUYKEN LAUREL	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	5 GAL	3' HT x 6' W
	PJM RHODODENDRON	RHODODRENDRON 'P.JM'	5 GAL	4' HT x 4' W
	MAIDEN GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	1 GAL	7' HT x 4' W
	SUMMERWINE NINEBARK	PHYSOCARPUS OPULIFOLIA 'SEWARD'	5 GAL	6' HT x 6' W

LAWN

6' VINYL LATTICE TOP FENCE ALONG PERIMETER PROPERTY LINES, COMMON LOTS, AND SIDE LOTS (TYP). SEE DTL 4, THIS SHT.

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.

OWNER OF RECORD
HUNEMILLER, RUSSEL D.
16130 N. ELDER ST.
NAMPA, IDAHO 83687

GO FOR IT LLC
16130 N. ELDER ST.
NAMPA, IDAHO 83687

DEVELOPER
TRILOGY DEVELOPMENT, INC.
9839 W. CABLE CAR ST.
BOISE, IDAHO 83709

PLANNER/CONTACT
SHAWN BROWNLEE
TRILOGY DEVELOPMENT, INC.
9839 W. CABLE CAR ST.
BOISE, IDAHO 83709

JENSENBELTS ASSOCIATES
Site Planning / Landscape Architecture
1500 Tyrell Lane, Ste 150 Boise, ID 83706
Ph. (208) 343-7175 www.jensenbelts.com

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
1119 E. STATE STREET, SUITE 210
EAGLE, ID 83616
TEL: 208.938.0013
www.baileyengineers.com

CHECKED BY: KGS
DRAWN BY: JJN

REVISED
NO. DATE DESCRIPTION

PRELIMINARY PLAT LANDSCAPE PLAN
LEDGESTONE PLAZA SUBDIVISION
TRILOGY DEVELOPMENT, INC.

DATE: 05-01-2020
PROJECT: JBA-2030
SHEET L5

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 Kun a City Code 5-1A-8.

Jane Sayer — Applicant/agent signature:

6/5/20 — 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 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: rezone and preliminary plat for a mixed use development

Date and time of neighborhood meeting: 2/24/20 at 6 pm

Location of neighborhood meeting: Kuna High School

SITE INFORMATION:

Location: Quarter: ____ Section: 18 Township: 2N Range: 1E Total Acres: 76

Subdivision Name: Ledgestone Plaza Lot: ____ Block: ____

Site Address: 2400 N. Meridian Road, plus adjacent property
Kuna, Idaho

Tax Parcel Number(s): S1418234000
S1418233650

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

CURRENT PROPERTY OWNER:

Name: Russell Hunemiller / Go For It, LLC

Address: 16130 N. Elder Street City: Nampa State: Idaho Zip: 83687

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

Name: Jane Suggs Business (if applicable): Gem State Planning

Address: 9840 W. Overland Road, Suite 120 City: Boise State: Idaho 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	rezone to C-3, R-12 and R-6
Subdivision (Sketch Plat and/or Prelim. Plat)	preliminary plat for mixed use development
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: Idaho 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 6/3/20

Gem State Planning, LLC

February 14, 2020

Subject: Ledgestone Plaza – a new mixed-use development on Hwy 69

Dear Neighbors:

You are invited to attend a neighborhood meeting to discuss the plans to develop Ledgestone Plaza, located on the northeast corner of Hwy 69 and the extension of Ardell Road. Ledgestone Plaza will include a mix of land uses on the 76-acre property, including a commercial lot, apartments and a mix of single-family residential lot sizes.

Our meeting will be held on **Monday, February 24, 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

Jane Suggs
Planner

Ledgestone Plaza Subdivision

Neighborhood Meeting

Monday, February 24, 2020

6 pm

	Name	Address	Email / Phone
1.	Dan & Shirley Grothaus 208-890-2234	2404 E. Deer Flat	d.grothaus@qtt.net
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			
15.			
16.			
17.			
18.			
19.			
20.			

NEIGHBORHOOD MEETING MINUTES

Meeting Date: 2/24/20 @ 6pm Number of Attendees: 2

Meeting Location: Kuna High School

Description of Project Presented:

mixed use development with commercial, apartments and single family homes - central open space

Attendee's comments:

Dan & Shirly Grothaus did not attend the Ledgestone South neighborhood meeting so we mostly discussed the Ledgestone South project, since they are adjacent to it. Not alot of discussion or comments on Ledgestone Plaza

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

Jane Suggs

Printed Name

Jane Suggs

Signature

4/13/20

Date

DocuSign Envelope ID: 88F1246E-38B0-46D1-B886-2F1F0EECC3EC

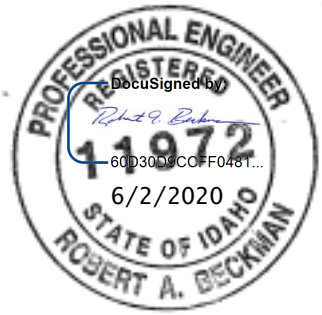
Traffic Impact Study
Ledgestone Plaza Subdivision
June 2020

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 EXECUTIVE SUMMARY

This study was prepared in accordance with the Ada County Highway District's *(ACHD)* 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 Plaza Subdivision located in Kuna, Idaho. 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, Idaho Transportation Department (ITD) and review of the surrounding area. The study's principal findings and recommendations are summarized below.

Proposed Development

1. Ledgestone Plaza Subdivision is a proposed development consisting of 234 single-family dwelling units, 192 multi-family units, and 6 commercial lots on a 76.0-acre parcel located along the east side of S Meridian Road, south of Hubbard Road in Kuna, Idaho.

2. The proposed development is to be constructed over a two to three-year period and completed by the year 2025. Due to the short duration of buildout, an interim evaluation was not required.

3. The proposed development is estimated to generate 4003 daily trips, 308 AM peak hour trips, and 398 PM peak hour trips.

4. The primary roadway network serving this proposed development includes the following intersections and roadway segments:
    - Intersections
        - S Meridian Rd (SH-69) & Hubbard Road
        - Locust Grove Road & Deer Flat Road
        - Locust Grove Road & Hubbard Road
        - Locust Grove Road & Columbia Road
        - Locust Grove Road & Lake Hazel Road
        - All site accesses

    - Segments
        - S Meridian Road between Columbia Road and Hubbard Road
        - S Meridian Road between Hubbard Road and Ardell Road
        - Hubbard Road between S Meridian Road and Locust Grove Road
        - Hubbard Road between Locust Grove Road and Eagle Road
        - Locust Grove Road between Deer Flat Road and Hubbard Road
        - Locust Grove Road between Hubbard Road and Columbia Road
        - Locust Grove Road between Columbia Road and Lake Hazel Road
        - Locust Grove Road between Lake Hazel Road and Amity Road
        - All internal collectors

5. Primary access to the site will be provided via two new access points. One located along S Meridian Road at Ardell Road and one located along Hubbard Road at Stroebel Road.

Proposed Mitigation for Existing Traffic

6. For the existing traffic conditions analyzed with the existing roadway configuration, all study area roadway segments meet minimum operational thresholds. No roadway improvements are needed to mitigate the existing traffic.

7. For the existing traffic conditions analyzed with the existing intersection control, signal timing, and lane configuration, the intersection of S Meridian Road/Hubbard Road does not meet minimum operational thresholds. All other intersections meet minimum requirements.

8. The following mitigation measures are recommended for these intersections:
    - S Meridian Road/Hubbard Road
        - SB/NB right-turn lane, signal timing adjustment.

Proposed Mitigation for 2025 Background Traffic

9. For the 2025 Background traffic conditions analyzed with the existing roadway lane configuration, the roadway segments of S Meridian Rd between Columbia Rd to Hubbard Rd, Hubbard Rd between S Meridian Rd and Locust Grove Rd, Locust Grove Rd between Deer Flat Rd and Hubbard Rd, Hubbard Rd between Locust Grove Rd and Eagle Rd, Locust Grove Rd between Hubbard Rd and Columbia Rd, and Locust Grove Rd between Lake Hazel and Amity do not meet minimum operational thresholds.

10. The following mitigation measures are recommended for these roadway segments.
    - S. Meridian Rd between Columbia Rd and Hubbard Rd
        - Additional NB/SB through lane
    - Hubbard Rd between S Meridian Rd and Locust Grove Rd
        - Additional EB/WB though lane
        - Addition of a continuous left-turn lane
    - Locust Grove Rd between Deer Flat Rd and Hubbard Rd
        - Addition of a continuous left-turn lane
    - Hubbard Rd between Locust Grove Rd and Eagle Rd
        - Addition of a continuous left-turn lane
    - Locust Grove Rd between Hubbard Rd and Columbia Rd
        - Addition of a continuous left-turn lane
    - Locust Grove Rd between Lake Hazel Rd and Amity Rd
        - Additional NB/SB though lane
        - Addition of a continuous left-turn lane

    With these improvements, the roadway segments minimum operational thresholds.

11. For the 2025 Background traffic conditions analyzed with the existing intersection controls and lane configurations, or with the proposed improvements to mitigate existing traffic the intersections of Locust Grove/Hubbard, Locust Grove/Columbia, and Locust Grove/Lake Hazel do not meet minimum operational thresholds. All other intersections meet minimum requirements.

12. The following mitigation measures are recommended for these intersections:
    - Locust Grove/Hubbard
        - Traffic Signal
    - Locust Grove/Columbia
        - Traffic Signal

- Locust Grove/Lake Hazel
  - Traffic Signal

Proposed Mitigation for 2025 Site Plus Background Traffic

13. For the 2025 Site Plus Background traffic condition analyzed with the existing lane configurations, or with the proposed improvements to mitigate background traffic, all study area roadway segments meet minimum operational thresholds. No roadway improvements are needed to mitigate the site plus background traffic.

14. For the 2025 Site Plus Background traffic conditions analyzed with the existing intersection control and lane configuration, or with the proposed improvements to mitigate existing/2025 background traffic, all intersections meet minimum requirements.

15. A turn-lane analysis was completed for the two site access locations. The intersection of S Meridian Road and Ardell Road warrants a north-bound right-turn lane. The intersection of Hubbard Road and Stroebel Road warrants a west bound left-turn lane.

Jace Hellman

From:	Jace Hellman
Sent:	Tuesday, July 7, 2020 2:17 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-ZC (Rezone), 20-06-S (Preliminary Plat) and 20-14-DR (Design Review) - Ledgestone Plaza
Attachments:	Ledgestone Plaza Agency Packet - 20-06-S, 20-03-ZC and 20-14-DR.pdf

Agency Transmittal

July 7, 2020

Notice is hereby given by the City of Kuna that the following action(s) are under consideration:

File Number & Case Name:	20-03-ZC (Rezone), 20-06-S (Preliminary Plat) & 20-14-DR (Design Review) – Ledgestone Plaza.
Project Description	Trilogy Development, Inc and Gem State Planning request to subdivide approximately 76.03 acres into 275 total lots (247 residential buildable lots, six commercial buildable lots and 22 common lots). Additionally, the applicant proposes to rezone the 76.03 acres from its current zoning district classification of C-1 (neighborhood commercial) to C-3 (service commercial), R-12 (high-density residential) and R-6 (medium-density residential) zoning district classifications. The subject sites are located at 2400 N Meridian Road and N Meridian Road, within Section 18, Township 2 North, Range 1 East; (APNs: S1418234000 and S1418233650).
Site Location	Meridian Road/Highway 69 and future extension of Ardell Road (see parcel numbers above).
Applicant	**Trilogy Development, Inc** 9839 W. Cable Car St., Suite 101 Boise, ID 83709 208-895-8858

Exhibit B1

Representative	**Gem State Planning -** **Jane Suggs** 9840 W. Overland Road, Suite 120 Boise, ID 83709 208-602-6941 jane@gemstateplanning.com
Tentative Public Hearing Date	Tuesday, **September 22, 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.*	

Jace Hellman
Planner II
751 W 4th St
Kuna, ID 83634
jhellman@kunaid.gov

KUNA
Planning & Zoning

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

08 July 2020

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

RE: Ledgestone Plaza, Trilogy Development
2400 N Meridian Rd.., Kuna 83634
New York Irrigation District
Perry 2.7 Lateral 23+60
Sec. 18, T2N, R1W, BM.

20-03-ZC, 20-14-DR

NY-230-001-00, 230-001-00

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 New York Irrigation District as soon as possible as to who will own and operate the pressurized irrigation system for this development.

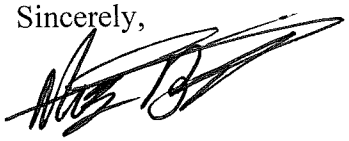
Boise Project must receive confirmation from New York Irrigation District as to who will own and operate the PI system prior to any approval of a drainage and irrigation plan.

.

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
Terri Hasson — Secretary-Treasurer, NYID
File

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

ADA COUNTY
Development Services Department

July 13, 2020

Jace Hellman
Kuna City Hall
751 W 4th Street
Kuna, ID 83634

RE: Ledgestone Plaza Subdivision / 2400 N. Meridian Road / 20-03-ZC & 20-06-S

Jace,

The City of Kuna has requested feedback regarding a proposed rezone and preliminary plat for the Ledgestone Plaza Subdivision, which would include 233 single-family homes, 192 apartment units and six commercial lots on 76 acres of land located at 2400 N. Meridian Road. 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.

Much of the subject property is currently being irrigated for agriculture, and portions 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 as long as possible, 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 B3

received 7.13.2020

The County feels the impact on schools, roads and other service providers will be significant enough to warrant reconsideration of expanding urban land uses to this area as this time. The demand for urban services the proposal will generate will be more costly and inefficient for service providers and existing customers due to the project's distance from existing facilities and infrastructure. This will include an increased demand on Ada County services such as the Sheriff, Paramedics, Coroner, Mosquito Abatement, and others. Approval of urban development in this location also has the potential to incentivize and enable the development of surrounding rural and agricultural lands further compounding the impact on service providers.

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

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

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

MEMORANDUM

Date: 13 July 2020

From: Paul A. Stevens, P.E.

To: Wendy Howell, Planning and Zoning Director

RE: 20-03-ZC (Zone Change),20-06-S (Preliminary Plat) & 20-14-DR (Design Review) – Ledgestone Plaza.

The 20-03-ZC (Zone Change),20-06-S (Preliminary Plat) & 20-14-DR (Design Review) – Ledgestone Plaza. Request dated 16 June 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 Plaza. Subdivision is zoned C-1. The site is approximately 76 acres. The rezone requests changing the zoning to C-3, R-12, & R-6. The preliminary plat contains 247 residential lots and 22 common lots. The proposed net density is 5.59 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 786 people or 10 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 Plaza Subdivision is shown as three access points along Ardell Road, one on Stroebel Road and up to three access points on the adjoining property. Streets are not specified on the adjoining property. Phases should be configured so that at least two access points are available for each development phase.
   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.

Exhibit B4

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.
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 Plaza Subdivision will impact travel on S. Stroebel Road, E. Ardell Road, & N Meridian 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. Approaches onto Meridian Road must meet ITD approach policies.
e. 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.
f. 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 Plaza 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.

STATE OF IDAHO
DEPARTMENT OF
ENVIRONMENTAL QUALITY

1445 North Orchard • Boise, ID 83706 • (208) 373-0550

Brad Little, Governor
John H. Tippets, Director

July 16, 2020

City of Kuna Planning & Zoning Dept.
P.O. Box 13
Kuna, ID 83634

RE: Ledgestone Plaza, 20-03-ZC, 20-06-S, & 20-14-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. Information on fugitive dust control plans can be found at: http://www.deq.idaho.gov/media/61833-dust_control_plan.pdf

   - Citizen complaints received by DEQ regarding fugitive dust from development and construction activities approved by cities or counties will be referred to the city/county to address under their ordinances.

     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**

Exhibit B5

received 7.16.2020

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.

- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.

  All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.

- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect ground water.

- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

  For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

3. <u>Drinking Water</u>

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.

- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.

  All projects for construction or modification of public drinking water systems require preconstruction approval.

- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at: deq.idaho.gov/water-quality/drinking-water.aspx). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.

- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.

- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of ground water resources.

- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

  For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

4. Surface Water

- A DEQ short-term activity exemption (STAE) from this office is required if the project will involve de-watering of ground water during excavation and discharge back into surface water, including a description of the water treatment from this process to prevent excessive sediment and turbidity from entering surface water.

- Please contact DEQ to determine whether this project will require a National Pollution Discharge Elimination System (NPDES) Permit. A Construction General Permit from EPA may be required if this project will disturb one or more acres of land, or will disturb less than one acre of land but are part of a common plan of development or sale that will ultimately disturb one or more acres of land.

- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.

- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at: http://www.idwr.idaho.gov/WaterManagement/StreamsDams/Streams/AlterationPermit/AlterationPermit.htm

- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

  For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0550.

5. Hazardous Waste And Ground Water Contamination

- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservations and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.

- No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards, Rules and Regulations for Hazardous Waste, and

Rules and Regulations for the Prevention of Air Pollution.

- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852).

  Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.

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

  For questions, contact Albert Crawshaw, Waste & Remediation Manager, at (208) 373-0550.

6. **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#2020AEK183

CENTRAL DISTRICT HEALTH

Ada County Transmittal

Division of Community and Environmental Health

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

Rezone # _____

Conditional Use # _____

Preliminary / Final / Short Plat _____

Ledgestone Plaza

☐ 1. We have No Objections to this Proposal.

☐ 2. We recommend Denial of this Proposal.

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

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

☐ 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
- ☐ high seasonal ground water
- ☐ bedrock from original grade
- ☐ waste flow characteristics
- ☐ other _____

☐ 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.

☐ 7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.

☒ 8. After written approvals from appropriate entities are submitted, we can approve this proposal for:
- ☒ central sewage
- ☐ interim sewage
- ☐ individual sewage
- ☐ community sewage system
- ☒ central water
- ☐ individual water
- ☐ community water well

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

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

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

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

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

☐ 14. _____

_____

_____

Reviewed By: Lou Baxley

Date: 7/22/2020

received
7.22.2020

Exhibit B6

6/20 jm

Revie

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Your Economic Opportunity

IDAHO TRANSPORTATION DEPARTMENT
P.O. Box 8028 • Boise, ID 83707-2028
(208) 334-8300 • itd.idaho.gov

July 15, 2020

Shawn Brownlee
Trilogy Development
9839 W. Cable car Street, Ste 101
Boise, ID 83709
shawn@trilogyidaho.com

VIA EMAIL

RE: Ledgestone Plaza Subdivision – ITD Development Condition Memo

Dear Mr. Brownlee,

I really appreciate the work you are doing to help those who are living in this beautiful area of Kuna, ID. The Ledgestone Plaza Subdivision Traffic Impact Study (TIS) provided by WHPacific has been reviewed. The trips generated by your development adds congestion to SH-69. ITD is working with the city of Kuna to enter into an agreement to collect a proportionate share contribution from each new development for impacts to the state highway system. As two agencies we will work together to accelerate highway construction on State highways within Kuna's impact area to accommodate new development growth. ITD values your contribution to the transportation system so we can help keep goods, services and the public moving efficiently.

The proposed public road access at the mid-mile between Hubbard Road and Deer Flat Road (SH-69 MP 3.62, right) is reflected in ACHD's master transportation plan and in alignment with ITD's ongoing SH-69 Corridor Study. The SH-69 Corridor Study proposes that all mid-mile public roads be limited to a right-in, right-out, left-in by 2040 to reduce excessive travel time on the corridor. The submitted TIS shows that the intersection functions acceptably as a full access intersection at full build out. ITD is willing to temporarily permit the proposed mid-mile public road as full access, with the understanding that at some point in the future the turning movements will be limited.

A northbound right turn lane for the proposed public road was found not to be warranted per ITD's Traffic Manual warrants. The TIS used a NCHRP warrant to make the recommendation that a right turn lane was needed. It is highly likely that any additional developments off of Ardell Road will result in the right turn lane being warranted.

The TIS determined that the subdivision's added traffic to the intersection of SH-69 and Hubbard Road increases delay and results in the intersection not meeting acceptable levels of operation. ITD calculated Ledgestone Plaza Subdivision's proportionate share contribution to be $117,935 (6.5%). This is based off site trips vs. 2025 total intersection trips for adding a northbound and southbound auxiliary lane through the intersection of SH-69 / Hubbard Road. See calculation and cost estimate details in the *Staff Technical Report.*

Exhibit
B7

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(208) 334-8300 • itd.idaho.gov

It has not been determined at this point whether the proportionate share contribution shall be paid to ITD directly. ITD has started 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. Determination of which agency shall be responsible for holding the funds will be determined prior to issuance of an ITD encroachment permit.

Please proceed with submitting engineered drawings including a traffic control plan for the construction of the public road and removal of two existing paved approaches on the parcel. See *TIS Review Committee Meeting Minutes* for details. Final approval of the permit application is determined once all required documentation has been provided and the permit is signed.

Thank you again for your partnership. If there are any questions or concerns please don't hesitate to email me at Justin.Price@itd.idaho.gov or give me a call at 208-334-8340.

Sincerely,

Justin Price

Justin Price
ITD District 3 Traffic Engineer

Cc:
Troy Behunin – City of Kuna
Mindy Wallace – ACHD

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Staff Technical Report
7/2/2020

Development: Ledgestone Plaza Subdivision

Lead Agency: City of Kuna
Troy Behunin
tbehunin@kunaid.gov
Phone: 208-922-527

Location: Mid-mile access on east side of SH-69 between Hubbard Road and Deer Flat Road.
SH-69 MP 3.62, right

Applicant: Shawn Brownlee
Trilogy Development
9839 W. Cable Car Street, Ste 101
Boise, ID 83709
shawn@trilogyidaho.com
Phone: 208-895-8858

Consultant: Bob Beckman
WHPacific
690 S Industry Way, Ste 10
Meridian, ID 83642
Rbeckman@whpacific.com
Phone: 208-275-8715

Staff Contact: Erika Bowen
Traffic Technical Engineer
Erika.Bowen@itd.idaho.gov
Phone: 208-265-4312 ext. #7

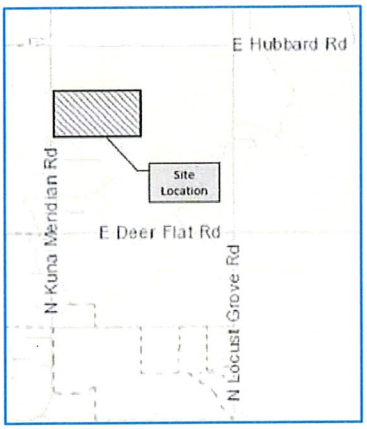
Traffic Findings for Consideration

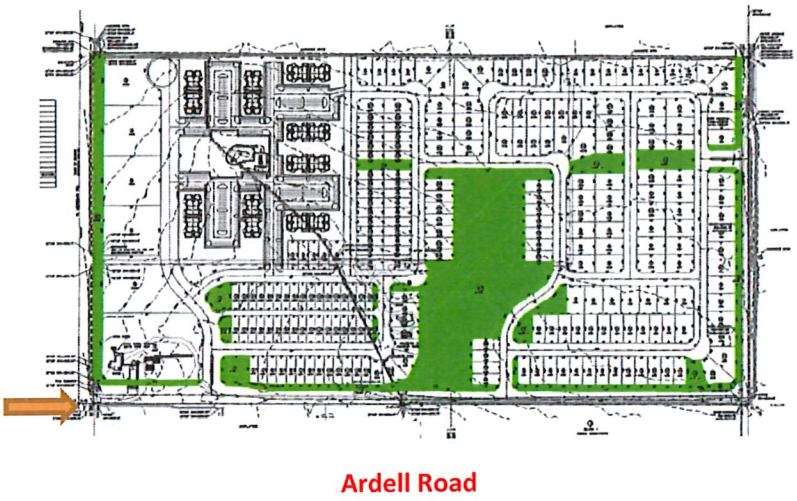
1. Proposed Development

The proposed Ledgestone Plaza Subdivision includes 234 single-family homes, 192 multifamily units, and 24,000sqft of small office on 76 acres in Kuna, ID. The expected buildout is 2025.

The development is requesting a full access approach onto SH-44 directly across from the new StoneCrest Development approach at approximately 1,050ft east of Can Ada Road (MP 9.77).

2. Vicinity Map





3. Trip Generation:

Table 10 – Trip Generation Summary

Land Use Category	ITE Code	Size	Period	Trip Rate	Total Trips	Enter		Exit	
Single-Family Housing	220	234 Units	Weekday (vpd)	9.44	2209	50%	1105	50%	1104
			AM Peak (vph)	0.74	173	25%	43	75%	130
			PM Peak (vph)	0.99	232	63%	146	37%	86
Multi-Family Housing	220	192 Units	Weekday (vpd)	7.32	1405	50%	702	50%	703
			AM Peak (vph)	0.46	88	23%	20	77%	68
			PM Peak (vph)	0.56	108	63%	68	37%	40
Small Office	712	24,000 Sq. Ft.	Weekday (vpd)	16.19	389	50%	195	50%	194
			AM Peak (vph)	1.92	47	83%	38	18%	8
			PM Peak (vph)	2.45	59	32%	19	68%	40
Total Trips			Weekday (vpd)	4003		2002		2001	
			AM Peak (vph)	308		102		206	
			PM Peak (vph)	398		233		165	

4. Trip Distribution

Site traffic was distributed in consideration of existing travel patterns. The following preliminary assumptions were made.

- North (Locust Grove) 25%
- North (Meridian) 50%
- South (Locust Grove) 5%
- South (Meridian) 10%
- East (Hubbard) 10%

Figure F illustrates the resultant site traffic distribution.

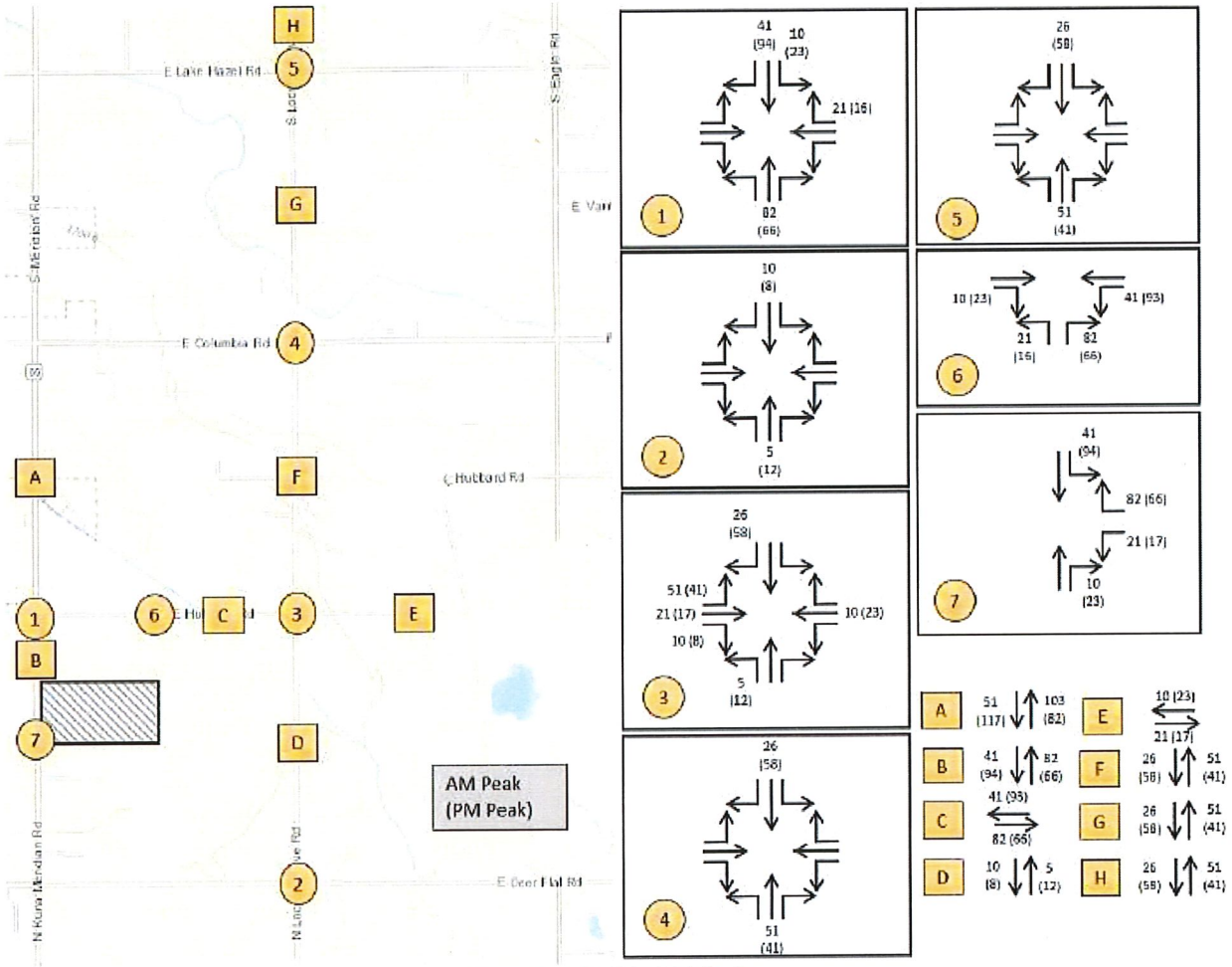


Figure F – Site Trip Distribution

5. Traffic Impact Study

Dated: June 2, 2020

a. Executive Summary

WHPacific prepared a traffic impact study for the proposed Ledgestone Plaza Subdivision. Below is an executive summary of the findings as presented by WHPacific. The following executive summary is not the opinion of ITD staff. ITD Staff has reviewed the submitted traffic impact study for consistency with ITD policies and practices and may have additional and/or varied requirements beyond what is noted in the summary.

Proposed Mitigation for Existing Traffic

6. For the existing traffic conditions analyzed with the existing roadway configuration, all study area roadway segments meet minimum operational thresholds. No roadway improvements are needed to mitigate the existing traffic.

7. For the existing traffic conditions analyzed with the existing intersection control, signal timing, and lane configuration, the intersection of S Meridian Road/Hubbard Road does not meet minimum operational thresholds. All other intersections meet minimum requirements.

8. The following mitigation measures are recommended for these intersections:
    - S Meridian Road/Hubbard Road
        - SB/NB right-turn lane, signal timing adjustment.

Proposed Mitigation for 2025 Background Traffic

9. For the 2025 Background traffic conditions analyzed with the existing roadway lane configuration, the roadway segments of S Meridian Rd between Columbia Rd to Hubbard Rd, Hubbard Rd between S Meridian Rd and Locust Grove Rd, Locust Grove Rd between Deer Flat Rd and Hubbard Rd, Hubbard Rd between Locust Grove Rd and Eagle Rd, Locust Grove Rd between Hubbard Rd and Columbia Rd, and Locust Grove Rd between Lake Hazel and Amity do not meet minimum operational thresholds.

10. The following mitigation measures are recommended for these roadway segments.
    - S. Meridian Rd between Columbia Rd and Hubbard Rd
        - Additional NB/SB through lane
    - Hubbard Rd between S Meridian Rd and Locust Grove Rd
        - Additional EB/WB though lane
        - Addition of a continuous left-turn lane
    - Locust Grove Rd between Deer Flat Rd and Hubbard Rd
        - Addition of a continuous left-turn lane
    - Hubbard Rd between Locust Grove Rd and Eagle Rd
        - Addition of a continuous left-turn lane
    - Locust Grove Rd between Hubbard Rd and Columbia Rd
        - Addition of a continuous left-turn lane
    - Locust Grove Rd between Lake Hazel Rd and Amity Rd
        - Additional NB/SB though lane
        - Addition of a continuous left-turn lane

    With these improvements, the roadway segments minimum operational thresholds.

11. For the 2025 Background traffic conditions analyzed with the existing intersection controls and lane configurations, or with the proposed improvements to mitigate existing traffic the intersections of Locust Grove/Hubbard, Locust Grove/Columbia, and Locust Grove/Lake Hazel do not meet minimum operational thresholds. All other intersections meet minimum requirements.

12. The following mitigation measures are recommended for these intersections:
    - Locust Grove/Hubbard
        - Traffic Signal
    - Locust Grove/Columbia
        - Traffic Signal
    - Locust Grove/Lake Hazel
        - Traffic Signal

Proposed Mitigation for 2025 Site Plus Background Traffic

13. For the 2025 Site Plus Background traffic condition analyzed with the existing lane configurations, or with the proposed improvements to mitigate background traffic, all study area roadway segments meet minimum operational thresholds. No roadway improvements are needed to mitigate the site plus background traffic.

14. For the 2025 Site Plus Background traffic conditions analyzed with the existing intersection control and lane configuration, or with the proposed improvements to mitigate existing/2025 background traffic, all intersections meet minimum requirements.

15. A turn-lane analysis was completed for the two site access locations. The intersection of S Meridian Road and Ardell Road warrants a north-bound right-turn lane. The intersection of Hubbard Road and Stroebel Road warrants a west bound left-turn lane.

6. ITD Policy Review

a. IDAPA Access Spacing

Public road spacing on a Regional route in a transitional area is 1,320ft. The proposed Ardell Rd is at 2,640ft spacing. This is consistent with the SH-69 corridor plan that is currently being developed.

TABLE 1 – ACCESS SPACING*

HIGHWAY TYPE	AREA TYPE	Signalized Road Spacing	Public Road Spacing (A)	Driveway Distance Upstream From Public Road Intersection (B)	Driveway Distance Downstream From Unsignalized Public Road Intersection (C)	Distance Between Unsignalized Accesses Other Than Public Roads (D)
Regional Route	Rural	5,280 ft	2,640 ft	1,000 ft	650 ft	650 ft
	Transitional	2,640 ft	1,320 ft	690 ft	360 ft**	360 ft**
	Urban >35 mph	2,640 ft	660 ft	660 ft	360 ft**	360 ft**
	Urban ≤35 mph	2,640 ft	660 ft	660 ft	250 ft**	250 ft**

IDAPA states *"traffic movements into and out of a business shall be designed, whenever possible, to utilize existing local roads."*

b. Right Left Turn Lane Warrant

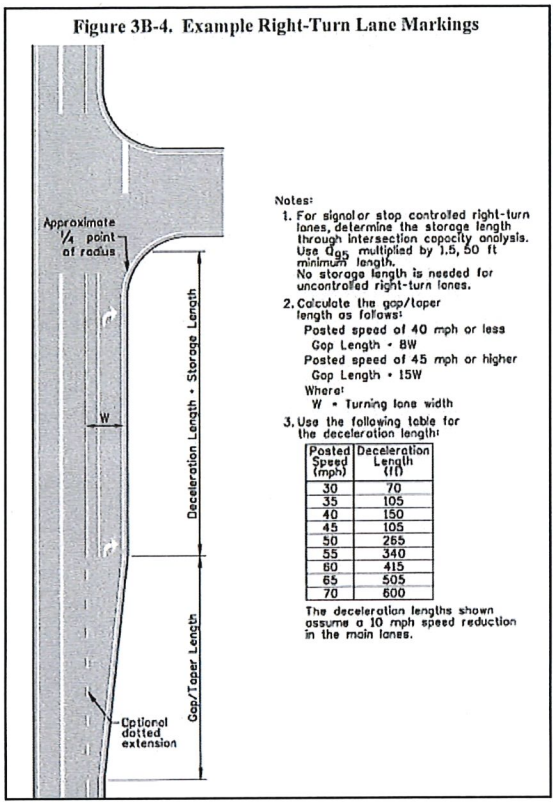
Per the Ledgestone Plaza TIS, a northbound right turn lane is warranted at the intersection of SH-69 / Ardell Road. See warrant in Appendix A.

c. Right Turn Lane Design

Length:
- Speed Zone = 55 MPH
- Deceleration = 340ft
- Taper = 180ft
- Total Right Turn Lane Length = 520ft

Shoulder:
- Width = 6ft

Right-of-way:
- 12ft dedication the length of the turn lane.



a. Existing Approaches

The parcels have two existing SH-69 approaches that shall be removed as part of the permitting process. Paved approaches are to be removed and area re-graded to match existing drainage features.

1.) Remove agricultural approach approximately 550ft north of Ardell Road
2.) Remove residential approach approximately 30ft north of Ardell Road

b. Proportionate Share Contribution

ITD District 3 has issued *Memo 39-Development Proportionate Share Contribution* as a means to request equitable contribution from developers to improve public facilities needed to serve new growth and development.

c. Jurisdictional Authority

ITD does not have jurisdictional authority to require improvements from the developer. A formal letter of request will be sent to the City of Kuna requesting them to include any mitigation to the State highway system in their development agreement.

7. Staff Comments & Recommendations

Intersection of SH-69 and Proposed Approach (Ardell Road)

Per the TIS analysis, the proposed approach at Ardell Road / SH-69 functions at an acceptable level as a full access approach. See Appendix B for model outputs.

Staff recommends the approach be full access with the following conditions.

Approach shall be constructed with the following:

- A right turn lane shall be designed and constructed to meet the ITD Traffic Manual standards for a 55MPH speed zone.
    - Turn lane shall have 6ft shoulders
    - 12ft right-of-way dedication required for length of turn lane

The parcels two existing paved approaches on SH-69, located approximately 550ft north and 30ft north of Ardell Road, shall be removed and the area re-graded to match existing drainage features.

Intersection of SH-69 and Hubbard Road

ITD has not completed the SH-69 corridor plan. As such, for intersections not meeting acceptable levels of operations, ITD has asked that the TIS provide a recommended mitigation solution.

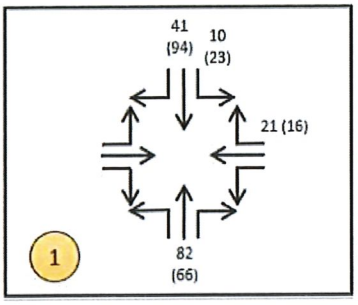
The TIS Analysis states that the NB and SB thru movements on SH-69 / Hubbard Road fail in existing conditions. Intersection delay increases by 2025 due to background traffic and development traffic. The TIS recommends adding a NB and SB thru lane to bring the intersection up to an acceptable level of service.

ITD estimates the design, construction and R/W costs of adding an auxiliary NB and SB thru lane at the intersection of SH-69 / Hubbard Road to be approximately $1,814,378.

ITD calculates a proportionate share cost of the SH-69 widening improvement as 6.5% based on total development trips vs 2025 intersection trips.

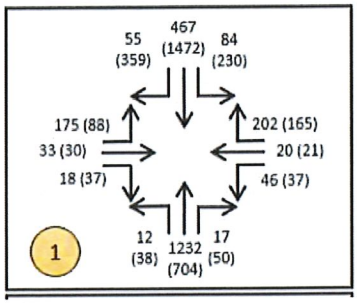
2025 Site Traffic

AM Peak (PM Peak)



2025 Total Traffic

AM Peak (PM Peak)



AM Site = 154	*AM Total = 2,361*	*AM % = 6.5*
PM Site = 209	*PM Total = 3,231*	*PM % = 6.5*
Proportionate Share for SH-69 / Hubbard Road Intersection Improvements		***Avg % = 6.5***

Staff recommends the developer contribute a proportionate share of 117,935 (6.5%) for adding a northbound and southbound auxiliary lane through the intersection of SH-69 / Hubbard Road.

**ITD Staff Recommendations are intended to assure that the proposed development will not place an undue burden on the existing State Highway system within the vicinity impacted by the proposed development.*

*** Recommendations included in ITD's Staff Technical Report along with any development conditions (see associated Permit Committee Agenda/Minutes) is only valid for the period of one year from the date of the TIS report. ITD reserves the right to request an updated TIS to reflect current traffic conditions if an approved encroachment application and/or proportionate share contribution are not obtained/provided within one year.*

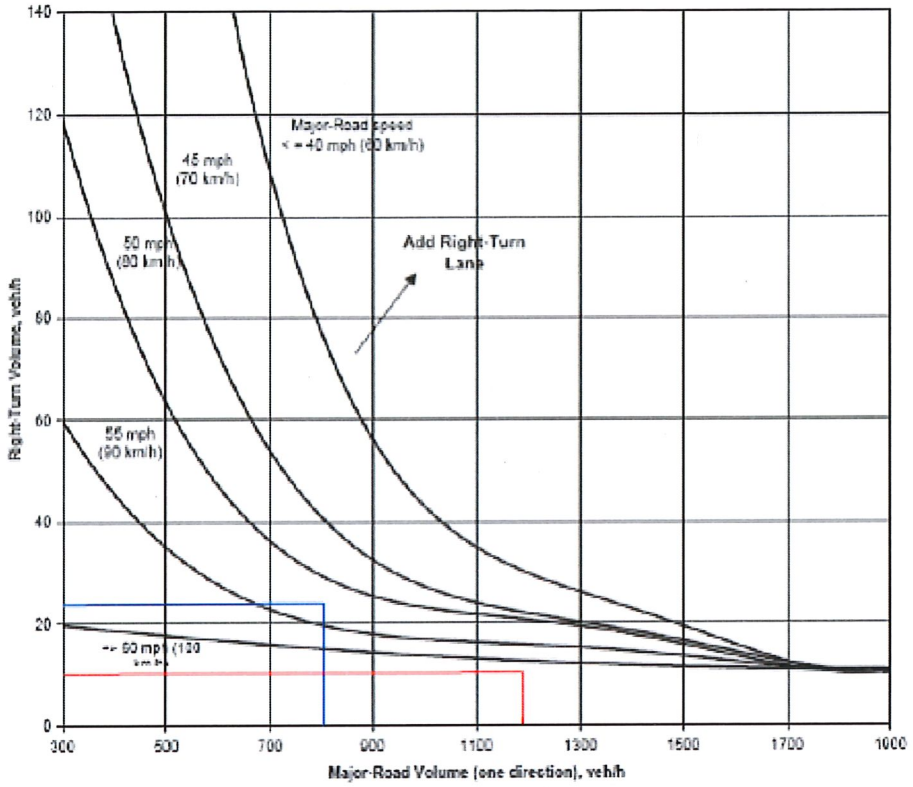
6. Appendices

Appendix A	Right Turn Lane Warrant
Appendix B	2025 Buildout AM & PM – HCM reports
Appendix C	Cost Estimate – NB & SB Auxiliary Lane at SH-69 / Hubbard Road

Appendix A

Right Turn Lane warrant

Figure 7 – Right-Turn Lane Guidelines for Four-Lane Roadways



S Meridian/Ardell - North Bound Right Turn Lane

The following data are required:

1. Advancing Volume (veh/hr) - The advancing volume is to include the right-turn, left-turn and through movements in the same direction as the right-turning vehicle.

2. Right-Turning Volume (veh/hr) - The right-turning volume is the number of advancing vehicles turning right.

3. Operating Speed (mph) - The greatest of anticipated operating speed, measured 85th percentile speed or posted speed.

Note: Right-turn lane not warranted for right-turn volume less than 10 vph. However, criteria other than volume, e.g., crash experience, may be used to justify a right-turn lane.

If the combination of major road approach volume and right-turn volume intersects above or to the right of the speed trend line corresponding to the major road operating speed, then a right-turn lane is appropriate.

Source: NCHRP Report 279 and 457

Appendix B

2025 Buildout AM & PM – HCM reports

HCM 6th TWSC
7: Meridian Rd & Ardell Rd 05/29/2020

Intersection	
Int Delay, s/veh	2.5

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	21	82	1179	10	41	490
Future Vol, veh/h	21	82	1179	10	41	490
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	300	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	3	3	3	3	3	3
Mvmt Flow	23	91	1310	11	46	544

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1680	661	0	0	1321	0
Stage 1	1316	-	-	-	-	-
Stage 2	364	-	-	-	-	-
Critical Hdwy	6.86	6.96	-	-	4.16	-
Critical Hdwy Stg 1	5.86	-	-	-	-	-
Critical Hdwy Stg 2	5.86	-	-	-	-	-
Follow-up Hdwy	3.53	3.33	-	-	2.23	-
Pot Cap-1 Maneuver	85	403	-	-	514	-
Stage 1	213	-	-	-	-	-
Stage 2	671	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	77	403	-	-	514	-
Mov Cap-2 Maneuver	77	-	-	-	-	-
Stage 1	213	-	-	-	-	-
Stage 2	611	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	39	0	1
HCM LOS	E		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	216	514	-
HCM Lane V/C Ratio	-	-	0.53	0.089	-
HCM Control Delay (s)	-	-	39	12.7	-
HCM Lane LOS	-	-	E	B	-
HCM 95th %tile Q(veh)	-	-	2.8	0.3	-

Total AM 2025 2:47 pm 05/05/2020 Synchro 11 Report
Page 4

HCM 6th TWSC
7: Meridian Rd & Ardell Rd

05/29/2020

Intersection	
Int Delay, s/veh	1.7

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	17	66	726	23	93	1452
Future Vol, veh/h	17	66	726	23	93	1452
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	300	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	3	3	3	3	3	3
Mvmt Flow	19	73	807	26	103	1613

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1833	417	0	0	833	0
Stage 1	820	-	-	-	-	-
Stage 2	1013	-	-	-	-	-
Critical Hdwy	6.86	6.96	-	-	4.16	-
Critical Hdwy Stg 1	5.86	-	-	-	-	-
Critical Hdwy Stg 2	5.86	-	-	-	-	-
Follow-up Hdwy	3.53	3.33	-	-	2.23	-
Pot Cap-1 Maneuver	67	582	-	-	769	-
Stage 1	391	-	-	-	-	-
Stage 2	309	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	58	582	-	-	769	-
Mov Cap-2 Maneuver	58	-	-	-	-	-
Stage 1	391	-	-	-	-	-
Stage 2	269	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	36.4	0	0.6
HCM LOS	E		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	204	769	-
HCM Lane V/C Ratio	-	-	0.452	0.131	-
HCM Control Delay (s)	-	-	36.4	10.2	-
HCM Lane LOS	-	-	E	B	-
HCM 95th %tile Q(veh)	-	-	2.1	0.5	-

Appendix C

Cost Estimate – NB & SB Auxiliary Lane at SH-69 / Hubbard Road

Conceptual Cost Estimate

Estimated By: Dan Block Date: 7/01/2020
Checked By: Date:
Location: SH-69, Intersection Hubbard Rd (Segment 002150, MP 4.119)

Scope:
Widen SH-69 to accommodate the following lane configuration:
1 NB Left, 2 NB Thru, 1 NB Thru/Right (auxiliary)
1 SB Left, 2 SB Thru, 1 SB Thru/Right (auxiliary)

Widen Hubbard Rd to accommodate storage requirements for signalized intersections:
1 EB Left, 1 EB Thru/Right (extend EB LT turn lane to meet minimum storage for signalized intersections)
1 WB Left, 1 WB Thru/Right (extend WB LT turn lane to meet minimum storage for signalized intersections)

Work on SH-69 extends 1,850-FT north and south of the intersection. This length is comprised of 200-FT between the intersection and the first lane reduction sign, followed by 1,650-FT of lane reduction markings and taper per the ITD Standard Detail - Lane Reduction Arrow Placement for 55 mph. Hubbard Rd is widened to the east and west to provide minimum deceleration and storage length for left turn lanes. This estimate assumes the NE and SW signal poles will be relocated as part of this widening work.

This estimate assumes that minor right-of-way purchase will be required on all 4 intersection legs.

	Item	Quantity	Unit Price	Cost	Note
SECTION 1					
201-010A	CLEARING & GRUBBING	1.00 LS	$ 10,000.00	$ 10,000.00	KN 18872
203-130A	REMOVAL OF PAVEMENT MARKINGS	1,187.00 FT	$ 1.00	$ 1,187.00	KN 18852
205-005A	EXCAVATION	3,154.00 CY	$ 15.25	$ 48,098.50	KN 18872
203-015A	REM OF BITUMINOUS SURFACE	4,925.00 SY	$ 3.15	$ 15,513.75	KN 13030
301-005A	GRANULAR SUBBASE	7,384.00 TON	$ 15.90	$ 117,405.60	KN 18872
303-021A	3/4" AGGR TY A FOR BASE	5,446.00 TON	$ 18.30	$ 99,661.80	KN 18872
401-020A	CSS-1 DIL EMUL ASPH FOR TACK COAT	1,336.00 GAL	$ 3.48	$ 4,649.28	KN 18872
405-435A	SUPERPAVE HMA PAV INCL ASPH&ADD CL SP-3	3,582.00 TON	$ 70.00	$ 250,740.00	KN 18872
621-005A	SEED BED PREPARATION	1.54 ACRE	$ 4,000.00	$ 6,160.00	KN 13387
621-010A	SEEDING	1.54 ACRE	$ 2,400.00	$ 3,696.00	KN 13387
630-025A	LONGITUDINAL PAVEMENT MARKING	53,528.00 FT	$ 0.12	$ 6,423.36	KN 18852
656-005A	TRAF SIGNAL INSTALLATION	1.00 LS	$ 129,166.67	$ 129,166.67	KN 19965 50%
S656-15A	MULTIPLE APPROACH RADAR DETECTION SYSTEM	1.00 LS	$ 37,666.67	$ 37,666.67	KN 19965 50%
675-005A	SURVEY	1.00 LS	$ 45,000.00	$ 45,000.00	KN 18852
SP	RELOCATE IRRIGATION STRUCTURES	1.00 LS	$ 15,000.00	$ 15,000.00	ROM
	Traffic Control	1.00 LS	$ 81,000.00	$ 81,000.00	KN 18852
	Miscellaneous Minor Items	5%		$ 43,568.43	
	Mobilization	10%		$ 87,136.86	
	SECTION 1 Sub-Total			$ 1,002,073.92	
SECTION 2					
	CN Change Order / Quantity Variance	5%		$ 50,103.70	
	CN Non-Bid Items	3.5%		$ 35,072.59	
	SECTION 2 Sub-Total			$ 85,176.28	

SUMMARY			
	Sub-Total: SECTION 1 & SECTION 2		$ 1,087,250.20
	Contingency - Scoping Level	30%	$ 326,175.06
	TOTAL CONSTRUCTION COST		**$ 1,413,425.26**

Summary of Project Costs		Amount	Note
Construction		$ 1,413,425.26	
Design Services	10%	$ 141,342.53	
Construction Services	12%	$ 169,611.03	
Right-of-Way	0.90 ACRES	$ 90,000.00	ROM
Total Cost		**$ 1,814,378.82**	

EXISTING PAVEMENT
NEW PAVEMENT
0'
250'
SH-69
HUBBARD RD
HUBBARD RD
SH-69
CONCEPTUAL LAYOUT: SH-69, HUBBARD RD INTERSECTION
IDAHO TRANSPORTATION DEPARTMENT
PROJECT NO.
SH-69, HUBBARD RD
ADA CO
COUNTY
ADA
KEY NUMBER
SHEET OF

D3 TIS Review Committee

7/7/2020 2:30pm (MT)

Meeting called by	Erika Bowen	Please read: Ledgestone Plaza TIS Star Albertsons TIS
Attendees		
Caleb Lakey	Ken Couch	
Justin Price	Andrew Linder	
Sarah Arjona	Travis Dodd	

Agenda Items

	Topic	Presenter	Time allotted
✓	Ledgestone Plaza TIS	Erika Bowen	10 min
✓	Star Albertsons TIS	Erika Bowen	10 min
✓	Quarry Village Overview	Erika Bowen	10 min
☐	Proportionate Share Contribution Discussion	Justin Price	20 min
☐	Follow-up Questions	Team	5 min

Details / Decisions

Ledgestone Plaza TIS - Mid-mile access on east side of SH-69 between Hubbard Road and Deer Flat Road.
SH-69, MP 3.62, right *(Kuna, ID)*

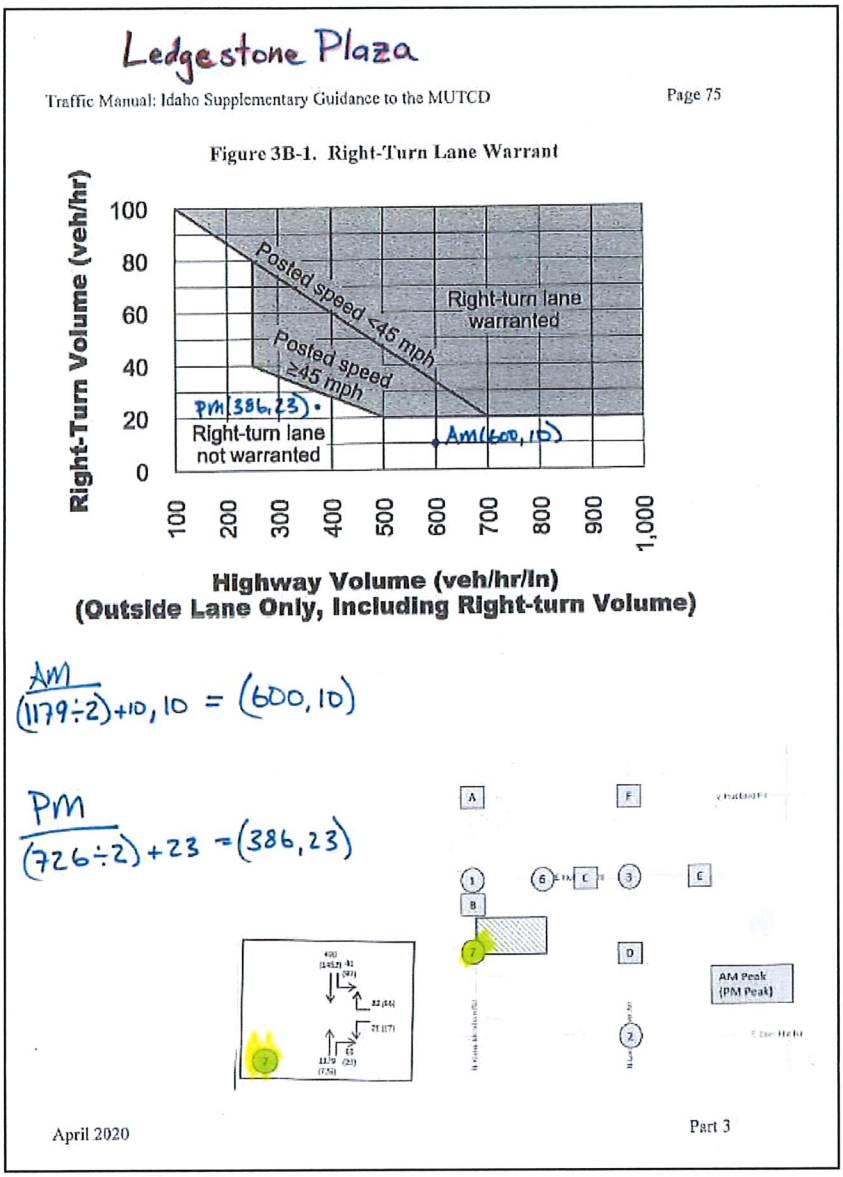
Committee Discussion

There are three existing approaches within the length of the proposed northbound right turn lane. This results in a safety concern with vehicles slowing down for homes rather than the future public road. The first two approaches are within the 12ft deceleration lane. The most southern approach is within the taper. May be able to design around the most southern approach. Northern parcel is adjacent to future Ardell Road and could access from the local road.

Need to follow-up on status of the approaches.

- Are approaches permitted or deeded?
- Work with Jake Melder on public involvement process for changing/eliminating access to adjacent approaches.

7/13/2020 Update – Right turn lane warrant in the Ledgestone TIS was not the one identified in ITD's Traffic Manual. Erika calculated ITD's right turn lane warrant and determined ITD's method shows the turn lane is not warranted. ITD will not require the right turn lane with this permit. The next development along the new public road will warrant a right turn lane. Justin/Jayme will follow-up with Kuna to start discussion that a plan is needed on how to address a future northbound right turn lane at Ardell Road and move the existing approaches.



The proposed public road is at the mid-mile. Per ITD's SH-69 corridor plan, mid-mile public roads are proposed as an RCUT (right-in, right-out, left-in). In the future, the full access shown to be acceptable at full buildout per the Ledgestone TIS will be restricted per the SH-69 Corridor Plan.

- This will be included and addressed clearly in the Development Condition Memo.

Committee Decisions

YES / NO Proposed approach located at the mid- mile between Hubbard Road and Deer Flat Road shall be full access.

YES / NO ~~Proposed approach shall have a right turn lane that is designed and constructed to meet the ITD Traffic Manual standards for a 55MPH speed zone.~~

- ~~Turn lane shall have 6ft shoulders~~
- ~~12ft right-of-way dedication required for length of turn lane~~

YES / NO Remove the parcel's two existing paved approaches on SH-69. The area shall be re-graded to match existing drainage features.

- One approach located approximately 550ft north of Ardell Road
- One approach located approximately 30ft north of Ardell Road

YES / NO Developer to contribute a proportionate share of $117,935 (6.5%) towards future improvements to the State highway system along the SH-69 corridor. Proportionate share cost estimate based off site trips vs. 2025 total intersection trips for adding a northbound and southbound auxiliary lane through the intersection of SH-69 / Hubbard Road.

YES / NO Proportionate share shall be provided prior to issuance of an ITD encroachment permit for the development.

Star Albertson's TIS - *North of SH-44 between Highbrook Way and Center Street (Star, ID)*

SH-44, MP 10.18, left

Committee Discussion

Caleb met with the city of Star's mayor to discuss Albertsons, Noterra, and 10580 State Street Star Commercial developments. The city believes that a reduction should be granted to commercial developments, but did not have a method or percentage in mind. Caleb and the city are coordinating to meet with the developer's and determine appropriate mitigation improvements.

A STAR agreement for the Star Albertson's development may be beneficial given the large commercial developments on that site and proportionate share contribution amount calculated by ITD.

The Committee did not discuss the specific improvements for Star Albertson's. These were covered at a high level as being similar to the Noterra Development covered during the 6/25/2020 meeting. Mitigation improvements to be included in the permit will be identified during the ITD/Star/developer meeting.

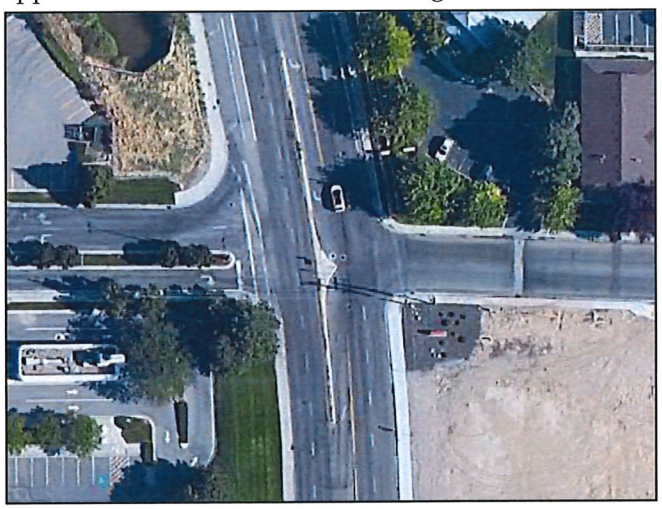
Development	Total Net New Trips	Mitigation
Noterra	6,764	$748,061 in proportionate share + Highbrook Signal
Star Albertson's	11,258 (Est.)	$1,177,080 in proportionate share + Highbrook Signal
Costco	11,635	STAR Agreement: Widening US 20/26 from SH-16 to Linder Road (2.5 miles), Black Cat Signal
Linder Village	11,133	STAR Agreement: Widening US 20/26 from Linder Road to Locust Grove (2 miles)
Dry Creek	20,518	Brookside Signal, SH-55 Widening from Brookside to Beacon Light (2 miles), future proportionate share for grade separated interchange
Payette River Orchards	2,481	$325,801 in proportionate share
Rosti Farm	5,832	$869,000 in proportionate share
Hormachea	8,090	$646,582 in proportionate share

Committee Decisions

Intersection of SH-44 and Proposed Approach

YES / NO Proposed approach at MP 10.18 (left) shall be limited to right-in, right-out.

- Concrete traffic separator shall extend 100ft in either direction from the center of the approach and resemble the following.



Intersection of Denton Street and Cole Road *(near Boise Towne Square Mall)*

YES / NO Proposed approach shall have a right turn lane that is designed and constructed to meet the ITD Traffic Manual standards for a 35MPH speed zone.

- Right turn lane shall have 6ft shoulders
- 12ft right-of-way dedication is required for length of turn lane

Intersection of SH-44 and Highbrook Way

YES / NO Developer is responsible to design and construct a traffic signal at Highbrook Way during Phase 1 of the development.

- The traffic signal shall be designed to ACHD standards including fiber and technology to interconnect to the ACHD Traffic Management Center (TMC)
- The intersection configuration shall include the following:
  - Dedicated EB left turn lane and EB thru-right
  - Dedicated WB left turn lane, dedicated WB right turn lane, WB thru
  - Dedicated NB left turn lane, NB thru-right
  - Dual Dedicated SB left turn lanes, SB thru-right
- Intersection requires the design and construction of a second eastbound receiving lane. The receiving lane shall extend 1323ft east of the Highbrook intersection.
  - Right-of-way dedication is needed to accommodate pavement widening, right turn lanes as identified below, and drainage.

YES / NO Developer shall rebuild the Dairy Queen right turn lane to match existing length.

- Developer may provide analysis of whether the right turn lane is warranted with two eastbound thru lanes on SH-44. If the analysis shows that a dedicated right turn lane is not warranted with two eastbound thru lanes, ITD will not require it to be rebuilt.

YES / NO Developer shall rebuild the right turn lane to match existing conditions for the next easterly approach due to safety concerns of deceleration in the merge section.

- Approach shall be limited to RIRO with temporary shur-curb in the median

YES / NO Most eastern approach in merge taper shall remain full access.

SH-44 Roadway Segment: Pavement Widening from Can Ada Road to Star Road

YES / NO Developer to contribute a proportionate share of $407,271 (10.2%) towards future improvements to the State highway system along the SH-44 Corridor. Proportionate share cost estimate based off site trips vs. 2045 total roadway traffic volumes for pavement widening between Can Ada Road to Star Road on SH-44.

YES / NO Proportionate share shall be provided prior to issuance of encroachment permit.

Intersection of SH-44 and Star Road

YES / NO Developer to contribute a proportionate share of $643,637 (8.7%) towards future improvements to the State highway system along the SH-44 Corridor. Proportionate share cost estimate based off site trips vs. 2045 total roadway traffic volumes at the intersection of SH-44 / Star Road for the future ¼ continuous flow intersection (1/4 CFI).

YES / NO Proportionate share shall be provided prior to issuance of encroachment permit.

Intersection of SH-44 and Center Street

YES / NO Developer to contribute a proportionate share of $151,832 (83.1%) towards future improvements to the State highway system along the SH-44 Corridor. Proportionate share cost estimate based off site trips vs. 2025 total roadway traffic volumes at the intersection of SH-44 / Center Street for the westbound right turn lane.

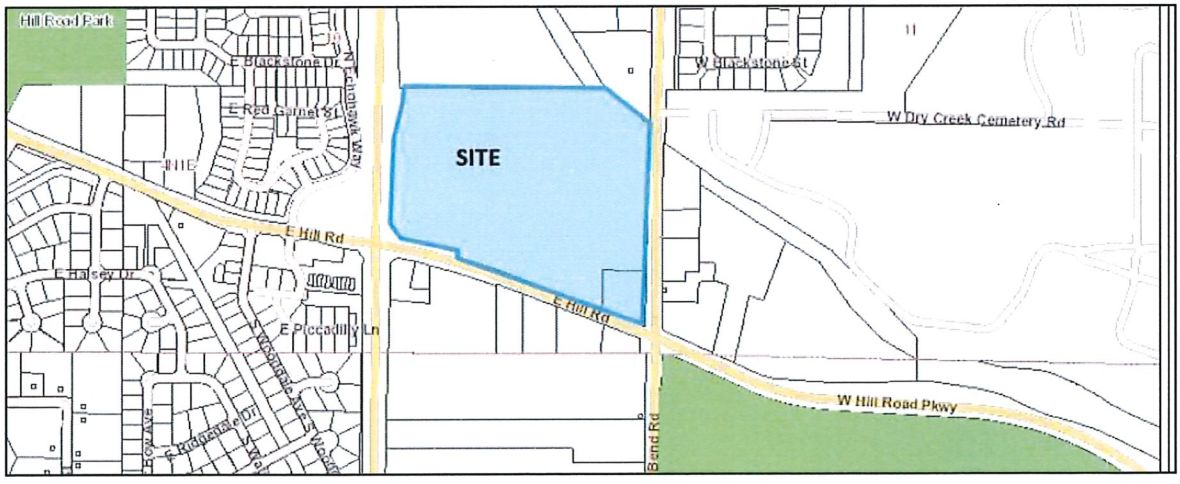
YES / NO Proportionate share shall be provided prior to issuance of encroachment permit.

Quarry Village – Northeast corner of Sh-55 and Hill Road. (Eagle, ID)
SH-55, MP 45.75, right

Committee Discussion

ACHD and ITD submitting joint preliminary comments. Will need response from developer before proceeding forward with a TIS Committee Review.

Developer has a public hearing with the city of Eagle at the end of August. They are not asking for direct access. Any mitigation improvements requested will be in the form of proportionate share.



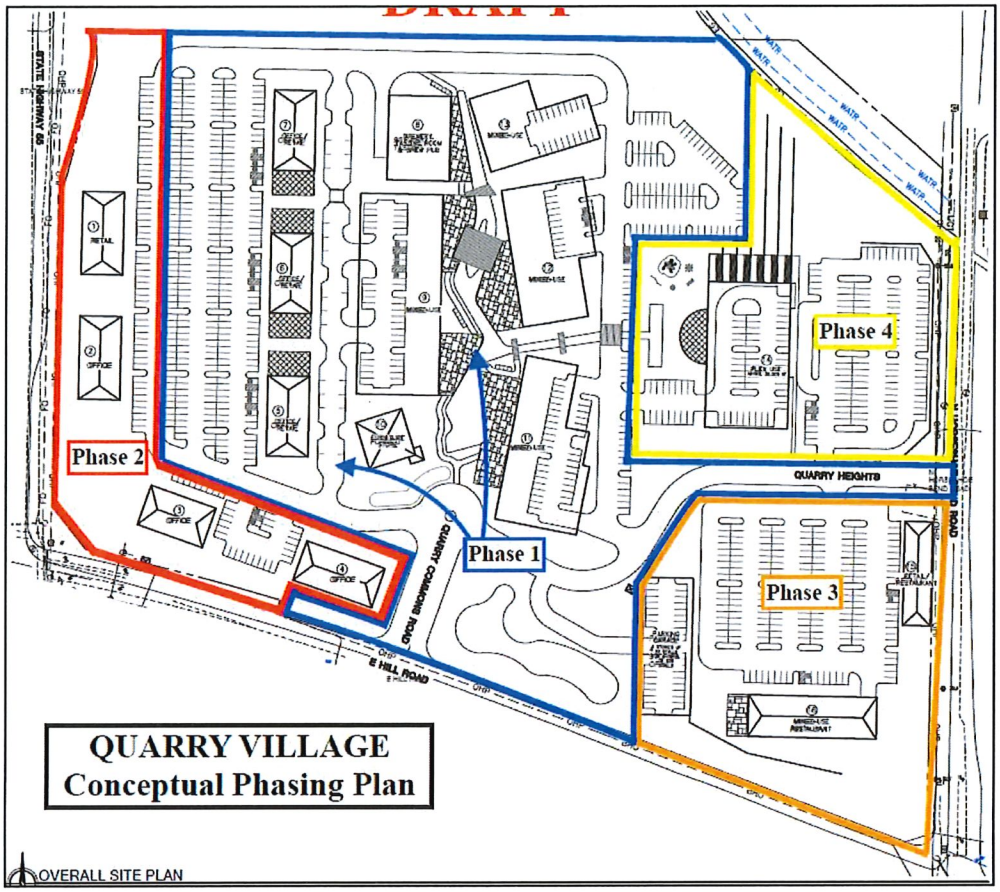


Table 1 -Build-Out Trip Generation Summary

Land Use	ITE Code	Size	Unit	Trip Rate per Unit	Total Trips	Internal Capture Trips	Pass-By Trips	Total	Primary Trips Entering		Exiting	
Weekday Daily (vpd)												
Residential	220	196	DU	7.32	1,435			1,435	50%	717	50%	717
Hotel	310	90	Rooms	8.36	752			752	50%	376	50%	376
Office	710	73.88	1000SF	9.74	720			720	50%	360	50%	360
Retail	820	67.58	1000SF	37.75	2,551			2,551	50%	1,276	50%	1,276
Restaurant	931	30.56	1000SF	83.84	2,562			2,562	50%	1,281	50%	1,281
Brewery	925	5	1000SF	NA	NA			NA	NA	NA	NA	NA
Bowling Alley	437	8	Lanes	NA	NA			NA	NA	NA	NA	NA
Weekday Daily Total Trips					**8,020**			**8,020**		**4,010**		**4,010**
Original TIS (12/21/18)					12,588			12,588		6,294		6,294
Business Park	770	650	1000SF	12.44	8,086			8,086	50%	4,043	50%	4,043

Proportionate Share Contribution Reduction

Justin Price requested the committee consider the possibility of reducing proportionate share costs based on land use. ACHD's impact fee calculation includes a trip length adjustment table that essentially reduces costs in a similar fashion.

LAND USE TRIP LENGTH ADJUSTMENTS	
	Land Use Category
0.90	Shopping Center, Specialty Retail
0.75	Mobile Home Park, Movie Theater, Car Sales
0.50	Auto Parts & Service, Church, Public Park, High Turnover Restaurant
0.25	Bank, Convenience Market, Day Care, Pharmacy, Fast Food Restaurant, Supermarket, Car Wash, Quick Lube

This discussion is brought forth because a commercial development in Star, ID claims their development is not viable if required to pay the proportionate fee calculated by ITD.

Committee Discussion

Previous discussion:

ACHD's impact fee calculation and ITD's proportionate share calculation are not similar. ACHD calculates fees based on a development's new trip lengths to the system whereas ITD determines proportionate share contributions at specific intersections based on the number of new development site trips through that intersection as described by the TIS. Additional consideration is needed on how an adjustment to proportionate share is determined and whether appropriate.

Staff recommended that Justin Price meet with the mayor of Star and Star's transportation council to determine if the city is unwilling to support ITD's proportionate share calculation. Justin should also provide an overview of how ITD's proportionate share contributions are calculated to include a comparison of subdivision versus commercial trips.

7/7/2020 meeting:

Topic continues to be tabled Caleb Lakey is in discussion with the city of Star on what may/may not be appropriate for reducing proportionate share for commercial developments.

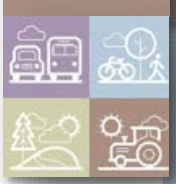
Communities in Motion 2040 2.0 Development Review

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 Plaza **Agency: Kuna**

CIM Vision Category: Future Neighborhoods

New households: 425 **New jobs: ±150** **Exceeds CIM forecast: Yes**

CIM Corridor: **State Highway 69** 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: **920** Jobs within 1 mile: **340** Jobs/Housing Ratio: **0.4**	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: **3.1 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: **1,219 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: **1.4 miles** Nearest public park: **1.0 miles** Nearest grocery store: **0.7 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 proposal is on the fringe of urban development in a farmland area, removed from employment centers and existing public transportation. The closest transit services are located more than two miles away. ValleyConnect 2.0 proposes bus service from downtown Kuna to the Boise Research Center with the route along Linder Road, approximately one mile west of this proposal.

However, the proposal is a mix of land uses, a mix of housing stock, and includes internal pathways. These things can mitigate increased congestion by decreasing the amount of single occupancy vehicle trips generated on the transportation network and encourage non-motorized travel.

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

Development Services Department

Project/File: **Ledgestone Plaza/ KPP20-0009/ 20-06-S, 20-03-ZC, 20-14-DR**
This is a rezone application to rezone 76.03 acres to C-1, C-3, R-12 an R-6, and a design review and preliminary plat application to develop 247 residential lots, 22 common lots and 6 commercial lots on 76.03 acres.

Lead Agency: City of Kuna

Site address: 2400 N. Meridian Road

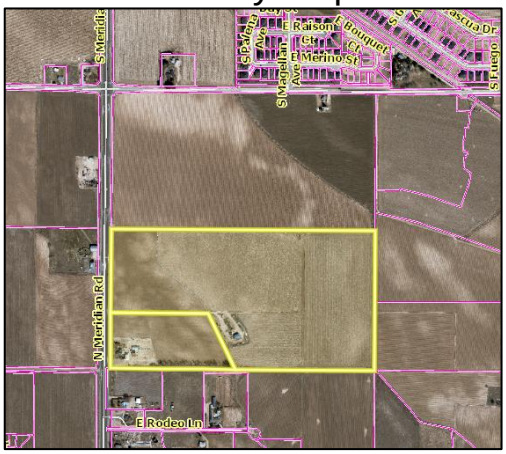
Staff Approval: October 9, 2020

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 a rezone application to rezone 76.03 acres to C-1 (Neighborhood Commercial), C-3 (Service Commercial), R-12 (High-Density Residential) and R-6 (Medium-Density Residential). The applicant is also requesting approval of a design review and preliminary plat application to develop 247 residential lots for 233 single family homes and 192 apartments, 6 commercial lots and 22 common lots on 76.03 acres.

2. **Description of Adjacent Surrounding Area:**

Direction	Land Use	Zoning
North	Rural Residential	RR
South	Medium Density Residential	R-6
East	Medium Density Residential and High Density Residential proposed	R-6/R-8
West	Rural Residential	RR

3. **Site History:** ACHD staff previously reviewed this site as an annexation application in May 2019. The requirements of this staff report are consistent with those of the prior action.

4. **Adjacent Development:** The following developments are pending or underway in the vicinity of the site:

- Ledgestone South Subdivision, a 393 residential lot subdivision on 96.6 acres directly east of the site and was approved by ACHD on August 3, 2020.
- Ledgestone Subdivision, a 298 residential lot subdivision on 61 acres located to the northeast of the site and was approved by ACHD on January 14, 2019.

5. Transit: Transit services are not available to serve this site.

6. Pathway Crossings: United States Access Board R304.5.1.2 Shared Use Paths. In shared use paths, the width of curb ramps runs and blended transitions shall be equal to the width of the shared use path.

AASHTO's Guidelines for the Development of Bicycle Facilities 5.3.5 Other Intersection Treatments: The opening of a shared use path at the roadway should be at least the same width as the shared use path itself. If a curb ramp is provided, the ramp should be the full width of the path, not including any flared sides if utilized. Detectable warnings should be placed across the full width of the ramp.

FHWA's "Designing Sidewalks and Trails for Access" (1999) reflected common ADA-related concepts: Chapter 6, Page 16-6: The width of the ramp should be at least as wide as the average width of the trail to improve safety for users who will be traveling at various speeds. In addition, the overall width of the trail should be increased, so the curb ramp can be slightly offset to the side. The increased width reduces conflict at the intersection by providing more space for users at the bottom of the ramp.

7. New Center Lane Miles: The proposed development includes 2.03 centerline miles of new public road.

8. 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.

9. Capital Improvements Plan (CIP)/ Integrated Five Year Work Plan (IFYWP):

- Hubbard Road between SH-69 and Locust Grove Road is listed in the 2020 CIP to be widened to 3-lanes between 2036 and 2040.
- Locust Grove Road between Lake Hazel Road and Amity Road is listed in the 2020 CIP to be widened to 3-lanes between 2036 and 2040.
- The intersection of Lake Hazel Road and Locust Grove Road is listed in the 2020 CIP to be reconstructed as a roundabout with 4-lanes on the east and west legs and 2-lanes on the north and south legs between 2036 and 2040.
- The intersection of Locust Grove Road and Columbia Road is listed in the 2020 CIP to be reconstructed as a roundabout with 2-lanes on all legs between 2036 and 2040.
- The intersection of Locust Grove Road and Hubbard Road is listed in the 2020 CIP to be reconstructed as a roundabout with 2-lanes on all legs between 2036 and 2040.
- The intersection of Deer Flat Road and Locust Grove Road is listed in the 2020 CIP to be reconstructed as a roundabout with 4-lanes on the east and west legs and 2-lanes on the north and south legs between 2036 and 2040.

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

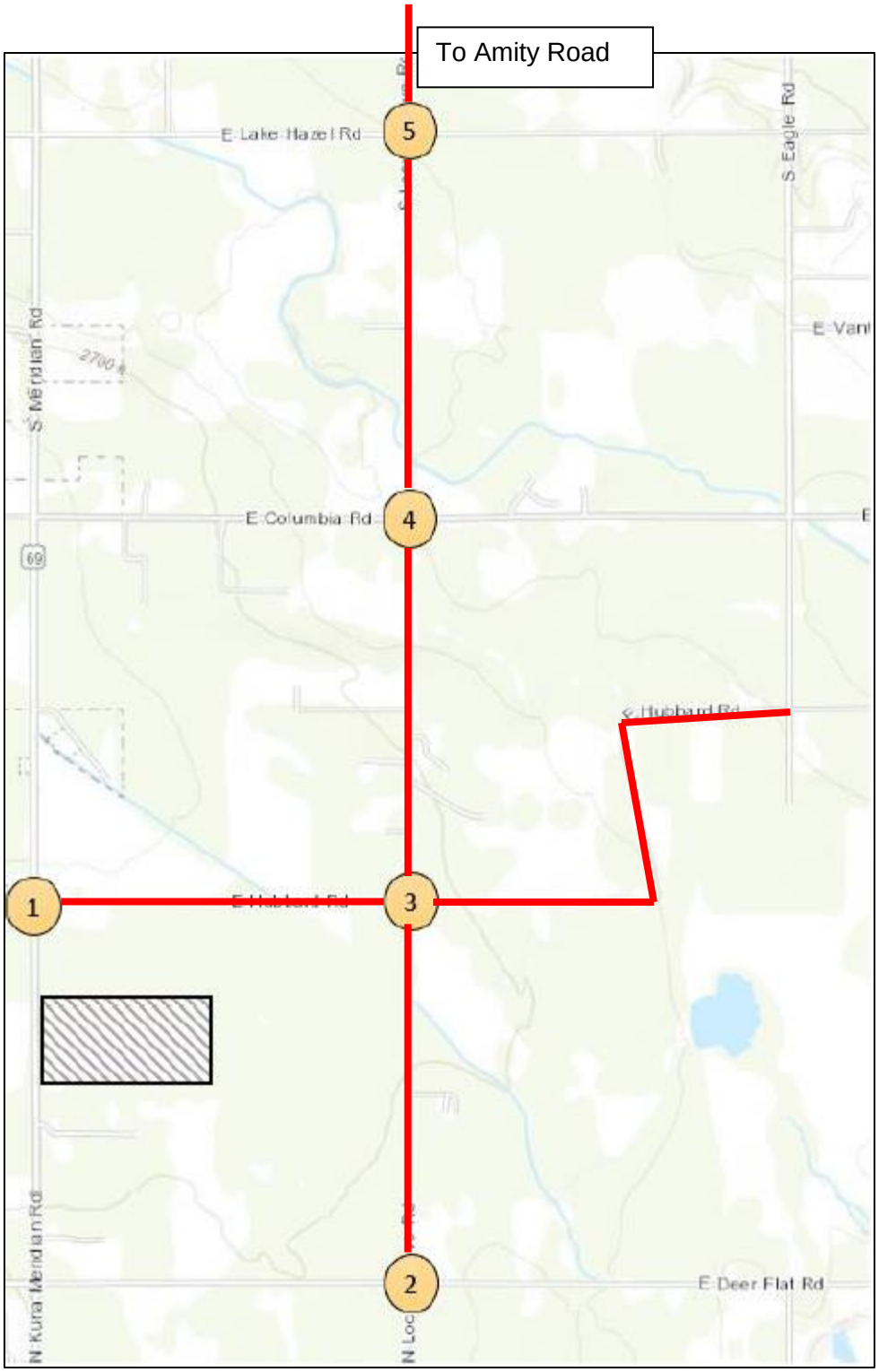
bicycle routes and features and support encouragement programs and to facilitate coordination and cooperation among local jurisdictions in implementing the Roadways to Bikeways Plan recommendations.

- The BMP identifies Ardell Road and Stroebel Road as Level 1 facilities within the site. 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 (if TIS required):** This development is estimated to generate 4,003 vehicle trips per day; 398 vehicle trips per hour in the PM peak hour, based on the traffic impact study.

2. **Traffic Impact Study**
WHPacific, an NV5 Company prepared a traffic impact study for the proposed Ledgestone Plaza. An executive summary of the findings **as presented by WHPacific** 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.



Intersections and roadway segments analyzed in the TIS.

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.

b. 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 studied meet ACHD's minimum operational thresholds for the existing traffic conditions.

Off-Site Locust Grove/Hubbard Road

The TIS recommends signalizing the intersection of Locust Grove Road and Hubbard Road to mitigate the 2025 background traffic. Ledgestone Subdivision has been required to convert the Locust Grove Road/Hubbard Road intersection to an all-way stop control intersection prior to ACHD's signature on the final plat that contains the 226th building lot, and Ledgestone South Subdivision has been required to submit an updated traffic impact study for the intersection prior to ACHD's signature on the final plat which contains the 301st building lot to assess if a signal is warranted. This intersection was also added to the 2020 CIP which was approved after ACHD's action on Ledgestone Subdivision and Ledgestone South Subdivision.

Consistent with the District's Alternative Mitigation Measures policy, if the TIS recommends mitigation for an intersection that exceeds ACHD's Acceptable Level of Service Planning Thresholds and the intersection is listed in the CIP to be improved, the applicant is not required

to improve the intersection. However, this intersection is listed in the 2020 CIP to be improved between 2036 and 2040, after Ledgestone Plaza is completed in 2025, and the PM peak hour site traffic at this intersection is 10.2% of the 2025 total traffic. Therefore, consistent with the District's Level of Service Planning Thresholds, if the intersection has not been improved prior to ACHD's final signature on the plat which contains the 226th building lot, then the applicant should be required to provide an updated intersection analysis for the Locust Grove Road/Hubbard Road intersection prior to ACHD's signature on the final plat that contains the 226th building lot to assess if interim improvements at the intersection are warranted.

If through the analysis it is determined that a signal is warranted, the applicant should be required to install an interim signal until ACHD moves forward with improvements to the intersection per the CIP. Alternatively, the applicant could request to enter into a Cooperative Development Agreement (CDA) with the District to fully improve the intersection as a single lane roundabout as identified in the CIP. The applicant should coordinate the installation of the traffic signal or construction of a roundabout if it is proposed to be installed before the intersection is converted to an all-way stop control intersection by Ledgestone Subdivision, or if improvements are required with the Ledgestone South Subdivision.

Off-Site: Hubbard Road between SH-69 and Locust Grove Road

The TIS recommends widening Hubbard Road between SH-69 and Locust Grove Road to 5-lanes to mitigate the 2025 background traffic. The TIS indicates the AM peak hour trips for the 2025 background traffic for this roadway segment exceed ACHD's Acceptable Level of Service Planning Thresholds for a 2-lane and 3-lane arterial roadway, but that this roadway segment meets ACHD's acceptable level of service planning thresholds for a 2-lane arterial roadway with the PM peak hour traffic for the 2025 background and total traffic. The percentage of site traffic of the 2025 total traffic for this segment of Hubbard Road is 8.1% for the AM peak hour and 16% for the PM peak hour. This roadway segment is also listed in the CIP to be widened to 3-lanes between 2036 and 2040.

Consistent with the District's Level of Service Planning Thresholds Policy, the applicant should be required to improve this roadway segment consistent with the TIS recommendation since the site traffic's PM peak hour trips are greater than 10% of the 2025 total traffic on this roadway segment and widening the roadway to 5-lanes is not listed in the CIP to be improved prior to the development's completion in 2025. However, this improvement is infeasible at this time as this roadway segment is off-site and there is currently not enough right-of-way for the recommended improvements. 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 226th building lot. The traffic impact study should include a shoulder hour analysis per District policy 7106.8.3. As an alternative, the applicant may stop final platting and wait for ACHD to make the improvements.

Off-site: Locust Grove Road between Hubbard Road and Columbia Road

The TIS recommends widening Locust Grove Road between Hubbard Road and Columbia Road to 3-lanes to mitigate the 2025 background and total traffic. This roadway segment is not listed in the CIP. The TIS indicates the AM peak hour trips for the 2025 background total traffic exceed ACHD's acceptable level of service planning thresholds for a 2-lane arterial roadway for this roadway segment, but the PM peak hour trips for the 2025 background and total traffic meet ACHD's acceptable level of service planning thresholds for a 2-lane arterial roadway. The percentage of site traffic of the 2025 total traffic for this segment of Locust Grove Road is 9.9% for AM peak hour and 20.2% for the PM peak hour. Ledgestone South Subdivision has been required to submit an updated traffic study prior to ACHD's approval of the final plat or plan that contains the 301st building lot to recommend alternative mitigation measures.

Consistent with District policy, the applicant should be required to improve this roadway segment since the site traffic's PM peak hour is greater than 10% of the 2025 total traffic on this roadway 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 226th building lot. The traffic impact study should include a shoulder hour analysis per District policy 7106.8.3. If improvements are warranted and this roadway segment has not yet been improved by Ledgestone South Subdivision, the applicant should coordinate improvements for this roadway segment with the Ledgestone South Subdivision. As an alternative, the applicant may stop final platting and wait for ACHD to make the improvements.

Off-site: Hubbard Road/Stroebel Road

The applicant should be required to construct a dedicated westbound left-turn lane on Hubbard Road at the intersection with Stroebel Road when Stroebel Road is constructed to intersect Hubbard Road, consistent with the TIS recommendations.

The TIS notes that a right-turn lane was warranted on Hubbard Road at the intersection of Stroebel Road with the Ledgestone South Subdivision. However, the TIS for that development did not show that a right-turn lane was warranted and ACHD did not require the construction of a dedicated eastbound right-turn lane on Hubbard Road at this intersection with the Ledgestone South Subdivision. Prior to submitting plans to construct the westbound left-turn lane on Hubbard Road at the intersection with Stroebel Road, the applicant should be required to submit a turn-lane analysis to determine if an eastbound right-turn lane is warranted at this intersection. The applicant should be required to provide the trip threshold for when a right-turn lane is warranted with the turn-lane analysis for this intersection.

Peak Hour Trip Thresholds

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.

Remaining Roadway Segments and Intersection Improvements

All remaining roadway segments and intersections meet ACHD's acceptable level of service planning thresholds for the 2025 background and total traffic except the following roadway segments and intersections listed below. The TIS recommends the following improvements for the roadway segments and intersections that exceed ACHD thresholds for the 2025 background and 2025 total traffic. The percentage of the PM peak hour site traffic of the 2025 total traffic is noted.

- Locust Grove Road between Deer Flat Road and Hubbard Road (2.8%) – widen to 3-lanes
- Hubbard Road between Locust Grove Road and Eagle Road (4.2%) – widen to 3-lanes
- Locust Grove Road between Lake Hazel Road and Amity Road (8.8%) – widen to 5-lanes
- Locust Grove Road/Columbia Road (6.3%)– Traffic Signal
- Locust Grove Road/Lake Hazel Road (5%)– Traffic Signal

Since the site traffic is less than 10% of the 2025 total traffic at the intersections and roadway segments listed above, no improvements are required 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.

Idaho Transportation Department – SH-69

ITD is requiring the following for the development:

- Close the 2 existing paved approaches onto SH-69 located approximately 550-feet north and 30-feet north of Ardell Road and regrade to match existing drainage features.
- The TIS recommends additional northbound and southbound lanes to mitigate the existing traffic conditions at the intersection of SH-69/Hubbard Road. ITD has requested that the applicant pay their proportionate share for the cost of the improvement of $117,935 for adding a northbound and southbound through-lane at that location.

To ensure that ITD's requirements are met and improvements are constructed when necessary to serve the site, staff recommends the City of Kuna include all of ITD's requirements as a part of their conditions of approval. If improvements to SH-69 are not completed, the impact to the access from the site onto ACHD's system will increase. The required improvements should be completed prior to signature of the final plat. If the improvements cannot be completed, the applicant should be required to submit a revised development application and updated TIS for review and action by ACHD.

3. Condition of Area Roadways

Traffic Count is based on Vehicles per hour (VPH)

Due to COVID-19 pandemic and the reduction of trips on the roadways, traffic volumes were not obtained with this TIS. Traffic counts and intersection turn movements were previously collected on August 7, 2018 and September 10, 2019 for an adjacent development. An approved growth rate was then applied to the previous traffic volumes in order to estimate 2020 volumes.

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service	Existing Plus Project
**SH-69/Meridian Rd. (Hubbard Rd to Ardell Rd)	1,330-feet	Principal Arterial	1,172	Better than "D"	Better than "D"
**SH-69/Meridian Rd. (Hubbard Rd to Columbia Rd)	0-Feet	Principal Arterial	1,443	Better than "D"	"F"
Locust Grove Road (Deer Flat Rd to Hubbard Rd)	0-feet	Minor Arterial	123	Better than "D"	"F"
Locust Grove Road (Hubbard Rd to Columbia Rd)	0-feet	Minor Arterial	100	Better than "D"	"F"
Locust Grove Road (Columbia Rd to Lake Hazel Rd)	0-feet	Minor Arterial	209	Better than "D"	Better than "D"
Locust Grove Road (Lake Hazel Rd to Amity Rd)	0-feet	Minor Arterial	303	Better than "D"	"F"
Hubbard Road (SH-69 to Locust Grove Rd)	0-feet	Minor Arterial	51	Better than "D"	"F"

Hubbard Road (Locust Grove Rd to Eagle Rd)	0-feet	Minor Arterial	58	Better than "D"	"F"

* Acceptable level of service for a two-lane minor arterial is "E" (575 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 Hubbard Road was 20,758 on 10/24/2019.
- The average daily traffic count for SH-69/Meridian Road south of Columbia Road was 22,582 on 3/15/2018.
- The average daily traffic count for Locust Grove Road south of Hubbard Road was 849 on 10/17/2019.
- The average daily traffic count for Locust Grove Road north of Hubbard Road was 990 on 10/17/2018.
- The average daily traffic count for Locust Grove Road south of Lake Hazel Road was 1,485 on 5/22/2018.
- The average daily traffic count for Locust Grove Road south of Amity Road was 2,582 on 10/16/2018.
- The average daily traffic count for Hubbard Road west of Locust Grove Road was 770 on 10/17/2018.
- The average daily traffic count for Hubbard Road east of Locust Grove Road was 561 on 10/17/2018.

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: ITD provided specific comments and recommendations on the TIS and has established the following requirements:

- Close the 2- existing paved approaches onto SH-69 located approximately 550-feet north and 30-feet north of Ardell Road and regrade to match existing drainage features.
- The TIS recommends additional northbound and southbound lanes to mitigate the existing traffic conditions at the intersection of SH-69/Hubbard Road. ITD has requested that the applicant pay their proportionate share of $117,935 towards the future improvements.

To ensure that ITD's requirements are met and improvements are constructed when necessary to serve the site, staff recommends the City of Kuna include all of ITD requirements as a part of their conditions of approval. If improvements to SH-69 are not completed, the impact to the access from the site onto ACHD's system will increase. The required improvements should be completed prior to signature of the final plat. If the improvements cannot be completed, the applicant should be required to submit a revised development application and updated TIS for review and action by ACHD.

The required improvements should be completed prior to signature of the final plat for the phase that requires the improvements. If the improvements cannot be completed, the applicant should be

required to submit a revised development application and updated TIS for review and action by ACHD.

2. 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 mitigate the 2025 background traffic. 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 to ACHD prior to ACHD's signature on the final plat which contains the 226th lot, which includes an updated analysis of the Hubbard Road/Locust Grove Road intersection.

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 226th lot. Additionally, the applicant will need to obtain plan approval and enter into a signal agreement with ACHD. The applicant should coordinate the installation of the traffic signal before the intersection is converted to an all-way stop control intersection by Ledgestone Subdivision or improved by Ledgestone South Subdivision.

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

Alternatively, the applicant could request to enter into a Cooperative Development Agreement (CDA) with the District to fully improve the intersection as a single lane roundabout consistent with the improvements listed in the 2020 CIP. The Cooperative Development Agreement should include the intersection construction, contract requirements, as well as allocation of costs. ACHD will only provide reimbursement for the costs of permanent roadway improvements consistent with the IFYWP and CIP. Interim improvements are not eligible for reimbursement and all costs would be the responsibility of the applicant.

In order to ensure the roadway will be improved when warranted, the following items must be in place prior plans acceptance for the final plat necessitating the improvements.

- Cooperative Development Agreement;
- Financial surety provided by the applicant meeting the terms of the Cooperative Development Agreement;
- Dedication of all of the right-of-way necessary to complete the road widening project.

The applicant should coordinate the installation of the traffic signal or construction of a roundabout if it is proposed to be installed before the intersection is converted to an all-way stop control intersection by Ledgestone Subdivision or improved by Ledgestone South Subdivision.

As an alternative, the applicant may stop final platting and wait for ACHD to make the improvements listed in the CIP.

3. Hubbard Road between SH-69 and Locust Grove Road

The TIS recommends widening Hubbard Road from SH-69 to Locust Grove Road to 5-lanes to mitigate the 2025 background traffic. Consistent with the District's Level of Service Planning Thresholds Policy, the applicant should be required to improve this roadway segment consistent with the TIS recommendation since the site traffic's PM peak hour trips are greater than 10% of the 2025 total traffic on this roadway segment and widening the roadway to 5-lanes is not listed in the CIP to be improved prior to the development's completion in 2025. However, this improvement may not be feasible at this time as this roadway segment is off-site there is currently not enough right-of-way for the recommended improvements. 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 226th building lot. The traffic impact study should include a shoulder hour analysis per District policy 7106.8.3. As an alternative, the applicant may stop final platting and wait for ACHD to make the improvements.

4. Locust Grove Road between Hubbard Road and Columbia Road

The TIS recommends widening Locust Grove Road between Hubbard Road and Columbia Road to 3-lanes to mitigate the 2025 background traffic. This roadway segment is not listed in the CIP. Consistent with District policy, the applicant should be required to improve this roadway segment since the site traffic's PM peak hour is greater than 10% of the 2025 total traffic on this roadway segment. However, this improvement may not be feasible at this time as this roadway segment is located off-site and there is currently not enough right-of-way for the recommended improvements. 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 226th building lot. The traffic impact study should include a shoulder hour analysis per District policy 7106.8.3. If improvements are warranted and this roadway segment has not yet been improved by Ledgestone South Subdivision, the applicant should coordinate improvements for this roadway segment with Ledgestone South Subdivision. As an alternative, the applicant may stop final platting and wait for ACHD to make the improvements listed in the CIP.

5. Ardell Road

a. Existing Conditions: There are no roadways within the site. There is one collector road, Ardell Road, proposed to stub to the site's east property line. This stub street is not constructed yet and was approved as part of ACHD's action on Ledgestone South Subdivision located directly east of 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.

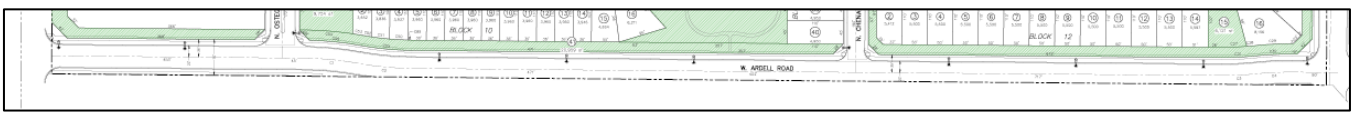
Detached sidewalks are encouraged and should be parallel to the adjacent roadway. Meandering sidewalks are discouraged.

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 extend Ardell Road into the site to intersect SH-69 and construct it as an entire 36-foot wide street section from SH-69 extending 580-feet to the east with vertical curb, gutter, a 8-foot wide planter strip and 8-foot wide detached concrete sidewalks within 70-feet of right-of-way as shown in the figure below then transition to ½ of a 36-foot wide street section with vertical curb, gutter, a 5-foot wide planter strip and 8-foot wide detached concrete sidewalk on the north side of the street and 18-feet of additional pavement within 50-feet of right-of-way. The applicant has proposed to locate the sidewalk on the north side of the street to be partially within right-of-way.



d. Staff Comments/Recommendations: The applicant's proposal to extend Ardell Road at the site's south property line 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.

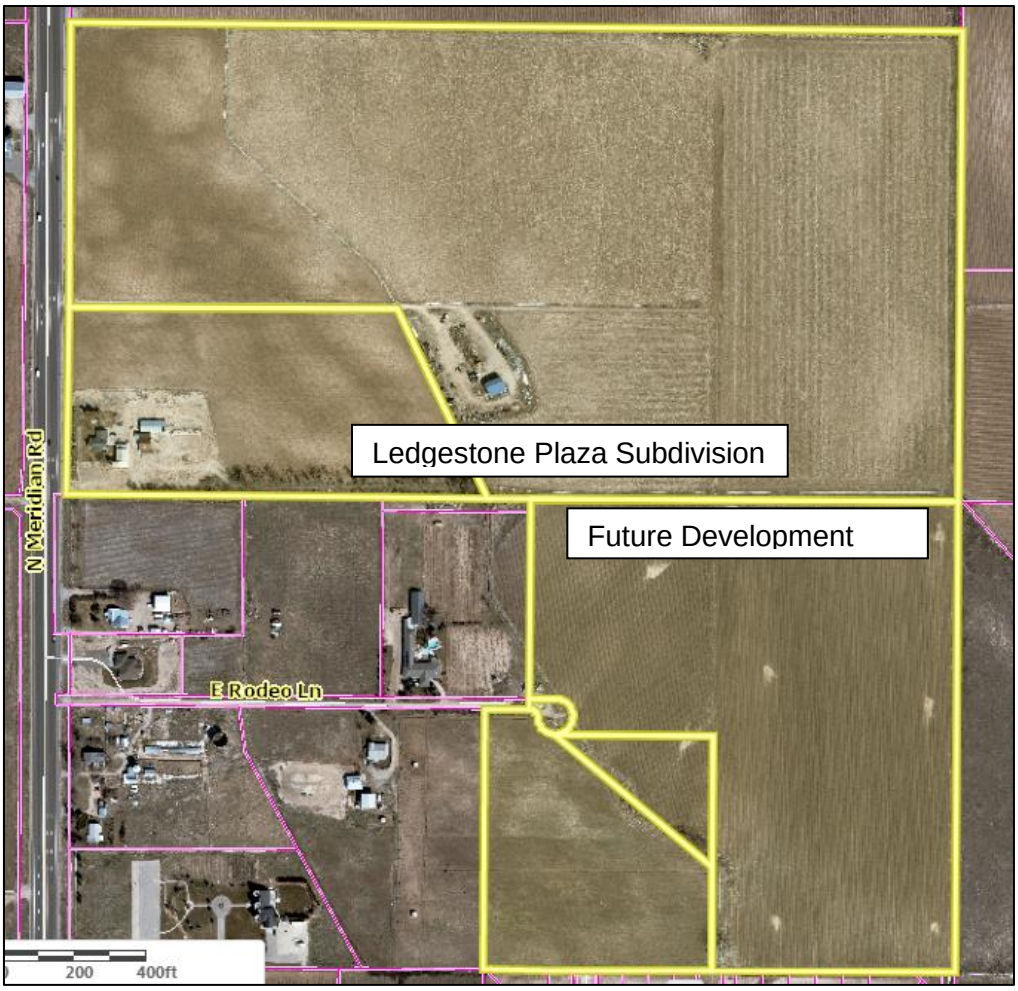
The applicant's proposal to construct an 8-foot wide sidewalk exceeds the District's policy which requires a 5-foot wide detached sidewalk or 7-foot wide attached sidewalk. At a minimum, the applicant should be required to construct a 5-foot wide detached concrete sidewalk or 7-foot wide attached concrete sidewalk.

The applicant's proposal to construct the entry portion of Ardell Road as a 36-foot wide collector street section exceeds the District's Half Street Policy which requires the applicant to construct ½ of the required street section and dedicate sufficient right-of-way when a new street is being constructed abutting the site. At a minimum, the applicant should be required to construct Ardell Road abutting the site's south property line as ½ of a 36-foot wide collector street section with vertical curb, gutter, and 5-foot wide detached of 7-foot wide attached concrete sidewalk on the north side plus 12-feet additional pavement widening with a 3-foot wide gravel shoulder and a borrow ditch sized to accommodate the roadway storm runoff constructed on the unimproved side, the south side of the street. The applicant should be required to dedicate right-of-way to accommodate the improvements that extends to 2-feet behind the back of sidewalk. The right-of-way should extend to the site's south property line.

If the applicant chooses to fully improve the entry portion, as proposed, or any portion of Ardell Road, then it would be improved as a 36-foot wide collector street section with vertical curb, gutter, 7-foot wide attached of 5-foot wide detached concrete sidewalks within a minimum of 50-feet of right-of-way. The right-of-way should extend to the site's south property line.

Staff recommends that the applicant construct a dedicated eastbound left turn lane on Ardell Road at Ostego Avenue so that the traffic that is turning left to access the commercial and multi-family located off Ostego Avenue will not be stacked back onto SH-69. Compensation will not be provided for the improvements or right-of-way dedication. The applicant should be required to dedicate additional right-of-way to extend 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 sidewalk 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 applicant and the representative for a proposed development on the parcel directly south of the site have expressed interest in dedicating right-of-way and sharing the construction of Ardell Road so that the shared property line between the 2 parcels is the centerline of Ardell Road. The parcel directly south of the site has not yet submitted a development application. If the applicant and the representative for the south parcel would like to pursue this option, right-of-way dedication for Ardell Road for each parcel will only be allowed after each property has been entitled. If the applicant chooses to move forward with this proposal, the applicant and representative should coordinate the timing of the construction of the roadway on each parcel so that the 36-foot wide residential collector street section travel lanes are constructed all at once so it can be used as a 2-lane roadway. The roadway should be designed to meet the District's policy for horizontal curves for a collector roadway due to the fact that the shared property line does not extend across the site's entire south property line which will cause a bend in the roadway if the entirety of Ardell Road is constructed on the shared property line and only ½ of Ardell Road construct on the unshared property line within Ledgestone Plaza.



6. Stroebel Road

a. Existing Conditions: There are no roadways within the site. There is one collector road, Stroebel Road, proposed to be constructed as ½ a 36-foot wide collector roadway with 12-feet of pavement abutting the site's east property line. This street is not constructed yet and was approved as part of ACHD's action on Ledgestone South Subdivision located directly east of 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 Ardell Road at the half-mile and continue along the site's east property line 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 to 70-feet of right-of-way.

c. Applicant Proposal: The applicant has proposed to complete the construction of Stroebel Road at the site's east property line as ½ of a 36-foot wide street section with pavement widening, vertical curb, gutter, an 8-foot wide planter strip and detached 8-foot wide concrete sidewalk within 35-feet of right-of-way to complete the 36-foot wide collector street section for Stroebel Road.

d. Staff Comments/Recommendations: The applicant's proposal is consistent with the MSM and meets District policy and should be approved, as proposed. 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.

If Stroebel Road has not yet been constructed by Ledgestone South Subdivision abutting the site's east property line prior to the applicant constructing Stroebel Road with this development, the applicant should be required to construct Stroebel Road abutting the east

property line as ½ of a 36-foot wide collector street section with vertical curb, gutter and 5-foot wide detached or 7-foot wide attached concrete sidewalk on the west side plus 12-feet of additional pavement widening with a 3-foot gravel shoulder and a borrow ditch sized to accommodate the roadway storm runoff constructed on the east side, the unimproved side. If street trees are desired, an 8-foot wide planter strip is required. The applicant should be required to dedicate right-of-way to accommodate the improvements that extends to 2-feet behind sidewalk, or for detached sidewalk, the applicant may reduce the right-of-way to 2-feet behind the back of sidewalk and provide a permanent right-of-way easement that extends from the right-of-way line to 2-feet behind the back of sidewalk.

Due to the heavy southbound traffic that will be traveling to the subdivision from Hubbard Road to Stroebel Road to access the site, staff recommends that the applicant construct a southbound left turn lane on Stroebel Road at the intersections of Ardell Road and Rockland Street to address the increased traffic. The applicant should be required to dedicate additional right-of-way to accommodate the construction of the turn lanes as needed. Compensation will not be provided for the improvements or right-of-way dedication.

The applicant should be required to construct a dedicated westbound left-turn lane on Hubbard Road at the intersection with Stroebel Road when Stroebel Road is constructed to intersect Hubbard Road, consistent with the TIS recommendations. The applicant should be required dedicate additional right-of-way, as needed, to accommodate the turn-lane since the applicant also owns the property that abuts this segment of Hubbard Road that is to the east of Stroebel Road where Ledgestone Subdivision is proposed.

The TIS notes that a right-turn lane was warranted on Hubbard Road at the intersection of Stroebel Road with the Ledgestone South Subdivision. However, the TIS from that development did not show that a right-turn lane was warranted and ACHD did not require the construction of a dedicated eastbound right-turn lane on Hubbard Road at this intersection with the Ledgestone South Subdivision. Prior to submitting plans to construct the westbound left-turn lane on Hubbard Road at the intersection with Stroebel Road, the applicant should be required to submit a turn-lane analysis to determine if an eastbound right-turn lane is warranted at this intersection. The applicant should be required to provide the trip threshold for when a right-turn lane is warranted with the turn-lane analysis for this intersection.

7. Internal Local and Commercial Roadways

a. Existing Conditions: There are no local roadways within 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 (Residential): 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.

Street Section and Right-of-Way Policy (Commercial): District Policy 7208.5 states that right-of-way widths for new commercial streets shall typically be 50 and 70-feet wide and that the standard street section will vary depending on the need for a center turn lane, bike lanes, volumes, percentage of truck traffic, and/or on-street parking.

- A 36-foot street section (back-of-curb to back-of-curb) will typically accommodate two travel lanes and on-street parking.
- A 40-foot street section (back-of-curb to back-of-curb) will typically accommodate two travel lanes and a center turn lane.
- A 46-foot street section (back-of-curb to back-of-curb) will typically accommodate two travel lanes and a center turn lane and bike lanes.

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 (Residential): 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.

Cul-de-sac Streets Policy (Commercial): District policy 7208.5.7 states that the minimum radius permitted for a turnaround is 55-feet to back-of-curb.

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 Ostego Avenue as a 36-foot wide commercial street section with vertical curb, gutter, attached 8-foot wide concrete sidewalk on the east side of the road and a 5-foot wide planter strip with 8-foot wide detached concrete sidewalk on the west side of the road within 66-feet of right-of-way.

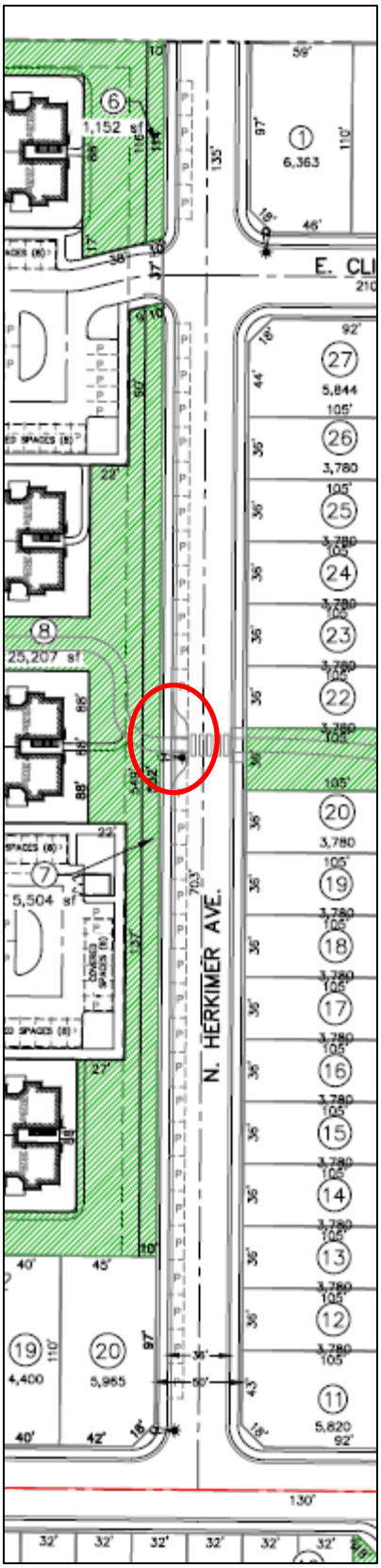
The applicant has proposed to construct all other internal local roads as a 36-foot wide local street section with rolled curb, gutter, 5-foot wide attached concrete sidewalk within 50-feet of right-of-way.

The applicant has proposed to construct the entry portion of Ostego Avenue and Rockland Street as a 50-foot wide street section with two 21-foot wide travel lanes, an 8-foot wide landscaped island, curb, gutter a 10-foot wide planter strip within 70-feet of right-of-way with 5-foot wide concrete sidewalks located outside of the right-of-way.

The applicant has proposed to construct one cul-de-sac at the terminus of Ostego Avenue with a radius of 55-feet. The applicant has also proposed to construct 7 knuckles.

The applicant has proposed to construct a mid-block bulb-out on the west side of Herkimer Avenue at a proposed pathway crossing located 340-feet south of Clinton Street.

The applicant has proposed pathways throughout Ledgestone Plaza Subdivision with several crossings onto roadways. The applicant has not proposed any striping or raised crosswalks for these crossings.



d. Staff Comments/Recommendations: The applicant's proposal for the local street and commercial street sections meet District policy and should be approved, as proposed, except for the 5-foot wide planter strip on Ostego Avenue. 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 or attached concrete sidewalk. At a minimum, the applicant should be required to construct a 5-foot wide detached or attached concrete sidewalk.

For the entry portion of Ostego Avenue and Rockland Street, the applicant should be required to dedicate additional right-of-way to total 2-feet behind the back of sidewalk or, for detached sidewalk, provide a permanent right-of-way easement that extends from the right-of-way line to 2-feet behind the back of sidewalk. The center landscape island should be platted as right-of-way owned by ACHD. The applicant or homeowner's association should enter into a license agreement with ACHD for any landscaping proposed to be located within the island.

Staff recommends that the applicant construct Ostego Avenue as a private drive north of Nassau Street due to the fact that a roadway is not shown on the Master Street Map at this location, it is only serving the commercial and multi-family uses and additional connectivity to the north property line at this location is not necessary since there are 3 additional roadways that are proposed to be constructed to stub to the site's north property line with this development that will provide connectivity. See Finding 11.

The applicant's proposal for the mid-block bulb-out at the pathway crossing should be approved, as proposed. The applicant should be required to provide a bulb-out on the east side of Herkimer Avenue to mirror the bulb-out that is proposed on the west side. The applicant should be required to provide a minimum of 24-feet of pavement between the bulb-outs at the crossing, as measured from face-of-curb to face-of-curb.

The applicant has proposed pathways throughout Ledgestone Plaza Subdivision with several roadway crossings. Staff recommends that the applicant ensure that pathway crossings align on each side when intersecting a roadway. The applicant should be required to sign and stripe crosswalks at all pathways crossing a road.

8. 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 an alley to intersect Ostego Avenue 140-feet north of Putnam Street and extend 620-feet it to intersect "Need Name" Street 175-feet south of Nassau Street. The applicant has proposed to construct the alley with 16-feet of pavement with rolled curb to total 20-feet wide within 20-feet of right-of-way.

d. Staff Comments/Recommendations: The applicant's proposal to construct the alley meets District policy and should be approved, as proposed. The applicant's proposal to construct rolled curb with the alley exceeds the District's Alley policy which only requires a minimum of 16-feet or a maximum of 20-feet of pavement. At a minimum, the applicant should be required to dedicate a minimum of 16-feet or a maximum of 20-feet of right-of-way for the alley and pave the alley its entire width and length.

Install "NO PARKING" signs where the alley intersects Ostego Avenue and "Need Name" Street to restrict parking within the alley.

9. Roadway Offsets

a. Existing Conditions: There are no roadways 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.

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).

c. Applicant's Proposal: The applicant has proposed to construct Stroebel Road to intersect Ardell Road 922-feet east of Chenago Way.

The applicant has proposed to construct 2 local roads to intersect Ardell Road:

- Ostego Avenue 515-feet east of SH-69, and
- Chenago Way 922-feet west of Stroebel Road.

The applicant has proposed to construct Rockland Street to intersect Stroebel Road 910-feet north of Ardell Road and align centerline to centerline with Rockland Street that will be constructed on the west side of Stroebel Road.

d. Staff Comments/Recommendations: The applicant's proposal meets District policy and should be approved, as proposed.

10. Stub Streets

a. Existing Conditions: There are no roadways within the site. There is one collector road, Ardell Road, proposed to stub to the site's east property line. This stub street is not constructed yet and was approved as part of ACHD's action on Ledgestone South Subdivision located directly east of the site.

b. Policy:

Stub Street Policy: District policy 7206.2.4.3 (collector)/ 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 7206.2.4 (collector)/ 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 "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: 7206.2.4.4 (collector)/ 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.

Applicant Proposal: The applicant has proposed to construct Stroebel Road, a collector roadway, to stub to the site's north property line at the site's northeast corner.

The applicant has proposed to construct Ostego Avenue to stub to the site's north property line 265-feet east of the site's west property line and construct a cul-de-sac with a 55-foot wide radius at the terminus of the roadway.

The applicant has proposed to construct the following local roadways to stub to the site's north property line:

- Herkimer Avenue 977-feet east of the site's west property line, and
- Chenago Way approximately 725-feet west of the site's east property line.

c. 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 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 install a sign that states, THIS IS A DESIGNATED COLLECTOR ROADWAY. THIS STREET WILL BE WIDENED AND EXTENDED IN THE FUTURE." at the terminus of Ardell Road if Ledgestone South Subdivision has not yet been constructed the road to stub to the site's east property line at the time of the construction of Ardell Road with this development.

Consistent with District policy, a temporary turnaround is not required at the terminus of Herkimer Avenue and Chenago Way due to the fact that the stub streets are less than 150-feet in length.

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.

11. Driveways/Private Drives

11.1 Ostego Avenue, Nassau Street and Herkimer Avenue

a. Existing Conditions: There are no roadways within the site.

b. Policy:

Driveway Location Policy: District policy 7208.4.1 requires driveways near intersections to be located a minimum of 75-feet (measured centerline-to-centerline) from the nearest local street intersection, and 150-feet from the nearest collector/arterial or arterial street intersection. This does not apply to single-family homes.

Successive Driveways: District Policy 7208.4.1 states that successive driveways away from an intersection shall have no minimum spacing requirements for access points along a local street, but the District does encourage shared access points where appropriate.

Driveway Width Policy: District policy 7208.4.3 restricts commercial driveways to a maximum width of 40-feet. Most commercial driveways will be constructed as curb-cut type facilities.

Driveway Paving Policy: Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy, 7208.4.3, the applicant should be required to pave the driveway its full width and at least 30-feet into the site beyond the edge of pavement of the roadway.

Driveway Design Requirements: District policy 7208.4.3 states if an access point is to be gated, the gate or keypad (whichever is closer) shall be located a minimum of 50-feet from the near edge of the intersection and a turnaround shall be provided.

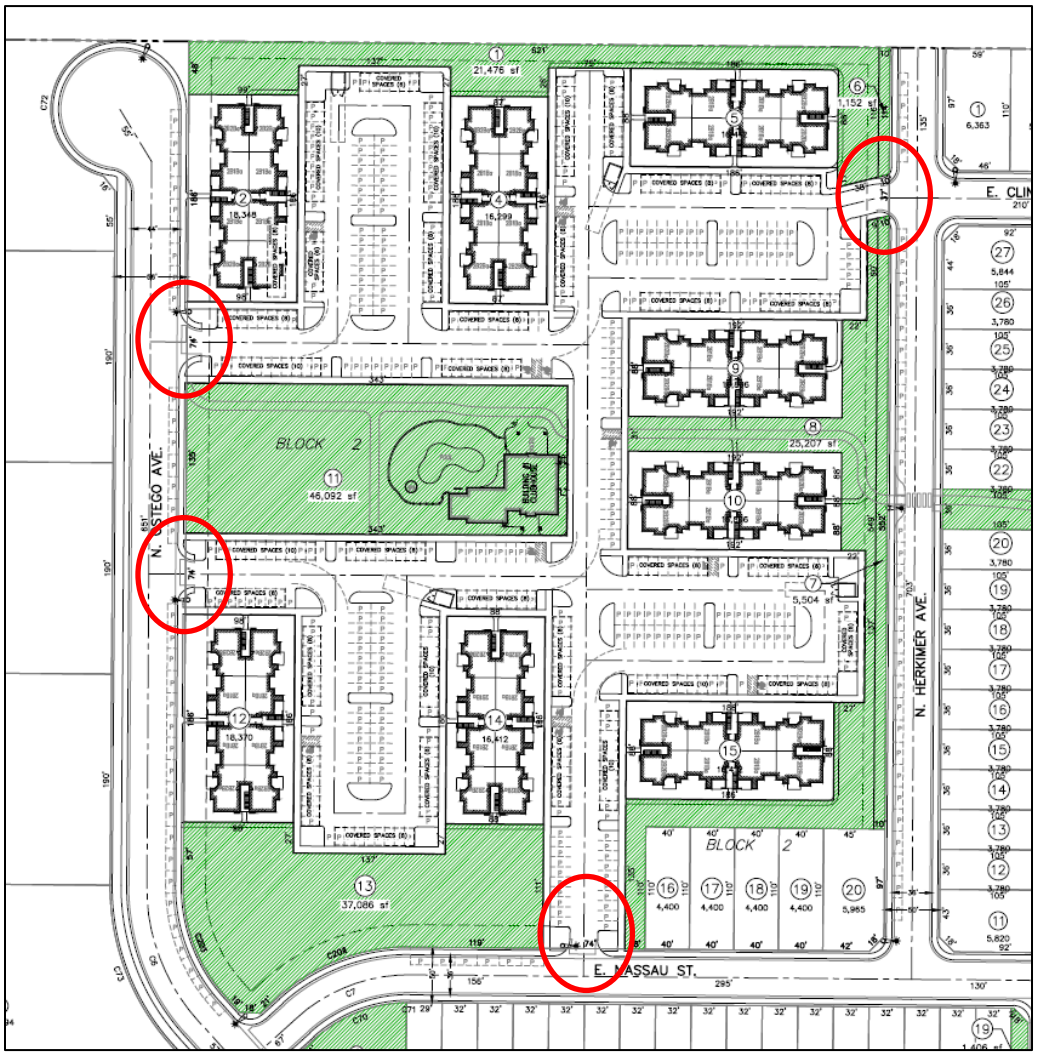
Private Road Policy: District policy 7212.1 states that the lead land use agencies in Ada County establish the requirements for private streets. The District retains authority and will review the proposed intersection of a private and public street for compliance with District intersection policies and standards. The private road should have the following requirements:

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

c. Applicant's Proposal: The applicant has not proposed to construct any driveways for the commercial parcels on the west side of Ostego Avenue. The applicant has proposed to construct two 25-foot wide paved curb return type driveways onto Ostego Avenue located 270-feet and 480-feet south of the site's north property line to access the multi-family development on the east side of Ostego Avenue.

The applicant has proposed to construct a 25-foot wide paved curb return type driveway onto Nassau Street 295-feet west of Herkimer Avenue.

The applicant has proposed to construct a 25-foot wide paved curb return type driveway onto Herkimer Avenue to align centerline to centerline with Clinton Street.



d. Staff Comments/Recommendations: The applicant's proposal meets District policy and should be approved, as proposed. The future development application(s) for the commercial parcels on the west side of Ostego Avenue will be subject to the District policies listed above.

Staff recommends that the applicant construct Ostego Avenue as a private drive north of Nassau Street due to the fact that a roadway is not shown on the Master Street Map at this location,

parking is proposed on the roadway, it is only serving the commercial and multi-family uses and additional connectivity to the north property line is not necessary since there are 3 additional roadways that are proposed to be constructed to stub to the site's north property line with this development that will provide connectivity.

Staff recommends that the parking in the proximity of where the private drives intersect Nassau Street and Ostego Avenue be eliminated due to the safety concerns associated with its proximity to the public roadway intersection and the potential for conflict with vehicles entering and exiting the site as vehicles are backing in and out of the parking spots.

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

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

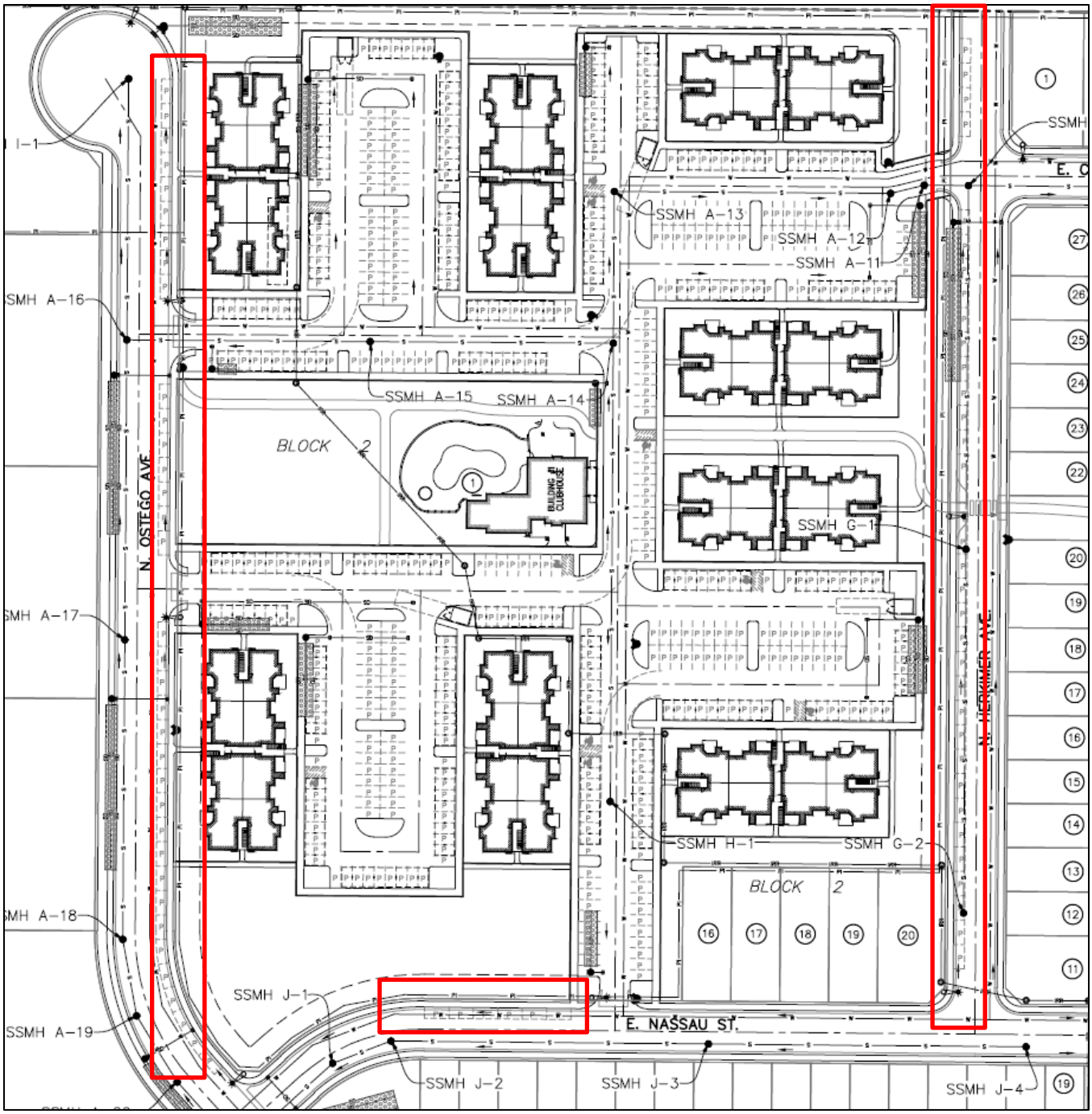
ACHD does not make any assurances that the private drives, which is a part of this application, will be accepted as a public road if such a request is made in the future. Substantial redesign and reconstruction costs may be necessary in order to qualify this road for public ownership and maintenance.

The following requirements must be met if the applicant wishes to dedicate the roadway to ACHD:

- Dedicate a minimum of 50-feet of right-of-way for the road.
- Construct the roadway to the minimum ACHD requirements.
- Construct a stub street to the surrounding parcels.

12. Parking

The applicant has proposed to provide 576 parking stalls to accommodate the residents and guests for 192 units for the proposed multi-family development. The Institute of *Transportation Engineers (ITE) Parking Generation Manual, 4th Edition,* recommends 371 parking stalls for a 192-unit multi-family project. However, approximately 73 of the proposed parking stalls have been counted towards the total parking stall count are designated on Ostego Avenue, Nassau Street and Herkimer Avenue, which are proposed to be public roadways. Parking spots are not allowed to be striped on public roadways and on-street parking should not count towards the City's parking requirements as it can be removed any time at the discretion of ACHD. Staff recommends that the City of Kuna require adequate on-site parking for the multi-family development, as well as with the future development of the commercial lots to the west of the multi-family development. Staff also recommends that the City of Kuna requires adequate on-site parking for the high-density single-family housing located to the south and east of the multi-family development to accommodate the residents and guests of the homes.



13. 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.

Speed Control and Traffic Calming Policy (Commercial)**:** District policy 7208.3.7 states that the design of commercial 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.

b. Applicant's Proposal: The applicant has proposed to construct a mid-block bulb-out on the west side of Herkimer Avenue at a proposed pathway crossing.

c. Staff Comments/Recommendations: The applicant's proposal for the mid-block bulb-out at the pathway crossing should be approved, as proposed. The applicant should be required to provide a bulb-out on the east side of Herkimer Avenue to mirror the bulb-out that is proposed on the west side. The applicant should be required to provide a minimum of 24-feet of pavement between the bulb-outs at the crossing, as measured from face-of-curb to face-of-curb.

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 of the roadways or to include the use of passive design elements. The following roadways should be redesigned:

- Ostego Avenue
- Nassau Street
- Allegany Avenue
- Chenago Way

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.

14. 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.

15. 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.

16. Other Access

Stroebel Road and Ardell 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. Prior to ACHD's signature on the first final plat, submit a revised preliminary plat showing the redesigned roadways for review and approval:

- Ostego Avenue
- Nassau Street
- Allegany Avenue
- Chenago Way

Stop signs, speed humps/bumps and valley gutter will not be accepted as traffic calming

2. If improvements are not made to SH-69 as outlined in Findings for Consideration 1, then the impact to ACHD's system will increase. The required improvements shall be completed prior to signature on the final plat for the phase that requires the improvements. If the improvements cannot be completed, the applicant shall be required to submit a revised development application and updated tis for review and action by ACHD.

3. Prior to ACHD's signature on the final plat which contains the 226th building lot, submit an updated traffic impact study. At a minimum, the updated TIS should include an analysis of Locust Grove Road/Hubbard Road intersection, Hubbard Road segment between SH-69 and Locust Grove Road, and Locust Grove Road segment between Hubbard Road and Columbia Road. 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 226th 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

OR

The applicant may enter into a Cooperative Development Agreement (CDA) with the District to fully improve the intersection as a single lane roundabout consistent with the improvements listed in the 2020 CIP. The Cooperative Development Agreement should include the intersection construction, contract requirements, as well as allocation of costs. ACHD will only provide reimbursement for the costs of permanent roadway improvements consistent with the IFYWP and CIP. Interim improvements are not eligible for reimbursement and all costs would be the responsibility of the applicant.

In order to ensure the roadway will be improved when warranted, the following items must be in place prior plans acceptance for the final plat necessitating the improvements.

- Cooperative Development Agreement;
- Financial surety provided by the applicant meeting the terms of the Cooperative Development Agreement;
- Dedication of all of the right-of-way necessary to complete the road widening project.

The applicant should coordinate the installation of the traffic signal or construction of a roundabout if it is proposed to be installed before the intersection is converted to an all-way stop control intersection by Ledgestone Subdivision or improved by Ledgestone South Subdivision.

As an alternative, the applicant may stop final platting and wait for ACHD to make the improvements listed in the CIP.

5. Construct a dedicated westbound left-turn lane on Hubbard Road at the intersection with Stroebel Road when Stroebel Road is constructed to intersect Hubbard Road. Dedicate additional right-of-way as needed to accommodate the turn lane.

6. Prior to submitting plans to construct the westbound left-turn lane on Hubbard Road at the intersection with Stroebel Road, submit a turn-lane analysis to determine if an eastbound right-turn lane is warranted at this intersection and provide the trip threshold for when a right-turn lane is warranted.

7. Extend Ardell Road into the site, as proposed. If Ardell Road has not yet been constructed to stub to the site's east property line, install a sign at its terminus that states, "THIS IS A DESIGNATED COLLECTOR ROADWAY. THIS STREET WILL BE WIDENED AND EXTENDED IN THE FUTURE."

8. At a minimum, construct Ardell Road abutting the site's south property line as ½ of a 36-foot wide collector street section with vertical curb, gutter, and 5-foot wide detached of 7-foot wide attached concrete sidewalk on the north side plus 12-feet additional pavement widening with a 3-foot wide gravel shoulder and a borrow ditch sized to accommodate the roadway storm runoff constructed on the unimproved side, the south side of the street. Dedicate right-of-way to accommodate the improvements that extends from the site's south property line to 2-feet behind the back of sidewalk, or for detached sidewalk, the applicant may reduce the right-of-way to 2-feet behind the back of sidewalk and provide a permanent right-of-way easement that extends from the right-of-way line to 2-feet behind the back of sidewalk.

9. If the applicant chooses to fully improve the entry portion or any portion of Ardell Road abutting the site, then it should be improved as 36-foot wide collector street section with vertical curb, gutter and 5-foot wide detached concrete sidewalks or 7-foot wide attached concrete sidewalks within a minimum of 50-feet of right-of-way that extends from the site's south property line. If street trees are desired, an 8-foot wide planter strip is required.

10. Construct Stroebel Road to intersect Ardell Road 922-feet east of Chenago Way, as proposed.

11. Complete the construction of Stroebel Road as ½ of a 36-foot wide collector street section at the site's east property line with pavement widening, vertical curb, gutter, an 8-foot wide planter strip and a detached 5-foot wide concrete sidewalk and dedicate 35-feet of right-of-way, as proposed.

12. If Stroebel Road has not yet been constructed by Ledgestone South Subdivision abutting the site's east property line prior to the applicant constructing Stroebel Road with this development, the applicant should be required to construct Stroebel Road abutting the east property line as ½ of a 36-foot wide collector street section with vertical curb, gutter and 5-foot wide detached or 7-foot wide attached concrete sidewalk on the west side plus 12-feet of additional pavement widening with a 3-foot gravel shoulder and a borrow ditch sized to accommodate the roadway storm runoff constructed on the east side, the unimproved side. If street trees are desired, an 8-foot wide planter strip is required. Dedicate right-of-way to accommodate the improvements that extends to 2-feet behind sidewalk, or for detached sidewalk, the applicant may reduce the right-of-way to 2-feet behind the back of sidewalk and provide a permanent right-of-way easement that extends from the right-of-way line to 2-feet behind the back of sidewalk.

13. Construct Stroebel Road to stub to the site's north property line at the northeast corner, as proposed. Install a sign at the terminus of Stroebel Road stating that "THIS IS A DESIGNATED COLLECTOR ROADWAY. THIS STREET WILL BE WIDENED AND EXTENDED IN THE FUTURE."

14. 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. 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.

15. If the applicant proposed to construct Ostego Avenue as a public road, construct the road to stub to the site's north property line 265-feet east of the site's west property line and construct a cul-de-sac with a 55-foot radius at its terminus, as proposed. Install a sign at the terminus of the road stating that "THIS ROAD WILL BE EXTENDED IN THE FUTURE."

16. Construct the following local roadways to stub to the site's north property line, as proposed:

- Herkimer Avenue 977-feet east of the site's west property line, and
- Chenago Way approximately 725-feet west of the site's east property line.

Install a sign at the terminus of the local roads stating that "THIS ROAD WILL BE EXTENDED IN THE FUTURE."

17. Construct 2 local roads to intersect Ardell Road, as proposed:

- Ostego Avenue 515-feet east of SH-69, and
- Chenago Way 922-feet west of Stroebel Road.

18. Construct Rockland Street to intersect Stroebel Road 910-feet north of Ardell Road, as proposed.

19. Construct the entry portion of Ostego Avenue and Rockland Street as a 50-foot wide street section with two 21-foot wide travel lanes, an 8-foot wide landscaped island, curb, gutter a 10-foot wide planter strip, and 5-foot wide detached concrete sidewalks and dedicate 70-feet of right-of-way, as

proposed. The center landscape island should be platted as right-of-way owned by ACHD. Enter into a license agreement with ACHD for any landscaping proposed to be located within the island. For detached sidewalk, the applicant should provide a permanent right-of-way easement that extends from the right-of-way line to 2-feet behind the back of sidewalk. The applicant may also dedicate additional right-of-way to total 2-feet behind the back of sidewalk.

20. If the applicant chooses to construct Ostego Avenue as a public road, it should be constructed as a 36-foot wide commercial street section with vertical curb, gutter, and 5-foot wide attached or detached concrete sidewalks within a minimum of 50-feet of right-of-way, as proposed. If street trees are desired, an 8-foot wide planter strip is required.

21. Construct all other internal local roads as a 36-foot wide local street section with rolled curb, gutter, 5-foot wide attached or detached concrete sidewalks within 50-feet of right-of-way, as proposed. If street trees are desired, an 8-foot wide planter strip is required.

22. Construct 7 knuckles, as proposed.

23. Construct a mid-block bulb-out on the east and west side of Herkimer Avenue at a proposed pathway crossing located 340-feet south of Clinton Street and construct it with a minimum of 24-feet of pavement between the bulb-outs at the crossing, as measured from face-of-curb to face-of-curb.

24. Sign and stripe crosswalks at all pathways crossing a public road.

25. Construct an alley to intersect Ostego Avenue 140-feet north of Putnam Street and extend it 620-feet to intersect “Need Name” Street 175-feet south of Nassau Street, as proposed. Dedicate a minimum of 16-feet or a maximum of 20-feet of right-of-way for the alley and pave the alley its entire width and length. Install “NO PARKING” signs where the alley intersects Ostego Avenue and “Need Name” Street.

26. Construct a 25-foot wide paved curb return type driveway onto Herkimer Avenue to align centerline to centerline with Clinton Street, as proposed.

27. Construct a 25-foot wide paved curb return type driveway onto Nassau Street 295-feet west of Herkimer Avenue, as proposed.

28. If the applicant chooses to construct Ostego Avenue as a public roadway, then construct two 25-foot wide paved curb return type driveways onto Ostego Avenue located 270-feet and 480-feet south of the site’s north property line, as proposed.

29. Pave the proposed private drives onto Ostego Avenue, Nassau Street and Herkimer Avenue their full width and a minimum of 30-feet beyond the edge of pavement of all public streets, as proposed.

30. If the applicant chooses to construct Ostego Avenue as a private drive north of Nassau Street, pave the private drive its full width and a minimum of 30-feet beyond the edge of pavement for the public street.

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

32. Staff recommends that the applicant construct the following:

- An eastbound dedicated left-turn lane on Ardell Road at the intersection of Ostego Avenue.
- A southbound dedicated left-turn lane on Stroebel Road at the intersections of Rockland Street and Ardell Road.

33. Direct lot access is prohibited to Stroebel Road and Ardell Road and should be noted on the final plat.

34. 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.

35. Payment of impact fees is due prior to issuance of a building permit.

36. 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

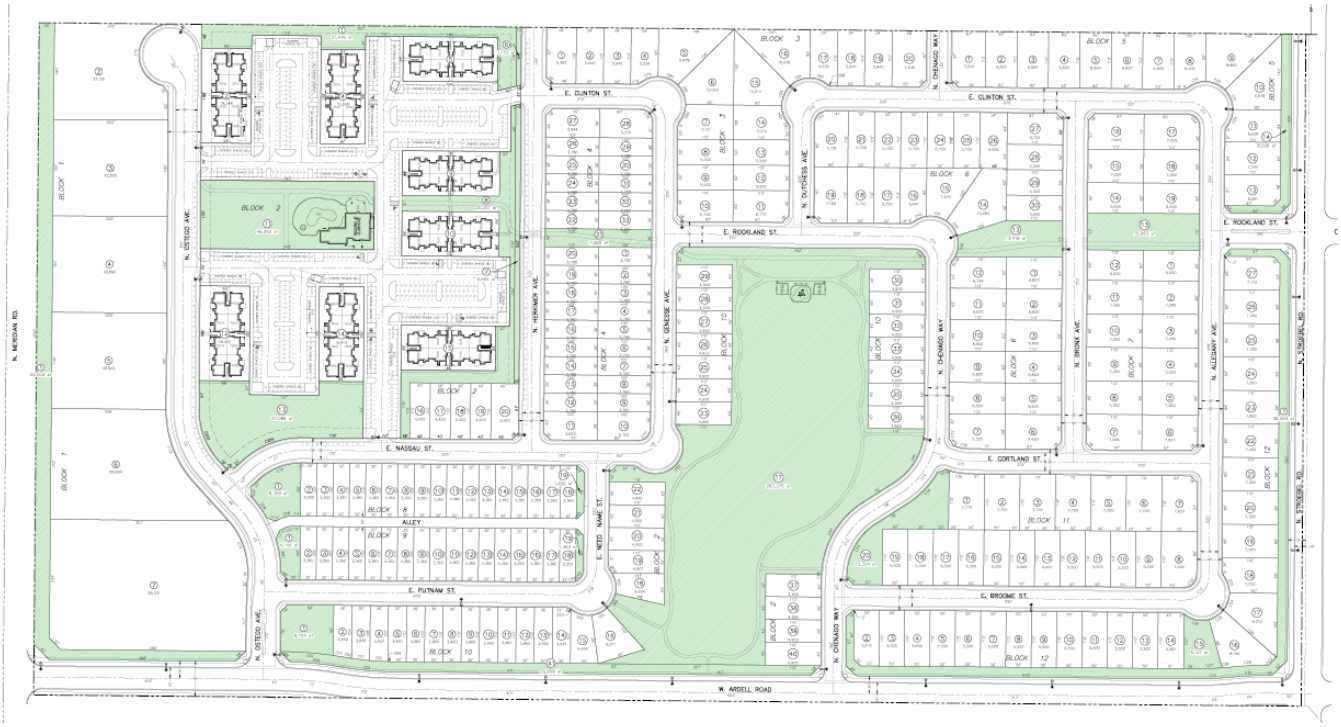
1. The proposed site plan is approved, if all of the Site Specific and Standard Conditions of Approval are satisfied.
2. ACHD requirements are intended to assure that the proposed use/development will not place an undue burden on the existing vehicular transportation system within the vicinity impacted by the proposed development.

G. Attachments

1. Vicinity Map
2. Site Plan
3. Executive Summary – Traffic Impact Study
4. Utility Coordinating Council
5. Development Process Checklist
6. Request for Reconsideration Guidelines **OR** Appeal Guidelines

VICINITY MAP

SITE PLAN


E. CLINTON ST.
E. ROCKLAND ST.
E. NASSAU ST.
E. PUTNAM ST.
E. CORTLAND ST.
E. BROOME ST.
W. ARGELL ROAD
N. MERIDIAN RD.
N. OSTEGO AVE.
N. HERKIMER AVE.
N. GENESEE AVE.
N. DUCHESS AVE.
N. CHENANGO WAY
N. BRINK AVE.
N. ALLEGANY AVE.
N. STROBEL RD.
E. NED NAME ST.
ALLEY

1.0 EXECUTIVE SUMMARY

This study was prepared in accordance with the Ada County Highway District's *(ACHD)* 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 Plaza Subdivision located in Kuna, Idaho. 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, Idaho Transportation Department (ITD) and review of the surrounding area. The study's principal findings and recommendations are summarized below.

Proposed Development

1. Ledgestone Plaza Subdivision is a proposed development consisting of 234 single-family dwelling units, 192 multi-family units, and 6 commercial lots on a 76.0-acre parcel located along the east side of S Meridian Road, south of Hubbard Road in Kuna, Idaho.

2. The proposed development is to be constructed over a two to three-year period and completed by the year 2025. Due to the short duration of buildout, an interim evaluation was not required.

3. The proposed development is estimated to generate 4003 daily trips, 308 AM peak hour trips, and 398 PM peak hour trips.

4. The primary roadway network serving this proposed development includes the following intersections and roadway segments:
    - Intersections
        - S Meridian Rd (SH-69) & Hubbard Road
        - Locust Grove Road & Deer Flat Road
        - Locust Grove Road & Hubbard Road
        - Locust Grove Road & Columbia Road
        - Locust Grove Road & Lake Hazel Road
        - All site accesses

    - Segments
        - S Meridian Road between Columbia Road and Hubbard Road
        - S Meridian Road between Hubbard Road and Ardell Road
        - Hubbard Road between S Meridian Road and Locust Grove Road
        - Hubbard Road between Locust Grove Road and Eagle Road
        - Locust Grove Road between Deer Flat Road and Hubbard Road
        - Locust Grove Road between Hubbard Road and Columbia Road
        - Locust Grove Road between Columbia Road and Lake Hazel Road
        - Locust Grove Road between Lake Hazel Road and Amity Road
        - All internal collectors

5. Primary access to the site will be provided via two new access points. One located along S Meridian Road at Ardell Road and one located along Hubbard Road at Stroebel Road.

Proposed Mitigation for Existing Traffic

6. For the existing traffic conditions analyzed with the existing roadway configuration, all study area roadway segments meet minimum operational thresholds. No roadway improvements are needed to mitigate the existing traffic.

7. For the existing traffic conditions analyzed with the existing intersection control, signal timing, and lane configuration, the intersection of S Meridian Road/Hubbard Road does not meet minimum operational thresholds. All other intersections meet minimum requirements.

8. The following mitigation measures are recommended for these intersections:
    - S Meridian Road/Hubbard Road
        - SB/NB right-turn lane, signal timing adjustment.

Proposed Mitigation for 2025 Background Traffic

9. For the 2025 Background traffic conditions analyzed with the existing roadway lane configuration, the roadway segments of S Meridian Rd between Columbia Rd to Hubbard Rd, Hubbard Rd between S Meridian Rd and Locust Grove Rd, Locust Grove Rd between Deer Flat Rd and Hubbard Rd, Hubbard Rd between Locust Grove Rd and Eagle Rd, Locust Grove Rd between Hubbard Rd and Columbia Rd, and Locust Grove Rd between Lake Hazel and Amity do not meet minimum operational thresholds.

10. The following mitigation measures are recommended for these roadway segments.
    - S. Meridian Rd between Columbia Rd and Hubbard Rd
        - Additional NB/SB through lane
    - Hubbard Rd between S Meridian Rd and Locust Grove Rd
        - Additional EB/WB though lane
        - Addition of a continuous left-turn lane
    - Locust Grove Rd between Deer Flat Rd and Hubbard Rd
        - Addition of a continuous left-turn lane
    - Hubbard Rd between Locust Grove Rd and Eagle Rd
        - Addition of a continuous left-turn lane
    - Locust Grove Rd between Hubbard Rd and Columbia Rd
        - Addition of a continuous left-turn lane
    - Locust Grove Rd between Lake Hazel Rd and Amity Rd
        - Additional NB/SB though lane
        - Addition of a continuous left-turn lane

    With these improvements, the roadway segments minimum operational thresholds.

11. For the 2025 Background traffic conditions analyzed with the existing intersection controls and lane configurations, or with the proposed improvements to mitigate existing traffic the intersections of Locust Grove/Hubbard, Locust Grove/Columbia, and Locust Grove/Lake Hazel do not meet minimum operational thresholds. All other intersections meet minimum requirements.

12. The following mitigation measures are recommended for these intersections:
    - Locust Grove/Hubbard
        - Traffic Signal
    - Locust Grove/Columbia
        - Traffic Signal

- Locust Grove/Lake Hazel
  - Traffic Signal

Proposed Mitigation for 2025 Site Plus Background Traffic

13. For the 2025 Site Plus Background traffic condition analyzed with the existing lane configurations, or with the proposed improvements to mitigate background traffic, all study area roadway segments meet minimum operational thresholds. No roadway improvements are needed to mitigate the site plus background traffic.

14. For the 2025 Site Plus Background traffic conditions analyzed with the existing intersection control and lane configuration, or with the proposed improvements to mitigate existing/2025 background traffic, all intersections meet minimum requirements.

15. A turn-lane analysis was completed for the two site access locations. The intersection of S Meridian Road and Ardell Road warrants a north-bound right-turn lane. The intersection of Hubbard Road and Stroebel Road warrants a west bound left-turn lane.

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.

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: 10/7/2020

To: ☒ 500' Property Owners ☐ Other _____

Planner: Jace Hellman, Planner II

Case Name: 20-06-S & 20-03-ZC – Ledgestone Plaza Subdivision

I HEREBY CERTIFY that on this 7th day of October, 2020, I caused a true and correct copy of the foregoing instrument to be deposited in the United States mail, with prepaid postage.

_____
Signature

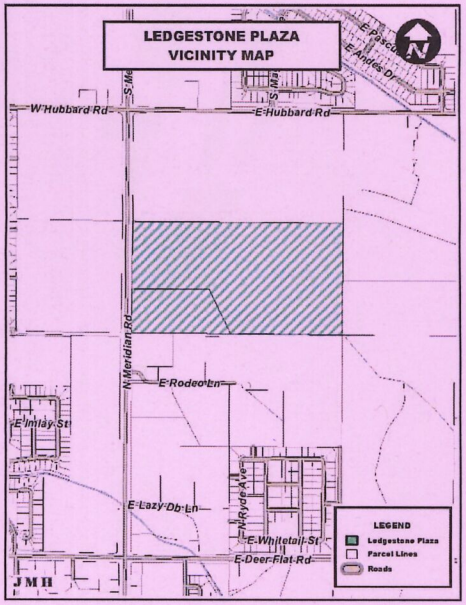
_____
Attest

Exhibit D2

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 **October 27, 2020,** beginning **at 6:00 pm** on the following case:



Trilogy Development, Inc and Gem State Planning request to subdivide approximately 76.03 acres into 275 total lots (247 residential buildable lots (425 total dwelling units), six commercial buildable lots and 22 common lots). Additionally, the applicants propose to rezone the 76.03 acres from its current zoning district classification of C-1 (neighborhood commercial) to C-3 (service commercial), R-12 (high-density residential) and R-6 (medium-density residential) zoning district classifications. The subject sites are located at 2400 N Meridian Road and N Meridian Road, within Section 18, Township 2 North, Range 1 East; (APNs: S1418234000 and S1418233650).

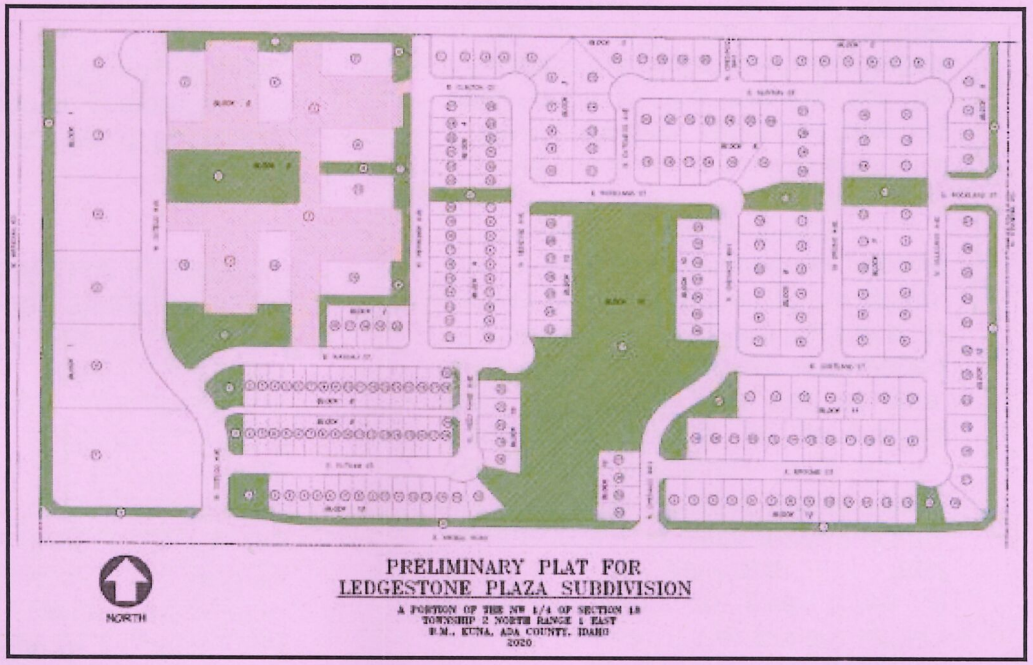
The hearing will be held **at 6:00 PM in the Council Chambers at City Hall located at 751 W. 4th Street, Kuna, Idaho.**

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 ***October 20, 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**.



MAILED 10/7/2020

NEOPOST FIRST-CLASS MAIL
10/07/2020 US POSTAGE $000.00⁰
ZIP 83634
041M11460992

— Exhibit —

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.

IDAHO PRESS Local News Worth Holding | MERIDIAN PRESS mymeridianpress.com | KMN | BOISE WEEKLY | EMI Emmett Messenger Index

ADVERTISING RECEIPT

PO Box 9399
1618 N Midland Blvd, 83651,
Nampa,ID 83652
Ph. (541) 331-6473 **Fax:** (907) 452-5054

BILLING DATE:	ACCOUNT NO:
10/02/20	21880

JACE HELLMAN
1 KUNA, CITY OF
P.O. BOX 13
KUNA, ID 83634

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
38467	File #'s 20-06S & 20	10/07/20	10/07/20	1	$183.85

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount

Discount:	**$0.00**
Surcharge:	**$0.00**
Credits:	**$0.00**

Gross:**$183.85**
Paid Amount:**$0.00**

Amount Due:**$183.85**

We Appreciate Your Business!

38467

AD# 38467AD#

PUBLIC HEARING

CITY OF KUNA
PO Box 13 - Kuna, ID 83634
Phone: 208.922.5274 - Fax: 208.922.5989

File #'s 20-06-S & 20-03-ZC, Ledgestone Plaza Subdivision

NOTICE IS HEREBY GIVEN, that the Kuna Planning and Zoning Commission will hold a public hearing, **October 27, 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 a **Rezone (ZC)** and **Preliminary Plat (S)** request for Ledgestone Plaza Subdivision. Trilogy Development, Inc and Gem State Planning request to subdivide approximately 76.03 acres into 275 total lots (247 residential buildable lots (425 total dwelling units), six commercial buildable lots and 22 common lots). Additionally, the applicants propose to rezone the 76.03 acres from its current zoning district classification of C-1 (neighborhood commercial) to C-3 (service commercial), R-12 (high-density residential) and R-6 (medium-density residential) zoning district classifications. The subject sites are located at 2400 N Meridian Road and N Meridian Road, within Section 18, Township 2 North, Range 1 East; (APNs: S1418234000 and S1418233650).

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
October 7, 2020 38467

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 Plaza (**NAME OF SUBDIVISION OR ADDRESS**) was posted as required per Kuna City Ordinance 5-1A-8. Sign posted Thursday, October 15, 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* 16th *day of* October, 2020.

Signature,

Jane B Sayer
Owner/Developer/Agent

STATE OF IDAHO)
): ss
County of Ada)

On this 16th *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.

DL
Notary Public
Residing at Meridian ID

Commission Expires 9/6/2025

DAVID LABRIE
Comm. No. 50738
NOTARY PUBLIC
Expires: 09/06/2025
STATE OF IDAHO

D4

CITY OF KUNA
PUBLIC HEARING NOTICE
Kuna Planning & Zoning Commission
THE CITY OF KUNA will hold a public hearing on Oct. 27, 2020
at 6:00 PM at Kuna City Hall 751 W. 4th St., Kuna, ID 83634
PURPOSE: Preliminary Plat for Ledgestone Plaza -
76.03 acres, C-3, R-12 & R-6 zones, 4 commercial lots,
8 apartment buildings/192 units, 233 single family home lots,
6+ acre park and pathways
PROPERTY LOCATION:
L2400 N. Meridian Rd.
APPLICATION BY: Gem State Planning
CONTACT: Jace Hellman, (208) 922.5274
jhellman@kunaID.gov, with any questions
FORGESIGNWORKS.COM

CITY OF KUNA
PUBLIC HEARING NOTICE
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APPLICATION BY: Gem State Planning
CONTACT: Jace Hellman, (208) 922.5274
jhellman@kunaID.gov, with any questions
10/15/2020

CITY OF KUNA
PUBLIC HEARING NOTICE
Kuna Planning & Zoning Commission
THE CITY OF KUNA will hold a public hearing on Oct. 27, 2020
at 6:00 PM at Kuna City Hall 751 W. 4th St., Kuna, ID 83634
PURPOSE: Preliminary Plat for Ledgestone Plaza -
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8 apartment buildings/192 units, 233 single family home lots,
6+ acre park and pathways
PROPERTY LOCATION:
L2400 N. Meridian Rd.
APPLICATION BY: Gem State Planning
CONTACT: Jace Hellman, (208) 922.5274
jhellman@kunaID.gov, with any questions

CITY OF KUNA
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L2400 N. Meridian Rd.
APPLICATION BY: Gem State Planning
CONTACT: Jace Hellman, (208) 922.5274
jhellman@kunaID.gov, with any questions

Certificate of Mailing

PO Box 13 | 751 W 4th Street | Kuna, ID 83634
(208) 922-5274 | www.KunaCity.ID.gov

KUNA Planning & Zoning

Date: 04.14.2021

Project Name: Ledgestone Plaza Subdivision

Case No(s).: 20-03-ZC (Rezone) & 20-06-S (Preliminary Plat)

To: X 500' Property Owners Other: _____

Staff Name: Jessica Reid

I HEREBY CERTIFY that on this 14th day of April, 2021, I caused a true and correct copy of the foregoing to be deposited in the United States mail, postage prepaid.

Signature 4.14.21
Date

Attest Signature 4-14-21
Date

KUNA
Planning & Zoning

751 W 4th Street • PO Box 13
Kuna, ID 83634 • (208) 922-5274
www.kunacity.id.gov

Dear Property Owner: NOTICE IS HEREBY GIVEN that the City Council is scheduled to hold a Public Hearing on May 4, 2021, beginning at 6:00 PM (or as soon as it may be heard), in City Hall Council Chambers, 751 W 4th Street, Kuna, ID, 83634 on the following case:

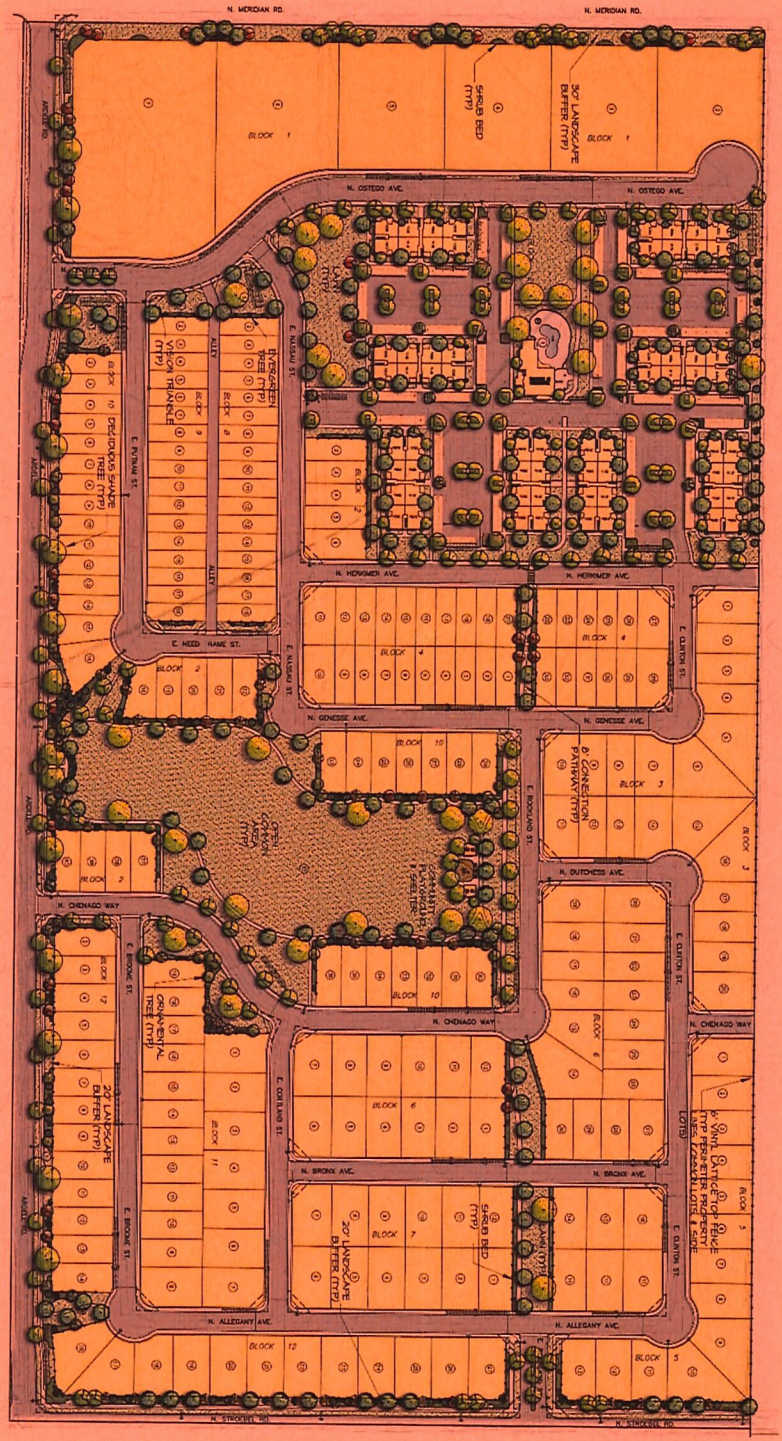
20-03-ZC (Rezone) & 20-06-S (Preliminary Plat)
Ledgestone Plaza Subdivision

Trilogy Development, Inc and Gem State Planning request to Rezone 76.03 acres from its current zoning district classification of C-1 (Neighborhood Commercial) to C-3 (Service Commercial), R-12 (High Density Residential) and R-6 (Medium Density Residential). Applicants also request to subdivide the approx. 76.03 acres into 275 total lots: 247 residential buildable lots with a total of 425 Dwelling Units; 6 Commercial buildable lots; and 22 common lots. The subject sites are located at 2400 N Meridian Road and TBD N Meridian Road, within Section 18, Township 2 North, Range 1 East; (APNs: S1418234000 and S1418233670).

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; please see the attached instructions or contact the Kuna Planning & Zoning Department at (208) 922-5274 for more information.

Written testimony received by the close of business on ***April 27, 2021*** will be included in the packet that is distributed to the governing body prior to the hearing. Late submissions will be presented to the governing body at time of the hearing.

MAILED 04.14.2021



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Kuna Planning & Zoning
PO Box 13
Kuna, ID 83634

LEGAL NOTICE

City

Suggestions for Testifying at the Public Hearing:

Social distancing due to COVID-19…
City Hall is OPEN to the public. Regular and socially distanced seating has been provided; masks are worn at individual discretion.

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/93/Agendas-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 by close of business the Wednesday prior to the hearing will be included in the packet that is distributed to the governing body prior to the hearing. 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.

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).

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BOISE WEEKLY
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ADVERTISING PROOF

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1618 N Midland Blvd, 83651,
Nampa,ID 83652
Ph. (208) 465-8129 **Fax:** (907) 452-5054

BILLING DATE:	ACCOUNT NO:
04/09/21	21880

JESSICA REID
1 KUNA, CITY OF
P.O. BOX 13
KUNA, ID 83634

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
89190	LEGAL NOTICE Case No	04/14/21	04/14/21	1	$53.10

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount

Discount: **$0.00**
Surcharge: **$0.00**
Credits: **$0.00**

Gross:**$53.10**
Paid Amount:**$0.00**

Amount Due:**$53.10**

We Appreciate Your Business!

AD# 89190

LEGAL NOTICE

Case Nos. 20-03-ZC & 20-06-S: Ledgestone Plaza Subdivision;
Rezone & Preliminary Plat.

NOTICE IS HEREBY GIVEN the City Council will hold a public hearing **April 20, 2021, at 6:00 PM**, or as soon as can be heard; in connection with a **Rezone (ZC) & Preliminary Plat (S)** request for Ledgestone Plaza Subdivision. Trilogy Development, Inc and Gem State Planning request to Rezone 76.03 acres from its current zoning district classification of C-1 (Neighborhood Commercial) to C-3 (Service Commercial), R-12 (High Density Residential) and R-6 (Medium Density Residential). Applicants also request to subdivide the approx. 76.03 acres into 275 total lots: 247 residential buildable lots with a total of 425 Dwelling Units; 6 Commercial buildable lots; and 22 common lots. The subject sites are located at 2400 N Meridian Road and TBD N Meridian Road, within Section 18, Township 2 North, Range 1 East; (APNs: S1418234000 and S1418233670).

Please do not contact the Commission or Council including the Mayor as this may jeopardize the public hearing process as it is considered ex parte. If you 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, please contact the Kuna Planning & Zoning Department at (208) 922-5274 for more information.

Kuna Planning & Zoning Department
April 14, 2021 89190

Proof of Property Posting

PO Box 13 | 751 W 4th Street | Kuna, ID 83634
(208) 922-5274 | www.KunaCity.ID.gov

KUNA Planning & Zoning

This form shall confirm that the Public Hearing Notice for 20-03-ZC,20-06-S,20-14-DF (Case No.)
Ledgestone Plaza (Project Name) was posted, as required per Kuna City Code 5-1A-8, on 4/19/2021 (Date). This form and associated photos shall be returned to the Planning & Zoning department no later than seven (7) days prior to the Public Hearing. Signs shall be removed from the site within three (3) days after the Public Hearing.

DATED this 19th day of April, 2021.

Signature: Jane Suggs (Owner/Developer)

State of Idaho)
) ss
County of Ada)

On this 19th day of April, 2021, 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.

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

Hannah Chereji (Print Name)

Residing at: Nampa, ID (Address)
City State ZIP

My Commission expires: 8-30-2025 (Date)

Hannah Chereji
Signature

HANNAH CHEREJI
Comm. No. 20191774
NOTARY PUBLIC
STATE OF IDAHO
Expires: 08/30/2025

CITY OF KUNA
PUBLIC HEARING NOTICE

Kuna City Council

THE CITY OF KUNA will hold a public hearing on May 4, 2021 at 6:00 PM at Kuna City Hall 751 W. 4th St., Kuna, ID 83634

PURPOSE: Preliminary Plat for Ledgestone Plaza - 76.03 acres, C-3, R-12 & R-6 zones, 4 commercial lots, 8 apartment buildings/192 units, 233 single family home lots, 6+ acre park and pathways

PROPERTY LOCATION:
L2400 N. Meridian Rd.

APPLICATION BY: Gem State Planning

CONTACT: Jace Hellman, (208) 922.5274
jhellman@kunaID.gov, with any questions

04/19/2021

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04/19/2021

	Tentative Budget		
	Fiscal Year Ended September 30, 2020 Budget	Fiscal Year Ended September 30, 2021 Budget	Fiscal Year Ended September 30, 2022 Proposed
REVENUES			
GENERAL FUND			
Property Taxes	$3,185,042	$3,574,120	$3,968,298
Sources Other Than Property Taxes	$6,362,058	$7,218,502	$12,826,372
TOTAL GENERAL FUND	$9,547,100	$10,792,622	$16,794,670
GRANT FUND	$2,283,429	$896,856	$7,501,860
LATE COMERS FUND	$4,801,256	$5,578,076	$8,423,657
CAPITAL PROJECTS FUND	$1,827,259	$1,814,339	$6,309,231
PARK IMPACT FEE FUND	$1,652,669	$2,376,483	$3,471,161
POLICE IMPACT FEE FUND	$20,925	$127,783	$270,762
PROPRIETARY FUNDS			
Water Fund	$11,320,048	$12,104,616	$16,262,805
Sewer Fund	$7,761,297	$9,971,489	$14,478,343
Irrigation Fund	$4,945,345	$5,169,060	$7,587,573
Solid Waste Collection Fund	$2,463,055	$2,489,501	$3,070,577
TOTAL PROPRIETARY FUNDS	$26,489,745	$29,734,666	$41,399,298
GRAND TOTAL ALL FUNDS	$46,622,383	$51,320,825	$84,170,639
EXPENDITURES			
GENERAL FUND			
Operating	$5,295,309	$6,951,884	$8,626,325
Debt Service	$0	$0	$0
Public Safety	$2,669,532	$2,722,469	$2,925,625
Transfers Out to Other Funds	$1,582,259	$1,118,269	$5,242,720
TOTAL GENERAL FUND	$9,547,100	$10,792,622	$16,794,670
GRANT	$2,283,429	$896,856	$7,501,860
LATE COMERS FUND	$4,801,256	$5,578,076	$8,423,657
CAPITAL PROJECTS FUND	$1,827,259	$1,814,339	$6,309,231
PARK IMPACT FEE FUND	$1,652,669	$2,376,483	$3,471,161
POLICE IMPACT FEE FUND	$20,925	$127,783	$270,762
PROPRIETARY FUNDS			
Water Fund	**$11,320,048**	**$12,104,616**	**$16,262,805**
Operating	*$9,409,218*	*$9,823,256*	*$10,776,905*
Debt Service	*$0*	*$0*	*$0*
Capital	*$1,910,830*	*$2,281,360*	*$5,485,900*
Sewer Fund	**$7,761,297**	**$9,971,489**	**$14,478,343**
Operating	*$6,471,467*	*$7,830,029*	*$10,422,143*
Debt Service	*$0*	*$0*	*$0*
Capital	*$1,289,830*	*$2,141,460*	*$4,056,200*
Irrigation Fund	**$4,945,345**	**$5,169,060**	**$7,587,573**
Operating	*$4,127,195*	*$4,516,380*	*$6,153,073*
Debt Service	*$0*	*$0*	*$0*
Capital	*$818,150*	*$652,680*	*$1,434,500*
Solid Waste Collection Fund	**$2,463,055**	**$2,489,501**	**$3,070,577**
Operating	*$2,463,055*	*$2,489,501*	*$3,070,577*
Debt Service	*$0*	*$0*	*$0*
TOTAL PROPRIETARY FUNDS	$26,489,745	$29,734,666	$41,399,298
GRAND TOTAL ALL FUNDS	$46,622,383	$51,320,825	$84,170,639

REVENUE BUDGET PROPOSAL - CITY OF KUNA - FYE 2022
GENERAL FUND

		FYE 2022	FYE 2021		FYE 2020		FYE 2019		FYE 2018		FYE 2017	
ACCOUNT #	ACCOUNT NAME	BUDGET	ACTUAL*	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET
TAX REVENUE												
01-4001	Sales Tax Revenue Sharing - State	$2,081,154	$1,898,972	$1,452,659	$1,222,075	$850,419	$858,039	$703,634	$761,490	$654,195	$625,080	$623,563
01-4100	Property Tax Revenue	$3,964,762	$3,631,118	$3,571,119	$3,307,696	$3,181,873	$2,760,029	$2,653,922	$2,406,887	$2,331,587	$2,121,168	$2,067,086
01-4110	Property Tax Interest & Penalty	$3,536	$3,536	$3,001	$4,031	$3,169	$3,986	$2,832	$3,662	$5,147	$5,226	$4,396
01-4120	Sales Tax Revenue Sharing - County	$216	$216	$216	$184,852	$343,869	$351,288	$249,206	$297,591	$218,547	$244,319	$200,321
		$6,049,668	**$5,533,841**	**$5,026,995**	**$4,718,654**	**$4,379,329**	**$3,973,341**	**$3,609,594**	**$3,469,632**	**$3,209,476**	**$2,995,793**	**$2,895,366**
INTERGOVERNMENTAL REVENUE												
01-4000	State Liquor Distribution	$280,647	$280,647	$224,425	$243,919	$197,976	$205,624	$177,760	$183,479	$155,120	$157,220	$143,195
01-4130	County Fine Distribution	$8,000	$8,256	$8,552	$9,881	$8,500	$10,527	$9,037	$10,158	$29,474	$27,968	$42,795
		$288,647	**$288,903**	**$232,977**	**$253,800**	**$206,476**	**$216,151**	**$186,797**	**$193,637**	**$184,594**	**$185,188**	**$185,990**
LICENSES/PERMITS/FEE REVENUE												
01-4170	Franchise Fees	$375,190	$364,262	$349,110	$347,574	$320,464	$330,544	$317,560	$314,380	$287,270	$277,363	$267,391
01-4180	Business Licenses	$6,172	$6,172	$5,000	$6,172	$4,118	$4,272	$3,411	$3,066	$2,531	$2,164	$301
01-4181	Liquor Licenses	$3,938	$3,938	$6,000	$6,187	$6,250	$5,625	$6,344	$7,187	$6,101	$6,101	$5,063
01-4182	Beer Licenses	$1,060	$1,060	$3,000	$3,125	$3,333	$3,000	$2,490	$2,813	$1,897	$1,788	$2,375
01-4183	Wine Licenses	$2,000	$2,000	$2,500	$2,700	$2,813	$2,250	$2,078	$2,050	$800	$950	$1,700
01-4184	Animal Licenses	$7,105	$7,105	$11,500	$7,816	$11,843	$11,882	$7,373	$7,159	$6,465	$6,706	$6,254
01-4190	Catering Permit	$100	$100	$293	$40	$293	$670	$240	$420	$179	$240	$241
01-4193	Vendor Permits	$1,433	$1,433	$882	$1,285	$882	$1,050	$1,443	$1,305	$385	$415	$525
		$396,997	**$386,069**	**$378,286**	**$374,899**	**$349,997**	**$359,293**	**$340,939**	**$338,381**	**$305,628**	**$295,727**	**$283,850**
MISCELLANEOUS REVENUE												
01-4155	Administrative Services	$12,000	$17,801	$5,260	$5,820	$5,260	$5,589	$1,384	$5,756	$1,384	$1,399	$1,384
01-4173	Interest Revenue	$35,000	$37,955	$55,000	$107,045	$45,000	$82,172	$3,904	$19,137	$2,933	$3,235	$812
01-4185	Miscellaneous Income	$50,000	$104,450	$50,000	$73,936	$50,000	$55,749	$1,300	$51,255	$1,300	$4,112	$1,300
01-4195	Rental Income	$1,500	$1,435	$3,000	$2,651	$3,926	$4,605	$3,200	$4,065	$2,900	$2,900	$2,900
		$98,500	**$161,641**	**$113,260**	**$189,452**	**$104,186**	**$148,116**	**$9,788**	**$80,212**	**$8,517**	**$11,646**	**$6,396**
SENIOR CENTER ACTIVITY - MISCELLANEOUS REVENUE												
01-4195-1001	Rental Income	**$3,600**	$4,540	$3,600	$5,290	$6,340	$6,010	$6,100	$6,090	$5,805	$5,890	$6,635
BUILDING- LICENSES/PERMITS/FEES REVENUE (FORMERLY P&Z)												
01-4155-1005	Administrative Services	$75,000	$120,260	$67,900	$99,689	$67,900	$0	$0	$0	$0	$0	$0
01-4360-1005	Building Permits	$1,206,176	$1,206,176	$936,776	$1,107,419	$1,054,157	$1,010,733	$640,890	$752,314	$551,645	$599,596	$369,891
01-4361-1005	Plumbing Permits	$266,182	$266,182	$200,814	$222,026	$196,271	$205,795	$130,627	$162,501	$92,486	$118,579	$78,156
01-4362-1005	Electrical Permits	$271,884	$271,884	$225,644	$252,656	$213,127	$227,462	$141,453	$182,398	$107,637	$132,182	$119,339
01-4391-1005	IRES Check Fees	$24,151	$24,151	$17,895	$21,275	$18,500	$17,925	$9,833	$13,225	$7,520	$10,130	$5,695
01-4392-1005	Mechanical Permits	$122,868	$122,868	$126,652	$128,124	$123,997	$117,953	$81,862	$106,775	$57,960	$71,039	$39,953
		$1,966,262	**$1,891,262**	**$1,575,681**	**$1,831,188**	**$1,673,951**	**$1,579,868**	**$1,004,664**	**$1,217,213**	**$817,248**	**$931,525**	**$613,034**
PLANNING AND ZONING - MISCELLANEOUS REVENUE												
01-4155-1003	Administrative Services	$180,000	$173,349	$147,795	$162,686	$203,699	$336,946	$131,255	$134,385	$148,706	$145,715	$84,353
01-4185-1003	Miscellaneous Income	$0	$0	$0	$0	$0	$0	$0	$0	$0	$98	$0
01-4358-1003	Development Support Services	$7,500	$14,438	$6,529	$9,000	$6,529	$45,440	$4,476	$5,500	$10,410	$10,240	$4,173
01-4550-1003	Inspection Revenue	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
		$187,500	**$187,788**	**$154,324**	**$171,686**	**$210,228**	**$382,386**	**$135,731**	**$139,885**	**$159,116**	**$156,053**	**$88,526**
PARKS ACTIVITY - LICENSES/PERMITS/FEES REVENUE												
01-4195-1004	Rental Income	**$3,000**	$2,844	$3,000	$1,446	$6,560	$6,462	$1,746	$4,765	$2,093	$1,430	$1,467
PARKS ACTIVITY - MISCELLANEOUS REVENUE												
01-4185-1004	Miscellaneous Income	$800	$550	$0	$0	$50	$0	$0	$75	$0	$0	$0
01-4197-1004	RV Dump Revenue	$6,000	$5,759	$4,500	$5,234	$4,017	$4,113	$1,685	$3,799	$2,093	$1,430	$1,467
		$6,800	**$6,309**	**$4,500**	**$5,234**	**$4,067**	**$4,113**	**$1,685**	**$3,874**	**$2,093**	**$1,430**	**$1,467**
OTHER REVENUE												
01-4900	Transfer In	$0	$0	$0	$664,713	$0	$244,682	$0	$206,712	$0	$0	$0
01-4950	Carryover	$7,793,697	$4,420,149	$3,300,000	$3,629,028	$2,605,966	$2,493,184	$1,968,028	$2,605,230	$1,411,604	$1,587,703	$1,646,344
		$7,793,697	**$4,420,149**	**$3,300,000**	**$4,293,741**	**$2,605,966**	**$2,737,866**	**$1,968,028**	**$2,811,942**	**$1,411,604**	**$1,587,703**	**$1,646,344**
GRAND TOTAL REVENUE		**$16,794,670**	**$12,883,347**	**$10,792,623**	**$11,845,389**	**$9,547,100**	**$9,413,606**	**$7,265,072**	**$8,265,630**	**$6,106,174**	**$6,172,386**	**$5,729,075**
GRAND TOTAL WITHOUT CARRYOVER		$9,000,974	*$8,463,198*	*$7,492,623*	*$8,216,361*	*$6,941,134*	*$6,920,421*	*$5,297,044*	*$5,660,400*	*$4,694,570*	*$4,584,683*	*$4,082,731*

EXPENDITURE BUDGET PROPOSAL - CITY OF KUNA - FYE 2022
GENERAL FUND

		FYE 2022	FYE 2021		FYE 2020		FYE 2019		FYE 2018		FYE 2017	
ACCOUNT #	ACCOUNT NAME	BUDGET	ACTUAL*	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET
PUBLIC SAFETY EXPENDITURES												
01-6000	Law Enforcement Services	$2,751,625	$2,558,929	$2,558,929	$2,501,395	$2,501,394	$2,206,149	$2,206,149	$1,914,284	$1,914,284	$1,594,843	$1,594,843
01-6005	Animal Control Services	$120,000	$109,540	$109,540	$111,485	$114,138	$70,278	$70,250	$66,059	$66,158	$61,633	$61,715
01-6203	Prosecutorial Services	$54,000	$54,000	$54,000	$54,000	$54,000	$55,570	$55,570	$52,552	$52,552	$50,794	$50,794
		$2,925,625	**$2,722,469**	**$2,722,469**	**$2,666,880**	**$2,669,532**	**$2,331,997**	**$2,331,969**	**$2,032,895**	**$2,032,994**	**$1,707,270**	**$1,707,352**
LABOR & BENEFITS - ADMIN.												
01-5000	Salaries & Wages - Elected Officials	$109,374	$91,169	$98,844	$95,839	$96,988	$97,417	$92,925	$88,556	$92,400	$88,200	$91,350
01-5005	Salaries & Wages - Staff	$345,042	$312,110	$296,917	$278,482	$276,502	$262,877	$331,143	$268,560	$294,365	$250,701	$252,100
01-5800	OASDI - Employer	$28,174	$26,279	$24,537	$22,276	$23,156	$21,292	$26,292	$27,416	$23,979	$20,714	$21,294
01-5810	Medicare - Employer	$6,589	$6,377	$5,739	$5,207	$5,416	$4,980	$6,149	$4,863	$5,608	$4,771	$4,980
01-5820	Group Medical Insurance	$85,213	$81,807	$63,505	$72,123	$53,279	$45,183	$52,824	$54,485	$47,058	$44,613	$44,628
01-5830	Group Life Insurance	$245	$387	$229	$139	$229	$196	$357	$326	$326	$325	$325
01-5840	PERSI Employer 401 (a)	$54,257	$43,546	$47,281	$44,374	$44,622	$39,597	$49,520	$39,979	$45,203	$40,187	$40,187
01-5850	Worker's Compensation Insurance	$1,854	$546	$1,507	-$3,748	$1,454	-$1,775	$3,088	-$2,549	$2,844	$1,971	$2,177
01-5860	Group Dental & Vision Insurance	$4,624	$5,315	$7,000	$5,828	$4,794	$4,775	$4,939	$4,389	$4,419	$4,620	$4,617
01-5950	Development, Team Building, Orientation	$3,501	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
01-5960	Leave Time Fluctuation	$10,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
01-6280	Unemployment Expenses	$7,000	$994	$7,000	$4,045	$7,000	$6,376	$0	$1,094	$0	$0	$0
		$655,873	**$568,530**	**$552,560**	**$524,564**	**$513,441**	**$480,917**	**$567,237**	**$487,120**	**$516,202**	**$456,102**	**$461,658**
GENERAL GOVERNMENT - ADMIN.												
01-6025	Janitorial	$5,000	$3,849	$5,012	$3,606	$3,953	$2,634	$1,907	$1,876	$1,175	$1,075	$1,049
01-6050	Contract Labor	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
01-6052	Contract Services	$21,000	$17,575	$23,620	$15,586	$22,020	$12,351	$16,001	$15,122	$15,940	$16,211	$16,391
01-6075	Dues & Memberships	$67,193	$43,903	$48,697	$44,731	$44,366	$36,135	$39,896	$35,069	$37,773	$34,760	$34,957
01-6085	Election Expenses	$750	$0	$750	$0	$750	$0	$750	$0	$1,500	$0	$750
01-6125	Legal Publications	$17,500	$13,802	$15,000	$6,533	$6,500	$9,657	$2,000	$2,695	$2,000	$1,880	$1,800
01-6130	Liability & Property Insurance	$22,637	$21,156	$21,156	$19,772	$19,772	$18,479	$18,479	$17,270	$17,270	$16,447	$16,447
01-6140	Maintenance & Repair - Building	$13,000	$15,008	$4,000	$2,280	$1,600	$1,666	$1,600	$2,102	$1,600	$1,120	$760
01-6141	IT Small Equipment	$8,000	$5,682	$7,350	$0	$0	$0	$0	$0	$0	$0	$0
01-6142	Maintenance & Repair - Equipment	$24,000	$22,313	$19,610	$1,026	$8,500	$8,410	$7,631	$9,900	$7,631	$7,517	$7,386
01-6150	Maintenance & Repair - System	$4,500	$3,280	$4,500	$6,212	$0	$2,233	$0	$0	$0	$0	$0
01-6155	Meetings/Committees	$10,000	$6,363	$10,000	$2,594	$10,000	$3,390	$9,073	$8,411	$11,273	$9,471	$10,711
01-6165	Office Supplies	$11,500	$5,614	$14,166	$6,824	$11,500	$7,659	$10,564	$6,746	$10,564	$5,300	$5,274
01-6175	Small Tools	$10,000	$4,113	$12,100	$8,040	$12,100	$7,770	$6,810	$4,324	$7,359	$5,100	$6,000
01-6188	Signage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
01-6190	Postage & Billing	$25,000	$23,894	$17,000	$15,022	$15,000	$13,895	$12,545	$12,415	$12,545	$13,620	$14,112
01-6202	Professional Services	$65,000	$60,224	$55,000	$42,391	$35,000	$38,390	$5,361	$9,744	$5,361	$7,427	$8,622
01-6211	Rent - Buildings & Land	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
01-6212	Rent - Equipment	$7,500	$6,554	$7,200	$5,715	$6,750	$1,730	$250	$126	$250	$270	$250
01-6255	Telephone	$10,500	$8,184	$9,500	$7,775	$7,782	$6,787	$8,503	$7,931	$8,503	$8,311	$7,906
01-6265	Training & Schooling	$7,000	$2,944	$7,000	$3,603	$7,000	$7,316	$7,025	$5,561	$6,940	$6,150	$7,424
01-6270	Travel	$2,000	$0	$2,000	$446	$1,500	$188	$270	$137	$270	$219	$1,725
01-6285	Uniforms	$750	$255	$300	$53	$300	$120	$250	$0	$250	$220	$250
01-6290	Utilities	$7,200	$6,651	$6,500	$5,254	$6,000	$4,987	$4,263	$5,969	$4,263	$4,227	$4,196
01-6300	Fuel Expenditures	$1,000	$437	$1,000	$502	$500	-$394	$900	$2,182	$900	$825	$600
01-6305	Maintenance & Repair - Vehicles	$1,500	$1,331	$1,000	$1,061	$1,000	$849	$300	$1,646	$300	$311	$113
01-6500	Cash Over/Short	$50	$24	$50	$0	$50	-$17	$12,788	$36	$0	-$14	$0
01-6505	Bank Fees	$22,000	$18,972	$22,000	$16,385	$15,138	$13,768	$12,788	$11,444	$12,788	$13,311	$10,163
		$364,580	**$292,127**	**$314,511**	**$215,413**	**$237,081**	**$198,003**	**$179,953**	**$160,707**	**$166,455**	**$153,758**	**$156,886**

ACCOUNT #	ACCOUNT NAME	FYE 2022 BUDGET	FYE 2021 ACTUAL*	FYE 2021 BUDGET	FYE 2020 ACTUAL	FYE 2020 BUDGET	FYE 2019 ACTUAL	FYE 2019 BUDGET	FYE 2018 ACTUAL	FYE 2018 BUDGET	FYE 2017 ACTUAL	FYE 2017 BUDGET
DEBT COVERAGE												
01-6015	Bond & Loan Payments	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
01-6110	Interest Expense	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
		$0	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
MISCELLANEOUS - ADMIN.												
01-6045	Contingency	$4,365,870	$129,830	$3,539,068	$118,010	$2,195,983	$165,966	$1,678,243	$335,798	$1,225,849	$302,869	$1,227,237
01-6036	Public Transportation	$27,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
01-6070	Donations	$33,000	$22,886	$33,029	$24,276	$30,643	$25,535	$25,848	$8,225	$9,000	$4,500	$4,500
01-6160	Miscellaneous Expenditures	$34,800	$5,165	$33,800	$1,942	$11,050	-$280	$0	$180	$0	$1,517	$24,443
01-6400	Transfers Out	$5,242,720	$1,110,185	$1,118,269	$1,582,259	$1,582,259	$636,500	$631,500	$360,133	$359,110	$563,075	$563,075
		$9,703,390	**$1,268,066**	**$4,724,166**	**$1,726,487**	**$3,819,935**	**$827,721**	**$2,335,591**	**$704,336**	**$1,593,959**	**$871,961**	**$1,819,255**
GENERAL GOVERNMENT - SENIOR CENTER												
01-6025-1001	Janitorial	$7,000	$6,553	$6,200	$5,663	$5,957	$5,680	$4,964	$3,003	$4,964	$4,280	$4,964
01-6036-1001	Public Transportation	$0	$0	$10,000	$10,000	$10,000	$0	$0	$0	$0	$0	$0
01-6130-1001	Liability & Property Insurance	$539	$504	$504	$471	$471	$440	$440	$411	$411	$195	$392
01-6140-1001	Maintenance & Repair - Building	$4,500	$4,224	$4,000	$3,029	$4,000	$499	$18,300	$2,574	$8,300	$2,912	$3,240
01-6255-1001	Telephone	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$597
01-6290-1001	Utilities	$8,500	$6,734	$8,500	$6,300	$7,101	$7,044	$6,928	$6,687	$6,928	$6,397	$6,928
		$20,539	**$18,015**	**$29,204**	**$25,462**	**$27,529**	**$13,663**	**$30,632**	**$12,675**	**$20,603**	**$13,785**	**$16,121**
MISCELLANEOUS - SENIOR CENTER												
01-6400-1001	Transfers Out	$0	$0	$0	$0	$0	$0	$0	$0	$0	$17,000	$17,000
		$0	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$17,000**	**$17,000**
GENERAL GOVERNMENT - STREET LIGHTS												
01-6142-1002	Maintenance & Repair - Equipment	$12,000	$5,539	$11,000	$10,324	$10,000	$1,845	$8,469	$11,324	$8,469	$5,265	$8,469
01-6290-1002	Utilities	$100,000	$89,763	$95,000	$83,746	$88,900	$81,982	$83,084	$82,252	$83,084	$80,513	$83,084
01-6300-1002	Fuel Expenditures	$0	$0	$0	$0	$0	$0	$315	$0	$315	$0	$315
01-6305-1002	Maintenance & Repair - Vehicles	$0	$0	$0	$0	$0	$0	$150	$77	$150	$0	$150
		$112,000	**$95,302**	**$106,000**	**$94,069**	**$98,900**	**$83,827**	**$92,018**	**$93,653**	**$92,018**	**$85,778**	**$92,018**
LABOR & BENEFITS - P&Z												
01-5005-1003	Salaries & Wages - Staff	$391,104	$310,919	$372,221	$332,716	$331,756	$352,808	$358,469	$321,179	$317,961	$304,011	$305,178
01-5800-1003	OASDI - Employer	$24,248	$18,888	$23,078	$20,120	$20,569	$21,650	$22,225	$18,849	$19,714	$17,670	$18,921
01-5810-1003	Medicare - Employer	$5,671	$4,418	$5,397	$4,705	$4,810	$5,063	$5,198	$4,408	$4,610	$4,132	$4,425
01-5820-1003	Group Medical Insurance	$58,173	$40,767	$43,738	$41,318	$43,057	$43,654	$42,509	$38,552	$42,509	$38,117	$38,374
01-5830-1003	Group Life Insurance	$211	$162	$193	$182	$185	$221	$198	$186	$198	$198	$206
01-5840-1003	PERSI Employer 401 (a)	$46,698	$37,182	$44,443	$39,719	$39,612	$41,313	$41,467	$35,593	$36,781	$30,714	$35,302
01-5850-1003	Worker's Compensation Insurance	$2,497	$1,804	$1,868	$1,871	$1,703	$2,063	$1,930	$1,704	$1,748	$1,620	$1,873
01-5860-1003	Group Dental & Vision Insurance	$4,117	$3,358	$4,460	$3,954	$3,781	$4,824	$4,138	$4,848	$4,138	$3,701	$3,798
		$532,720	**$417,498**	**$495,399**	**$444,585**	**$445,473**	**$471,597**	**$476,133**	**$425,319**	**$427,658**	**$400,163**	**$408,077**
GENERAL GOVERNMENT - P&Z												
01-6025-1003	Janitorial	$0	$0	$0	$0	$0	$891	$681	$628	$420	$536	$375
01-6027-1003	Code Enforcement	$600	$0	$600	$0	$800	$0	$750	$0	$1,500	$0	$850
01-6052-1003	Contract Services	$1,000	$717	$0	$0	$0	$8,299	$8,589	$3,016	$9,424	$3,845	$11,373
01-6075-1003	Dues & Memberships	$10,000	$10,000	$8,900	$3,295	$8,801	$333	$1,450	$403	$1,450	$998	$600
01-6125-1003	Legal Publications	$14,000	$10,558	$14,000	$6,679	$4,000	$3,562	$5,500	$5,026	$4,200	$4,887	$3,350
01-6130-1003	Liability & Property Insurance	$0	$0	$0	$0	$0	$5,280	$5,280	$4,934	$4,934	$2,350	$4,699
01-6140-1003	Maintenance & Repair - Building	$600	$141	$600	$352	$500	$429	$500	$727	$500	$1,048	$120
01-6142-1003	Maintenance & Repair - Equipment	$3,500	$779	$3,500	$1,347	$3,500	$2,785	$2,732	$4,563	$2,725	$3,517	$2,638
01-6150-1003	Maintenance & Repair - System	$0	$0	$0	$5	$0	$2,359	$0	$923	$0	$0	$0
01-6155-1003	Meetings/Committees	$300	$120	$250	$0	$250	-$490	$328	$0	$328	$200	$305
01-6160-1003	Miscellaneous Expenditures	$500	$384	$500	$54	$0	$0	$0	$0	$0	$0	$0
01-6165-1003	Office Supplies	$6,500	$2,195	$5,000	$2,069	$4,600	$2,411	$2,750	$2,170	$2,750	$1,802	$1,500
01-6175-1003	Small Tools	$10,000	$0	$7,320	$113	$7,320	$3,473	$3,535	$965	$11,140	$3,268	$4,000
01-6188-1003	Signage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
01-6190-1003	Postage & Billing	$1,500	$499	$1,500	$490	$1,000	$504	$206	$548	$206	$176	$206

		FYE 2022	FYE 2021		FYE 2020		FYE 2019		FYE 2018		FYE 2017	
ACCOUNT #	ACCOUNT NAME	BUDGET	ACTUAL*	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET
01-6202-1003	Professional Services	$18,000	$17,446	$12,500	$7,629	$12,500	$331,736	$189,484	$298,258	$221,989	$227,333	$286,283
01-6211-1003	Rent - Buildings & Land	$0	$0	$0	$0	$0	$0	$0	$0	$0	$103	$0
01-6212-1003	Rent - Equipment	$0	$0	$0	$0	$0	$525	$0	$41	$0	$0	$0
01-6255-1003	Telephone	$3,800	$3,390	$3,000	$2,838	$2,179	$2,792	$2,730	$2,500	$2,730	$3,746	$2,730
01-6265-1003	Training & Schooling	$5,000	$866	$4,585	$2,838	$4,435	$2,201	$4,277	$1,482	$4,200	$839	$3,816
01-6270-1003	Travel	$600	$0	$600	$0	$600	$132	$450	$24	$450	$82	$1,000
01-6285-1003	Uniforms	$700	$17	$0	$17	$0	$0	$0	$0	$0	$0	$0
01-6290-1003	Utilities	$0	$0	$0	$0	$0	$731	$1,094	$662	$1,094	$925	$1,070
01-6300-1003	Fuel Expenditures	$500	$28	$500	$41	$300	$45	$300	$137	$300	$42	$200
01-6305-1003	Maintenance & Repair - Vehicles	$200	$0	$200	$0	$100	$10	$100	$0	$100	$19	$38
01-6500-1003	Cash Over/Short	$0	$0	$0	$0	$0	$10	$0	$10	$0	$19	$0
01-6505-1003	Bank Fees	$0	$0	$0	$0	$0	$13,723	$4,500	$9,396	$4,500	$5,017	$2,400
		$77,300	**$47,140**	**$63,555**	**$27,766**	**$50,885**	**$381,738**	**$235,236**	**$336,412**	**$274,940**	**$260,751**	**$327,551**
LABOR & BENEFITS - PARKS												
01-5005-1004	Salaries & Wages - Staff	$620,007	$491,812	$474,391	$436,419	$454,434	$362,622	$333,709	$324,134	$323,896	$254,168	$264,222
01-5009-1004	Salaries & Wages - Seasonal	$13,437	$879	$62,108	$20,616	$48,241	$41,162	$57,121	$52,925	$56,646	$55,675	$55,216
01-5800-1004	OASDI - Employer	$39,274	$29,867	$33,263	$27,682	$31,166	$24,069	$24,231	$24,058	$23,594	$19,794	$19,805
01-5810-1004	Medicare - Employer	$9,185	$6,985	$7,779	$6,474	$7,289	$5,630	$5,667	$5,626	$5,518	$4,629	$4,632
01-5820-1004	Group Medical Insurance	$130,036	$93,941	$88,901	$75,109	$80,186	$64,007	$50,392	$51,046	$53,451	$41,312	$42,953
01-5830-1004	Group Life Insurance	$466	$396	$390	$350	$390	$320	$276	$296	$276	$224	$221
01-5840-1004	PERSI Employer 401 (a)	$74,029	$56,250	$56,642	$51,526	$54,259	$43,141	$38,602	$36,107	$37,467	$30,240	$30,564
01-5850-1004	Worker's Compensation Insurance	$22,920	$19,963	$20,179	$17,024	$18,907	$15,373	$14,927	$15,756	$12,732	$12,866	$12,725
01-5860-1004	Group Dental & Vision Insurance	$8,670	$7,620	$7,900	$6,709	$6,916	$5,707	$4,538	$5,005	$4,777	$3,918	$4,117
01-6280-1004	Unemployment Expenses	$0	$0	$0	$0	$0	$0	$6,087	$0	$6,087	$0	$6,087
		$918,024	**$707,714**	**$751,554**	**$641,910**	**$701,787**	**$562,031**	**$535,551**	**$514,952**	**$524,444**	**$422,827**	**$440,542**
GENERAL GOVERNMENT - PARKS												
01-6025-1004	Janitorial	$7,000	$2,218	$6,954	$1,886	$6,954	$4,705	$3,300	$3,046	$3,000	$2,643	$3,000
01-6052-1004	Contract Services	$1,500	$1,229	$1,000	$1,023	$500	$0	$0	$438	$0	$0	$0
01-6075-1004	Dues & Memberships	$600	$248	$600	$315	$600	$196	$600	$450	$600	$525	$415
01-6125-1004	Legal Publications	$300	$0	$300	$0	$300	$293	$0	$242	$0	$0	$0
01-6130-1004	Liability & Property Insurance	$7,052	$7,052	$7,052	$6,591	$6,591	$6,160	$6,160	$5,757	$5,757	$5,757	$5,482
01-6135-1004	Public Entertainment	$25,000	$9,372	$22,000	$1,955	$20,000	$0	$0	$0	$0	$0	$0
01-6140-1004	Maintenance & Repair - Building	$15,000	$7,309	$10,000	$6,000	$10,000	$2,824	$5,000	$10,587	$5,000	$4,565	$3,750
01-6142-1004	Maintenance & Repair - Equipment	$15,000	$10,543	$10,000	$10,777	$10,000	$11,867	$8,500	$9,971	$8,500	$7,759	$8,737
01-6150-1004	Maintenance & Repair - System	$174,500	$104,601	$110,000	$73,546	$69,000	$51,625	$61,500	$54,935	$52,000	$51,664	$30,000
01-6165-1004	Office Supplies	$3,000	$2,067	$3,000	$2,391	$3,000	$4,618	$1,500	$2,300	$1,500	$1,849	$700
01-6175-1004	Small Tools	$20,000	$11,044	$11,200	$7,261	$11,200	$10,163	$10,500	$11,187	$10,500	$13,195	$10,500
01-6188-1004	Signage	$3,000	$400	$3,000	$100	$3,000	$300	$3,000	$218	$500	$344	$275
01-6211-1004	Rent - Buildings & Land	$2,082	$2,082	$2,082	$2,082	$2,082	$2,082	$2,082	$1,934	$2,082	$2,082	$2,082
01-6212-1004	Rent - Equipment	$26,600	$23,878	$26,600	$22,228	$25,000	$23,182	$8,260	$14,424	$8,260	$7,772	$5,000
01-6230-1004	Safety Training & Equipment	$4,000	$1,807	$4,000	$1,295	$3,000	$1,303	$2,500	$972	$2,000	$1,089	$1,819
01-6255-1004	Telephone	$9,700	$7,318	$9,700	$7,784	$5,402	$6,114	$3,848	$4,803	$3,848	$3,231	$3,256
01-6265-1004	Training & Schooling	$5,000	$4,234	$5,000	$2,813	$5,000	$2,027	$2,500	$3,319	$2,500	$2,665	$1,635
01-6285-1004	Uniforms	$3,200	$2,566	$2,500	$2,255	$2,500	$2,016	$2,000	$2,165	$2,000	$2,180	$1,580
01-6290-1004	Utilities	$40,000	$17,617	$37,000	$16,589	$41,500	$17,671	$41,500	$27,261	$41,558	$18,783	$39,203
01-6300-1004	Fuel Expenditures	$13,500	$8,987	$13,500	$9,209	$12,200	$11,624	$12,200	$15,138	$12,200	$9,213	$12,200
01-6305-1004	Maintenance & Repair - Vehicles	$6,000	$3,726	$6,000	$987	$6,000	$3,568	$5,000	$3,240	$5,000	$3,797	$3,000
01-6505-1004	Bank Fees	$750	$515	$0	$0	$0	$0	$0	$0	$0	$0	$0
		$382,784	**$228,812**	**$291,488**	**$177,087**	**$243,829**	**$162,337**	**$179,949**	**$172,388**	**$166,805**	**$139,112**	**$132,634**
LABOR & BENEFITS - BUILDING												
01-5005-1005	Salaries & Wages - Staff	$273,305	$202,588	$205,843	$222,142	$232,673	$110,560	$117,012	$102,102	$115,646	$84,202	$87,089
01-5800-1005	OASDI - Employer	$16,945	$12,558	$12,762	$13,556	$14,426	$6,980	$7,255	$6,205	$7,170	$4,488	$5,400
01-5810-1005	Medicare - Employer	$3,963	$2,937	$2,985	$3,170	$3,374	$1,633	$1,697	$1,451	$1,677	$1,050	$1,263
01-5820-1005	Group Medical Insurance	$51,369	$27,186	$29,998	$27,728	$30,452	$12,109	$11,287	$11,003	$11,287	$5,979	$7,650

		FYE 2022	FYE 2021		FYE 2020		FYE 2019		FYE 2018		FYE 2017	
ACCOUNT #	ACCOUNT NAME	BUDGET	ACTUAL*	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET
01-5830-1005	Group Life Insurance	$170	$121	$132	$134	$144	$65	$62	$57	$62	$33	$45
01-5840-1005	PERSI Employer 401 (a)	$26,074	$24,455	$24,578	$26,086	$27,781	$12,920	$13,536	$11,431	$13,378	$8,193	$10,074
01-5850-1005	Worker's Compensation Insurance	$2,427	$3,767	$2,002	$3,891	$3,751	$2,484	$2,886	$2,161	$2,765	$1,197	$1,702
01-5860-1005	Group Dental & Vision Insurance	$3,321	$2,044	$2,735	$2,462	$2,680	$998	$1,016	$937	$1,016	$596	$733
01-6280-1005	Unemployment Expenses	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
		$377,574	**$275,657**	**$281,035**	**$299,170**	**$315,281**	**$147,748**	**$154,751**	**$135,347**	**$153,001**	**$105,738**	**$113,956**
GENERAL GOVERNMENT - BUILDING												
01-6052-1005	Contract Services	$416,270	$341,270	$268,540	$309,282	$251,839	$0	$0	$0	$0	$0	$0
01-6075-1005	Dues & Memberships	$4,000	$3,420	$3,750	$3,449	$3,570	$190	$1,075	$190	$1,075	$357	$600
01-6125-1005	Legal Publications	$800	$0	$0	$0	$100	$0	$100	$0	$100	$0	$0
01-6130-1005	Liability & Property Insurance	$6,468	$6,044	$6,044	$5,649	$5,649	$0	$0	$0	$0	$0	$0
01-6142-1005	Maintenance & Repair - Equipment	$650	$0	$550	$0	$550	$10	$550	$5	$550	$0	$0
01-6150-1005	Maintenance & Repair - System	$1,500	$0	$1,400	$197	$1,200	$1,501	$200	$80	$200	$0	$0
01-6155-1005	Meetings/Committees	$130	$35	$60	$0	$60	$0	$60	$0	$60	$0	$0
01-6165-1005	Office Supplies	$8,300	$7,252	$4,000	$5,199	$1,650	$2,529	$1,100	$2,407	$1,100	$996	$1,100
01-6175-1005	Small Tools	$1,300	$13,499	$950	$43	$950	$18	$750	$563	$750	$150	$300
01-6188-1005	Signage	$200	$0	$150	$0	$150	$0	$150	$0	$150	$20	$150
01-6230-1005	Safety Training & Equipment	$450	$0	$600	$180	$300	$0	$300	$113	$300	$0	$0
01-6255-1005	Telephone	$2,200	$1,495	$2,000	$1,378	$1,463	$1,560	$1,028	$1,014	$1,028	$761	$865
01-6265-1005	Training & Schooling	$4,500	$0	$3,000	$0	$3,000	$475	$3,000	$2,181	$3,000	$1,702	$2,500
01-6270-1005	Travel	$0	$0	$0	$0	$0	$0	$0	$6	$0	$0	$50
01-6300-1005	Fuel Expenditures	$9,500	$8,396	$7,500	$7,169	$5,940	$5,123	$5,400	$2,441	$5,400	$1,611	$2,188
01-6305-1005	Maintenance & Repair - Vehicles	$2,000	$704	$2,000	$2,041	$880	$12	$800	$83	$800	$737	$700
01-6505-1005	Bank Fees	$26,000	$23,913	$14,000	$17,354	$13,528	$0	$0	$0	$0	$0	$0
		$484,268	**$406,028**	**$314,545**	**$351,940**	**$290,830**	**$11,418**	**$14,513**	**$9,084**	**$14,513**	**$6,334**	**$8,453**
MISCELLANEOUS - BUILDING												
01-6400-1005	Transfers Out	$0	$0	$0	$0	$0	$0	$0	$29,000	$29,000	$0	$28,000
		$0	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$29,000**	**$29,000**	**$0**	**$28,000**
LABOR & BENEFITS - ECONOMIC DEVELOPMENT												
01-5005-4000	Salaries & Wages - Staff	$131,602	$63,283	$79,855	$74,337	$75,294	$72,731	$74,241	$40,599	$61,233	$0	$0
01-5800-4000	OASDI - Employer	$8,159	$3,934	$4,951	$4,608	$4,668	$4,584	$4,603	$2,432	$3,796	$0	$0
01-5810-4000	Medicare - Employer	$1,908	$920	$1,158	$1,078	$1,092	$1,072	$1,076	$569	$888	$0	$0
01-5820-4000	Group Medical Insurance	$31,254	$5,847	$7,177	$6,445	$6,730	$6,608	$6,134	$3,155	$6,134	$0	$0
01-5830-4000	Group Life Insurance	$72	$28	$35	$34	$35	$35	$34	$17	$34	$0	$0
01-5840-4000	PERSI Employer 401 (a)	$15,713	$7,595	$9,535	$8,917	$8,990	$8,502	$8,588	$4,441	$7,083	$0	$0
01-5850-4000	Worker's Compensation Insurance	$330	$189	$200	$237	$189	$235	$198	$101	$159	$0	$0
01-5860-4000	Group Dental & Vision Insurance	$1,853	$468	$581	$564	$569	$576	$552	$274	$552	$0	$0
		$190,892	**$82,265**	**$103,492**	**$96,222**	**$97,567**	**$94,344**	**$95,426**	**$51,588**	**$79,879**	**$0**	**$0**
GENERAL GOVERNMENT - ECONOMIC DEVELOPMENT												
01-6052-4000	Contract Services	$0	$0	$0	$683	$0	$2,000	$0	$37	$0	$0	$0
01-6075-4000	Dues & Memberships	$5,500	$4,140	$6,790	$8,355	$8,603	$7,224	$6,623	$750	$650	$0	$0
01-6125-4000	Legal Publications	$750	$195	$0	$164	$2,000	$0	$5,000	$0	$5,000	$0	$0
01-6155-4000	Meetings/Committees	$10,500	$3,022	$9,353	$4,832	$8,290	$7,592	$8,290	$245	$1,100	$0	$0
01-6160-4000	Miscellaneous Expense	$1,000	$500	$550	$450	$800	$472	$0	$0	$0	$0	$0
01-6165-4000	Office Supplies	$2,500	$326	$500	$336	$500	$225	$1,000	$415	$1,750	$0	$0
01-6175-4000	Small Tools	$200	$0	$2,000	$0	$2,050	$1,350	$2,000	$2,525	$2,000	$0	$0
01-6188-4000	Signage	$0	$0	$0	$0	$0	$0	$300	$0	$300	$0	$0
01-6202-4000	Professional Services	$20,000	$5,000	$15,000	$2,249	$5,000	$1,850	$6,000	$90	$0	$0	$0
01-6255-4000	Telephone	$650	$290	$650	$494	$487	$588	$0	$341	$0	$0	$0
01-6265-4000	Training & Schooling	$3,000	$0	$3,100	$715	$2,600	$2,290	$2,375	$2,535	$1,500	$0	$0
01-6270-4000	Travel	$5,000	$0	$4,700	$798	$4,700	$3,241	$4,525	$0	$1,100	$0	$0
		$49,100	**$13,473**	**$42,643**	**$19,074**	**$35,030**	**$26,832**	**$36,113**	**$6,937**	**$13,400**	**$0**	**$0**
GRAND TOTAL EXPENDITURES		**$16,794,670**	**$7,143,097**	**$10,792,622**	**$7,310,628**	**$9,547,100**	**$5,794,173**	**$7,265,072**	**$5,172,413**	**$6,105,872**	**$4,640,580**	**$5,729,503**

ACCOUNT #	ACCOUNT NAME	FYE 2022	FYE 2021		FYE 2020		FYE 2019		FYE 2018		FYE 2017	
		BUDGET	ACTUAL*	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET
GRAND TOTAL WITHOUT CONTINGENCY		**$12,401,800**	*$7,013,267*	*$7,253,554*	*$7,192,618*	*$7,351,117*	*$5,628,207*	*$5,586,829*	*$4,836,616*	*$4,880,023*	*$4,337,711*	*$4,502,266*

*Forecast

REVENUE & EXPENDITURE STATEMENT - CITY OF KUNA - FYE 2022
GRANT FUND

		FYE 2022	FYE 2021		FYE 2020		FYE 2019		FYE 2018		FYE 2017	
ACCOUNT #	ACCOUNT NAME	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET
GRANT REVENUE												
03-4200	Grant Revenue	$5,108,163	$3,957,760	$896,856	$549,298	$2,270,196	$24,524	$1,100,000	$449,324	$1,100,000	$378,635	$945,000
03-4900	Transfer In	$2,393,697	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
03-4950	Carryover	$0	$0	$0	$0	$13,233	($2,528)	$114,216	$105,061	$209,725	$80,217	$209,725
		$7,501,860	**$3,957,760**	**$896,856**	**$549,298**	**$2,283,429**	**$21,996**	**$1,214,216**	**$554,385**	**$1,309,725**	**$458,852**	**$1,154,725**
GRANT EXPENDITURES												
03-6354	Grant Expenditures	$7,501,860	$272,285	$896,856	$1,830,967	$2,283,429	$19,098	$1,214,216	$554,385	$161,550	$298,418	$0
GRAND TOTAL NET		**$7,501,860**	**$272,285**	**$896,856**	**$1,830,967**	**$2,283,429**	**$19,098**	**$1,214,216**	**$554,385**	**$161,550**	**$298,418**	**$0**

REVENUE BUDGET PROPOSAL - CITY OF KUNA - FYE 2022
LATE COMERS FUND

		FYE 2022	FYE 2021		FYE 2020		FYE 2019		FYE 2018		FYE 2017	
ACCOUNT #	ACCOUNT NAME	BUDGET	ACTUAL*	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET
OPERATING REVENUE												
05-4173	Interest Revenue	$20,000	$26,805	$25,000	$60,906	$15,000	$46,101	$400	$12,272	$400	$2,165	$148
05-4504	Water Main Capacity Fee	$1,288,696	$1,251,161	$932,589	$1,232,962	$1,036,969	$979,746	$350,000	$760,279	$350,000	$595,942	$205,200
05-4604	Sewer Main Capacity Fee	$1,478,809	$1,435,737	$718,162	$1,065,439	$721,230	$682,051	$250,000	$553,992	$250,000	$416,805	$145,075
05-4704	Irrigaton Main Capacity Fee	$628,653	$610,343	$410,226	$551,859	$492,525	$468,779	$205,000	$355,539	$205,000	$265,565	$108,500
05-4950	Carryover	$5,007,499	$3,810,016	$3,492,098	$2,246,583	$2,535,532	$914,526	$974,551	$0	$0	$0	$0
		$8,423,657	**$7,134,061**	**$5,578,076**	**$5,157,748**	**$4,801,256**	**$3,091,205**	**$1,779,951**	**$1,682,082**	**$805,400**	**$1,280,477**	**$458,923**
GRAND TOTAL REVENUE		**$8,423,657**	**$7,134,061**	**$5,578,076**	**$5,157,748**	**$4,801,256**	**$3,091,205**	**$1,779,951**	**$1,682,082**	**$805,400**	**$1,280,477**	**$458,923**
GRAND TOTAL WITHOUT CARRYOVER		***$3,416,158***	*$3,324,045*	*$2,085,978*	*$2,911,165*	*$2,265,724*	*$2,176,679*	*$805,400*	*$1,682,082*	*$805,400*	*$1,280,477*	*$458,923*

*Forecast

EXPENDITURE BUDGET PROPOSAL - CITY OF KUNA - FYE 2021
LATE COMERS FUND

		FYE 2022	FYE 2021		FYE 2020		FYE 2019		FYE 2018		FYE 2017	
ACCOUNT #	ACCOUNT NAME	BUDGET	ACTUAL*	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET
OPERATING EXPENDITURES												
05-6305	Water Main Capacity Reimburse	$822,880	$130,237	$944,146	$189,197	$400,000	$175,561	$350,000	$271,591	$350,000	$572,001.0	$205,275
05-6306	Sewer Main Capacity Reimburse	$2,688,350	$1,061,943	$1,848,502	$636,483	$487,481	$259,163	$250,000	$254,184	$250,000	$334,787.0	$145,075
05-6307	PI Main Capacity Reimburse	$562,865	$306,654	$407,172	$525,929	$477,318	$407,971	$205,400	$303,590	$205,400	$267,559.0	$108,500
05-6400	Transfers Out	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
		$4,074,096	**$1,498,835**	**$3,199,821**	**$1,351,610**	**$1,364,798**	**$842,696**	**$805,400**	**$829,365**	**$805,400**	**$1,174,347**	**$458,850**
OTHER EXPENDITURES												
05-6045	Contingency	$4,349,561	$0	$2,378,255	$0	$3,436,458	$0	$73	$0	$0	$0	$0
		$4,349,561	**$0**	**$2,378,255**	**$0**	**$3,436,458**	**$0**	**$73**	**$0**	**$0**	**$0**	**$0**
GRAND TOTAL EXPENDITURES		**$8,423,657**	**$1,498,835**	**$5,578,076**	**$1,351,610**	**$4,801,256**	**$842,696**	**$805,473**	**$829,365**	**$805,400**	**$1,174,347**	**$458,850**
GRAND TOTAL WITHOUT CONTINGENCY		***$4,074,096***	*$1,498,835*	*$3,199,821*	*$1,351,610*	*$1,364,798*	*$842,696*	*$805,400*	*$829,365*	*$805,400*	*$1,174,347*	*$458,850*

*Forecast

REVENUE BUDGET PROPOSAL - CITY OF KUNA - FYE 2022
WATER FUND

		FYE 2022	FYE 2021		FYE 2020		FYE 2019		FYE 2018		FYE 2017	
ACCOUNT #	ACCOUNT NAME	BUDGET	ACTUAL*	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET
OPERATING REVENUE												
20-4185	Miscellaneous Income	$100,000	$104,751	$70,000	$107,920	$75,000	$97,805	$99,907	$161,971	$99,907	$476,767	$130,055
20-4358	Development Support Services	$2,000	$1,992	$1,700	$2,032	$2,000	$1,864	$4,000	$2,696	$4,000	$2,927	$3,000
20-4500	Metered Water Sales	$2,373,760	$2,260,724	$2,391,048	$2,310,079	$2,212,652	$2,086,026	$1,849,903	$1,881,258	$1,849,903	$1,738,230	$1,653,170
20-4507	Water Token Sales - Bulk Water	$107,562	$107,562	$39,953	$89,664	$45,000	$47,374	$21,024	$38,658	$21,024	$29,765	$10,000
20-4510	Service Reconnect Fees	$7,000	$4,799	$13,200	$11,470	$14,000	$17,368	$22,500	$12,684	$22,500	$16,829	$18,000
20-4550	Water Line Inspections	$72,456	$72,456	$65,334	$65,822	$45,000	$64,646	$20,000	$41,546	$20,000	$15,232	$15,000
20-4775	Late Pay Fees	$20,000	$19,747	$27,000	$29,654	$32,000	$37,793	$34,000	$37,785	$34,000	$35,971	$0
		$2,682,778	**$2,572,030**	**$2,608,234**	**$2,616,641**	**$2,425,652**	**$2,352,876**	**$2,051,334**	**$2,176,600**	**$2,051,334**	**$2,315,721**	**$1,829,225**
CAPITAL REVENUE												
20-4173	Interest Revenue	$75,000	$79,000	$75,000	$176,632	$100,000	$168,338	$4,719	$50,833	$2,000	$4,672	$2,000
20-4503	New Meter Revenue	$291,842	$291,842	$240,487	$291,502	$263,240	$254,854	$127,346	$192,532	$56,000	$141,496	$56,000
20-4505	New Service Connection	$1,000,000	$1,030,784	$804,176	$977,043	$881,020	$894,300	$440,024	$697,293	$189,875	$488,915	$189,875
20-4900	Transfers In	$0	$0	$0	$0	$0	$0	$14,000	$48	$0	$0	$0
20-4950	Carryover	$12,213,185	$10,683,837	$8,376,718	$8,473,779	$7,650,137	$6,328,662	$5,407,215	$0	$2,754,793	$0	$886,104
		$13,580,028	**$12,085,463**	**$9,496,382**	**$9,918,956**	**$8,894,397**	**$7,646,155**	**$5,993,304**	**$940,706**	**$3,002,668**	**$635,083**	**$1,133,979**
GRAND TOTAL REVENUE		**$16,262,805**	**$14,657,494**	**$12,104,616**	**$12,535,597**	**$11,320,048**	**$9,999,031**	**$8,044,638**	**$3,117,306**	**$5,054,002**	**$2,950,804**	**$2,963,204**
GRAND TOTAL WITHOUT CARRYOVER		***$4,049,620***	*$3,973,656*	*$3,727,898*	*$4,061,818*	*$3,669,912*	*$3,670,368*	*$2,637,423*	*$3,117,306*	*$2,299,209*	*$2,950,804*	*$2,077,100*

*Forecast

EXPENDITURE BUDGET PROPOSAL - CITY OF KUNA - FYE 2021
WATER FUND

		FYE 2022	FYE 2021		FYE 2020		FYE 2019		FYE 2018		FYE 2017	
ACCOUNT #	ACCOUNT NAME	BUDGET	ACTUAL*	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET
LABOR & BENEFITS												
20-5000	Salaries & Wages - Elected	$4,861	$4,956	$4,393	$4,402	$4,311	$4,385	$4,130	$3,961	$4,107	$3,920	$4,060
20-5005	Salaries & Wages - Staff	$765,872	$607,597	$642,870	$606,724	$605,013	$544,166	$583,745	$483,039	$520,382	$423,301	$462,634
20-5009	Salaries & Wages - Seasonal	$0	$0	$0	$0	$0	$0	$0	$305	$9,063	$0	$0
20-5795	Salaries - Overtime	$21,061	$12,184	$16,072	$14,510	$15,125	$13,057	$0	$0	$0	$0	$0
20-5800	OASDI - Employer	$49,091	$38,322	$41,127	$37,494	$38,716	$34,194	$36,448	$28,733	$33,080	$25,704	$28,935
20-5810	Medicare - Employer	$11,481	$8,963	$9,618	$8,768	$9,055	$7,997	$8,524	$6,095	$7,737	$6,012	$6,767
20-5820	Group Medical Insurance	$130,354	$95,272	$88,399	$86,578	$86,073	$75,045	$82,363	$69,699	$72,401	$59,114	$66,012
20-5830	Group Life Insurance	$494	$399	$405	$382	$406	$378	$393	$320	$338	$289	$324
20-5840	PERSI Employer 401 (a)	$94,540	$74,864	$79,203	$72,708	$74,560	$64,739	$68,024	$51,198	$60,692	$45,555	$54,006
20-5850	Worker's Compensation	$25,926	$16,970	$20,171	$13,529	$20,563	$15,108	$22,140	$11,780	$18,987	$11,294	$11,637
20-5860	Group Dental/Vision Insurance	$9,504	$7,851	$9,500	$8,448	$7,724	$7,204	$7,805	$6,470	$6,908	$6,200	$6,930
20-5950	Development, Team Building, Orientation	$1,471	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
21-5960	Leave Time Fluctuation	$5,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
20-6280	Unemployment Expenses	$4,000	$0	$0	$0	$0	$0	$0	$28	$0	$0	$0
		$1,123,658	**$867,378**	**$911,758**	**$853,542**	**$861,545**	**$766,272**	**$813,573**	**$661,627**	**$733,695**	**$581,388**	**$641,305**
MAINTENANCE & GENERAL OPERATIONS												
20-6025	Janitorial	$9,000	$4,246	$7,000	$4,226	$3,700	$3,473	$3,000	$2,410	$1,449	$1,852	$1,449
20-6050	Contract Labor	$5,000	$0	$1,500	$0	$5,000	$0	$2,500	$0	$2,500	$0	$2,500
20-6052	Contract Services	$20,000	$16,872	$20,000	$11,813	$19,828	$10,418	$19,828	$15,207	$13,522	$18,864	$13,522
20-6060	DEQ Assessment Fees	$35,000	$24,000	$30,671	$21,498	$30,671	$21,498	$20,447	$19,650	$18,564	$16,812	$18,564
20-6065	Dig Line Expenditures	$6,500	$3,863	$29,000	$3,393	$2,700	$3,081	$2,000	$2,265	$2,000	$1,639	$2,000
20-6075	Dues & Memberships	$7,500	$4,739	$2,800	$3,826	$2,793	$819	$2,793	$1,824	$2,100	$2,034	$2,100

20-6110	Interest Expenses	$0	$0	$0	$0	$0	$0	$0	$0	$2,500	$0	$2,500
20-6125	Legal Publications	$7,000	$1,493	$1,000	$1,525	$1,000	$72	$1,000	$533	$1,000	$349	$1,000
20-6130	Liability & Property Insurance	$21,559	$20,149	$20,149	$18,831	$18,831	$17,599	$17,700	$16,447	$15,664	$15,664	$15,664
20-6131	Insurance Claims Paid	$1,500	$0	$500	$0	$0	$0	$0	$0	$100	$0	$100
20-6140	Maint. & Repair - Bldng. & Grounds	$20,000	$16,282	$14,950	$12,172	$14,950	$9,873	$14,950	$10,857	$13,000	$12,979	$10,000
20-6141	IT Small Equipment	$11,000	$5,546	$9,702	$0	$0	$0	$0	$0	$0	$0	$0
20-6142	Maint. & Repair - Equipment	$25,000	$18,518	$12,500	$8,856	$11,500	$11,149	$11,000	$9,663	$10,000	$8,602	$15,502
20-6150	Maint. & Repair - System	$150,000	$108,860	$133,000	$129,101	$133,000	$51,323	$133,000	$32,777	$75,000	$49,475	$133,000
20-6151	Maint. & Repair - Process Chemicals	$30,000	$14,604	$30,000	$18,904	$30,000	$14,620	$15,000	$20,927	$10,000	$9,785	$8,000
20-6152	Maint. & Repair - Lab Costs	$12,000	$5,620	$10,920	$6,956	$10,920	$2,110	$9,100	$10,411	$9,100	$8,541	$9,000
20-6155	Meetings/Committees	$3,500	$697	$1,050	$130	$1,050	$40	$1,050	$363	$1,050	$388	$930
20-6160	Miscellaneous Expenditures	$30,000	$4,476	$20,000	$1,006	$20,000	$2,913	$4,313	$7,496	$4,313	$50	$4,313
20-6165	Office Supplies	$8,500	$6,165	$8,000	$6,544	$4,500	$3,980	$2,625	$3,019	$2,100	$1,737	$1,800
20-6175	Small Tools	$15,000	$4,728	$15,000	$14,661	$15,000	$5,559	$15,000	$8,268	$15,000	$10,057	$22,248
20-6190	Postage & Billing	$27,500	$21,695	$27,500	$23,485	$21,700	$20,933	$21,700	$19,701	$21,700	$16,955	$23,814
20-6202	Professional Services	$35,000	$5,755	$32,000	$5,415	$32,000	$28,310	$14,000	$17,870	$8,557	$3,712	$6,451
20-6211	Rent - Buildings & Land	$2,000	$1,512	$1,512	$1,512	$1,512	$1,512	$1,512	$1,386	$1,512	$2,206	$1,512
20-6212	Rent - Equipment	$3,500	$806	$3,000	$227	$3,000	$2,127	$1,500	$179	$1,500	$0	$1,500
20-6230	Safety Training & Equipment	$5,500	$3,357	$2,750	$819	$2,750	$235	$2,750	$408	$2,750	$987	$2,750
20-6255	Telephone	$17,500	$12,937	$17,500	$11,986	$13,406	$11,096	$13,406	$11,220	$13,406	$12,548	$11,881
20-6265	Training & Schooling	$6,500	$2,688	$6,500	$2,545	$6,500	$3,139	$6,500	$1,516	$6,500	$2,131	$6,500
20-6270	Travel	$3,000	$0	$1,200	$354	$1,200	$0	$1,200	$78	$1,200	$4	$1,200
20-6285	Uniforms	$5,200	$2,083	$4,800	$2,455	$4,800	$1,911	$4,000	$1,141	$4,000	$2,226	$3,250
20-6290	Utilities	$150,000	$117,607	$150,000	$101,131	$150,000	$107,479	$150,000	$122,514	$150,000	$141,144	$150,000
20-6300	Fuel	$16,500	$12,290	$14,500	$10,471	$14,500	$10,093	$14,500	$18,393	$14,500	$12,717	$13,000
20-6305	Maint. & Repair - Vehicles	$8,000	$6,319	$6,500	$4,964	$6,500	$3,268	$6,500	$3,140	$6,500	$4,243	$6,500
20-6505	Bank Fees	$34,000	$29,741	$27,500	$25,284	$25,000	$22,186	$16,050	$18,566	$16,050	$15,863	$15,971
		$732,259	**$477,650**	**$663,003**	**$454,088**	**$608,310**	**$370,814**	**$528,924**	**$378,229**	**$447,137**	**$373,565**	**$508,521**
DEBT COVERAGE												
20-6015	Bond & Loan Payments	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
		$0	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
CAPITAL EXPENDITURES												
20-6020	Capital Improvements	$5,261,300	$1,362,382	$2,084,200	$386,888	$1,654,480	$366,326	$2,500,000	$39,441	$1,813,420	$534,342	$1,435,000
20-6166	PP&E	$224,600	$81,757	$197,160	$106,576	$256,350	$14,776	$359,604	$237,266	$294,604	$78,427	$244,332
		$5,485,900	**$1,444,139**	**$2,281,360**	**$493,463**	**$1,910,830**	**$381,102**	**$2,859,604**	**$276,706**	**$2,108,024**	**$612,769**	**$1,679,332**
OTHER EXPENDITURES												
20-6045	Contingency	$8,920,688	$39,345	$8,248,195	$92,293	$7,939,363	$42,397	$3,838,542	$39,235	$2,061,085	$4,739	$124,380
20-6095	Bad Debts Expense	$300	$100	$300	$0	$0	$105	$4,000	$294	$4,000	$0	$4,000
20-6400	Transfers Out	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
20-6500	Cash Over/Short	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$2,000
		$8,920,988	**$39,445**	**$8,248,495**	**$92,293**	**$7,939,363**	**$42,502**	**$3,842,542**	**$39,529**	**$2,065,085**	**$4,739**	**$130,380**
GRAND TOTAL EXPENDITURES		$16,262,805	**$2,828,612**	**$12,104,616**	**$1,893,387**	**$11,320,048**	**$1,560,691**	**$8,044,644**	**$1,356,091**	**$5,353,941**	**$1,572,461**	**$2,959,538**
GRAND TOTAL WITHOUT CONTINGENCY		***$7,342,117***	*$2,789,266*	*$3,856,421*	*$1,801,094*	*$3,380,685*	*$1,518,294*	*$4,206,101*	*$1,316,856*	*$3,292,856*	*$1,567,722*	*$2,835,158*

REVENUE BUDGET PROPOSAL - CITY OF KUNA - FYE 2022
SEWER FUND

		FYE 2022	FYE 2021		FYE 2020		FYE 2019		FYE 2018		FYE 2017	
ACCOUNT #	ACCOUNT NAME	BUDGET	ACTUAL*	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET
OPERATING REVENUE												
21-4185	Miscellaneous Income	$90,000	$109,814	$50,000	$107,286	$50,000	$92,482	$138,450	$78,198	$138,450	$58,948	$900
21-4358	Development Support Services	$2,000	$2,596	$1,500	$2,116	$1,500	$1,780	$4,000	$2,696	$4,000	$3,127	$2,000
21-4510	Service Reconnect Fees	$12,000	$8,352	$17,000	$15,976	$17,000	$21,748	$13,000	$26,111	$13,000	$16,829	$0
21-4550	Sewer Line Inspections	$45,000	$59,537	$35,000	$42,774	$30,000	$50,354	$9,000	$33,422	$9,000	$18,509	$8,000
21-4600	Sewer User Fees	$4,527,251	$4,172,582	$3,888,000	$3,387,923	$2,741,199	$2,611,732	$2,227,403	$2,366,842	$2,227,403	$2,117,037	$2,041,173
21-4640	Sewer Farm Revenue	$114,782	$114,782	$102,714	$109,028	$115,182	$111,810	$139,570	$124,192	$139,570	$131,226	$139,750
21-4775	Late Payment Fee	$35,000	$39,320	$35,000	$43,109	$35,000	$47,276	$23,000	$42,580	$23,000	$35,970	$0
		$4,826,033	**$4,506,982**	**$4,129,214**	**$3,708,211**	**$2,989,881**	**$2,937,182**	**$2,554,423**	**$2,674,042**	**$2,554,423**	**$2,381,647**	**$2,191,823**
CAPITAL REVENUE												
21-4173	Interest Revenue	$40,000	$43,831	$50,000	$99,103	$65,000	$99,648	$5,900	$42,617	$5,900	$6,886	$2,300
21-4505	New Service Connection	$0	$0	$0	$0	$0	$276	$0	$4,555	$0	$3,277	$0
21-4606	LID Reduced Sewer Connection	$1,183,207	$1,126,864	$825,000	$983,298	$843,217	$863,140	$474,978	$677,315	$474,978	$485,814	$112,608
21-4900	Transfers In	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
21-4950	Carryover	$8,429,102	$7,009,423	$4,967,275	$4,796,646	$3,863,199	$5,310,831	$4,695,560	$0	$2,984,664	$0	$1,229,447
		$9,652,310	**$8,180,117**	**$5,842,275**	**$5,879,047**	**$4,771,416**	**$6,273,894**	**$5,176,438**	**$724,487**	**$3,465,542**	**$495,977**	**$1,344,355**
GRAND TOTAL REVENUE		**$14,478,343**	**$12,687,099**	**$9,971,489**	**$9,587,259**	**$7,761,297**	**$9,211,076**	**$7,730,861**	**$3,398,529**	**$6,019,965**	**$2,877,623**	**$3,536,178**
GRAND TOTAL WITHOUT CARRYOVER		***$6,049,240***	*$5,677,677*	*$5,004,214*	*$4,790,613*	*$3,898,098*	*$3,900,245*	*$3,035,301*	*$3,398,529*	*$3,035,301*	*$2,877,623*	*$2,306,731*

*Forecast

EXPENDITURE BUDGET PROPOSAL - CITY OF KUNA - FYE 2021
SEWER FUND

		FYE 2022	FYE 2021		FYE 2020		FYE 2019		FYE 2018		FYE 2017	
ACCOUNT #	ACCOUNT NAME	BUDGET	ACTUAL*	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET
LABOR & BENEFITS												
21-5000	Salaries & Wages - Elected	$4,861	$3,985	$4,393	$4,392	$4,311	$4,478	$4,130	$3,961	$4,107	$3,920	$4,060
21-5005	Salaries & Wages - Staff	$856,013	$721,878	$717,897	$693,188	$689,130	$645,042	$685,953	$562,304	$601,422	$497,062	$542,051
21-5009	Salaries & Wages - Seasonal	$0	$0	$0	$0	$0	$0	$0	$223	$11,329	$0	$0
21-5795	Salaries - Overtime	$23,540	$7,550	$17,947	$8,596	$17,228	$6,952	$0	$0	$0	$0	$0
21-5800	OASDI - Employer	$54,834	$45,177	$45,895	$42,585	$44,061	$39,697	$42,785	$34,246	$38,245	$30,512	$33,859
21-5810	Medicare - Employer	$12,824	$10,566	$10,733	$9,958	$10,305	$9,284	$10,006	$7,283	$8,944	$7,136	$7,919
21-5820	Group Medical Insurance	$140,356	$109,396	$106,587	$97,647	$100,320	$87,153	$74,151	$71,780	$74,004	$60,218	$67,561
21-5830	Group Life Insurance	$559	$412	$461	$434	$461	$443	$387	$371	$386	$329	$372
21-5840	PERSI Employer 401 (a)	$105,599	$90,816	$88,386	$82,755	$84,855	$75,133	$79,847	$59,937	$70,066	$53,556	$63,193
21-5850	Worker's Compensation	$17,414	$13,718	$13,912	$10,039	$15,051	$11,597	$18,366	$8,684	$14,795	$7,919	$14,132
21-5860	Group Dental/Vision Insurance	$9,846	$7,870	$8,418	$8,285	$8,657	$7,220	$6,638	$5,844	$6,625	$5,787	$7,157
21-5950	Development, Team Building, Orientation	$1,644	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
21-5960	Leave Time Fluctuation	$5,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
21-6280	Unemployment Expenses	$4,000	$0	$0	$0	$0	$0	$0	$28	$0	$0	$0
		$1,236,489	**$1,011,368**	**$1,014,629**	**$957,878**	**$974,379**	**$887,000**	**$922,263**	**$754,659**	**$829,923**	**$666,439**	**$740,304**
MAINTENANCE & GENERAL OPERATIONS												
21-6025	Janitorial	$9,000	$4,238	$7,000	$4,226	$3,600	$3,473	$3,000	$2,476	$1,700	$2,308	$1,449
21-6050	Contract Labor	$3,500	$0	$2,000	$0	$2,500	$0	$2,500	$0	$0	$0	$2,500
21-6052	Contract Services	$17,000	$14,462	$17,000	$11,813	$15,500	$10,413	$15,500	$12,527	$15,500	$11,344	$15,079
21-6065	Dig Line Expenditures	$5,000	$3,863	$3,500	$3,833	$2,700	$3,081	$2,000	$2,265	$2,000	$1,421	$2,000
21-6075	Dues & Memberships	$5,000	$3,833	$3,500	$779	$3,632	$1,178	$3,632	$1,428	$2,731	$2,315	$2,731

21-6090	Farm Expenditures	$114,782	$90,005	$102,714	$106,576	$116,000	$73,606	$116,000	$97,057	$116,000	$92,699	$112,000
21-6097	Deposits	$5,000	$4,500	$0	$0	$0	$0	$0	$0	$0	$0	$0
21-6110	Interest Expenses	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
21-6125	Legal Publications	$5,000	$3,248	$1,300	$1,478	$1,300	$267	$1,300	$683	$1,300	$647	$1,300
21-6130	Liability & Property Insurance	$44,196	$41,305	$41,305	$38,603	$38,603	$36,077	$36,077	$33,717	$33,717	$32,111	$32,111
21-6131	Insurance Claims Paid	$1,500	$0	$500	$480	$0	$1,503	$0	$0	$0	$0	$0
21-6140	Maint. & Repair - Bldng. & Grounds	$37,000	$32,412	$25,000	$18,162	$25,000	$17,284	$23,900	$27,509	$18,500	$14,902	$23,900
21-6141	IT Small Equipment	$10,000	$3,248	$9,702	$0	$0	$0	$0	$0	$0	$0	$0
21-6142	Maint. & Repair - Equipment	$75,000	$44,538	$60,000	$91,020	$51,000	$28,213	$51,000	$42,845	$51,000	$36,686	$62,000
21-6150	Maint. & Repair - System	$195,000	$118,810	$155,210	$137,085	$155,210	$132,747	$141,100	$88,155	$111,100	$74,314	$54,600
21-6151	Maint. & Repair - Process Chemicals	$165,000	$101,930	$119,427	$174,879	$119,427	$113,034	$108,570	$119,112	$103,400	$85,436	$123,400
21-6152	Maint. & Repair - Lab Costs	$55,000	$39,866	$28,000	$28,359	$25,933	$24,211	$23,575	$30,247	$20,500	$24,660	$19,000
21-6153	Maint. & Repair - Sludge Disposal	$70,000	$60,358	$37,500	$45,360	$36,383	$36,030	$34,650	$34,110	$33,000	$34,300	$34,000
21-6155	Meetings/Committees	$2,500	$697	$1,450	$130	$1,450	$40	$1,450	$612	$1,450	$245	$1,450
21-6160	Miscellaneous Expenditures	$55,000	$18,610	$35,000	$5,640	$30,000	$45,147	$242,473	$4,938	$242,473	$1,708	$4,813
21-6165	Office Supplies	$9,200	$5,186	$8,500	$5,966	$5,500	$5,165	$4,000	$2,909	$3,700	$2,053	$3,700
21-6175	Small Tools	$16,500	$7,915	$16,500	$12,913	$16,500	$10,074	$15,000	$4,411	$15,000	$11,556	$0
21-6190	Postage & Billing	$27,500	$21,695	$27,500	$23,641	$21,000	$20,933	$17,955	$19,685	$17,955	$19,532	$23,814
21-6202	Professional Services	$30,000	$22,752	$25,000	$13,259	$23,557	$19,555	$23,557	$15,537	$23,557	$23,671	$2,715
21-6211	Rent - Buildings & Land	$2,400	$1,458	$2,400	$1,458	$2,400	$1,458	$2,400	$1,337	$2,400	$2,139	$1,512
21-6212	Rent - Equipment	$3,000	$656	$3,000	$217	$3,000	$2,254	$2,000	$1,505	$2,000	$1,185	$2,000
21-6230	Safety Training & Equipment	$7,500	$4,715	$3,500	$2,223	$2,640	$3,351	$2,400	$1,445	$2,400	$2,438	$2,400
21-6255	Telephone	$20,000	$14,683	$20,000	$12,527	$14,500	$12,374	$14,500	$11,838	$14,500	$14,048	$11,917
21-6265	Training & Schooling	$4,000	$3,227	$2,500	$2,399	$2,500	$2,006	$2,500	$720	$2,500	$1,232	$2,500
21-6270	Travel	$1,500	$300	$750	$354	$750	$0	$750	$78	$750	$4	$2,500
21-6285	Uniforms	$5,200	$1,777	$4,800	$1,779	$4,800	$2,719	$4,000	$914	$4,000	$2,130	$3,100
21-6290	Utilities	$330,000	$282,125	$280,000	$269,974	$280,000	$257,774	$280,000	$247,736	$280,000	$245,771	$275,000
21-6300	Fuel	$20,000	$14,309	$19,500	$14,341	$15,000	$16,508	$15,000	$13,468	$12,500	$11,978	$25,000
21-6305	Maint. & Repair - Vehicles	$17,000	$14,434	$15,000	$5,968	$16,016	$13,452	$12,320	$3,755	$11,200	$11,095	$11,000
21-6505	Bank Fees	$35,000	$29,741	$27,500	$25,284	$25,000	$22,186	$16,900	$18,566	$16,900	$16,017	$15,971
		$1,403,278	**$1,010,895**	**$1,106,558**	**$1,060,726**	**$1,061,400**	**$916,114**	**$1,220,009**	**$841,584**	**$1,163,733**	**$779,945**	**$875,462**
DEBT COVERAGE												
21-6015	Bond & Loan Payments	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
		$0	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
CAPITAL EXPENDITURES												
21-6020	Capital Improvements	$3,196,600	$344,561	$1,882,200	$565,748	$691,480	$1,399,213	$1,861,482	$948,025	$2,107,420	$698,808	$1,534,000
21-6166	PP&E	$859,600	$159,561	$259,260	$503,971	$598,350	$160,379	$309,350	$10,586	$309,350	$176,067	$210,259
		$4,056,200	**$504,122**	**$2,141,460**	**$1,069,719**	**$1,289,830**	**$1,559,592**	**$2,170,832**	**$958,610**	**$2,416,770**	**$874,875**	**$1,744,259**
OTHER EXPENDITURES												
21-6045	Contingency	$7,782,076	$50,000	$5,708,842	$16,893	$4,435,688	$470,481	$3,411,206	$21,085	$1,624,342	$4,768	$168,153
21-6095	Bad Debts Expense	$300	$100	$0	$0	$0	$697	$4,000	$0	$4,000	$0	$0
21-6400	Transfers Out	$0	$0	$0	$0	$0	$0	$6,000	$0	$6,000	$0	$6,000
21-6500	Cash Over/Short	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$2,000
		$7,782,376	**$50,100**	**$5,708,842**	**$16,893**	**$4,435,688**	**$471,178**	**$3,421,206**	**$21,085**	**$1,634,342**	**$4,768**	**$176,153**
GRAND TOTAL EXPENDITURES		**$14,478,343**	**$2,576,484**	**$9,971,489**	**$3,105,217**	**$7,761,297**	**$3,833,884**	**$7,734,310**	**$2,575,939**	**$6,044,768**	**$2,326,027**	**$3,536,178**
GRAND TOTAL WITHOUT CONTINGENCY		***$6,696,267***	*$2,526,484*	*$4,262,647*	*$3,088,324*	*$3,325,609*	*$3,363,403*	*$4,323,104*	*$2,554,854*	*$4,420,426*	*$2,321,259*	*$3,368,025*

*Forecast

REVENUE BUDGET PROPOSAL - CITY OF KUNA - FYE 2022
IRRIGATION FUND

		FYE 2022	FYE 2021		FYE 2020		FYE 2019		FYE 2018		FYE 2017	
ACCOUNT #	ACCOUNT NAME	BUDGET	ACTUAL*	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET
OPERATING REVENUE												
25-4177	Gravity Irrigation User Fees	$20,000	$20,373	$18,000	$26,409	$18,268	$18,157	$26,210	$20,424	$26,210	$24,417	$22,000
25-4185	Miscellaneous Income	$30,000	$33,391	$20,000	$23,681	$20,000	$322,202	$109,003	$204,578	$109,003	$175,450	$104,724
25-4358	Development Support Services	$900	$935	$700	$736	$800	$640	$1,200	$1,027	$1,200	$1,115	$750
25-4510	Service Reconnect Fees	$3,000	$2,099	$4,000	$3,635	$6,000	$5,421	$4,000	$7,360	$4,000	$6,411	$100
25-4550	Irrigation Line Inspections	$55,000	$90,756	$30,000	$51,137	$30,000	$68,124	$20,000	$55,812	$20,000	$24,736	$10,000
25-4700	Pressurized Irrigation User Fees	$925,521	$881,449	$780,000	$768,971	$670,262	$657,525	$592,377	$634,512	$592,377	$576,475	$554,840
25-4775	Late Pay Fees	$8,000	$8,154	$10,000	$10,244	$10,000	$11,666	$8,500	$13,799	$8,500	$14,246	$400
		$1,042,421	**$1,037,157**	**$862,700**	**$884,812**	**$755,329**	**$1,083,735**	**$761,290**	**$937,512**	**$761,290**	**$822,850**	**$692,814**
CAPITAL REVENUE												
25-4173	Interest Revenue	$30,000	$33,850	$35,000	$76,839	$45,000	$70,853	$2,500	$20,047	$2,500	$4,669	$2,000
25-4503	New Service Tap	$0	$0	$0	$0	$500	$351	$500	$429	$500	$756	$0
25-4505	New Service Connection	$1,000,000	$974,365	$636,488	$825,791	$687,305	$697,169	$315,557	$506,686	$315,557	$385,807	$180,000
25-4900	Transfers In	$0	$0	$0	$0	$0	$0	$100	$0	$100	$0	$100
25-4950	Carryover	$5,515,152	$4,808,852	$3,634,872	$3,742,129	$3,457,211	$2,499,141	$2,215,413	$0	$1,588,537	$0	$505,944
		$6,545,152	**$5,817,067**	**$4,306,360**	**$4,644,759**	**$4,190,016**	**$3,267,514**	**$2,534,070**	**$527,162**	**$1,907,194**	**$391,232**	**$688,044**
GRAND TOTAL REVENUE		**$7,587,573**	**$6,854,224**	**$5,169,060**	**$5,529,571**	**$4,945,345**	**$4,351,249**	**$3,295,360**	**$1,464,674**	**$2,668,484**	**$1,214,082**	**$1,380,858**
GRAND TOTAL WITHOUT CARRYOVER		***$2,072,421***	*$2,045,371*	*$1,534,188*	*$1,787,443*	*$1,488,134*	*$1,852,109*	*$1,079,947*	*$1,464,674*	*$1,079,947*	*$1,214,082*	*$874,914*

*Forecast

EXPENDITURE BUDGET PROPOSAL - CITY OF KUNA - FYE 2021
IRRIGATION FUND

		FYE 2022	FYE 2021		FYE 2020		FYE 2019		FYE 2018		FYE 2017	
ACCOUNT #	ACCOUNT NAME	BUDGET	ACTUAL*	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET
LABOR & BENEFITS												
25-5000	Salaries & Wages - Elected	$2,431	$1,993	$2,197	$2,162	$2,155	$2,181	$2,065	$1,972	$2,053	$1,960	$2,030
25-5005	Salaries & Wages - Staff	$198,680	$154,899	$161,164	$159,600	$155,988	$145,782	$156,113	$142,583	$135,462	$117,510	$118,488
25-5009	Salaries & Wages - Seasonal	$0	$0	$0	$0	$0	$0	$0	$111	$2,268	$0	$0
25-5795	Salaries - Overtime	$5,464	$3,110	$4,029	$3,906	$3,900	$3,264	$0	$0	$0	$0	$0
25-5800	OASDI - Employer	$12,808	$9,859	$10,378	$10,003	$10,047	$9,224	$9,807	$8,754	$8,666	$7,229	$7,472
25-5810	Medicare - Employer	$2,995	$2,305	$2,427	$2,337	$2,350	$2,156	$2,294	$1,897	$2,027	$1,690	$1,748
25-5820	Group Medical Insurance	$35,293	$25,554	$25,000	$23,763	$22,659	$20,363	$22,049	$19,939	$19,522	$16,140	$17,181
25-5830	Group Life Insurance	$131	$106	$106	$103	$108	$103	$108	$94	$94	$80	$86
25-5840	PERSI Employer 401 (a)	$24,665	$19,115	$19,987	$19,392	$19,349	$17,437	$18,308	$15,221	$15,918	$12,755	$13,951
25-5850	Worker's Compensation	$6,798	$4,149	$5,212	$3,389	$5,344	$3,917	$5,836	$2,909	$5,021	$2,854	$3,017
25-5860	Group Dental/Vision Insurance	$2,516	$2,054	$3,500	$2,388	$2,033	$1,936	$2,098	$1,863	$1,870	$1,682	$1,799
25-5950	Development, Team Building, Orientation	$384	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
25-5960	Leave Time Fluctuation	$2,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
25-6280	Unemployment Expenses	$2,000	$0	$0	$0	$0	$0	$0	$14	$0	$0	$0
		$296,164	**$223,143**	**$233,999**	**$227,043**	**$223,933**	**$206,364**	**$218,677**	**$195,358**	**$192,901**	**$161,900**	**$165,772**
MAINTENANCE & GENERAL OPERATIONS												
25-6025	Janitorial	$5,500	$1,974	$4,000	$1,619	$3,600	$1,337	$900	$917	$765	$845	$527
25-6050	Contract Labor	$3,000	$0	$1,000	$0	$1,000	$0	$1,000	$0	$1,000	$0	$1,000
25-6052	Contract Services	$7,000	$5,775	$6,700	$4,454	$6,400	$4,131	$6,400	$5,455	$6,400	$5,249	$5,762
25-6065	Dig Line Expenditures	$2,000	$1,472	$1,500	$1,460	$1,000	$1,174	$600	$863	$600	$0	$500
25-6075	Dues & Memberships	$2,000	$1,545	$500	$192	$479	$261	$479	$561	$360	$316	$360
25-6110	Interest Expenses	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

25-6115	M&R - Gravity	$2,500	$400	$2,500	$329	$2,250	$891	$1,500	$1,192	$1,000	$1,699	$1,000
25-6116	Irrigation Water Costs	$180,000	$150,080	$150,545	$138,610	$150,545	$118,010	$125,454	$106,849	$114,049	$106,429	$114,049
25-6125	Legal Publications	$5,500	$3,537	$1,900	$3,479	$1,900	$1,597	$1,900	$365	$1,900	$556	$1,900
25-6130	Liability & Property Insurance	$4,851	$4,533	$4,533	$4,237	$4,237	$3,960	$5,701	$3,701	$3,701	$3,524	$3,524
25-6131	Insurance Claims Paid	$5,500	$0	$300	$0	$0	$0	$100	$0	$100	$0	$100
25-6140	Maint. & Repair - Bldng. & Grounds	$6,500	$4,993	$3,300	$1,785	$3,300	$1,767	$3,300	$2,578	$3,300	$2,425	$3,100
25-6141	IT Small Equipment	$5,000	$2,864	$2,646	$0	$0	$0	$0	$0	$0	$0	$0
25-6142	Maint. & Repair - Equipment	$10,000	$7,498	$8,800	$2,978	$8,800	$4,458	$8,800	$3,761	$8,800	$3,640	$8,800
25-6150	Maint. & Repair - Pressure	$90,000	$58,077	$75,000	$74,218	$50,000	$29,526	$50,000	$43,160	$50,000	$26,611	$50,000
25-6155	Meetings/Committees	$1,200	$566	$650	$55	$650	$18	$650	$197	$650	$63	$650
25-6160	Miscellaneous Expenditures	$27,000	$1,184	$20,000	$10	$20,000	$3,399	$69,293	-$19	$69,293	$0	$5,313
25-6165	Office Supplies	$4,500	$1,689	$3,600	$1,931	$1,500	$1,369	$969	$1,006	$775	$687	$750
25-6175	Small Tools	$7,500	$572	$6,725	$4,169	$6,725	$1,694	$6,725	$1,459	$6,725	$3,562	$8,725
25-6190	Postage & Billing	$10,500	$8,586	$9,500	$8,642	$8,000	$8,070	$7,125	$7,720	$7,125	$7,638	$9,336
25-6202	Professional Services	$15,000	$3,359	$11,500	$2,089	$11,500	$6,775	$6,435	$5,758	$6,435	$5,674	$6,435
25-6211	Rent - Buildings & Land	$750	$648	$950	$648	$950	$648	$950	$594	$950	$934	$648
25-6212	Rent - Equipment	$2,000	$371	$1,200	$104	$1,200	$914	$800	$110	$800	$4	$800
25-6230	Safety Training & Equipment	$2,000	$329	$900	$242	$900	$77	$900	$140	$900	$263	$900
25-6255	Telephone	$5,000	$4,371	$4,520	$3,764	$4,520	$3,638	$4,520	$3,819	$4,520	$4,450	$3,977
25-6265	Training & Schooling	$2,000	$0	$930	$800	$930	$873	$620	$365	$620	$490	$500
25-6270	Travel	$2,000	$0	$200	$97	$200	$0	$200	$22	$200	$1	$200
25-6285	Uniforms	$1,500	$367	$900	$850	$900	$663	$750	$326	$750	$563	$750
25-6290	Utilities	$150,000	$124,569	$135,000	$120,406	$135,000	$115,148	$106,384	$115,203	$106,384	$95,075	$96,190
25-6300	Fuel	$6,500	$3,960	$4,000	$2,766	$4,000	$2,590	$4,000	$4,948	$4,000	$3,394	$4,000
25-6305	Maint. & Repair - Vehicles	$3,000	$1,837	$1,375	$1,513	$1,375	$959	$1,250	$663	$1,250	$453	$1,250
25-6505	Bank Fees	$16,500	$13,667	$11,500	$9,957	$10,000	$8,736	$6,292	$7,311	$6,292	$6,309	$6,292
		$586,301	**$408,824**	**$476,674**	**$391,405**	**$441,861**	**$322,682**	**$423,997**	**$319,023**	**$409,644**	**$280,854**	**$337,338**
DEBT COVERAGE												
25-6015	Bond & Loan Payments	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
		$0	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
CAPITAL EXPENDITURES												
25-6020	Capital Improvements	$1,363,700	$41,434	$586,600	$62,698	$723,900	$32,772	$496,620	$121,027	$496,620	$712,750	$676,500
25-6166	PP&E	$70,800	$57,830	$66,080	$30,461	$94,250	$33,778	$82,467	$1,369	$82,467	$15,191	$59,650
		$1,434,500	**$99,264**	**$652,680**	**$93,159**	**$818,150**	**$66,550**	**$579,087**	**$122,396**	**$579,087**	**$727,941**	**$736,150**
OTHER EXPENDITURES												
25-6045	Contingency	$5,270,533	$22,500	$3,805,707	$28,045	$3,461,402	$27,372	$2,073,501	$10,101	$1,486,754	$1,845	$141,498
25-6095	Bad Debts Expense	$75	$3	$0	$0	$0	$12	$0	$0	$0	$0	$0
25-6400	Transfers Out	$0	$0	$0	$0	$0	$0	$100	$0	$100	$0	$100
25-6500	Cash Over/Short	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
		$5,270,608	**$22,503**	**$3,805,707**	**$28,045**	**$3,461,402**	**$27,383**	**$2,073,601**	**$10,101**	**$1,486,854**	**$1,845**	**$141,598**
GRAND TOTAL EXPENDITURES		**$7,587,573**	**$753,734**	**$5,169,060**	**$739,651**	**$4,945,345**	**$622,980**	**$3,295,362**	**$646,878**	**$2,668,486**	**$1,172,540**	**$1,380,858**
GRAND TOTAL WITHOUT CONTINGENCY		***$2,317,040***	*$731,234*	*$1,363,353*	*$711,606*	*$1,483,943*	*$595,608*	*$1,221,861*	*$636,777*	*$1,181,732*	*$1,170,695*	*$1,239,360*

*Forecast

REVENUE & EXPENDITURE STATEMENT - CITY OF KUNA - FYE 2022
SOLID WASTE FUND

		FYE 2022	FYE 2021		FYE 2020		FYE 2019		FYE 2018		FYE 2017	
ACCOUNT #	ACCOUNT NAME	BUDGET	ACTUAL*	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET
SOLID WASTE REVENUE												
26-4173	Interest Revenue	$50	$76	$200	$505	$1,000	$1,961	$0	$810	$0	$202	$0
26-4950	Carryover	$90,000	$93,787	$90,000	$96,389	$90,000	$89,881	$0	$0	$0	$0	$0
26-4975	Solid Waste User Fees	$2,980,527	$2,734,429	$2,399,301	$2,453,995	$2,372,055	$2,189,217	$2,029,335	$1,933,037	$1,858,827	$1,753,386	$1,674,519
		$3,070,577	**$2,828,292**	**$2,489,501**	**$2,550,889**	**$2,463,055**	**$2,281,059**	**$2,029,335**	**$1,933,847**	**$1,858,827**	**$1,753,588**	**$1,674,519**
SOLID WASTE EXPENDITURES												
26-6045	Contingency	$127,176	$0	$126,171	$0	$90,000	$0	$0	$0	$0	$0	$0
26-7000	Solid Waste Service Fees	$2,943,401	$2,700,368	$2,363,330	$2,433,863	$2,373,055	$2,187,225	$2,029,335	$1,912,978	$1,858,827	$1,749,562	$1,674,519
		$3,070,577	**$2,700,368**	**$2,489,501**	**$2,433,863**	**$2,463,055**	**$2,187,225**	**$2,029,335**	**$1,912,978**	**$1,858,827**	**$1,749,562**	**$1,674,519**
GRAND TOTAL NET		**$0**	**$127,924**	**$0**	**$117,026**	**$0**	**$93,834**	**$0**	**$20,869**	**$0**	**$4,026**	**$0**

* Forecast

REVENUE & EXPENDITURE STATEMENT - CITY OF KUNA - FYE 2022
CAPITAL PROJECTS FUND (GOVERNMENTAL FUNDS)*

		FYE 2022	FYE 2021		FYE 2020		FYE 2019		FYE 2018		FYE 2017	
ACCOUNT #	ACCOUNT NAME	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET
CAPITAL PROJECTS REVENUE												
40-4900	Transfers In	$5,499,023	$1,088,269	$1,118,269	$1,582,259	$1,582,259	$631,500	$631,500	$388,110	$388,110	$631,875	$608,075
40-4950	Fund Balance Carryover	$810,208	$983,745	$696,070	$338,791	$245,000	$213,419	$100,000	$182,390	$75,000	$75,000	$55,000
		$6,309,231	**$2,072,014**	**$1,814,339**	**$1,921,050**	**$1,827,259**	**$844,919**	**$731,500**	**$570,500**	**$463,110**	**$706,875**	**$663,075**
CAPITAL PROJECTS EXPENDITURES												
40-6020	Capital Improvements	$6,146,731	$1,178,272	$1,576,269	$307,254	$61,990	$95,093	$378,900	$56,790	$173,460	$200,426	$382,700
40-6045	Contingency	$0	$0	$10,383	$0	$245,000	$0	$100,000	$0	$75,000	$0	$55,000
40-6166	PP&E - Operations	$162,500	$32,138	$131,000	$47,991	$1,520,269	$169,836	$252,600	$96,665	$214,650	$83,029	$225,375
40-6400	Transfers Out	$0	$79,360	$96,687	$664,713	$0	$244,682	$0	$206,712	$0	$50,095	$0
		$6,309,231	**$1,289,770**	**$1,814,339**	**$1,019,958**	**$1,827,259**	**$509,611**	**$731,500**	**$360,167**	**$463,110**	**$333,550**	**$663,075**
GRAND TOTAL NET		**$0**	**$782,244**	**$0**	**$901,093**	**$0**	**$335,308**	**$0**	**$210,332**	**$0**	**$373,325**	**$0**

*Capital projects in the enterprise funds are handled within the funds themselves.

								Grant	CPF (40)		Water (20)		Sewer (21)		Irrigation (25)		Park Impact	Police Impact Fund
Project	Contact	Details	Proposed Amount	Not Accepted	Accepted	Carryover Project	Transfer In to Fund 40	Various	6020	6166	6020	6166	6020	6166	6020	6166	6400	6400
Park Restroom Sinking Fund	Bobby	Sinking fund to construct permanent restrooms at various parks currently without them	200,000.00		200,000.00	175,000.00	25,000.00		200,000.00									
Miscellaneous Grant Match	Chris	Matching funds for small, unforseen grant matching requirements	75,000.00		75,000.00	46,000.00	29,000.00		75,000.00									
Park Administration Improvements	Bobby	Land improvements and building improvements at Parks Admin/Maintenance Sites	800,000.00		800,000.00	200,000.00	600,000.00		800,000.00									
Greenbelt Purchase	Chris	Purchase of UPRR property at Bernie Fisher Park	400,000.00		400,000.00	159,207.95	57,023.05	183,769.00	216,231.00									
Pathways Extenstion needs to be 100k	Bobby	Extension of Indian Creek greenbelt pathways	120,000.00	(30,000.00)	90,000.00	15,000.00	75,000.00		90,000.00									
Splash Pad Concession Stand	Bobby	Addition of Splash Pad concession stand	15,000.00		15,000.00	15,000.00	-		15,000.00									
Park Land Improvements	Bobby	Meadow View shop and building parks, includes park impact fund match	980,000.00		980,000.00	200,000.00	780,000.00		980,000.00									
Skate Park Expansion	Bobby	Expansion of Skate Park to add additional equipment for skaters and bikers	120,000.00		120,000.00		120,000.00		120,000.00									
Park Playground Equipment Improvements	Bobby	Playground Equipment at Winchester and Butler Parks	120,000.00	(120,000.00)	-		-		-									
Park Beautification	Bobby	Rock, flower beds, curbing	7,500.00		7,500.00		7,500.00			7,500.00								
Nets for Ball Fields	Bobby	Nets for ball fields at Bernie Fisher Park	15,000.00		15,000.00		15,000.00			15,000.00								
Parking Upgrades at Arbor Ridge	Bobby	Arbor Ridge Parking lot improvements	40,000.00		40,000.00		40,000.00		40,000.00									
Fleet Vehicle Replacement	Bobby	Truck 18 Replacement. Currently, a 1997 Ford F350.	60,000.00		60,000.00		30,000.00			30,000.00		12,600.00		12,600.00		4,800.00		
Mower	Bobby	Grass Hopper, large area mower is nearing end of life	30,000.00		30,000.00		30,000.00			30,000.00								
Mini Excavator	Bobby	Kubota U25 is nearing end of life	65,000.00	(65,000.00)	-		-											
Truck 8 Replacement	Bobby	Replacement of Pickup 8, as it is over 15 years old.	35,000.00		35,000.00		35,000.00			35,000.00								
New Vehicle	Bobby	Diesel Pickup for towing equipment	65,000.00	(65,000.00)	-		-											
Aerial Lift	Bobby	Lift for pruning triees, painting buildings, replacing lights	40,000.00	(40,000.00)	-		-											
Trailer	Bobby	Trailer for the aerial lift	25,000.00	(25,000.00)	-		-			-								
Overpass Study and Engineering	Chris	Overpass study and engineering for potential Indian Creek and UPRR crossings	300,000.00		300,000.00		300,000.00		300,000.00									
IT Improvements	Jared	Internet redundancy and emergency IT improvements	40,000.00		40,000.00		40,000.00		40,000.00									
Inflatables for City events and rental	Chris	Inflatables for City events and rental	25,000.00		25,000.00		25,000.00			25,000.00								
Planning and Zoning Remodel Equipment	Jace	Cubicle System	20,000.00		20,000.00		20,000.00			20,000.00								
Planning and Zoning Remodel Building	Jace	Removal of bullpin wall, data and electrical and relocate	4,500.00		4,500.00		4,500.00		4,500.00									
City Administrative Building Purchase	Mayor	Purchase of Administrative Building for City Use by Police	450,000.00		450,000.00		450,000.00		450,000.00									150,000.00
4th Street Revitalization	Chris	Engineering and other related work related to 4th Street Revitalization	275,000.00		275,000.00		275,000.00		275,000.00									
Covered area at City Hall	Bobby	For staff breaks and events on the patio	30,000.00	(30,000.00)	-		-		-									
City Hall Fire Supression System	Bobby	Fire supression system in basement that will not ruin servers	30,000.00		30,000.00		30,000.00		30,000.00									
City Hall Push Button Access	Bobby	Switch to make City Hall more ADA accessible	6,000.00		6,000.00		6,000.00		6,000.00									
City Hall Reader Board	Bobby	LED light board	40,000.00	(40,000.00)	-		-		-									
Awning on back section of City Hall	Bobby	Awning on back side of City Hall	20,000.00	(20,000.00)	-		-		-									
Veterans Art Piece	Chris	Veterans art piece for Village Market	5,000.00		5,000.00		5,000.00		5,000.00									
Helen Zamzows Park	Bobby	Helen Zamzows Park Development	500,000.00		500,000.00		500,000.00		500,000.00								500,000.00	
Rising Sun Park	Bobby	Rising Sun Park Development	1,400,000.00		1,400,000.00		1,400,000.00		1,400,000.00								1,400,000.00	
Patagonia Park	Bobby	Patagonia Park Development	600,000.00		600,000.00		600,000.00		600,000.00								600,000.00	
Generators for Wells	Paul	Generators to maintain water flow in wells during a power outage	400,000.00	(250,000.00)	150,000.00							150,000.00						
Production Well 13	Paul	Well 3 east of Meridian Road	2,000,000.00	(1,000,000.00)	1,000,000.00	800,000.00					1,000,000.00							
1 million gallon reservoir, booster pump	Paul	1 million gallon booster pump located at well 6	2,500,000.00	(1,000,000.00)	1,500,000.00						1,500,000.00							
12" water main Linder to 10 Mile via Lake Hazel	Paul	Water main that may be paid for via Late Comer Reimbursement	500,000.00		500,000.00						500,000.00							
12" water main	Paul	12" Water main from well 12 running east and west	700,000.00		700,000.00						700,000.00							
Water Meters	Paul	Water Meters for building, funded by building permits	380,000.00		440,000.00						440,000.00							
Well House	Paul	Well 12	200,000.00		200,000.00						200,000.00							
Fixed Base for New York and Falcon Crest	Paul	Fixed base meter reading for New Yor Canal Area and Falcon Crest	20,000.00		20,000.00							20,000.00						
Asphalt at Danskin Lift Station	Paul	Turnaround at Danskin Lift Station; currently driving on grass and mud	12,000.00		12,000.00						12,000.00							
Asphalt at Well 10	Paul	Asphalt for generator and approach	35,000.00		35,000.00						35,000.00							
Truck with crane	Paul	Truck with crane to pull pumps, etc. To replace 90s F350	125,000.00		125,000.00						100,000.00					25,000.00		
Locate Vehicle	Paul	Locate vehicle for additional locate employee	45,000.00	(5,000.00)	40,000.00						16,800.00		16,800.00		6,400.00			
Security Gate and Cameras	Paul	Facility upgrades to make the treatment plant a secure facility and NWWTP Remodel	65,000.00		65,000.00	20,000.00							27,300.00		27,300.00		10,400.00	
Pivots for Farm	Paul	Pivot system to replace wheel lines and transformers	650,000.00		650,000.00									650,000.00				
Membranes at Plant	Paul	Replace membranes on cells 3 and 4	350,000.00		350,000.00	315,000.00							350,000.00					
Lagoon 3 Reline	Paul	Reline lagoon 3 at Swan Falls treatment plant to increase winter storage	1,000,000.00		1,000,000.00								1,000,000.00					
Patagonia Pumps	Paul	Upgrade pumps at Patagonia lift station in order to boost capacity	50,000.00		50,000.00									50,000.00				
Pickup Replacement	Paul	Replace GMC Pickup. Truck 9	45,000.00		45,000.00									45,000.00				
Orchard Lift Station Pumps and Crane	Paul	Increase capacity at Orchard lift station	85,000.00		85,000.00								85,000.00					
Sprinhill Lift Station Asphalt	Paul	Safer access to Springhill Lift station that will also decrease mud	18,000.00	(18,000.00)	-								-					
Farm Grounds Equipment	Paul	Blade, Brush hog, Ditcher, Mower	50,000.00	(20,000.00)	30,000.00									30,000.00				
Tubes and Header Pipe	Paul	Lagoon Pond 1 Aeration	160,000.00		160,000.00								160,000.00					
Deionization System	Paul	Lab equipment replacements	25,000.00		25,000.00								25,000.00					
NWWTP Asphalt Driveway	Paul	Asphalt around the plant	30,000.00	(30,000.00)	-								-					
Street Sweeper Attachment	Paul	Grounds Maintenance Attachment for Bobcat	5,000.00		5,000.00									5,000.00				
Turbo Blowers	Paul	For NWWTP biotrain (Year 1 of 5)	500,000.00		500,000.00								500,000.00					
Crimson Bottle Neck	Paul	Alleviate Choke Point for Crimson Point	30,000.00		30,000.00								30,000.00					
New Lift Station and Trunk Line	Paul	Lift Station to pump to Lagoons. Includes study, engineering, design, and land purchase	6,000,000.00	(5,500,000.00)	500,000.00								500,000.00					
Mason Creek Trunk Line	Paul	Mason Creek Trunk Line to alleviate capacity concerns through gravity line. Will be reimbursed by Late Comers. Year 1 costs only accepted	1,500,000.00	(1,000,000.00)	500,000.00								500,000.00					
Lift Station 14 Pump Upgrade	Paul	Upgrade pumps at Lift Station 14	25,000.00		25,000.00									25,000.00				
Danskin Pump and Pond	Paul	Irrigation pond to be constructed by Tim Eck and reimbursed via Late Comers	1,000,000.00	(1,000,000.00)	-	400,000.00									-			
Supply Pond	Paul	Winfield/Ashton Estates. To maintain pressurized irrigation service with marginal service expansion	1,000,000.00		1,000,000.00										1,000,000.00			
Ardell Pond Intake	Paul	Revise Intake on Ardell Pond	20,000.00		20,000.00										20,000.00			
Sutters Mill Pond	Paul	Seal pond floor and revise intake	20,000.00		20,000.00										20,000.00			
Eliminate gravity and loop into PI in core of town	Paul	Eliminate gravity irrigation and convert to pressurized irrigation	500,000.00	(250,000.00)	250,000.00	100,000.00									250,000.00			
PI Panels	Paul	Replace obsolete equipment at Chaparosa, Tomorrow, and Sadie Creek	25,000.00		25,000.00											25,000.00		
Misc Pumps, Motors, Equipment	Paul	Misc Pumps, Motors, Equipment	100,000.00		100,000.00							42,000.00		42,000.00		16,000.00		
Falcon Crest Storage Tank	Paul	Water storage tank for Falcon Crest Development	750,000.00		750,000.00	750,000.00					750,000.00							
Linder Redesign	Paul	Public works project to upgrade water infrastruture from Main St to Hubbard via Linder	50,000.00		50,000.00						7,500.00		2,500.00		40,000.00			
			27,928,000.00	(10,508,000.00)	17,480,000.00	3,195,207.95	5,499,023.05	183,769.00	6,146,731.00	162,500.00	5,261,300.00	224,600.00	3,196,600.00	859,600.00	1,363,700.00	70,800.00	2,510,400.00	150,000.00

REVENUE & EXPENDITURE STATEMENT - CITY OF KUNA - FYE 2022
PARK IMPACT FEE FUND & CAPITAL PROJECTS FUND (GOVERNMENTAL FUNDS)

		FYE 2022	FYE 2021		FYE 2020		FYE 2019		FYE 2018		FYE 2017	
ACCOUNT #	ACCOUNT NAME	BUDGET	ACTUAL*	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET
CAPITAL PROJECTS REVENUE												
50-4173	Interest Revenue	$2,500	$5,494	$15,000	$17,337	$18,000	$12,406	$0	$0	$0	$0	$0
50-4650	Park Impact Fee Revenue	$795,020	$795,020	$699,555	$822,564	$717,396	$722,091	$413,279	$563,457	$403,241	$456,364	$187,800
50-4900	Transfer In	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
50-4950	Carryover	$2,673,641	$1,934,045	$1,661,928	$1,111,275	$917,273	$837,293	$438,007	$0	$448,045	$0	$0
		$3,471,161	**$2,734,559**	**$2,376,483**	**$1,951,176**	**$1,652,669**	**$1,571,790**	**$851,286**	**$563,457**	**$851,286**	**$456,364**	**$187,800**
CAPITAL PROJECTS EXPENDITURES												
50-6045	Contingency	$971,161	$0	$2,376,483	$14,799	$1,652,669	$462,056	$851,286	$204,124	$851,286	$0	$187,800
50-6400	Transfer Out	$2,500,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
		$3,471,161	**$0**	**$2,376,483**	**$14,799**	**$1,652,669**	**$462,056**	**$851,286**	**$204,124**	**$851,286**	**$0**	**$187,800**
GRAND TOTAL NET		**$0**	**$2,734,559**	**$0**	**$1,936,377**	**$0**	**$1,109,735**	**$0**	**$359,333**	**$0**	**$456,364**	**$0**

*Forecast

REVENUE & EXPENDITURE STATEMENT - CITY OF KUNA - FYE 2022
POLICE IMPACT FEE FUND (GOVERNMENTAL FUNDS)

		FYE 2022	FYE 2021		FYE 2020		FYE 2019		FYE 2018		FYE 2017	
ACCOUNT #	ACCOUNT NAME	BUDGET	ACTUAL*	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET
CAPITAL PROJECTS REVENUE												
51-4650	Police Impact Fee Revenue	$88,209	$88,209	$57,526	$81,613	$16,380	$12,731	$0	$0	$0	$0	$0
51-4950	Carryover	$182,553	$94,344	$70,257	$12,731	$4,545	$0	$0	$0	$0	$0	$0
		$270,762	**$182,553**	**$127,783**	**$94,344**	**$20,925**	**$12,731**	**$0**	**$0**	**$0**	**$0**	**$0**
CAPITAL PROJECTS EXPENDITURES												
51-6045	Contingency	$120,762	$0	$127,783	$0	$20,925	$0	$0	$0	$0	$0	$0
51-6400	Transfer Out	$150,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
		$270,762	**$0**	**$127,783**	**$0**	**$20,925**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
GRAND TOTAL NET		**$0**	**$182,553**	**$0**	**$94,344**	**$0**	**$12,731**	**$0**	**$0**	**$0**	**$0**	**$0**

*Forecast

(Space above reserved for recording)

ORDINANCE 2021-17

CITY OF KUNA, IDAHO

ORDINANCE AMENDING THE EXTERIOR BOUNDARIES
OF THE KUNA MUNICIPAL IRRIGATION SYSTEM
[DB DEVELOPMENT LLC. real property]

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

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

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

1.1 The City of Kuna has established and operates, as authorized by Title 50, Chapter 18, Idaho Code, a municipal irrigation system, known and referred to as *Kuna Municipal Irrigation System* (the "KMIS"); and

1.2 Commencing with the establishment of the KMIS and with every additional real property enlarging KMIS, the City Council has passed and enacted an ordinance pursuant to Idaho Code Section 50-1832 describing and enlarging the exterior boundaries of KMIS; and

1.3 It is the intention of the City Council to include that certain real property identified by the Ada County Assessor's office as DB DEVELOPMENT INC. [legally described in **Exhibit A** attached to this Ordinance and by this reference incorporated herein] (the "SUBJECT REAL PROPERTIES") within the boundaries of KMIS and which SUBJECT REAL PROPERTIES are depicted on the attached **Exhibit B** Location Map; and

1.4 It is therefore necessary as required by Idaho Code Section 50-1832 to approve and enact this Ordinance in order to include the Subject Real Properties within the boundaries of KMIS.

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

Section 1: The boundaries of the Kuna Municipal Irrigation System are enlarged by the inclusion of the SUBJECT REAL PROPERTIES and the boundaries thereof are adjusted accordingly, said SUBJECT REAL PROPERTY being described as follows in **Exhibit A** attached hereto this Ordinance.

Section 2: Declaring the water rights appurtenant thereto are hereby pooled for delivery purposes.

Section 3: The City Clerk is hereby directed to record, in the office of the recorder for Ada County, a certified copy of this ordinance as required by Section 50-1832, Idaho Code.

Section 4: The City Engineer is hereby directed to give notice of this action by forwarding a certified copy of this Ordinance to Boise~Kuna Irrigation District, the owner of the SUBJECT REAL PROPERTIES and to update the official City map of the exterior boundaries of KMIS.

Section 5: Effective Date: This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law.

DATED this 20th day of July 2021.

ATTEST: CITY OF KUNA, Ada County, Idaho

_____
Joe L. Stear, Mayor

_____
Chris Engels, City Clerk

EXHIBIT A

LEGAL DESCRIPTION FOR WATER RIGHTS ON DB DEVELOPMENT LLC ARDELL ESTATES SUBDIVISION NO. 4

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

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

Thence N89°56'26"E, 710.87 feet;

Thence N00°03'34"W, 103.00 feet;

Thence N13°07'21"W, 51.33 feet;

Thence N00°03'33"W , 100.51 feet;

Thence N89°56'27"E, 180.62 feet;

Thence N59°55'50"E, 110.42 feet;

Thence N43°26'54"E, 64.95 feet;

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

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

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

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

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

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

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

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

Comprising 11.25 acres, more or less.

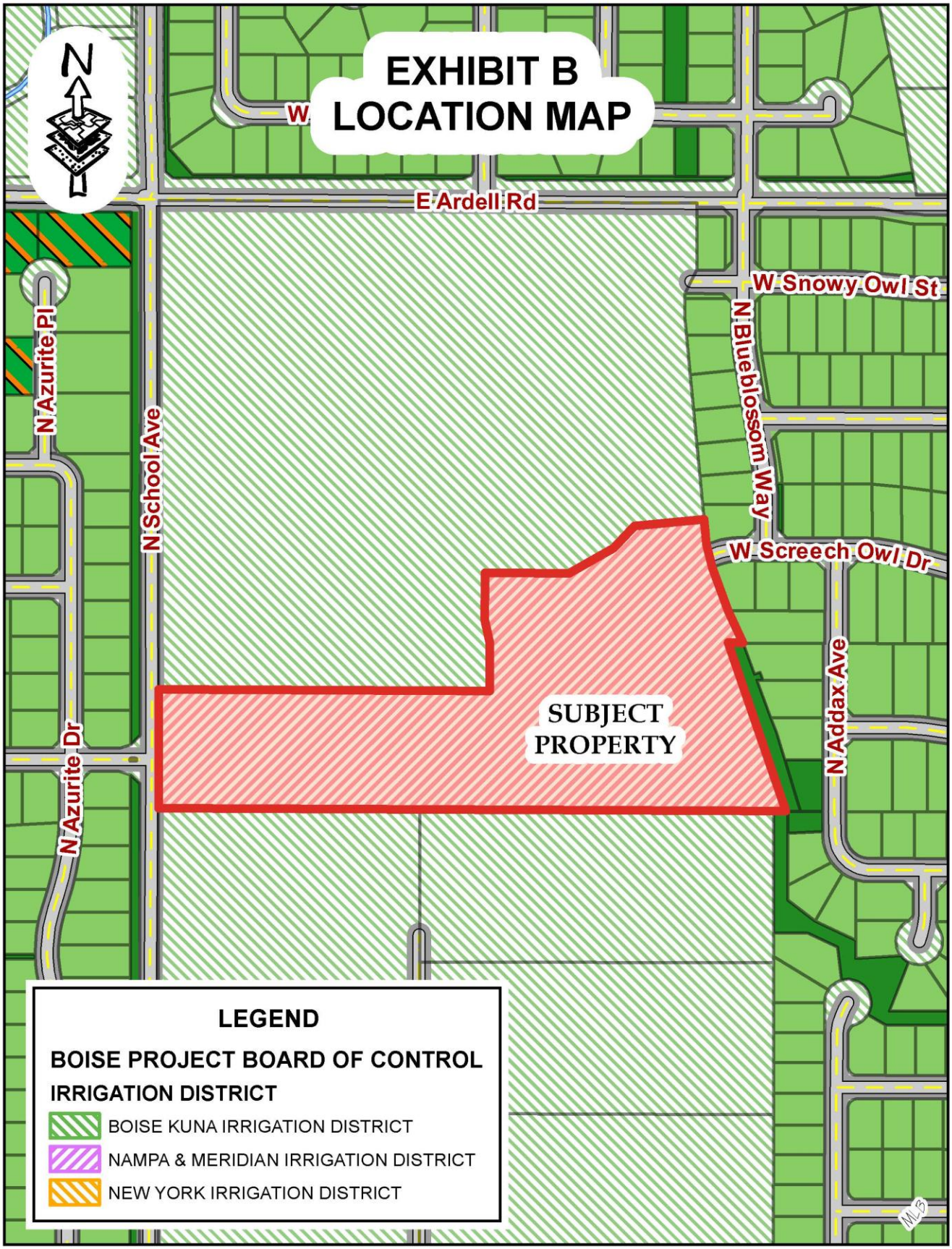
EXHIBIT B
LOCATION MAP
N
W
E Ardell Rd
W Snowy Owl St
N Blueblossom Way
W Screech Owl Dr
N Addax Ave
N Azurite Pl
N School Ave
N Azurite Dr
SUBJECT
PROPERTY
LEGEND
BOISE PROJECT BOARD OF CONTROL
IRRIGATION DISTRICT
BOISE KUNA IRRIGATION DISTRICT
NAMPA & MERIDIAN IRRIGATION DISTRICT
NEW YORK IRRIGATION DISTRICT

(Space above reserved for recording)

ORDINANCE NO. 2021-18
CITY OF KUNA, IDAHO

MATTHEW AND ADDISON COFFELT
MUNICIPAL ANNEXATION AND ZONING

A MUNICIPAL ANNEXATION AND ZONING ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KUNA:

- **MAKING CERTAIN FINDINGS AND DECLARATION OF AUTHORITY; AND**
- **ANNEXING CERTAIN REAL PROPERTIES, TO WIT: ADA COUNTY ASSESSOR'S PARCEL NO. S1312325400 OWNED BY MATTHEW AND ADDISON COFFELT WITHIN UNICORPORATED AREA OF ADA COUNTY, IDAHO AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF KUNA, INTO THE CITY OF KUNA, IDAHO; AND**
- **ESTABLISHING THE ZONING CLASSIFICATIONS OF SAID REAL PROPERTIES; AND**
- **DIRECTING THE CITY ENGINEER AND THE CITY CLERK; AND**
- **PROVIDING AN EFFECTIVE DATE.**

THE CITY COUNCIL MAKES THE FOLLOWING FINDINGS AND DECLARATIONS OF ITS AUTHORITY, HISTORY AND PROCESS OF THIS IDAHO CODE SECTION 50-222 (3) (a) CATEGORY "A" ANNEXATION AND ZONING ORDINANCE AS FOLLOWS:

WHEREAS, the City of Kuna, Idaho is a municipal corporation organized and existing under the laws of the state of Idaho (the "City") and is authorized to annex into and incorporate within the boundaries of the City Contiguous real property in the manner provided by section 50-222, Idaho Code; and

WHEREAS, MATTHEW AND ADDISON COFFELT, (The "Owner") of Ada County Assessor's Parcel No. **S1312325400** [legally described in Exhibit A attached hereto and by this reference herein incorporated] (the "Real Property").

WHEREAS, the Real Property is situated in the unincorporated area of Ada County.

WHEREAS, the owner has filed with the City the following written request and application:

- Annexation of Parcel No. S1312325400 with a R-2 zoning district classification.

WHEREAS, the Planning and Zoning Commission of the City, pursuant to public notice as required by law, held a public hearing on April 27, 2021, as required by Section 67-6525, Idaho Code, made findings (approved by the Commission on May 11, 2021) where it was recommended

to the Mayor and Council that the annexation for lands described in Exhibit A and the R-2 zoning request, be approved;

WHEREAS, The Council, pursuant to public notice as required by law, held a public hearing on June 15, 2021 on the Owner's application and request for the Real Properties annexation and zoning, as required by Section 67-6525, Idaho Code, and made findings (approved on July 6, 2021) wherein the City Council determined that the Owner's written request and application for annexation of parcel no. S1312325400 should be granted with a R-2 zoning district classification.

WHEREAS, the zoning classification of R-2 is appropriate to meet the requirements of the Kuna City Code and should be granted.

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

Section 1: The Kuna City Council hereby finds and declares that the Real Properties described below are contiguous to the City, that said properties can be reasonably assumed to be used for the orderly development of the City, and that the owner of said properties has requested, in writing, annexation thereof to the City.

Section 2: The Real Property, situated in Ada County, Idaho, adjacent to and contiguous to the City, commonly known as parcel no. S1312325400 and more particularly and legally described in "Exhibit A"– Legal Description and "Exhibit B" – Location Map, attached hereto and incorporated herein by reference, is annexed to and incorporated in the incorporated territorial limits of the City of Kuna, Idaho.

Section 3: From and after the effective date of this Ordinance, all property and persons within the boundaries and territory described above shall be subject to all ordinances, resolutions, police regulations, taxation and other powers of the City of Kuna.

Section 4: The zoning land use classification of the land described in Section 2 above is hereby established as R-2, as provided by the Zoning Ordinance of the City. The Zoning Map of the City is hereby amended to include the Real Property described in Section 2 above in the R-2 zoning land use classification.

Section 5: The City Clerk is hereby directed to file, within ten (10) days of passage and approval of this Ordinance, a certified copy of this Ordinance with the offices of the Auditor, Treasurer, and Assessor of Ada County, Idaho, and with the Idaho State Tax Commission, Boise, Idaho, as required by Section 50-223, Idaho Code, and to comply with the provisions of Section 63-215, Idaho Code, with regard to the preparation and filing of a map and legal description of the real property annexed by this Ordinance.

Section 6: This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law. In lieu of publication of the entire ordinance, a summary thereof in compliance with Section 50-901A, Idaho Code, may be published.

DATED this 20th day of July, 2021.

CITY OF KUNA

_____
Joe Stear, Mayor

ATTEST:

_____
Chris Engels, City Clerk

EXHIBIT A-1
LEGAL DESCRIPTION

MATTHEW AND ADDISON COFFELT
MUNICIPAL ANNEXATION

A parcel of land being a portion of the NW 1/4 SW 1/4 and SW 1/4 NW 1/4 of Section 12, Township 2 North, Range 1 West, Boise Meridian, Ada County Idaho, more particularly described as follows:

Commencing at a found 5/8 inch diameter iron pin with illegible cap marking the North West corner of said NW 1/4 SW 1/4, (West 1/4 corner) from which a found 3 inch diameter aluminum disk stamped "PLS11118 2015" marking the South West corner of said SW 1/4, (Section corner common to sections 11, 12, 13 and 14) bears S. 00° 29' 29" W., a distance of 2652.20 feet;

Thence along the Westerly boundary of said NW 1/4 SW 1/4, S. 00° 29' 29" W., a distance of 46.55 feet to the POINT OF BEGINNING;

Thence continuing along the Westerly boundary of said NW 1/4 SW 1/4, S. 00° 29' 29" W., a distance of 146.75 feet;

Thence leaving said Westerly boundary, S. 89° 30' 47" E., a distance of 290.40 feet;

Thence parallel with the Westerly boundary of said NW 1/4 SW 1/4, S. 00° 29' 29" W., a distance of 150.00 feet;

Thence S. 89° 30' 23" E., a distance of 583.07 feet to a found iron pin marking the Westerly side line of the North Line Kuna Canal;

Thence along the Westerly side line of said North Line Kuna Canal the following courses and distances:

Thence N. 48° 10' 50" W., a distance of 260.90 feet to a found iron pin;

Thence N. 51° 47' 53" W., a distance of 272.40 feet to a found iron pin;

Thence N. 60° 46' 27" W., a distance of 69.48 feet;

Thence leaving said side line, S. 48° 38' 02" W., a distance of 95.71 feet to a found iron pin;

Thence S. 88° 27' 39" W., a distance of 330.04 feet to the POINT OF BEGINNING.

This parcel contains 3.99 acres more or less.

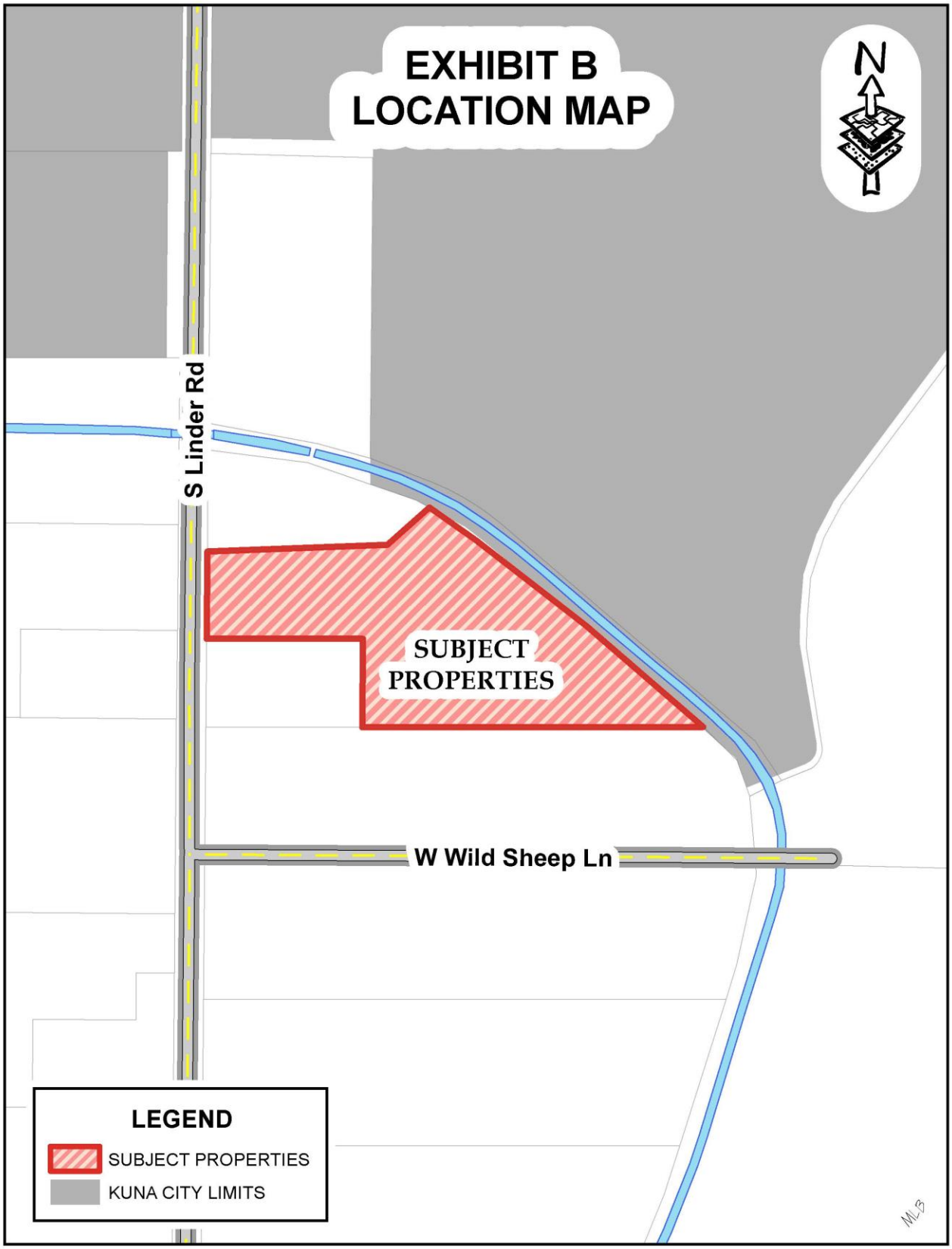
EXHIBIT B
LOCATION MAP
N
S Linder Rd
SUBJECT
PROPERTIES
W Wild Sheep Ln
LEGEND
SUBJECT PROPERTIES
KUNA CITY LIMITS
MLB

(Space above reserved for recording)

ORDINANCE NO. 2021-19
CITY OF KUNA, IDAHO

SH69 NORTH LLC & SH69 HOLDINGS LLC
MUNICIPAL ANNEXATION AND ZONING

A MUNICIPAL ANNEXATION AND ZONING ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KUNA:

- **MAKING CERTAIN FINDINGS AND DECLARATION OF AUTHORITY; AND**
- **ANNEXING CERTAIN REAL PROPERTIES, TO WIT: ADA COUNTY ASSESSOR'S PARCEL NOS. S1313449905 OWNED BY SH69 NORTH LLC, AND S1313449910 OWNED BY SH 69 HOLDINGS LLC WITHIN UNICORPORATED AREA OF ADA COUNTY, IDAHO AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF KUNA, INTO THE CITY OF KUNA, IDAHO; AND**
- **ESTABLISHING THE ZONING CLASSIFICATIONS OF SAID REAL PROPERTIES; AND**
- **DIRECTING THE CITY ENGINEER AND THE CITY CLERK; AND**
- **PROVIDING AN EFFECTIVE DATE.**

THE CITY COUNCIL MAKES THE FOLLOWING FINDINGS AND DECLARATIONS OF ITS AUTHORITY, HISTORY AND PROCESS OF THIS IDAHO CODE SECTION 50-222 (3) (a) CATEGORY "A" ANNEXATION AND ZONING ORDINANCE AS FOLLOWS:

WHEREAS, the City of Kuna, Idaho is a municipal corporation organized and existing under the laws of the state of Idaho (the "City") and is authorized to annex into and incorporate within the boundaries of the City Contiguous real property in the manner provided by section 50-222, Idaho Code; and

WHEREAS, SH69 NORTH LLC, (The "Owners") of Ada County Assessor's Parcel No. S1313449905 [legally described in Exhibit A-1 attached hereto and by this reference herein incorporated] (the "Real Properties").

WHEREAS, SH69 NORTH LLC, (The "Owners") of Ada County Assessor's Parcel No. S1313449905 [legally described in Exhibit A-2 attached hereto and by this reference herein incorporated] (the "Real Properties").

WHEREAS, SH69 HOLDINGS LLC, (The "Owners") of Ada County Assessor's Parcel No. S1313449910 [legally described in Exhibit A-3 attached hereto and by this reference herein incorporated] (the "Real Properties").

WHEREAS, the Real Property is situated in the unincorporated area of Ada County.

WHEREAS, the owners have filed with the City the following written request and application:

- Annexation of A PORTION OF Parcel Nos. S1313449905 AND ALL OF S1313449910 with a C-2 zoning district classification.
- Annexation of A PORTION OF Parcel Nos. S1313449905 with a R-20 zoning district classification.

WHEREAS, the Planning and Zoning Commission of the City, pursuant to public notice as required by law, held a public hearing on June 23, 2020, which was tabled until August 11, 2020, as required by Section 67-6525, Idaho Code, made findings (approved by the Commission on August 25, 2020) where it was recommended to the Mayor and Council that the annexation for lands described in Exhibit A-1, A-2 and A-3 and the C-2 and R-20 zoning request, be approved;

WHEREAS, The Council, pursuant to public notice as required by law, held a public hearing on November 4, 2020 on the Owner's application and request for the Real Properties annexation and zoning, as required by Section 67-6525, Idaho Code, and made findings (approved on November 17, 2020) wherein the City Council determined that the Owner's written request and application for annexation of parcel nos. S1313449905, S1313449910 should be granted with C-2 zoning district classifications and parcel no., S1313449905 should be granted with an R-20 zoning district classification.

WHEREAS, the zoning classifications of C-2 and R-20 are appropriate to meet the requirements of the Kuna City Code and should be granted.

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

Section 1: The Kuna City Council hereby finds and declares that the Real Properties described below are contiguous to the City, that said properties can be reasonably assumed to be used for the orderly development of the City, and that the owner of said properties has requested, in writing, annexation thereof to the City.

Section 2: The Real Properties, situated in Ada County, Idaho, adjacent to and contiguous to the City, commonly known as parcel nos. S1313449905, S1313449910 and more particularly and legally described in "Exhibit A-1" through "Exhibit A-3"– Legal Descriptions and "Exhibit B" – Location Map, attached hereto and incorporated herein by reference, is annexed to and incorporated in the incorporated territorial limits of the City of Kuna, Idaho.

Section 3: From and after the effective date of this Ordinance, all property and persons within the boundaries and territory described above shall be subject to all ordinances, resolutions, police regulations, taxation and other powers of the City of Kuna.

Section 4: The zoning land use classifications of the land described in Section 2 above is hereby established as C-2 and R-20, as provided by the Zoning Ordinance of the City. The Zoning Map of the City is hereby amended to include the Real Properties described in Section 2 above in the C-2 and R-20 zoning land use classifications.

Section 5: The City Clerk is hereby directed to file, within ten (10) days of passage and approval of this Ordinance, a certified copy of this Ordinance with the offices of the Auditor, Treasurer, and Assessor of Ada County, Idaho, and with the Idaho State Tax Commission, Boise, Idaho, as required by Section 50-223, Idaho Code, and to comply with the provisions of Section 63-215, Idaho Code, with regard to the preparation and filing of a map and legal description of the real property annexed by this Ordinance.

Section 6: This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law. In lieu of publication of the entire ordinance, a summary thereof in compliance with Section 50-901A, Idaho Code, may be published.

DATED this 20th day of July, 2021.

CITY OF KUNA

_____
Joe Stear, Mayor

ATTEST:

_____
Chris Engels, City Clerk

EXHIBIT A-1
LEGAL DESCRIPTION

SH69 NORTH LLC
MUNICIPAL ANNEXATION

A parcel of land located in the E 1/2 of the SE 1/4 of Section 13, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho being more particularly described as follows:

Commencing at the SE corner of said Section 13 from which the S1/4 corner of said Section 13 bears North 88°45'38" West, 2,630.90 feet;

thence along the South boundary line of said Section 13 North 88°45'38" West, 973.49 feet;

thence leaving said South boundary line North 00°11'35" East, 973.34 feet to a point on the centerline of the Kuna Canal;

thence along the centerline of the Kuna Canal the following 2 courses and distances:

thence 151.82 feet along the arc of a non-tangent curve to the right, said curve having a radius of 500.00 feet, a central angle of 17°23'51" and a long chord which bears South 79°28'45" East, 151.24 feet;

thence South 70°46'49" East, 174.05 feet to the **REAL POINT OF BEGINNING**;

thence leaving said centerline North 00°11'35" East, 491.70 feet;

thence South 89°48'25" East, 179.00 feet;

thence North 00°11'35" East, 1259.32 feet to a point on the East-West centerline of said Section 13;

thence along said East-West centerline South 88°51'56" East, 481.06 feet to the E1/4 corner of said Section 13

thence along the East boundary line of said Section 13 South 00°11'35" West, 2060.56 feet to a point on the centerline of the Kuna Canal;

thence along the centerline of the Kuna Canal the following 3 courses and distances:

thence North 48°54'04" West, 92.61 feet;

thence 267.30 feet along the arc of a curve to the left, said curve having a radius of 700.00 feet, a central angle of 21°52'45" and a long chord which bears North 59°50'27" West, 265.68 feet;

thence North 70°46'49" West, 380.63 feet to the **REAL POINT OF BEGINNING**. Containing 23.24 acres, more or less.

EXHIBIT A-2
LEGAL DESCRIPTION

SH69 NORTH LLC
MUNICIPAL ANNEXATION

A parcel of land located in the E 1/2 of the SE 1/4 of Section 13, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho being more particularly described as follows:

Commencing at the SE corner of said Section 13 from which the S 1/4 corner of said Section 13 bears North 88°45'38" West, 2,630.90 feet;

thence along the South boundary line of said Section 13 North 88°45'38" West, 973.49 feet;

thence leaving said South boundary line North 00°11'35" East, 48.01 feet to a point on the North right-of-way line of E. Deer Flat Road;

thence continuing North 00°11'35" East, 925.33 feet to a point on the centerline of the Kuna Canal;

thence along the centerline of the Kuna Canal the following 2 courses and distances:

thence 151.82 feet along the arc of a non-tangent curve to the right, said curve having a radius of 500.00 feet, a central angle of 17°23'51" and a long chord which bears South 79°26'45" East, 151.24 feet;

thence South 70°46'49" East, 174.05 feet;

thence leaving said centerline North 00°11'35" East, 491.70 feet to the **REAL POINT OF BEGINNING;**

thence continuing North 00°11'35" East, 1262.26 feet to a point on the East-West centerline of said Section 13;

thence along said East-West centerline South 88°51'56" East, 179.02 feet;

thence leaving said East-West centerline South 00°11'35" West, 1259.32 feet;

thence North 89°48'25" West, 179.00 feet to the **REAL POINT OF BEGINNING**. Containing 5.18 acres, more or less.

EXHIBIT A-3
LEGAL DESCRIPTION

SH69 HOLDINGS LLC
MUNICIPAL ANNEXATION

A parcel of land located in the E 1/2 of the SE 1/4 of Section 13, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho being more particularly described as follows:

Commencing at the SE corner of said Section 13 from which the S 1/4 corner of said Section 13 bears North 88°45'38" West, 2,630.90 feet;

thence along the South boundary line of said Section 13 North 88°45'38" West, 973.49 feet;

thence leaving said South boundary line North 00°11'35" East, 48.01 feet to a point on the North right-of-way line of E. Deer Flat Road, said point also being the **REAL POINT OF BEGINNING;**

thence continuing North 00°11'35" East, 925.33 feet to a point on the centerline of the Kuna Canal;

thence along the centerline of the Kuna Canal the following 3 courses and distances:

thence 151.82 feet along the arc of a non-tangent curve to the right, said curve having a radius of 500.00 feet, a central angle of 17°23'51" and a long chord which bears South 79°28'45" East, 151.24 feet;

thence South 70°46'49" East, 554.68 feet

thence 267.30 feet along the arc of a non-tangent curve to the right, said curve having a radius of 700.00 feet, a central angle of 21°52'45" and a long chord which bears South 59°50'27" East, 265.68 feet to a point on the East right-of-way line of N. Meridian Road (SH 69);

thence along said East right-of-way line the following 4 courses and distances:

thence South 00°11'35" West, 78.47 feet;

thence North 89°48'25" West, 20.00 feet;

thence South 00°11'35" West, 290.00 feet;

thence South 01°33'25" West, 219.77 feet to a point on the North right-of-way line of E. Deer Flat Road;

thence along said North right-of-way line the following 2 courses and distances:

thence South 70°33'25" West, 35.49 feet;

thence North 88°45'38" West, 844.81 feet to the **REAL POINT OF BEGINNING**. Containing 16.255 acres, more or less.

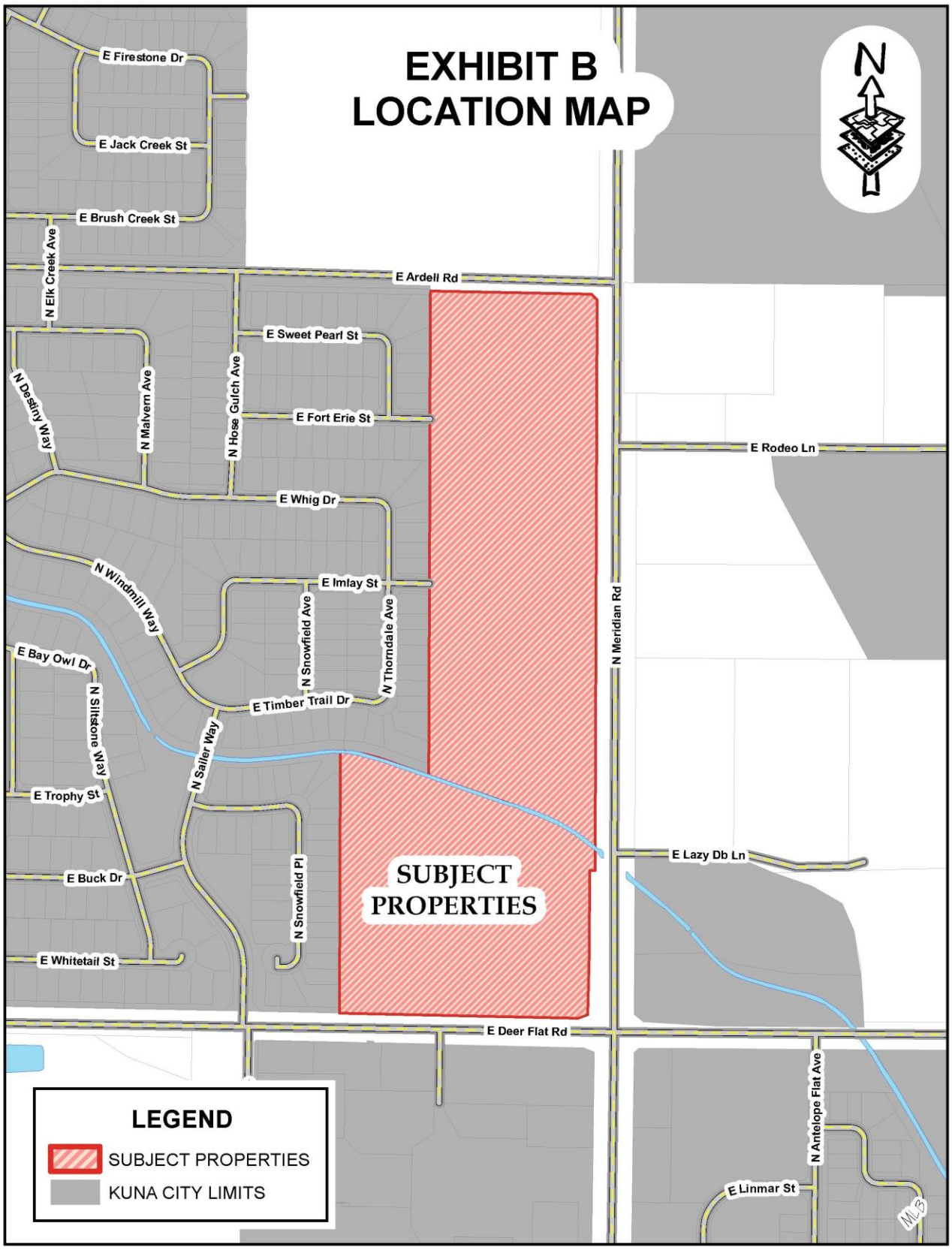
EXHIBIT B
LOCATION MAP
N
E Firestone Dr
E Jack Creek St
E Brush Creek St
N Elk Creek Ave
E Ardell Rd
E Sweet Pearl St
N Destiny Way
N Malvern Ave
N Hose Gulch Ave
E Fort Erie St
E Rodeo Ln
E Whig Dr
N Windmill Way
E Imlay St
N Snowfield Ave
N Thorndale Ave
N Meridian Rd
E Bay Owl Dr
N Siltstone Way
E Timber Trail Dr
N Sailer Way
E Trophy St
E Buck Dr
N Snowfield Pl
SUBJECT PROPERTIES
E Lazy Db Ln
E Whitetail St
E Deer Flat Rd
N Antelope Flat Ave
E Linmar St
ML3
LEGEND
SUBJECT PROPERTIES
KUNA CITY LIMITS

(Space above reserved for recording)

ORDINANCE NO. 2021-20
CITY OF KUNA, IDAHO

VIPER INVESTMENTS LLC
MUNICIPAL ANNEXATION AND ZONING

A MUNICIPAL ANNEXATION AND ZONING ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KUNA:

- **MAKING CERTAIN FINDINGS AND DECLARATION OF AUTHORITY; AND**
- **ANNEXING CERTAIN REAL PROPERTIES, TO WIT: ADA COUNTY ASSESSOR'S PARCEL NO. S1236335800 OWNED BY VIPERINVESTMENTSLLC WITHIN UNICORPORATED AREA OF ADA COUNTY, IDAHO AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF KUNA, INTO THE CITY OF KUNA, IDAHO; AND**
- **ESTABLISHING THE ZONING CLASSIFICATIONS OF SAID REAL PROPERTIES; AND**
- **DIRECTING THE CITY ENGINEER AND THE CITY CLERK; AND**
- **PROVIDING AN EFFECTIVE DATE.**

THE CITY COUNCIL MAKES THE FOLLOWING FINDINGS AND DECLARATIONS OF ITS AUTHORITY, HISTORY AND PROCESS OF THIS IDAHO CODE SECTION 50-222 (3) (a) CATEGORY "A" ANNEXATION AND ZONING ORDINANCE AS FOLLOWS:

WHEREAS, the City of Kuna, Idaho is a municipal corporation organized and existing under the laws of the state of Idaho (the "City") and is authorized to annex into and incorporate within the boundaries of the City Contiguous real property in the manner provided by section 50-222, Idaho Code; and

WHEREAS, VIPERINVESTMENTSLLC, (The "Owner") of Ada County Assessor's Parcel No. **S1236335800** [legally described in Exhibit A attached hereto and by this reference herein incorporated] (the "Real Property").

WHEREAS, the Real Property is situated in the unincorporated area of Ada County.

WHEREAS, the owner has filed with the City the following written request and application:

- Annexation of Parcel No. S1236335800 with a R-12 zoning district classification.

WHEREAS, the Planning and Zoning Commission of the City, pursuant to public notice as required by law, held a public hearing on January 12, 2021, as required by Section 67-6525, Idaho Code, made findings (approved by the Commission on January 26, 2021) where it was

recommended to the Mayor and Council that the annexation for lands described in Exhibit A and the R-12 zoning request, be approved;

WHEREAS, The Council, pursuant to public notice as required by law, held a public hearing on March 16, 2021, which was continued to April 6, 2021 on the Owner's application and request for the Real Properties annexation and zoning, as required by Section 67-6525, Idaho Code, and made findings (approved on April 20, 2021) wherein the City Council determined that the Owner's written request and application for annexation of parcel no. S1236335800 should be granted with a R-12 zoning district classification.

WHEREAS, the zoning classification of R-12 is appropriate to meet the requirements of the Kuna City Code and should be granted.

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

Section 1: The Kuna City Council hereby finds and declares that the Real Properties described below are contiguous to the City, that said properties can be reasonably assumed to be used for the orderly development of the City, and that the owner of said properties has requested, in writing, annexation thereof to the City.

Section 2: The Real Property, situated in Ada County, Idaho, adjacent to and contiguous to the City, commonly known as parcel no. S1236335800 and more particularly and legally described in "Exhibit A"– Legal Description and "Exhibit B" – Location Map, attached hereto and incorporated herein by reference, is annexed to and incorporated in the incorporated territorial limits of the City of Kuna, Idaho.

Section 3: From and after the effective date of this Ordinance, all property and persons within the boundaries and territory described above shall be subject to all ordinances, resolutions, police regulations, taxation and other powers of the City of Kuna.

Section 4: The zoning land use classification of the land described in Section 2 above is hereby established as R-12, as provided by the Zoning Ordinance of the City. The Zoning Map of the City is hereby amended to include the Real Property described in Section 2 above in the R-12 zoning land use classification.

Section 5: The City Clerk is hereby directed to file, within ten (10) days of passage and approval of this Ordinance, a certified copy of this Ordinance with the offices of the Auditor, Treasurer, and Assessor of Ada County, Idaho, and with the Idaho State Tax Commission, Boise, Idaho, as required by Section 50-223, Idaho Code, and to comply with the provisions of Section 63-215, Idaho Code, with regard to the preparation and filing of a map and legal description of the real property annexed by this Ordinance.

Section 6: This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law. In lieu of publication of the entire ordinance, a summary thereof in compliance with Section 50-901A, Idaho Code, may be published.

DATED this 20th day of July, 2021.

CITY OF KUNA

_____
Joe Stear, Mayor

ATTEST:

_____
Chris Engels, City Clerk

EXHIBIT A-1
LEGAL DESCRIPTION

VIPER INVESTMENTS LLC.
MUNICIPAL ANNEXATION

A portion of the NW 1/4 of the SW 1/4 of Section 36, T.3N., R.1W., B.M., Ada County, Idaho being more particularly described as follows:

Commencing at the W1/4 corner of said Section 36 from which the S1/16 corner of said Section 36 bears South 00°28'44" West, 1323.70 feet;

thence South 25°40'53" East, 649.82 feet to the **REAL POINT OF BEGINNING**;

thence South 49°28'55" East, 65.95 feet;

thence South 42°33'43" East, 48.90 feet;

thence South 24°53'05" East, 97.32 feet;

thence South 27°21'39" West, 92.73 feet;

thence North 90°00'00" West, 82.80 feet;

thence North 59°21'31" West, 75.58 feet;

thence North 10°17'12" West, 59.67 feet;

thence North 24°46'54" East, 127.20 feet;

thence North 32°42'03" East, 43.72 feet to the **REAL POINT OF BEGINNING**.
Containing 32,846 square feet or 0.75 acres, more or less.

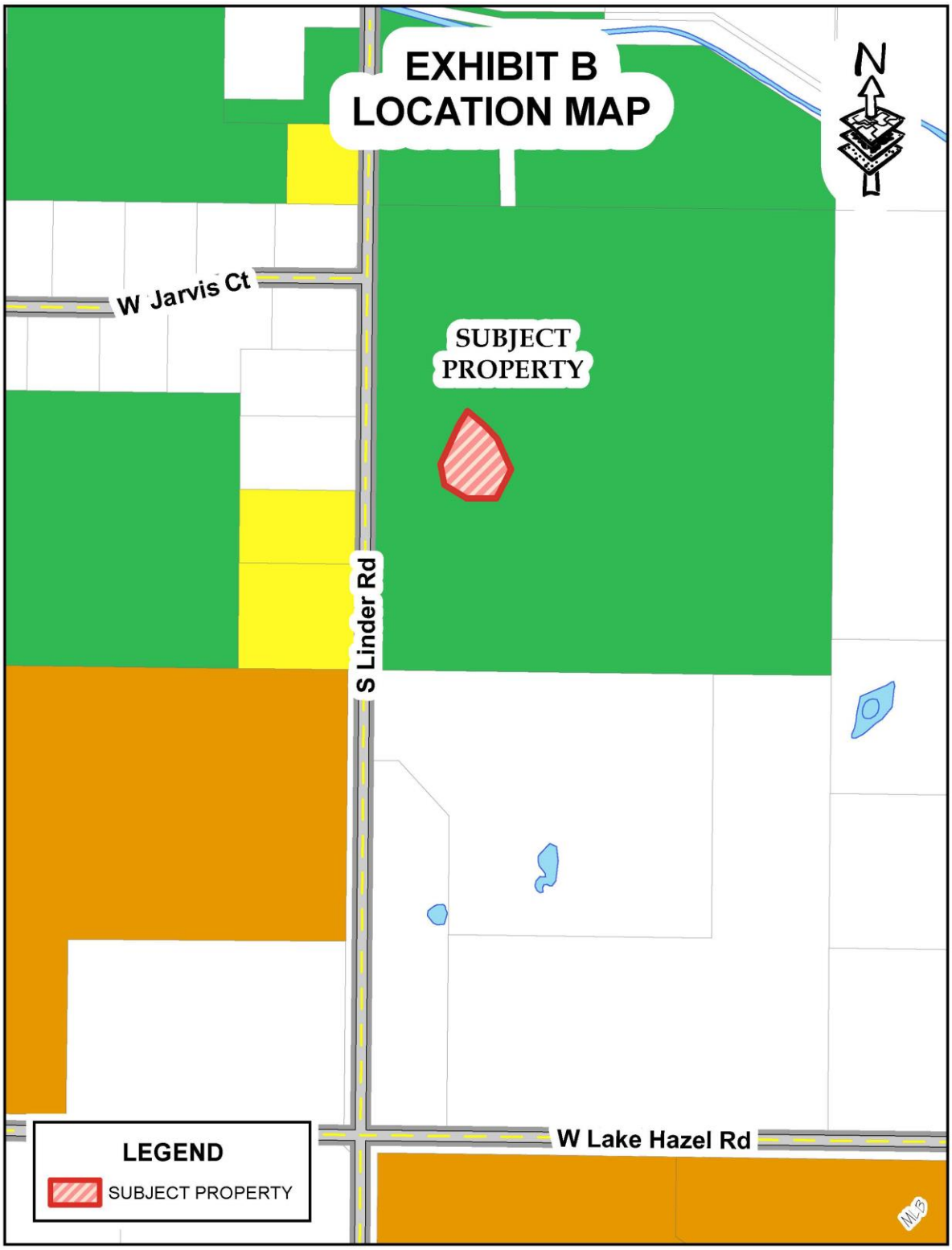
EXHIBIT B
LOCATION MAP
N
W Jarvis Ct
SUBJECT
PROPERTY
S Linder Rd
W Lake Hazel Rd
LEGEND
SUBJECT PROPERTY

(Space above reserved for recording)

KUNA CITY ORDINANCE NO. 2021-21
PATTERSON FAMILY ENTERPRISES
MUNICIPAL REZONE

A MUNICIPAL REZONE ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KUNA;

- **MAKING CERTAIN FINDINGS; AND**
- **REZONING CERTAIN REAL PROPERTY, TO WIT: ADA COUNTY PARCEL NO. S1311141960 OWNED BY PATTERSON FAMILY ENTERPRISES LLC, SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF KUNA, ADA COUNTY, IDAHO; AND**
- **AMENDING THE ZONING MAP; AND**
- **DIRECTING THE CITY ENGINEER AND THE CITY CLERK; AND**
- **PROVIDING AN EFFECTIVE DATE.**

Section 1: The City Council Finds:

1.1 **WHEREAS**, City of Kuna, Idaho is a municipal corporation organized and operating under the laws of the State of Idaho and is authorized under the provisions of 67-6511, Idaho Code, to establish within its jurisdiction one or more zones or zoning districts where appropriate which zoning districts are established in Kuna City Code § 5-2-2; and

1.2 **WHEREAS**, PATTERSON FAMILY ENTERPRISES LLC (the "Owner") is the owner of the certain real property which has been designated by the Ada County Assessor's office as Parcel No. **S1311141960** and which is more particularly described in "Exhibit A" – Legal Description and "Exhibit B" – Location Map, attached to this Ordinance and incorporated herein by reference (the "Subject Real Property") and has requested that the Subject Real Property be rezoned from the City's **A. – AGRICULTURE ZONING DISTRICT TO R-6 – MEDIUM DENSITY RESIDENTIAL (the "Rezone")**; and

1.3 WHEREAS, the Planning and Zoning Commission of the City, pursuant to public notice as required by law, held a public hearing on February 9, 2021 as required by Section 67-6525, Idaho Code, made findings (approved by the Commission on February 23, 2021) where it was recommended to the Mayor and Council that the rezoning for the lands described in Exhibit A from Agriculture (A) to Medium Density Residential (R-6) be approved; and

1.4 WHEREAS, the Kuna City Council, pursuant to public notice as required by law, held a public hearing on April 20, 2021 on the Rezone, as required by Section 67-6525, Idaho Code, and in accordance with the provisions of Kuna City Code Section 5-1A-7 made

findings (May 4, 2021) and determined that the requested rezone should be granted with a zoning classification R-6 (Medium Density Residential); and

1.5 WHEREAS, it is necessary that the City Council adopt this Ordinance, as required by Section 67-6511 (2) Idaho Code and Kuna City Code § 5-1A-7 G, to complete the process of implementing the decision of the Kuna City Council to Rezone the Subject Real Property.

Section 2: Action:

2.1 The Subject Real Property is rezoned from **A. – AGRICULTURE ZONING DISTRICT TO R-6 – MEDIUM DENSITY RESIDENTIAL (the "Rezone")**;

2.2 The Zoning Map of the City of Kuna is hereby amended to comply with this Rezone.

Section 3: Directing the City Engineer and City Clerk:

3.1 The City Engineer is directed to change the zoning district depictions of the Subject Real Property on the Zoning Map of the City in accordance with this Rezone ordinance; and

3.2 The City Clerk is directed to file, this Ordinance in the official records of the City and to provide a conformed copy to the City Engineer, Planning and Zoning Director and Owner.

Section 4: Effective Date

4.1 This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law and at the discretion of the City Clerk and In lieu of publication of the entire ordinance, a summary thereof in compliance with Section 50-901A, Idaho Code, may be published.

DATED this 20th day of July, 2021.

CITY OF KUNA
Ada County, Idaho

_____
Joe Stear, Mayor

ATTEST:

_____
Chris Engels, City Clerk

EXHIBIT A

PATTERSON FAMILY ENTERPRISES LLC
MUNICIPAL REZONE TO R-6

LEGAL DESCRIPTION

A parcel of land being a portion of the SE ¼ of the NE ¼ of Section 11, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at a Brass Cap Monument marking the Northeast corner of said Section 11, from which a 5/8 inch diameter iron pin monument marking the southeast corner of the NE ¼ of said Section 11 bears South 0°29'22" West a distance of 2652.33 feet;

Thence along the easterly boundary of said NE ¼ South 0°29'22" West a distance of 1476.26 feet to the **POINT OF BEGINNING**;

Thence continuing along said easterly boundary South 0°29'22" West a distance of 544.21 feet to a point;

Thence leaving said boundary N 89°23'44" West a distance of 1026.78 feet to a point;

Thence South 0°29'22" West a distance of 350.00 feet to a point;

Thence North 89°23'44" West a distance of 282.34 feet to a point on the westerly boundary of the SE ¼ of said NE ¼;

Thence along said westerly boundary North 0°38'48" East a distance of 1044.44 feet to the northwest corner of said SE ¼ of the NE ¼;

Thence along the northerly boundary of said SE ¼ of the NE ¼ South 89°23'07" East a distance of 1016.25 feet to a point;

Thence South 0°29'22" West a distance of 150.00 feet to a point;

Thence South 89°23'07" East a distance of 290.00 feet to the **POINT OF BEGINNING.**

Said parcel contains 22.10 acres, more or less.

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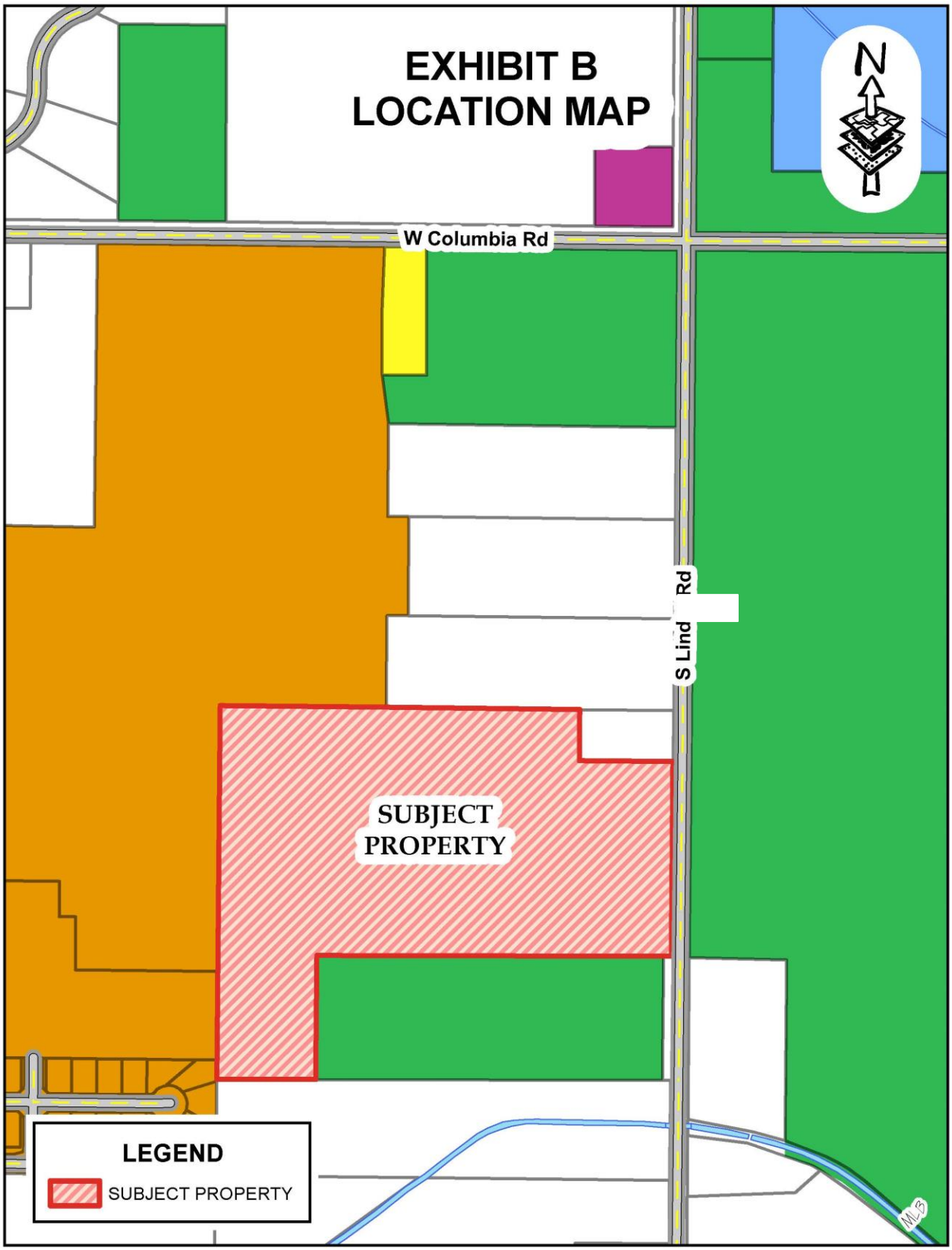
EXHIBIT B
LOCATION MAP
N
W Columbia Rd
S Lind Rd
SUBJECT
PROPERTY
LEGEND
SUBJECT PROPERTY